CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, NOVEMBER 5, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the the Agenda
3. Approval of Minutes
   a) October 1, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance

a)	PZB2024-0071	Chad Ruziskey - Applicant c/o All Angles Construction Thomas McKnew - Owner 2 Luwanna Circle To approve a variance request to reduce the side yard setback requirement to allow for the construction of additional habitable space.
b)	PZB2024-0079	Edward Bowman - Applicant & Owner 21 Miruela Avenue To approve a variance request to reduce the side yard setback requirement.
c)	PZB2024-0080	John Reynolds - Applicant c/o JHR Consultants, Inc Jacqueline Petty - Owner 7 Beacon Street To approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage.

d) PZB2024-0082

Stephen Bradshaw - Applicant
c/o Honey Tree Properties
Jim & Deborah Craggs - Owner
402 Old Quarry Road
To approve a variance request to reduce the side yard setback requirement, increase the maximum lot coverage and increase the guest house square footage limitation.

6. Variance and Conservation Overlay Zone Development

a) PZB2024-0077

Chad Ruziskey - Applicant
c/o All Angles Construction
Gregory Leo Sr. - Owner
30 Davis Street
To approve a variance request to the required side and rear yard setbacks and to approve the removal of trees within Conservation Overlay Zones 2 & 3.

7. Use by Exception

a) PZB2024-0084

Olga Holly - Applicant
c/o Moultrie Montessori School
Jeannie Buskirk - Owner
c/o Moultrie Montessori School
37 S Dixie Highway / PID 123950-0000 & 123960-0000
27 Spencer Street / PID 123940-0000
To approve a use by exception for a Montessori school.

8. Conservation Overlay Zone Development

a) PZB2024-0061
Continued from the October 1, 2024, Regular Meeting

Ryan Carter - Applicant
c/o Carter Environmental Services
William Wolkoff - Owner
Pelican Reef Drive / PID 158573-0130
To approve a request to construct a bulkhead and dock within Conservation Overlay zones 1 & 2.

b) PZB2024-0081

Ryan Carter - Applicant
c/o Carter Environmental Services
35 Mulberry LLC - Owner
35 Mulberry Street
To approve a request to construct a dock within Conservation Overlay zones 1 & 2.

c) PZB2024-0085

Kevin Marks - Applicant
c/o Shoreland Home Builders
Mark & Janice Matrazzo - Owner
171 Inlet Drive
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.

d) PZB2024-0087

Tom Bartlett - Applicant
c/o Matthews | DCCM
Agan Prameshuber - Owner
173 Inlet Drive
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.

e) PZB2024-0086

Brad Beach - Applicant
c/o New Day Design Company, LLC
Daniel and Barbara Burkhardt - Owner
189 Inlet Drive / PID 213780-0000
191 Inlet Drive / PID 213770-0000
To approve the removal of a significant tree, modify the existing bulkhead and construct a single family home within Conservation Overlay Zones 1, 2 & 3.

9. Rezoning

a) PZB2024-0066
Second hearing from the October 1, 2024, Regular Meeting.

James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group
St. Augustine Marine Center Partners, LLC - Owner
404 Riberia Street
To rezone approximately 30.15 acres of property from Industrial and Warehousing: IW to the San Sebastian River – St. Augustine Marine Center Planned Unit Development: PUD.

10. Other Business

a) Information and discussion related to the update of the 2014 Vision Plan.

b) Reminder of the joint PZB meeting scheduled with the HARB and the CRC for Wednesday, December 11, 2024 at 9:00 am.

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
October 1, 2024

The Planning and Zoning Board met in formal session Tuesday, October 1, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christine Tucker, Vice- Chairperson and the following were present:

1. Roll Call:	Christine Tucker, Vice- Chairperson Mike Davis Carl Blow Matthew Shaffer Ashleigh Barnes Susan Johns
Absent	Charles Pappas, Chairperson (Excused)
City Staff:	Amy Skinner, Director, Planning & Building Department Jacob Fredriksson, Planning Manager Sarah Daugherty, Senior Planner Isabelle Lopez, City Attorney Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Davis MOVED to APPROVE the September 3, 2024 minutes as presented. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Item 7.a PZB2024-0061 requested a continuance to the November 5, 2024 meeting.

MOTION

Mr. Blow MOVED to continue item 7.a PZB2024-0061 to the November 5, 2024 meeting. The motion was SECONDED by Mr. Davis and PASSED BY UNANIMOUS VOICE VOTE.

MOTION

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

5. Variance

5. (a) PZB2024- 0067 – Trevor Worley c/o CW Thompson Investment Group – Applicant
Gloria Worley c/o CW Thompson Investment Group– Owner
14 S. Leonardi Street

To approve a variance request to reduce side yard setback requirements.
Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to reduce the minimum side yard

setback at 14 S. Leonardi Street / PID 120220-0000

Gloria Worley reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi felt that due diligence should be conducted when purchasing property. She asked that there be no parking on Mackey Lane.

Aurora Sanks, 10 Mackey Lane, lived behind the property that had been well restored. She said that she had no issues with the variance.

Jim Beard at 16 S. Leonardi Street felt that the building should be grandfathered in. He spoke in support of the variance request.

Public hearing was closed.

The Board discussed:

- The variance would continue with the land and future owners would benefit
- The four criteria did not appear to be met
- What was the definition of reasonable use of the property

Ms. Lopez explained the code.

- Due diligence should be conducted when purchasing property
- The structure was existing
- There was a rental history for the structure
- The lot was small and narrow
- The neighbors were not concerned
- Parking would be on the property only
- The property had been a rental for a significant amount of time
- The testimony of the neighbor held a lot of weight as they would be the most impacted
- If there was no approval, the owner would not be able to have a guest house
- The building in question was a shed
- There were permits in the past for a shed
- The setback was the only issue
- The plans for the guest house showed a kitchen area, it was determined that there was only a sink area and no stove

MOTION

Mr. Shaffer MOVED to APPROVE variance request PZB2024-0067 to reduce the side yard setback at 14 S. Leonardi Street as it met the criteria as stated in Sec. 28-29. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:
AYES: Shaffer, Davis, Johns, Blow, Tucker
NAYES: Barnes
MOTION CARRIED 5/1

5. (b) PZB2024-0068 – Susanne Sellars – Applicant The Blue Pelican of St. Augustine LLC – Owner
91 Kings Ferry Way

To approve a variance request to increase the maximum fence height within the front yard setback.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, DENY, or CONTINUE** the variance request for increased fence height within the required front yard setback at 91 Kings Ferry Way / PID 20-640-0000.

Daniel Lang, representative for the applicant, reviewed the application.

Jeff and Susanne Sellars were sworn in for the record.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Bob Thomas, 91 Lincoln Street, spoke in favor of the applicant.

BJ Kalaidi was not in favor because the fence would block the view of people trying to get onto the street.

Public hearing was closed.

The Board discussed:

- This would keep the character of the neighborhood intact
- Neighbors did not want to look into people's back yards
- The property was unique because it was a thru yard
- There was concern about the safety aspect of getting out of driveways
- Testimony of the neighbor held a lot of weight
- Lot was originally platted as a thru lot
- This would be considered a disadvantage
- This would be a security issue and a disadvantage
- The fence was on the property line
- No permit was issued for the fence
- Allowed height was eight feet
- The singular disadvantage were the two front setbacks
- The fence could be moved off the property line
- Safety issues mentioned in comments from the public were a general statement, not from an adjacent neighbor

MOTION

Mr. Shaffer MOVED to APPROVE variance request PZB2024-0068 at 91 Kings Ferry Way, to increase the maximum fence height within a front yard setback, with the disadvantage being that this was a thru lot with two street frontages and based on testimony that the variance would not be contrary to the public interest and all other criteria were met. The motion was SECONDED by Carl Blow.

VOTE ON MOTION:
AYES: Shaffer, Blow, Johns, Davis, Tucker
NAYES: Barnes
MOTION CARRIED 5/1

5. (c) PZB2024-0073 – Will Tunstall c/o Cape Run Tunstall Construction – Applicant Justin Casey – Owner
25 Menendez Road

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

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

Magda and Justin Casey reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked about the increase in the square footage of the guest house.

Ms. Tucker confirmed that the applicant was only adding a second floor. There would be no expansion of the existing footprint.

Public hearing was closed.

The Board discussed:

- This was an existing structure, and the only change was to add a second story
- This would only be used for family, no rentals
- This property suffered a singular disadvantage
- Applicant met the impervious area requirement
- The stairs on the back of the building were the cause of the setback problem
- Could the stairs be moved
- The garage would be blocked if the stairs were in the front
- All options had been explored
- The buildings on the lot were being used as permitted
- Building a second floor made sense because of flooding issues
- The application met the four criteria

MOTION

Ms. Tucker MOVED to APPROVE application PZB2024-0073 as it did suffer a disadvantage, there was nowhere to build the guest house other than going up on the existing garage, the owner was unable to make reasonable use of the affected property, the disadvantage did not exist because of conditions created by the owner and, it was not contrary to the public interest. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:
AYES: Tucker, Barnes, Shaffer, Johns, Blow, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Use by Exception

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

Continued from the September 3, 2024 Regular Meeting

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

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board can **APPROVE** a use by exception for one (1) parking space within the Municipal Parling Garage at 72 Abbott Street / PID 194990-0000 to satisfy the requirements of Sec. 28-151.

Andrea Brown reviewed the application.

The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi asked how many spaces in the garage were set aside for short term rentals.

Ms. Daugherty advised that there were 22 spaces set aside.

Public hearing was closed.

Ms. Lopez advised, for the benefit of Ms. Johns, the new board member, the state law that required a certain amount of parking for Short Term Rentals.

The Board discussed:

- The applicant had provided documentation that there was no available parking near her Short-Term Rental
- There was no parking on the property and no driveway
- It was made clear to the applicant that any advertisement for the rental should include the location of the parking
- Thought that the city should have a better plan for these types of requests

MOTION

DRAFT

Mr. Blow MOVED to APPROVE application PZB2024-0062. The motion was SECONDED by Ms. Barnes

VOTE ON MOTION:
AYES: Blow, Barnes, Johns, Davis, Tucker
NAYES: Shaffer
MOTION CARRIED 5/1

6. (b) PZB2024-0075 – James G. Whitehouse, Esq. c/o St. Johns Law Group & Savannah Bee Company, LLC – Applicant
J.D. Adams, LLC / David Border– Owner
136 St. George Street

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, APPROVE with conditions, CONTINUE, or DENY** a craft alcohol industry use by exception at 136 St. George Street / PID 197640-0000.
Mr. Whitehouse reviewed the application on behalf of the Savannah Bee Company.

The Board presented their Ex Parte Communication.

20 certified notices were sent, 0 were returned in favor, 2 were returned opposed and 1 had comments.

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

The Board discussed:

- Percent of business sales was nineteen percent
- The alcoholic content would be commensurate with the other businesses on St. George Street
- Hours of operation would be like other Savannah Bee Company locations
- Use by Exception stays with the applicant, if the business was sold the use by exception would expire

Mr. Shaffer asked about the change in the code that applied to this application.

Ms. Lopez said that the intent of the change in the code was to create an easier path for the micro-brewery and micro cidery concepts rather than an old school tavern.

- As a retail outlet this would be a benefit to the area
- The hours of operation needed to be clarified
- Limit the type of alcohol to mead and fourteen percent content
- 9 pm was a reasonable time

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0075 use by exception for craft alcohol specifically mead at 136 St. George Street between the hours of 9 am and 9 pm. The motion was SECONDED by Ms. Barnes.

Further discussion determined that there would be only mead for tasting as stated in the motion and the limit for alcoholic content would be regulated by the state licensing bureau.

VOTE ON MOTION:
AYES: Davis, Barnes, Shaffer, Johns, Blow, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

7. Conservation Zone Development

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

[1] Break 2:38 – 2:48

Continued from the September 3, 2024 Regular Meeting

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

The applicant had requested a continuance to the November 5, 2024 Planning and Zoning Board Meeting. See Item 4.

7. (b) PZB2024-0064 – Arthur Wells c/o AJ Wells Roofing and Construction – Applicant
Arthur Wells c/o First Coast Properties of Jacksonville, Inc. – Owner
Arricola Avenue / PID 219010-0270
Continued from the September 3, 2024 Regular Meeting

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

Mr. Fredriksson read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3 at Arricola Avenue / PID 219010-0270

Arthur Welles, Jay Devine and Jim Quina reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The tree credits had been made clear
- A landscape design was provided as requested
- Additional requested information had been provided
- There was a brief review of the trees that would be removed
- There would be a significant amount of fill on the property
- The four units/townhomes proposed for construction would be sold
- There was storm water retention for each unit
- The drainage being built on the property and was designed to percolate on site within 48 hours

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0064 Arricola Avenue for the removal of significant trees and tree canopy within Conservation Overlay Zone 3. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:
AYES: Davis, Blow, Shaffer, Barnes, Johns, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (c) PZB2024-0070 – Ryan Carter c/o Carter Environmental Services – Applicant Marian Burkhardt – Owner
157 Inlet Drive

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the construction of a dock at 157 Inlet Drive / PID 213860-0000.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

There was consensus with the Board that there would be no obstructions to navigation and the criteria had been met.

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0070 at 157 Inlet Drive to approve the request to construct a dock within conservation overlay zones 1 and 2. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:
AYES: Davis, Barnes, Shaffer, Johns, Blow, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (d) PZB2024-0074 – Brad Beach c/o New Day Design Co. – Applicant
Daniel and Barbara Burkhardt – Owner
191 Inlet Drive

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

Mr. Davis recused himself from this application.[2]

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the removal of one significant tree at 191 Inlet Drive / PID 213770-0000.

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

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

Brad Beach, Dan and Barbara Burkhardt reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked if there was a possibility of building a smaller house to save the tree.

Public hearing was closed.

The Board discussed:

- Theoretically there could be changes in the plans that could save the tree in question
- The arborist report indicated that the trunk was in good shape, but the roots were not
- The tree was in poor condition and could be a safety hazard
- This application was a one for one tree removal and replacement
- The site plan was for one house over three lots
- Requirement was to have the finished floor at nine- and one-half feet
- If construction stayed within the setbacks and lot coverage, the structure could be very large
- There was some flexibility in the criteria and tree removal was to allow for reasonable use of the property

Ms. Daugherty advised that this was a review of the entire project slated for this property to determine that if the tree was removed, the rest of the project could go forward.

[2] Recusal form attached to original minutes

Ms. Barnes was in favor of continuing the application.

Mr. Shaffer supported the application to remove the tree.

MOTION

Mr. Blow MOVED to APPROVE application PZB2024-0074 at 191 Inlet Drive for removal of a significant tree, future COZ 2 development may require PZB approval according to Sec 11-18(b). The motion was SECONDED by Ms. Tucker

VOTE ON MOTION:
AYES: Blow, Tucker, Shaffer, Barnes, Johns
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (e) PZB2024-0076 – Ryan Carter c/o Carter Environmental Services – Applicant Robert Taliaferro – Owner
106 N. St. Augustine Boulevard

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1. This application is for the modification of a dock at 106 N. St. Augustine Boulevard / PID 213700-0000

Ryan Carter reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.
BJ Kalaidi thought adjusting the time of launch to high tide would help the situation.

Public hearing was closed.

Mr. Carter provided his rebuttal.

The Board discussed:

- There appeared to be adequate distance to the channel
- The application was in line with the specific criteria
- There had been major renourishment projects in the area and that was probably a cause of the sand beginning to collect at the shore in this area
- Dredging was cost prohibitive
- Consistent with other docks in the area

MOTION

Ms. Barnes MOVED to APPROVE application PZB2024-0076 the request to modify the dock within Conservation Overlay Zone 1 & 2.. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:
AYES: Barnes, Tucker, Shaffer, Johns, Blow, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

8. Rezoning

8. (a) PZB2024-0066 – James G. Whitehouse, Esq. c/o St. Johns Law Group – Applicant
St. Augustine Marine Center Partners, LLC – Owner
404 Riberia Street

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

Mr. Fredriksson read the staff report and said the Board is tasked with making

[3] Break 3:54 – 4:07

recommendations to the city commission which shall show that the Board has studied and considered:

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

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

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

Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission.

The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

Mr. Whitehouse and Mr. Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi questioned the purpose of the request to rezone to a PUD.

Public hearing was closed.

Mr. Whitehouse provided his rebuttal and described the discussion at a community meeting.

Mr. Carter addressed Ms. Tuckers question about the finished height of the proposed building. He explained that this was not a habitable structure and did not require measurement from a finished floor height. He said construction could start at grade.

Ms. Lopez suggested that the finished height starting at grade should be mentioned in the verbiage of the PUD.

Mr. Whitehouse explained that the intent was to follow city code for the entire project.

The Board discussed:

Mr. Blow stated that the current zoning allowed for all the proposed uses. He addressed the height of the Homeland Security building. He said that the uses now, as well as the proposed uses were a lot less than had been in previous decades. He said that the scenic vistas in Freedom Park had great elevations. He reminded the board that they had eliminated the restaurant from the plan. He said that there appeared to be no one from the community to oppose the

project. He asked staff what could happen if the project went out of business, what would the process be to make changes in the PUD.

Ms. Lopez advised that if there were concerns about the language of the PUD, they should address it now. She said that if there were certain concerns about the language being open, then a discussion with the applicant would be appropriate.

Mr. Blow said there should be a certain termination date of the PUD.

Ms. Lopez answered that there were dates for commencement and dates for completion, that could be phased. She said that there was flexibility with PUD's.

Mr. Blow proposed a ten-year completion date.

Mr. Whitehouse agreed that the ten-year completion date would be included in the language.

Mr. Davis confirmed the allowed height for the buildings so there was consistency with other PUDs in the area. He asked for clarification regarding the finished height of the buildings and requested that that language be included in the text. He said that it seemed to be automatic that another community meeting be held for residents to weigh in on the project.

Ms. Johns felt that the project was consistent with the code and there was not a significant change in the scenic vista.

Ms. Barnes asked how large the sidewalk would be and where the crosswalks would be located.

Mr. Whitehouse advised the width of the sidewalk to be six feet, and the PUD was coordinating with the Lincolnville CRA to tie the crosswalks into the sidewalks connected to the project.

Ms. Barnes continued and asked if there would be a boardwalk on the property, or if there was a way to connect the property to Freedom Park. She mentioned the flooding problem in the area and wanted to know what the stormwater management plan would be and how the landscape plan would be incorporated. She said that another community meeting would be a benefit, but it needed to be better advertised for more attendance from the neighboring area.

Mr. Whitehouse advised that this needed to be a secure sight because of the Border Patrol building and there was not a place to build a boardwalk for occasional use. He advised that they were working with the Department of Environmental Protection and were committed to meeting the city codes for stormwater retention.

Mr. Shaffer wanted more information about the restaurant that had been previously approved on Riberia Street.

It was determined that there was a Use by Exception approval that expired with the sale of the property to new owners, as long as there was no relationship between the new owners and the old, such as an LLC, etc.

Ms. Lopez advised the board that any activities that they did not want to occur with the new PUD should be verbalized and placed in the text of the PUD so there were no questions. She said the board would be able to stipulate specific uses in the PUD.

Mr. Shaffer wanted to get as much detail as possible before the final approval and recommendation to the city commission. He specifically mentioned the intensity of the project.

Mr. Blow asked Mr. Whitehouse to confirm that current zoning of the property was IW-Industrial Warehouse. He reviewed the allowed activities for that zoning. He felt that there were no activities listed that would increase the flow of traffic in the area.

Ms. Tucker agreed that there were many positive improvements with the proposed PUD. She liked the fact that the maximum lot coverage was fifty percent. She said the text regarding the height of the building needed to be revised to remove the reference to the finished floor elevation being ten feet.

Mr. Davis and Mr. Whitehouse agreed that the language from the Cats Paw project would be a good starting point for this project.

Ms. Tucker wanted to add text in the PUD to address the landscape code. She asked for specific dates for the commencement and termination dates. She said that topography mapping needed to be provided. She reiterated that there would be no space for a restaurant in the project, or nothing that would generate a lot of traffic in the area.

Ms. Barnes asked for consideration to add some type of public access to the area.

MOTION

Mr. Davis made a MOTION to MOVE application PZB2024-0066 at 404 Riberia Street to a second PUD hearing at the November 5, 2024 meeting. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:
AYES: Davis, Barnes, Shaffer, Johns, Blow, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Other Business

9. (a) Election of Chair and Vice- Chair

Mr. Davis MOVED to NOMINATE Ms. Tucker to the position of Chairperson for the Board. The motion was SECONDED by Ms. Barnes and PASSED by UNANIMOUS VOICE VOTE.

Mr. Blow MOVED to NOMINATE Ms. Barnes as the Vice Chair for the Board. The motion was SECONDED by Mr. Davis and PASSED by UNANIMOUS VOICE VOTE.

10. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 5:35 P.M.[4]

Chistina Tucker, Chairperson

[4] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	5.a.	PZB2024-0071
Request	**Address**	**Parcel ID**
Variance	2 Luwanna Circle	221470-0060
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Chad Ruziskey c/o All Angles Construction
Owner:	Thomas McKnew
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.47
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is a variance request to reduce the minimum side yard setback requirement of fifteen (15) feet down to ten (10) feet at 2 Luwanna Circle. Approval of this request would allow for building permit application review of a new proposed guest house above an existing garage.

	Code Requirements	Proposed Site Conditions at 2 Luwanna Circle
Minimum side yard	Fifteen (15) feet	**Ten (10) feet**
Maximum lot coverage	Twenty-five (25) percent	Information not provided
Maximum impervious surface	Seventy (70) percent	Information not provided

The applicant cites in their application the "size and location of existing structure, homeowner also would like to utilize second story use in future weather events being that the existing primary residence is a story home."

Staff Analysis

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

Sec. 28-2. – Definitions. [LINK TO SECTION]

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

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

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

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

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

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that the disadvantage "hinders the homeowner to create living space on the second story above the flood plain."

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant's cited disadvantage of the garage was not created by the owner as the property was purchased "with the detached garage on the property."

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

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

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, CONTINUE, or DENY** the variance request to reduce the minimum side yard setback at 2 Luwanna Circle / PID 221470-0060.

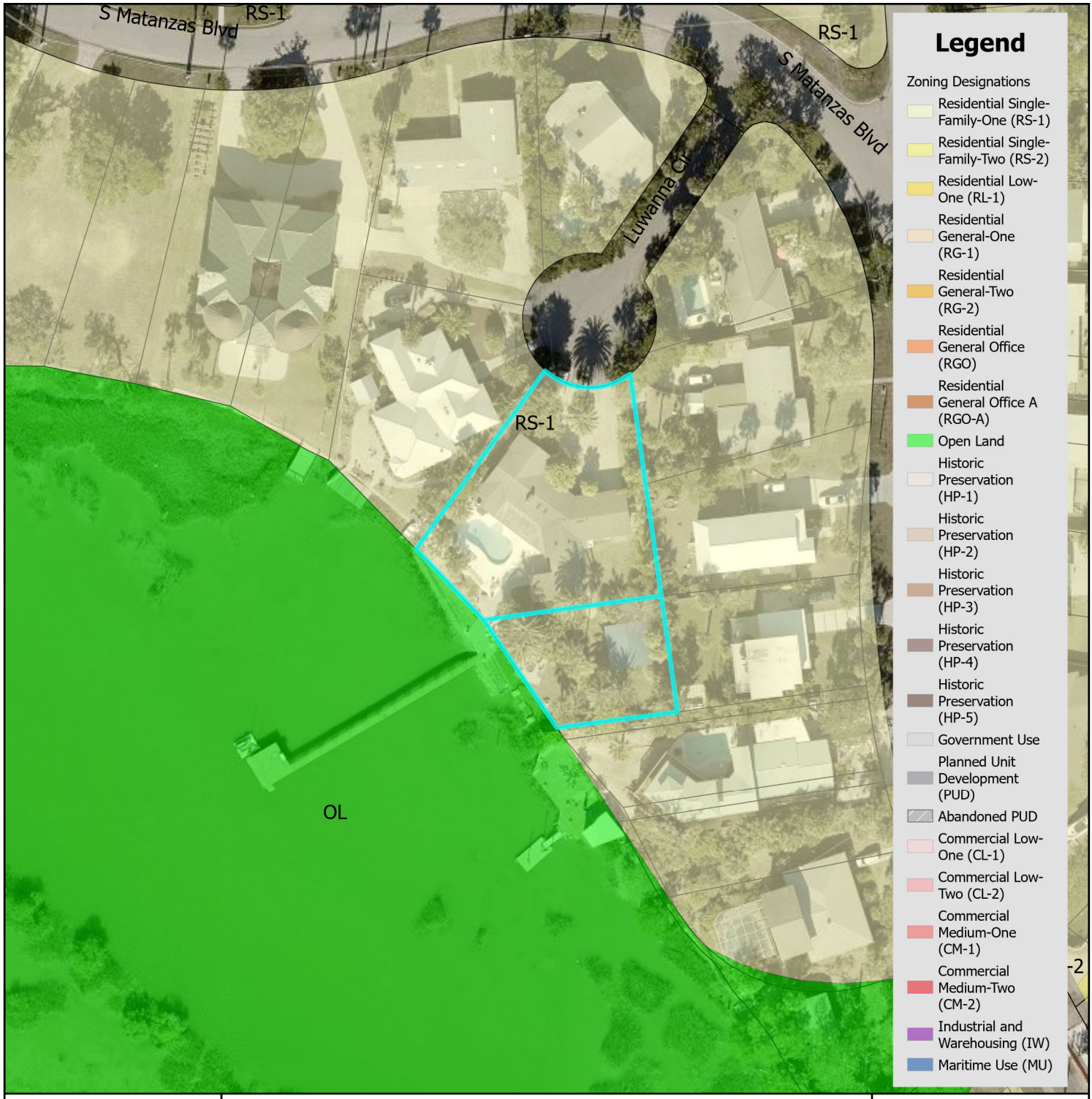
Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Site Plan
10. Construction Plans
11. Applicant email clarifying guest house size

Staff Report prepared by:

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

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

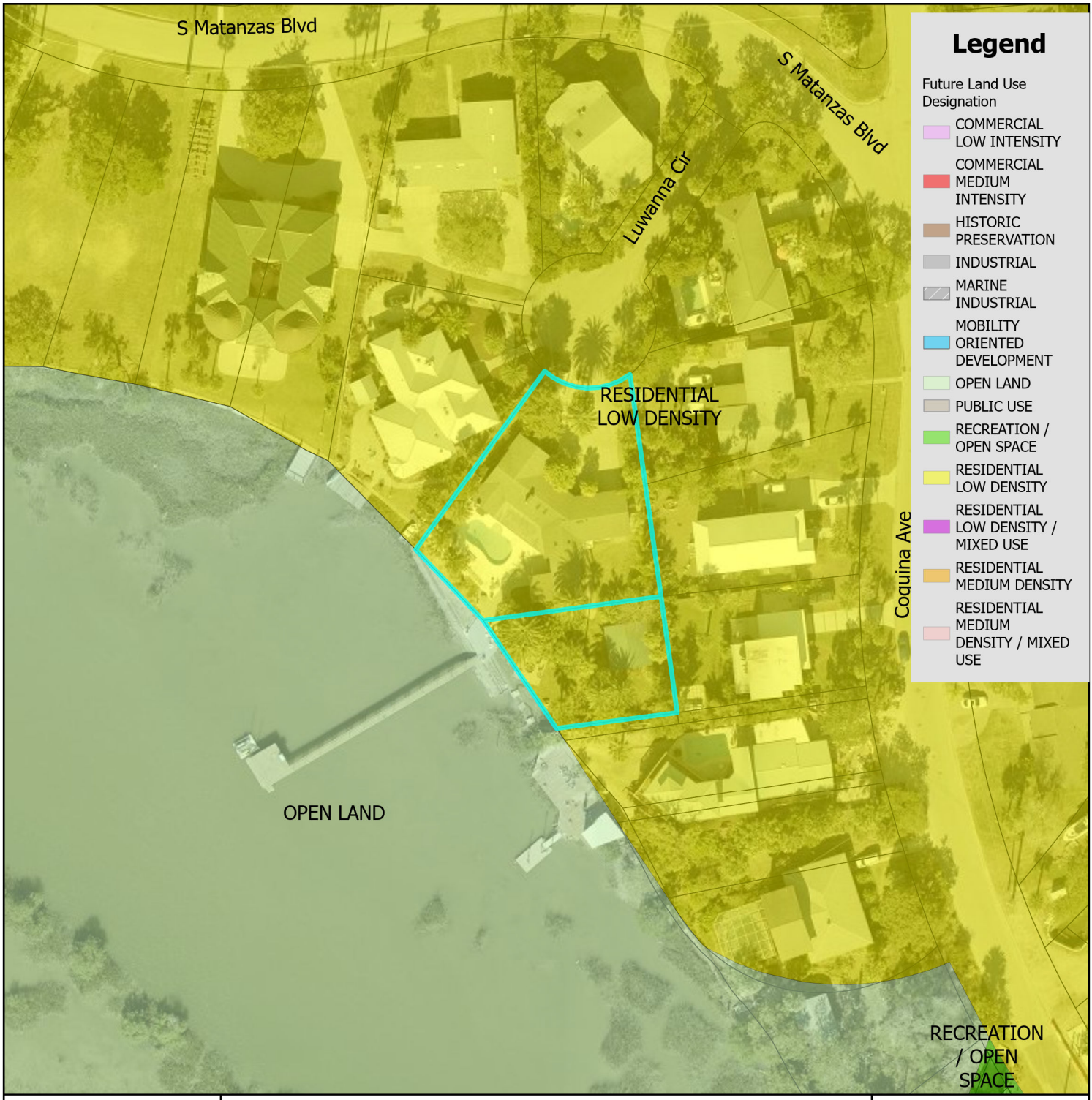
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

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

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2024

N

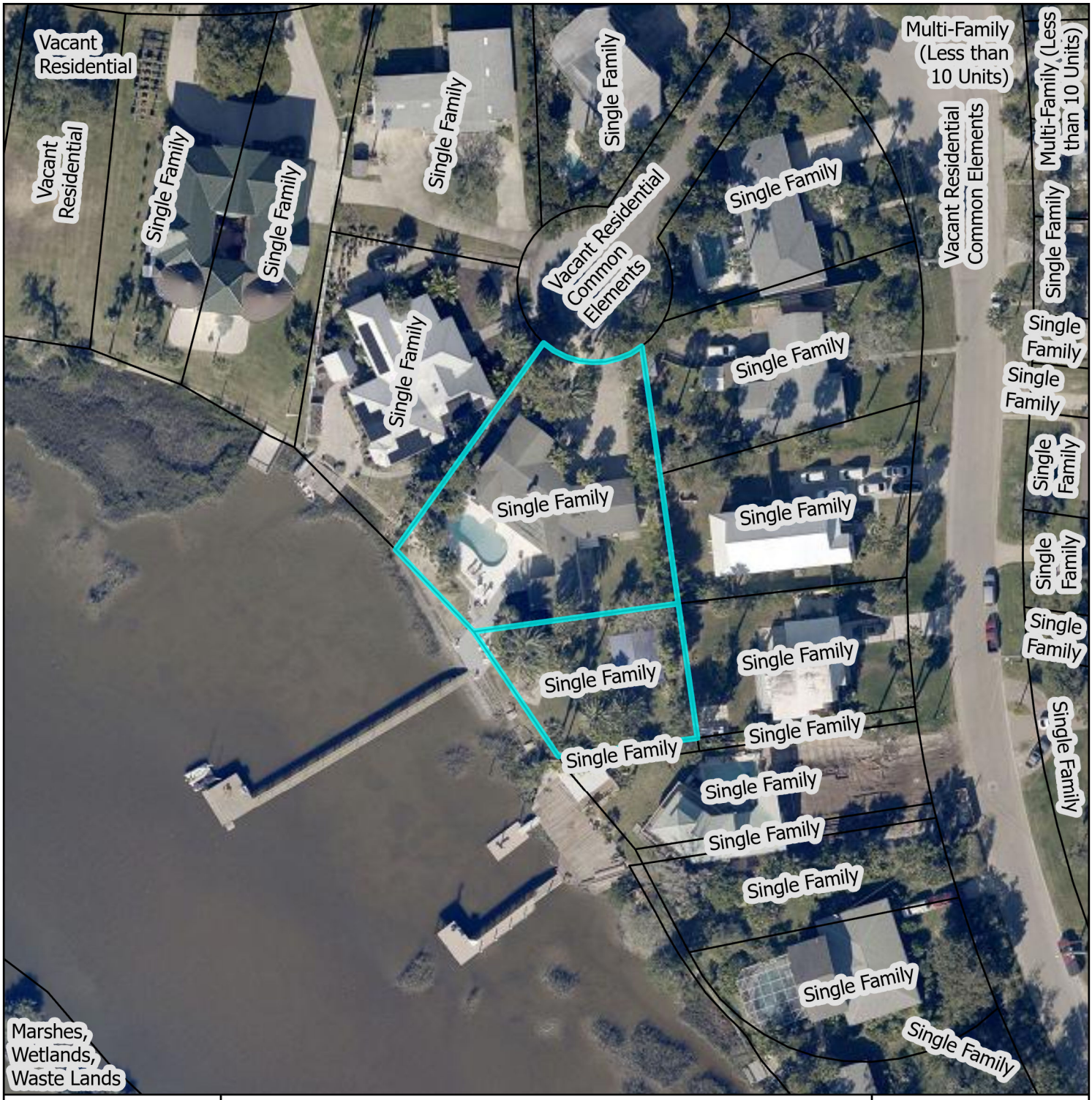
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map


Vacant Residential
Vacant Residential
Single Family
Single Family
Single Family
Single Family
Vacant Residential Common Elements
Multi-Family (Less than 10 Units)
Vacant Residential Common Elements
Multi-Family (Less than 10 Units)
Single Family
Single Family
Single Family
Single Family

Attachment 4:
Aerial Site Photograph

Attachment 5:
Flood Map

FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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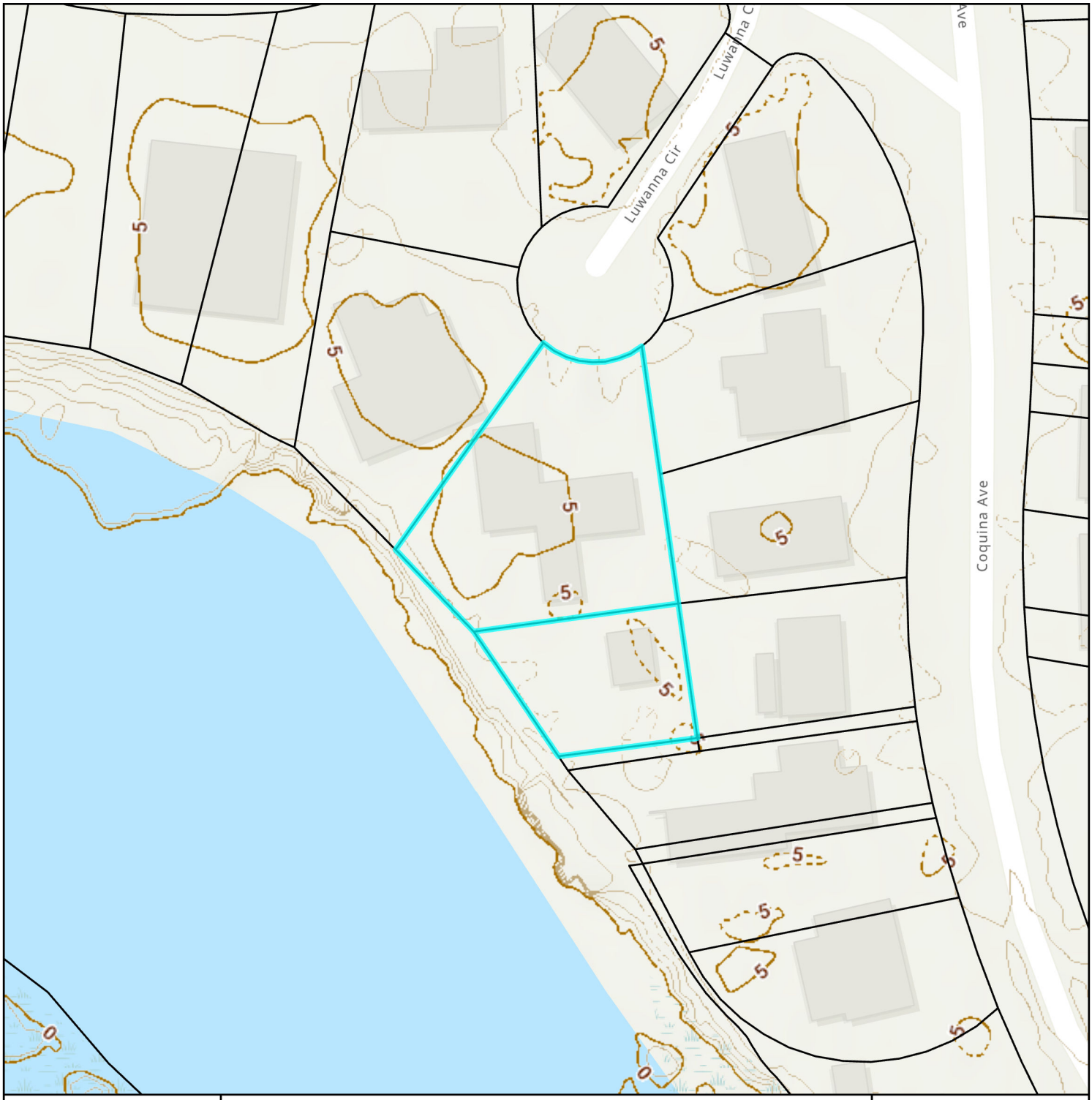
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:
Elevation Map



Elevation Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Chad Ruziskey Contact Number: 904 806 4088
   Business (*if applicable*): All Angles Construction
   Address: 3756 flamingo street City: saint augustine State: fl Zip: 32080
   E-Mail Address: allanglesbuild@gmail.com
2. NAME OF PROPERTY OWNER: Thomas Mcknew Contact Number: 904 955 3598
   Business *(if applicable)*:
   Address: 2 Luwanna circle City: saint augustine State: fl Zip: 32080
   E-Mail Address: tmcknew@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 /7 Block: N/A
   Subdivision: 8-71 LUWANNA SUBD Parcel Number: 2214700060
4. PROJECT STREET ADDRESS: 2 Luwanna Circle Saint Augustine FL 32080
5. SPECIFIC PROPOSED USE: Efficiency above existing detached garage
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☒ Other: 806
7. DESCRIPTION OF ACTION REQUESTED: scope of work - construction of efficiency dwelling

   Construction of efficiency dwelling above the existing detached garage with a side setback of 11.6 feet, request for an additional 12 square feet of living space for proposed new living space.
8. JUSTIFICATION FOR ACTION REQUESTED:

   reason for request of set back variance and additional square feet of living primarily due to the size and location of existing structure, homeowner also would like to utilize second story use in future weather events being that the existing primary residence is a story home.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes, size and shape of existing detached garage poses disadvantage to homeowner, in the aspect of the existing footprint and square footage of garage.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: This disadvantage hinders the homeowner to create living space on the second story above flood plain

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: disadvantage does NOT exist because of conditions created by homeowner, owner purchased property with detached garage on property

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Granting of this variance would NOT be contrary to public interest, the existing garage is 11.6 feet off the side property line with an ample amount of vegetation between the neighbors, proposed set back to second story eve would still be 10.6 feet from property line.

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

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

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

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

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

Chad Ruziskey — 08/27/2024
Signature of Applicant — Date

08/27/2024
Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Chad Ruziskey

Print name of applicant

Chad Ruziskey

Signature of applicant

9/27/2024

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 2 Luwanna Circle

Applicant's Name: Chad Ruziskey Applicant's Signature: Chad Ruziskey

Owner's Name: Thomas Mcknew Owner's Signature: TMcK

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

All Anglers Construction/Ruzis Key Chad is/are hereby authorized TO ACT ON BEHALF OF Thomas McKnew, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 2 Luwanna Cir St Augustine FL 32080

BY: _____
Signature of Owner

Thomas McKnew
Print Name of Owner

904 955 3598
Telephone Number

State of Florida

County of St. John

Signed and sworn before me on this 18 day of September, 2024

By Thomas McKnew

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: 12/29/2024

ERIC POPE
NOTARY
My Comm. Expires
December 29, 2024
No. HH 68463
PUBLIC
STATE OF FLORIDA

Rev:022117

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

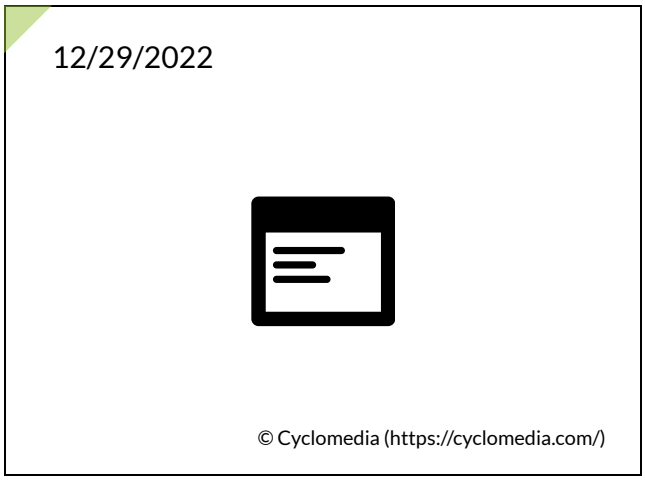
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2214700060
Location	2 LUWANNA CIR
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Luwanna Subdivision
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.470
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Mcknew Thomas Burton 100%
Mailing Address	2 LUWANNA CIR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2025
Building Value	$384,614
Extra Features Value	$79,565
Total Land Value	$493,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$957,379**
Total Deferred	$193,877
Assessed Value	**$763,502**
Total Exemptions	$50,000
Taxable Value	**$713,502**

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

Historical Assessment Information

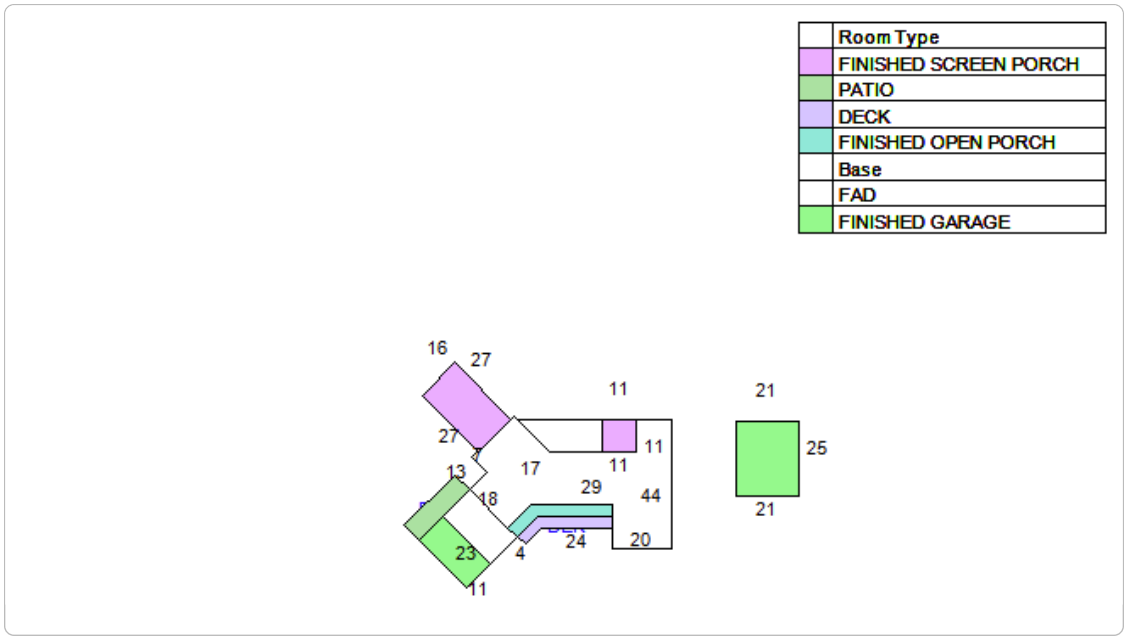
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$388,936	$83,680	$0	$0	$0	$965,816	$741,264	$274,552	$691,264
2023	$393,257	$85,146	$584,000	$0	$0	$1,062,403	$719,674	$392,729	$669,674
2022	$366,818	$82,102	$490,560	$0	$0	$939,480	$698,713	$290,767	$648,713
2021	$297,114	$82,102	$438,000	$0	$0	$817,216	$678,362	$188,854	$628,362
2020	$300,452	$82,102	$438,000	$0	$0	$820,554	$668,996	$201,558	$618,996
2019	$313,691	$48,686	$308,352	$0	$0	$670,729	$653,955	$66,774	$603,955
2018	$189,100	$53,066	$308,352	$0	$0	$550,518	$420,380	$180,138	$370,380
2017	$183,482	$52,593	$308,352	$0	$0	$544,427	$403,251	$191,176	$353,251
2016	$185,692	$52,420	$308,352	$0	$0	$546,464	$394,957	$201,507	$344,957
2015	$151,242	$53,527	$308,352	$0	$0	$513,121	$392,212	$170,909	$342,212
2014	$65,214	$34,428	$308,352	$0	$0	$407,994	$367,480	$90,514	$317,480

Building Information

Building	1
Building Value	$384,614
Year Built	1958
Actual Area	4126
Conditioned Area	2359
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Siding
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3

Description	Square Footage
FINISHED GARAGE	256
ADDITION	288
BASE AREA	1812
FINISHED GARAGE	525
FINISHED OPEN PORCH	149
FINISHED DECK	128
PATIO/SLAB	170
FINISHED SCREEN PORCH	418
ADDITION	259
FINISHED SCREEN PORCH	121
Total SqFt	4126

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		31950
Bulkhead - Average (Mix)		15840
Masonry Wall (Mix)		4968
Boat Dock - Average (Mix)		22632
Pergola (Mix)		1700
Summer Kitchen - Average (RES)		2475

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	137	101	137	FF	$493,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
12/3/2018	11/30/2018	$837,500.00	WARRANTY DEED	4648	818	U	I	BUSHELL ANTHONY,BRENDA	MCKNEW THOMAS BURTON
4/26/2013	4/26/2013	$398,600.00	TRUSTEES DEED	3721	1409	U	I	SPARTA PHYLLIS T TRUST/BY JOSEPH L BOLES JR TRUSTEE	BUSHELL ANTHONY,BRENDA
	3/13/2009	$100.00	LIFE ESTATE	3178	1628	U	I	SPARTA PHYLLIS T	SPARTA PHYLLIS T ***

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

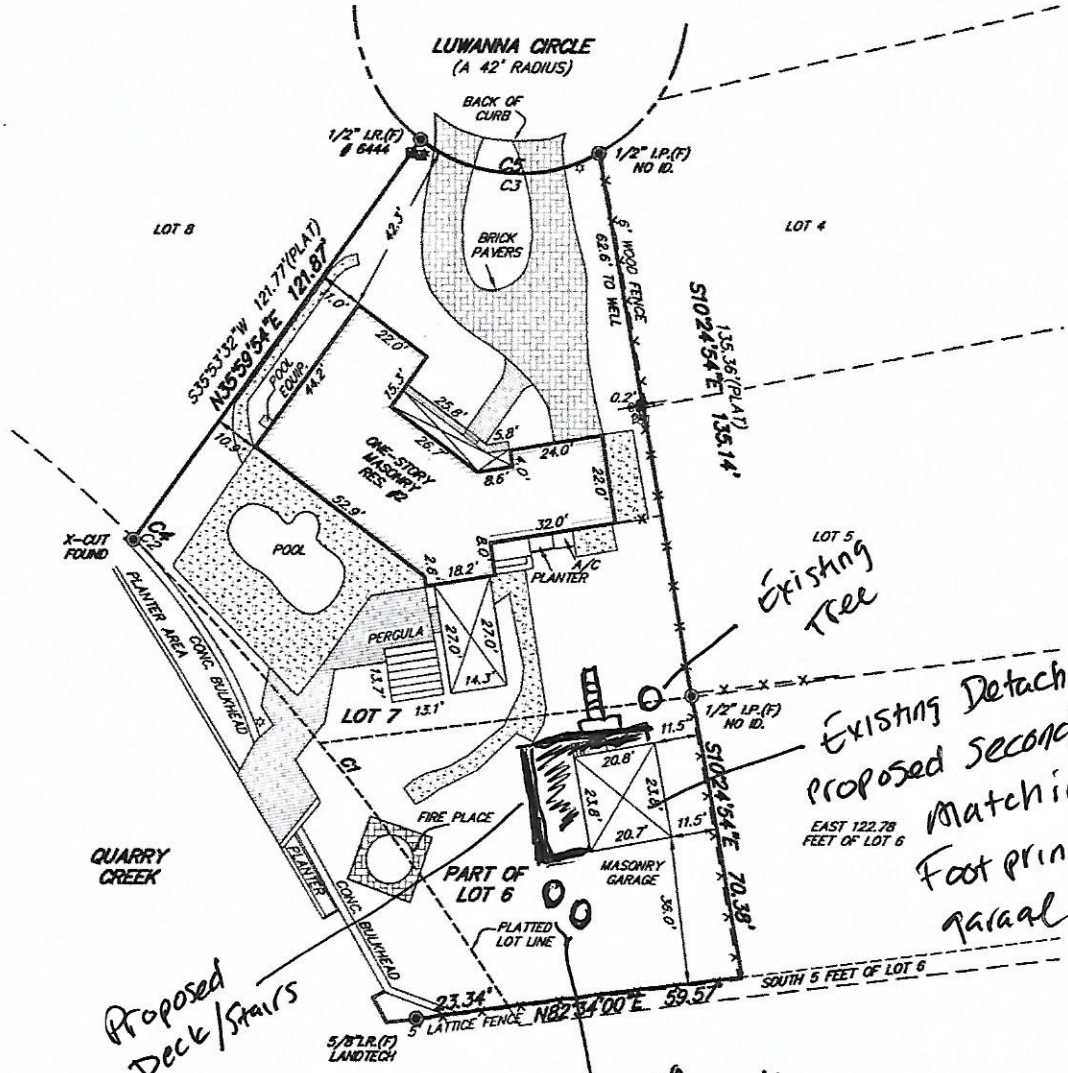
Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Site Plan

MAP SHOWING SURVEY OF

LOTS 6 AND 7, EXCEPT THE EAST 122.78 FEET AND THE SOUTH 5 FEET OF LOT 6, LUWANNA SUBDIVISION OF DAVIS SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 71, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
THOMAS BURTON MCKNEW
FBC MORTGAGE, LLC
ST. JOHNS LAW GROUP
FIDELITY NATIONAL TITLE INSURANCE COMPANY



Existing Tree

Existing Detached proposed second story Matching Foot print of Existing garage

Proposed Deck/Stairs

Existing palm tree

AREA =0.44 ± ACRES
OR 19,009 ±, sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

LEGEND

A/C	– AIR CONDITIONER PAD	sq. ft.	– SQUARE FEET
I.D.	– IDENTIFICATION	R	– RADIUS
N.G.V.D.	– NATIONAL GEODETIC VERTICAL DATUM	Δ	– DELTA
I.R.(F)	– IRON ROD FOUND	L	– ARC LENGTH
I.P.(F)	– IRON PIPE FOUND	T	– TANGENT
I.R.(S)	– 5/8" IRON ROD SET (LANDTECH)	CD	– CHORD DISTANCE
P.C.	– POINT OF CURVATURE	CB	– CHORD BEARING
P.T.	– POINT OF TANGENCY		– EXPOSED CONCRETE
			– COVERED AREA

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12109C-0318H effective date: 07/18/2011, the property described hereon appears to lie in Zone AE 9'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.G.V.D.29

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
18-1240	11/27/18	1"= 30'	734/48	N.H.F.	R.J.B.

TYPE: BOUNDARY

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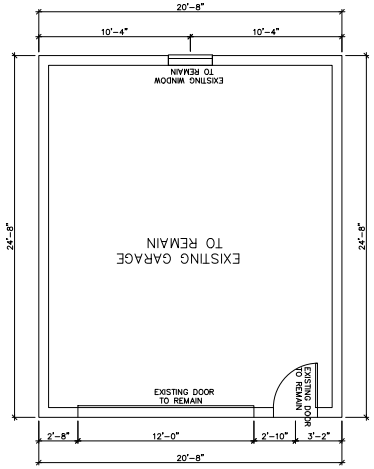
NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-8877 FAX (904) 471-8876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

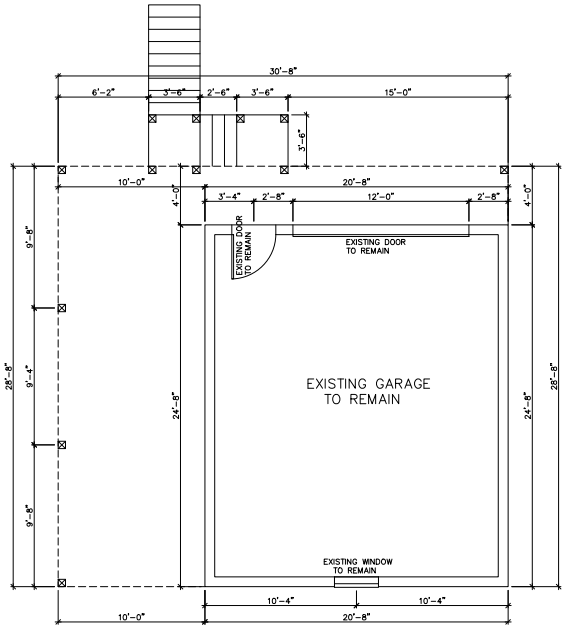
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Attachment 10:
Construction Plans



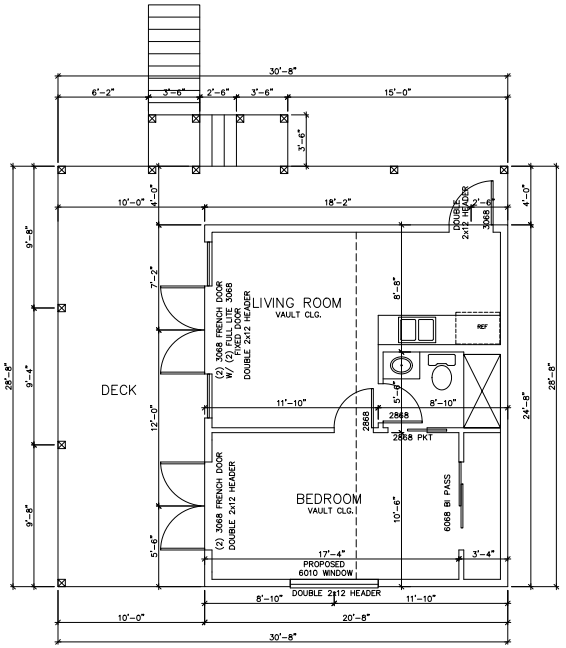
EXISTING 1ST FLOOR PLAN

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



PROPOSED 1ST FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

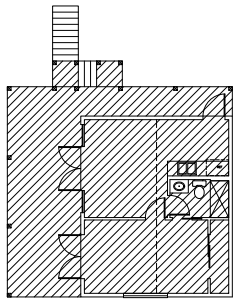
SCALE: 1/4"=1'-0"

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

SQUARE FOOTAGE TABULATION

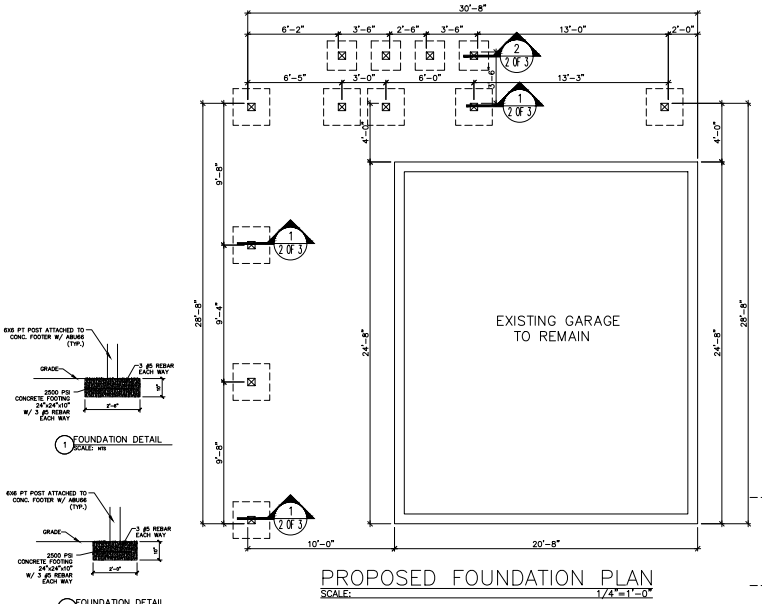
EXISTING GARAGE	510
PROPOSED 1ST FLOOR COVER PATIO	362
PROPOSED 2ND FLOOR LIVING	510
PROPOSED 2ND FLOOR DECK	362
TOTAL	1,744



2ND FLOOR KEY MAP

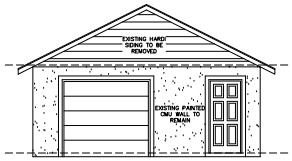
AREA TO BE ADDED

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



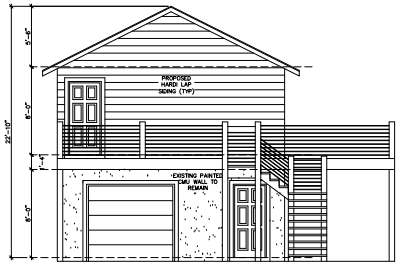
PROPOSED FOUNDATION PLAN

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



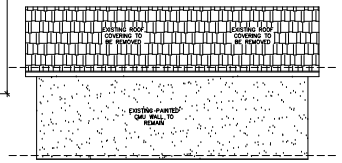
EXISTING FRONT ELEVATION

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



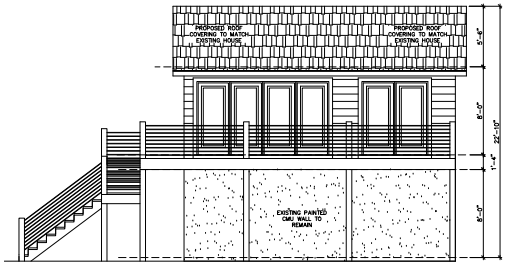
PROPOSED FRONT ELEVATION

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



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

SCOPE OF WORK:

1. ADD 2ND FLOOR LIVING & DECK ABOVE 1ST FLOOR GARAGE

DESIGN LOADS:

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

THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD– 20 PSF
TC DEAD LOAD– 7 PSF
BC DEAD LOAD– 10 PSF

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

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

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

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

CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)

FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.

CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

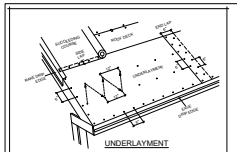
1) THE 8TH EDITION 2023 FLORIDA BUILDING CODE

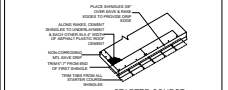
ROBERT O. MORGEN JR., P.E.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

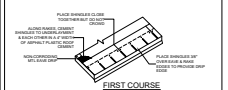
SIGNED (DESIGNER)

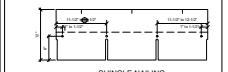
NEW ADDITION PLANS FOR
2 LUWANNA CIRCLE
ST. JOHNS COUNTY

DRAWN BY: K.E.B.
DATE: 1–30–24
SCALE: SCALE
CHECKED BY: R.G.M.
PLAN NO:
SHEET NO: 1 OF 2



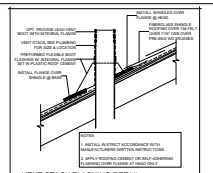


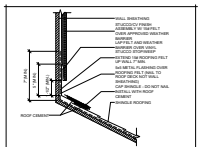


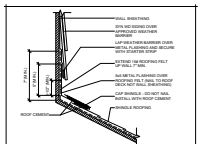


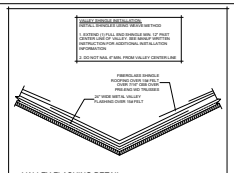
ROOFING DETAILS

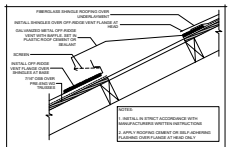
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE, APPROVED FOR USE ON LOW SLOPE ROOFS. REFER TO MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS

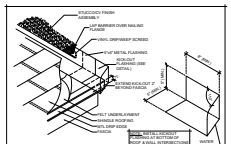


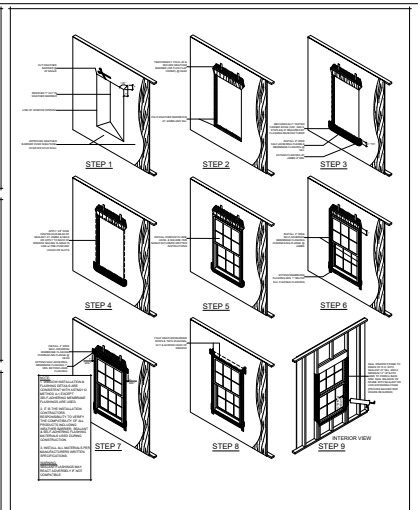












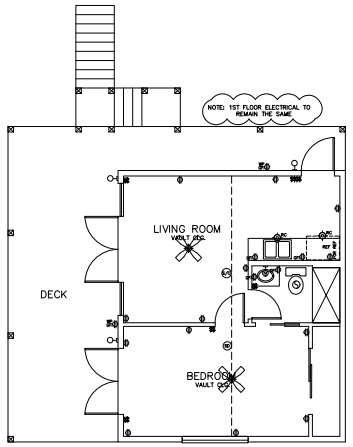
WINDOW FLASHING INSTALLATION DETAILS

NOTE:
- Location of electric outlets are
- for representation only.
- outlets will be located per
- local building code.

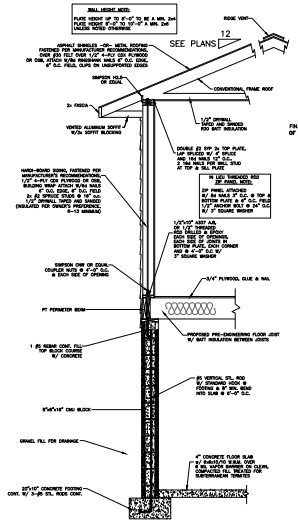
-Provide AFCI(arc-fault circuit interrupters)
in all dwelling unit bedrooms per NEC article 210-12)

ELECTRICAL SYMBOL KEY

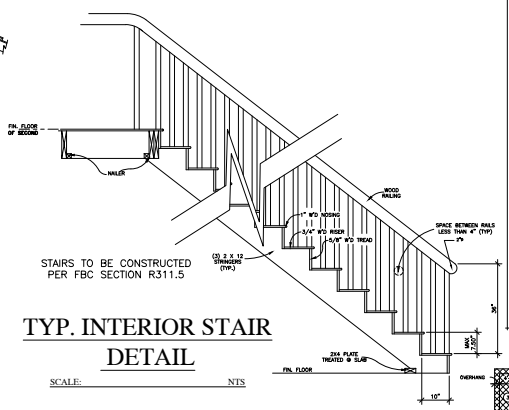
	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
	PENDANT LIGHT	DB	DOOR BELL CONNECTION
	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABINET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	CO	CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
	EXTERIOR PATH LIGHT	SS	SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET		SMOKE DETECTOR
	WATER-PROOF OUTLET		SMOKE DETECTOR / CARBON MONOXIDE
	GROUND FAULT OUTLET		GARBAGE DISPOSAL
	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



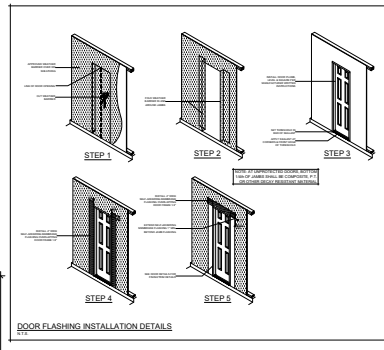
TYPICAL WALL SECTION
SCALE: NTS



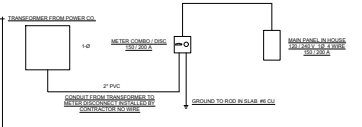
STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

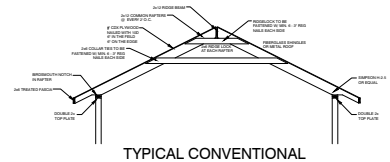


DOOR FLASHING INSTALLATION DETAILS



ELECTRICAL NOTES

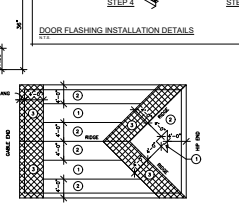
1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" A/F (GENERAL) - KITCHEN 44" A/F - BATHROOM 39" A/F (44" A/F WITH RAISED VANITY) - LAUNDRY ROOM 56" A/F - EXTERIOR WATERPROOF 12" A/F TO 42" A/F - GARAGE GENERAL PURPOSE - 44" A/F - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ALL OUTLETS IN WET AREAS TO BE GFCI PROTECTED AT FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR SIZE PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315.
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFLILED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

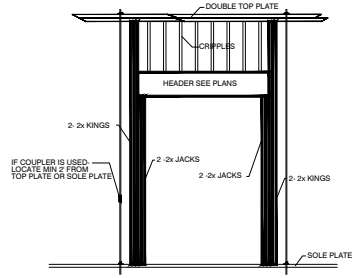


TYPICAL CONVENTIONAL FRAMED ROOF SECTION

NOTE: ALL RIDGE BEAMS TO BE 2X12

ALL RAFTERS TO BE 2x10 PT RAFTERS @ 16" O.C. ATTACHED TO RIDGE BEAM W/ (2) SIMPSON SCREWS SDWC15600 & TOP PLATE W/ SIMPSON H2.5 OR EQUAL.

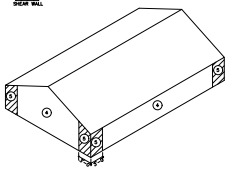




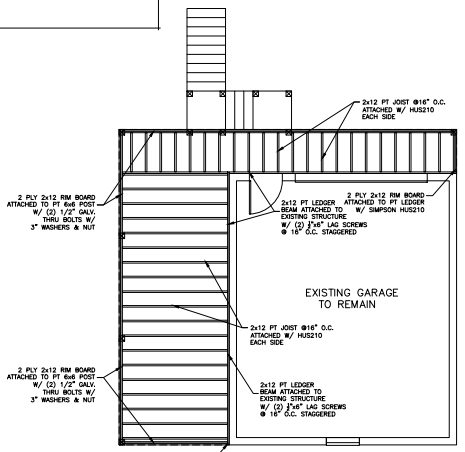
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

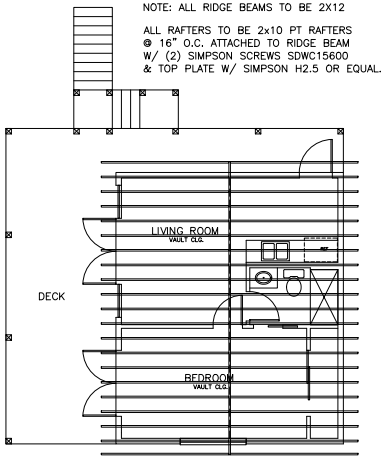
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



Plywood Nailing Details



DECK JOIST LAYOUT
SCALE: 3/16"=1'-0"



RAFTER JOIST LAYOUT
SCALE: 1/4"=1'-0"

ROBERT G. MONROE JR., P.E.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW ADDITION PLANS FOR
2 LUWANNA CIRCLE
ST. JOHNS COUNTY

DRAWN BY: K.E.B.
DATE: 1-30-24
SCALE: SCALE
CHECKED BY: R.G.M.
PLAN NO:
SHEET NO: 2 OF 2

Attachment 11:

Applicant email clarifying guest house size

From: Chad Ruziskey
To: Victoria Murphy; Thomas Mcknew
Subject: Re: PZB - 2 LUWANNA CIR
Date: Tuesday, October 29, 2024 4:34:29 PM
Attachments: image002.png
image003.png
image004.png

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

Good afternoon Victoria

After speaking with my client regarding the 2 luwanna square footage issue, we realized the architect has made an error on the drawings. Bob Morgan has the existing structure drawn to the dimensions of 24'-8" x 20'-8" thus giving the square footage of the building a total 510 sqft. This is incorrect and is a mistake on our architect's side. Referencing the recorded survey uploaded to portal and field verification of existing detached garage, the actual dimension of garage is 23"-8" x 20'-8" thus giving a total square footage for proposed second story, mimicking the footprint of existing garage, 489 sqft. This puts our proposed square footage within the parameters of the allowable square footage for this project. I have reached out to Bob Morgan about this oversight and I am in the process of amending the plan. Please let me know if you have any questions or if there is anything I need to do on the portal side of this, also if you can from your end, please remove the request for the additional square footage, as it is unnecessary for this project. Thank you very much for your time and attention to this issue and I apologize for any confusion.

Respectively

Chad Ruziskey
ALL ANGLES CONSTRUCTION

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: November 5, 2024

RE: Variance PZB2024-0079

Following staff review of the variance request made at 21 Miruela Avenue it has been determined that the application will be continued to the December 3rd, 2024, Planning and Zoning Board Regular Meeting.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at jfredriksson@citystaug.com.

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	5.c.	PZB2024-0080
Request	**Address**	**Parcel ID**
Variance	7 Beacon Street	151070-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	John Reynolds c/o JHR Consultants, Inc
Owner:	Jacqueline Petty
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.17
Neighborhood:	Greater Fullerwood
Archaeological Zone:	IIA

Request Summary

This application is a variance request to reduce the minimum side yard setback requirement of ten (10) feet down to six (6) feet at 7 Beacon Street. Approval of this request would allow for building permit application review of a new proposed addition to an existing single-family home.

	Code Requirements	Proposed Site Conditions at 2 Luwanna Circle
Minimum side yard	Ten (10) feet	**Six (6) feet**
Maximum lot coverage	Thirty (30) percent	Thirty (30) percent
Maximum impervious surface	Seventy (70) percent	Approximately forty-one (41) percent

The applicant cites in their application the existing home's side setback as the reason for this request and maintaining "consistency" with their proposed addition.

Staff Analysis

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

Sec. 28-2. – Definitions. [LINK TO SECTION]

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

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
According to the St. Johns County Property Appraiser's website, the existing home was built fifteen (15) years prior to the adoption of the City's current zoning code in 1960. In addition it was built approximately six (6) feet away from the side property line in question which proves to be the singular disadvantage at this property.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant wishes to construct an addition which extends the existing exterior wall but due to the unique disadvantage of the existing home and the City's minimum yard requirements impacts the owner's ability to make reasonable use of the property.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The existing home was built in the current location prior to the current owner purchasing the property at 7 Beacon Street.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, CONTINUE, or DENY** the variance request to reduce the minimum side yard setback at 7 Beacon Street / PID 151070-0000.

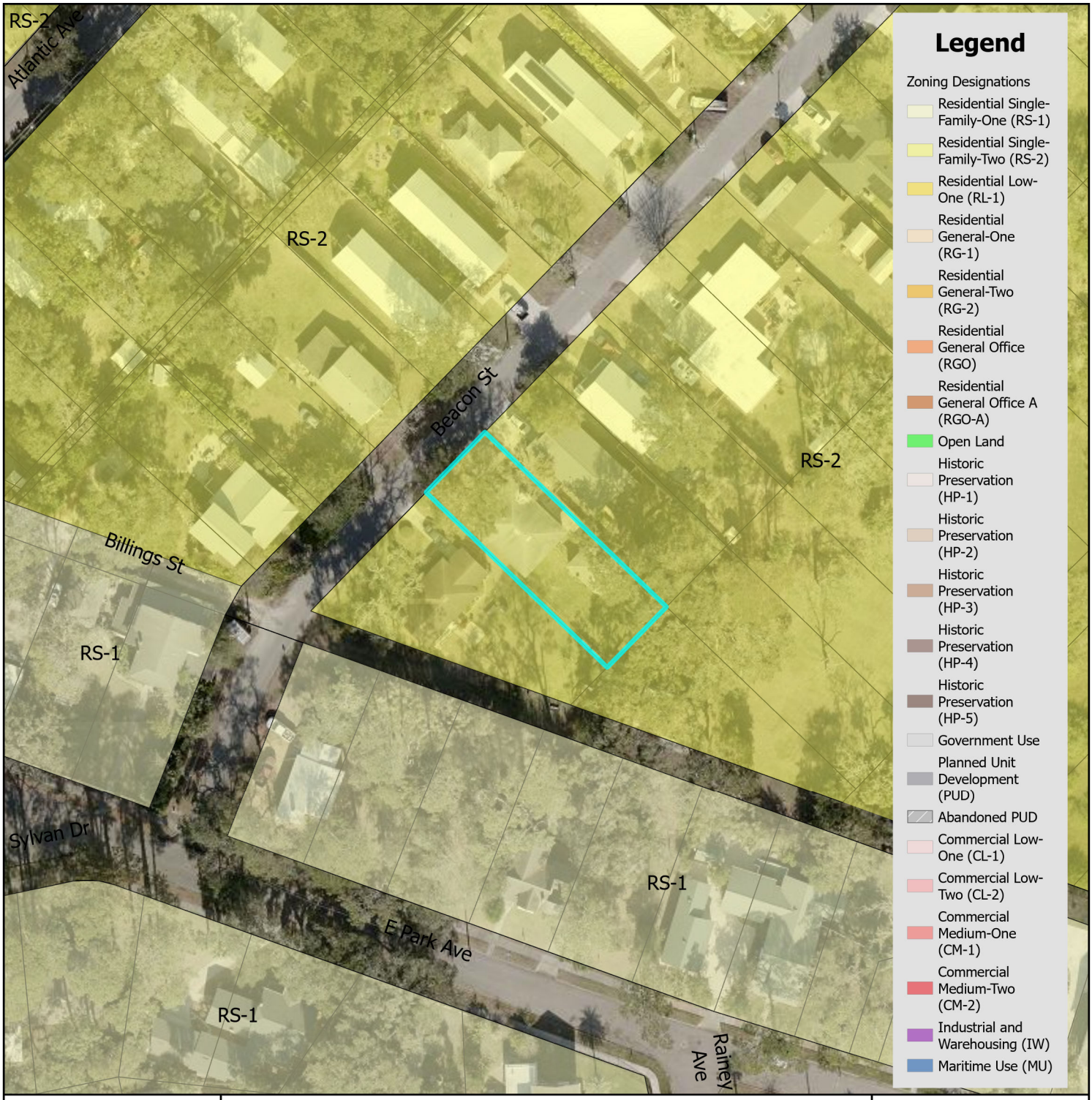
Attachments

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

Staff Report prepared by:

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

Attachment 1:
Zoning Map



Zoning Map

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

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

2024

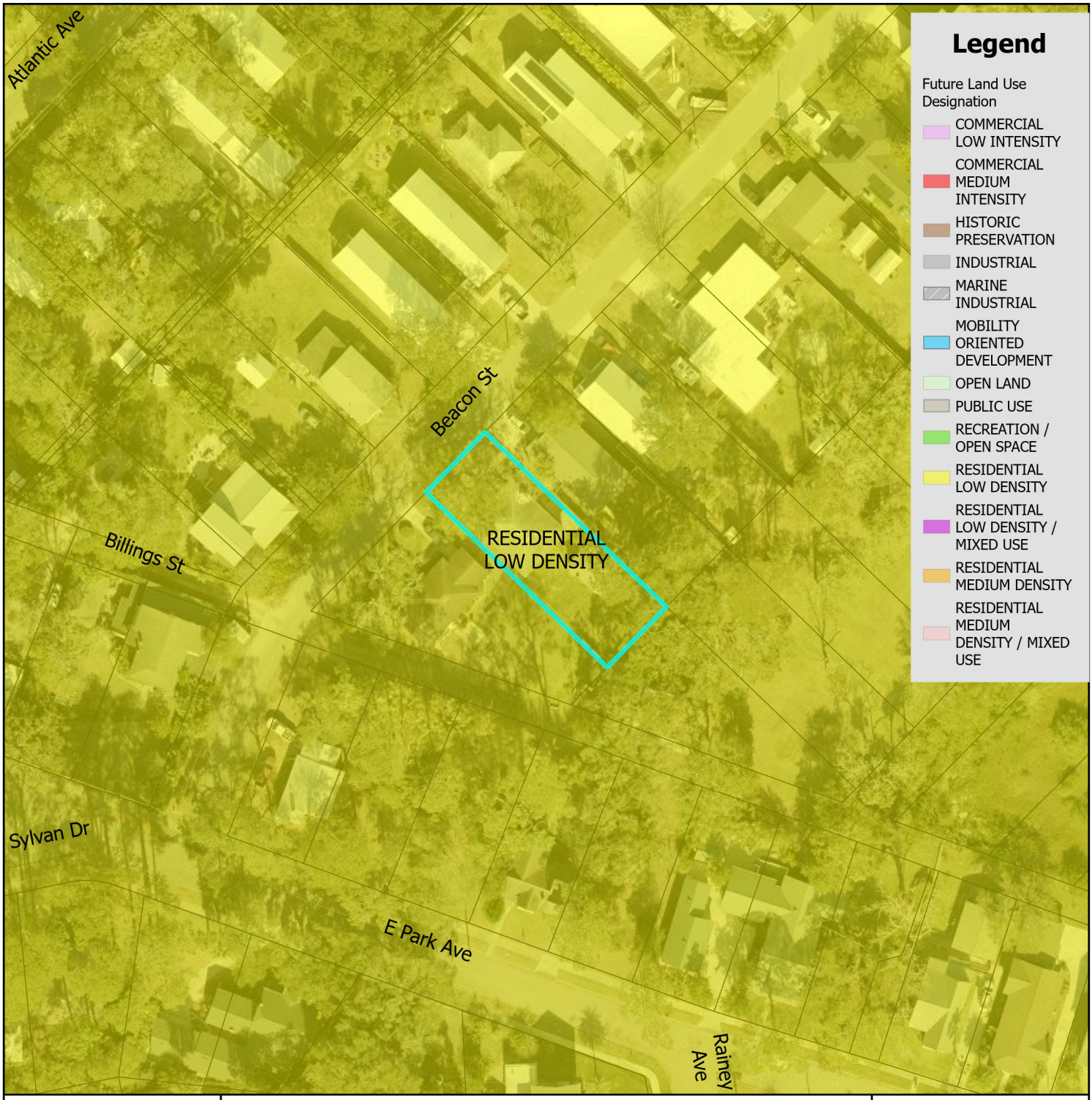
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map

St. Johns County Property Appraiser
Use Classification Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph

Attachment 5:
Flood Map

FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

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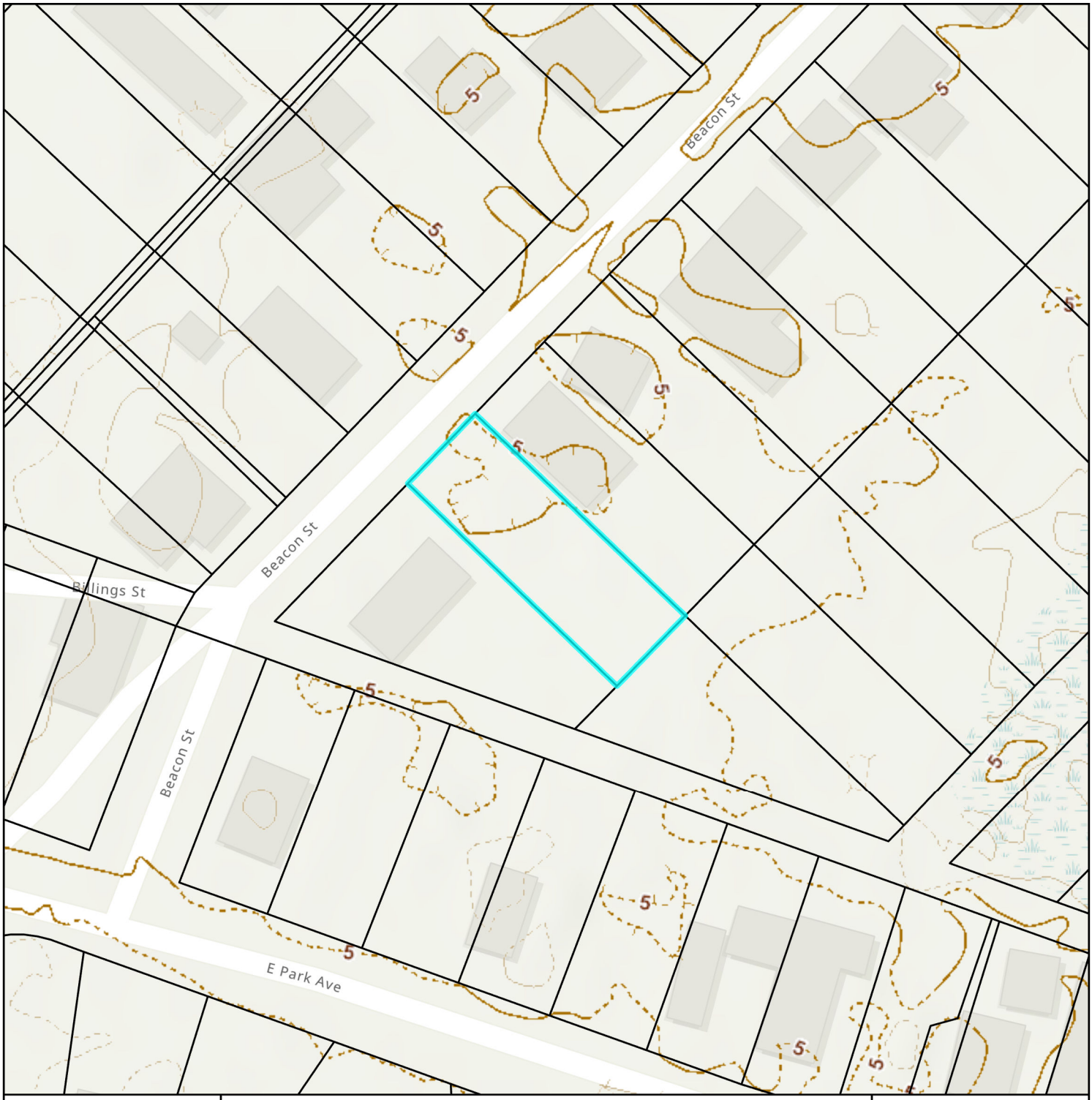
Attachment 6:
Elevation Map



Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:
Application

Submit by Oct. 7th Mtg Nov 5th

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: John Reynolds Contact Number: 407-262-9176
   Business *(if applicable)*: JHR Consultants, Inc
   Address: 312 Forest Ave City: AltamonteSprings State: FL Zip: 32701
   E-Mail Address: jackreynoldsjhr@gmail.com
2. NAME OF PROPERTY OWNER: Jacqueline Petty Contact Number: 904-599-5716
   Business *(if applicable)*:
   Address: 7 Beacon St. City: St.Augustine State: FL Zip: 32084
   E-Mail Address: jackiepetty07@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 15 Block: 7
   Subdivision: Hildreth Back Bay Parcel Number: 1510700000
4. PROJECT STREET ADDRESS: 7 Beacon Street
5. SPECIFIC PROPOSED USE: Master Bedroom Addition
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Reduce side setback from 10'(required) to 6.4'
8. JUSTIFICATION FOR ACTION REQUESTED: The exisitng house side setabck is 6.4', the new addition should have same setback for consistency

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The lot is 50' wide. When house was built in 1960 it was set off the west property line 6'+/-.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Since the lot is narrow (50' wide) setting the new addition at 10' side setback would limit its size to be too small for proposed use. The lot has an exisitng detached garage which limits the width of new addition

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: One could assume that in 1960 side setbacks could have been less. The house side setback is an existing condition

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: By granting the side setback from 10' to 6.4' will keep the side of the new addition consistent with existing side of house. The reduction in side setback will not adversely affect other properties since the new addition is located at the rear of the house

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

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

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

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

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

Signature of Applicant — Date: 9/17/24

X Signature of Property Owner — Date: 9/17/24

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 7 Beacon St.

Applicant's Name: John Reynolds Applicant's Signature: _____

Owner's Name: Jacqueline Petty Owner's Signature: _____

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

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

X BY: Jacqueline Petty
Signature of Owner

Jacqueline Petty
Print Name of Owner

904-599-5716
Telephone Number

State of FL

County of Seminole

Signed and sworn before me on this 17 day of September, 2024

By Jacqueline Petty

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Christine S. Reynolds

My Commission expires: 6/15/28

CHRISTINE S. REYNOLDS
MY COMMISSION # HH 508332
EXPIRES: June 15, 2028

Rev:022117

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

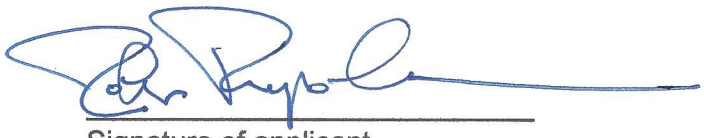
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

John Reynolds

Print name of applicant



Signature of applicant

9/18/24

Date

CITY OF
ST AUGUSTINE
EST. 1565

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X BY: Jacqueline Petty
Signature of Owner

Jacqueline Petty
Print Name of Owner

904-599-5716
Telephone Number

State of FL

County of Seminole

Signed and sworn before me on this 17 day of September, 2024

By Jacqueline Petty

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Christine S. Reynolds

My Commission expires: 6/15/28

CHRISTINE S. REYNOLDS
MY COMMISSION # HH 508332
EXPIRES: June 15, 2028

Rev:022117

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Project Address: 7 Beacon St.

Applicant's Name: John Reynolds Applicant's Signature: _____

Owner's Name: Jacqueline Petty Owner's Signature: _____

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

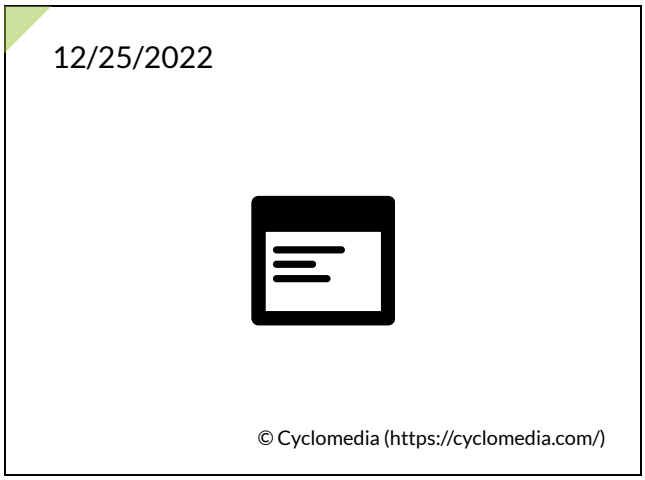
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1510700000
Location Address	7 BEACON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Hildreth Back Bay & Bird View Subs (581)
Tax Description*	2-29 HILDRETH BACK BAY LOT 15 BLK 7 DB197/231 OR5757/1792 & 5931/967(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Hildreth Back Bay Addition To St Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Petty Jacqueline Dineen 100%
Mailing Address	7 BEACON ST SAINT AUGUSTINE, FL 32084-2106

Map

Valuation Information

	2025
Building Value	$141,020
Extra Features Value	$7,689
Total Land Value	$162,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$311,209**
Total Deferred	$0
Assessed Value	**$311,209**
Total Exemptions	$0
Taxable Value	**$311,209**

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

Historical Assessment Information

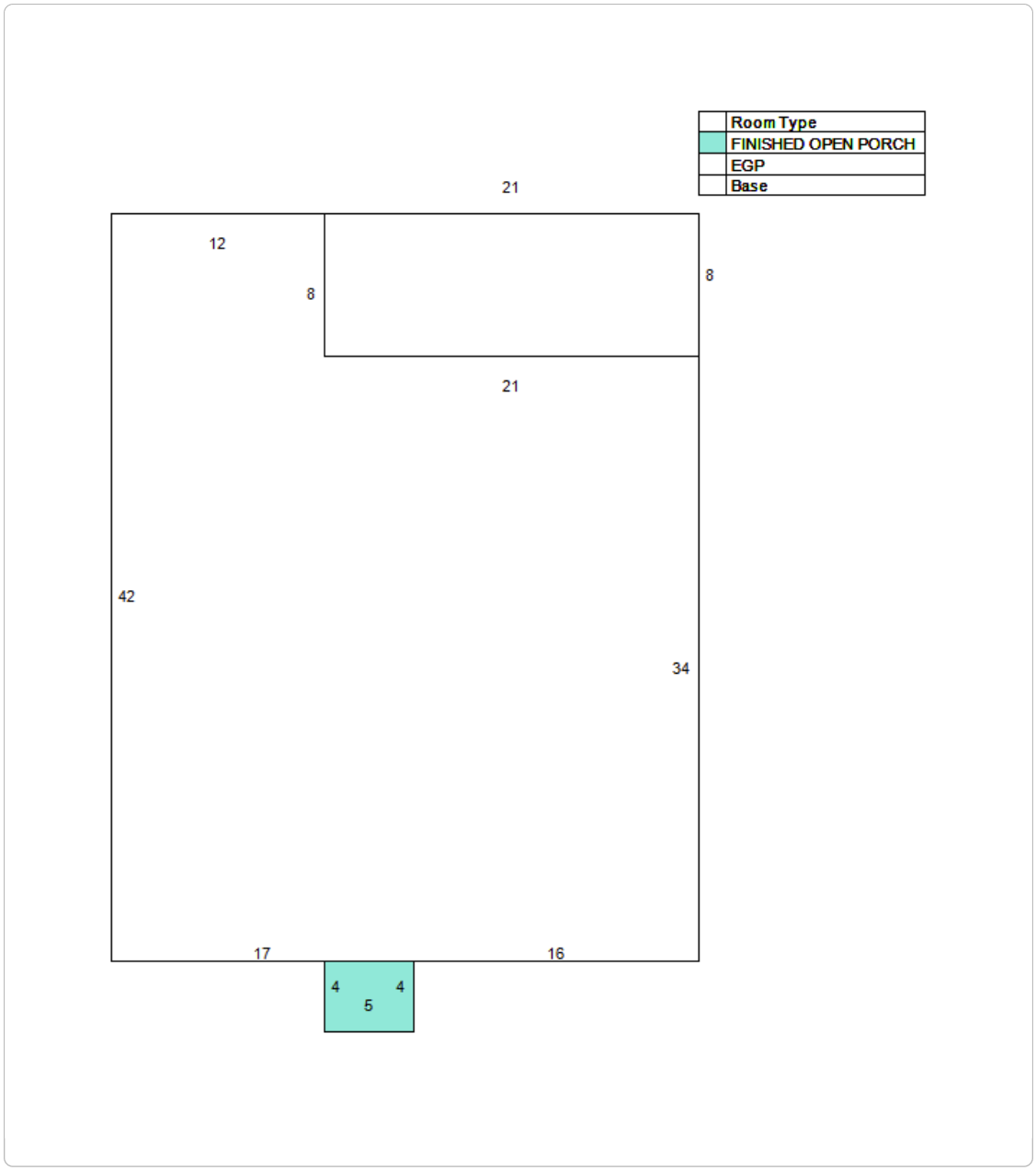
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$142,901	$8,053	$0	$0	$0	$313,454	$313,454	$0	$313,454
2023	$126,895	$8,417	$173,875	$0	$0	$309,187	$59,835	$309,187	$0
2022	$137,275	$7,839	$155,792	$0	$0	$300,906	$58,092	$300,906	$0
2021	$104,169	$8,168	$96,300	$0	$0	$208,637	$56,400	$208,637	$0
2020	$116,543	$8,495	$85,600	$0	$0	$210,638	$55,621	$210,638	$0
2019	$102,318	$8,823	$85,600	$0	$0	$196,741	$54,370	$196,741	$0
2018	$93,672	$5,013	$64,200	$0	$0	$162,885	$53,356	$162,885	$0
2017	$86,309	$2,983	$64,200	$0	$0	$153,492	$52,259	$153,492	$0
2016	$88,924	$3,173	$64,200	$0	$0	$156,297	$51,184	$156,297	$0
2015	$75,496	$3,364	$52,965	$0	$0	$131,825	$50,828	$131,825	$0
2014	$73,114	$3,554	$52,965	$0	$0	$129,633	$50,425	$129,633	$0

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$141,020	**Roof Structure**	Gable Hip
Year Built	1960	**Interior Flooring**	Carpet
Actual Area	1406	**Interior Wall**	Drywall
Conditioned Area	1218	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Concrete Block	**Baths**	2

Description	Square Footage
BASE AREA	1218
UNFINISHED ENCLOSED PORCH	168
FINISHED OPEN PORCH	20
Total SqFt	1406

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		6943
Pavilion - Good (Mix)		746

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	150	50	FF	$162,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
4/12/2024	4/12/2024	$100.00	QUIT CLAIM DEED	5931	967	U	I	PETTY STEPHEN	PETTY JACQUELINE DINEEN
5/16/2023	5/12/2023	$350,000.00	WARRANTY DEED	5757	1792	Q	I	CROOKSHANK NANCY ET AL	PETTY JACQUELINE DINEEN,STEPHEN
5/16/2023	2/25/2023	$0.00	DEATH CERTIFICATE	5757	1791	U	I	CROOKSHANK BARBARA J (DEC'D)	CROOKSHANK BARBARA J (DEC'D)
6/8/2015	5/26/2015	$100.00	LIFE ESTATE	4038	1504	U	I	CROOKSHANK BARBARA J	CROOKSHANK BARBARA J

Attachment 9:
Site Plan

PROPERTY OWNER

JACQUELINE PETTY
7 BEACON STREET
ST. AUGUSTINE, FL 32084

PARCEL ID

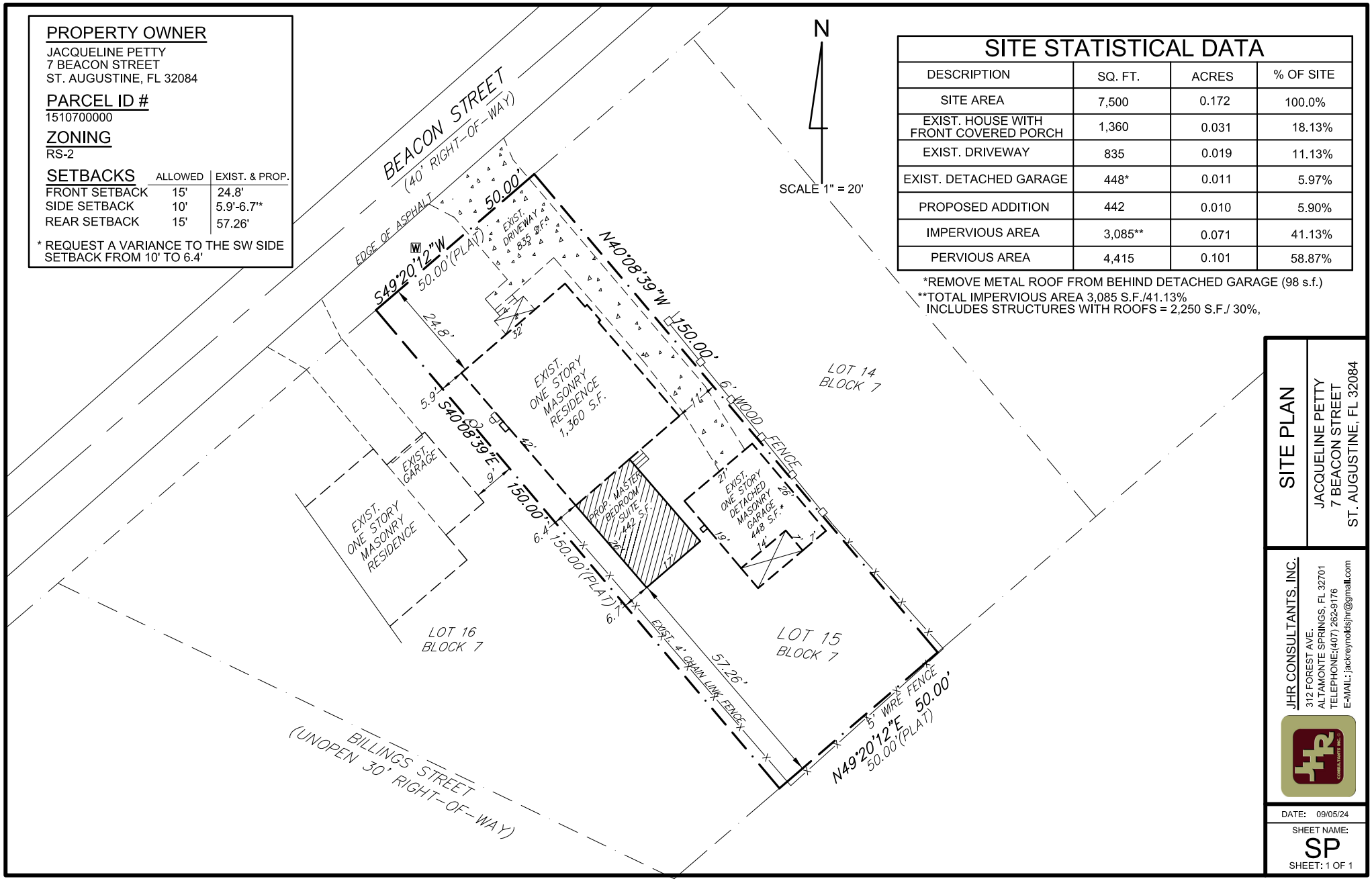
1510700000

ZONING

RS-2

SETBACKS	ALLOWED	EXIST. & PROP.
FRONT SETBACK	15'	24.8'
SIDE SETBACK	10'	5.9'-6.7'*
REAR SETBACK	15'	57.26'

* REQUEST A VARIANCE TO THE SW SIDE SETBACK FROM 10' TO 6.4'



SITE STATISTICAL DATA

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	7,500	0.172	100.0%
EXIST. HOUSE WITH FRONT COVERED PORCH	1,360	0.031	18.13%
EXIST. DRIVEWAY	835	0.019	11.13%
EXIST. DETACHED GARAGE	448*	0.011	5.97%
PROPOSED ADDITION	442	0.010	5.90%
IMPERVIOUS AREA	3,085**	0.071	41.13%
PERVIOUS AREA	4,415	0.101	58.87%

*REMOVE METAL ROOF FROM BEHIND DETACHED GARAGE (98 s.f.)
**TOTAL IMPERVIOUS AREA 3,085 S.F./41.13%
INCLUDES STRUCTURES WITH ROOFS = 2,250 S.F./ 30%,

SITE PLAN

JACQUELINE PETTY
7 BEACON STREET
ST. AUGUSTINE, FL 32084

JHR CONSULTANTS, INC.
312 FOREST AVE.
ALTAMONTE SPRINGS, FL 32701
TELEPHONE:(407) 262-9176
E-MAIL: jackreynoldsjhr@gmail.com

DATE: 09/05/24

SHEET NAME:
SP
SHEET: 1 OF 1

Attachment 10:
Letters from Neighbors

Planning and Zoning Board
City of St. Augustine
75 King Street
St Augustine, FL 32084

Dear Board Members:

I, Margie Andrews who reside at 5 Beacon Street understand, per code, the side setback is 10'. My neighbor, Jacqueline Petty, is requesting a side setback reduction to 6.4'-6.7', which matches her existing house side setback. This will allow her to construct a new attached master bedroom. I support the variance she is requesting.

Margie Andrews 9-24-24

Margie Andrews Date

Planning and Zoning Board
City of St. Augustine
75 King Street
St Augustine, FL 32084

Dear Board Members:

We, Joel & Elizabeth Vennerstrom who reside at 8 Beacon Street understand, per code, the side setback is 10'. My neighbor, Jacqueline Petty, is requesting a side setback reduction to 6.4'-6.7', which matches her existing house side setback. This will allow her to construct a new attached master bedroom. I support the variance she is requesting.

Joel Vennerstrom — 9-22-24
Joel Vennerstrom — Date

Elizabeth Vennerstrom — 9-22-2024
Elizabeth Vennerstrom — Date

Planning and Zoning Board
City of St. Augustine
75 King Street
St Augustine, FL 32084

Dear Board Members:

We, Marcus Taylor & Asheley Ericksen who reside at 9 Beacon Street understand, per code, the side setback is 10'. My neighbor, Jacqueline Petty, is requesting a side setback reduction to 6.4'-6.7', which matches her existing house side setback. This will allow her to construct a new attached master bedroom. I support the variance she is requesting.

Marcus Taylor — 9-22-24
Date

Ashley Ericksen — 9/22/2024
Date

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	5.d.	PZB2024-0082
Request	**Address**	**Parcel ID**
Variance	402 Old Quarry Road	164420-0010 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Stephen Bradshaw c/o Honey Tree Properties
Owner:	Jim & Deborah Craggs
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Open Land
Zoning Designation:	Open Lands District: OL [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.41
Neighborhood:	South Davis Shores
Archaeological Zone:	IIH

Request Summary

This application is composed of variance requests to

1. Reduce the minimum side yard setback requirement of twenty (20) feet down to three (3) feet,
2. Increase the maximum lot coverage to seventeen (17) percent, and
3. Increase the maximum square footage of a guest house to five hundred forty-nine (549) square feet.

Approval of this request would allow for building permit application review of a new proposed guest house addition to an existing garage at 402 Old Quarry Road.

	Code Requirements	Proposed Site Conditions at 402 Old Quarry Road
Minimum side yard	Twenty (20) feet	**Three (3) feet**
Maximum lot coverage	Ten (10) percent	**Seventeen (17) percent**
Maximum impervious surface	Seventy (70) percent	Information not provided
Maximum guest house size	Five hundred (500) square feet	**Five hundred forty-nine (549) square feet**

The applicant cites in their application that the justification for these variance requests would "provide much-needed storage and functionality."

Staff Analysis

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

Sec. 28-2. – Definitions. [LINK TO SECTION]

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

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

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The applicant cites the Open Lands: OL zoning designation as the unique disadvantage at this property.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant wishes to replace their existing garage with a larger one which would also include a guesthouse.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The existing structures were built and assigned a zoning designation of OL prior to the current owner purchasing the property at 402 Old Quarry Road.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, CONTINUE, or DENY** the variance requests to reduce the minimum side yard setback, increase lot coverage, and exceed the maximum size of a guest house at 402 Old Quarry Road / PID 164420-0010.

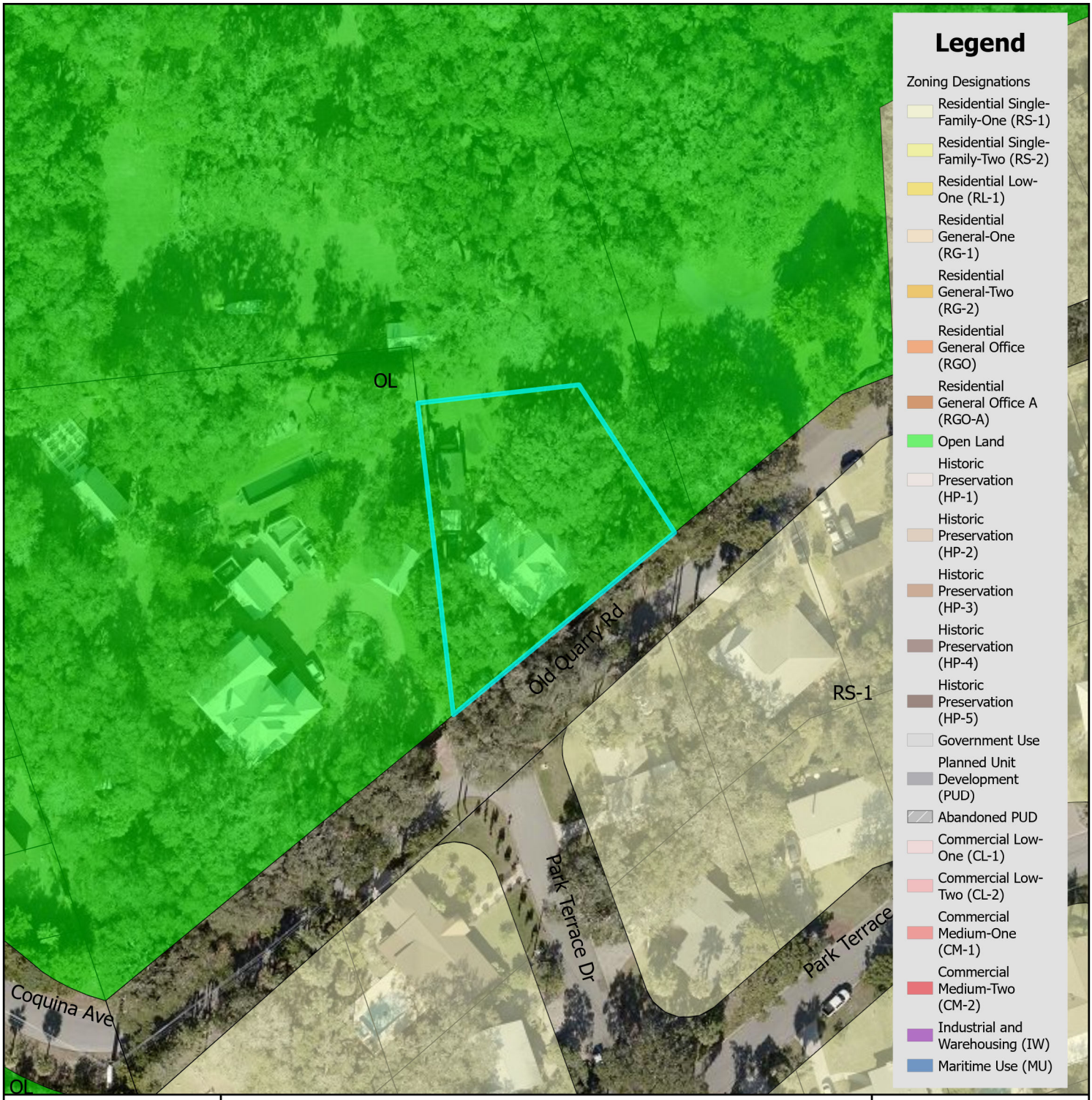
Attachments

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

Staff Report prepared by:

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

Attachment 1:
Zoning Map



Legend

Zoning Designations

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

Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

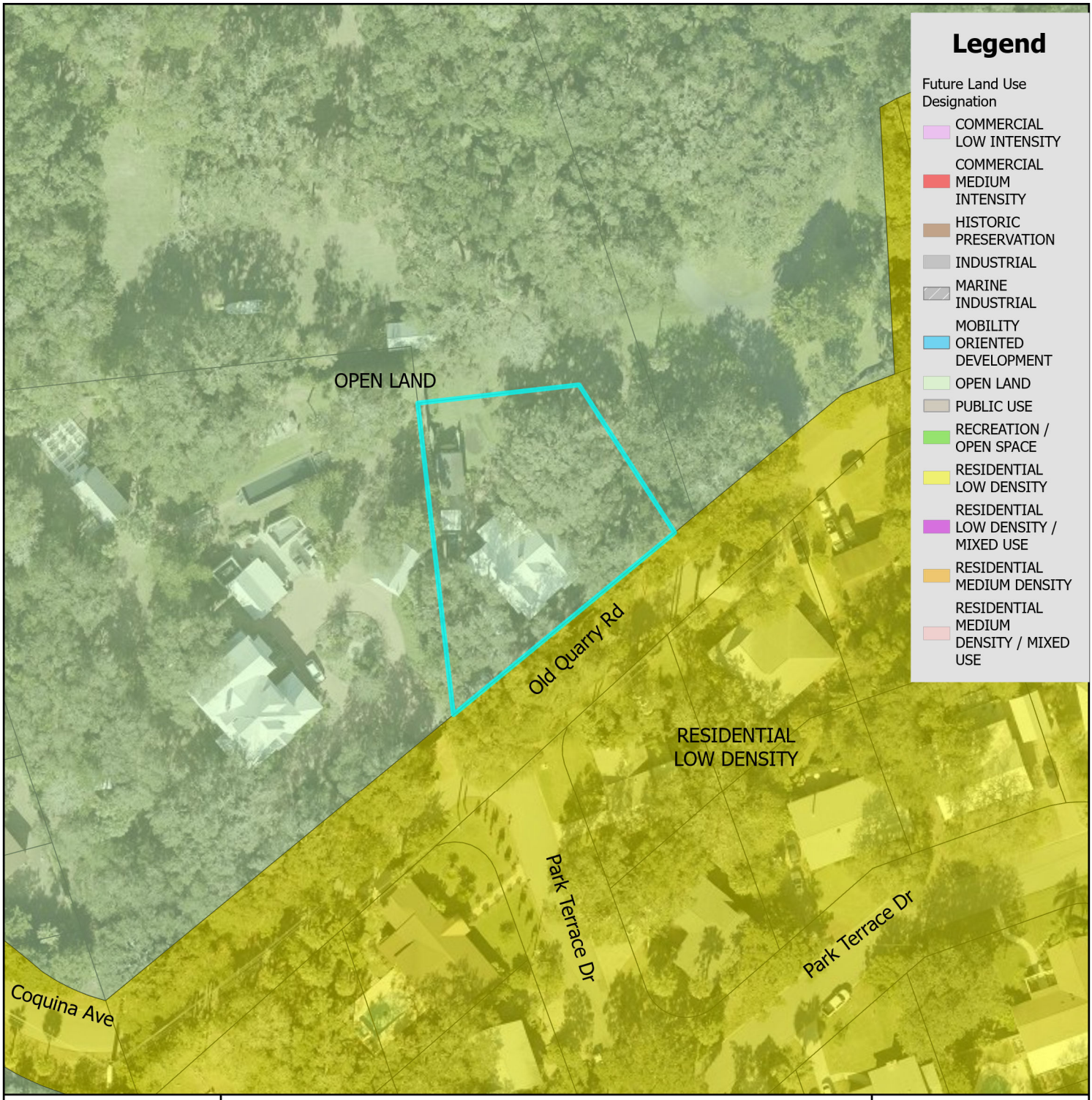
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

N

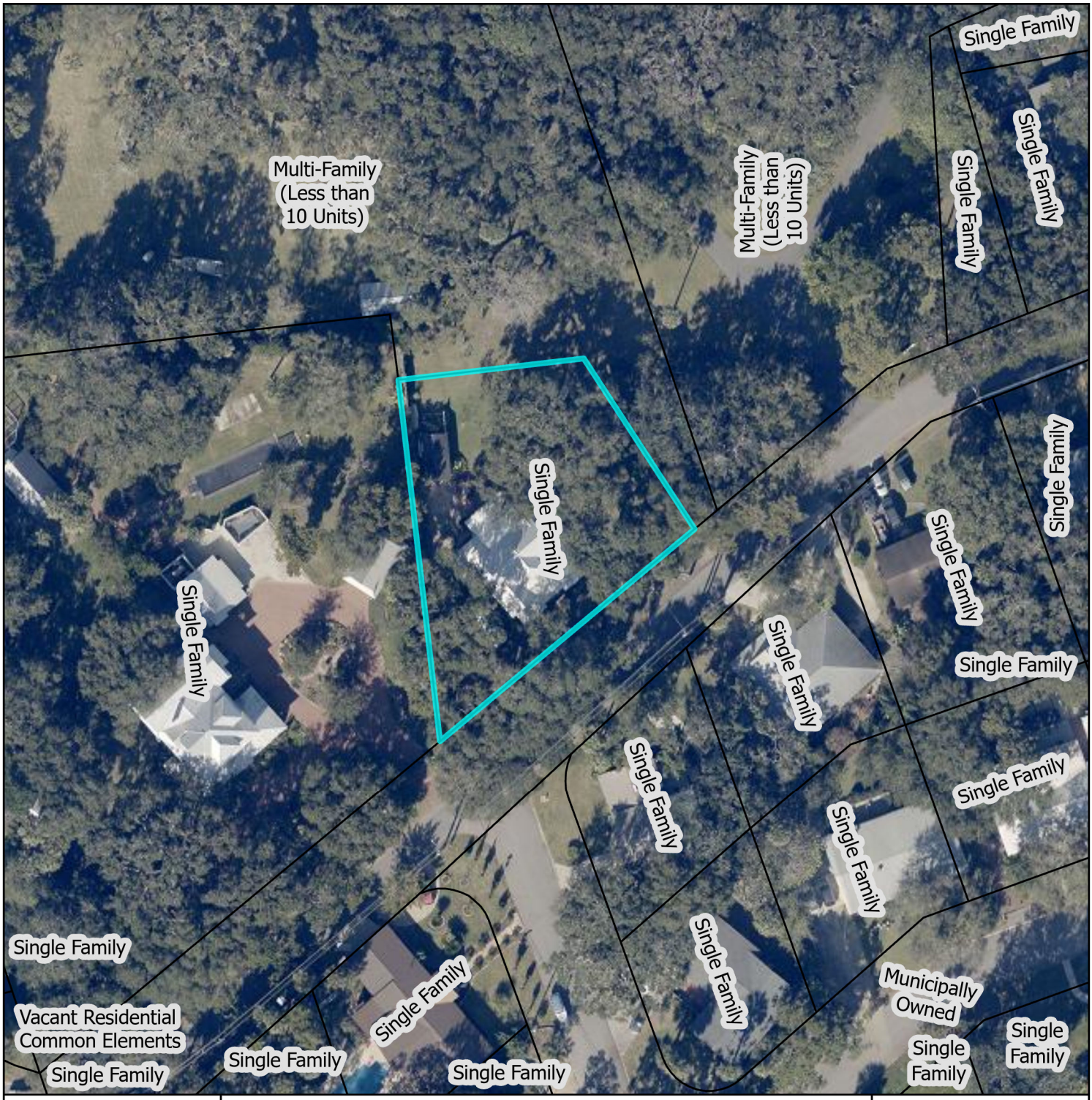
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map



St. Johns County Property Appraiser Use Classification Map

N

0 0.01 0.01 Miles

0 40 80 Feet

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph

Attachment 5:
Flood Map

FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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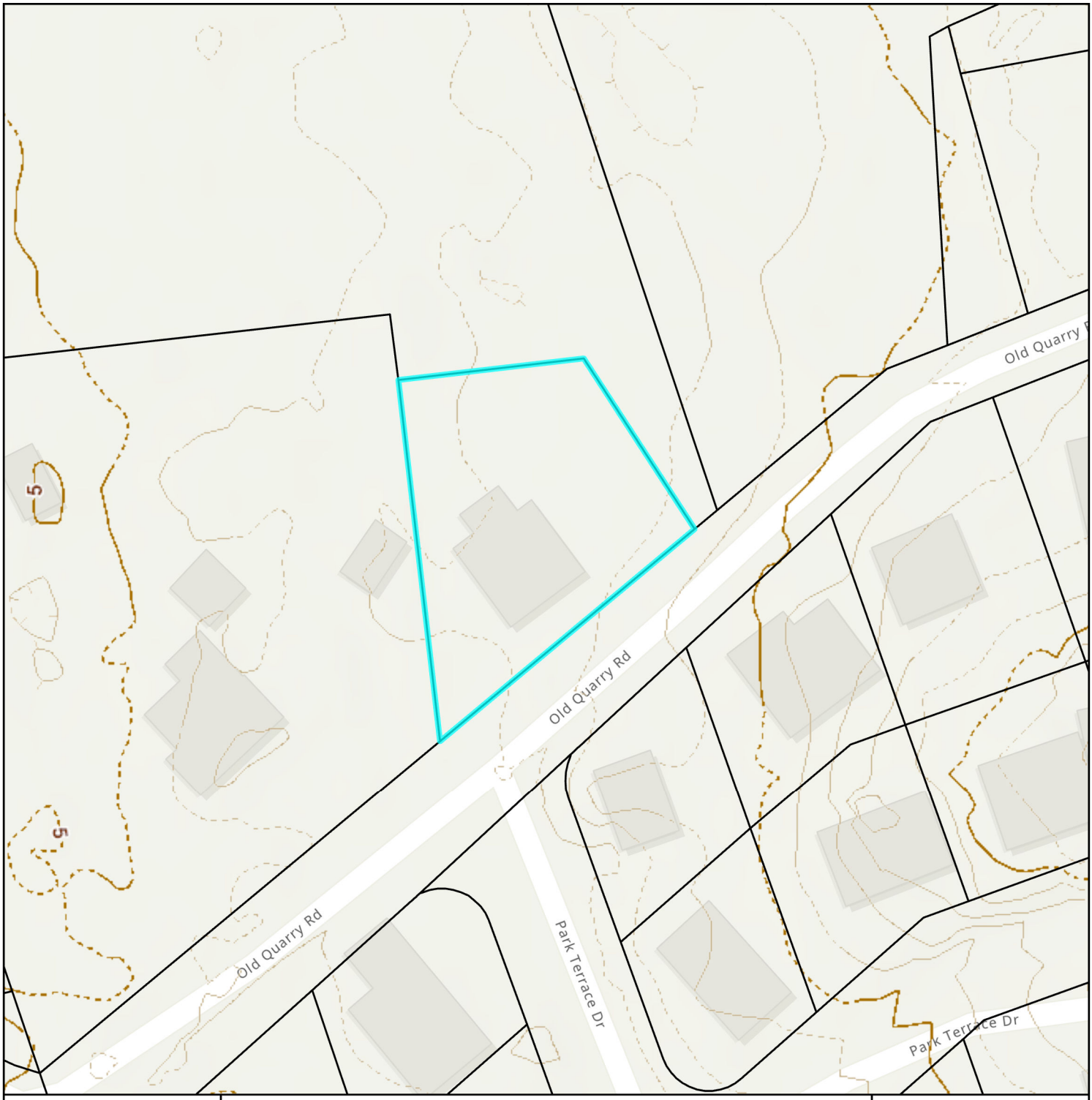
for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:
Elevation Map



Elevation Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Stephen Bradshaw Contact Number: (810)728-2504
   Business *(if applicable)*: Honey Tree Properties
   Address: 369 Travino Ave City: St. Augustine State: FL Zip: 32086
   E-Mail Address: steve@clinkit.app
2. NAME OF PROPERTY OWNER: JIm & Deborah Craggs Contact Number: (904)501-5100
   Business *(if applicable)*:
   Address: 402 OLD QUARRY RD City: St. Augusinte State: FL Zip: 32080
   E-Mail Address: jim.craggs@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   4-1 PT OF W'LY 800FT -197 X 92.29 X 10 8.39 X 180.28FT ON OLD QUARRY ROAD OR861/630 (PR/D)
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 1644200010
4. PROJECT STREET ADDRESS: 402 OLD QUARRY RD
5. SPECIFIC PROPOSED USE: Garage & Studio
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☒ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED:

   We are requesting a variance to allow for an additional 2% lot coverage, increasing the total coverage from 14.6% to 16.6%. This increase will accommodate the replacement of an existing garage with a slightly larger, more functional structure that better meets the needs of the property owner.
8. JUSTIFICATION FOR ACTION REQUESTED:

   The property's current lot coverage was established prior to the “Open Land” designation, which now limits lot coverage to 10%. The existing coverage of 14.6% was legal at the time of purchase and has been grandfathered in. We are seeking a variance to remove the current garage and build a slightly larger, modern garage that is more suitable for today’s needs. The proposed increase in coverage, an additional 2%, would provide much-needed storage and functionality without detracting from the neighborhood's overall character or causing harm to adjacent properties.

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

STEPHEN BRADSHAW

Print name of applicant

Signature of applicant

9/23/24

Date

10/31/17

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

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

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Please see response on last page

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Please see response on last page

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

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

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

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

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

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

X _____ 9-25-24
Signature of Applicant Date

X _____ 9-25-24
Signature of Property Owner Date

04/18/2019

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

Yes, the property suffers from a singular disadvantage due to its size and pre-existing lot coverage. The property's current 14.6% coverage was established before the "Open Land" designation, which now limits coverage to 10%. This unique situation puts the property at a disadvantage compared to others in the vicinity that may not have been subject to the same zoning restrictions after purchase. The existing structure's placement and size were legally built at the time, and the property's shape and current development limit the owner's ability to make necessary improvements without exceeding the current 10% threshold. Other properties in the area that are smaller or have different zoning designations may not face the same restrictions, making this property uniquely impacted by the change in zoning after the owner's purchase.

This disadvantage creates a hardship for the property owner, as they are unable to make improvements to the garage without the variance, while other properties in the area may not face this same challenge.

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

Yes, the disadvantage directly impacts the owner's ability to make reasonable use of the property. The current garage is outdated and inadequate for the homeowner's modern needs, including storage for vehicles and personal items. Due to the property's pre-existing lot coverage of 14.6%, which exceeds the newly imposed 10% limit, the owner is unable to replace the garage with a slightly larger and more functional structure without exceeding the allowed coverage.

Without the variance, the owner is effectively prevented from updating and improving their property in a way that aligns with current standards of reasonable use for residential properties. The inability to build a properly sized garage not only limits the utility of the property but also devalues it compared to other homes in the area that are not subject to such stringent limitations. Granting the variance allows the homeowner to make reasonable and necessary improvements while still respecting the overall character of the neighborhood.

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

Yes, the disadvantage was not created by the owner or applicant, but rather is the result of changes to zoning regulations that occurred after the property was purchased. The current 14.6% lot coverage existed before the City of St. Augustine designated the property as "Open Land," which now limits coverage to 10%. The property owner had no control over this zoning change, and they built or maintained structures legally based on the regulations in place at the time of purchase.

The need for a variance arises solely due to the City's reclassification of the land, which imposed new restrictions that the owner could not have anticipated. The owner is simply seeking to replace and modestly enlarge an existing structure (the garage) to meet modern needs, a reasonable request that does not stem from any actions taken by the owner. Therefore, the disadvantage results entirely from external factors, not from any modifications or decisions made by the applicant.

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

Yes, granting the variance will not be contrary to the public interest and will not adversely affect other properties in the vicinity. The proposed increase in lot coverage, from 14.6% to 16.6%, represents a modest 2% increase that is minimal in scale and will not negatively impact the surrounding community or the natural environment.

Impact on Neighboring Properties:
The new garage will be designed to align with the existing architectural character of the neighborhood and will not encroach on setbacks, cause visibility issues, or interfere with neighboring properties' enjoyment or value. Additionally, appropriate measures will be taken to ensure that the slight increase in lot coverage does not create any drainage or runoff issues.

Public Interest:
The public interest will be served by allowing the homeowner to make necessary improvements to their property, enhancing its functionality and long-term value. The requested variance will enable the construction of a modern, energy-efficient garage that meets current standards, without placing any undue burden on public infrastructure or services.

Harmony with the Spirit, Intent, and Purpose of the Section:
The variance request is in harmony with the intent and spirit of the zoning ordinance, as it respects the original use and layout of the property, which predates the current "Open Land" designation. The slight increase in lot coverage will allow the property to be used in a manner consistent with its historical use, without significantly altering the character or open space goals of the zoning district. The proposed changes are a reasonable accommodation that balances the needs of the property owner with the overall objectives of the zoning regulations.

In conclusion, granting the variance will support the efficient use of the property, enhance its utility, and ensure its continued contribution to the community, all while maintaining the integrity of local zoning laws.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

STEPHEN BRADSHAW is/are hereby authorized TO ACT ON BEHALF OF JIM & DEBBIE CRAGGS, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 402 OLD QUARRY RD. SAINT AUGUSTINE FL 32080

BY: James Craggs
Signature of Owner

JAMES CRAGGS
Print Name of Owner

(904) 501-5100
Telephone Number

State of Florida

County of St Johns

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

By James Craggs

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Public State of Florida
Donna C Sanders
My Commission HH 133155
Expires 06/06/2025

Notary Signature: Donna Sanders

My Commission expires: 6/6/25

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 402 OLD QUARRY RD ST. AUGUSTINE FL 32080

Applicant's Name: STEPHEN BRADSHAW Applicant's Signature: Stephen Bradshaw

Owner's Name: James Craggs Owner's Signature: James Craggs

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

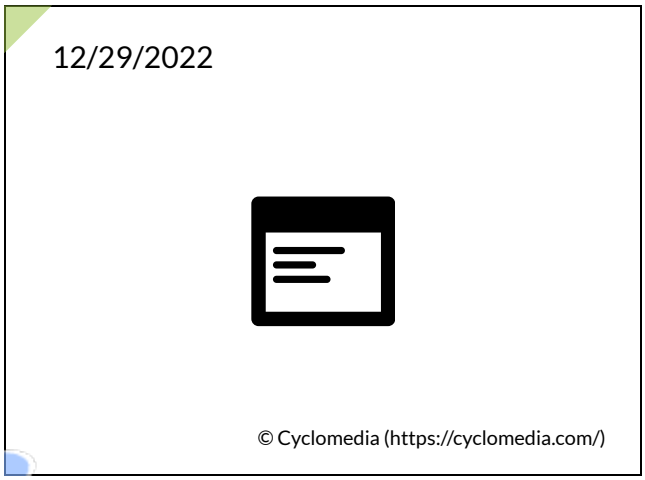
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1644200010
Location Address	402 OLD QUARRY RD SAINT AUGUSTINE 32080-0000
Neighborhood	Park Terrace (716)
Tax Description*	4-1 PT OF W'LY 800FT -197 X 92.29 X 10 8.39 X 180.28FT ON OLD QUARRY ROAD OR861/630 (PR/D) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	N/A
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.410
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Craggs James H III,Deborah D 100% Craggs Deborah D 100%
Mailing Address	402 OLD QUARRY RD SAINT AUGUSTINE, FL 32080-5330

Exemption Information

Exemption Type	Status	Amount
Homestead		$49,676

Map

Valuation Information

	2025
Building Value	$281,942
Extra Features Value	$2,474
Total Land Value	$266,226
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$550,642**
Total Deferred	$475,966
Assessed Value	**$74,676**
Total Exemptions	$49,676
Taxable Value	**$25,000**

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

Historical Assessment Information

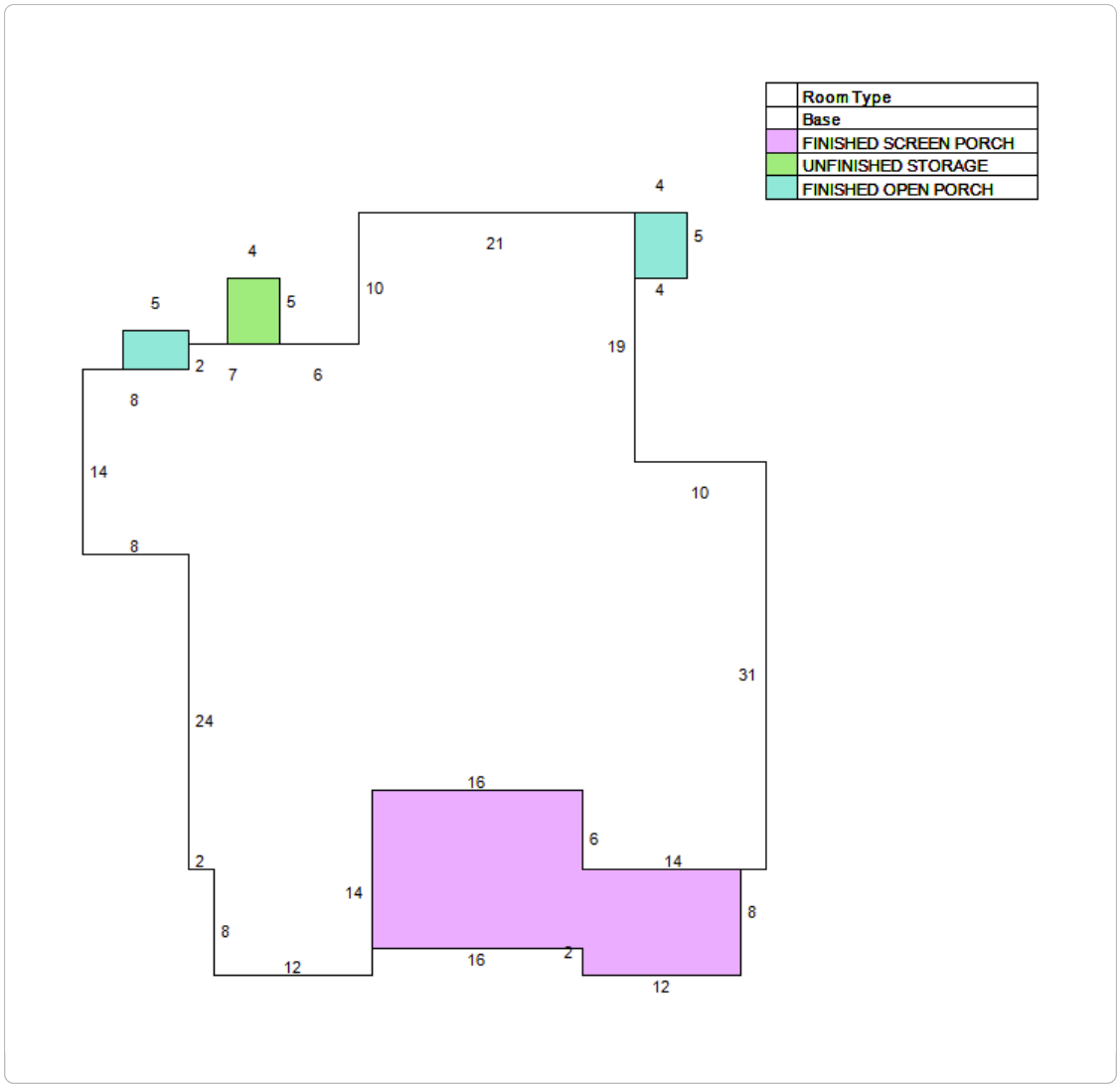
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$291,340	$2,474	$0	$0	$0	$560,040	$72,501	$535,040	$25,000
2023	$290,115	$2,474	$266,226	$0	$0	$558,815	$70,389	$533,815	$25,000
2022	$257,408	$8,014	$266,226	$0	$0	$531,648	$68,339	$506,648	$25,000
2021	$127,871	$8,014	$214,321	$0	$0	$350,206	$66,349	$325,206	$25,000
2020	$111,483	$8,014	$171,457	$0	$0	$290,954	$65,433	$265,954	$25,000
2019	$102,792	$4,264	$171,457	$0	$0	$278,513	$63,962	$253,513	$25,000
2018	$88,067	$4,264	$148,076	$0	$0	$240,407	$62,769	$215,407	$25,000
2017	$92,468	$4,264	$148,076	$0	$0	$244,808	$61,478	$219,808	$25,000
2016	$95,713	$4,264	$148,076	$0	$0	$248,053	$60,214	$223,053	$25,000
2015	$84,176	$4,264	$113,006	$0	$0	$201,446	$59,795	$176,446	$25,000
2014	$81,865	$4,264	$113,006	$0	$0	$199,135	$59,320	$174,135	$25,000

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$281,942	**Roof Structure**	Gable Hip
Year Built	1925	**Interior Flooring**	Carpet, Pine Wood
Actual Area	2335	**Interior Wall**	Drywall
Conditioned Area	1992	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Wood Shingle	**Baths**	

Description	Square Footage
BASE AREA	1992
FINISHED OPEN PORCH	15
UNFINISHED STORAGE/UTILITY	20
FINISHED OPEN PORCH	20
FINISHED SCREEN PORCH	288
Total SqFt	2335

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1848
Masonry Wall (Mix)		626

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	170	152	143	EF	$266,226

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/1/1990	$0.00		861	630	U	I		CRAGGS JAMES H III,DEBORAH D
	4/1/1990	$0.00		861	624	U	I		
	11/1/1981	$0.00		517	163	U	I		

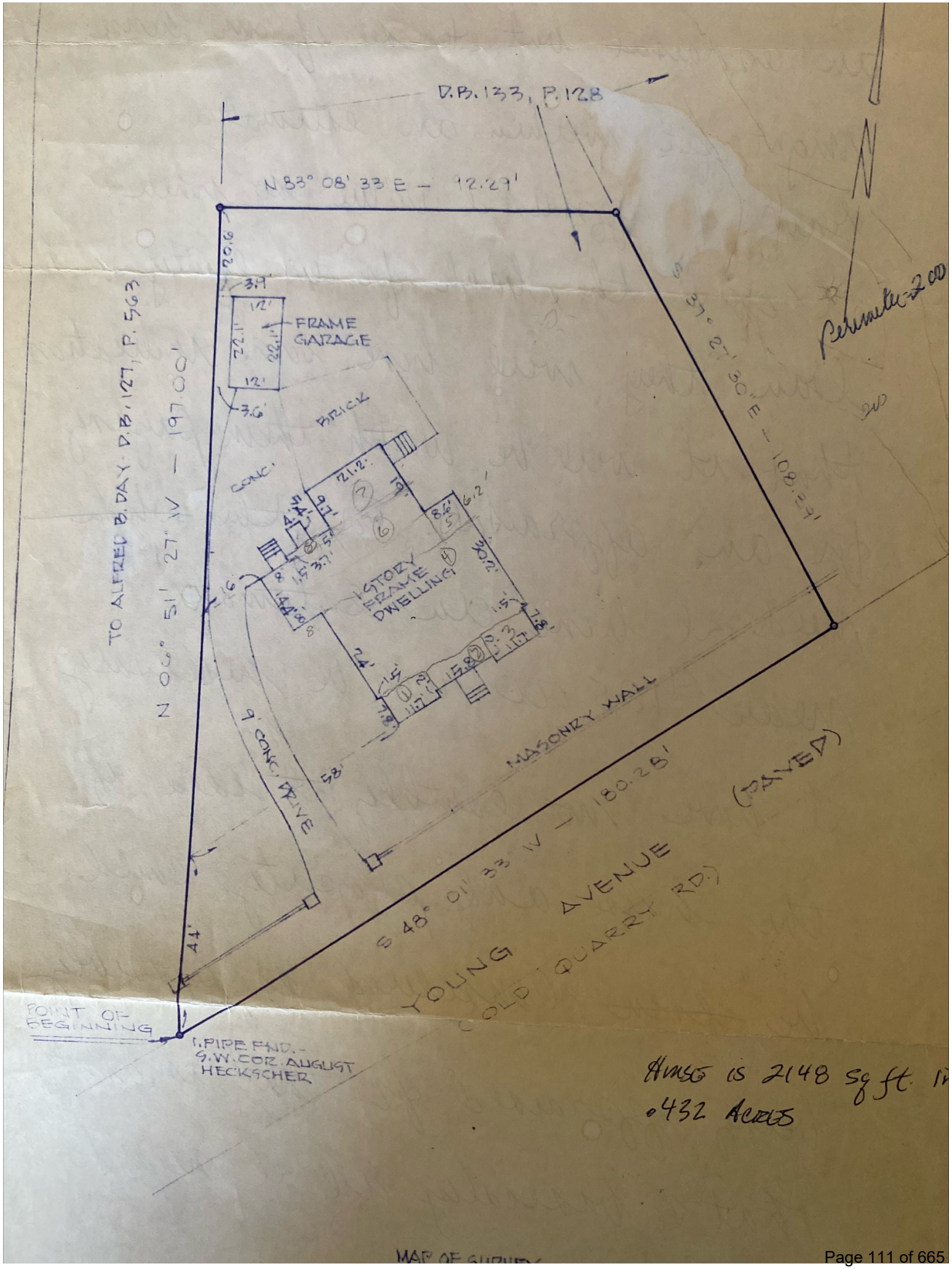
No data available for the following modules: Sales Questionnaire Form.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

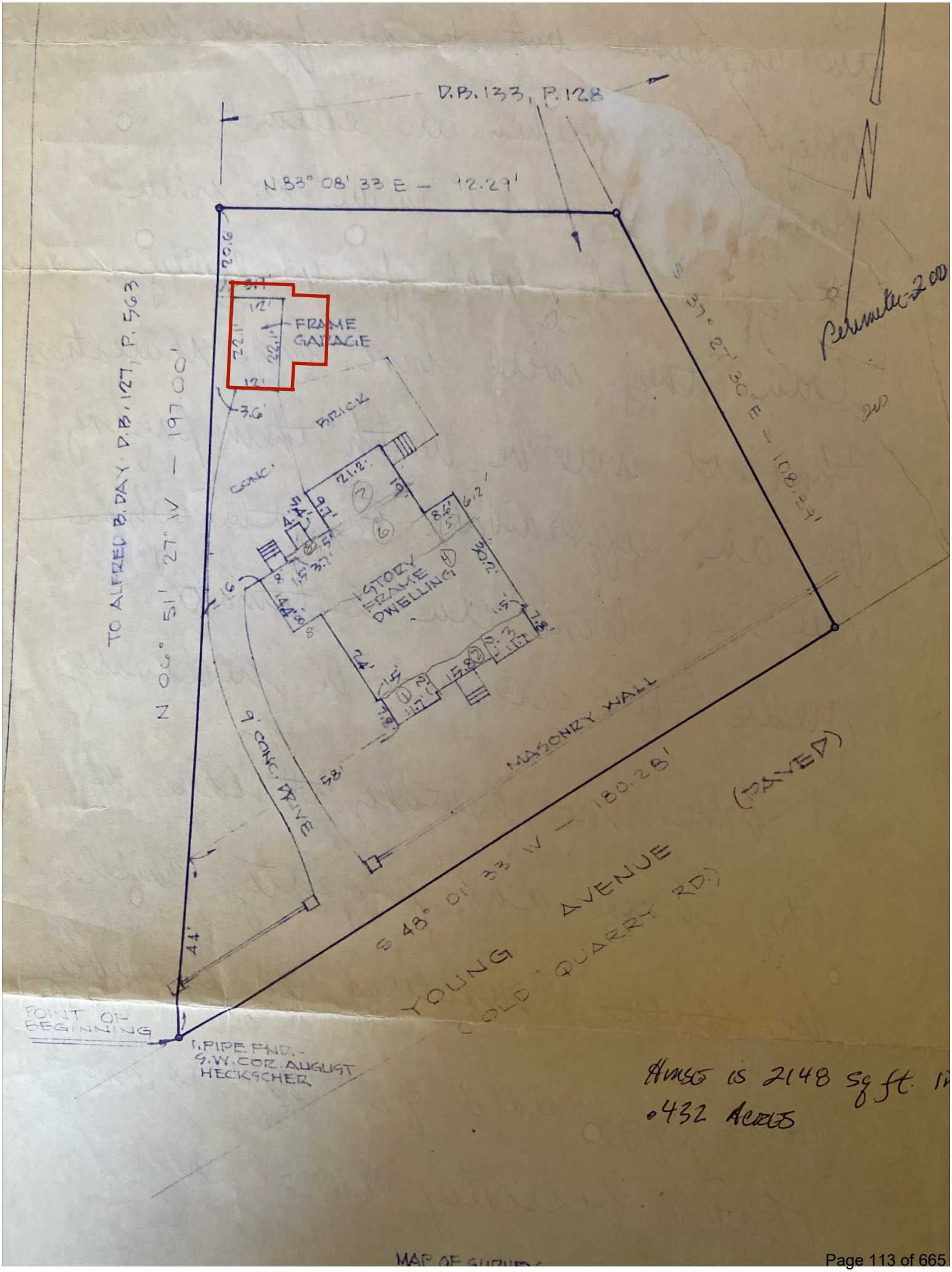
Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Existing Site Plan

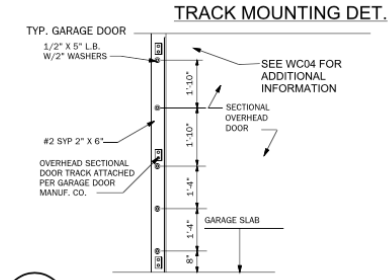


MAP OF SURVEY

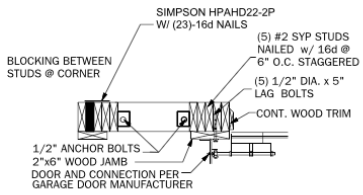
Attachment 10:
Proposed Site Plan


D.B. 133, P. 128
N 83° 08' 33 E — 92.29'
TO ALFRED B. DAY. D.B. 127, P. 563
N 06° 51' 27" W — 197.00'
S 37° 21' 30" E — 108.24'
Perimeter = 2.00
FRAME GARAGE
BRICK
CONC.
1 STORY FRAME DWELLING
9' CONC. DRIVE
MASONRY WALL
S 48° 01' 33" W — 180.28'
YOUNG AVENUE
(COLD QUARRY RD.)
(PAVED)
POINT OF BEGINNING
1. PIPE FND. - S.W. COR. AUGUST HECKSCHER
House is 2148 sq ft. in
.432 Acres

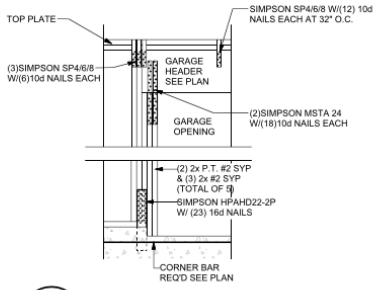
Attachment 11:
Proposed Floor Plan



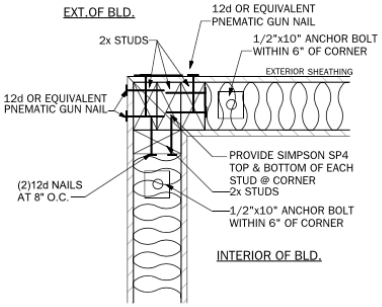
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
N.T.S.



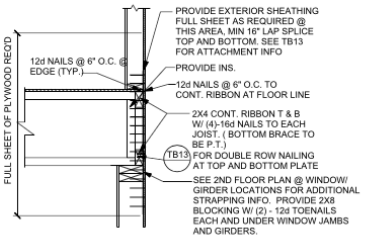
TYP. CORNER @ GARAGE



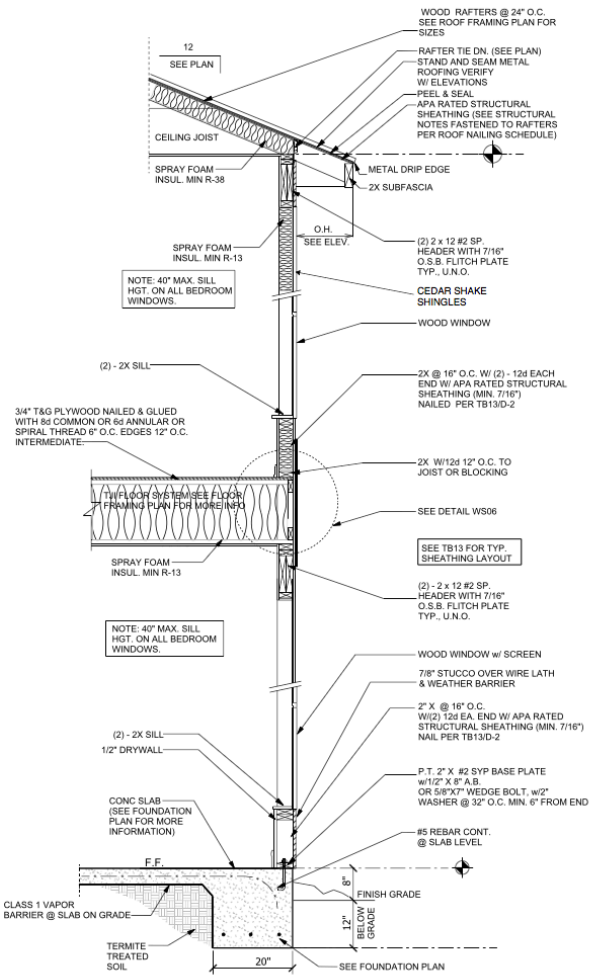
WC04 GARAGE HEADER ANCHOR
SCALE:1/2"=1'-0"



WC06 EXTERIOR FRAME CORNER
SCALE: 1" = 1'-0"

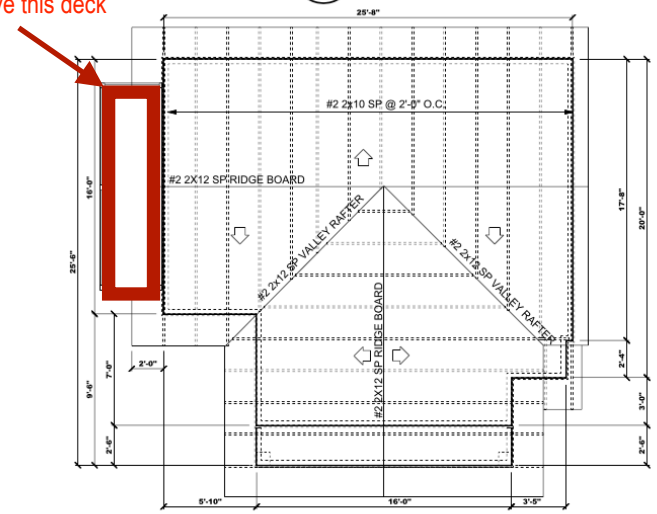


WS06 FLOOR ATTACHMENT DETAIL
SCALE: 3/4" = 1' - 0"

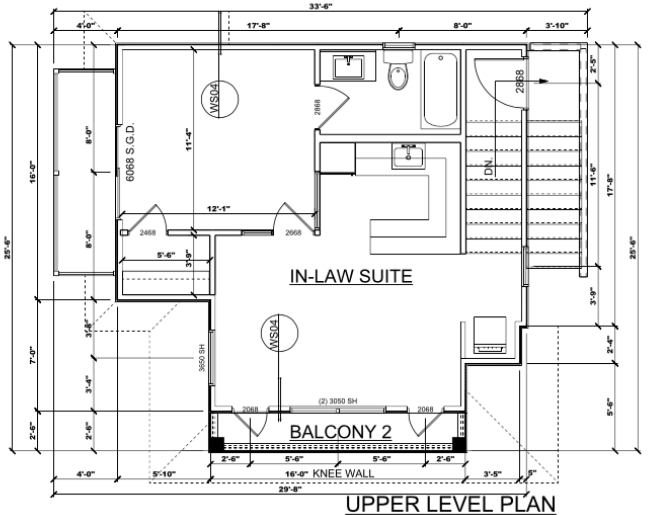


WS04 2-STORY FRAME WALL SETION
SCALE: 3/4" = 1'-0"

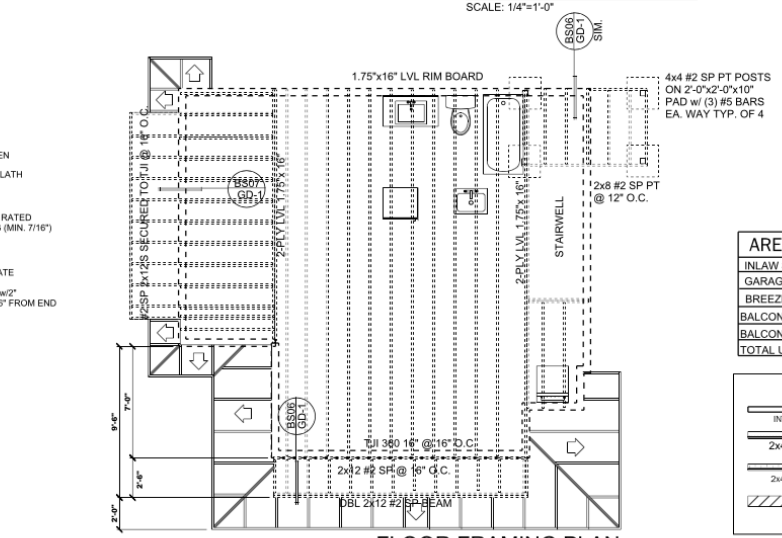
Remove this deck



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"



FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

AREA CALCULATIONS	
INLAW SUITE (AC)	549 S.F.
GARAGE	411 S.F.
BREEZEWAY	166 S.F.
BALCONY 1	38 S.F.
BALCONY 2	41 S.F.
TOTAL UNDER ROOF	1205 S.F.

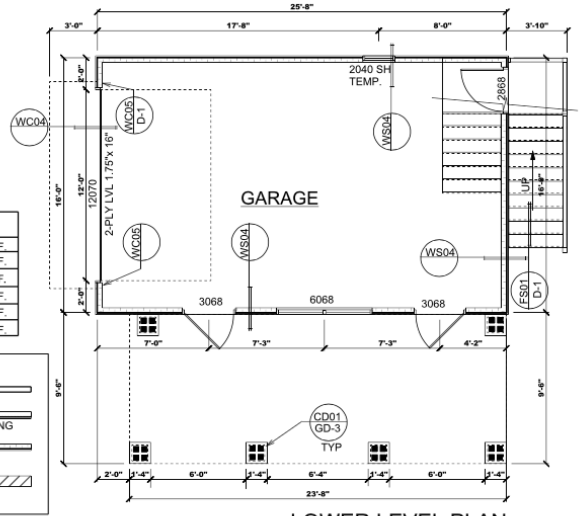
WALL LEGEND

INTERIOR 2X4 FRAMED WALL

2x4 FRAMED WALL WITH SIDING

2x4 FRAMED WALL w/ 7/8"STUCCO

8" C.M.U. BLK.



LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	6.a.	PZB2024-0077
Request	**Address**	**Parcel ID**
Variance and Conservation Overlay Zone Development	30 Davis Street	119921-0001 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Chad Ruziskey c/o All Angles Construction
Owner:	Gregory Leo Sr.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.13
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application includes requests for

1. Conservation Overlay Zone (COZ) 3 development to remove three (3) trees, including a significant Laurel Oak tree, and
2. A variance request to reduce the required rear yard setback of ten (10) feet down to two (2) feet.

Approval of this application and its requests would allow for the review of a building permit application for a new single-family home along Davis Street / PID 119921-0001.

The applicant's justification for the setback variance is that there is a "beautiful mature oak on the property that needs to stay" and that the proposed construction would ensure the retention of that tree.

Staff Analysis

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

Sec. 11-28. – Issuance of building permits. [LINK TO SECTION]

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
This application includes the request to remove one (1) significant Laurel Oak tree.

(d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.
Staff analysis of chapter 25 is included in this report.

Sec. 11-29. – Standards for review. [LINK TO SECTION]

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

(1) Site specific conditions.
The property at Davis Street / PID 119921-0001 is located primarily within the X flood zone. This property is also partially located within Conservation Overlay Zone 2 due to the proximity of Oyster Creek.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
This site is located within a developed area of West City of St. Augustine and across the street from Oyster Creek.

(3) Natural and proposed drainage patterns.
Drainage patterns are shown to be altered with the proposed new construction.

(4) Effect of point and nonpoint discharge in the marine environment.
There appears to be minimal impacts to the marine environment with point and nonpoint discharge from the subject properties.

(5) Proposed soil stabilization and erosion control methods.
The City's permitting process will ensure compliance with the requirements of erosion control measures.

(6) Impact on floodplain.

The proposed development is contained primarily within the X flood zone which should lessen any potential impacts on the floodplain.

(7) Impact of development on vegetative and animal communities.
This proposal requires the removal of three (3) trees while also retaining three (3) trees.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Minimal potential associated with residential development.

(9) Effect of shade on vegetation and shellfish.
Not applicable to this request.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable to this request.

(11) Impact of development on shoreline by linear feet and percent of site.
Not applicable to this request.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
The majority of the property is located outside of COZ 2, meaning impact on vistas and scenic opportunities is minimal.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
This proposal includes the removal of two (2) pine trees and a (1) significant Laurel Oak tree as well as the retention of a (1) significant Laurel Oak tree, a (1) significant Live Oak tree and a (1) Palm tree.

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
The submitted site plan shows lot coverage at 26.8%, plans do not document the impervious surface ratio.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
Impacts on water quality should be minimal for the proposed single-family home development.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
Not applicable to this request.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single

watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Not applicable to this request.

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

(1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

- The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

  An arborist report has not been provided by the applicant.
- The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

  Given the shape of the parcel the ability to retain all trees proves difficult, staff believes the proposal works with the site to retain multiple significant trees.
- The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- Whether the tree has been designated a significant tree.

  Laurel Oak trees 15 to 36 inches in diameter are defined as significant trees as found in Sec. 11-27. – Definitions.
- Impact upon the urban and natural environment, including:
  - Ground and surface water stabilization.
  - Water quality and aquifer recharge.
  - Ecological impacts.
  - Noise pollution.
  - Air movement.
  - Air quality.
  - Wildlife habitat.
- The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
(3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
(4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

Sec. 25-53. – General landscape requirements. [LINK TO SECTION]

(c) *Plant materials.* Plant materials are subject to the following:
(10) *Ratio of required trees.* The total combination of retained trees and new trees planted for credit shall result in the development meeting the following ratios:

Shade trees	=	Fifty (50) percent minimum
Understory trees	=	Fifty (50) percent maximum
Palms	=	Twenty-five (25) percent maximum

The proposed site plan shows shade and palm trees at a ratio which complies.

(d) *Tree mitigation*.
(1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

The submitted site plan shows eleven (11) credits for the three trees retained and six (6) debits for the three trees removed which results in a positive number of credits.

Sec. 25-58. – Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with chapter 28. Standards and criteria for conservation overlay zone development review shall be in accordance with chapter 11.

Sec. 28-2. – Definitions. [LINK TO SECTION]

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

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The parcel at Davis Street / PID 119921-0001 is uniquely shaped and contains several significant trees, two of which are to be retained with this proposed development.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The location of the trees currently on-site proves to be a disadvantage in efforts to meet the minimum setback requirements of the RS-2 zoning district.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The location of the trees currently on-site are not a result of conditions created by the owner.

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

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 2 and 3 at Davis Street / PID 119921-0001.

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, CONTINUE, or DENY** the variance request to reduce the minimum rear yard setback at Davis Street / PID 119921-0001.

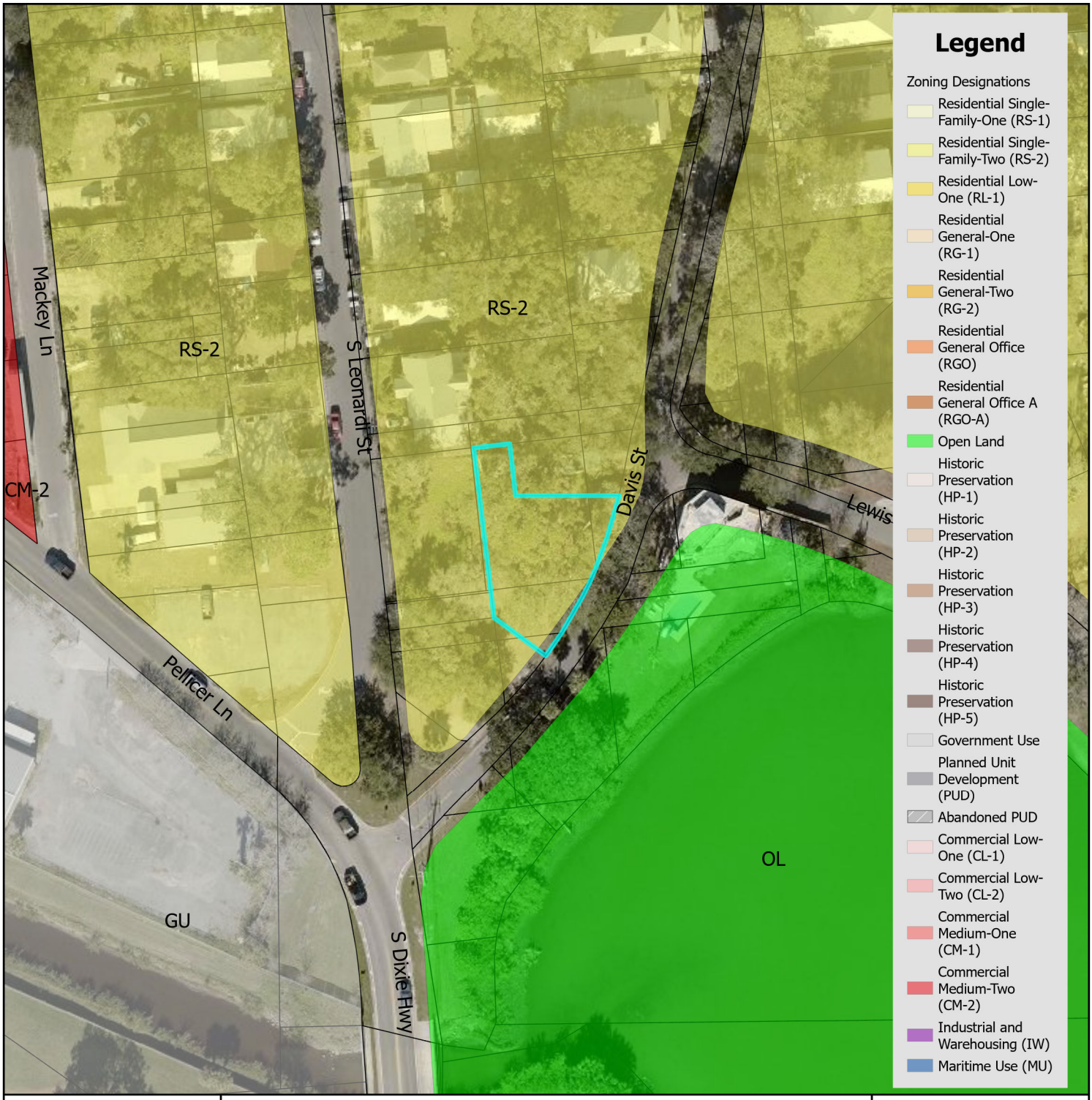
Attachments

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

Staff Report prepared by:

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

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

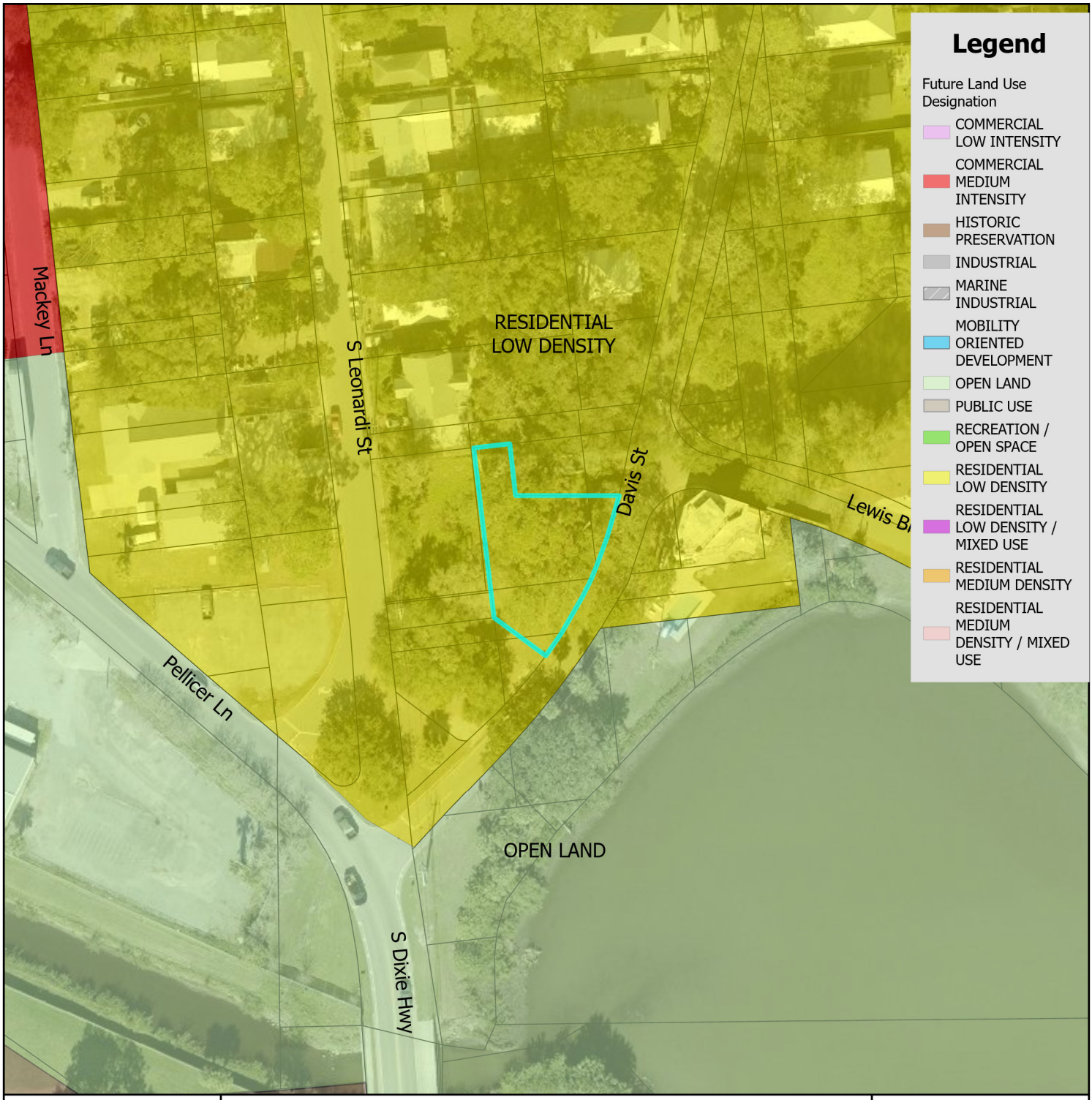
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
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2024

N

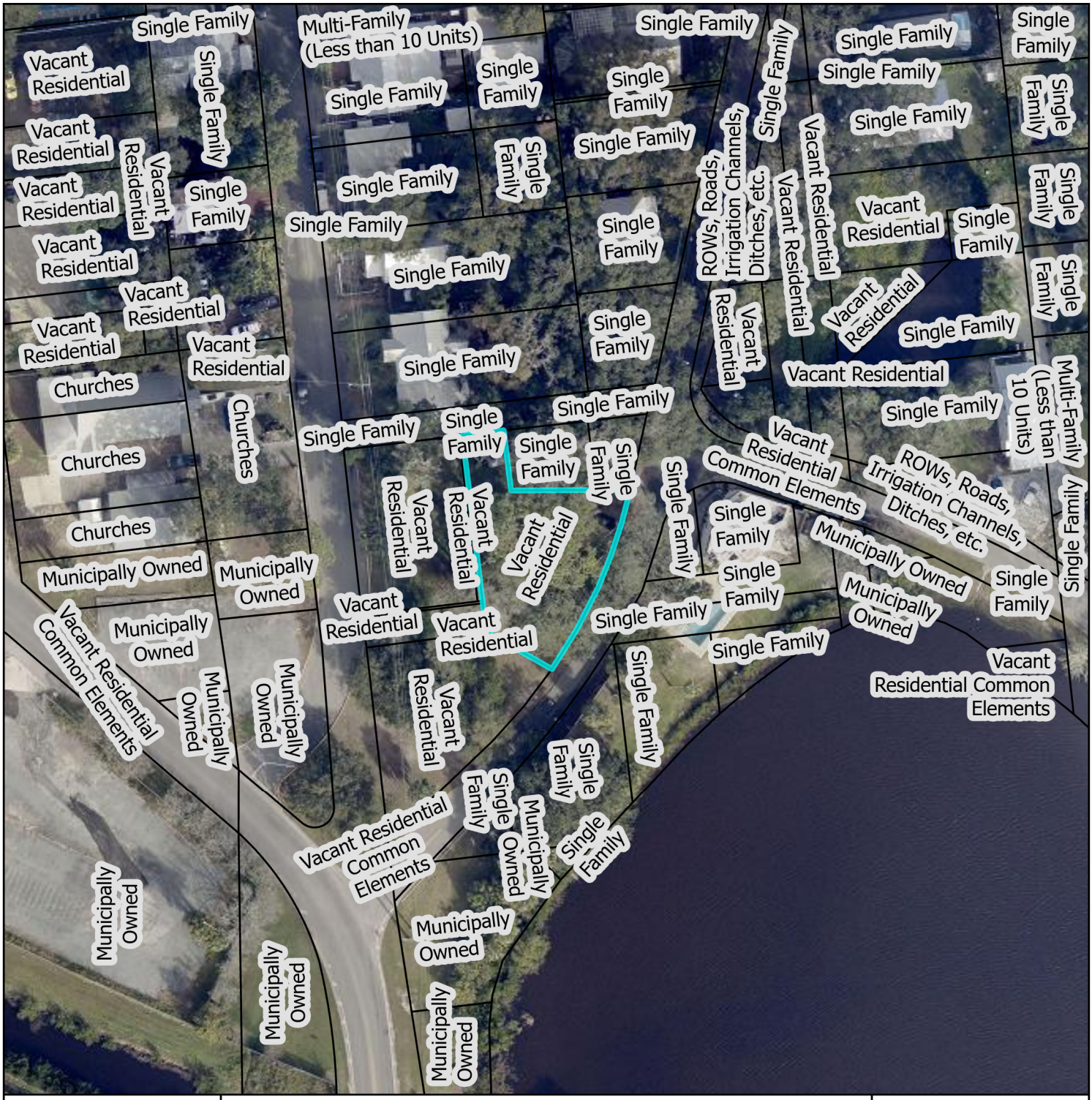
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map



St. Johns County Property Appraiser
Use Classification Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

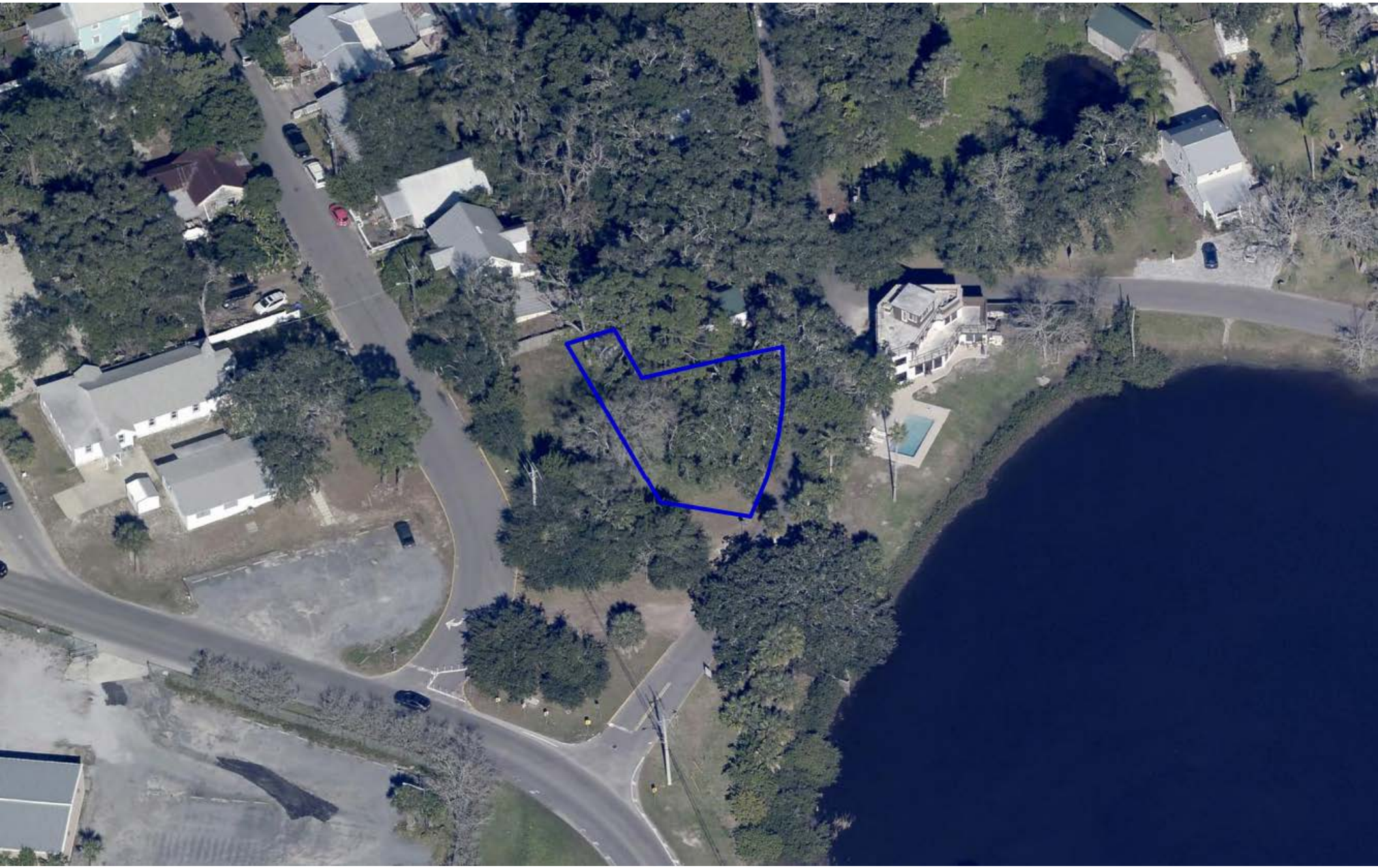
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

0 40 80 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map

FEMA Flood Zone Map

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

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2024

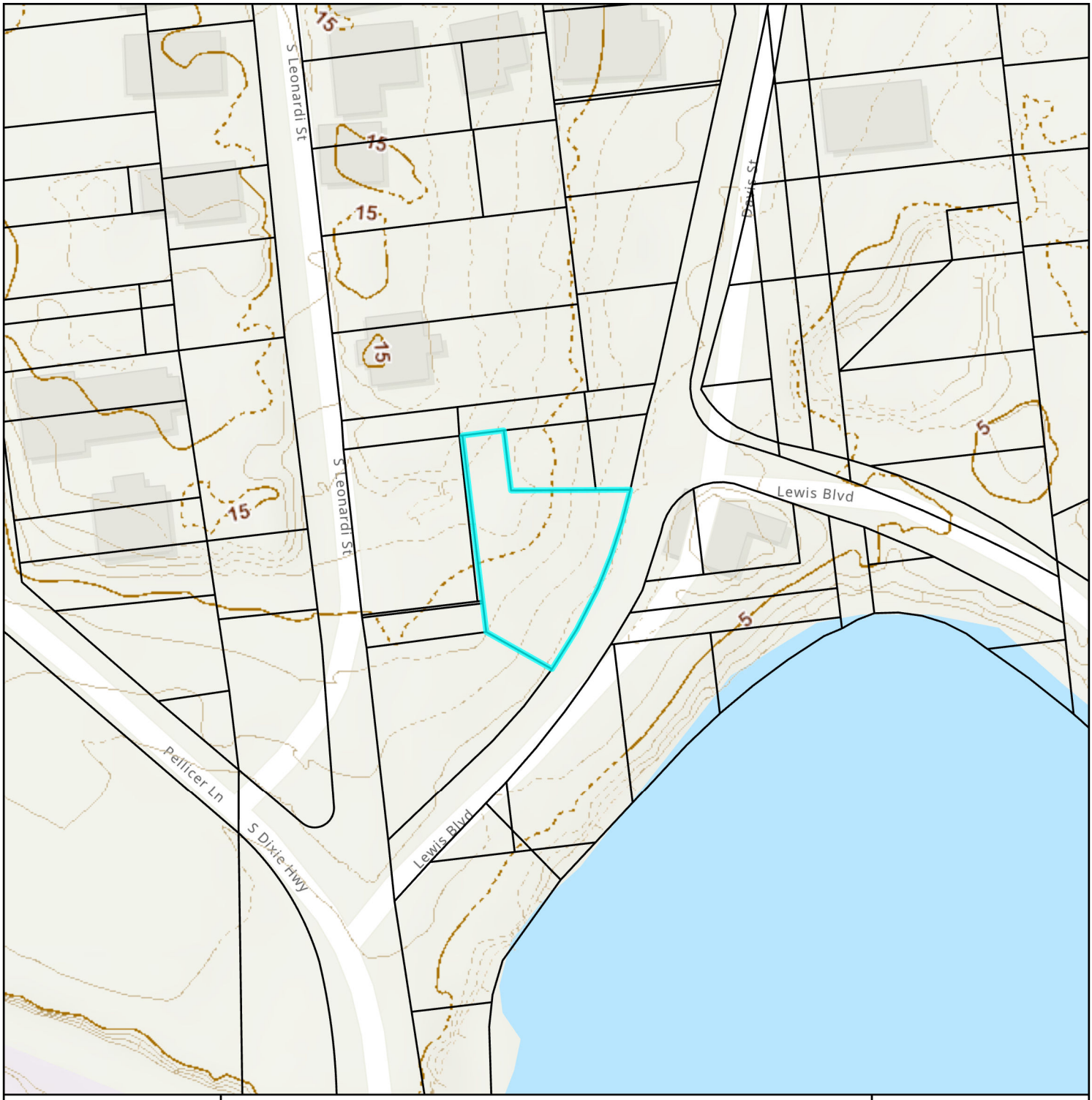
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:
Elevation Map



Elevation Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

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1. NAME OF APPLICANT: Chad Ruziskey Contact Number: 9048064088
   Business *(if applicable)*: All Angles Construction
   Address: 3756 Flamingo St. City: St. Augustine State: FL Zip: 32080
   E-Mail Address: allanglesbuild@gmail.com

2. NAME OF PROPERTY OWNER: Gregory Leo Sr. Contact Number: 9338655747
   Business *(if applicable)*:
   Address: 21 Davis St. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: gregoryleosr@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: n/a Block: 114/17-18 OYSTER VIEW HOMES
   Subdivision: OYSTER VIEW HOME Parcel Number: 1199210001

4. PROJECT STREET ADDRESS: 30 Davis Street

5. SPECIFIC PROPOSED USE: construction of single family home

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

7. DESCRIPTION OF ACTION REQUESTED: Requesting smaller rear setback of 7 feet instead of 10 feet

8. JUSTIFICATION FOR ACTION REQUESTED: There is a beautiful mature oak on the property that needs to stay, construction of a new home around the tree would be less problematic for the tree and home is set back were 7 feet instead of 10

04/18/2019

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: the unique shape of this lot and the location of mature tree causes a disadvantage for the construction of desired home

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: the size of tree and location causes the owner disadvantages for construction by trying not disturb treed root system

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: the owner purchsed land with existing tree and has not created any disadvantages

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

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

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

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

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

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

Chad Ruziskey — 8/29/20024
Signature of Applicant — Date

Signature of Property Owner — 10/7/24
Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Chad Ruzsikey

Print name of applicant

Chad Ruzsikey

Signature of applicant

8/29/2024

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 30 Davis St. St. Augustine FL 32084

Applicant's Name: Chad Ruziskey Applicant's Signature: Chad Ruziskey

Owner's Name: Lion Gate of St. Augustine, LLC Owner's Signature:

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

LION GATE of ST. AUGUSTINE
Print Name of Owner

973-865-5747
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 4 day of October, 2024

By Gregory Leo

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Cindy A. Carter

My Commission expires: 02/19/25

NOTARY PUBLIC STATE OF FLORIDA
CINDY A. CARTER
MY COMMISSION # HH65637
EXPIRES: February 19, 2025

Rev:022117

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1199210001
Location Address	DAVIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	114/17-18 OYSTER VIEW HOMES PARCEL A *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	OYSTER VIEW HOMES
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.130
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Lion Gate Of St Augustine LLC 100%
Mailing Address	21 DAVIS ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$0
Total Land Value	$95,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$95,000**
Total Deferred	$0
Assessed Value	**$95,000**
Total Exemptions	$0
Taxable Value	**$95,000**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$0	$0	$0	$0	$95,000	$95,000	$0	$95,000
2023	$0	$0	$95,000	$0	$0	$95,000	$95,000	$0	$95,000
2022	$0	$0	$5,000	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$95,000

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Site Plan

PROPOSED HOUSE ADD 3' VARIANCE TO WEST "REAR" 32' x 50'

30 DAVIS ST PARCEL AID # 1199210001

LEGEND

- EM1 = SITE BENCHMARK
- S = SANITARY SEWER MANHOLE
- = WATER BIB
- = FIRE HYDRANT
- = CABLE/INTERNET UTILITIES BOX
- = POWER POLE
- = EXISTING WATER METER
- = PROPOSED WATER METER
- = WELL
- = UNNUMBERED X-CUT IN CONCRETE FOUND
- = FOUND NAIL/DISC
- = SET NAIL AND DISC LB#8139
- = FOUND CONCRETE MONUMENT
- = PRM/BLOCK CORNER FOUND
- = SET 1/2" IRON ROD LB#8139 AT PROPERTY CORNER
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE

A/C	= AIR CONDITIONER ON PAD
BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
DB	= DEED BOOK
LB	= LICENSED SURVEY BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRE/LINE
ORB	= OFFICIAL RECORDS BOOK
PC	= POINT OF CURVATURE
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
RBL	= REFERENCE BEARING LINE
R/W	= RIGHT-OF-WAY LINE
STY	= STORY
TYP	= TYPICAL
(P)	= PLAT CALL
(M)	= FIELD MEASURED VALUE
(D)	= DEED CALL
(C)	= CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R)	= RECORD VALUE

NOT INCLUDED IN THIS SURVEY

LEGAL DESCRIPTION

THAT PART OF LOTS 33, 34, 35, AND VACATED 30 FOOT WIDTH STREET (AS VACATED BY CITY OF ST. AUGUSTINE ORDINANCE 292, DATED NOVEMBER 1, 1926) LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

PARCEL "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 1" IRON PIPE WITH NO I.D. AT EAST BACK OF CURB OF LEONARDI STREET THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 35, BRAVO PARK, AS RECORDED IN DEED BOOK "NN" PAGE 614, OF OFFICIAL RECORDS OF SAID COUNTY AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LEONARDI STREET; THENCE N 83°13'25" E, A DISTANCE OF 61.67 FEET TO THE POINT OF BEGINNING; THENCE N 83°11'01" E, A DISTANCE OF 21.46 FEET; THENCE S 06°47'35" E, A DISTANCE OF 31.00 FEET; THENCE N 89°47'13" E, A DISTANCE OF 61.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 283.07 FEET, A CENTRAL ANGLE OF 10°42'35", AN ARC LENGTH OF 52.91 FEET, A CHORD BEARING OF S 18°27'58" W, AND A CHORD LENGTH OF 52.83 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 275.52 FEET, A CENTRAL ANGLE OF 09°58'43", AN ARC LENGTH OF 47.98 FEET, A CHORD BEARING OF S 29°53'47" W, AND A CHORD LENGTH OF 47.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 60°31'34" W, A DISTANCE OF 38.76 FEET; THENCE N 06°49'08" W, A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

BEING 0.14 ACRES MORE OR LESS

LOT DIMENSION TABLE	AREA (SQ.FT.)
LOT SIZE	5824.07
PROPOSED BUILDING	952
PROPOSED GARAGE	325
AC PAD	-
DRIVE TO R/W	-
TOTAL IMPERVIOUS AREA:	1,277 (21.9%)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
T1	11" SABAL MEXICANA
T2	14" TEXAS LIVE OAK
T3	6" SHINGLE OAK
T4	18" SABAL PALM
T5	8" SHINGLE OAK
T6	14" SOUTHERN RED OAK
T7	11" SABAL PALM
T8	8" SHINGLE OAK
T9	13" SABAL PALM
T10	7" CEDAR
T11	16" RED CEDAR
T12	12" SOUTHERN LIVE OAK
T13	10" QUERCUS HEMISPHAERICA
T14	14" QUERCUS HEMISPHAERICA
T15	18" QUERCUS HEMISPHAERICA
T16	10" QUERCUS HEMISPHAERICA
T17	9" EASTERN RED CEDAR
T18	10" QUERCUS HEMISPHAERICA
T19	24" SOUTHERN LIVE OAK
T20	14" SABAL PALM
T21	11" SOUTHERN LIVE OAK
T22	15" SOUTHERN LIVE OAK
T23	31" QUERCUS HEMISPHAERICA
T24	28" SHORT LEAF PINE
T25	9" BALD CYPRESS
T26	17" SOUTHERN LIVE OAK
T27	11" QUERCUS LAURIFOLIA
T28	11" CAMPHOR
T29	35" QUERCUS HEMISPHAERICA
T30	28" SHORTLEAF PINE
T31	28" SHORTLEAF PINE(DESTROYED)
T32	35" QUERCUS HEMISPHAERICA
T33	27" SOUTHERN LIVE OAK
T34	13" SABAL PALM
T35	28" BALD CYPRESS
T36	34" SHINGLE OAK
T37	16" SABAL PALM

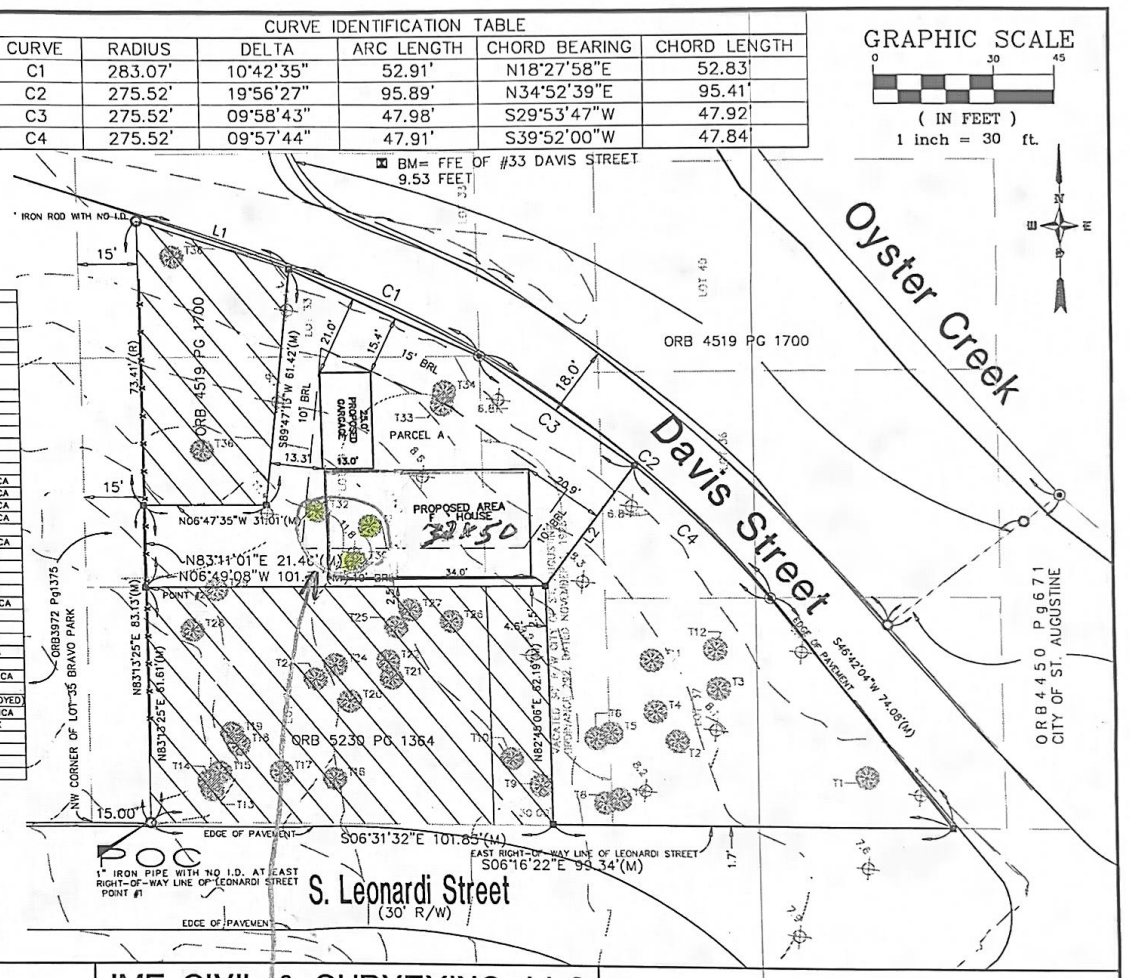
LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1	N11°15'51"W	40.00'
L2	N60°31'34"W	38.76'

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	283.07'	10°42'35"	52.91'	N18°27'58"E	52.83'
C2	275.52'	19°56'27"	95.89'	N34°52'39"E	95.41'
C3	275.52'	09°58'43"	47.98'	S29°53'47"W	47.92'
C4	275.52'	09°57'44"	47.91'	S39°52'00"W	47.84'

ZONING INFORMATION

RS-2 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 15'
- SIDE 10'
- REAR 10'



SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. Bearings hereon are based on:RBL as shown or stated hereon.
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: BOUNDARY SURVEY
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Street (s) hereon are centered in R/W unless noted.
15. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
16. The Linear Closure of this survey exceeds 1:10,000.
17. Elevations if shown are based on the North American Vertical Datum of 1988.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND, RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
Phone (904) 429-7764
surveying@imecivil.com

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MAP SHOWING BOUNDARY SURVEY WITH PLOT PLAN SHOWING TOPOGRAPHIC AND TREE PARCEL "A"

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER. RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
Residential - Commercial - Environmental - Industrial
Civil Engineering, Surveying & Mapping, Inspections
WWW.IMECIVIL.COM
Surveying & Mapping Division 904-429-7764
Licensed Survey Business #8139

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: Gregory. G Leo Sr.
AT: 0 Davis Street
St. Augustine, FL 32084

Drawn By:	WTD	Scale 1" = 30 Feet	
Field Survey Date:	06/13/2019	Drawing/File #: 060719.4	
FB/PG:	N/A		

Additional Information/Certifications:
CHICAGO TITLE INSURANCE COMPANY
LION GATE OF ST. AUGUSTINE, LLC
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

LOT SIZE 5824
HOUSE/GARAGE 1458 SQ FT
IMPERVIOUS 25%
W/ VARIANCE 1558 - 32x50' = 26.8%

REMOVE 3 TREES -2 PINE shortleaf 28"
1 OAK - laurel oak 35"

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	7.a.	PZB2024-0084

Request

Use by Exception

Address / Parcel ID

37 S Dixie Highway / PID 123950-0000 & 123960-0000

[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

27 Spencer Street / PID 123940-0000

[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Olga Holly c/o Moultrie Montessori School
Owner:	Jeannie Buskirk c/o Moultrie Montessori School
Property Class: (St. Johns County Property Appraiser)	7200 – Private School & Colleges
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-One: CL-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.45
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to operate a school, a use by exception, within the CL-1 zoning district. This current use of the property is a school, but as use by exception approvals are only valid with the applicant which received it, new operators are required to obtain the approval as well.

Staff Analysis

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

Sec. 28-2. – Definitions. [LINK TO SECTION]

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

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

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, APPROVE with conditions, CONTINUE, or DENY** a school use by exception at 37 S Dixie Highway and 27 Spencer Street / PID 123950-0000, 123960-0000, & 123940-0000.

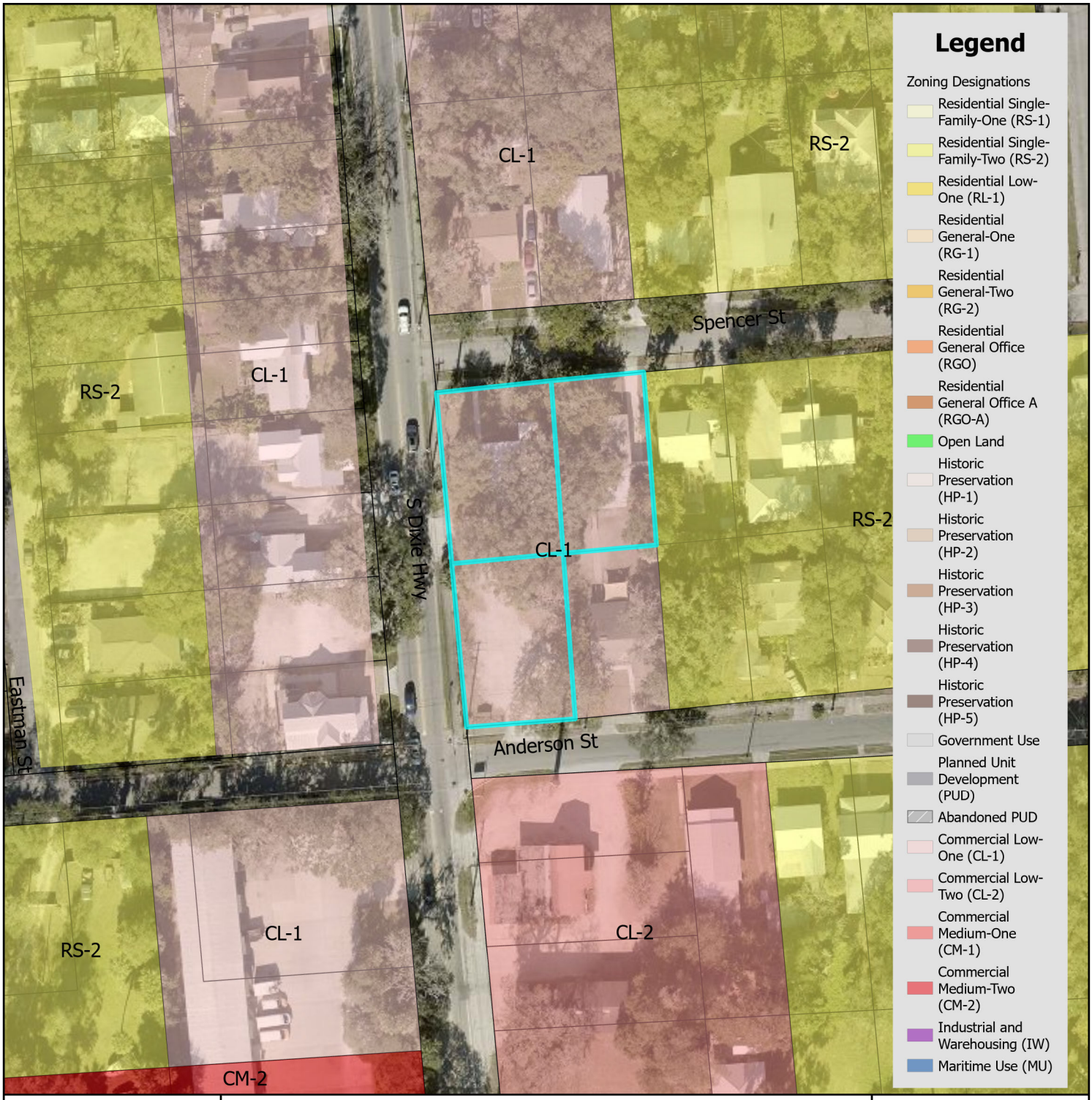
Attachments

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

Staff Report prepared by:

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

Attachment 1:
Zoning Map



Zoning Map

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

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

2024

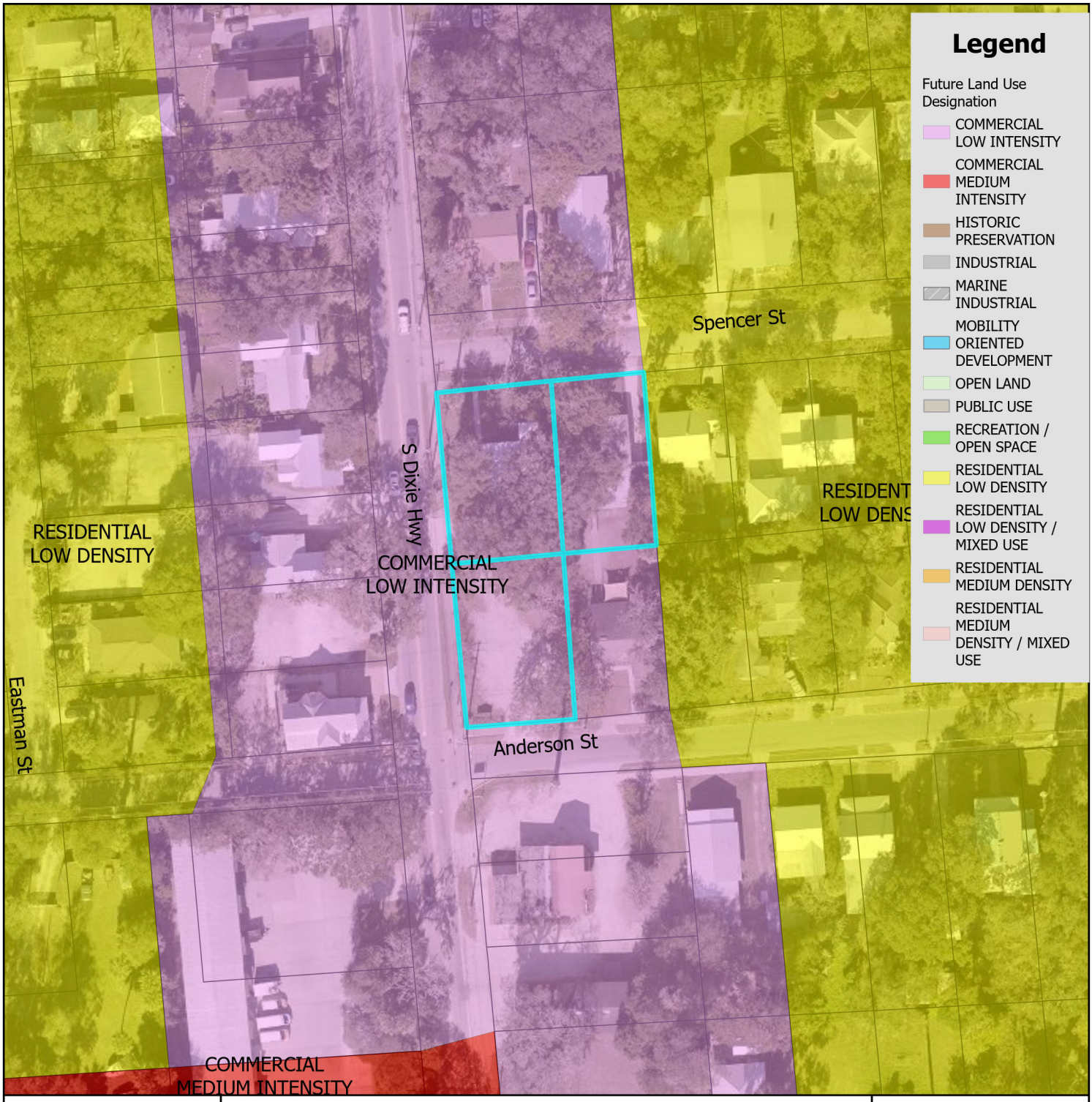
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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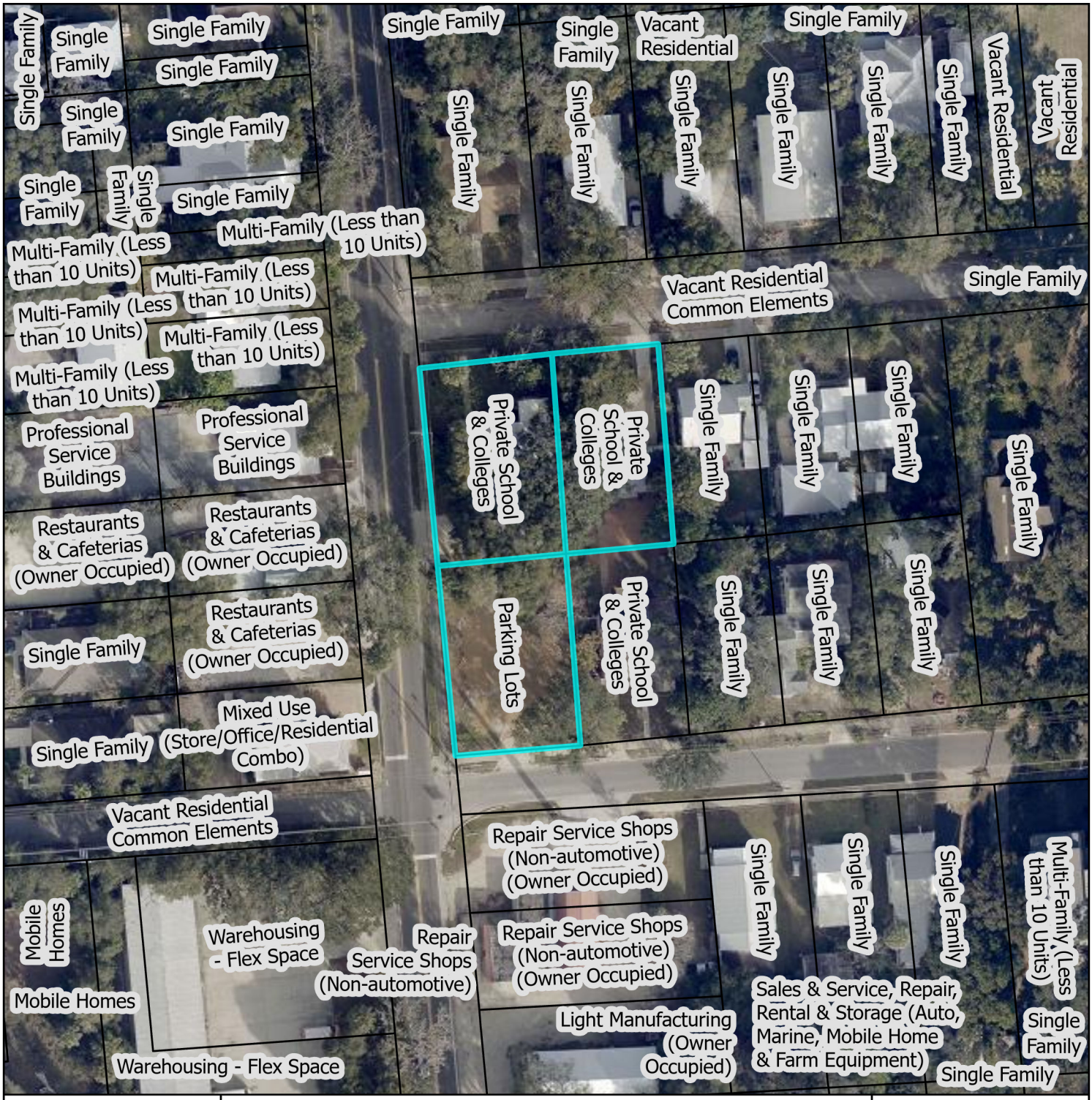
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map


Single Family
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Vacant Residential
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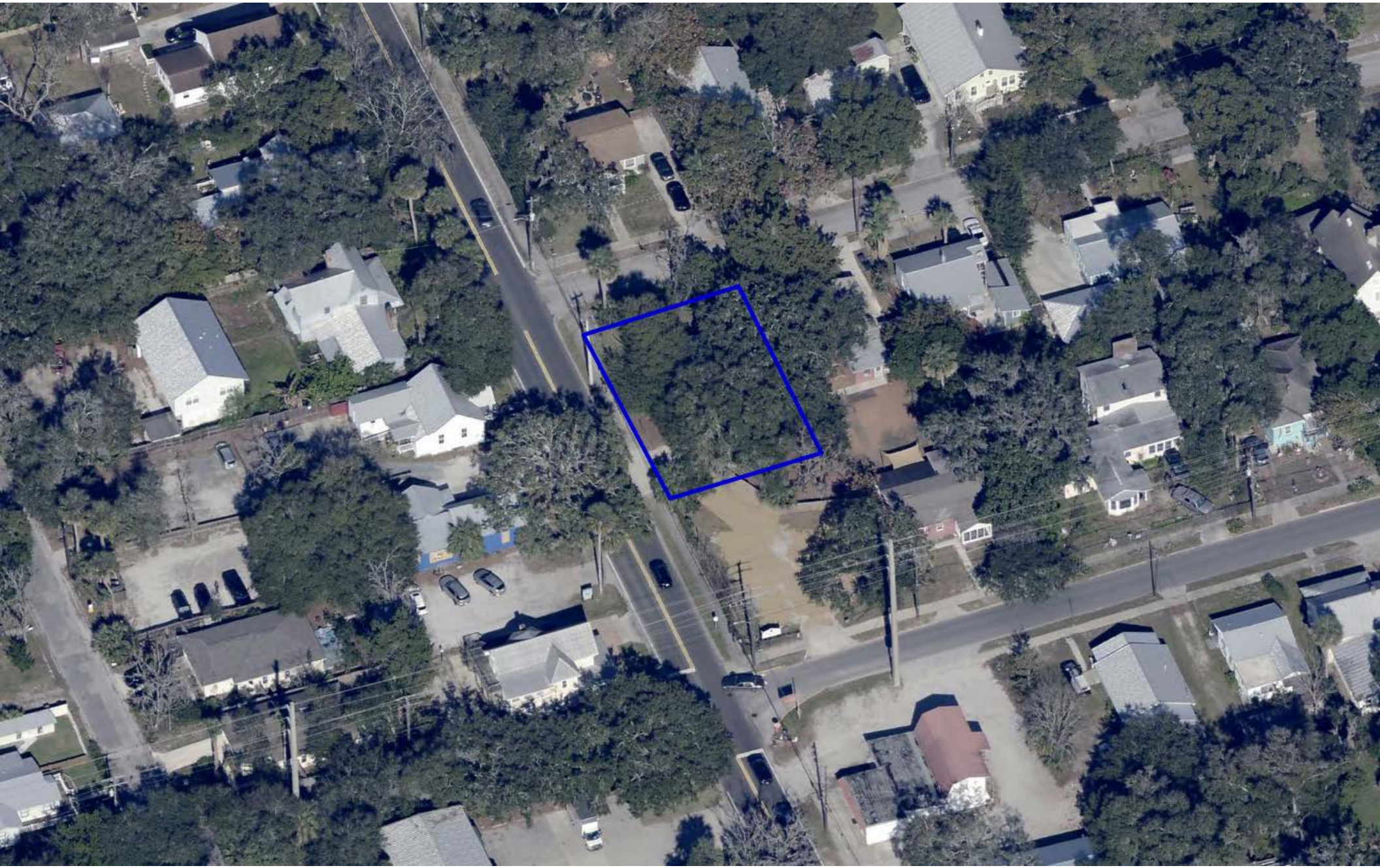
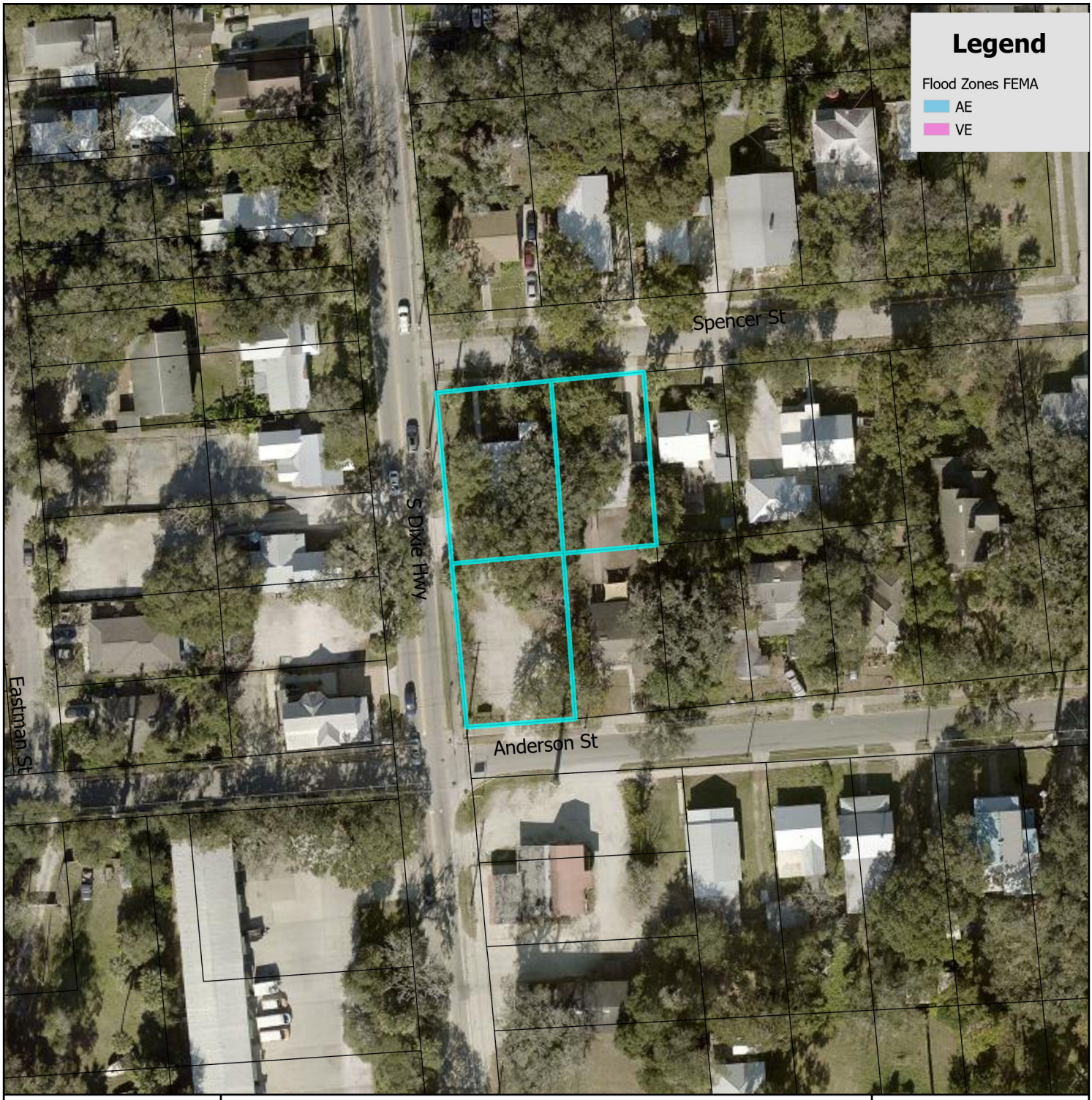
Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

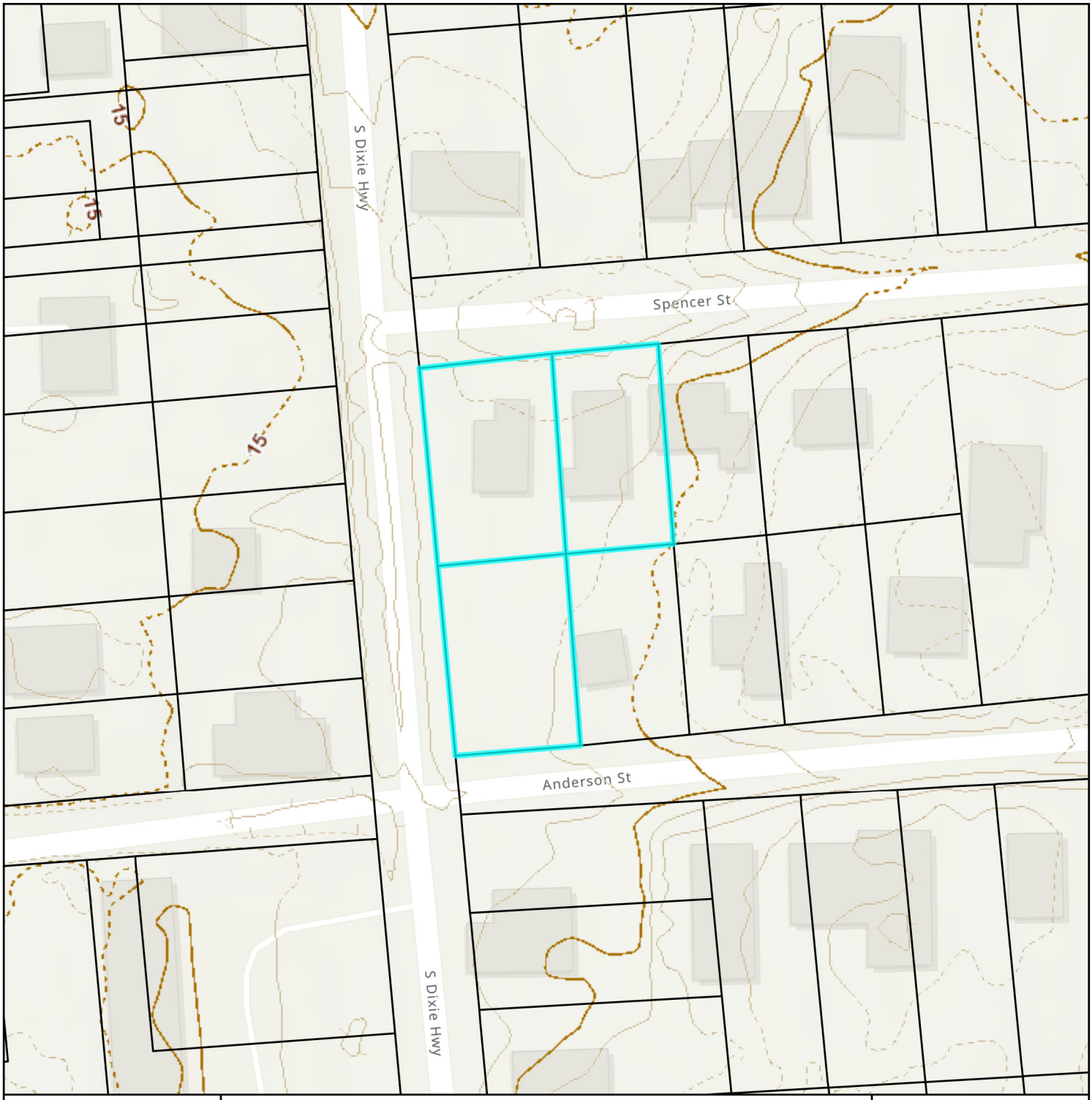
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:
Elevation Map



Elevation Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Olga Holly Contact Number: 508-244-2392
   Business (*if applicable*): Moultrie Montessori School
   Address: 129 Pescado Dr City: St Augustine State: FL Zip: 32095
   E-Mail Address: olga@threeapplesschool.com
2. NAME OF PROPERTY OWNER: Jeannie Buskirk Contact Number: 352-317-7528
   Business (*if applicable*): Moultrie Montessori school
   Address: 109 Calle de Leon City: St Augustine State: FL Zip: 32086
   E-Mail Address: jeannie@moultriemontessori.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Lot 12, 13, 14 Block: 5-36 AIKEN PARK, BLK A OR 5150/695
   Subdivision: Aiken Park, A Replat of A Replat of Parcel Number: 1239500000 1239400000 1239600000
4. PROJECT STREET ADDRESS: 37 S Dixie Hwy & 27 Spencer St, St Augustine, FL 32084
5. SPECIFIC PROPOSED USE: same use (daycare & private school K-12)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: I am, Olga Holly, leasing the property located at 37 S Dixie Hwy and 27 Spencer St, St Augustine, FL 32084 (Lot 12, 13, 14 Aiken Park Subdivision, 5-36 BLK A OR 5150/695). I am taking over the operation of the Moultrie Montessori School, located at above mentioned address and asking PZB to grant me the same use of the property - Use by Exception for school (private school).
8. JUSTIFICATION FOR ACTION REQUESTED: asking for the same use, business remains the same.

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

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

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

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

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

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

_____

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

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

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

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

Olga Molly — 09/28/24
Signature of Applicant — Date

Jeannie Buskirk — 09/28/24
Signature of Property Owner — Date

04/18/2019

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

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

_____

BY: Jeannie Buskirk
Signature of Owner

Jeannie Buskirk
Print Name of Owner

352 - 317 - 7528
Telephone Number

State of Florida

County of Saint Johns

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

By Jeannie Buskirk

Identification verified: FL Driver License

Oath sworn: ✓ Yes ___ No

Notary Signature: Kerri DePetro

My Commission expires: Nov. 7, 2027

KERRI DEPETRO
Notary Public, State of Florida
Commission# HH 462226
My comm. expires Nov. 7, 2027

KERRI DEPETRO
Notary Public, State of Florida
Commission# HH 462226
My comm. expires Nov. 7, 2027

Rev:022117

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Olga Holly
Print name of applicant

Olga Holly
Signature of applicant

09/28/24
Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 37 S Dixie Hwy & 27 Spencer St, St Augustine FL, 32084

Applicant's Name: Olga Holly Applicant's Signature: Olga Holly

Owner's Name: Jeannie Buskirk Owner's Signature: Jeannie Buskirk

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1239400000
Location Address	27 SPENCER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Converted SFRE to K thru Grade Schools (2020.04)
Tax Description*	5-36 AIKEN PARK LOT 12 BLK A OR5150/695 *The Description above is not to be used on legal documents.
Property Use Code	Private School & Colleges (7200)
Subdivision	Aiken Park, A Replat Of A Replat Of
Sec/Twp/Rng	38-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.130
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	37 S Dixie LLC 100%
Mailing Address	37 S DIXIE HWY SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2025
Building Value	$85,069
Extra Features Value	$14,820
Total Land Value	$66,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$165,889**
Total Deferred	$0
Assessed Value	**$165,889**
Total Exemptions	$0
Taxable Value	**$165,889**

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

Historical Assessment Information

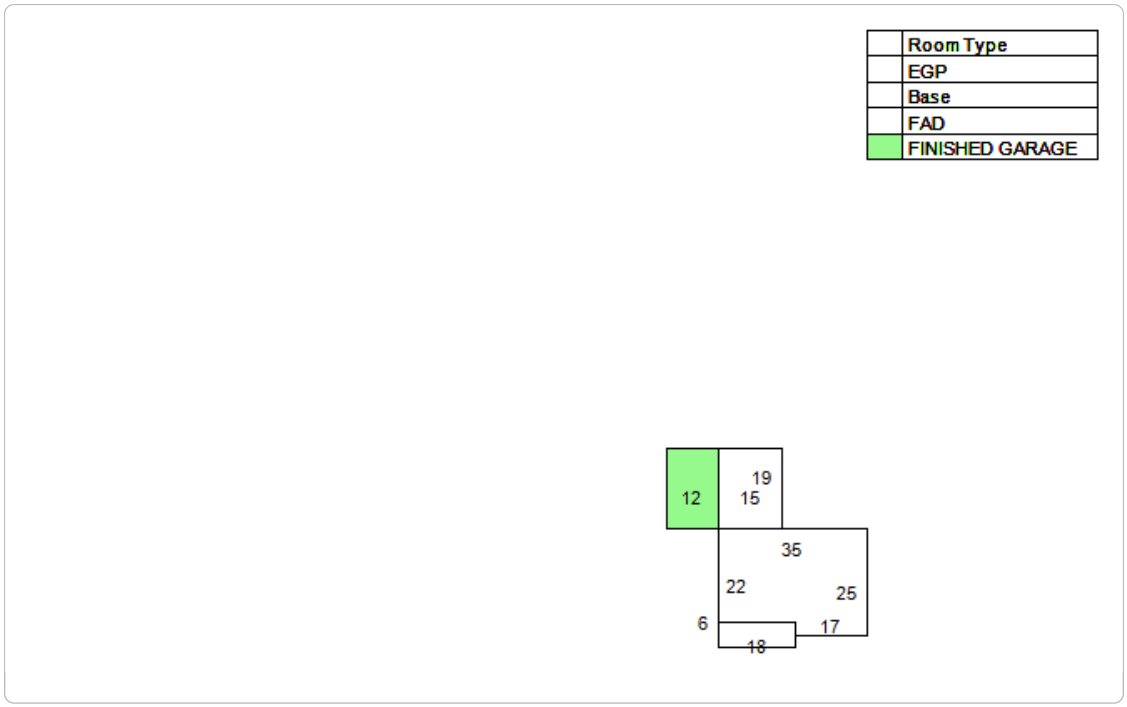
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$87,432	$15,508	$0	$0	$0	$168,940	$163,294	$5,646	$163,294
2023	$88,614	$14,843	$66,000	$0	$0	$169,457	$148,449	$21,008	$148,449
2022	$76,327	$17,377	$41,250	$0	$0	$134,954	$134,954	$0	$134,954
2021	$72,309	$17,234	$41,250	$0	$0	$130,793	$130,793	$0	$130,793
2020	$74,317	$17,255	$41,250	$0	$0	$132,822	$132,822	$0	$132,822
2019	$73,053	$17,062	$41,250	$0	$0	$131,365	$131,365	$0	$131,365
2018	$75,234	$17,073	$41,250	$0	$0	$133,557	$133,557	$0	$133,557
2017	$30,307	$1,088	$29,425	$0	$0	$60,820	$60,349	$471	$60,349
2016	$31,225	$1,088	$22,550	$0	$0	$54,863	$54,863	$0	$54,863
2015	$31,684	$1,088	$22,550	$0	$0	$55,322	$55,322	$0	$55,322
2014	$30,685	$1,088	$22,550	$0	$0	$54,323	$54,323	$0	$54,323

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$85,069	**Roof Structure**	Wood Truss
Year Built	1951	**Interior Flooring**	Carpet, Vinyl Tile
Actual Area	1442	**Interior Wall**	Plaster
Conditioned Area	1106	**Heating Type**	Air Duct
Use	Single Family Day Care	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
FINISHED GARAGE	228
ADDITION	285
BASE AREA	821
UNFINISHED ENCLOSED PORCH	108
Total SqFt	1442

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		1420
Wood Fence - 6' and Above (COM)		591
Handicap Ramp (COM)		12466
Concrete Paving - Under 8" (COM)		343

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	55	100	5500	SF	$66,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/12/2021	1/11/2021	$545,000.00	WARRANTY DEED	5150	695	U	I	BRN HOLDINGS LLC	37 S DIXIE LLC
1/13/2017	1/12/2017	$405,000.00	WARRANTY DEED	4317	604	Q	I	SHARP JEFFREY & VALERIE	BRN HOLDINGS LLC
	8/27/1996	$60,000.00	WARRANTY DEED	1192	1018	Q	I	REDMAN DAWN C	SHARP JEFFREY & VALERIE
	1/1/1977	$24,000.00		351	144	U	I		REDMAN DAWN C

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 10/30/2024, 12:49:18 AM

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1239500000
Location Address	37 S DIXIE HWY SAINT AUGUSTINE 32084-0000
Neighborhood	Converted SFRE to K thru Grade Schools (2020.04)
Tax Description*	5-36 AIKEN PARK LOT 13 BLK A OR5150/695 *The Description above is not to be used on legal documents.
Property Use Code	Private School & Colleges (7200)
Subdivision	Aiken Park, A Replat Of A Replat Of
Sec/Twp/Rng	38-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.160
Homestead	N

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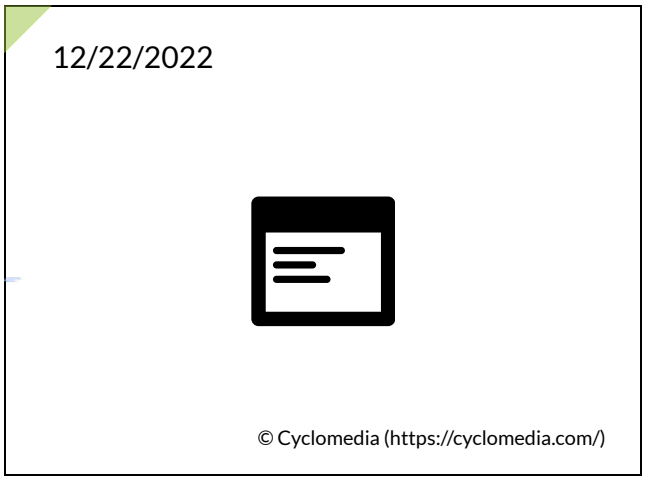


Owner Information

Owner Name	37 S Dixie LLC 100%
Mailing Address	37 S DIXIE HWY SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2025
Building Value	$111,717
Extra Features Value	$567
Total Land Value	$84,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$196,284**
Total Deferred	$3,498
Assessed Value	**$192,786**
Total Exemptions	$0
Taxable Value	**$192,786**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$113,131	$567	$0	$0	$0	$197,698	$175,260	$22,438	$175,260
2023	$106,060	$567	$84,000	$0	$0	$190,627	$159,327	$31,300	$159,327
2022	$91,236	$1,107	$52,500	$0	$0	$144,843	$144,843	$0	$144,843
2021	$86,433	$1,107	$52,500	$0	$0	$140,040	$140,040	$0	$140,040
2020	$88,834	$1,107	$52,500	$0	$0	$142,441	$142,441	$0	$142,441
2019	$87,324	$849	$52,500	$0	$0	$140,673	$140,673	$0	$140,673
2018	$89,930	$849	$52,500	$0	$0	$143,279	$143,279	$0	$143,279
2017	$34,575	$2,503	$37,450	$0	$0	$74,528	$73,508	$1,020	$73,508
2016	$35,622	$2,503	$28,700	$0	$0	$66,825	$66,825	$0	$66,825
2015	$36,146	$2,503	$28,700	$0	$0	$67,349	$67,349	$0	$67,349
2014	$35,006	$2,503	$28,700	$0	$0	$66,209	$66,209	$0	$66,209

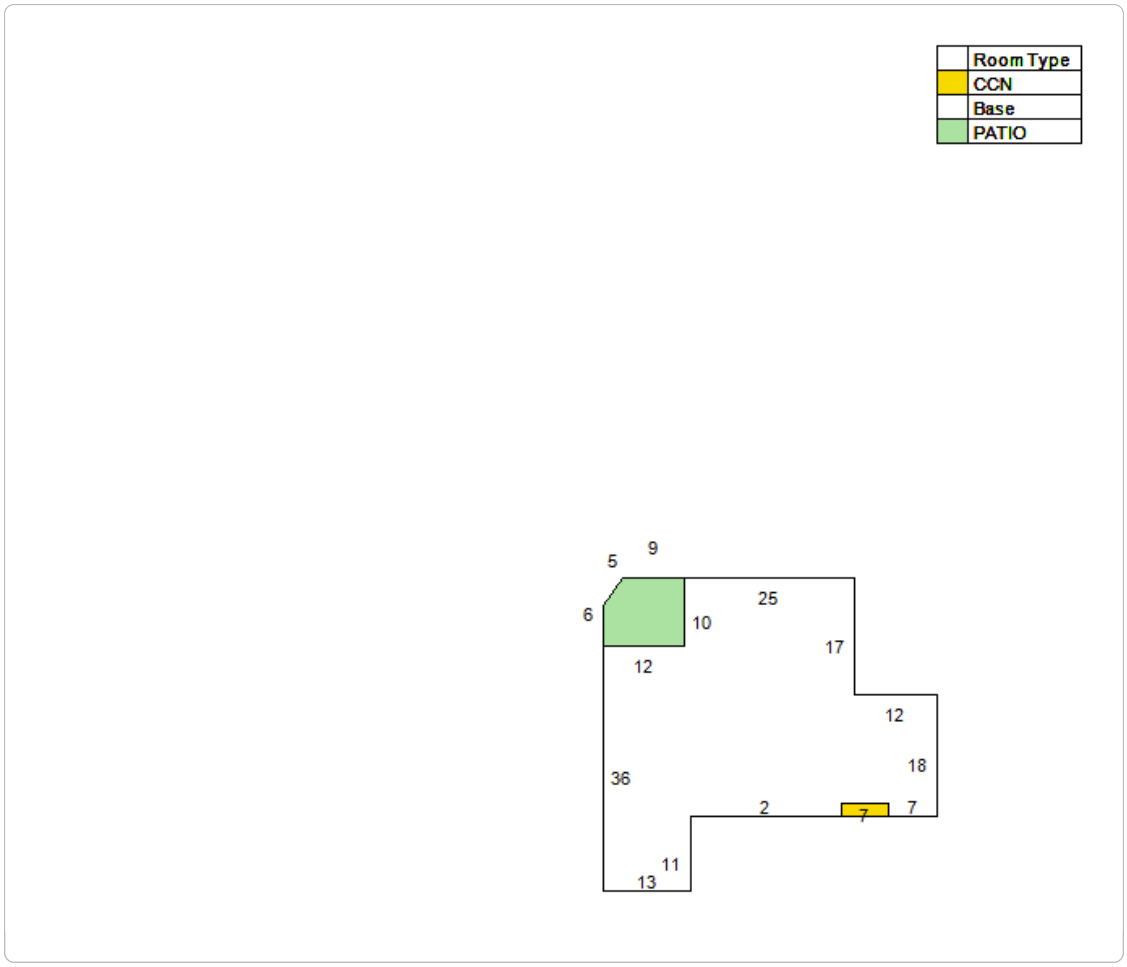
Building Information

Building 1
Building Value $111,717
Year Built 1950
Actual Area 1652
Conditioned Area 1520
Use Single Family Day Care
Style 04
Exterior Wall Concrete Block

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Vinyl Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
PATIO/SLAB	118
BASE AREA	1520
FINISHED CANOPY	14
Total SqFt	1652

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		394
Concrete Paving - Under 8" (COM)		173

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	70	100	7000	SF	$84,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/12/2021	1/11/2021	$545,000.00	WARRANTY DEED	5150	695	U	I	BRN HOLDINGS LLC	37 S DIXIE LLC
1/13/2017	1/12/2017	$405,000.00	WARRANTY DEED	4317	604	Q	I	SHARP JEFFREY,VALERIE	BRN HOLDINGS LLC
	4/30/1992	$88,500.00	WARRANTY DEED	938	626	Q	I	PETERSON GARY D,FAYE	SHARP JEFFREY,VALERIE

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

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Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1239600000
Location Address	37 S DIXIE HWY SAINT AUGUSTINE 32084-0000
Neighborhood	South Dixie (COM) (686.01)
Tax Description*	5-36 AIKEN PARK LOT 14 BLK A OR5150/695 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	Aiken Park, A Replat Of A Replat Of
Sec/Twp/Rng	38-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.160
Homestead	N

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Owner Information

Owner Name	37 S Dixie LLC 100%
Mailing Address	37 S DIXIE HWY SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$1,927
Total Land Value	$84,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$85,927**
Total Deferred	$14,288
Assessed Value	**$71,639**
Total Exemptions	$0
Taxable Value	**$71,639**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$2,075	$0	$0	$0	$86,075	$65,126	$20,949	$65,126
2023	$0	$2,222	$84,000	$0	$0	$86,222	$59,205	$27,017	$59,205
2022	$0	$1,323	$52,500	$0	$0	$53,823	$53,823	$0	$53,823
2021	$0	$1,323	$52,500	$0	$0	$53,823	$53,823	$0	$53,823
2020	$0	$1,323	$52,500	$0	$0	$53,823	$53,823	$0	$53,823
2019	$0	$1,323	$52,500	$0	$0	$53,823	$53,823	$0	$53,823
2018	$0	$1,323	$52,500	$0	$0	$53,823	$53,823	$0	$53,823
2017	$0	$1,298	$37,450	$0	$0	$38,748	$32,998	$5,750	$32,998
2016	$0	$1,298	$28,700	$0	$0	$29,998	$29,998	$0	$29,998
2015	$0	$1,298	$28,700	$0	$0	$29,998	$29,998	$0	$29,998
2014	$0	$1,298	$28,700	$0	$0	$29,998	$29,998	$0	$29,998

Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		1485
Wood Fence - 6' and Above (COM)		442

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	70	100	7000	SF	$84,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/12/2021	1/11/2021	$545,000.00	WARRANTY DEED	5150	695	U	I	BRN HOLDINGS LLC	37 S DIXIE LLC
1/13/2017	1/12/2017	$405,000.00	WARRANTY DEED	4317	604	Q	I	SHARP JEFFREY,VALERIE	BRN HOLDINGS LLC
	4/30/1992	$88,500.00	WARRANTY DEED	938	626	Q	V	PETERSON GARY D,FAYE L	SHARP JEFFREY,VALERIE
	1/1/1986	$32,000.00		695	1258	Q	V		PETERSON GARY D,FAYE L

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 10/30/2024, 12:49:18 AM

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Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Site Plan

MAP OF BOUNDARY SURVEY

DESCRIPTION

Lot 12, Block A, AIKEN PARK SUBDIVISION, according to map or plat thereof, as recorded in Map Book 5, Page 36, of the Public Records of St. Johns County, Florida.

ALSO:

Lot 13, Block A, AIKEN PARK SUBDIVISION, according to map or plat thereof, as recorded in Map Book 5, Page 36, of the Public Records of St. Johns County, Florida.

ALSO:

Lot 14, Block A, AIKEN PARK SUBDIVISION, according to map or plat thereof, as recorded in Map Book 5, Page 36, of the Public Records of St. Johns County, Florida.

ALSO:

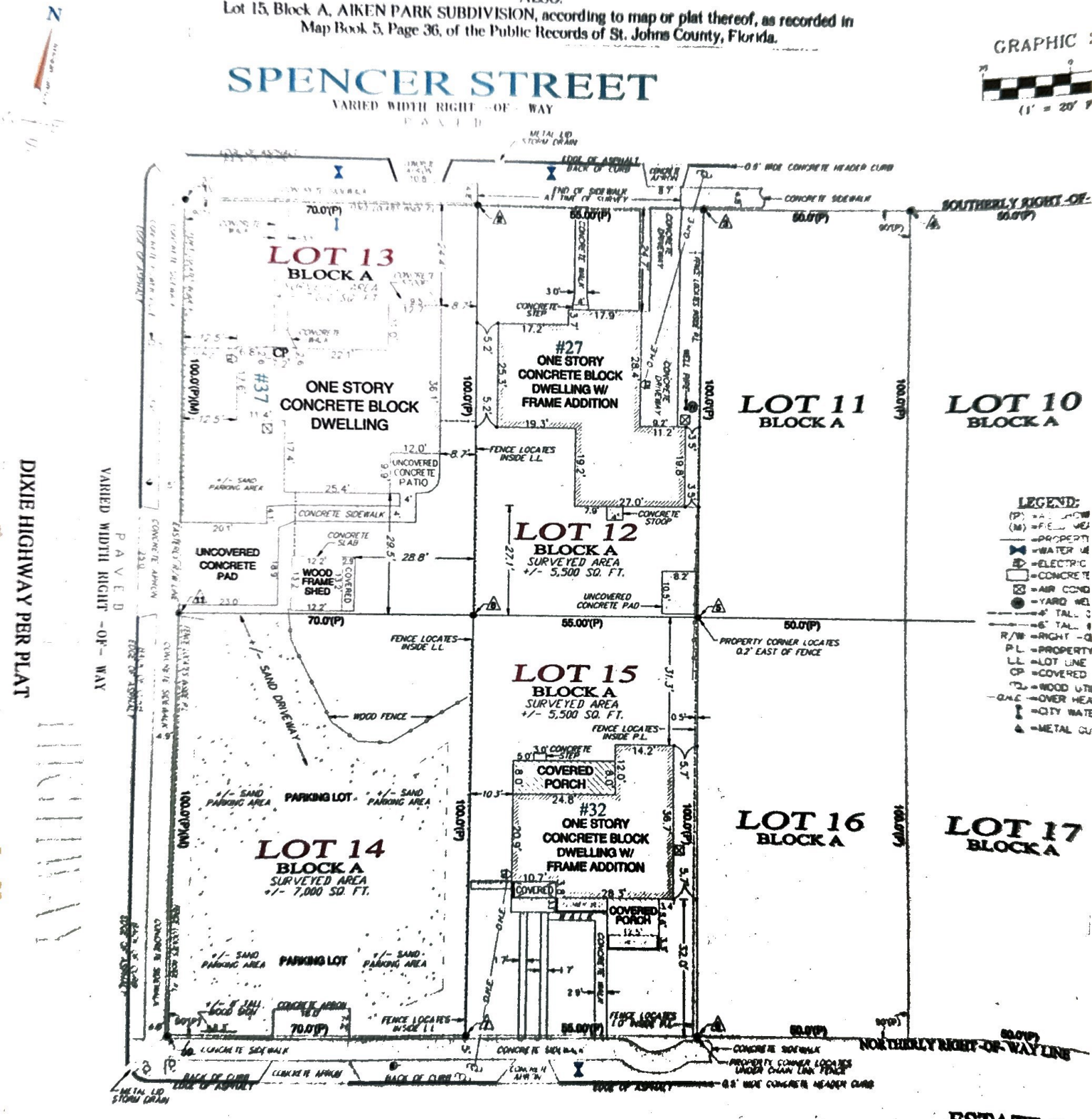
Lot 15, Block A, AIKEN PARK SUBDIVISION, according to map or plat thereof, as recorded in Map Book 5, Page 36, of the Public Records of St. Johns County, Florida.

STREET-PIN#123940-0000
IE HIGHWAY-PIN#123950-0000
IE HIGHWAY-PIN#123960-0000
RSON STREET-PIN#123970-0000
GUSTINE, FLORIDA 32084

TAL SURVEYED AREA
+/- 25,000 SQ. FT.
- 0.57 ACRES

CERTIFIED
BRN HOLDING
REUNION BANK O
ESTATE TITLE OF ST.
Old Republic National Title

GRAPHIC

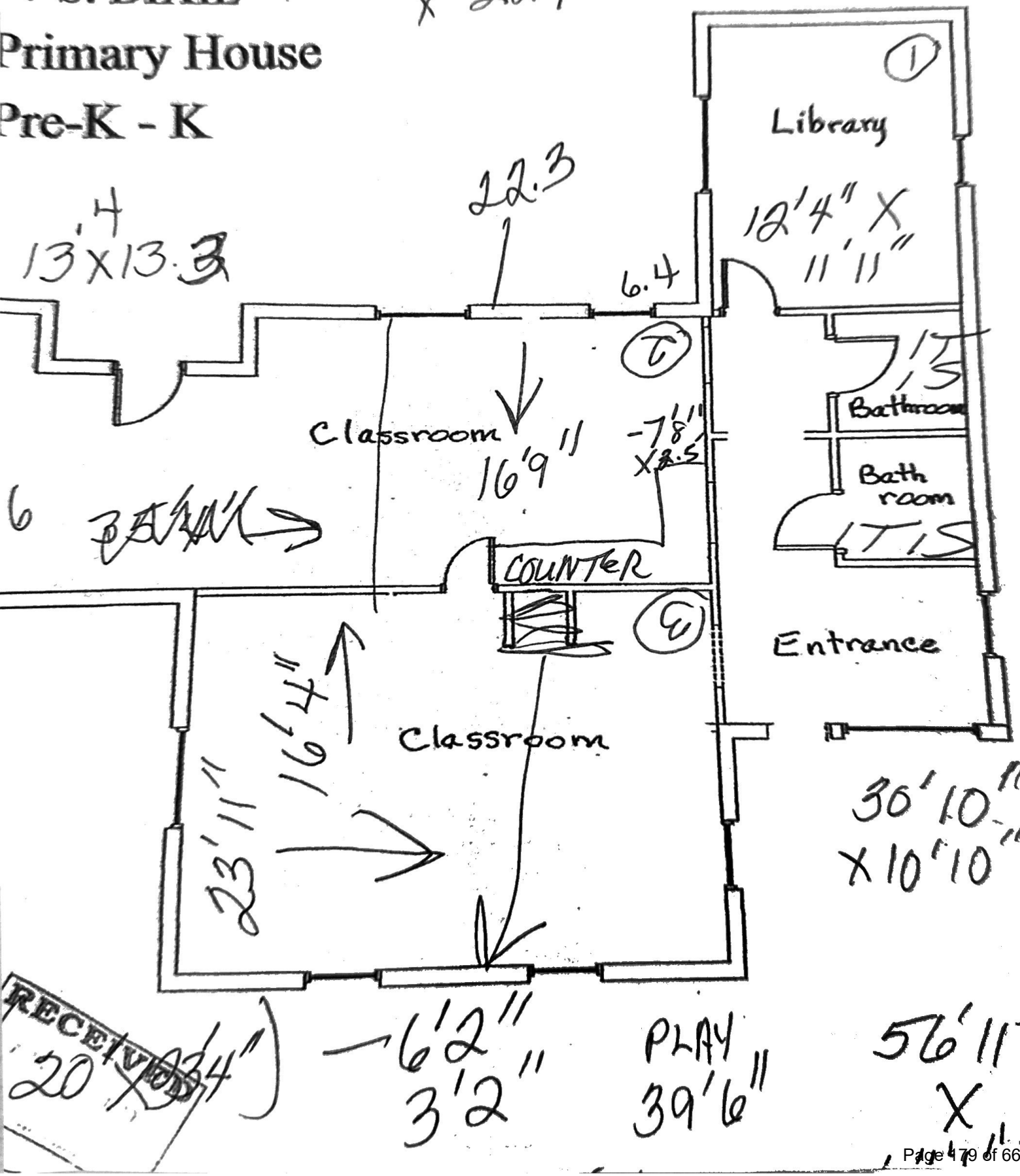


DAY: 1/2/17
1/3/17
ALFIE
KAASS
1"= 20'

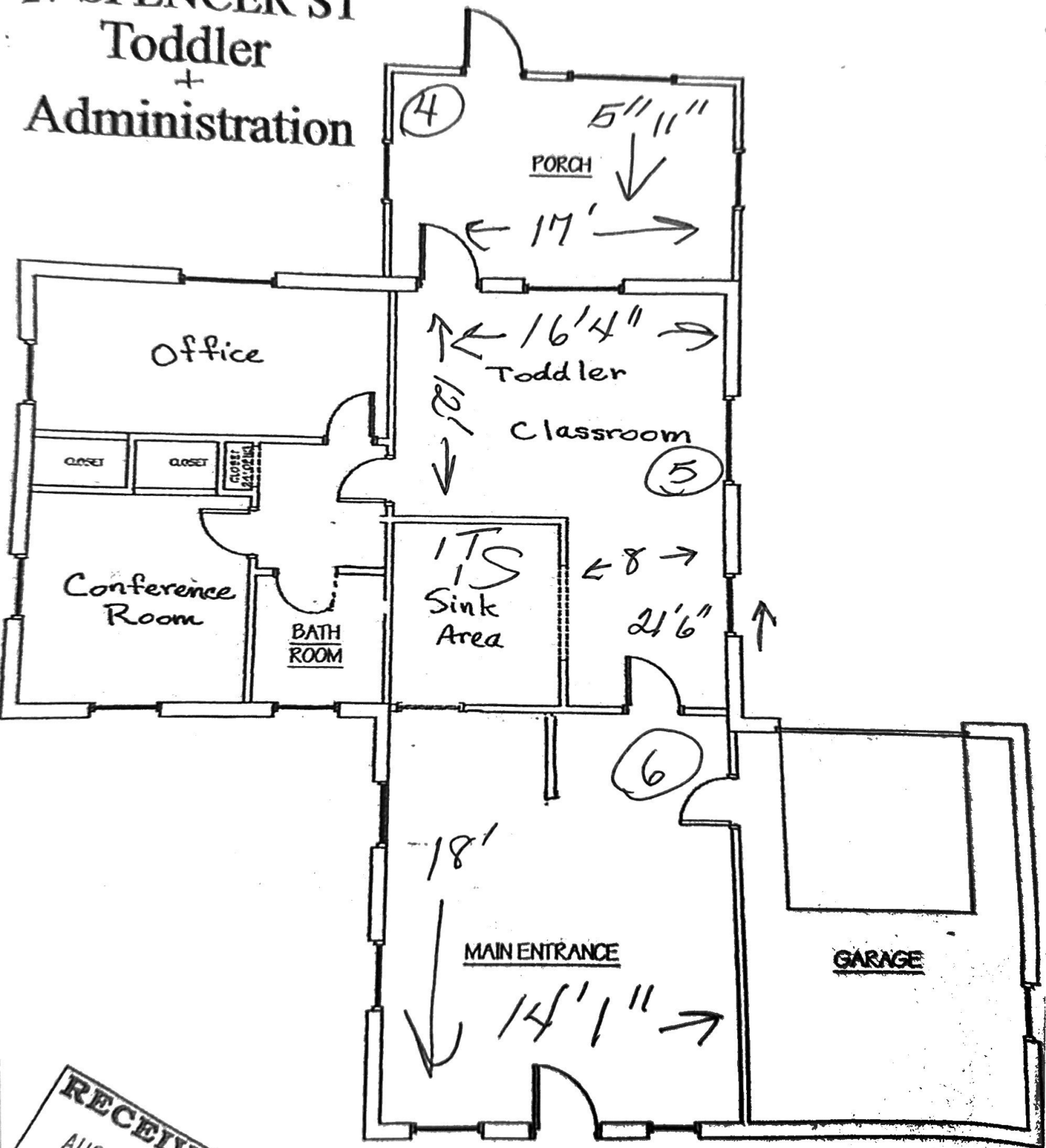
ESTATE TIT
Carol A. Lagass
#71 Carrera St., St Augusti
(904) 829-5674

Attachment 10:
Floor Plans

7 S. DIXIE
Primary House
Pre-K - K



27 SPENCER ST
Toddler
+ Administration



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BY:

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	8.a.	PZB2024-0061
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	186 Pelican Reef Drive	158573-0130

Site & Background Information

Applicant	Ryan Carter c/o Carter Environmental Services
Owner:	William Wolkoff
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.61
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the construction of a dock and bulkhead in COZ 1 and 2. The approval of this application would allow for the construction of a 277-foot-long dock and 196 linear feet of bulkhead and associated fill to build a single-family home.

The applicant appeared before the Board on September 3, 2024, and was continued so that they could provide the following information:

1. Tree survey and tree mitigation table.
2. Trees (type and dbh) proposed to be planted to meet 10 cedar tree requirements for Pelican Reef and required tree credits.
3. Development details including building footprint, driveways and fill limits.
4. Erosion Control Plans.
5. Structural plans of bulkhead including height and details on how they will tie connect to the bulkhead to the south.

The applicant has submitted the requested information.

Permit History

The application includes a previously approved Planning and Zoning Board application for a dock and bulkhead that has expired. Permit activity for the site also includes an approved floodplain permit as well as an open code enforcement case for the removal of trees without a permit.

Date	Application	Description	Action
December 6, 2022	PZB2022-0077	dock and bulkhead	Expired
May 14, 2024	BP2024-0776	Floodplain	Issued
May 17, 2024	CE2024-0394	removal of 14 Cedar tree and 2 oaks without permits	Open

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	CCM Policy 1.8.5 The City of St. Augustine shall coordinate with the FDEP and SJRWMD regarding wetland areas under their respective jurisdiction.	Planning staff have coordinated with SJRWMD regarding the wetland areas onsite.
	CCM Policy 1.8.6 Removal, encroachment and alteration of wetlands pursuant to the "no net loss" requirements of the City Comprehensive Plan, and shall be in compliance with the following: 1. Appropriate justification for the proposed alteration is provided to the City; 2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;	The encroachment into wetlands without appropriate city permits is inconsistent with this policy. Planning staff has coordinated with SJRWMD in regard to wetland impacts for this property. The staff report includes recommendations for mitigation in accordance with SJRWMDs requirements.
	Policy 1.3.4 The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural	The construction of a bulkhead and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
	flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	186 Pelican Reef Drive is within Flood zone AE – 1% Annual. The construction of a bulkhead and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of twenty-six trees, thirteen (13) of which were significant cedar trees without appropriate permits, is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

Conservation Overlay Zone 1

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

communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Conservation Overly Zone 2

The Planning and Zoning Board shall review applications for development in COZ 2 when no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced.

Alteration of Surface Water Hydrology

186 Pelican Reef Drive is requesting to build a bulkhead along the permitter of the platted jurisdictional wetland line. The PZB application gives limited details about the bulkhead. There is currently a Floodplain application (BP2024-0776) with a site grading plan including a ten (10) foot high seawall, retaining walls, primary structure and accessory structures with a proposed Finished Floor Elevation (FFE) of 10 feet and eight inches. The applicant has submitted development plans, structural drawings, and an erosion control plan as requested by Staff. The newly submitted information differs from the approved Floodplain application. The most notable difference is that the height of the bulkhead with the structural drawings indicating a maximum height of six (6) feet above grade. **The applicant should clarify the proposed height of the bulkhead.**

Native Plant Materials are Preserved or Replaced

Aerial images and a site visit confirm that the site has been cleared of all vegetation except for a few mangroves at the western border of the property. 186 Pelican Reef Drive contains platted jurisdictional wetlands. Vegetation within the jurisdictional wetlands has been removed and the soil has been exposed. This landscaping plan should demonstrate a positive number of tree credits, including native vegetation, the ten (10) cedar trees required on each lot within Pelican Reef, and consistency with Chapter 25.

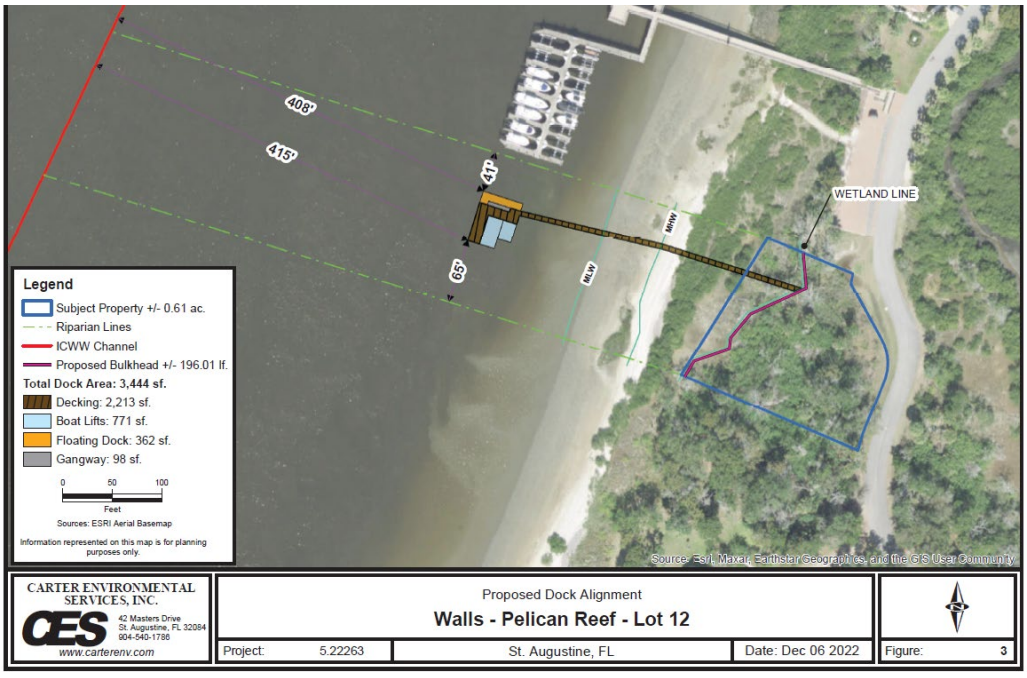


Figure 1 Aerial images including wetland line from 2022

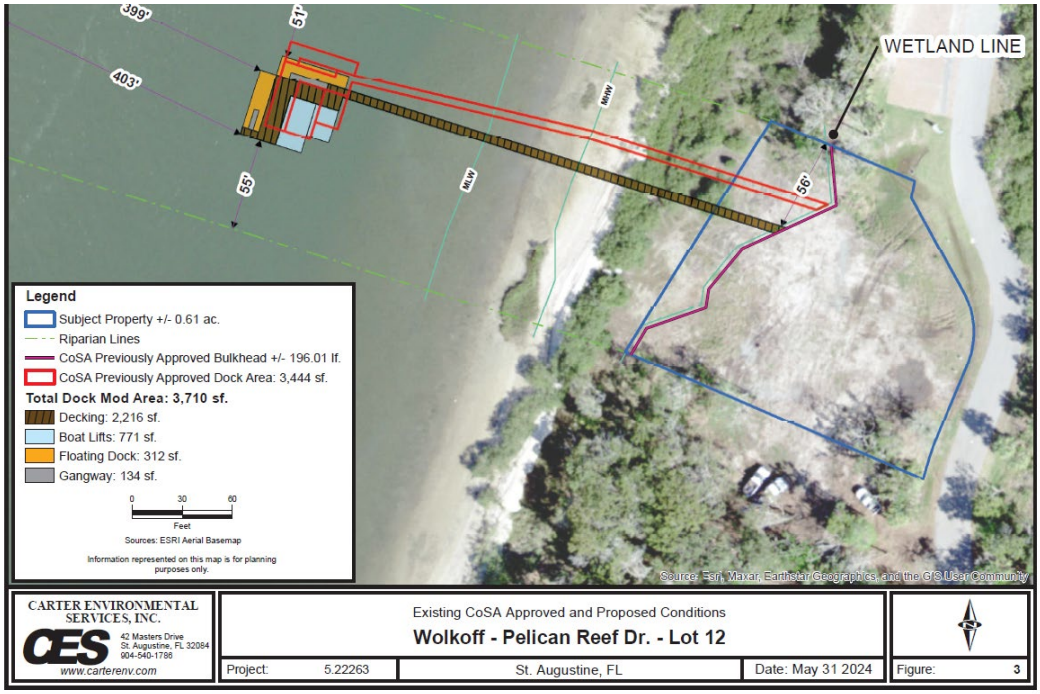


Figure 2 Aerial images including jurisdictional wetland line 2024

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

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

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

(1) Site specific conditions.

186 Pelican Reef Drive is a vacant lot within the Pelican Reef subdivision. Land clearing has already occurred, and surcharge fill has been placed onsite.

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

186 Pelican Reef Drive is a waterfront lot with 155 feet of Matanzas River frontage. The lot contains Conservation Overlay Zone 1 that lies waterward of the platted jurisdictional wetland line. This area is an estuarine community along the Matanzas River. A site visit and aerial images indicate that all vegetation has been removed excluding the mangroves. Conservation Overlay Zones 2 is one hundred (100) feet landward of the jurisdictional wetland line and includes most of the lot while the remaining portions of the site fall within Conservation Overlay Zone 3.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently draining to the east into the Matanzas River. The highest elevation is approximately five (5) feet at/along the center of the property. The included drainage plan demonstrates a split drainage pattern with drainage being directed away from the house to swales along the side and front. The limits of fill include the entirety of the lot landward of the jurisdictional wetland line. The fill will be placed at a height to allow the house to be built at a Finished Floor Elevation (FFE) of ten feet and eight inches (10'8").

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

As the site is already disturbed and the soil exposed, soil stabilization should already be in place. Staff review for the application submitted for the September PZB meeting recommended:

A site visit showed that a silt fence has been placed along the western property line. The silt fence has been placed within the wetlands and impacts to the wetlands have occurred. Planning staff coordinated with the St. Johns River Water Management District concerning erosion control methods within and adjacent to the wetlands. SJRWMD staff recommend leaving the silt fence along the property line as it would allow the sediment particles from the exposed soil to settle out before the water returns to the Matanzas River. Planning staff is recommending that a second silt fence be placed landward of the jurisdictional wetland line. The silt fence would serve as an erosion control measure to protect the impacted wetlands from sedimentation from the exposed upland soils. The silt fence would also serve to mark the boundary of the wetlands so that no further encroachment or impacts would occur as the site is developed. Planning staff recommends that the applicant flag the wetland line and install erosion control measures as soon as possible to minimize already occurring impacts. These measures need to be completed before the site is surcharged to ensure that the wetland areas are not further impacted. A site visit showed that a silt fence has been placed along the western property line. The silt fence has been placed within the wetlands and impacts to the wetlands have occurred. Planning staff coordinated with the St. Johns River Water Management District concerning erosion control methods within and adjacent to the wetlands. SJRWMD staff recommend leaving the silt fence along the property line as it would allow the sediment particles from the exposed soil to settle out before the water returns to the Matanzas River. Planning staff is recommending that a second silt fence be placed landward of the jurisdictional wetland line. The silt fence would serve as an erosion control measure to protect the impacted wetlands from sedimentation from the exposed upland soils. The silt fence would also serve to mark the boundary of the wetlands so that no further encroachment or impacts would occur as the site is developed. Planning staff recommends that the applicant flag the wetland line and install erosion control measures as soon as possible to minimize already occurring impacts. These measures need to be completed before the site is surcharged to ensure that the wetland areas are not further impacted.

Figure 3- Current erosion control 8/22/2024.

Since the September PZB meeting, fill was placed on the lot before the jurisdictional wetland lines were flagged and a silt fence placed. Fill was placed within the jurisdictional wetlands as observed by City Staff on September 4, 2024. Staff observed dump trucks entering the site and fill already placed and compacted up to the silt fence within the wetlands. The applicant was advised to contact the St. Johns River Water Management District before taking corrective actions and to flag the jurisdictional wetland lines and place a silt fence landward of the wetland line as well as a silt fence at the toe of the surcharge area. Staff recommended the applicant monitor the silt fences after storm events to make sure that erosion control practices are working properly as recommended by DEP Best Management Practices.

Figure 4 Fill within wetlands September 4th.

Planning Staff met with the applicant and SJRWMD staff at the site on September 24, 2024, to observe corrective actions and to discuss if the applicant is in compliance with SJRWMD. At the time of the visit the applicant had scraped the fill from the wetlands and placed a silt fence along the jurisdictional wetland as advised by the Water Management District. Gabriel Vicari, Regulatory Scientist II with the SJRWMD sent an email on October 16, 2024, stating that the district staff considers the site to be in compliance as the corrective action implemented as acceptable.

On October 9th Hurricane Milton affected the area and Staff visited the site on October 15th to ensure that the applicant was maintaining the erosion control measures to prevent further impacts. Staff found the silt fences not to be maintained with sediment again reaching wetland areas. Staff advises that at a minimum, erosion control measures are to be inspected and maintained once every 7 calendar days and within 24 hours of a 0.5-inch or greater storm event as instructed in the Florida Stormwater, Erosion and Sedimentation Control Manual. Proper maintenance will prevent further impacts to the wetlands.

Figure 5 October 15th Site visit shows silt fences after Hurricane Milton need maintenance.

(6) Impact on floodplain.

The site is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet. The entirety of the lot landward of the wetlands will be filled above the BFE with the Finished Floor Elevation of over 10 feet. The lot will lose flood-carrying and flood storage capacity.

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

Planning Staff met with the applicant and SJRWMD staff at the site on September 24, 2024, to discuss if the applicant is in compliance with SJRWMD. At the time of the visit the applicant had scraped the fill from the wetlands and placed a silt fence along the jurisdictional wetland as advised by the Water Management District. Gabriel Vicari, Regulatory Scientist II with the SJRWMD sent an email on October 16, 2024, stating that the district staff consider the site to be in compliance as the corrective action implemented is acceptable.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

Uknown

(9) Effect of shade on vegetation and shellfish.

The dock has the potential to further impacts wetlands on site through shading and the applicant should use best management practices during dock construction to minimize further impacts to the salt marsh.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

Unknown.

(11) Impact of development on shoreline by linear feet and percent of site.

186 Pelican Reef is proposing a bulkhead long the entirety of shoreline. The bulkhead would be approximately one hundred and ninety-six (196) linear feet and one hundred (100) percent of the site.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

The proposed single-family home is approximately sixty-seven (67) feet wide and forty-one percent of the lot. This meets the conditions of Sec. 11-28(b) not to require Planning and Zoning Board approval.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

The site has been cleared of natural vegetation. A tree survey indicated twenty-six trees, thirteen (13) of which were significant cedar trees were removed from the site without permits. The applicant should indicate in the proposed landscaping plan if all trees planted meet the requirements for native trees.

Figure 6-St. Johns County Property Appraiser Cyclomedia 2023

(*14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

Nearly 100 percent of the site was cleared of plant life and animal habitat.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Unknown.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Unknown.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the

boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The application states that the dock modifications will be the same height as the existing/previously approved dock and not exceed eight (8) feet in height. The boat lift will be a low-profile or no-profile boat lift and not exceed a capacity of twelve thousand (12,000) pounds. The applicant should provide how many boatlifts are included in this application.

Scale of Impact on Neighboring Properties

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

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

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

Staff analysis was limited in scope to GIS data and aerial images and should be considered estimates. Ranking was completed using the floodplain permit application.

Ranking System for Conservation Overlay 2 Impacts

Applicant:186 Pelican Reef Drive

Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact	0	5 -25%	25-50%	50-75%	7%-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4 *	4
					Total	**16**
Adjacent Property 1: 0 Pelican Reef Drive PID 158573 0110						
Category	**Criteria**					**Score**

Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
					Total	**16**

Adjacent Property 2: Pelican Reef Marina

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

The ranking system scored 186 Pelican Reef Drive at 16 the same score as the property to the south. The property to the north is the Pelican Reef Marina which is undeveloped other than the community pier and parking area and scored 0. The property at 186 Pelican Reef Drive scored similar to the developable adjacent property.

Review of (Sec. 11-29(d)(1))

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

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

The request for Conservation Overlay Zone Development includes the after-the-fact approval of the removal of ten (10) significant cedar trees and twenty-six (26) trees total. Dwellings within Pelican Reef are required to plant or retain ten (10) cedar trees onsite. All trees and vegetation on the site have already been removed as such the applicant needs to plant ten (10) cedar trees to be consistent with the requirements of Pelican Reef. The submitted landscaping plan is consistent with this requirement.

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation. As no trees have been retained the applicant needs to plant additional trees to create a positive number of tree credits. The removal of the twenty-six trees creates a deficit of 60. To create a positive number of credits the applicant proposes planting ten (10) cedar trees, five (5) live oaks, and fifteen (15) palm trees. This satisfies the requirements for tree mitigation credits however it does not meet tree ratio requirements. COSA Code of Ordinances Section 25-53(c)(10) states the total combination of retained and new trees planted for credit shall result in the development meeting the following ratios:

Shade trees	Fifty (50) percent minimum
Understory trees	Fifty (50) percent maximum
Palms	Twenty-five (25) percent maximum

The landscaping plan includes fifteen (15) shade trees and fifteen (15) palm trees. This would meet the minimum requirement for fifty percent shade trees but exceed the twenty-five percent maximum amount of palm trees with fifty percent of the planted trees being palms.

The current application is inconsistent with the requirements of Chapter 25 for tree ratios requirements. Staff recommends continuation or denial until all significant trees removed shall be replaced in accordance with the requirements of Chapter 25.

Trees Removed			Trees Planted			
Type (dbh)	**Size Range**	**Deficit**	**QTY**	**Type (dbh)**	**Size Range**	**Credit**
Cedar 16	12+ dbh	2.5	10	Cedar	4+ dbh	20
Cedar 11"	7+ dbh	2	15	Palm	4+ dbh	30
Cedar 11"	7+ dbh	2	5	live oak	4+ dbh	10
Palm 14	12+ dbh	2.5				
Cedar 14'	12+ dbh	2.5				
Palm 12"	12+ dbh	2.5				
Cedar 17	12+ dbh	2.5				
Cedar 14	12+ dbh	2.5				
Palm 15"	12+ dbh	2.5				
Palm 10"	7+ dbh	2				
Cedar 14	12+ dbh	2.5				
Palm 13	12+ dbh	2.5				
Palm 12"	12+ dbh	2.5				
Palm 10"	7+ dbh	2				
Palm 18	12+ dbh	2.5				
Palm 14	12+ dbh	2.5				
Cedar 17	12+ dbh	2.5				
Oak 8	7+ dbh	1				
Cedar 12	12+ dbh	2.5				
Cedar 10	7+ dbh	2				
Oak 13	12+ dbh	1.5				
Cedar 18	12+ dbh	2.5				
Palm 16	12+ dbh	2.5				
Cedar 19	12+ dbh	2.5				
Cedar 16	12+ dbh	2.5				
Palm 15	12+ dbh	2.5				
Deficits		-60		**Planting Credits**	**60**	0

Staff Recommendation

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

Because the application is inconsistent with requirements of Chapter 25 Staff recommends Continuation for additional information or reconsideration or Denial of the application.

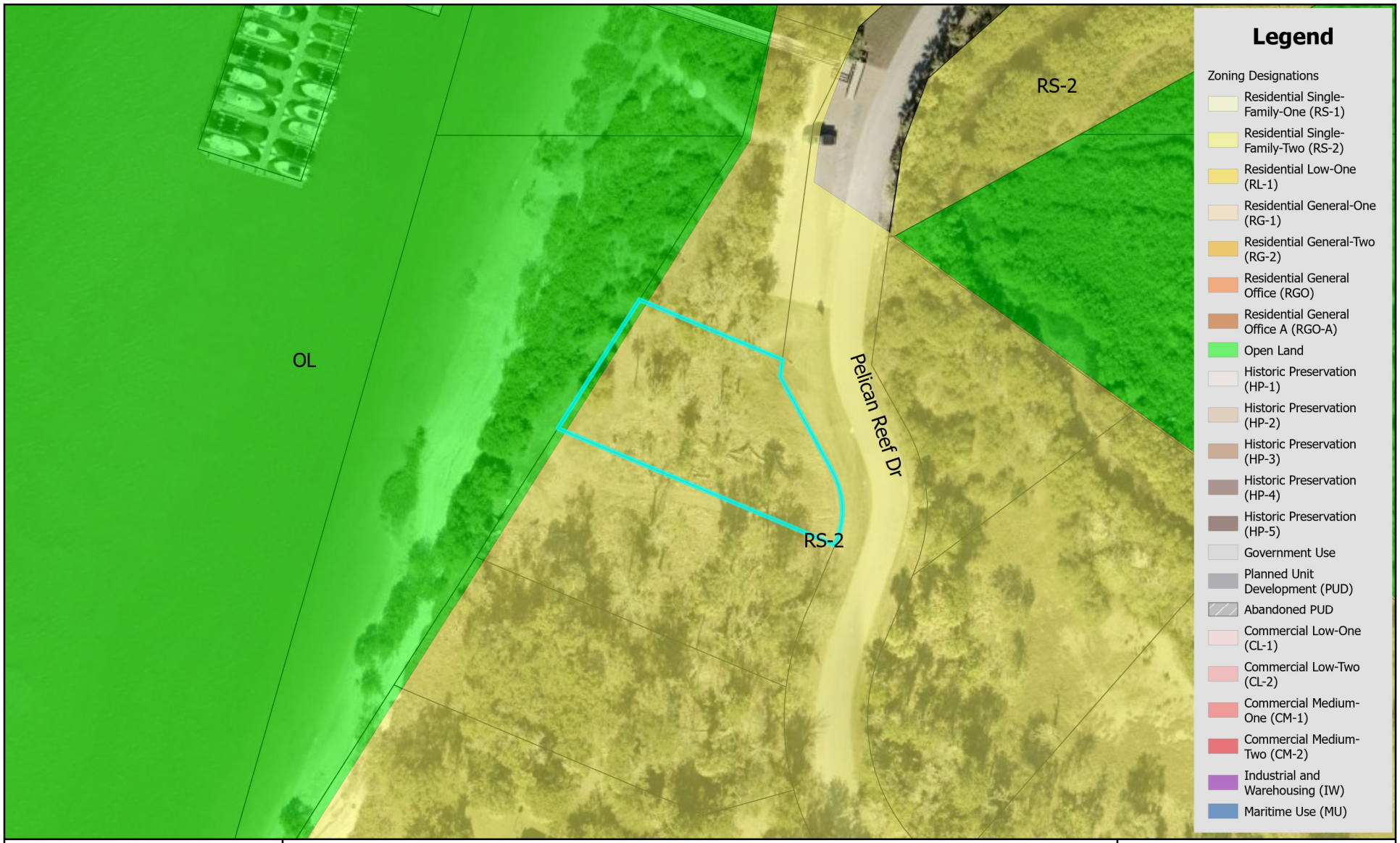
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

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

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

2024

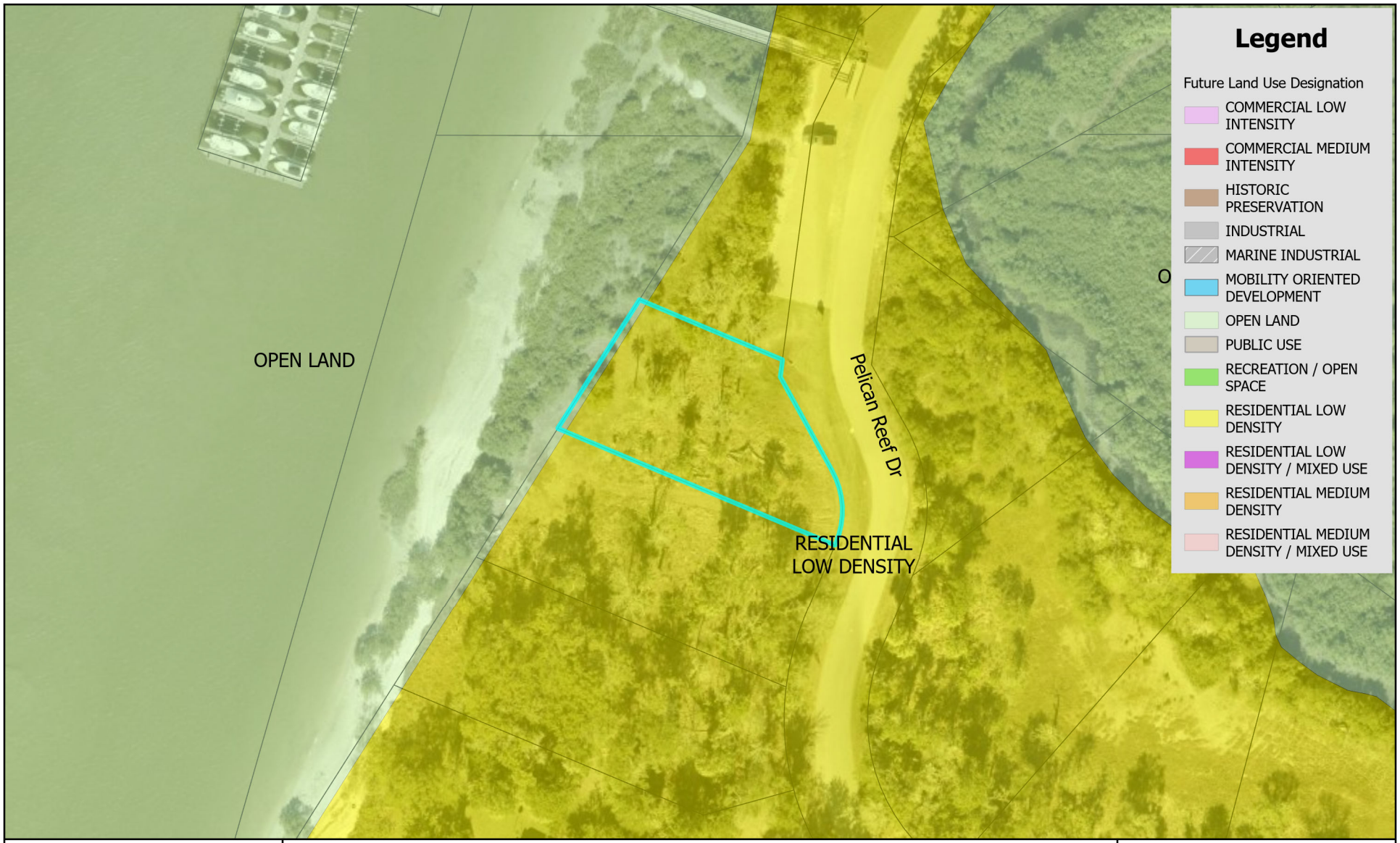
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Attachment 3:
Adjacent Uses Map

St. Johns County Property Appraiser
Use Classification Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

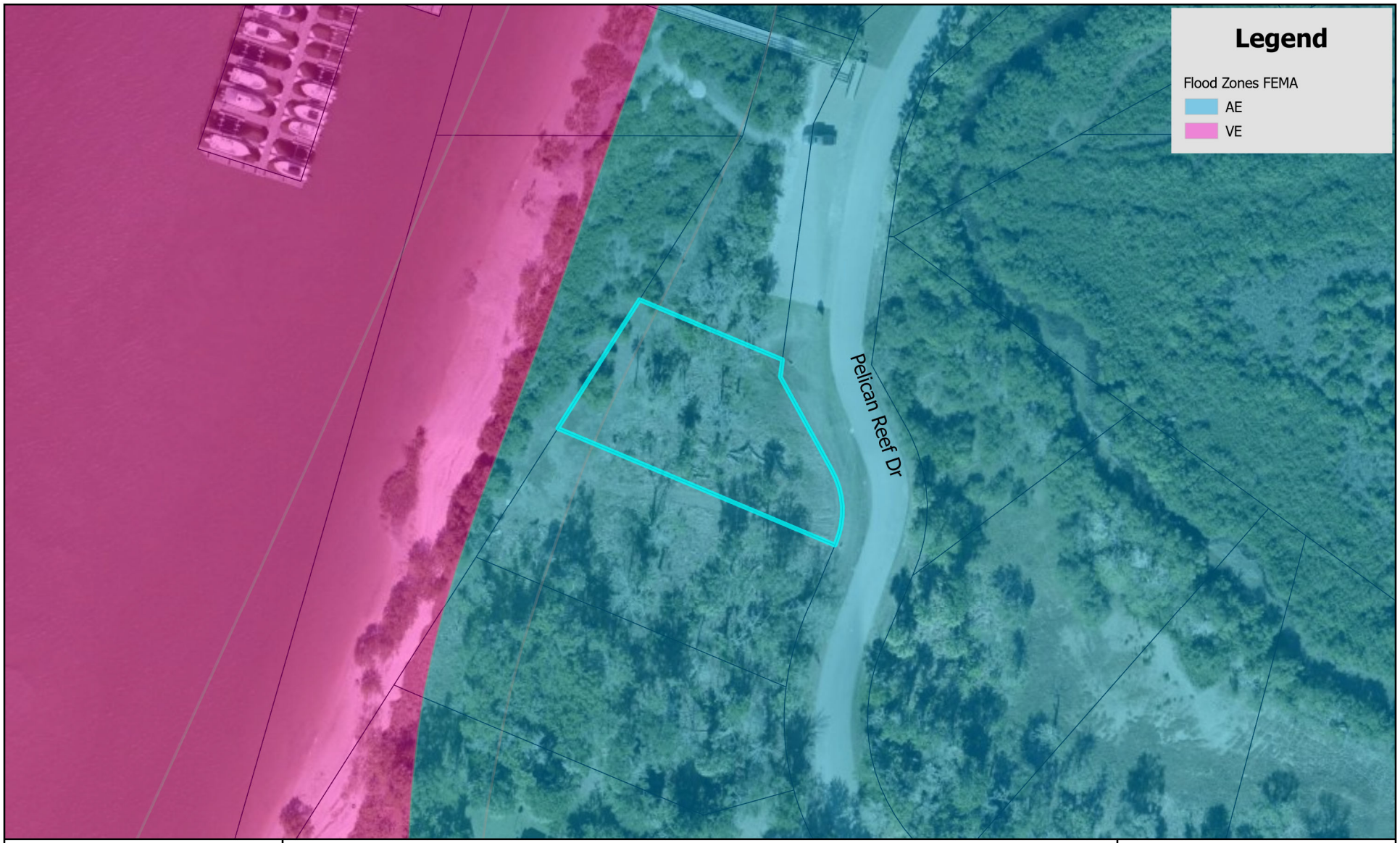
Feet
0 60 120

Attachment 4:

Aerial Site Photograph

Attachment 5:

Flood Map



FEMA Flood Zone Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

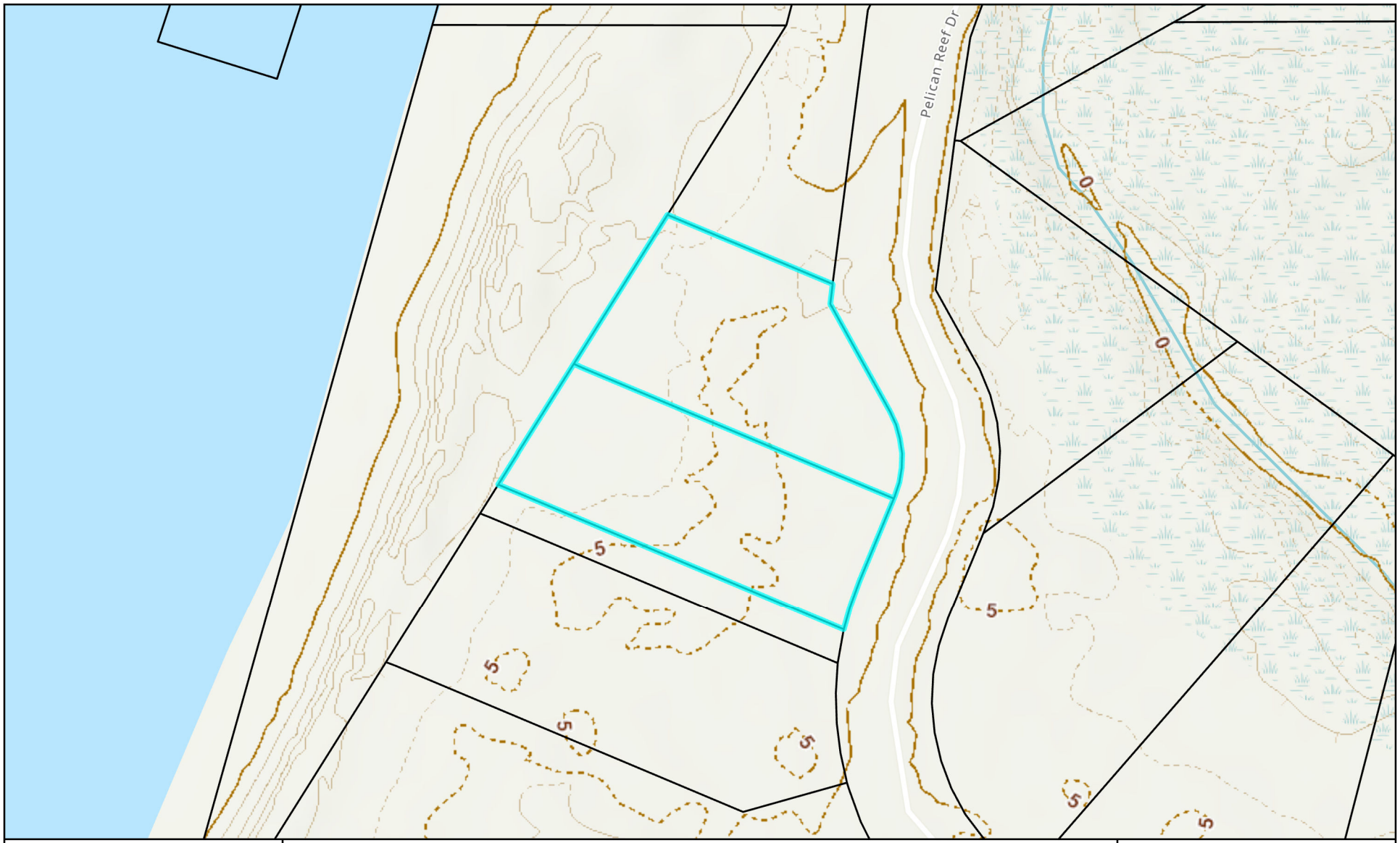
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 6:

Elevation Map



Elevation Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

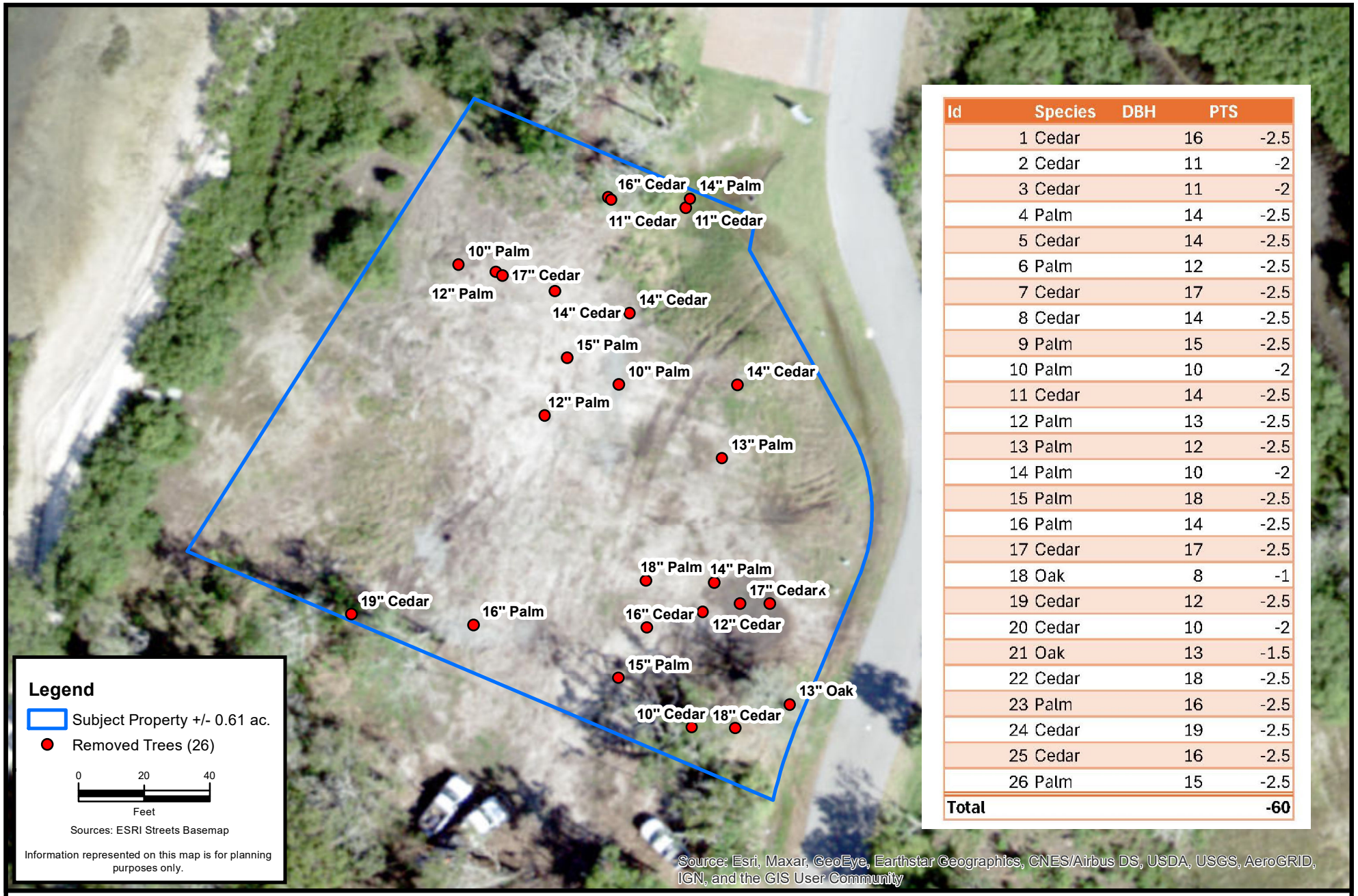
N

0 0.01 0.01 Miles

0 60 120 Feet

Attachment 7:

Application



Id	Species	DBH	PTS
1	Cedar	16	-2.5
2	Cedar	11	-2
3	Cedar	11	-2
4	Palm	14	-2.5
5	Cedar	14	-2.5
6	Palm	12	-2.5
7	Cedar	17	-2.5
8	Cedar	14	-2.5
9	Palm	15	-2.5
10	Palm	10	-2
11	Cedar	14	-2.5
12	Palm	13	-2.5
13	Palm	12	-2.5
14	Palm	10	-2
15	Palm	18	-2.5
16	Palm	14	-2.5
17	Cedar	17	-2.5
18	Oak	8	-1
19	Cedar	12	-2.5
20	Cedar	10	-2
21	Oak	13	-1.5
22	Cedar	18	-2.5
23	Palm	16	-2.5
24	Cedar	19	-2.5
25	Cedar	16	-2.5
26	Palm	15	-2.5
Total			**-60**

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

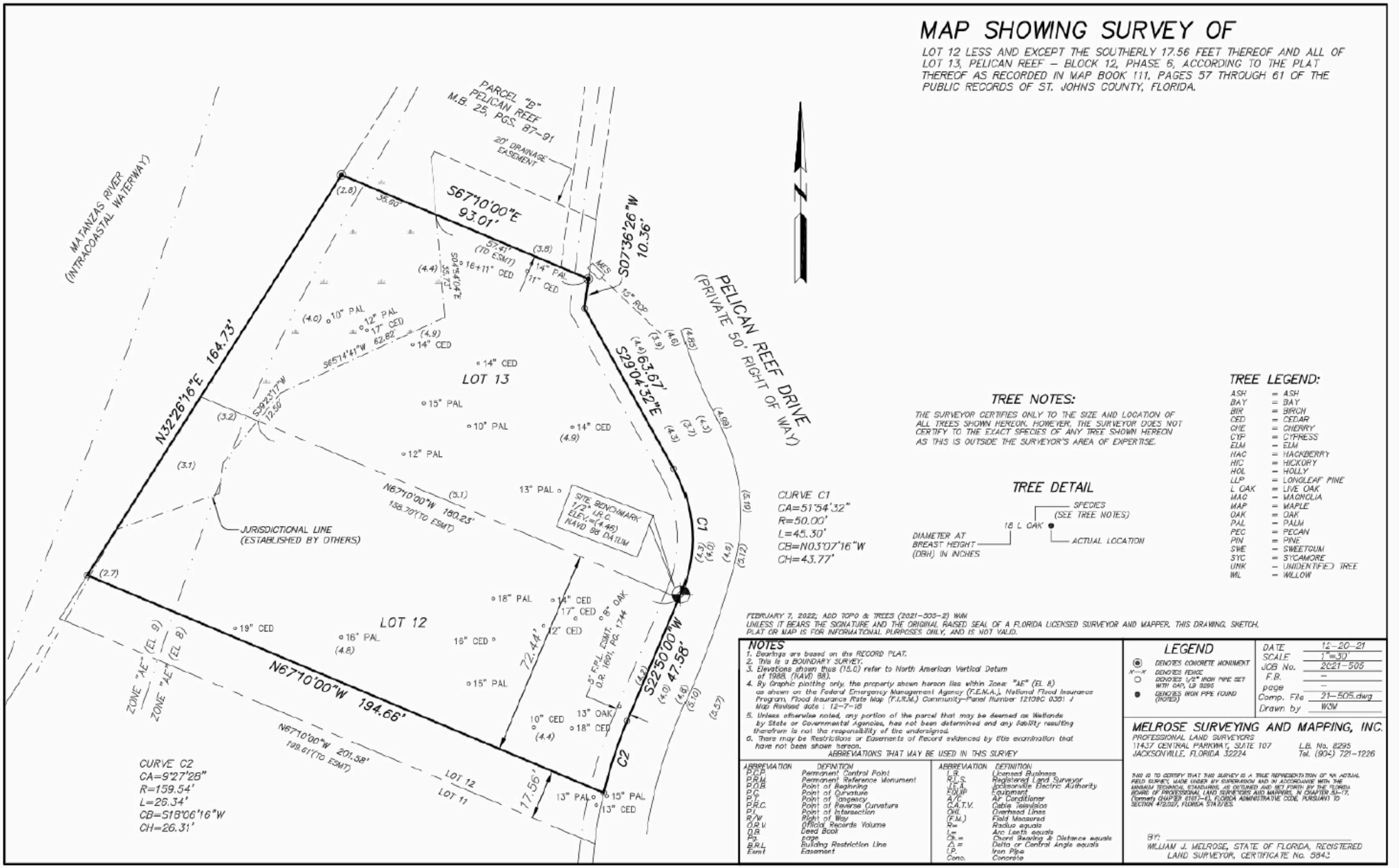
Pre-Clearing Tree Survey / Trees Removed

Wolkoff - Pelican Reef Dr. - Lot 12

Project:	5.22263	St. Augustine, FL	Date: Oct 25 2024	Figure: 1

MAP SHOWING SURVEY OF

LOT 12 LESS AND EXCEPT THE SOUTHERLY 17.56 FEET THEREOF AND ALL OF LOT 13, PELICAN REEF – BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



CURVE C1
CA=51°54'32"
R=50.00'
L=45.30'
CB=N03°07'16"W
CH=43.77'

CURVE C2
CA=9°27'28"
R=159.54'
L=26.34'
CB=S18°06'16"W
CH=26.31'

TREE NOTES:

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

TREE DETAIL

TREE LEGEND:

ASH	= ASH
BAY	= BAY
BIR	= BIRCH
CED	= CEDAR
CHE	= CHERRY
CYP	= CYPRESS
ELM	= ELM
HAC	= HACKBERRY
HIC	= HICKORY
HOL	= HOLLY
LLP	= LONGLEAF PINE
L OAK	= LIVE OAK
MAG	= MAGNOLIA
MAP	= MAPLE
OAK	= OAK
PAL	= PALM
PEC	= PECAN
PIN	= PINE
SWE	= SWEETGUM
SYC	= SYCAMORE
UNK	= UNIDENTIFIED TREE
WIL	= WILLOW

FEBRUARY 7, 2022: ADD TOPO & TREES (2021-505-2) WJM

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the RECORD PLAT.
2. This is a BOUNDARY SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone "AE" (EL 8) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community–Panel Number 12109C 0351 J Map Revised date : 12-7-18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	page
B.R.L.	Building Restriction Line
Esmt	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
F.D.U.P.	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
OHL	Overhead Lines
(F.M.)	Field Measured
R=	Radius equals
L=	Arc Length equals
Ch.=	Chord Bearing & Distance equals
Δ =	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

LEGEND

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

DATE	12-20-21
SCALE	1"=30'
JOB No.	2021-505
F.B.	--
page	--
Comp. File	21-505.dwg
Drawn by	WJM

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

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

SEE LS-2.0 AND LS-3.0 FOR PLANT LIST AND PLANTING PLAN.

	SOD GRASS	7,100 SQ.FT
	PERMEABLE PAVERS DRIVEWAY	4,100 SQ.FT
	MULCH COVER	2,500 SQ.FT
	CONCRETE	260 SQ.FT
	REQUIRED CEDAR TREES (10) TOTAL TO BE PLANTED AT MINIMUM OF 15' APART	

5 Live Oaks

15 Palm Trees

Planting Plan:

Species	DBH	QTY	PTS_Per	PTS_Total
Cedar	4	10	2	20
Palm	4	15	2	30
live oak	4	**5**	**2**	**10**
Total				**60**

1 LS-4.0 PLANTING PLAN
SCALE 3/32" = 1'

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FORREST INC.
BUILD FOR LIFE
238 WEST KING ST
ST.AUGUSTINE, FLORIDA, 32084 - 904.794.2547

PROJECT NAME: LANDSCAPE DESIGN
CUSTOM HOME FOR:
WILLIAM WOLKOFF
186 PELICAN REEF DR.,
ST.AUGUSTINE, 32080

PROJECT #	23-102
BUILDING SQ.FT.	00,000
DATE:	9/16/2024
SHEET #	LS-4.0
DRAWING SCALE	3/32"=1'-0"
DESIGNER:	YM
REVISIONS:	3/1/2024

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: WILLIAM WOLKOFF Contact Number: 805-610-4765
   Business *(if applicable)*:
   Address: 390 A1A BEACH BLVD #12 City: ST AUGUSTINE State: FL Zip: 32080
   E-Mail Address: wwolkoff@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 12 Block: 12
   Subdivision: Pelican Reef Parcel Number: 1585730130
4. PROJECT STREET ADDRESS: Phase 6 - Lot 12 Pelican Reef Dr.
5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A BULKHEAD AND DOCK.
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED NARRATIVE AND GRAPHICS.

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

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

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

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

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

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

_____

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

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

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

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

_____ 7-11-24
Signature of Applicant Date

_____ 7-18-24
Signature of Property Owner Date

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

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

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RAC — 8-14-24

Signature of Applicant — Date

WJWOLKOFF — 8-14-24

Signature of Property Owner — Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant

Signature of applicant

7-11-24

Date

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: W Wolkoff
Signature of Owner

William Wolkoff
Print Name of Owner

805-610-4765
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of July, 2024

By William Wolkoff

Identification verified:

Oath sworn: X Yes ____ No

Notary Public State of Florida
Robin Motes
My Commission HH 326246
Expires 10/27/2026

Notary Signature: Robin Motes

My Commission expires: 10/27/26

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: Phase 6- Lot 12 Pelican Reef Dr

Applicant's Name: Ryan Carter Applicant's Signature: RAC

Owner's Name: William Wolkoff Owner's Signature: WJWolkoff

Lot 12 Pelican Reef Drive
Overlay Zone Development Application Supplement
July 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed bulkhead as well as a proposed dock that includes two boat lifts at Lot 12 Pelican Reef Drive. The proposed dock will allow the new owners access to the Matanzas River. Total dock and lift area over open water will be approximately 3,710 sq. ft. The height of the dock will be 8' above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

   This is a private dock. Public benefits may be economically related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

   There is a strip of salt marsh vegetation between the uplands and open water (approx. 60 ft.). The dock will be constructed 8' above mean high water, high enough as to not over shade any vegetation.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.

   No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.

   A new dock will be added increasing the overall scenic vista.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 155 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline. Mangroves are present in the area but will not be negatively impacted from construction.

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

   The property sits on the Matanzas River next to a currently vacant single-family lot to the South and a community dock on the property to the North.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities*.

   <u>Vegetative impacts</u>: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, eight feet or higher above mean high water. Therefore, shading will be minimal.

   <u>Lighting of the open water areas at night</u>: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

   <u>Increased noise from day users</u>: Minimal noise associated with private residential boating activities.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials*.

   There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish*.

   Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion*.

    Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock. In addition, a long flat sandy beach is located landward that eventually meets salt marsh vegetation.

11. Impact of development on shoreline by linear feet and percent of site.

    Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site*.

    Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes*.

    Not applicable.

14. Impact of development on plant and animal habitat and potential loss in acres and percent of site.

    Not applicable.

15. *Impact of development on water quality*.

    Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl*.

    a) The effects of the proposed project on commercial and sport fish are as follows:

       <u>Positive</u>: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

       <u>Negative</u>: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.

b) The effects of the project on shellfish are as follows:

<u>Positive</u>: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

<u>Negative</u>: None

c) The effects of the project on water fowl are as follows

<u>Positive</u>: The additional dock area could be used as a resting place or perch for many water fowl.

<u>Negative</u>: Extremely small loss of foraging habitat.

17. Dock specifications:

a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

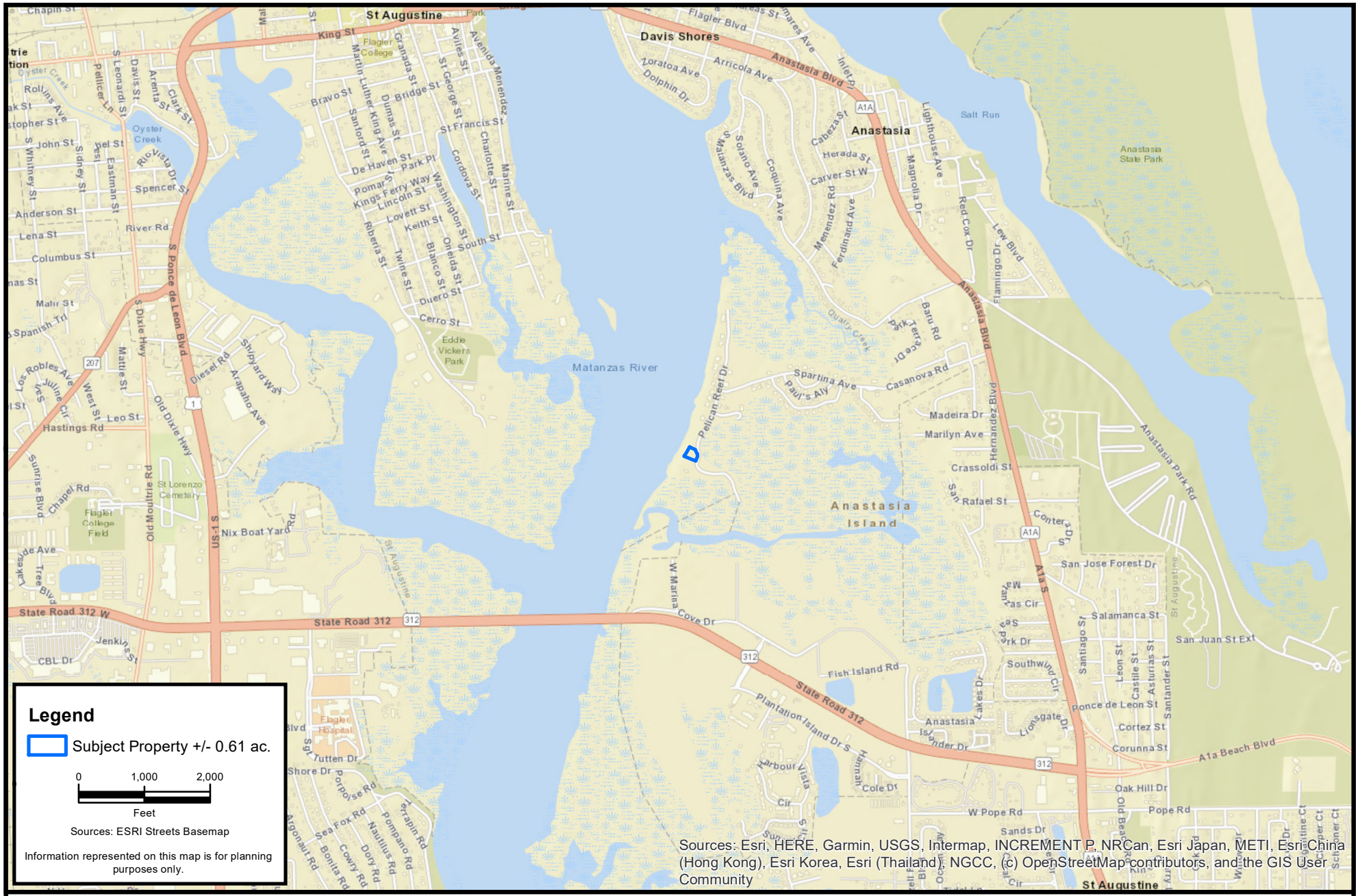
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

b) *The deck of any private boat dock shall not exceed eight (8) feet in height above the mean high water line*.

The deck will not exceed 8' above MHW.

Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.

Boat lifts will be low-profile and not exceed 12,000 pounds.



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Project Location

Wolkoff - Pelican Reef Dr. - Lot 12

Project:	5.22263	St. Augustine, FL	Date: May 30 2024	Figure: 1

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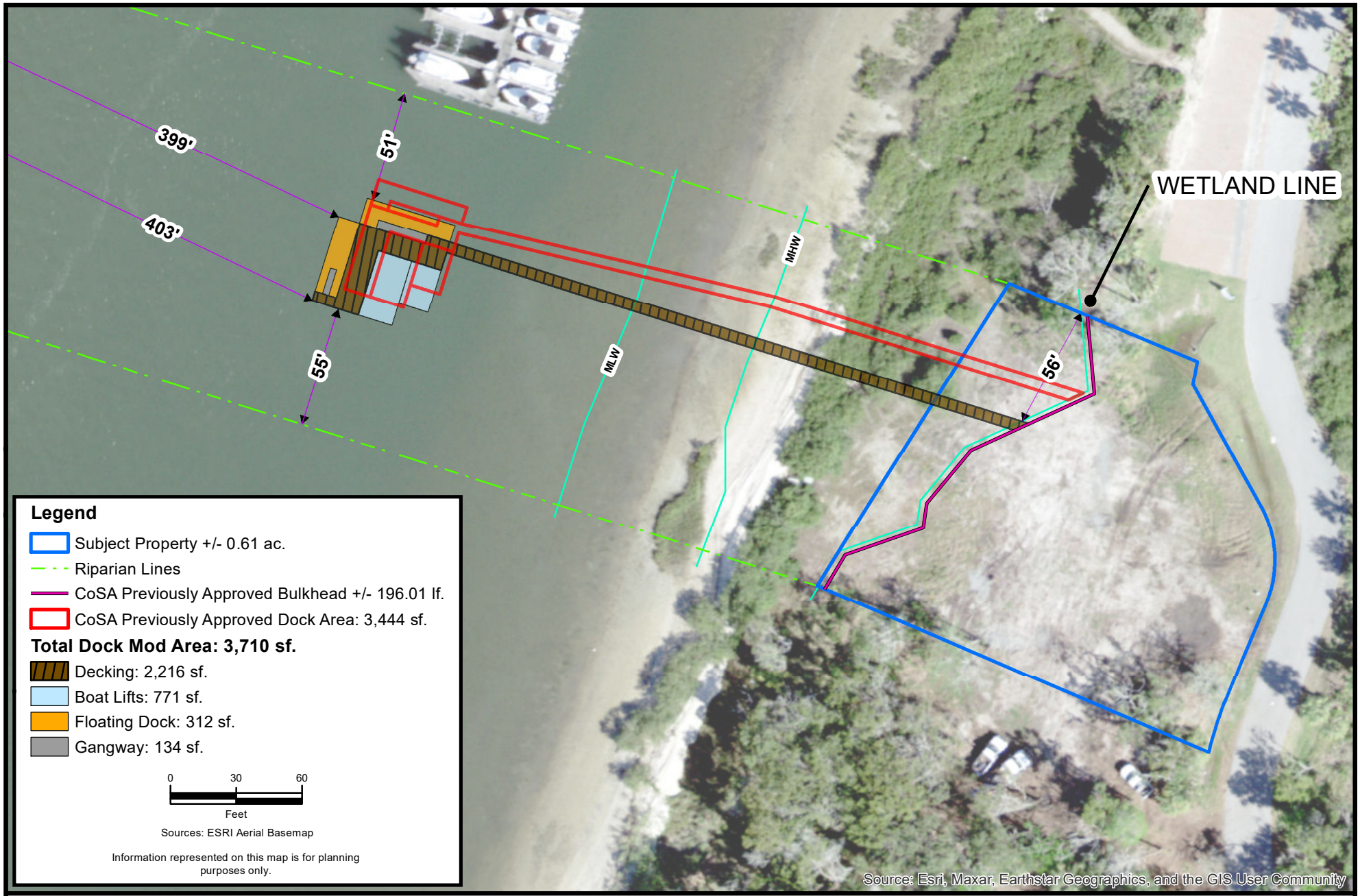
904-540-1786
www.carterenv.com

Current Aerial

Wolkoff - Pelican Reef Dr. - Lot 12

Project:	5.22263	St. Augustine, FL	Date: May 30 2024	Figure:	2



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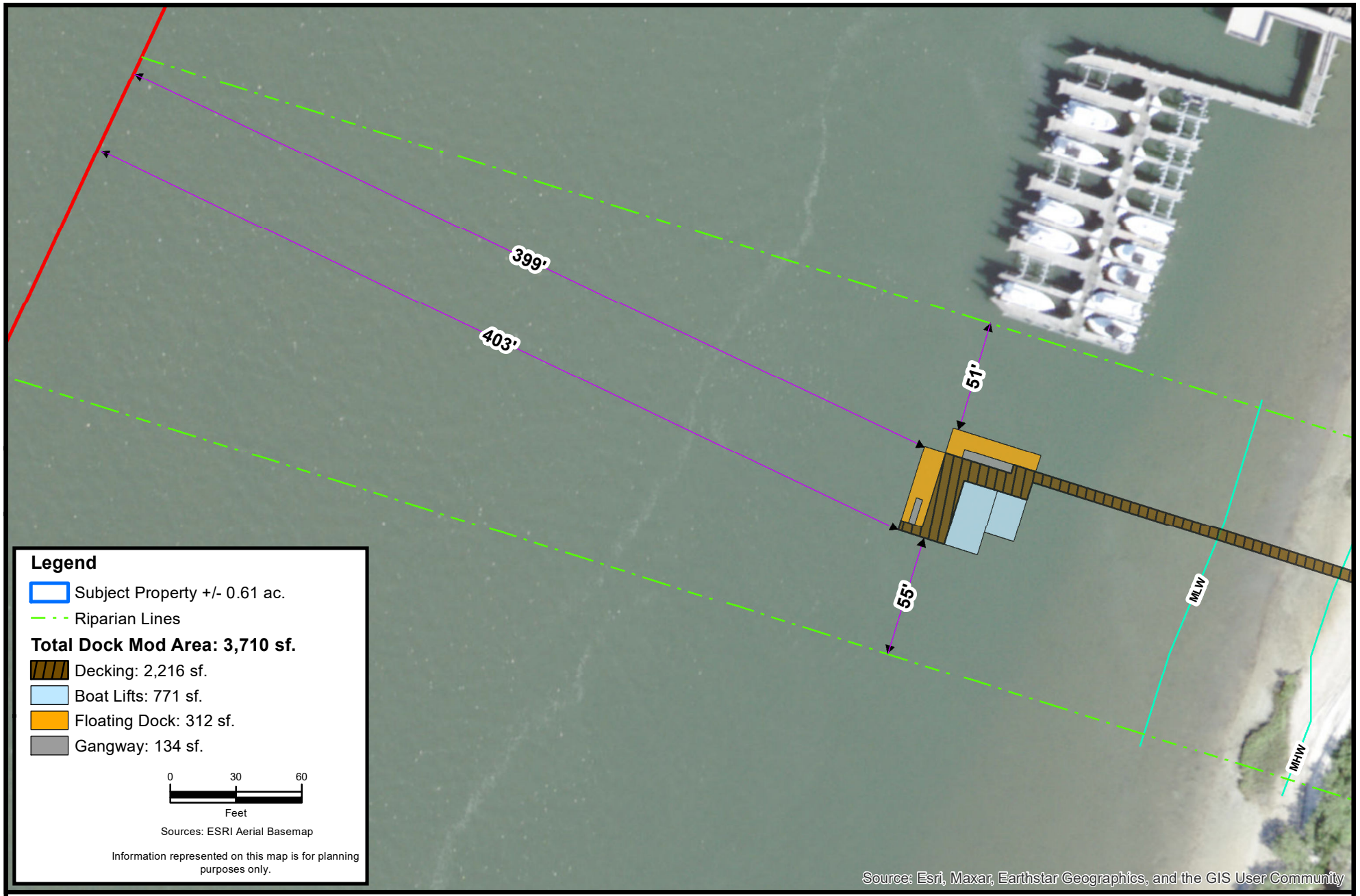
Existing CoSA Approved and Proposed Conditions

Wolkoff - Pelican Reef Dr. - Lot 12

Project:	5.22263	St. Augustine, FL	Date: May 31 2024	Figure:	3



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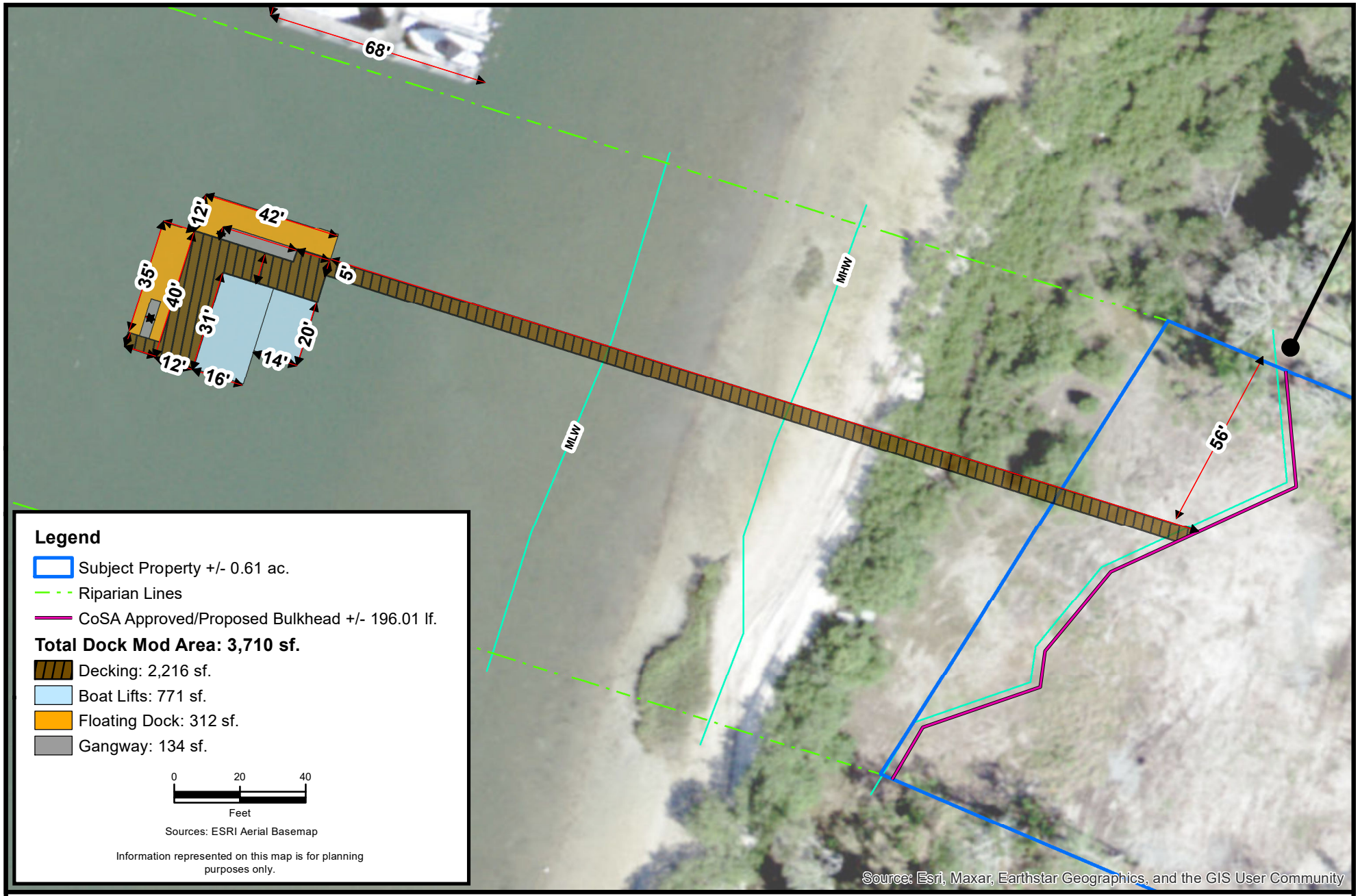
Proposed Alignment

Wolkoff - Pelican Reef Dr. - Lot 12

Project:	5.22263	St. Augustine, FL	Date: Jul 10 2024	Figure:	4



Legend

- Subject Property +/- 0.61 ac.
- Riparian Lines
- CoSA Approved/Proposed Bulkhead +/- 196.01 lf.

Total Dock Mod Area: 3,710 sf.

- Decking: 2,216 sf.
- Boat Lifts: 771 sf.
- Floating Dock: 312 sf.
- Gangway: 134 sf.

0 20 40
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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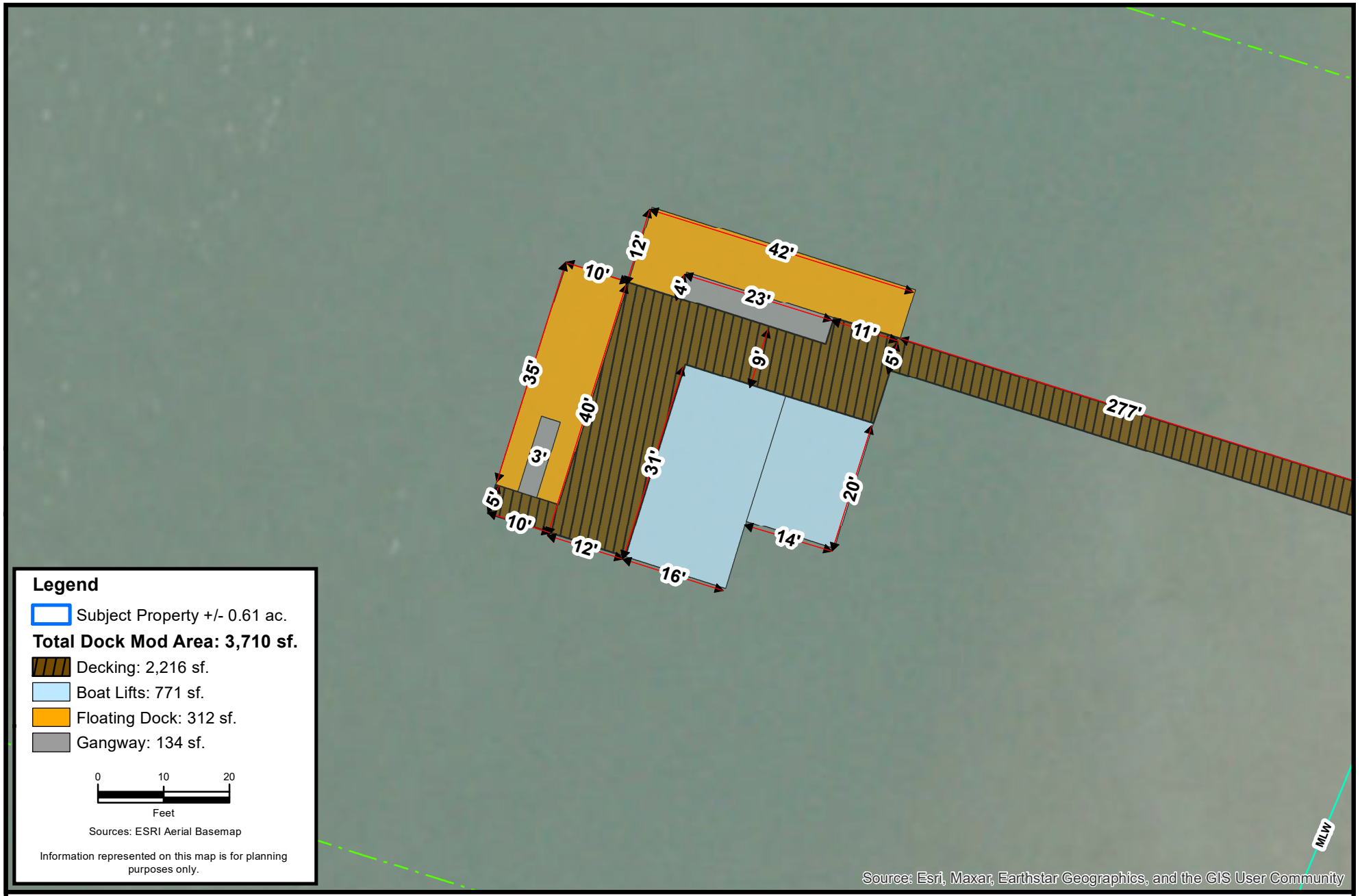
Proposed Conditions

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263	St. Augustine, FL	Date: May 31 2024	Figure: 5



Legend

- Subject Property +/- 0.61 ac.

Total Dock Mod Area: 3,710 sf.

- Decking: 2,216 sf.
- Boat Lifts: 771 sf.
- Floating Dock: 312 sf.
- Gangway: 134 sf.

0 10 20
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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Proposed Conditions - Detail

Wolkoff - Pelican Reef Dr. - Lot 12

Project: 5.22263	St. Augustine, FL	Date: May 31 2024	Figure: 5a

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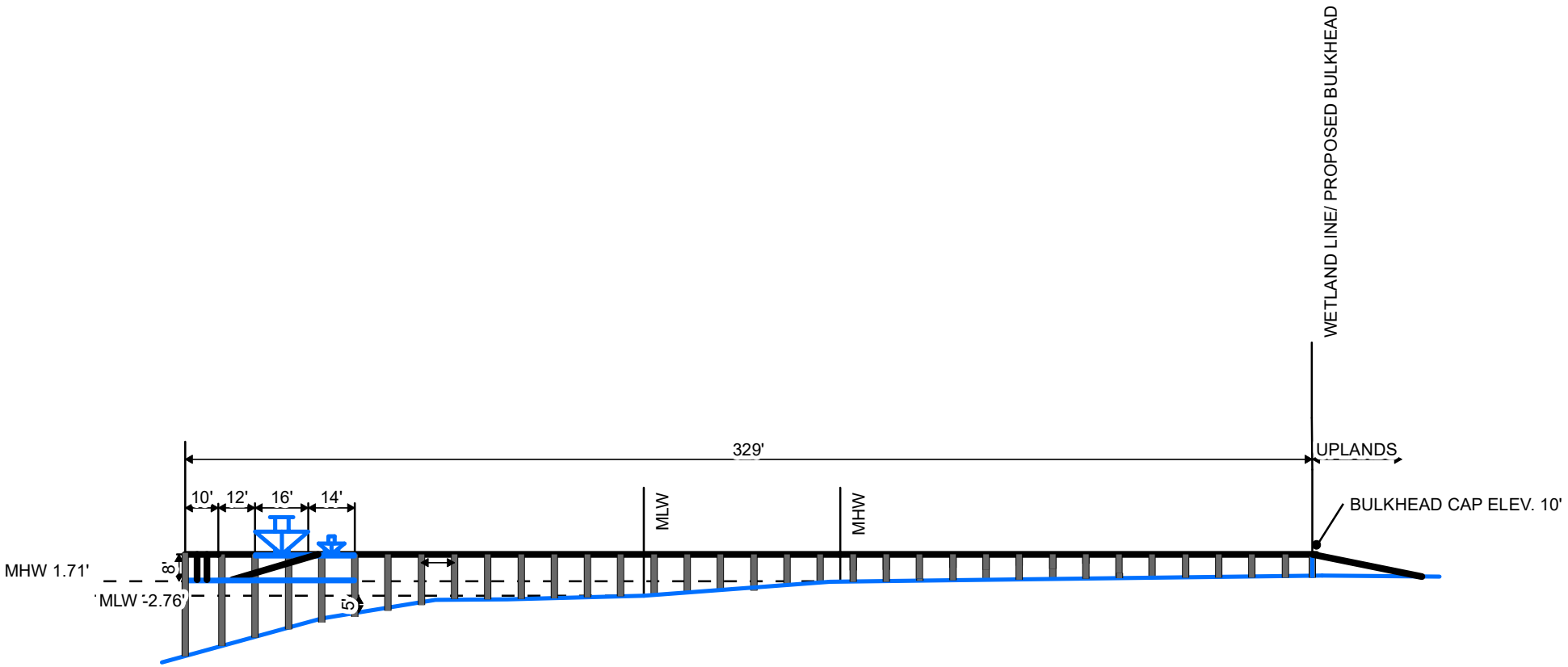
Bathymetric Assessment

Wolkoff - Pelican Reef Dr. - Lot 12

Project:	5.22263	St. Augustine, FL	Date: Jul 10 2024	Figure:	6



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CES

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St. Augustine, FL 32084
904-540-1786

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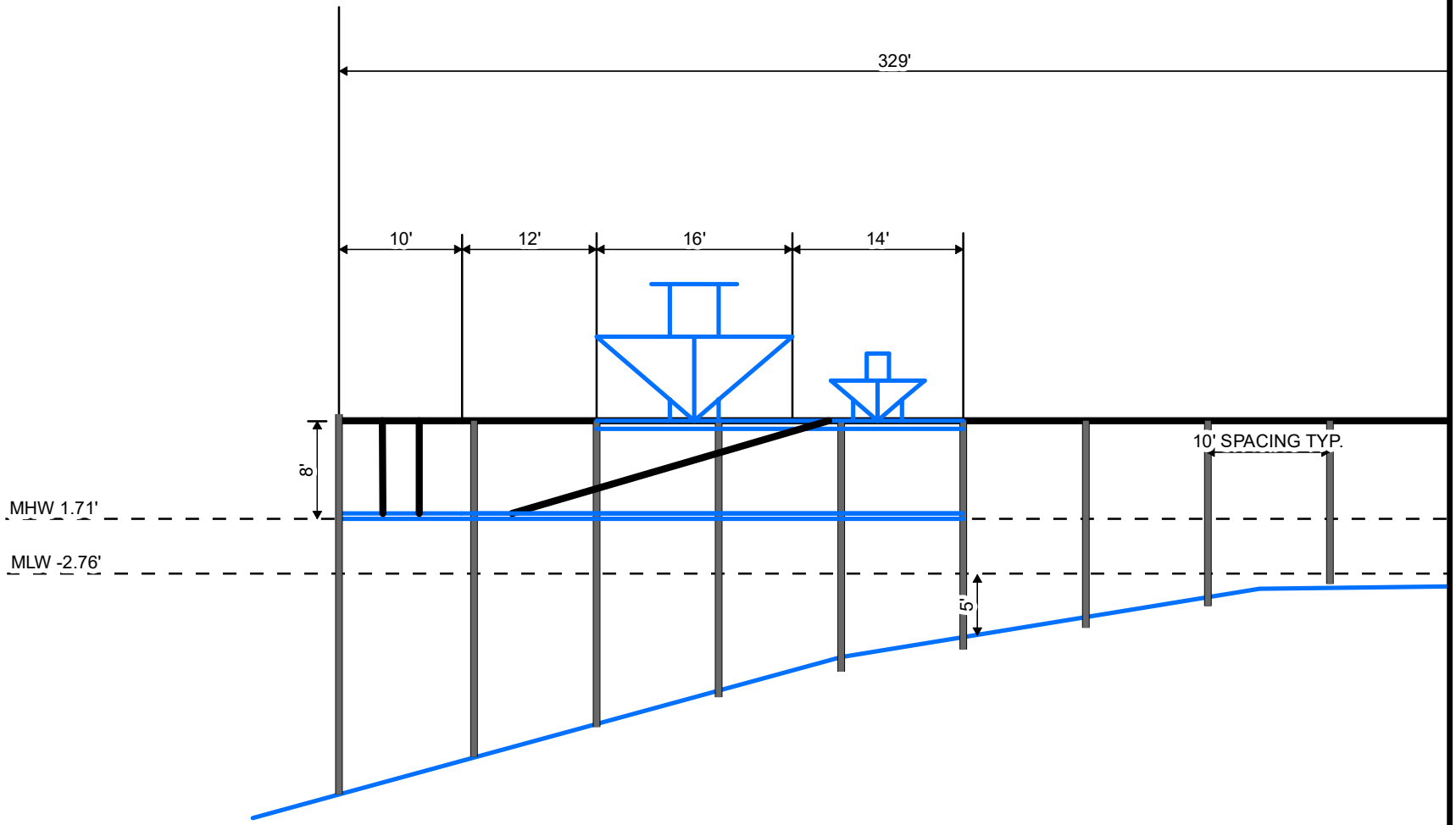
Profile View

Wolkoff - Pelican Reef - Lot 12

Project:	5.22263	St. Augustine, FL	Date: Jul 11 2024	Figure:	7



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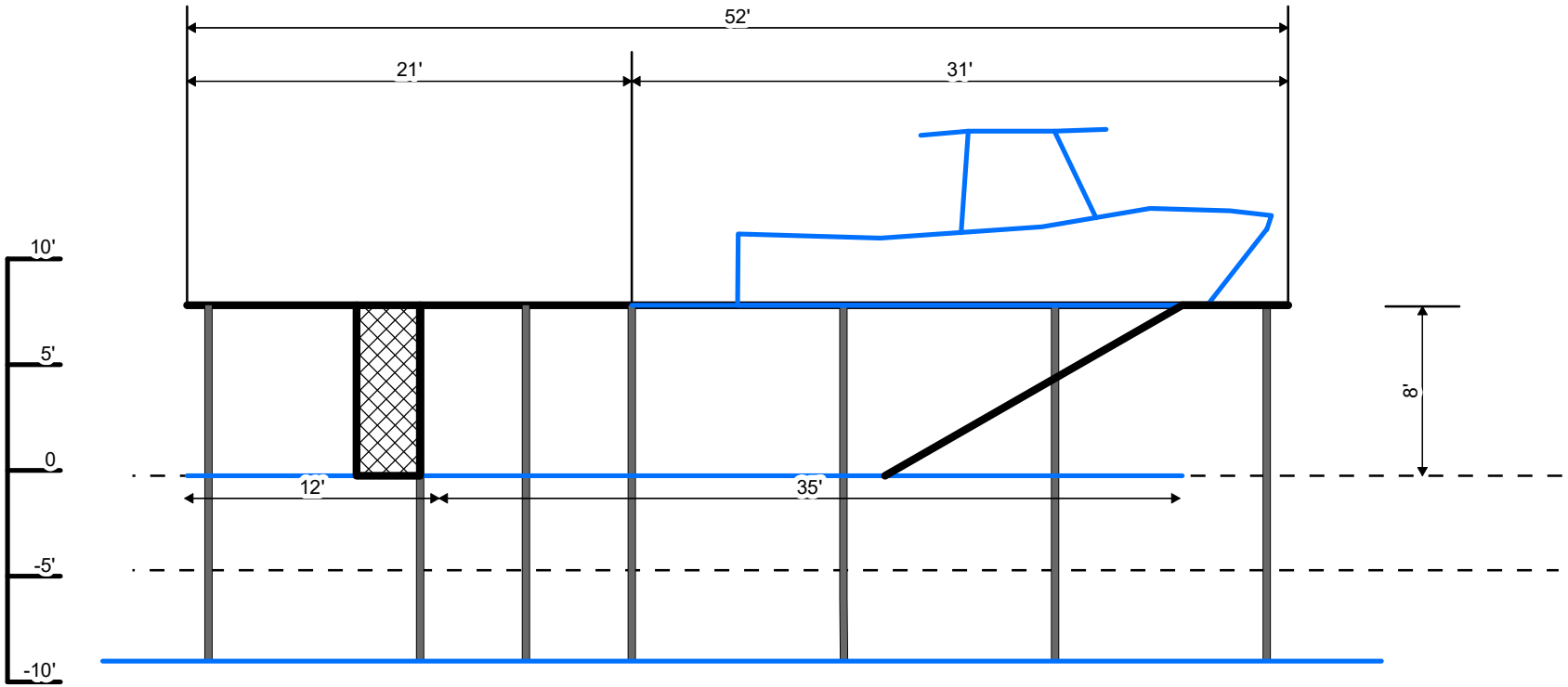
Profile View - Detail

Wolkoff - Pelican Reef - Lot 12

Project:	5.22263	St. Augustine, FL	Date: Jul 10 2024	Figure:	7a



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42 Masters Drive
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904-540-1786

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Cross-Section View

Wolkoff - Pelican Reef - Lot 12

Project:	5.22263	St. Augustine, FL	Date: Jul 11 2024	Figure:	8

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

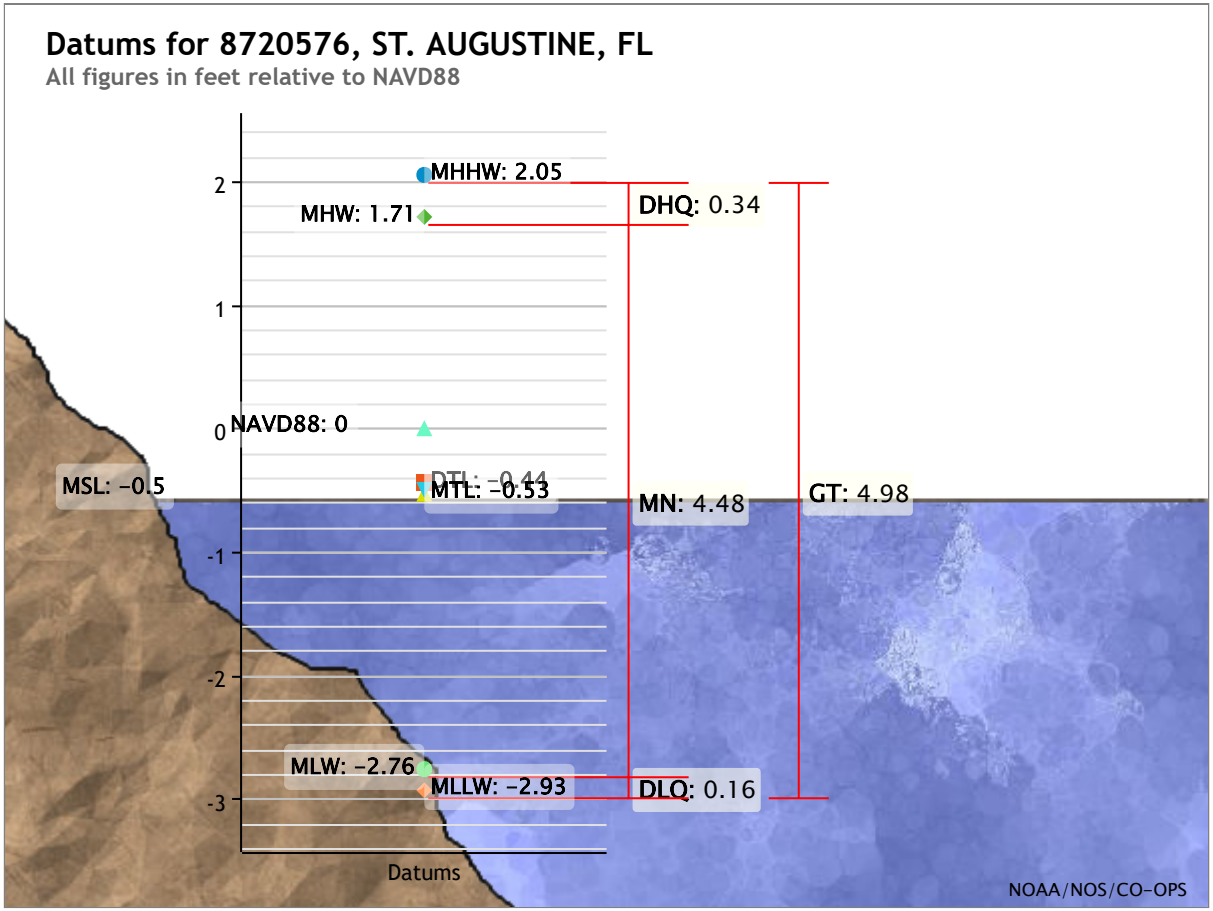
Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods
01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ◉ Feet ○ Meters

Epoch ◉ Present (1983-2001) ○ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

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

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

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8720576)

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

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (http://www.noaa.gov)
National Ocean Service (http://oceanservice.noaa.gov)
Privacy Policy (/privacy.html)
Disclaimer (/disclaimers.html)
Take Our Survey (/survey.html)
Freedom of Information Act (https://www.noaa.gov/foia-freedom-of-information-act)
Contact Us (/contact.html)

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1585730130
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.610
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Wolkoff William J Trust D:05/07/14 100% Wolkoff William J Trustee 0%
Mailing Address	390 A1A BEACH BLVD #12 SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,350,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,350,000**
Total Deferred	$0
Assessed Value	**$1,350,000**
Total Exemptions	$0
Taxable Value	**$1,350,000**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$1,350,000	$0	$0	$1,350,000	$1,350,000	$0	$1,350,000
2022	$0	$0	$1,204,000	$0	$0	$1,204,000	$1,204,000	$0	$1,204,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$1,350,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/5/2022	12/5/2022	$1,550,000.00	WARRANTY DEED	5674	1635	Q	V	WALLS KENNETH LUCAS	WOLKOFF WILLIAM J TRUST D:05/07/14
12/30/2021	12/23/2021	$1,250,000.00	WARRANTY DEED	5457	1653	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	WALLS KENNETH LUCAS

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/28/2024, 3:31:13 AM

Contact Us

Developed by Schneider GEOSPATIAL

Attachment 9:
Supporting Documents

Phone Memo

From: Sarah Daugherty, Senior Planner

City of St. Augustine

(904) 209-4213, Sdaugherty@citystaug.com

To: Gabriel Vicari, Regulatory Scientist II

St. Johns River Water Management District

(386) 331-0734, GJVicari@sjrwmd.com

When: 2:03PM, August 22, 2024

RE: Wetland Impacts- Pelican Reef Drive / PID 158573-0130 / William Wolkoff – Owner

Gabriel Vicari:

- Aerial images indicate that wetland impacts appear to be minimal vegetation removal including a sabal palm and saw palmettos.
- SJRWMD advises that the property owner allow the wetland portion of the site to recover on its own.
- SJRWMD would monitor the site to ensure that it was on track to recover.
- SJRWMD advised that the bulkhead to the south (PID 158573-0110) did not match what SJRWMD had on record. The southern portion of the existing bulkhead turns back (a minor change that they were not concerned with) and they advised the proposed bulkhead on Mr. Wolkoff's property tie in the neighboring bulkhead to avoid erosion issues.

Prepared by Sarah Daugherty

From: Gabriel J. Vicari
To: Sarah Daugherty
Subject: Pelican Reef Dr. PID 158573-0130 Item 1507237
Date: Wednesday, October 16, 2024 10:55:42 AM
Attachments: image001.png

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

Good Morning Sarah,

Thank you for taking my call yesterday afternoon.
As discussed, SJRWMD staff considers this site to be in compliance and the corrective action implemented is acceptable. The wetland has been restored to historical grade and protected from sedimentation by a silt fence boundary. The wetland area will be left alone to revegetate with native species, and the seawall will be installed landward of wetland line.

Please feel free to reach out with any additional questions or concerns.
I appreciate you working so closely with SJRWMD compliance staff.

Gabriel Vicari
Regulatory Scientist II
Bureau of Environmental Resource Regulation
St. Johns River Water Management District
P.O. Box 1429 ● Palatka, FL 32178-1429
Cell: (386) 331-0734
Email: GJVicari@sjrwmd.com
Website: sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.com/ePermit

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

Notices
• Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
• Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

From: Sarah Daugherty
To: Ryan Carter
Subject: RE: Wolkoff "186" PELICAN REEF DR - 5 items
Date: Wednesday, October 23, 2024 4:39:00 PM
Attachments: image002.png
image003.png
image004.png

Per our phone conversation, the deadline for the required information is October 25, 2024. As for the Chapter 25 requirements for tree removal, the application would need to meet the tree ratios as follows:

Sec. 25-53
(10) *Ratio of required trees*. The total combination of retained trees and new trees planted for credit shall result in the development meeting the following ratios:

Shade trees	Fifty (50) percent minimum
Understory trees	Fifty (50) percent maximum
Palms	Twenty-five (25) percent maximum

From: Ryan Carter <ryan@carterenv.com>
Sent: Thursday, October 17, 2024 9:32 PM
To: Sarah Daugherty <sdaugherty@citystaug.com>; Victoria Murphy <vmurphy@citystaug.com>
Cc: Michael Carpenter <mcarpenter@carterenv.com>; Jason Forrest <jason@forrestinc.com>; Brittney Crosby <brittney@forrestinc.com>
Subject: RE: Wolkoff "186" PELICAN REEF DR - 5 items

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

Thanks Sarah. I understand what's needed to address item 1 and 2. We'll work on that.

I presume the information you received satisfies our response for items 3, 4 and 5 correct?

Sincerely,
Ryan
904-540-1786

From: Sarah Daugherty <sdaugherty@citystaug.com>

Applicant Name	Jason Forrest / Forrest Inc
Applicant Phone Number	904-501-0443
Property Owner Name	William J Wolkoff Trust
Property Owner Phone Number	805-610-4765
Site Parcel No.	1585730130
Site Address	Pelican Reef Dr.

Please also refer to Bulletin G-01-23 issued by the Planning and Building Department.

Pursuant to Bulletin G-01-23, applicants will have to provide a lot grading plan for all residential building permits that will produce an increase of 500 square feet or more of impervious surface and for all Floodplain Management Permits.

Over the years, residential property owners have brought in fill to elevate their property to mitigate flood damage. This practice has caused flooding onto neighboring properties. Section R401.3 requires surface drainage to be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The lot grading plan and approval process are being implemented to ensure that the code is followed, which will help alleviate the flooding onto neighboring properties that is caused by normal rain events.

This new requirement will be implemented on or after January 1, 2024. If an application is submitted on or after this date without the lot grading plan, the application will not be accepted, and the applicant will be notified as to what is needed. The requirements for the lot grading plan are:

1. Shall have spot elevations, including all roofed areas and impervious surfaces. This includes the site elevations on neighboring properties 10 feet from the boundaries of the subject property. Spot elevations shall be included in the boundary and topographic survey prepared by a Professional Land Surveyor.
2. Shall show existing and proposed ground elevations.
3. Shall show that all stormwaters will not be directed to or add impact onto any adjacent private property.
4. The grading plan must demonstrate that existing drainage patterns are managed according to all applicable legal requirements.

The lot grading plan will be reviewed and approved by the City Public Works Department. If, during the planning and design phase, it is determined that grading is not sufficient or acceptable, the use of gutters, swales, retaining walls or low impact development techniques can be used to divert or manage rainwater on site. These techniques shall be shown on the lot grading plan and will have to be approved by the Building Official (Floodplain Manager).

A post development lot grading plan shall be submitted to the Building Official prior to the final building inspection. The post development lot grading plan will be verified and inspected by the City Public Works Department. The Certificate of Occupancy or Certificate of Completion will not be issued until the post development lot grading plan has been approved.

General questions related to the City permitting, review, approval, construction, and acceptance process should be directed to the Planning and Building Department at (904) 825-1060. Technical questions related to the lot drainage and grading plans should be addressed to Jonathan C. Foster, P.E., Development Supervisor at (904) 209-4273 or jfoster@citystaug.com.

EXHIBIT C

EXAMPLE GRADING PLAN 2

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

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

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

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

Property Address _____

Lot Area 26,508 square feet

Impervious Surfaces:

1. Existing building(s) footprint — / sq.ft.
2. Existing concrete/paver patios, driveways, walkways, etc. — / sq.ft.
3. Proposed roofed building(s) footprint — 3,486 sq.ft.
4. Proposed concrete/paver patios, driveways, walkways, etc. — 4,579 sq.ft.

Total Impervious Surfaces — 4,579 sq.ft.

26,508 (Total Impervious Surface) divided by 4,579 (Lot Area) = 28.5 % (Impervious Surface Ratio %)

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

Date 5/3/24

A | PROPERTY LINE

B | SETBACKS

Note: setbacks and/or yards vary per zoning; see appendix for residential zoning categories.

C | JURISDICTIONAL LINES

Note: typical examples may include wetlands, utility easements, or access easements.

D| STRUCTURES & FINISHED FLOOR ELEVATIONS

Note: include FFE of each structure at NAVD 88.

E | IMPERVIOUS SURFACES

F | EXISTING TREES

Note: Trees over 3" in diameter may require PZB approval and/or tree removal permit if being removed.

G | SPOT ELEVATIONS

Note: Spot Elevations to be included within 10' of boundaries both on existing and adjacent parcels.

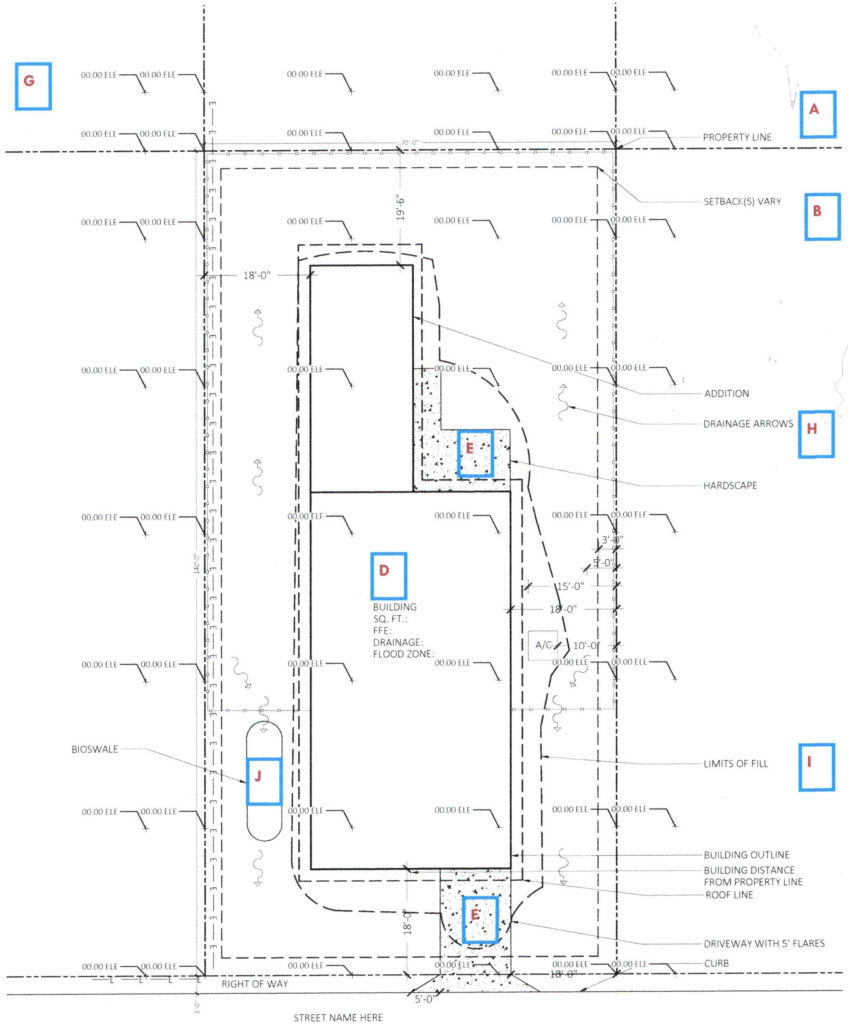
H | DIRECTIONS OF FLOW

I | EXTENTS OF FILL

Note: Piers and/or stem walls may help limit impact

J | STORMWATER MANAGEMENT STRATEGIES

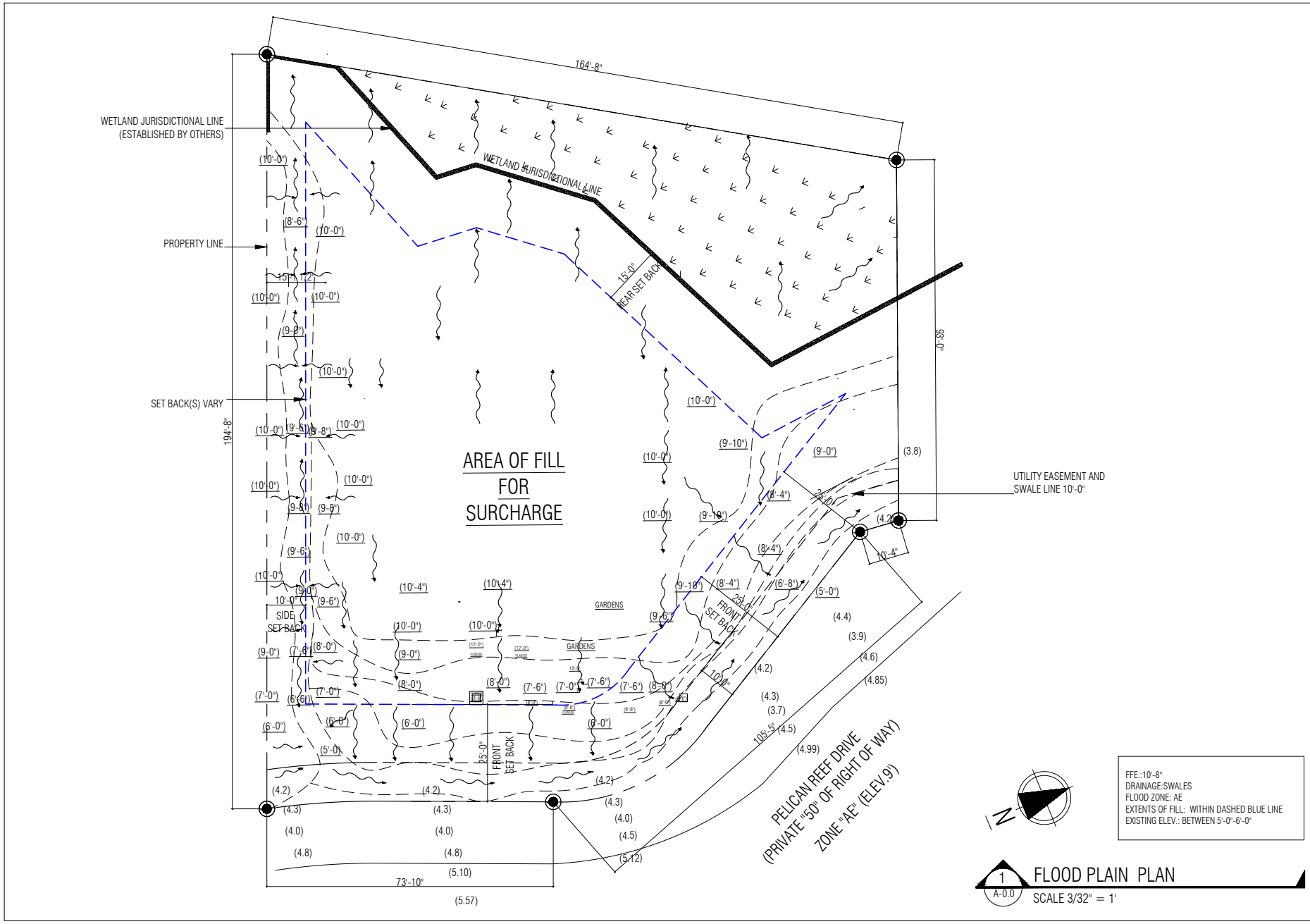
Note: See Stormwater, Resilience, and LID section (Page 10) for examples.



26,508 -100
3486 x

0' 5' 10' 20'
SCALE: 1"=10'-0"

Good Stormwater Control = Good Storm Resiliency + Good Neighbors
Updated 08/09/2022, Marquis Latimer + Halback, Inc. for the City of St. Augustine



FFE.:10'-8"
DRAINAGE:SWALES
FLOOD ZONE: AE
EXTENTS OF FILL: WITHIN DASHED BLUE LINE
EXISTING ELEV.: BETWEEN 5'-0"-6'-0"

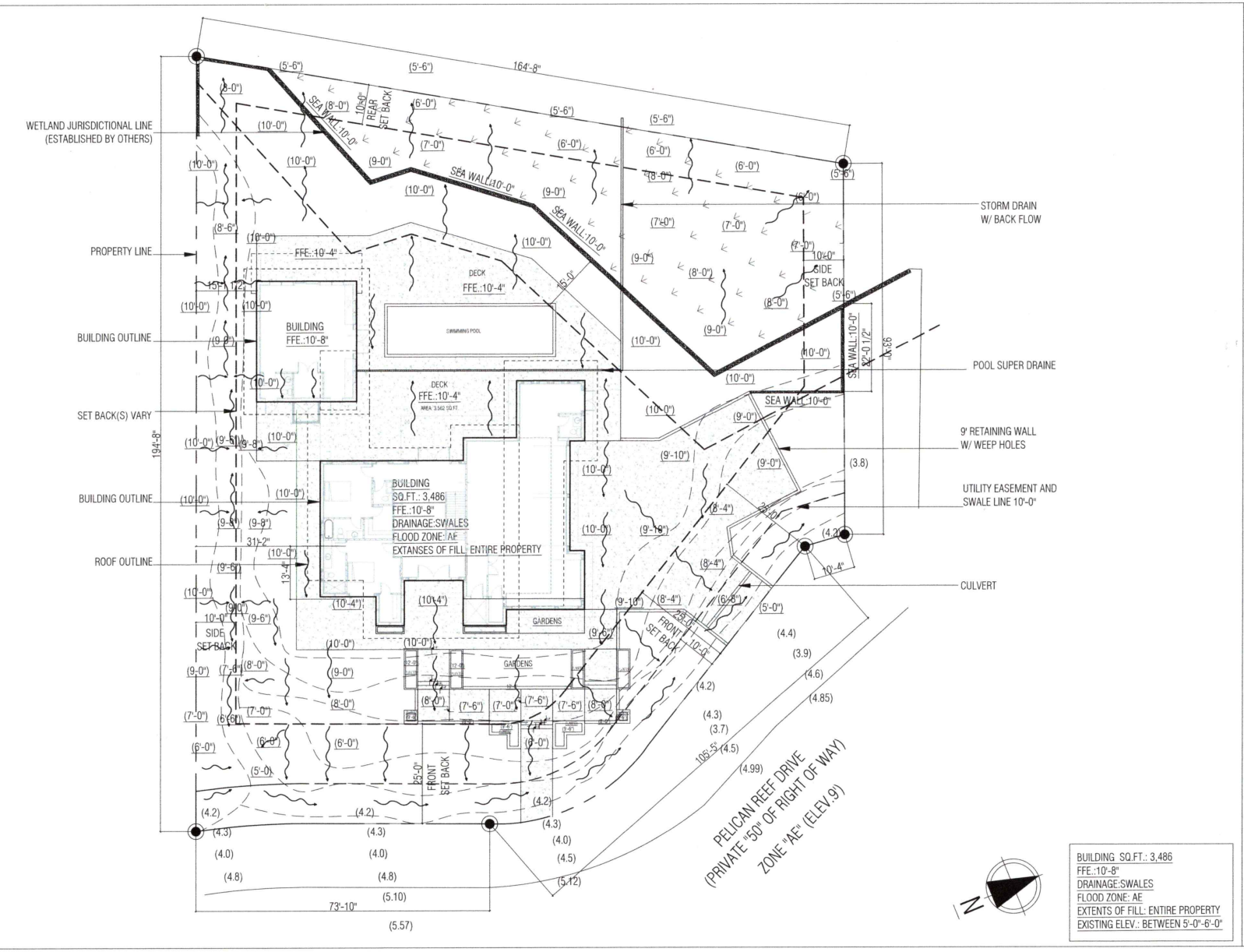
1 A-0.0 FLOOD PLAIN PLAN
SCALE 3/32" = 1'

FORREST INC.
BUILD FOR LIFE
238 WEST KING ST.
ST.AUGUSTINE, FLORIDA, 32084- 904.794.2547

FORREST INC.
BUILD-FOR-LIFE
www.forrestinc.com
238 W King St.
St.Augustine, FL 32084
P. 904.794.2547
F. 904.794.0557

PROJECT NAME: NEW HOUSE DESIGN
CUSTOM HOME FOR:
BILL WOLKOFF
ADDRESS:
0 PELICAN REEF DRIVE,
ST.AUGUSTINE, 32080

PROJECT #	23-102
BUILDING SQ.FT.:	00-000
DATE:	5/30/2024
DRAWING SCALE: 3/32"=1'-0"	
DESIGNER: YM	
REVISIONS:	5/30/2024
SHEET #	A-0.0



BUILDING SQ.FT.: 3,486
FFE.:10'-8"
DRAINAGE:SWALES
FLOOD ZONE: AE
EXTENTS OF FILL: ENTIRE PROPERTY
EXISTING ELEV.: BETWEEN 5'-0"-6'-0"

No.	Description	Date

FORREST INC.
BUILD FOR LIFE
238 WEST KING,SUIT 1, WEST KING,32084
(904) 794 2547

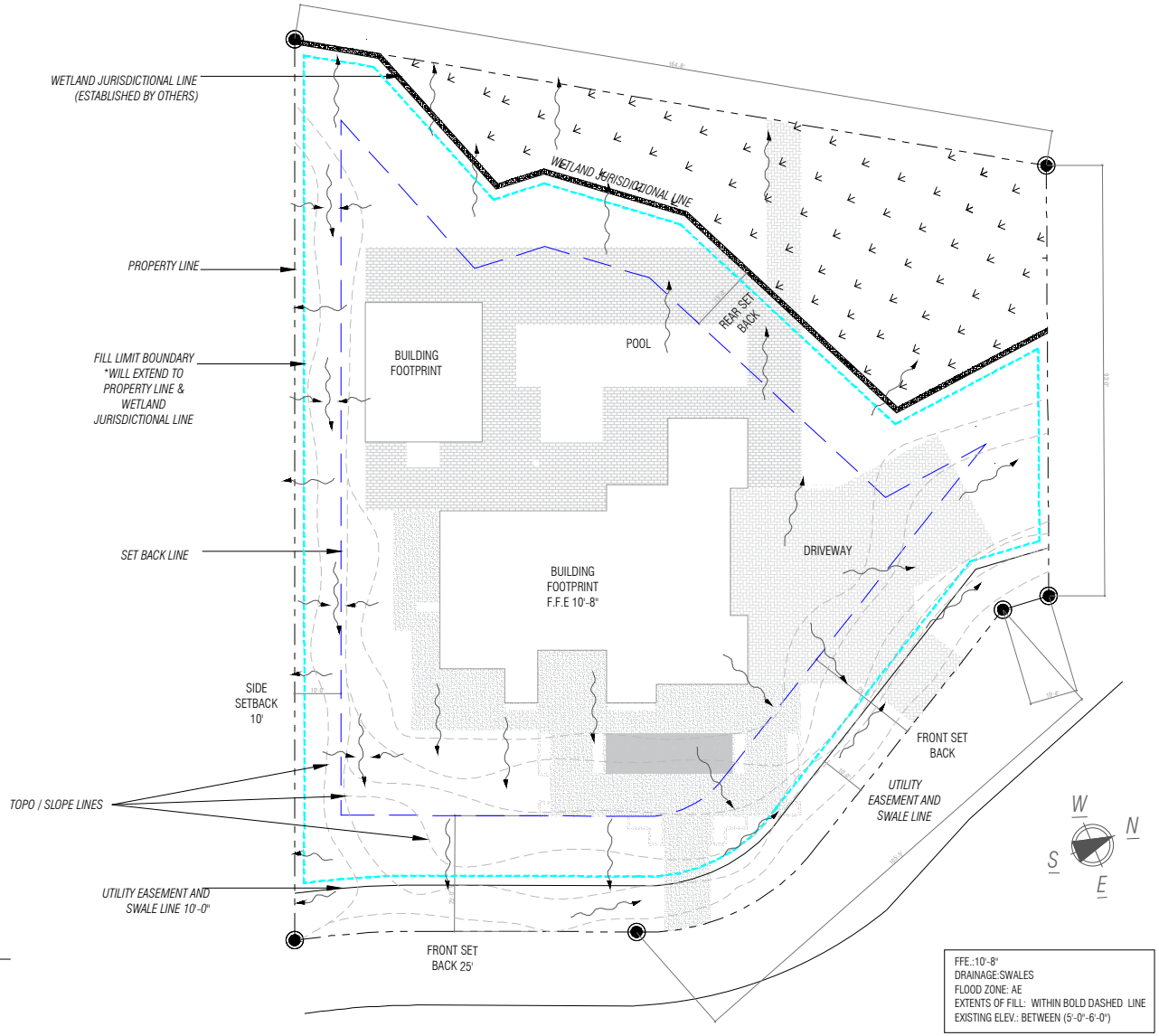
FORREST INC.
Build For Life

WOLKOFF WILLIAM
LOT LOCATION
PARCEL ID:
1585730130
LOCATION ADDRESS:
PELICAN REEF DR.,
ST. AUGUSTINE,
32080-0000
NEIGHBORHOOD:
Pelican Reef (ICW)
(628.42)
TAX DESCRIPTION:
111/57-61 PELICAN
REEF BLOCK 12
PHASE 6 LOT 13 & N
72.44 FT OF LOT 12
OR 5674/1635

PROJECT NUMBER #	#1
DRAWN BY	YULIA MOSEVEVA
DATE	5/3/2024
SCALE	3/32 - 1'-0"

SITE GRADING PLAN

A-1.0



DEVELOPMENT DETAILS

SCALE 3/32" = 1'

FORREST INC.
BUILD FOR LIFE
238 WEST KING ST.
ST.AUGUSTINE, FLORIDA, 32084- 904.794.2547

CUSTOM HOME FOR:
WILLIAM WOLKOFF
186 PELICAN REEF DR.
ST. AUGUSTINE, FL 32080

PROJECT # 23-102
BUILDING SQ.FT.: 00-000
DATE: 9/12/2024
DRAWING SCALE: 3/32"=1'-0"
DESIGNER: YM
REVISIONS: 9/12/2024
SHEET # A-1.0

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	8.b.	PZB2024-0081
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	35 Mulberry Street	195790-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	35 Mulberry LLC
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.20
Neighborhood:	Uptown
Archaeological Zone:	Zone IIA

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the modification of an existing dock in COZ 1&2 at 35 Mulberry Street. The approval of this application would allow for the addition of a floating dock, gangway, and after-the-fact approval of a boat lift.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 2.1.3** Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed dock is six (6) feet above the mean high water and would be **CONSISTENT** with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

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

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

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

(1) Site specific location

35 Mulberry Street has approximately fifty-two feet of shoreline located along Hospital Creek with existing bulkhead and dock. The applicant is proposing to add a floating dock, gangway, and boatlift to the existing 1402 square foot dock.

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

The property is within Conservation Overlay 1 and 2 with the proposed dock within Conservation Overlay Zone 1. The property to the north has an approved dock and the property to the south has an existing dock.

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

Aerial images depict a heavily vegetated shoreline. Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate there are marsh grasses and mangroves within the project area.

(9) Effect of shade on vegetation and shellfish.

Aerial images depict a heavily vegetated shoreline. Aerial images indicate oyster beds within the area.

(17) Specific conditions applicable to docks.

Dock height is limited to eight (8) feet above the mean high water (MHW). The application lists the dock height at six feet above MHW consistent with Criteria (17). The boatlift is low profile and does not exceed 12,00 pounds. The application meets the requirements of specific conditions applicable to docks.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the construction of a dock at 35 Mulberry Street / PID 195790-0000.

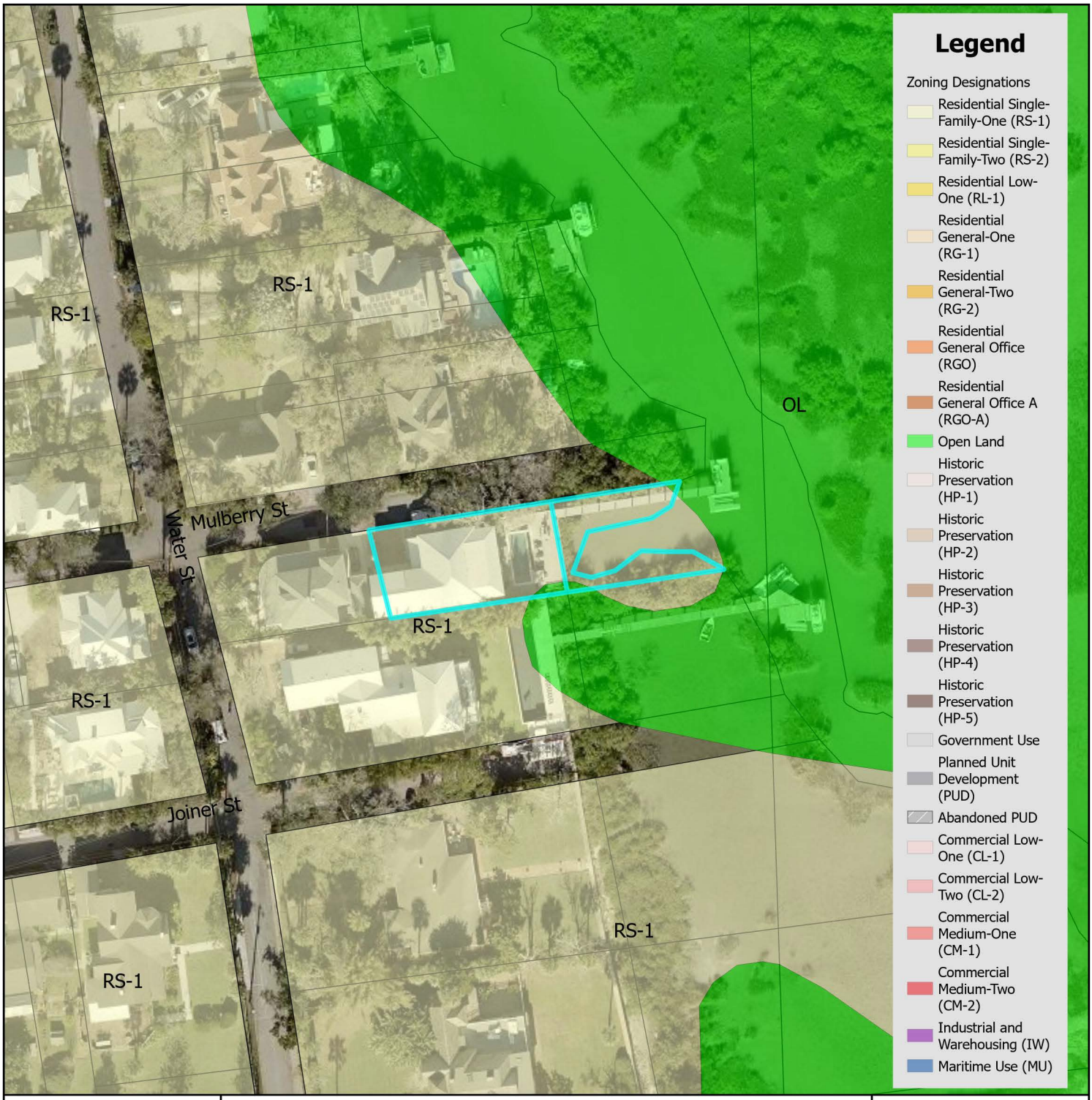
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

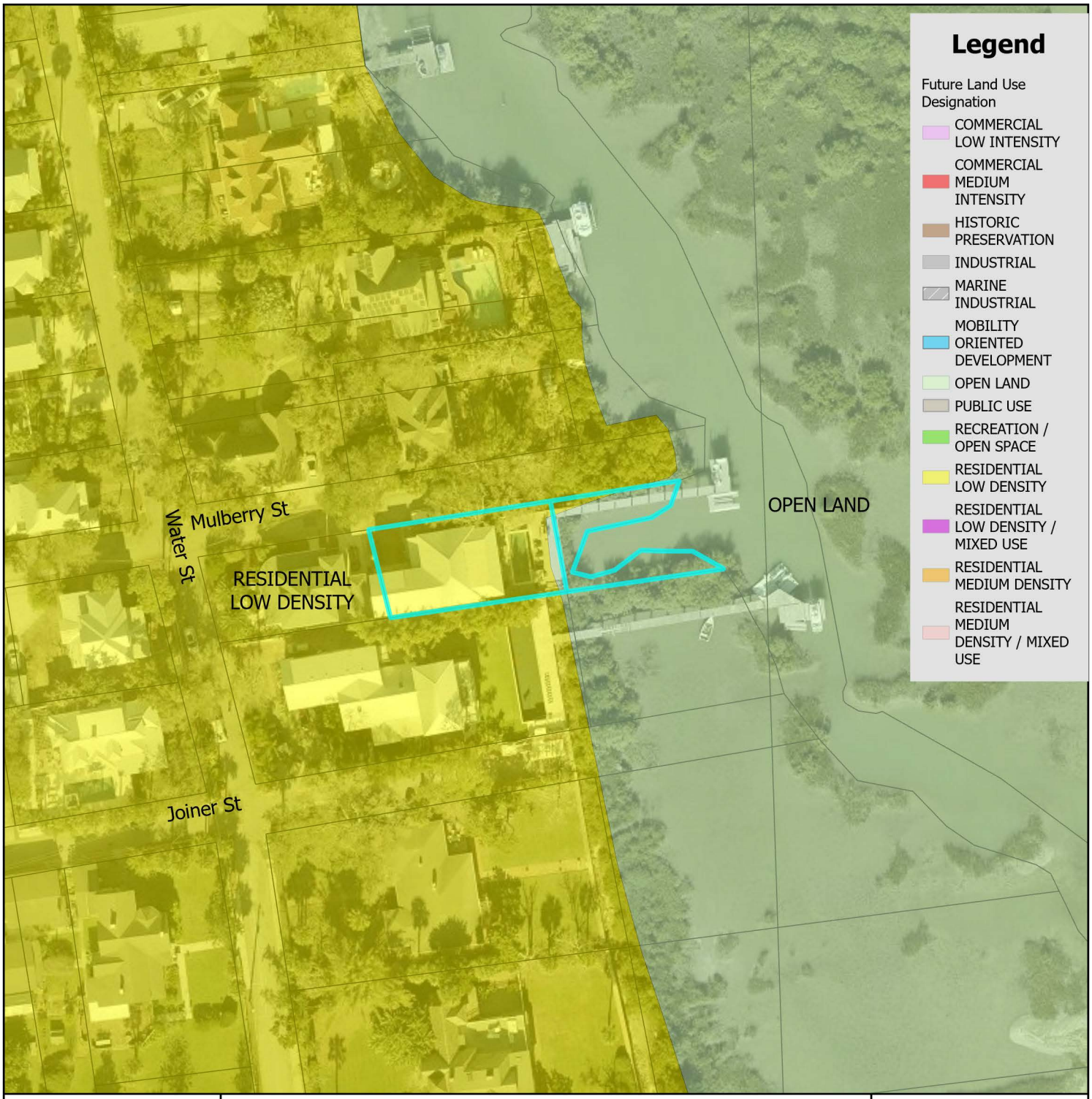
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

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

DISCLAIMER
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2024

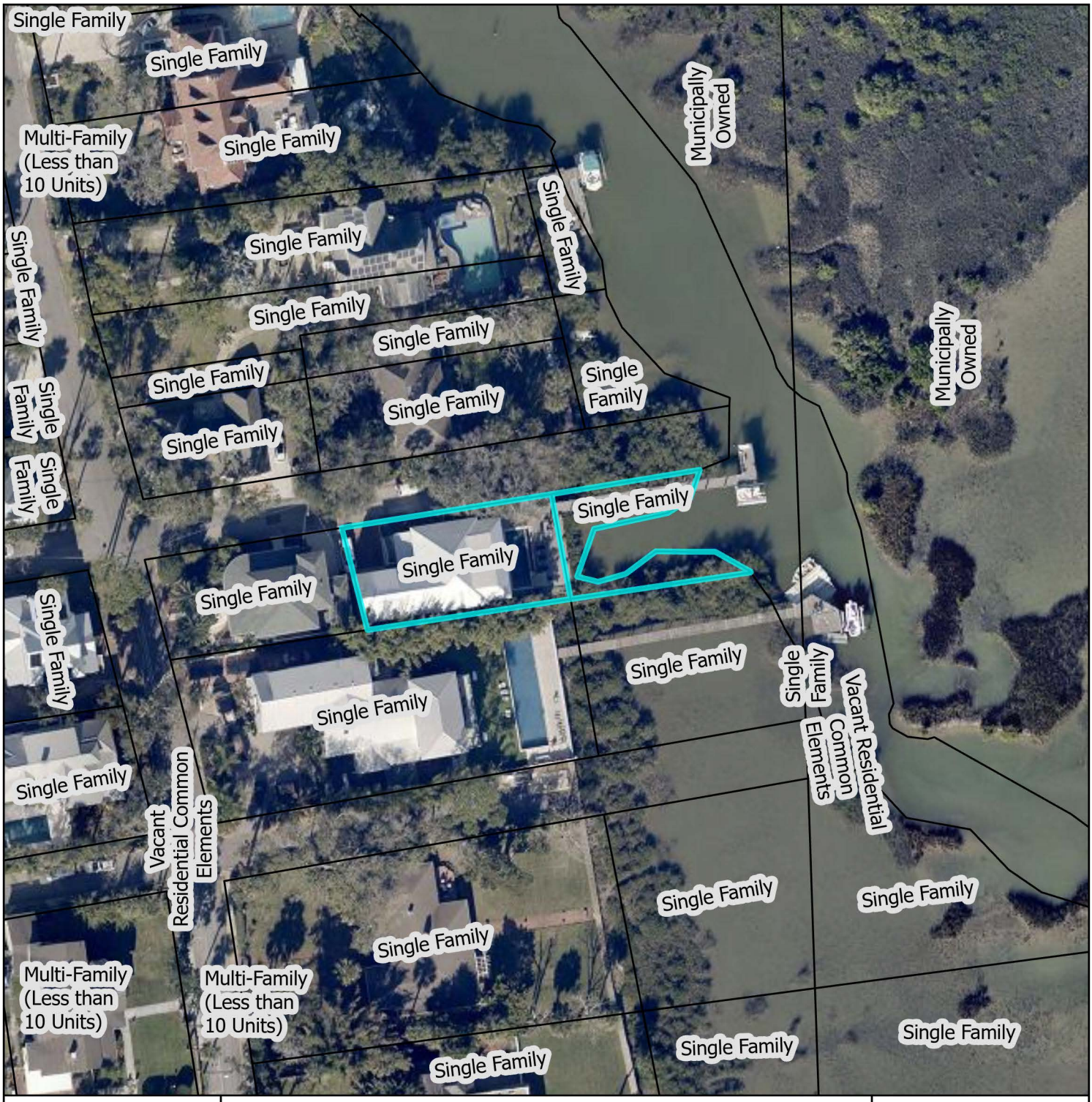
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:
Adjacent Uses Map



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:

Aerial Site Photograph

Attachment 5:

Flood Map

FEMA Flood Zone Map

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

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for the accuracy or completeness of the data shown hereon.

2024

N

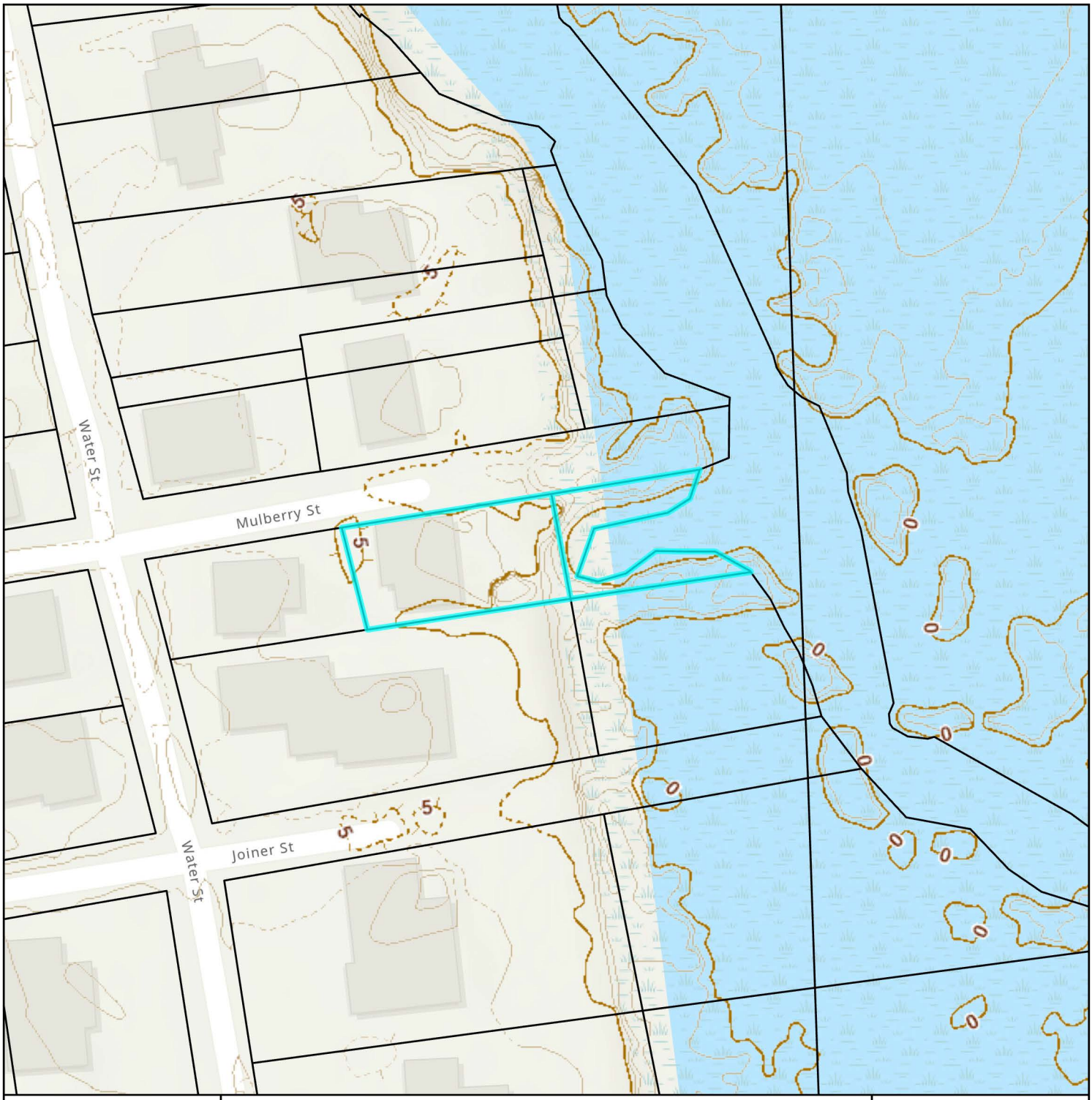
0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business *(if applicable)*: CARTER ENVIRONMENTAL SERVICES
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: 35 Mulberry LLC Contact Number: 561-351-4752
   Business *(if applicable)*:
   Address: 35 Mulberry St City: ST AUGUSTINE State: FL Zip: 32084-3553
   E-Mail Address: chris.roemer@dlpcapital.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block: M
   Subdivision: Abbott Tract Parcel Number: 1957900000
4. PROJECT STREET ADDRESS: 35 Mulberry Street
5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A DOCK
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED NARRATIVE AND GRAPHICS.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

R. A. Coats — 8-7-24

Signature of Applicant — Date

[signature] — 8/13/24

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant

Signature of applicant

8-7-24

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF 35 Mulberry Owner, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: _____

BY: _____
Signature of Owner

35 Mulberry LLC
Print Name of Owner

561-351-4752
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 13th day of August, 2024.

By Christopher B. Roemer

Identification verified: FL Drivers License

Oath sworn: ✓ Yes ____ No

JASON BENNETT GOOGE
Notary Public-State of Florida
Commission # HH 46205
My Commission Expires
September 22, 2024

Notary Signature: _____

My Commission expires: 9/22/2024

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

35 Mulberry Street

Project Address: _____

Ryan Carter

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

Christopher Roemer

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

35 Mulberry St
Overlay Zone Development Application Supplement
July 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock that includes a floating dock and gangway as well as requesting approval for an after the fact (1) boat lift at 35 Mulberry St. The proposed dock will allow the new owners access to the Matanzas Bay. Total dock and lift area over open water will be approximately 1,478 sq. ft. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

   This is a private dock. Public benefits may be economically related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

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

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

   No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

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

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 52 feet of Matanzas Bay frontage. Adjacent properties utilize bulkheads and are elevated from the coastline.

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

   The property sits on the Matanzas Bay next to single-family homes to the North and South.

3. *Natural and proposed drainage patterns.*

   Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

   Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods.*

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

   There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

   <u>Vegetative impacts</u>: The boardwalk could minimally shade a small portion of salt marsh if present, but will be built as required by state and federal agencies, eight feet or higher above mean high water. Therefore, shading will be minimal.

   <u>Lighting of the open water areas at night</u>: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

   <u>Increased noise from day users</u>: Minimal noise associated with private residential boating activities.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

   There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

    Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock.

11. *Impact of development on shoreline by linear feet and percent of site.*

    Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.*

    Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.*

    Not applicable.

14. *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

    Not applicable.

15. *Impact of development on water quality.*

    Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

    a) The effects of the proposed project on commercial and sport fish are as follows:

       <u>Positive</u>: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

       <u>Negative</u>: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.

    b) The effects of the project on shellfish are as follows:

<u>Positive</u>: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

<u>Negative</u>: None

c) The effects of the project on water fowl are as follows

<u>Positive</u>: The additional dock area could be used as a resting place or perch for many water fowl.

<u>Negative</u>: Extremely small loss of foraging habitat.

17. Dock specifications:

a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

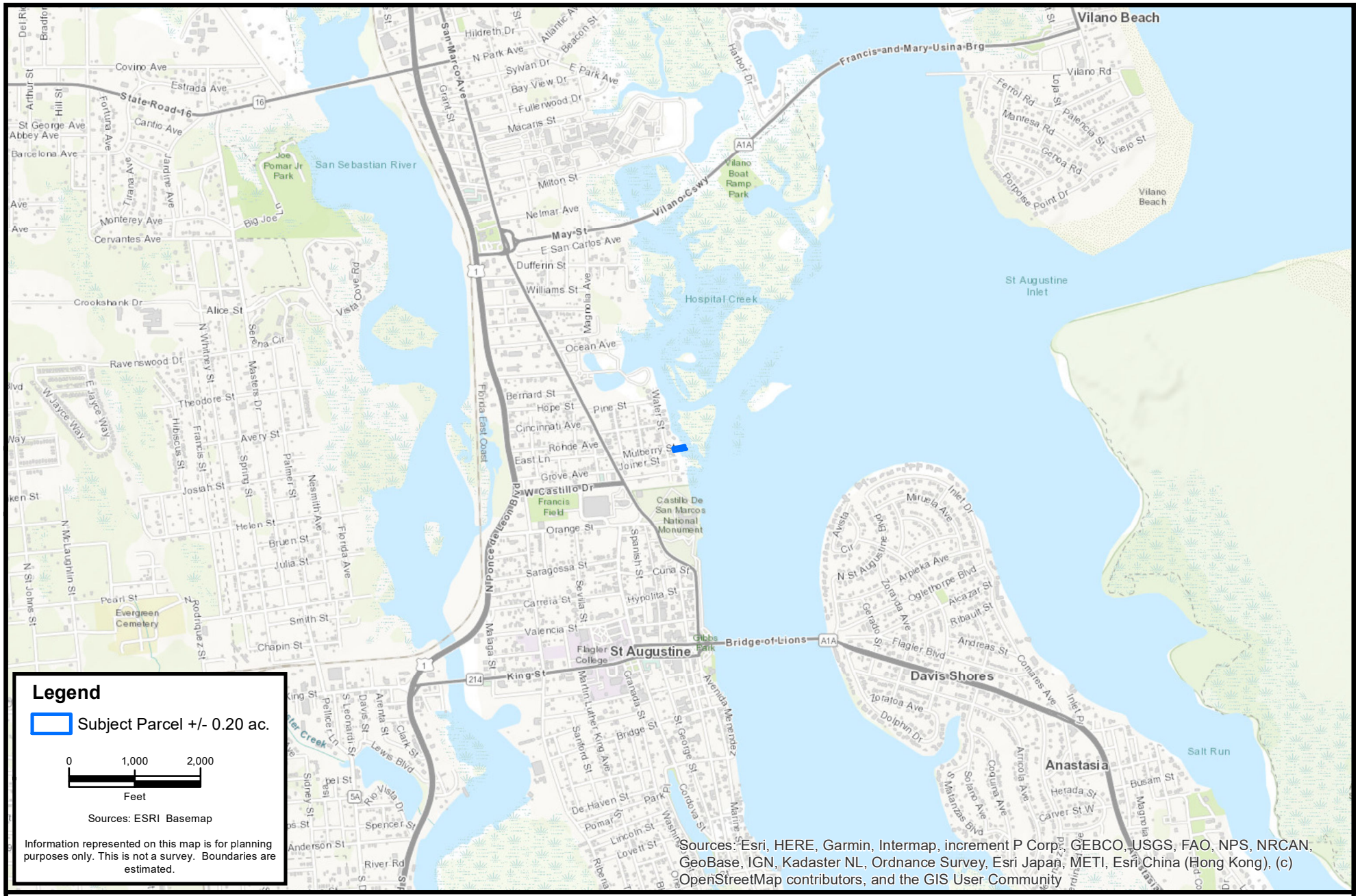
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

b) *The deck of any private boat dock shall not exceed eight (8) feet in height above the mean high water line*.

The deck will not exceed 6' above MHW.

Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.

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



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Location Map

35 Mulberry St.

Project:	5.24365	St. Augustine,FL	Date: Jul 31 2024	Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\01-Location.mxd

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\02-Aerial.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Current Aerial

35 Mulberry St.

Project:	5.24365	City/County, FL	Date: Jul 31 2024

Figure: **2**

Legend

Subject Parcel +/- 0.20 ac.

0 100 200

Feet

Sources: ESRI Basemap

Information represented on this map is for planning purposes only. This is not a survey. Boundaries are estimated.

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\03-Surrounding.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

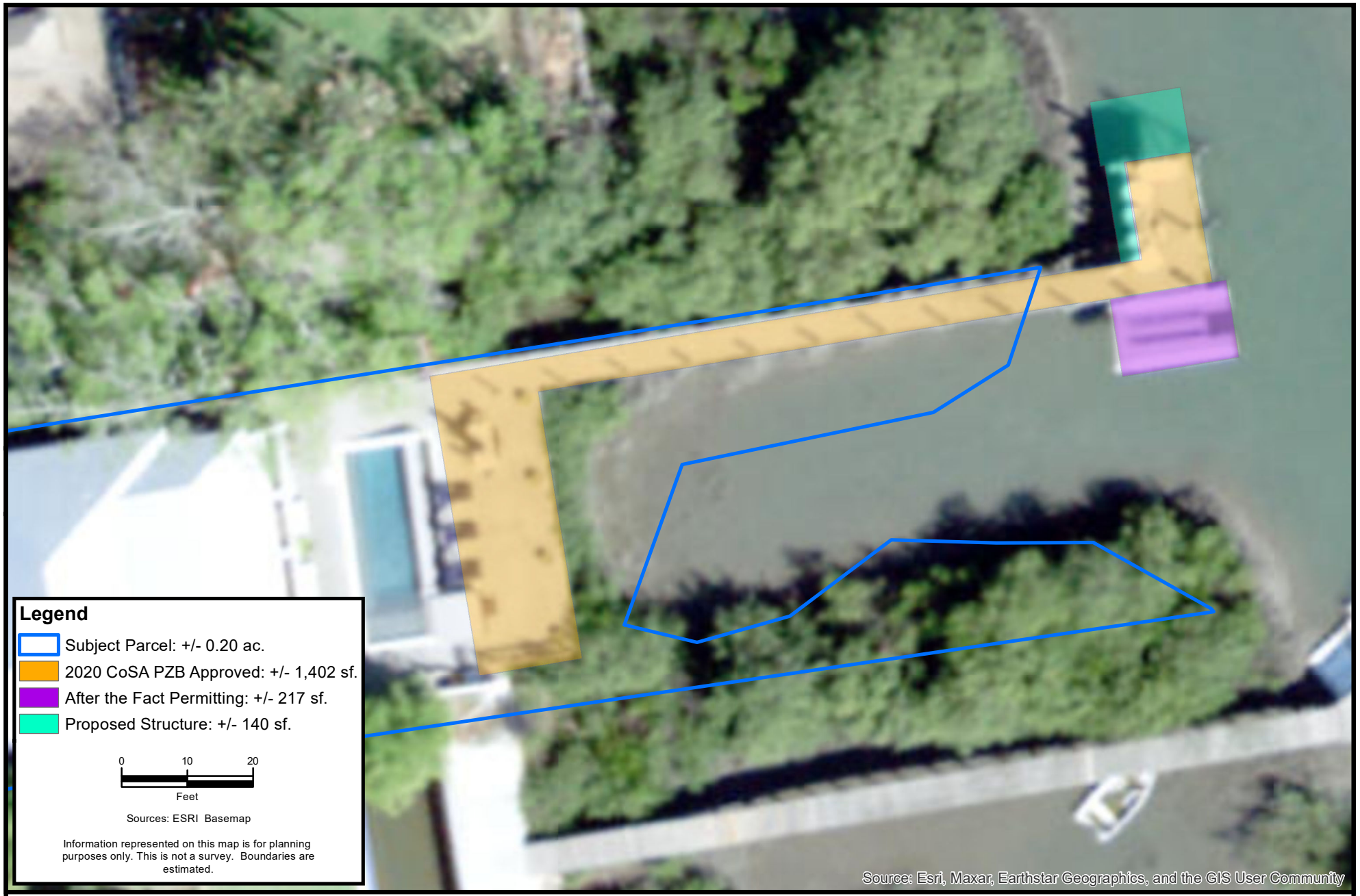
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Surrounding Structures

35 Mulberry St.

Project:	5.24365	St. Augustine, FL	Date: Jul 31 2024	Figure:	3



F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\04-Ex_Prop.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Permitting Status

35 Mulberry St.

Project:	5.24365	St. Augustine, FL	Date: Sep 19 2024

Figure: 4

Legend

- Subject Parcel: +/- 0.20 ac.

Total Dock Area: 1,478 sf.

- 2020 CoSA PZB Approved Decking: 1,402 sf.
- Proposed Floating Dock: 140 sf.
- Proposed Gangway: 54 sf.
- After the Fact Boat Lift: 217 sf.
- Mean Low & High Water Line

0 60 120
Feet

Sources: ESRI Basemap

Information represented on this map is for planning purposes only. This is not a survey. Boundaries are estimated.

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\05-Alignment.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Alignment/ Nearby Channel Geometry

35 Mulberry St.

Project:	5.24365	St. Augustine, FL	Date: Sep 19 2024	Figure: 5

Legend

- Subject Parcel: +/- 0.20 ac.

Total Dock Area: 1,478 sf.

- 2020 CoSA PZB Approved Decking: 1,402 sf.
- Proposed Floating Dock: 140 sf.
- Proposed Gangway: 54 sf.
- After the Fact Boat Lift: 217 sf.
- Existing Seawall
- Riparian Lines
- Mean Low & High Water Line

0 10 20
Feet

Sources: ESRI Basemap

Information represented on this map is for planning purposes only. This is not a survey. Boundaries are estimated.

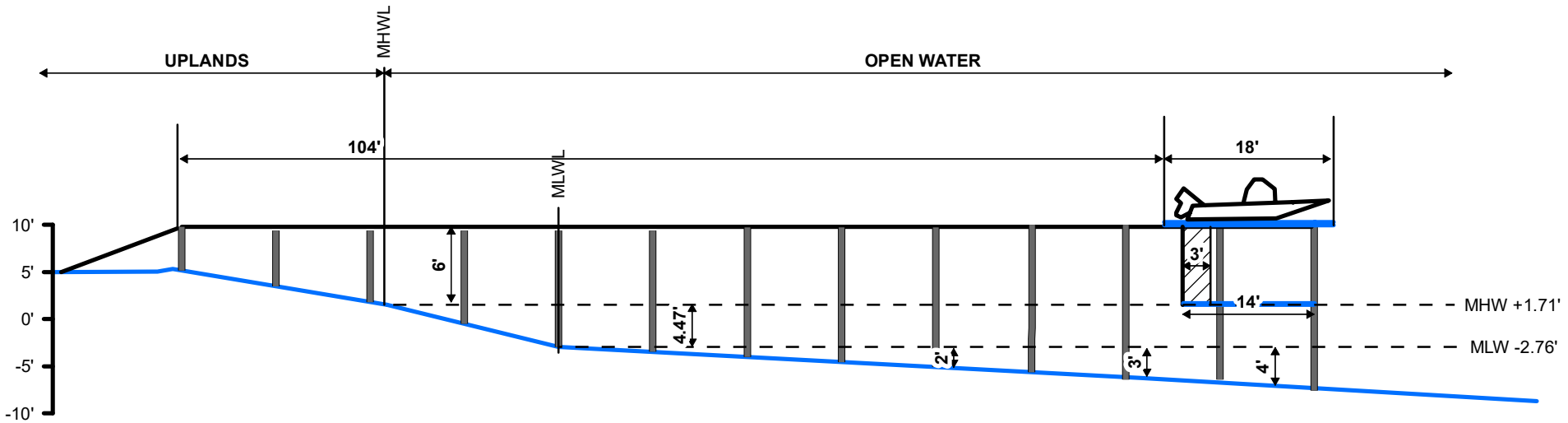
F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\06-Proposed.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

35 Mulberry St.

Project:	5.24365	St. Augustine, FL	Date: Sep 19 2024	Figure: 6



F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\07-Profile.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Profile View

35 Mulberry St.

Project:	5.24365	St. Augustine,FL	Date: Aug 07 2024	Figure: 7

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

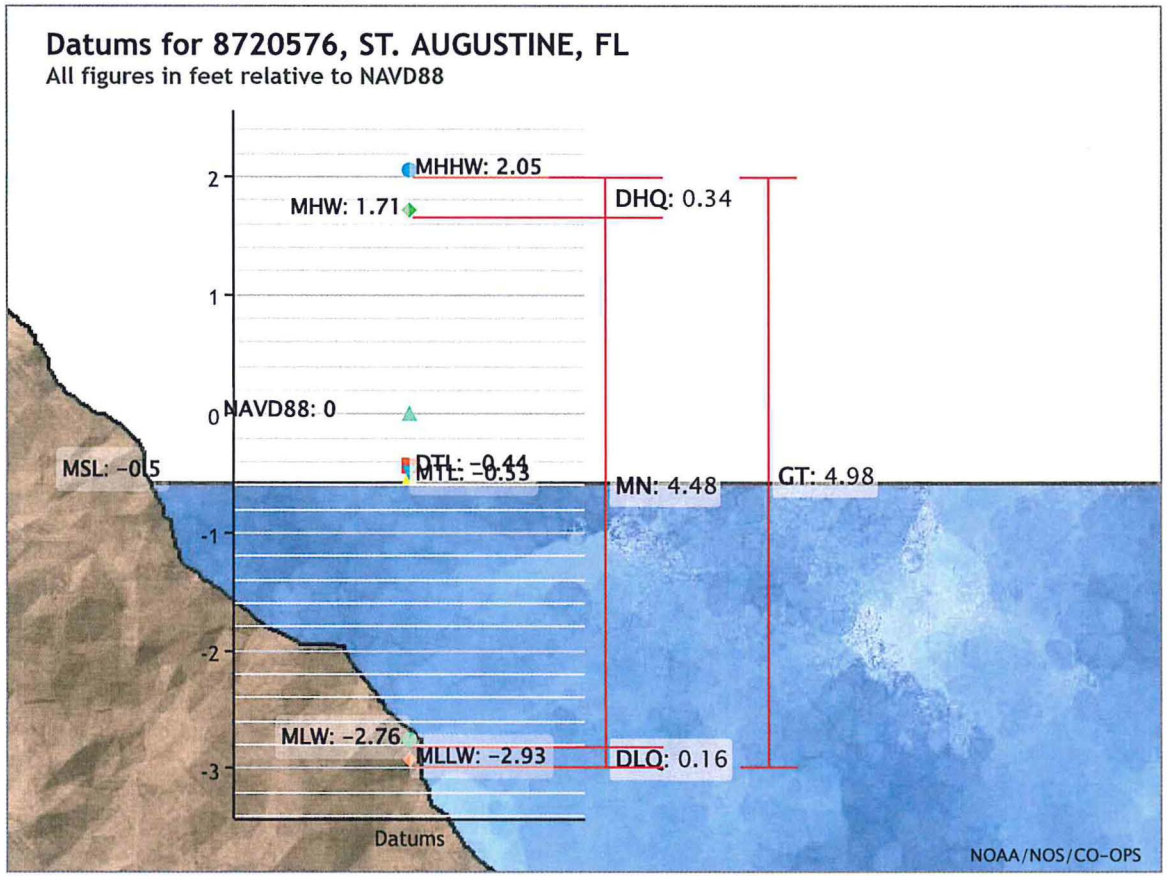
Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ◉ Feet
○ Meters

Epoch ◉ Present (1983-2001)
○ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

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

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

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8720576)

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

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (http://www.noaa.gov)
National Ocean Service (http://oceanservice.noaa.gov)
Privacy Policy (/privacy.html)
Disclaimer (/disclaimers.html)
Take Our Survey (/survey.html)
Freedom of Information Act (https://www.noaa.gov/foia-freedom-of-information-act)
Contact Us (/contact.html)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1957900000
Location Address	35 MULBERRY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	(1) CITY OF ST AUG ABBOTT TR N48FT OF BLK M (EX W89FT INCL RIP RGTS) OR5890/1379 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.200
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	35 Mulberry St LLC 100%
Mailing Address	35 MULBERRY ST SAINT AUGUSTINE, FL 32084-3553

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2024
Building Value	$1,065,988
Extra Features Value	$122,156
Total Land Value	$797,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,985,644**
Total Deferred	$217,407
Assessed Value	**$1,768,237**
Total Exemptions	$267,407
Taxable Value	**$1,718,237**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$372,414	$84,797	$350,595	$0	$0	$807,806	$205,298	$707,508	$100,298
2022	$281,589	$12,759	$305,407	$0	$0	$599,755	$137,474	$562,781	$36,974
2021	$211,676	$5,387	$221,005	$0	$0	$438,068	$133,470	$405,098	$32,970
2020	$0	$5,387	$221,005	$0	$0	$226,392	$62,440	$226,392	$0
2019	$0	$4,409	$221,005	$0	$0	$225,414	$61,036	$225,414	$0
2018	$0	$4,877	$221,005	$0	$0	$225,882	$59,898	$225,882	$0
2017	$96,499	$6,157	$221,005	$0	$0	$323,661	$83,588	$323,661	$0
2016	$211,922	$6,069	$221,005	$0	$0	$438,996	$121,128	$418,368	$20,628
2015	$179,791	$6,156	$221,005	$0	$0	$406,952	$120,286	$387,166	$19,786
2014	$157,044	$6,244	$221,005	$0	$0	$384,293	$119,331	$365,462	$18,831
2013	$155,983	$5,573	$221,005	$0	$0	$382,561	$116,514	$366,547	$16,014

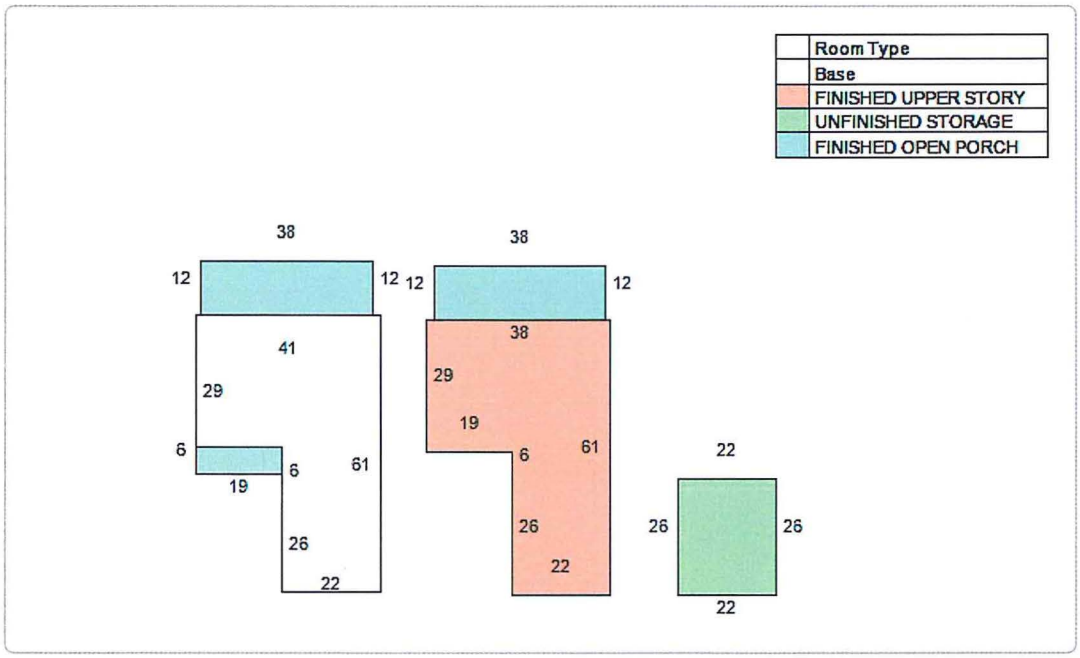
Building Information

Building	1
Building Value	$1,065,988
Year Built	1900
Actual Area	5384
Conditioned Area	3786
Use	Single Family Residence
Style	01
Exterior Wall	Wood Shingle
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3.5

Description	Square Footage
FINISHED OPEN PORCH	456
UNFINISHED STORAGE/UTILITY	572
FINISHED UPPER STORY	1893
FINISHED OPEN PORCH	114
BASE AREA	1893
FINISHED OPEN PORCH	456

Description	Square Footage
Total SqFt	5384

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		39744
Bulkhead - Average (Mix)		16262
Pool - Good (RES)		61750
Boat Lift - Good (Mix)		4400

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	55	120	55	FF	$797,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/25/2024	1/19/2024	$2,800,000.00	WARRANTY DEED	5890	1379	Q	I	BOLES JANE REYNOLDS,JOSEPH L JR	35 MULBERRY ST LLC
9/6/2023	9/6/2023	$100.00	WARRANTY DEED	5820	1817	U	I	BOLES JOSEPH L JR	BOLES JOSEPH L JR,JANE REYNOLDS
9/6/2023	9/6/2023	$100.00	WARRANTY DEED	5820	1815	U	I	BOLES MAURINE M	BOLES JOSEPH L JR
	11/19/2003	$100.00	LIFE ESTATE	2094	1009	U	I	BOLES MAURINE M	BOLES MAURINE M
1/25/2024	9/27/2003	$0.00	DEATH CERTIFICATE	5890	1377	U	I	BOLES JOSEPH L SR(DEC'D)	BOLES MAURINE M

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/30/2024, 2:48:36 AM

Contact Us

Developed by Schneider GEOSPATIAL

Deed & Ownership

Prepared By and Return To:
DLP Closing Services
19790 W. Dixie Highway, Suite 1205
Aventura, FL 33180

Order No.: FL.DLP.1036

Property Appraiser's Parcel I.D. (folio) Number:
195790-0000

WARRANTY DEED

THIS WARRANTY DEED dated January 19, 2024, by Jane Reynolds Boles and Joseph L Boles, Jr, whose post office address is 35 Mulberry St. St. Augustine FL 32084, (the "Grantor"), to 35 Mulberry, LLC, whose post office address is 405 Golfway West Drive, Saint Augustine, Florida, 32095 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Two Million Eight Hundred Thousand And No/100 Dollars ($2,800,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of ST. JOHNS, State of Florida, viz:

The North Forty-eight (48) feet of Block "M" of the Abbott Tract, except the West Eighty-nine (89) feet, according to official map of the City of St. Augustine, St. Johns County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Robert Morgan
Witness Signature

Robert Morgan
Printed Name of First Witness

1085 Quarycar St, St. Aug FL 32084
Address of First Witness

Witness Signature

Patricia McBean
Printed Name of Second Witness

2 Pine Cone Dr. #352103, Palm Coast, FL 32135
Address of Second Witness

Jane R Boles
Jane Reynolds Boles

Joseph L Boles, Jr

Grantor Address:

35 Mulberry St.
St. Augustine, FL 32084

COPY

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or ____ Online Notarization this 19th day of January, 2024 by Jane Reynolds Boles and Joseph L Boles, Jr, who is personally known to me or who has produced FL Driver License (type of identification) as identification.

Notary Public

Printed Name: Patricia McBean

Commission # HH239375

My Commission Expires: July 8, 2026

PATRICIA MCBEAN
Notary Public - State of Florida
Commission # HH 239375
My Comm. Expires Jul 8, 2026
Bonded through National Notary Assn.

DocuSign Envelope ID: 534DA0CD-776B-42FC-B70E-29E84308F673

WRITTEN CONSENT BY THE MEMBERS
Of
35 MULBERRY LLC
IN LIEU OF A MEETING

The undersigned, being all of the current Members of 35 MULBERRY LLC, a Florida limited liability company (the "Company"), hereby authorizes, consents to, and takes the following actions without a meeting, without prior notice, and without a vote:

WHEREAS, the Members of the Company deem it in the best interest of the Company to authorize and grant signing authority to conduct business to Christopher B. Roemer, appointed as Authorized Signatory, as more fully set forth herein.

RESOLVED, that Christopher B. Roemer hereby is appointed as Authorized Signatory and is authorized to sign on behalf of the Company;

FURTHER RESOLVED, that Christopher B. Roemer hereby is authorized and empowered to make, execute, endorse and deliver in the name of and on behalf of the Company any and all agreements, written instruments, documents, contracts, certificates and other instruments of whatever nature necessary to effect the purchase, disposition, or refinance of real property in the name of the Company;

FURTHER RESOLVED, that the authority granted above shall extend to the signing, acknowledging, verifying, making, executing and/or delivering on behalf of the Company any agreement, application, bond, certificate, consent, deed, lease, receipt, release, waiver or any other instrument of writing related to or concerning Company-owned real property, which shall include, but not be limited to, sales agreements and amendments thereto, closing documents, deeds, settlement statements, owner's affidavits, leases and amendments thereto, easements, and right-of-way agreements; and

FURTHER RESOLVED, that this authority shall remain in effect until revoked by the Members.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

DocuSign Envelope ID: 534DA0CD-776B-42FC-B70E-29E84308F673

This instrument has been signed, the foregoing resolutions have been adopted, and the actions set forth in this written consent have been taken on, and effective as of the 9TH day of January, 2024.

MEMBERS:

DLP CAPITAL PARTNERS LLC, *a Delaware limited liability Company*

By: DLP Real Estate Capital Inc., Manager

By: DocuSigned by: 7A96AF9E7ABD466...
Donald R. Wenner, President

GOOD AS NEW VENTURES II LLC, *a Florida limited liability Company*

By: DLP Real Estate Capital Inc., Manager

By: DocuSigned by: 7A96AF9E7ABD466...
Donald R. Wenner, President

Electronic Articles of Organization
For
Florida Limited Liability Company

L23000533083
FILED 8:00 AM
November 30, 2023
Sec. Of State
olsimmons

Article I

The name of the Limited Liability Company is:

35 MULBERRY LLC

Article II

The street address of the principal office of the Limited Liability Company is:

405 GOLFWAY WEST DRIVE
SUITE 300
ST AUGUSTINE, FL. US 32095

The mailing address of the Limited Liability Company is:

405 GOLFWAY WEST DRIVE
SUITE 300
ST AUGUSTINE, FL. US 32095

Article III

The name and Florida street address of the registered agent is:

BARRY W DEGROOT
405 GOLFWAY WEST DRIVE
SUITE 300
ST AUGUSTINE, FL. 32095

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BARRY W DEGROOT

Article IV

L23000533083
FILED 8:00 AM
November 30, 2023
Sec. Of State
olsimmons

The name and address of person(s) authorized to manage LLC:

Title: MGR
DLP CAPITAL PARTNERS LLC
405 GOLFWAY WEST DRIVE SUITE 300
ST AUGUSTINE, FL. 32095 US

Signature of member or an authorized representative

Electronic Signature: BARRY W DEGROOT

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Previous 2020 CoSA PZB Staff Approved Design

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 4, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0002**

AGENDA ITEM	6(c)
APPLICANT	Joe Boles
OWNER	Maurine Boles
LOCATION	35 Mulberry Street/PIN#: 195790-0000
REQUEST	To approve a one hundred ten foot (110') dock with a ten foot (10') by twenty foot (20') terminal platform and an eight foot (8') wide platform waterward of the existing bulkhead within Conservation Overlay Zone 1.
PLANS DATED	January 15, 2020
LAND USE	Residential Low Density
ZONING	Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal
Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

(a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

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

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

(1) Site specific conditions.

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

(3) Natural and proposed drainage patterns.

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

(5) Proposed soil stabilization and erosion control methods.

(6) Impact on floodplain.

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

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

(9) Effect of shade on vegetation and shellfish.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

(11) Impact of development on shoreline by linear feet and percent of site.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height,

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

STAFF SUMMARY AND ANALYSIS

This proposed platform, dock and terminal end is requested to reconstruct and replace a previous dock that according to the applicant was destroyed by the recent hurricanes. The proposed platform will have a footprint of approximately 240 square feet (approximately 8' x 30'), having a terminal platform that is ten feet (10') by twenty feet (20') or 200 square feet, and a five foot (5') wide by 110' long dock. The total length of the dock as indicated on the plans is 120' from the bulkhead to the end.

Conservation Overlay Zone Development *(Staff analysis in italics)*

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

(1) Site specific conditions:

The site is currently occupied by a single-family home.

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

Other neighboring sites have docks and platforms of varying lengths generally perpendicular to the shore, and extending into the water with terminal platforms. This proposed dock is consistent with the surrounding area.

(3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area. This proposal would add to and modify the area of a previous dock.

(5) Proposed soil stabilization and erosion control methods.

N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities apart from disturbance during the construction process.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

(9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the approved dock

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

No additional effect since this proposal is similar to other residential docks in the area.

(11) Impact of development on shoreline by linear feet and percent of site.

It would be limited to the width of the platform which needs to be confirmed. There is an existing bulkhead which has altered the shoreline.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

Minimal, due to multiple existing docks in the area, and existing view limitations. There is a proposed bench on the terminal platform.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

N/A

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

Minimal, if any.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

N/A

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Minor impacts from the placement of pilings, but there will be long term benefits in the form of artificial habitat for aquatic life.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the proposed dock, platform and terminal end meet all standards set forth in LDC Sec. 11-29. No portion of the dock will exceed 6 feet above the mean highwater line. There are currently no proposed boat lifts.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a platform, dock and terminal platform in Conservation Overlay Zone 1 located at 35 Mulberry Street/PIN: 195790-0000.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

Attachments
Attachment 1 – Application
Attachment 3 – Property Appraiser Information
Attachment 3 – Dock plans

_____

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application & Narrative

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
DEC 30 2019
Planning/Building Dept.

Application Fee: $330.00 (plus advertising costs) Project Number: 2020-0002

Receipt Number: 1760689 Meeting Date: Feb. 4, 2020

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

1. NAME OF APPLICANT: MAURINE M. BOLES / JOE BOLES Contact Number: 904-824-4278
   Business (*if applicable*):
   Address: c/o 19 Liberia St. City: St. Aug State: FL Zip: 32084
   E-Mail Address: JOSEPHBOLES@COMCAST.NET
2. NAME OF PROPERTY OWNER: MAURINE M. BOLES / Joe Boles Contact Number: 904-824-4278
   Business (*if applicable*): 904-599-2109
   Address: SAME City: State: Zip:
   E-Mail Address: SAME
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: N 48' Block: M
   Subdivision: ABBOTT TRACT Parcel Number: 195790-0000
4. PROJECT STREET ADDRESS: 35 Mulberry St. St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Dock Replacement
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Dock Replacement
7. DESCRIPTION OF ACTION REQUESTED: Re establish dock that was removed by Hurricanes Matthew and Irma
8. JUSTIFICATION FOR ACTION REQUESTED: Re establish dock removed by hurricane damage

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Same damage ~~to~~ was suffered by other property in the area.

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

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

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

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☑ Yes ☐ No If yes, please give date and final disposition below.
8-13-2018

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

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

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

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

Signature of Applicant — Date: 12-30-19

Signature of Property Owner — Date: 12-30-19

CITY OF ST AUGUSTINE EST. 1565

RECEIVED
DEC 30 2019
Planning/Building Dept.

Owner's Authorization For Agent

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

BY: Maurine M Boles
Signature of Owner

MAURINE M. BOLES
Print Name of Owner

904-599-2109
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 30 day of Dec, 2019.

By Marine M. Boles

Identification verified:

Oath sworn: Y Yes ___ No

HAYLEY TRUSCIO
Notary Public - State of Florida
Commission # GG 920573
My Comm. Expires Feb 3, 2024
Bonded through National Notary Assn.

Notary Signature: Hayley Truscio

My Commission expires: _____

Rev:022117

Attachment 2

Property Appraiser Information

&

Location Map

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1957900000
Location Address	35 MULBERRY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	(1) CITY OF ST AUG ABBOTT TR N48FT OF BLK M (EX W89FT INCL RIP RGTS) OR191/272 &2094/1009(L/E) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.200
Homestead	Y

Owner Information

Owner Name	Boles Maurine M *** 100% Boles Joseph L Jr 100%
Mailing Address	19 RIBERIA ST SAINT AUGUSTINE, FL 32084-3553

Map

Valuation Information

	2020
Building Value	$0
Extra Features Value	$4,409
Total Land Value	$221,005
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$225,414**
Total Deferred	$163,218
Assessed Value	**$62,196**
Total Exemptions	$62,196
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	$0	$4,409	$221,005	$0	$0	$225,414	$61,036	$225,414	$0
2018	$0	$4,877	$221,005	$0	$0	$225,882	$59,898	$225,882	$0
2017	$96,499	$6,157	$221,005	$0	$0	$323,661	$83,588	$323,661	$0
2016	$211,922	$6,069	$221,005	$0	$0	$438,996	$121,128	$418,368	$20,628
2015	$179,791	$6,156	$221,005	$0	$0	$406,952	$120,286	$387,166	$19,786
2014	$157,044	$6,244	$221,005	$0	$0	$384,293	$119,331	$365,462	$18,831
2013	$155,983	$5,573	$221,005	$0	$0	$382,561	$116,514	$366,547	$16,014
2012	$151,308	$5,573	$169,960	$0	$0	$326,841	$114,566	$312,775	$14,066
2011	$154,268	$5,573	$188,844	$0	$0	$348,685	$111,229	$337,956	$10,729
2010	$149,176	$5,573	$209,827	$0	$0	$364,576	$109,585	$355,491	$9,085

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$12,196
Senior Exemption	$24,500
Widow	$500

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	2282	**Roof Cover**	Metal
Conditioned Area	2150	**Interior Flooring**	Pine Wood
Actual Year Built	1900	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood Shingle	**Baths**	2

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	868	868
BASE AREA	1282	1282
FINISHED OPEN PORCH	0	102
FINISHED OPEN PORCH	0	30
Total SqFt	2150	2282

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Boat Dock (Low)	0	0	0	0	416
Bulkhead (Average)	0	0	0	0	288
Detached Finished Open Porch	0	20	6	0	120
Garage Unfinished (Low)	0	18	10	0	180

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	120	53	EF	$221,005

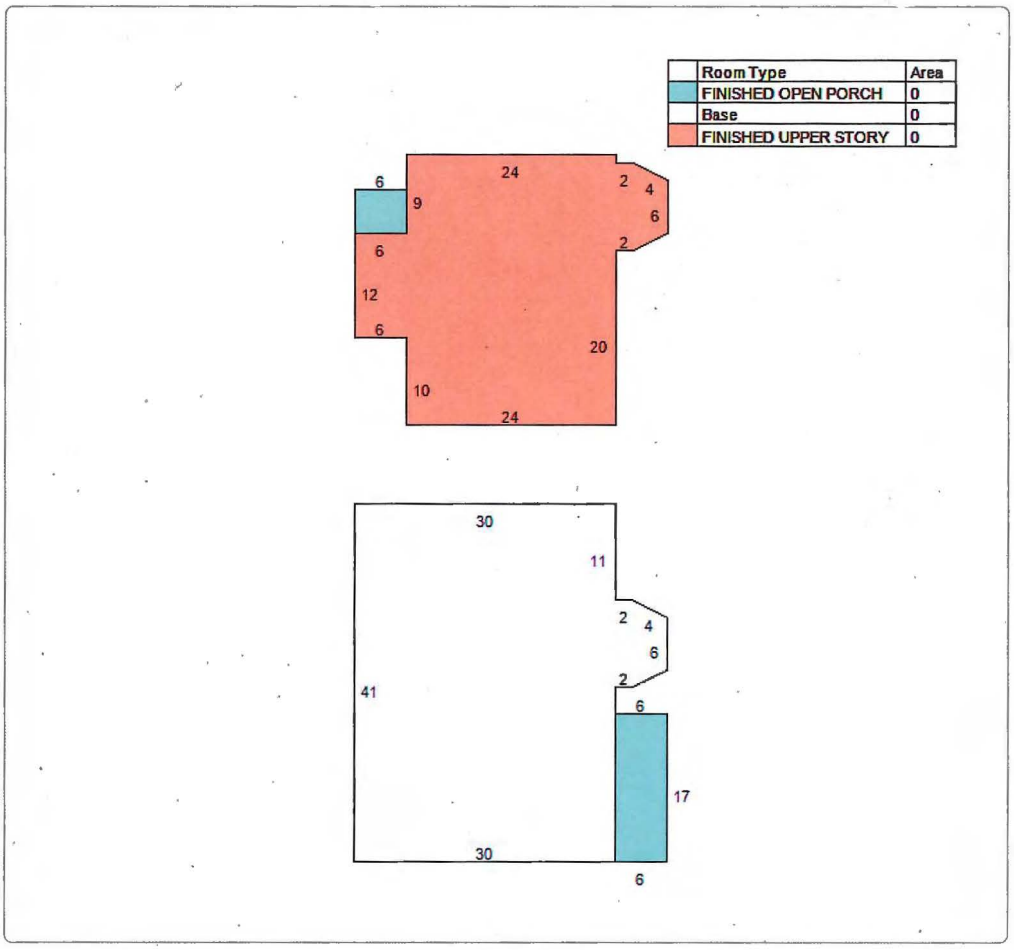
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/19/2003	$100.00	LE	2094	1009	U	I	BOLES MAURINE M	BOLES MAURINE M ***

Area Sales Report

Recent Sales in Area

Sketch Information



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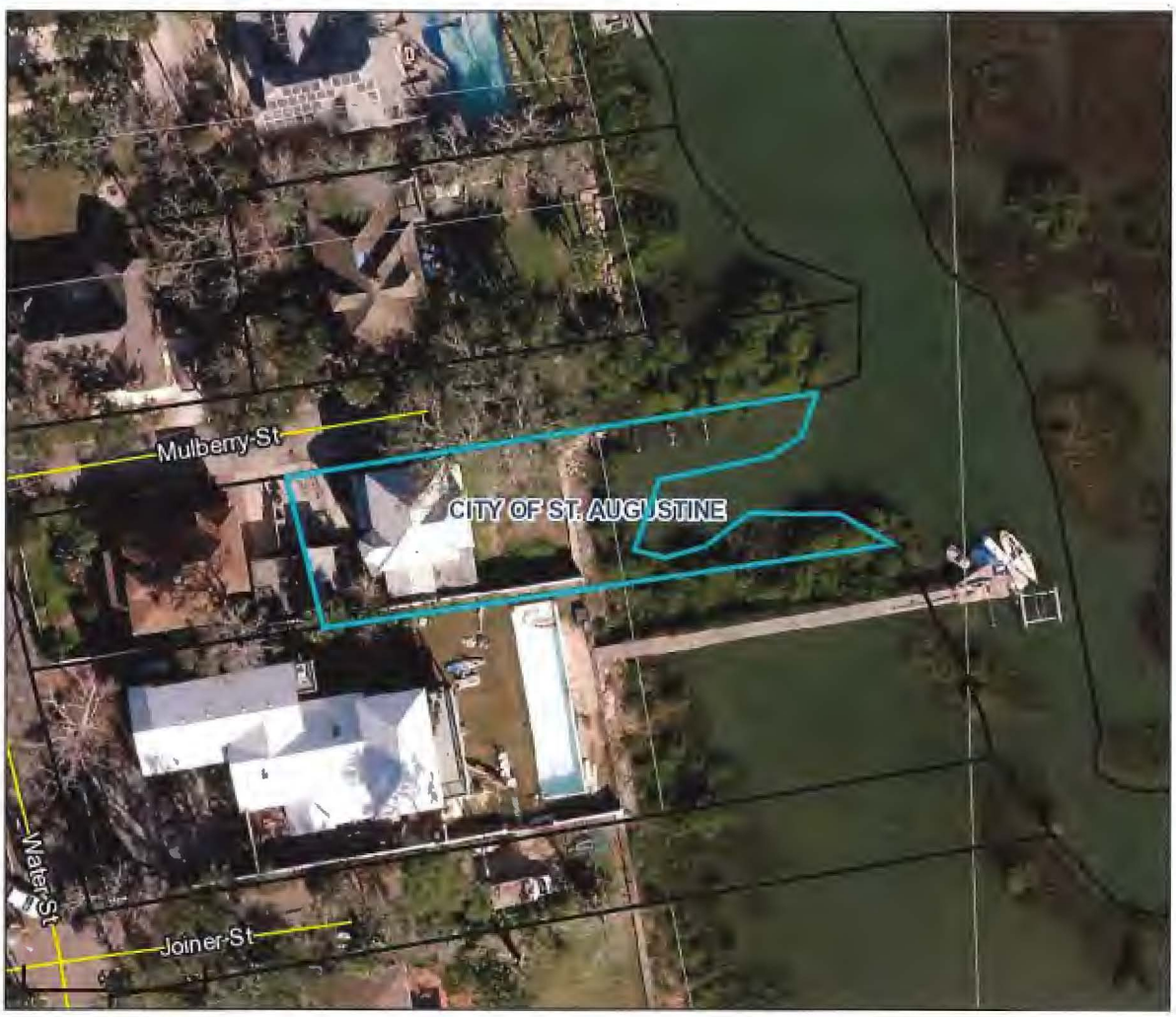
Version 2.3.32

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview

Legend

- Parcels
- Roads
- Cities

Parcel ID	1957900000	**Physical Address**	35 MULBERRY ST SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	BOLES MAURINE M *** 19 RIBERIA ST SAINT AUGUSTINE FL 32084-3553	**Extra Feature Value**	$4,409	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$221,005	n/a	0	n/a	n/a
Acres	0.2			**Just Value**	$225,414	n/a	0	n/a	n/a
				Total Deferred	$163,218				
				Assessed Value	$62,196				
				Total Exemptions	$62,196				
				Taxable Value	N/A				

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Date created: 1/7/2020
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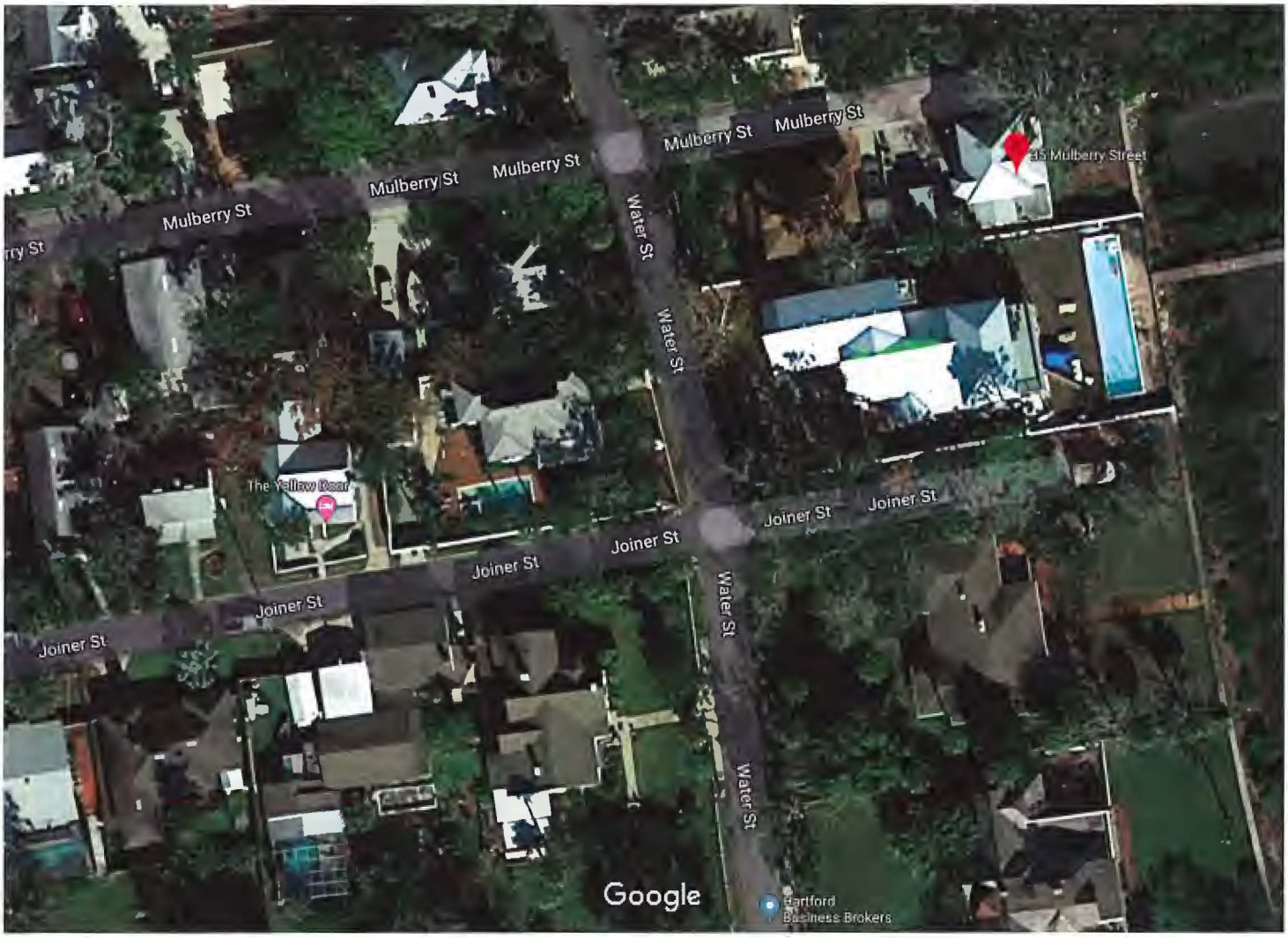
Google Maps 35 Mulberry St



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 20 ft

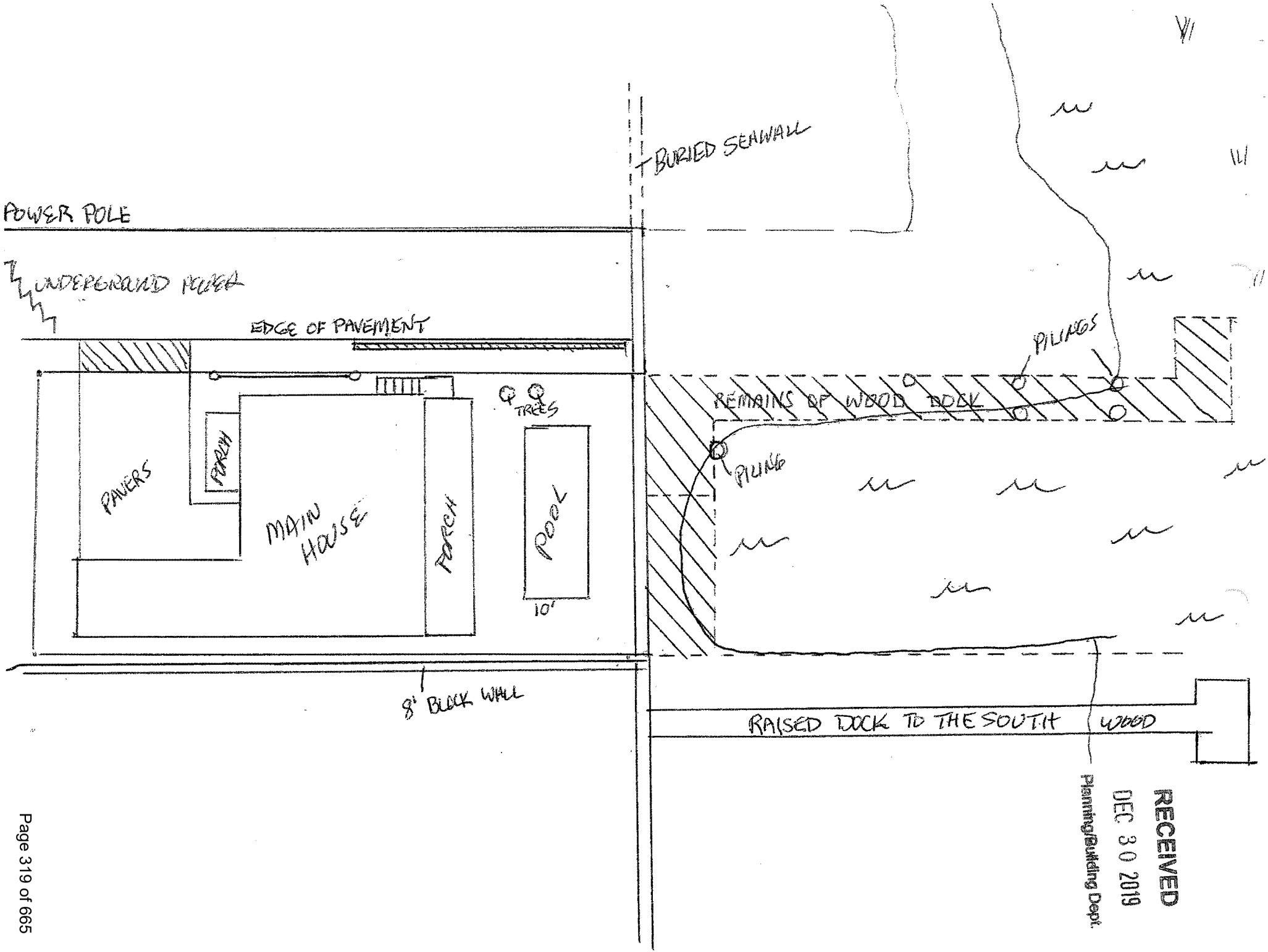
35 Mulberry St

St. Augustine, FL 32084

Directions Save Nearby Send to your phone Share

Attachment 3

Dock Plan & Details



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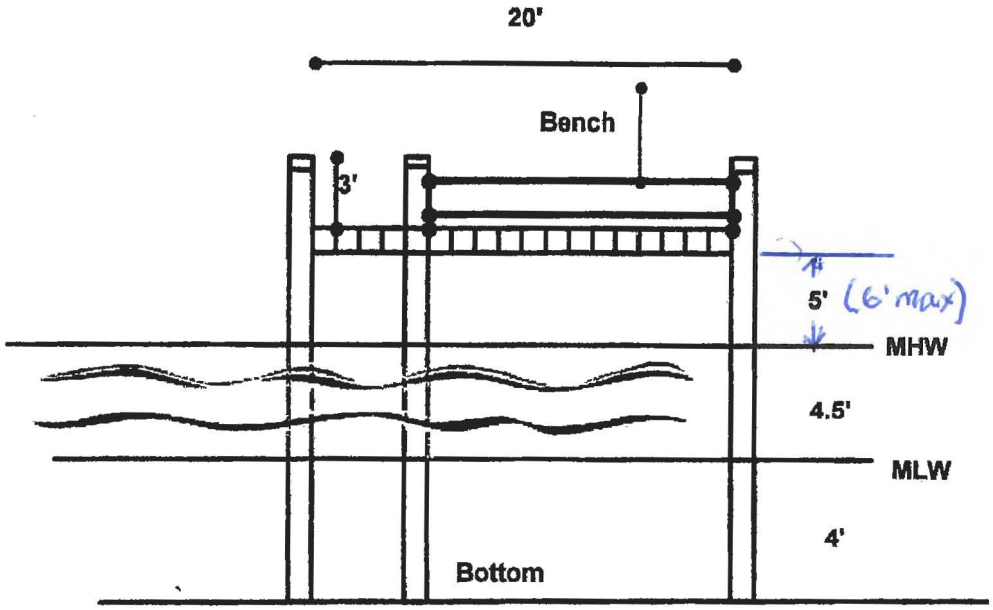
Planning/Building Dept.

* Updated 1-15-2019

RECEIVED

JAN 15 2020

Planning/Building Dept.



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9144

Cross Section

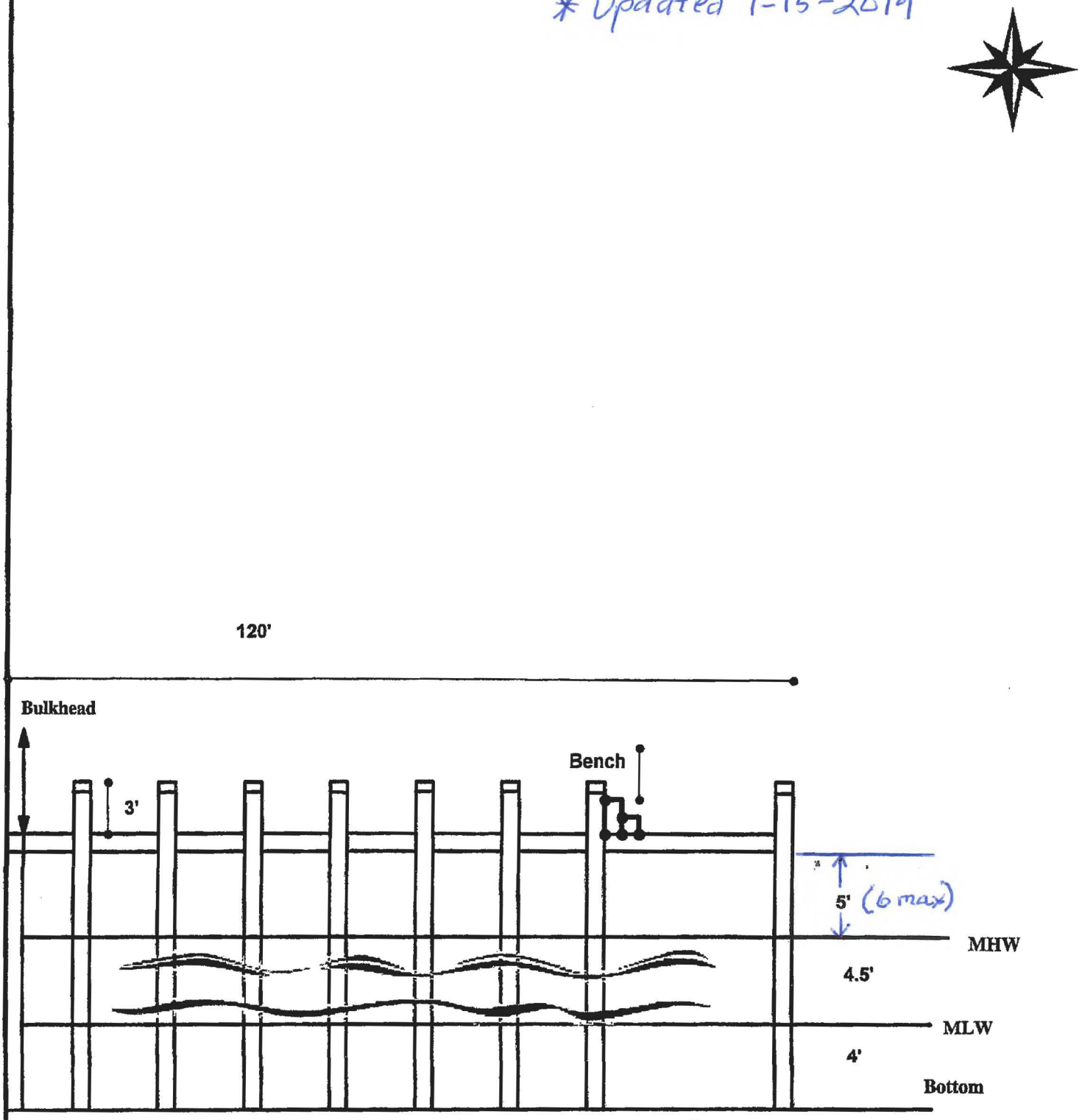
Joseph Boles
35 Mulberry Street
St. Augustine, FL 32084
904-599-2109

JOB NO.: 19-083

Scale: Not to Scale

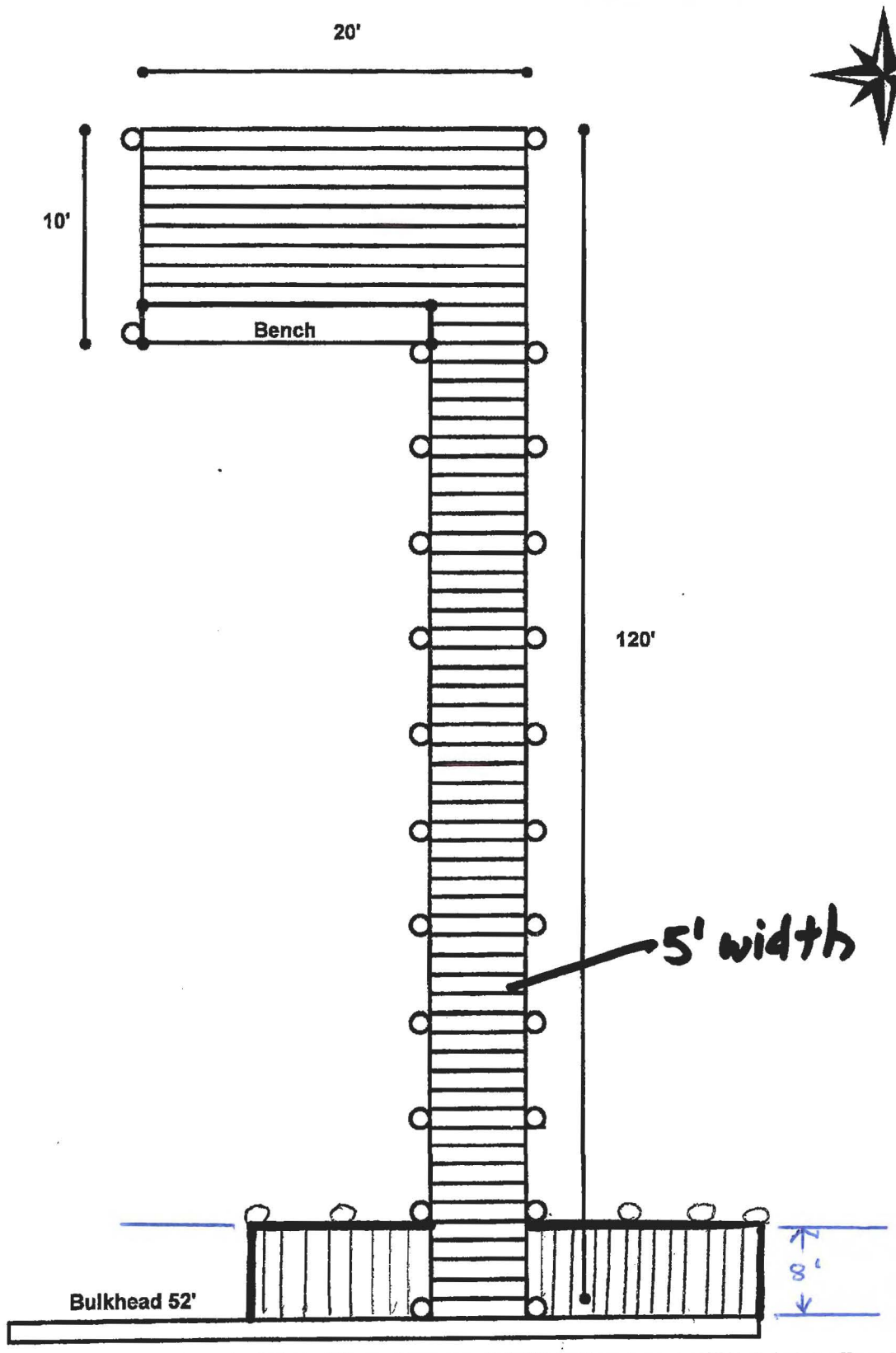
Date: 12/17/19

* Updated 1-15-2019



Yelton Construction Company, Inc. State Certified Building Contractor CBC 1251736 2435 Dobbs Rd. Ste. A St. Augustine, FL 32086 Office (904) 819-9141 Fax (904) 819-9144	***Profile View*** Joseph Boles 35 Mulberry Street St. Augustine, FL 32084 904-599-2109	JOB NO.: 19-083 Scale: Not to Scale Date: 12/17/19

* updated 1-15-2019



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9144

Plan View

Joseph Boles
35 Mulberry Street
St. Augustine, FL 32084
904-599-2109

JOB NO.: 19-083

Scale: Not to Scale

Date: 12/17/19

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1957900000
Location Address	35 MULBERRY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	(1) CITY OF ST AUG ABBOTT TR N48FT OF BLK M (EX W89FT INCL RIP RGTS) OR5890/1379 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.200
Homestead	N

No Image Available

Owner Information

Owner Name	35 Mulberry St LLC 100%
Mailing Address	35 MULBERRY ST SAINT AUGUSTINE, FL 32084-3553

Map

Valuation Information

	2025
Building Value	$1,063,789
Extra Features Value	$118,621
Total Land Value	$797,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,979,910**
Total Deferred	$0
Assessed Value	**$1,979,910**
Total Exemptions	$0
Taxable Value	**$1,979,910**

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

Historical Assessment Information

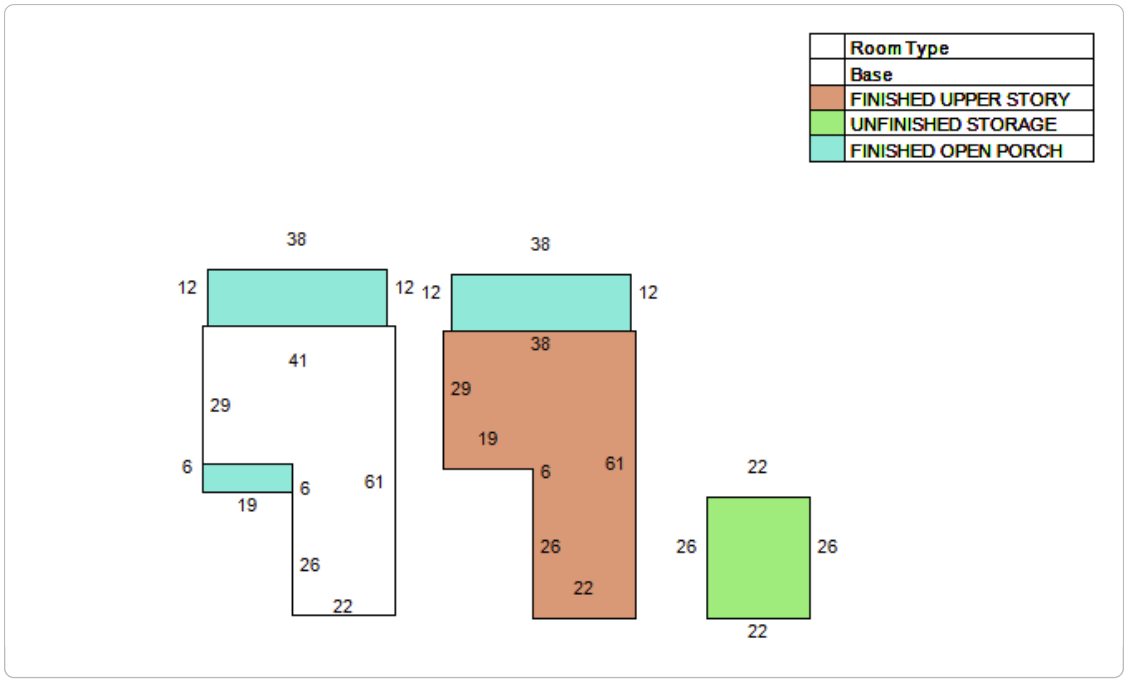
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,065,988	$122,156	$0	$0	$0	$1,985,644	$1,768,237	$267,407	$1,718,237
2023	$372,414	$84,797	$350,595	$0	$0	$807,806	$205,298	$707,508	$100,298
2022	$281,589	$12,759	$305,407	$0	$0	$599,755	$137,474	$562,781	$36,974
2021	$211,676	$5,387	$221,005	$0	$0	$438,068	$133,470	$405,098	$32,970
2020	$0	$5,387	$221,005	$0	$0	$226,392	$62,440	$226,392	$0
2019	$0	$4,409	$221,005	$0	$0	$225,414	$61,036	$225,414	$0
2018	$0	$4,877	$221,005	$0	$0	$225,882	$59,898	$225,882	$0
2017	$96,499	$6,157	$221,005	$0	$0	$323,661	$83,588	$323,661	$0
2016	$211,922	$6,069	$221,005	$0	$0	$438,996	$121,128	$418,368	$20,628
2015	$179,791	$6,156	$221,005	$0	$0	$406,952	$120,286	$387,166	$19,786
2014	$157,044	$6,244	$221,005	$0	$0	$384,293	$119,331	$365,462	$18,831

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$1,063,789	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Hardwood
Actual Area	5384	**Interior Wall**	Drywall
Conditioned Area	3786	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Wood Shingle	**Baths**	3.5

Description	Square Footage
FINISHED OPEN PORCH	456
UNFINISHED STORAGE/UTILITY	572
FINISHED UPPER STORY	1893
FINISHED OPEN PORCH	114
BASE AREA	1893
FINISHED OPEN PORCH	456
Total SqFt	5384

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		38448
Bulkhead - Average (Mix)		15523
Pool - Good (RES)		60450
Boat Lift - Good (Mix)		4200

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	55	120	55	FF	$797,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
1/25/2024	1/19/2024	$2,800,000.00	WARRANTY DEED	5890	1379	Q	I	BOLES JANE REYNOLDS,JOSEPH L JR	35 MULBERRY ST LLC
9/6/2023	9/6/2023	$100.00	WARRANTY DEED	5820	1817	U	I	BOLES JOSEPH L JR	BOLES JOSEPH L JR,JANE REYNOLDS
9/6/2023	9/6/2023	$100.00	WARRANTY DEED	5820	1815	U	I	BOLES MAURINE M	BOLES JOSEPH L JR
	11/19/2003	$100.00	LIFE ESTATE	2094	1009	U	I	BOLES MAURINE M	BOLES MAURINE M
1/25/2024	9/27/2003	$0.00	DEATH CERTIFICATE	5890	1377	U	I	BOLES JOSEPH L SR(DEC'D)	BOLES MAURINE M

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	8.c.	PZB2024-0085
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	171 Inlet Drive	213831-0020

Site & Background Information

Applicant:	Kevin Marks c/o Shoreland Home Builders
Owner:	Mark & Janice Matrazzo
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single Family-One: RS-1
Acreage:	0.38
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a retaining wall within COZ 2 & 3 at 171 Inlet Drive. The approval of this application would allow for the construction of a retaining wall along the northern and eastern perimeter of the property with associated fill to construct a new single-family residence.

173 Inlet Drive is proposing a retaining wall along a shared property line at the western boundary of 171 Inlet Drive as part of PZB2024-0087.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The construction of retaining walls and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	171 Inlet Drive is within Flood zone AE – 1% Annual. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

(1) Site specific conditions.

171 Inlet Drive is a vacant lot within the North Davis Shores neighborhood. Previously a single-family home occupied both 171 and 173 Inlet Drive. This home was removed with an approved demolition permit in July of 2022 (PR2020-0955). The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The applicant is proposing to build a retaining wall along the northern and eastern property lines and fill the lot to a grade of 13’6’ and a Finished Floor Elevation of 15 feet. The adjacent property to the east currently has wall built at the property line. The applicant should specify if there will be a gap between the existing wall and proposed retaining wall and how the two structures will affect each other.

Figure 1-171 Inlet looking toward adjacent property.

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

171 Inlet drive is a waterfront lot on Salt Run with an existing bulkhead along the shoreline. The property is within Conservation Overlay Zones 2 and 3.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently has split drainage with the rear portion draining to Salt Run and the front draining to Inlet Drive. The current elevation is between five and six feet. The construction of a retaining wall and corresponding fill is likely to change the natural drainage pattern, however the application did not include a drainage plan.

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

Unknown

(5) Proposed soil stabilization and erosion control methods.

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and Salt Run.

(6) Impact on floodplain.

The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The applicant is proposing to build a retaining wall along the northern and eastern property lines and fill the lot to a grade of 13'6' and a Finished Floor Elevation of 15 feet. Retaining walls and fill would reduce the flood-carrying and flood storage capacity of the site

Scale of Impact on Neighboring Properties

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

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0). Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

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

Ranking System for Conservation Overlay 2 Impacts

Applicant:171 Inlet Dr Proposed Impacts

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4*	4
					Total	**16**

Adjacent Property 1: 173 Inlet Dr (as proposed PZB2024-0087)

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50%-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4*	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%e	75-100	
	0	1	2	3	4	4
					Total	**16**

Adjacent Property 2: 165 Inlet Dr.

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-45%	50-75%	75-100%	
	0	1	2	3	4	3
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	3
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
					Total	**14**

*height of bulkhead includes adjacent retaining wall

The ranking system scored 171 Inlet Drive at 16 while the same score 173 and two points higher than 165 Inlet Drive. The scale of proposed improvements at 171 Inlet Drive ranks higher than neighboring properties. Mitigation strategies could be employed to reduce floodplain and shoreline impacts.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of retaining wall and associated fill at 171 Inlet Drive / PID 213920-0070.

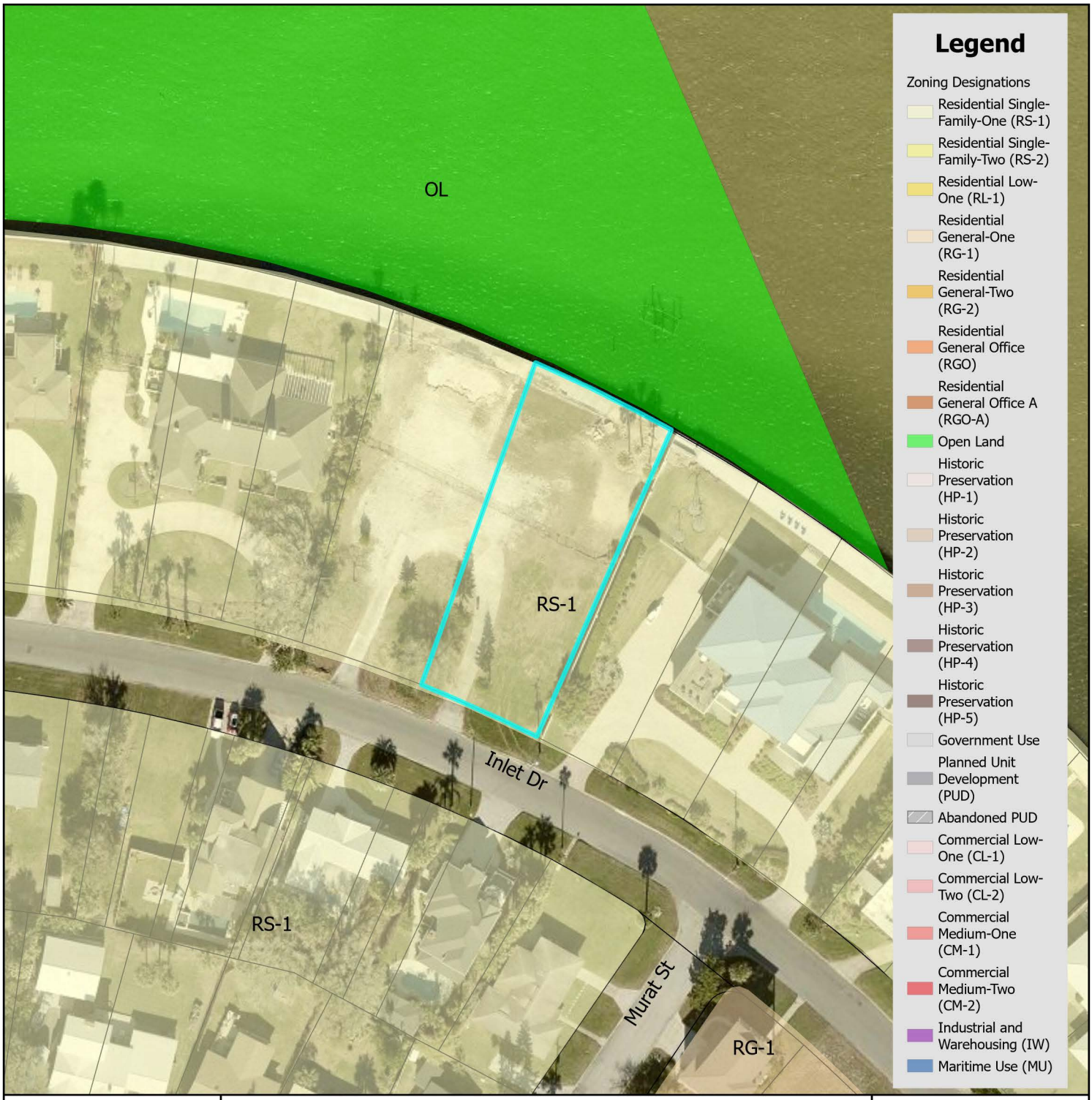
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

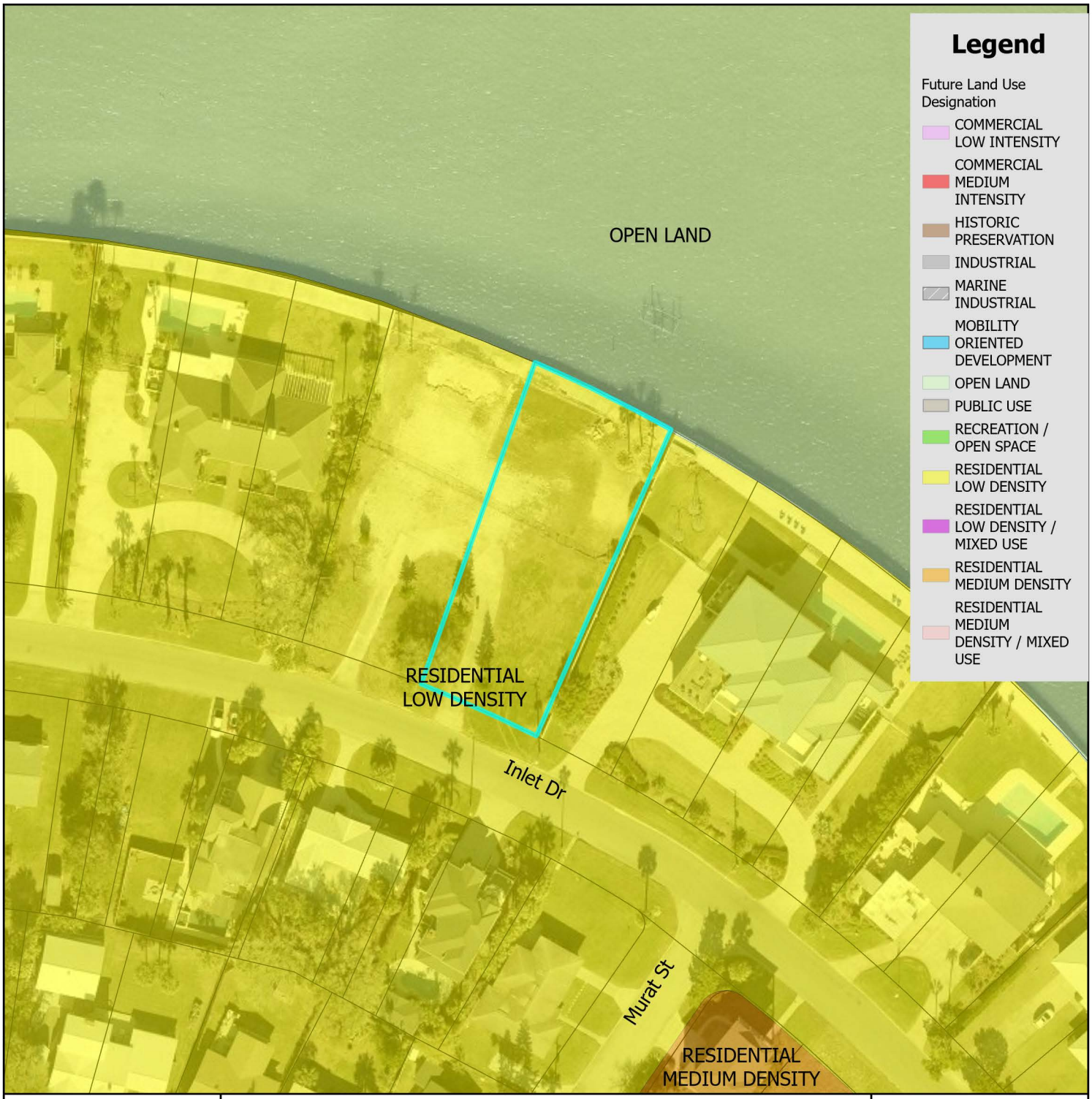
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

City of St. Augustine
Planning, Zoning, & Building Department
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2024

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:
Adjacent Uses Map

St. Johns County Property Appraiser
Use Classification Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2024

N

0 0.01 0.01 Miles

Feet
0 40 80

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:

Aerial Site Photograph

Attachment 5:

Flood Map

FEMA Flood Zone Map

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

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2024

N

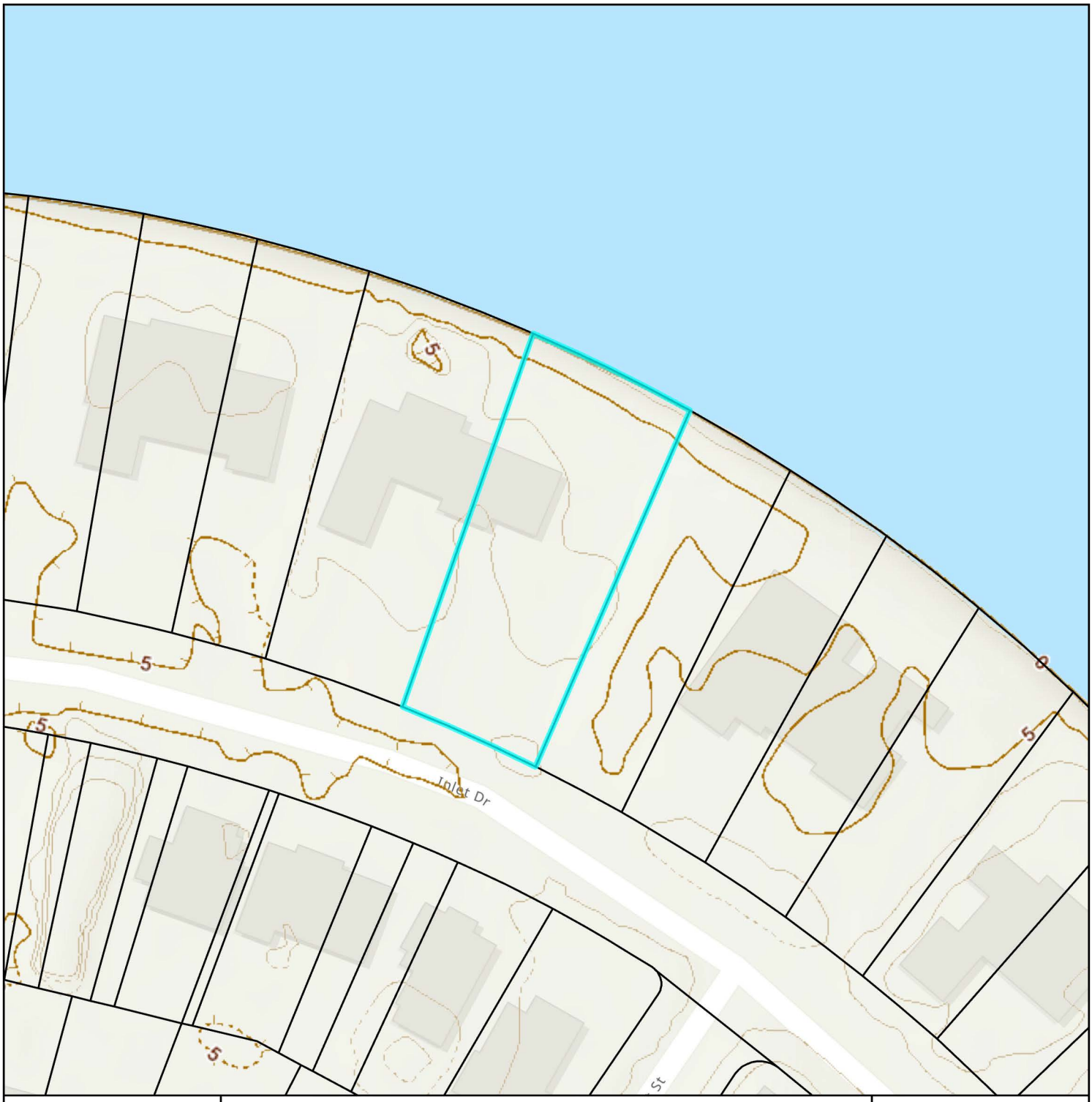
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

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

BY: Mark Matrazzo
Signature of Owner

MARK MATRAZZO
Print Name of Owner

904-466-0799
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 7 day of October, 2024.

By Mark A Matrazzo

Identification verified: FLDLM362541661400

Oath sworn: ✓ Yes ____ No

Notary Signature: Melissa Birch

My Commission expires: 6/1/2027

MELISSA BIRCH
Notary Public - State of Florida
Commission # HH 405303
My Comm. Expires Jun 1, 2027

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 171 Inlet Drive

Applicant's Name: Kevin M Marks Applicant's Signature: Kevin Marks

Owner's Name: MARK MATDAZZ Owner's Signature: Mark Matdazz

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Kevin Marks Contact Number: 904.347.7652
   Business (*if applicable*): Shoreland Home Builders
   Address: 794 Cypress Rd City: St Augustine State: FL Zip: 32086
   E-Mail Address: kevin@shorelandhomebuilders.com
2. NAME OF PROPERTY OWNER: Mark & Janice Matrazzo Contact Number:_____
   Business (*if applicable*):_____
   Address: 141 Pelican Reef Drive City: St Augustine State: FL Zip: 32084
   E-Mail Address: markmatrazzo@thehomemag.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: B Block:_____
   Subdivision: INLET VIEW Parcel Number: 2138310020
4. PROJECT STREET ADDRESS: 171 Inlet Drive
5. SPECIFIC PROPOSED USE: Single Family Residential
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Construction of the masonry retaining walls to be built along the right and rear of the property with additional consideration along the left. The neighbor to left is also building a new single family home. The plan has been to have each property meet at the same elevation and create a shared swale to the front of the property. Approval for a retaining wall on the left side is also requested in the event that adjoining lot does not get developed, as planned.
8. JUSTIFICATION FOR ACTION REQUESTED: The walls are required for the containment of the fill dirt and the protection of the structures and their pilings. The removal of the retaining walls or reduction of the fill dirt would compromise the integrity of the pilings. The walls also allow for the creation of a proper drainage pattern to the front of the property without adversly affecting the existing home to the right.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

_____ 10.7.24
Signature of Applicant Date

_____ 10.7.24
Signature of Property Owner Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

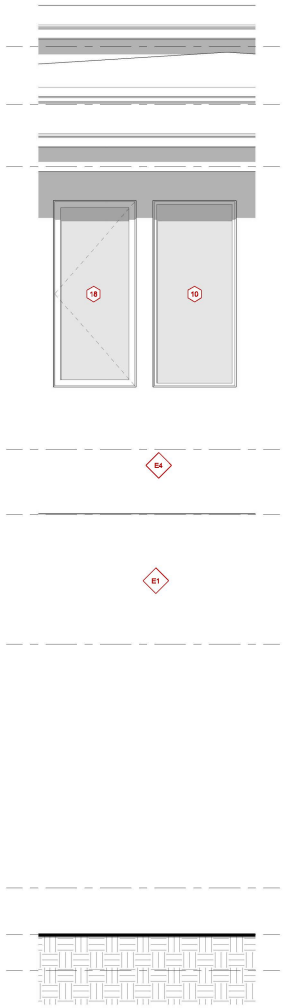
Kevin Marks

Print name of applicant

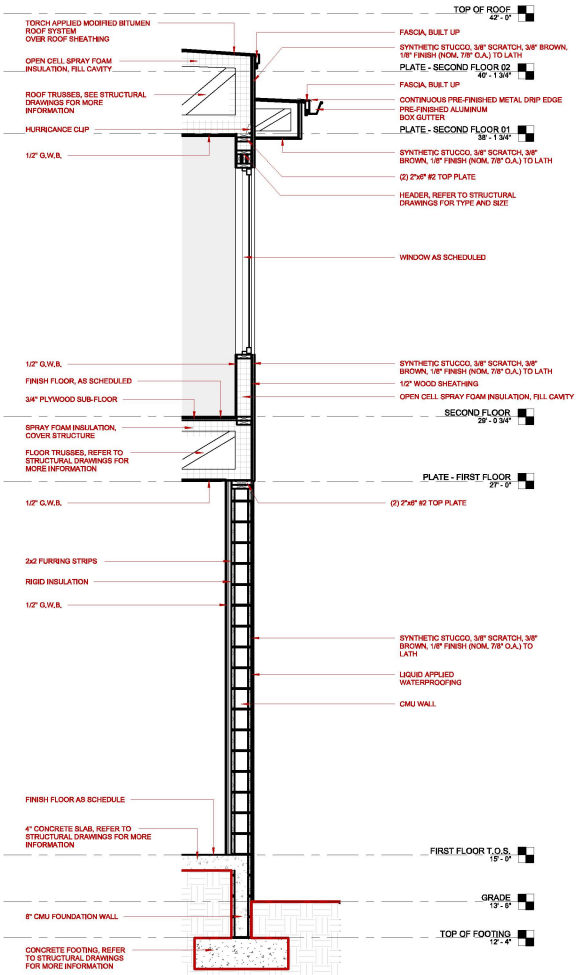
Signature of applicant

10.7.24

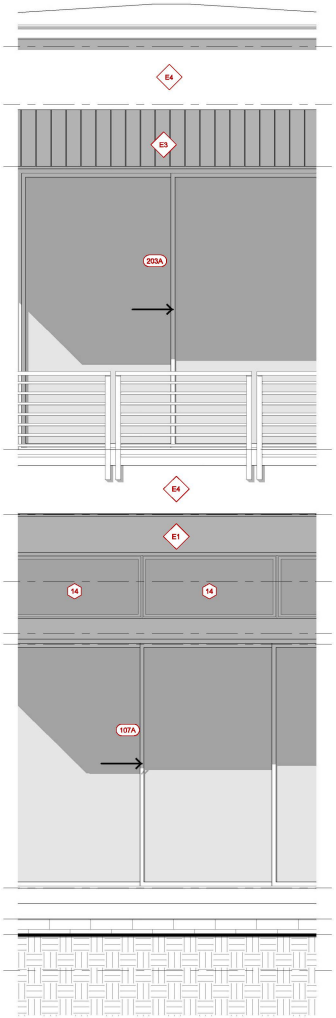
Date



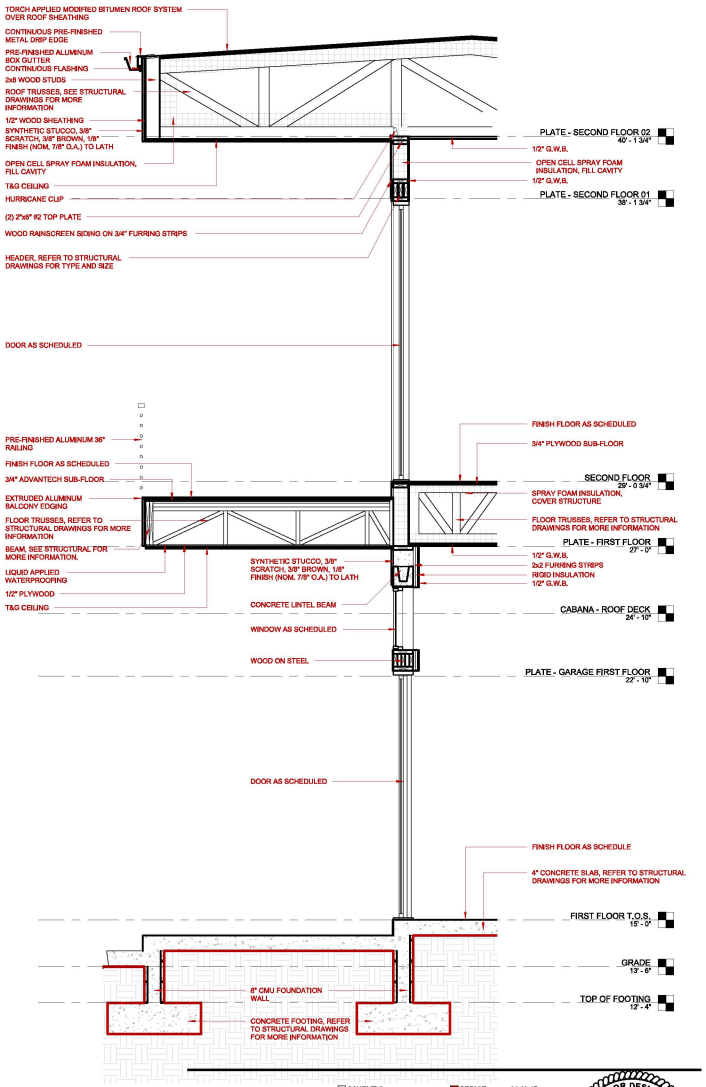
4 WALL SECTION ELEVATION 03
A5001 1/2" = 1'-0"



3 WALL SECTION 03
A5001 1/2" = 1'-0"



2 WALL SECTION ELEVATION 01
A5001 1/2" = 1'-0"



1 WALL SECTION 01
A5001 1/2" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A5001

WALL SECTION

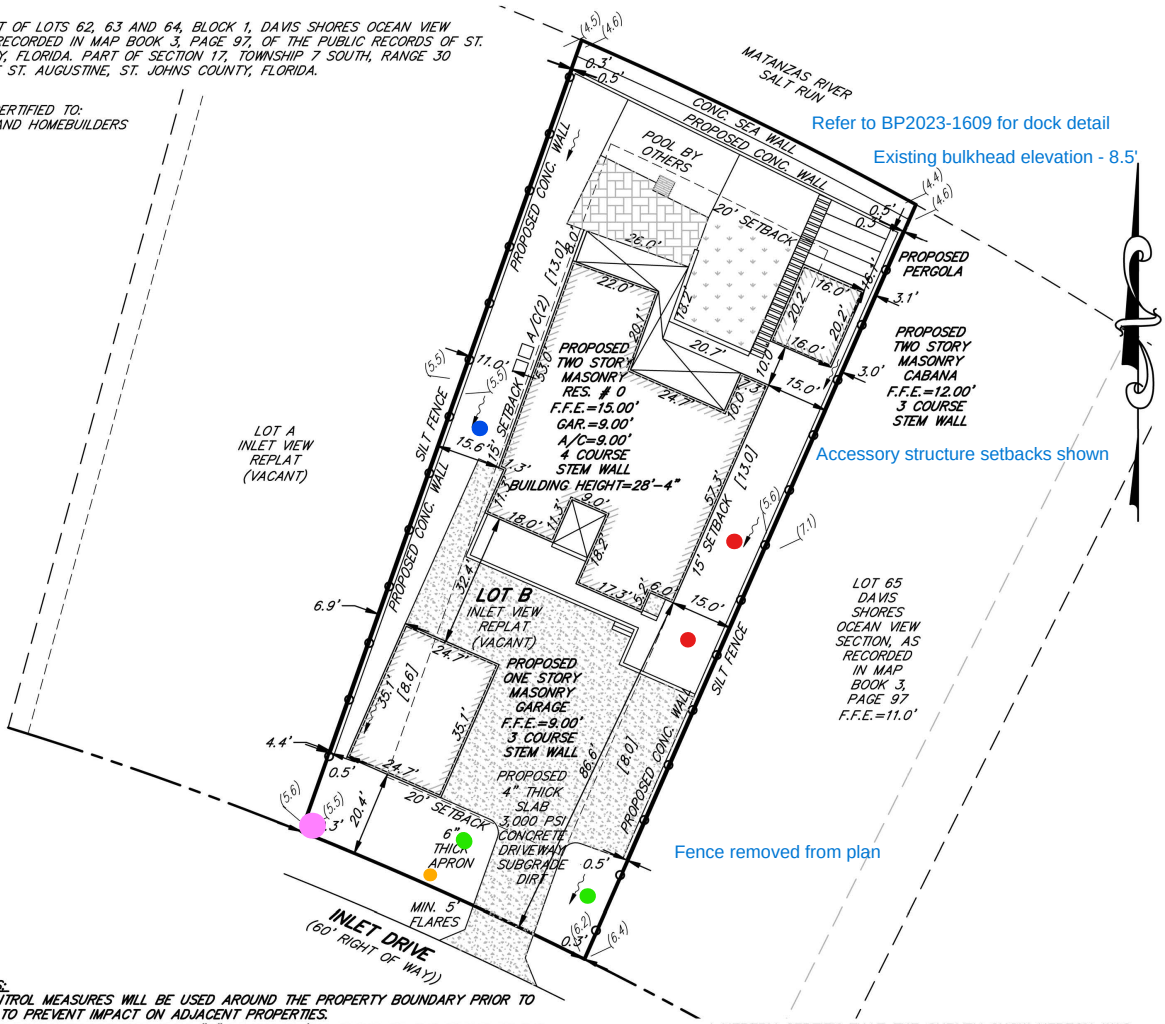
9/17/2024 12:20:23 PM

xx/xx/xx

SPECIFIC PURPOSE SURVEY

LOT B, REPLAT OF LOTS 62, 63 AND 64, BLOCK 1, DAVIS SHORES OCEAN VIEW SECTION, AS RECORDED IN MAP BOOK 3, PAGE 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PART OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
SHORELAND HOMEBUILDERS



GENERAL NOTES:

1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. THE SUBJECT PROPERTY REFLECTS TYPE "A" DRAINAGE (ALL FLOWS TO THE FRONT OF THE PROPERTY).
3. SETBACKS SHALL BE MEASURED CITY OF ST. AUGUSTINE LDC AND IN ACCORDANCE WITH THE DEFINITION OF "YARD" (ARTICLE XII). PER SECTION 6.01.03.H.1 CERTAIN ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 3 FEET IN FRONT AND REAR YARDS AND 3 FEET IN SIDE YARDS A MINIMUM OF 8 FEET IN WIDTH.
4. A MINIMUM 1% SLOPE SHALL BE PROVIDED PER SEC. 6.04.06 H OF THE LDC.
5. THE SUBJECT PROPERTY IS ZONED CITY OF ST. AUGUSTINE G.I.S. (IMAP) REFER TO ARTICLE VI OF THE LAND DEVELOPMENT CODE FOR MORE DETAILS.
6. DRIVEWAY CULVERT WILL MEET REQUIREMENTS OF THE LDC, SEC. 6.04.07.L.3 OR A SWALE WILL BE PROVIDED IN COORDINATION WITH CITY OF ST. AUGUSTINE ROAD & BRIDGE (IF APPLICABLE).
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8. THE GARAGE FLOOR AND MECHANICAL EQUIP. WILL BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS.
9. ALL SIDEWALK AND FLATWORK, AT A MINIMUM, MEET CURRENT CITY OF ST. AUGUSTINE AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% AND RUNNING SLOPE SHALL NOT EXCEED 5% THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT.
10. CONTRACTOR TO SCHEDULE POST CLEARING MEETING WITH CITY OF ST. AUGUSTINE PRE. FILL.
11. RETAINING WALLS, ROOF GUTTER WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHOULD COORDINATE WITH CITY OF ST. AUGUSTINE LOT GRADING STAFF.
12. NICHOLAS H. FRANKLIN PSM#4620, LAND SURVEYING WILL TAKE NO RESPONSIBILITY FOR INCORRECTLY POURED BUILDING FOUNDATION OR FLOORS IF THE CLIENT FAILS TO HAVE US PERFORM A FORM BOARD ASBUILT BEFORE THE FOUNDATION OR FLOOR IS PLACE.

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	WM	– WATER METER
I.P.(F)	– IRON PIPE FOUND	EXPOSED	– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	[0.0]	– PROPOSED ELEVATION
(0.0)	– SPOT ELEVATION	○	– TREE
		CONC.	– CONCRETE

I HEREBY CERTIFY THAT THE SURVEY SHOW HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17-.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	16,539±
ACRES= -/43,560	.37±
ACRES X 40 = REQ. TREE INCHES	15±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES. 70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
(2) 3 1/2" LIVE OAK	19" OAK
(2) 3" MAGNOLIA	6" NORFOLK PINE
(1) 3 1/2" MAPLE	

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	16,539±
GROUND FLOOR	2,974±
GARAGE	867±
ENTRY	102±
REAR PORCH	492±
CABANA	323±
DRIVEWAY	2,482±
CONC. PADS	40±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
4,758±	16,539±	29
IMPERVIOUS COVERAGE		
IMP. SQ. FT	LOT SQ. FT.	%
7,290±	16,539±	50

PROPOSED FILL	
AREA 1	D-WAY
12-24"	0-12"
AREA 1	
12-24'	-'

GRAPHIC SCALE

30 0 15 30

1"=30'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
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- This surveyor's liability shall not exceed the fee as stated by this surveyor.

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- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018 , the property described hereon appears to lie in Zone AE8', VE9'
- Basis of bearing structure: NORTH RIGHT OF WAY LINE OF INLET DRIVE SEE C1
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
24-0451	09/27/2024	1" = 30'	L.L./D.C.	N.H.F.	R.J.B.

TYPE: SITE PLAN

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

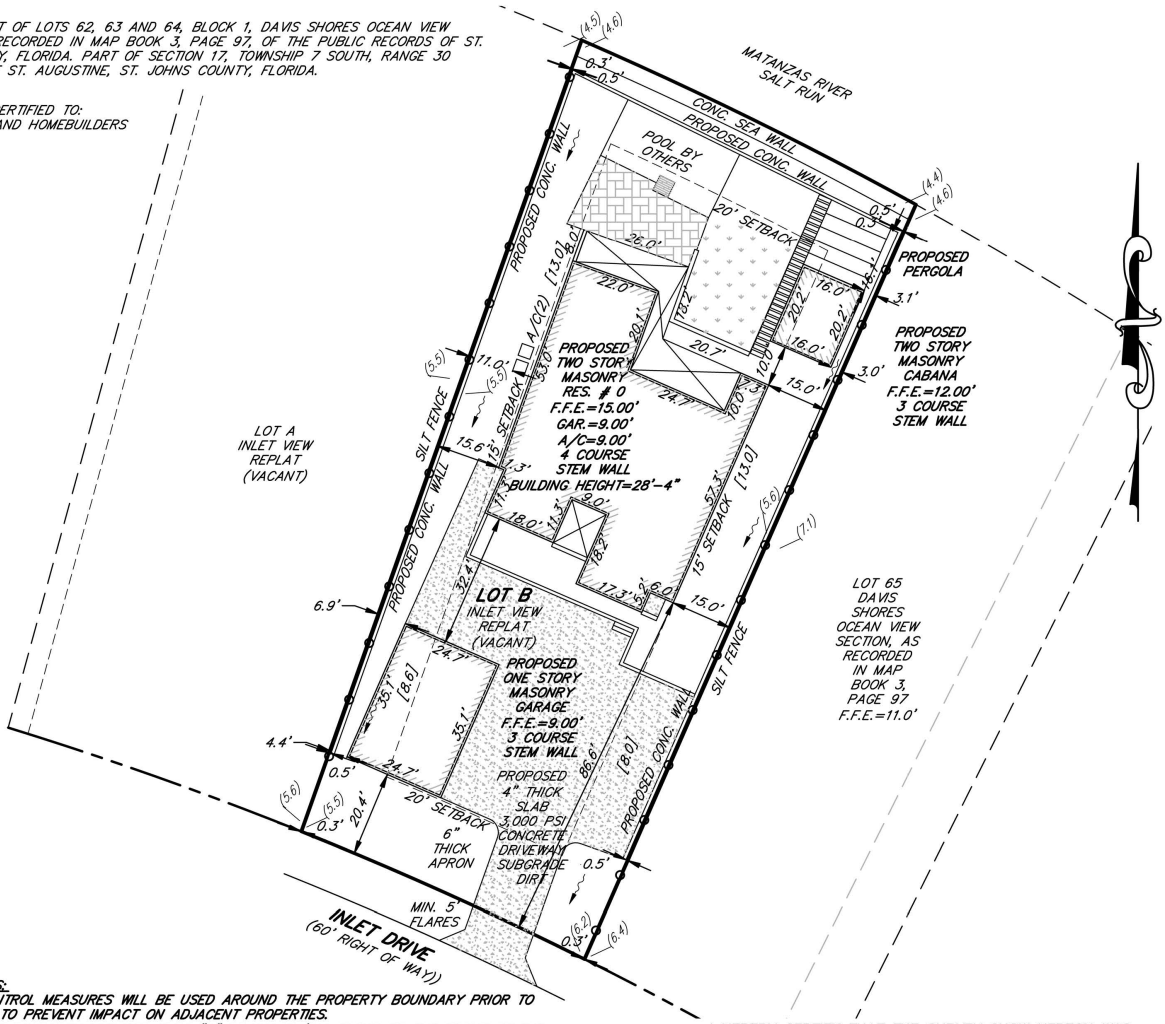
NICHOLAS H. FRANKLIN, P.L.S. 4620

xx/xx/xx

SPECIFIC PURPOSE SURVEY

LOT B, REPLAT OF LOTS 62, 63 AND 64, BLOCK 1, DAVIS SHORES OCEAN VIEW SECTION, AS RECORDED IN MAP BOOK 3, PAGE 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PART OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
SHORELAND HOMEBUILDERS



GENERAL NOTES:

1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. THE SUBJECT PROPERTY REFLECTS TYPE "A" DRAINAGE (ALL FLOWS TO THE FRONT OF THE PROPERTY).
3. SETBACKS SHALL BE MEASURED CITY OF ST. AUGUSTINE LDC AND IN ACCORDANCE WITH THE DEFINITION OF "YARD" (ARTICLE XII). PER SECTION 6.01.03.H.1 CERTAIN ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 3 FEET IN FRONT AND REAR YARDS AND 3 FEET IN SIDE YARDS A MINIMUM OF 8 FEET IN WIDTH.
4. A MINIMUM 1% SLOPE SHALL BE PROVIDED PER SEC. 6.04.06 H OF THE LDC.
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(2) 3" MAGNOLIA	
(1) 3 1/2" MAPLE	

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DRIVEWAY	2,482±
CONC. PADS	40±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
4,758±	16,539±	29
IMPERVIOUS COVERAGE		
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12-24"	0-12"
AREA 1	
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LEGEND

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sq. ft.	– SQUARE FEET	WM	– WATER METER
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1"=30'

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TYPE: SITE PLAN

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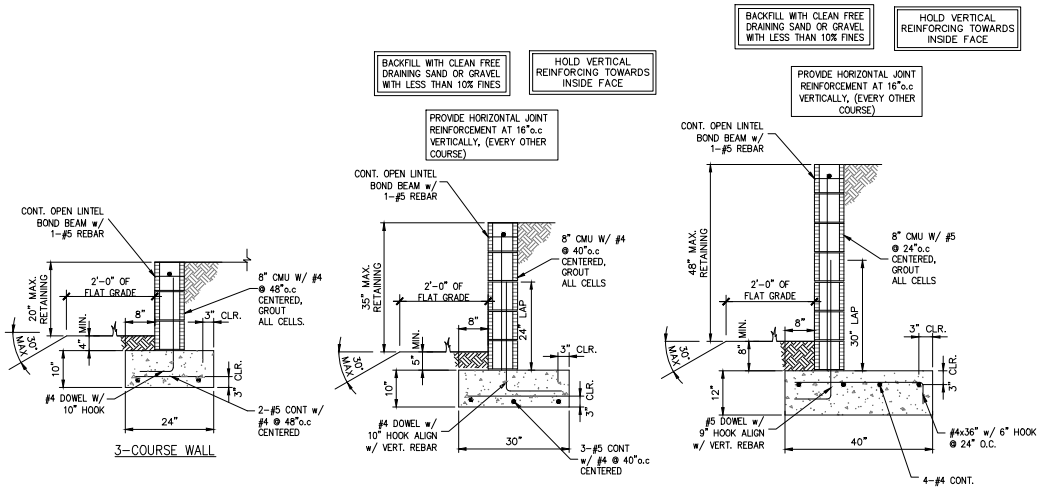
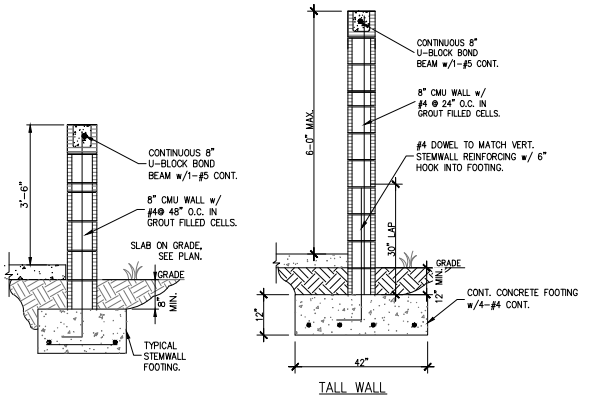


1 S1.01 RETAINING WALL DETAILS

SCALE: N.T.S

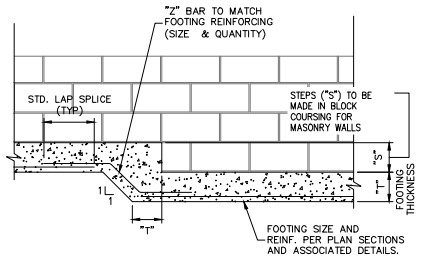


2 S1.01 PRIVACY WALL

SCALE: NTS

NOTE:

1. CONTRACTOR SHALL UTILIZE THIS DETAIL AS REQUIRED TO MAINTAIN PROPER FOOTING SOIL COVERAGE AS DICTATED BY SITE SLOPE CONDITIONS.



3 S1.01 RESIDENTIAL STEPPED FOOTING DETAIL

05.06.24
Christopher J Sabourin
FL PE#71461

SABO STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
MATRAZZO RESIDENCE
SSE No.
21-0592

ISSUE	DATE
REVIEW	05.06.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR 171 INLET DRIVE

FIELD ALTERATION

CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE CONTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALING

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR, REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

FOUNDATION DETAILS

SHEET
S1.01
SHEET 7 OF 27

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

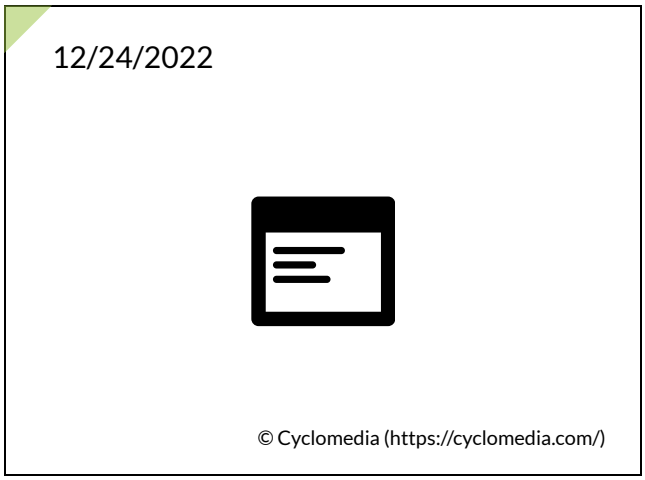
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2138310020
Location Address	INLET DR Saint Augustine 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	107/16-17 INLET VIEW LOT B OR5409/1235 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	INLET VIEW
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.380
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Matrazzo Mark,Janice 100% Matrazzo Janice 100%
Mailing Address	141 PELICAN REEF DR SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$4,435
Total Land Value	$1,170,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,174,435**
Total Deferred	$183,918
Assessed Value	**$990,517**
Total Exemptions	$0
Taxable Value	**$990,517**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$4,435	$0	$0	$0	$1,174,435	$900,470	$273,965	$900,470
2023	$0	$4,435	$948,000	$0	$0	$952,435	$818,609	$133,826	$818,609
2022	$0	$13,054	$731,136	$0	$0	$744,190	$744,190	$0	$744,190
2021	$0	$0	$5,000	$0	$0	$0	$0	$0	$0

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		4435

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	90	200	90	FF	$1,170,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
11/2/2021	10/29/2021	$1,150,000.00	WARRANTY DEED	5409	1235	Q	V	ANTONATOS ANN CAROLYN REVOCABLE TRUST D:09/23/15	MATRAZZO MARK,JANICE

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	8.d.	PZB2024-0087
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	173 Inlet Drive	213831-0010

Site & Background Information

Applicant:	Tom Bartlett c/o Matthews | DCCM
Owner:	Agan Prameshuber
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single Family-One: RS-1
Acreage:	0.39
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a retaining wall within COZ 2 & 3 at 173 Inlet Drive. The approval of this application would allow for the construction of a retaining wall with associated fill to construct a new single-family residence.

The retaining wall along the eastern property line will be shared with 171 Inlet Drive (PZB2024-0085).

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The construction of retaining walls and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	171 Inlet Drive is within Flood zone AE – 1% Annual. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

(1) Site specific conditions.

173 Inlet Drive is a vacant lot within the North Davis Shores neighborhood. Previously a single-family home occupied both 171 and 173 Inlet Drive. This home was removed with an approved demolition permit in July of 2020 (PR2020-0955). The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The applicant is proposing to build a retaining wall to fill the lot. However, the location of the retaining walls is not clear. The applicant stated that the location of the retaining walls is in red on their exhibit. The exhibit only indicates a retaining wall along the rear of the property and two smaller retaining walls at the front in red. It appears from the submitted drawings and from the application of 171 Inlet Drive that there will be retaining walls along the side property lines as well. The applicant should clarify the location of the retaining walls.

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

173 Inlet drive is a waterfront lot on Salt Run with an existing bulkhead along the shoreline. The property is within Conservation Overlay Zones 1 and 2.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently has split drainage with the rear portion draining to Salt Run and the front draining to Inlet Drive. The current elevation is between five and six feet. The submitted drainage plan shows a height of 13.25 feet for the retaining walls on the northwest and a height of 10.75 feet on the southwest. The finished grade will be 10.80 feet with the house pad at 12.25 feet. The proposed finished floor elevation for the primary structure is 13 feet. The construction of a retaining wall and corresponding fill will change the drainage pattern so that the lot will drain towards Inlet Drive.

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

Unknown

(5) Proposed soil stabilization and erosion control methods.

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and Salt Run.

(6) Impact on floodplain.

The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The current elevation is between five and six feet. The submitted drainage plan shows a height of 13.25 feet for the retaining walls on the northwest and a height of 10.75 feet on the southwest. The finished grade will be 10.80 feet with the house pad at 12.25 feet. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity of the site.

Scale of Impact on Neighboring Properties

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

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0). Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

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

Ranking System for Conservation Overlay 2 Impacts

Applicant:173 Inlet Dr Proposed Impacts

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4*	4
					Total	**16**

Adjacent Property 1: 171 Inlet Dr (as proposed PZB2024-0085)

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50%-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%e	75-100	
	0	1	2	3	4*	4
					Total	**16**

Adjacent Property 2: 175 Inlet Dr.

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	2
Lot Impact %	0	5 -25%	25-45%	50-75%	75-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	3
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
					Total	**9**

*height of bulkhead includes adjacent retaining wall

The ranking system scored 173 Inlet Drive at 16 with the same score as 171 Inlet Drive and seven points higher than 175 Inlet Drive. The scale of proposed improvements at 171 Inlet Drive ranks the same or higher than neighboring properties. Mitigation strategies could be employed to reduce floodplain and shoreline impacts.

Review of (Sec. 11-29(d)(1))

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a significant tree.

f. Impact upon the urban and natural environment, including:

    1. Ground and surface water stabilization.

    2. Water quality and aquifer recharge.

    3. Ecological impacts.

    4. Noise pollution.

    5. Air movement.

    6. Air quality.

    7. Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The applicant is proposing to remove six trees, however none of the trees are significant trees and do not require Planning and Zoning Board approval. The applicant will have to meet the requirements of Sec. 25-56(g) that requires that each tree that is removed either be relocated or replaced during the building permit process.

Removed Trees
Norfolk Island Pine 7"
Plum Pine 7"
Sabel Palm 8"
Sabel Palm 8"
Sugarberry 7"
Sabel Palm 7"

Staff notes that the neighboring property at 171 Inlet Drive has a significant tree, a Live Oak with a dbh of nineteen (19) inches. COSA Code of Ordinances - Section 25-53(d)(5) states,

> *…that during all phases of permitted construction, trees retained for credit shall be protected from activities such as driving or parking vehicles, adding fill soil, excavation, temporary soil storage, mechanical and chemical injury and mechanical compaction within the tree protection zone. To protect trunks, limbs and roots from injury, a fence or barrier shall be erected to enclose the tree protection zone.* ***All development activities such as clearing and grade changes within the tree protection zone shall be supervised by a certified arborist.***

The required area of the tree protection zone is equal to a distance of three times the diameter of the tree. This would be distance of fifty-nine inches measured from the base of the tree.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a retaining wall and associated fill at 173 Inlet Drive / PID 213831-0010.

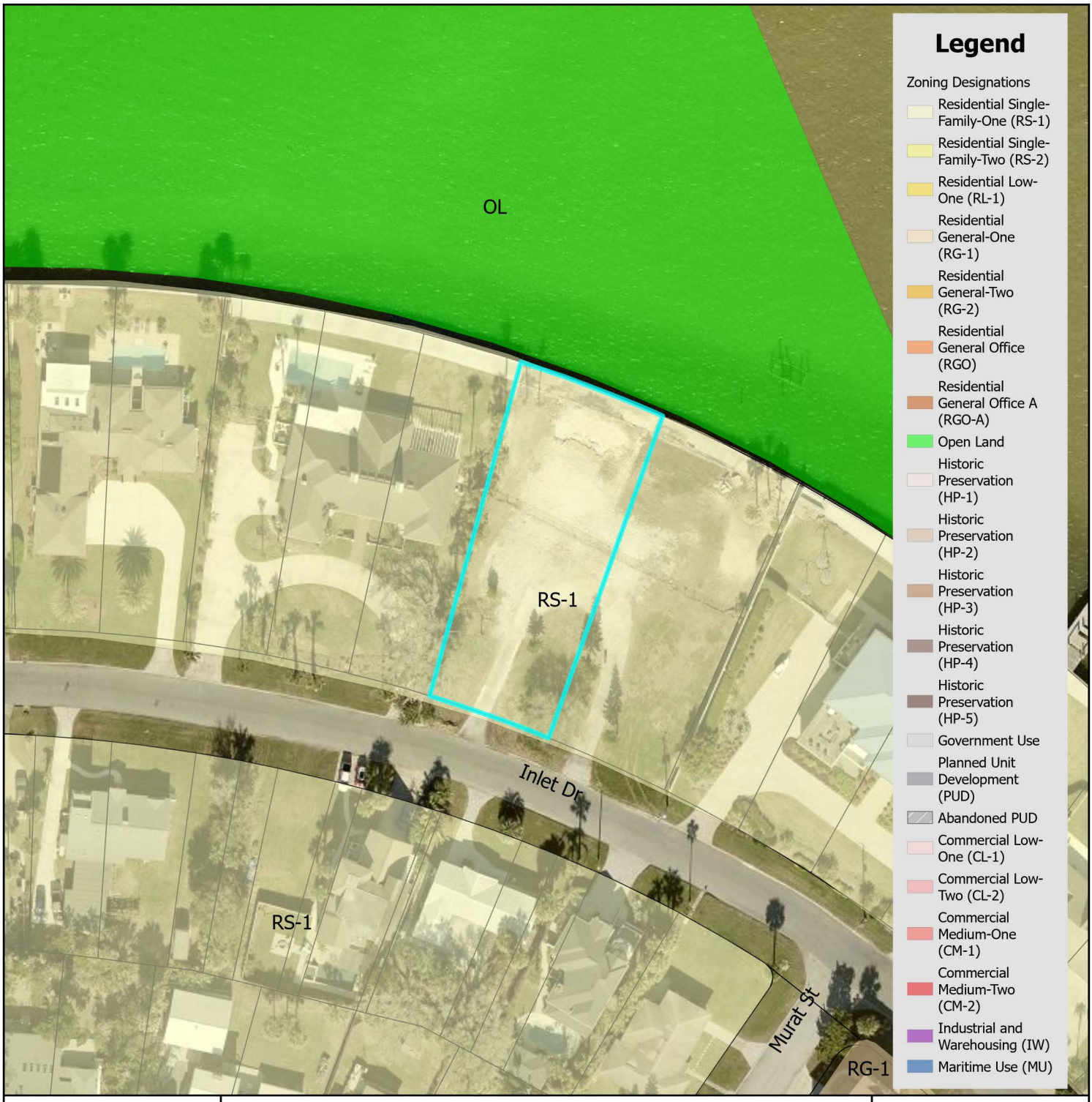
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

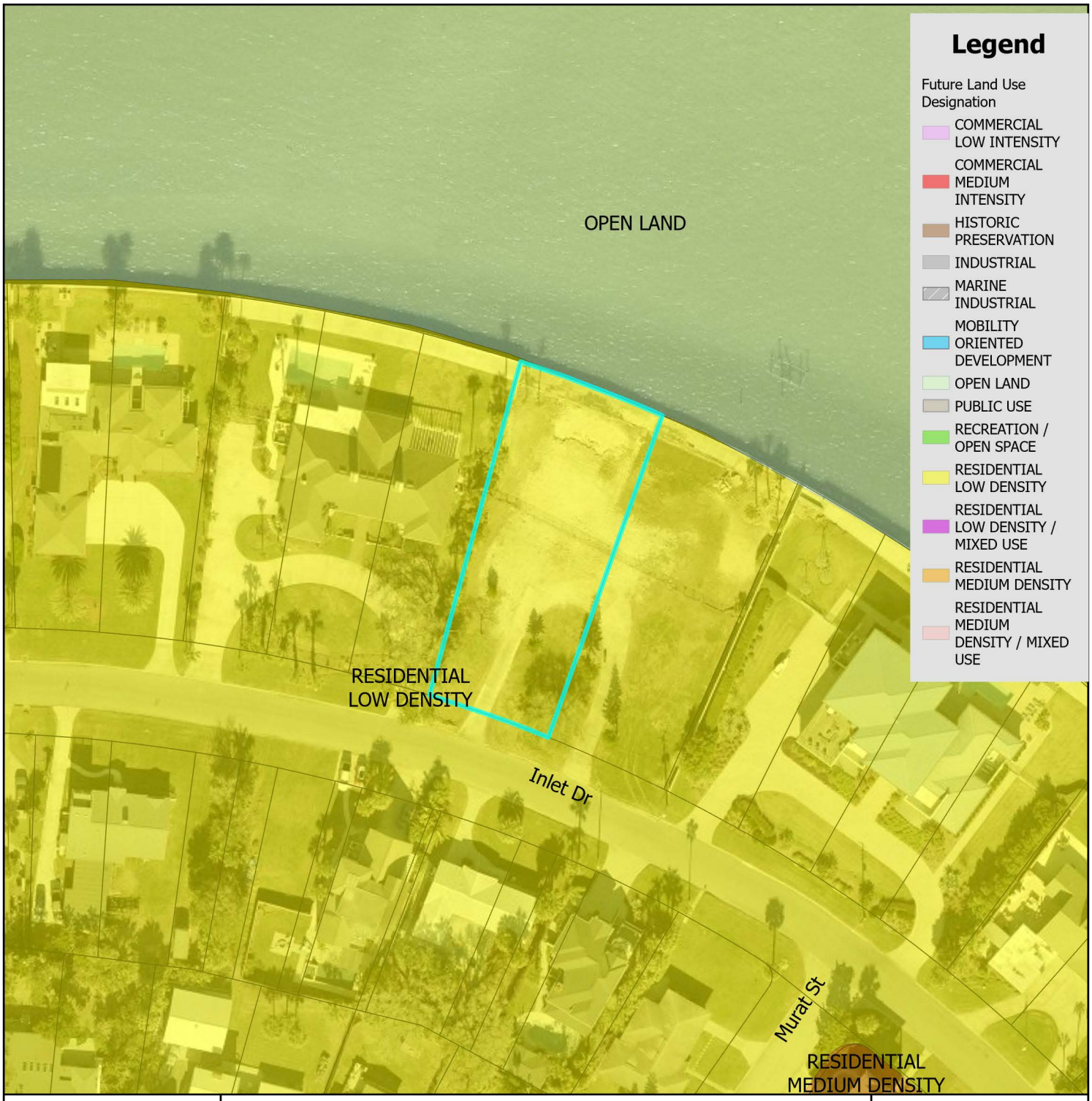
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

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

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2024

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:
Adjacent Uses Map

St. Johns County Property Appraiser
Use Classification Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:

Aerial Site Photograph

Attachment 5:

Flood Map

FEMA Flood Zone Map

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

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2024

N

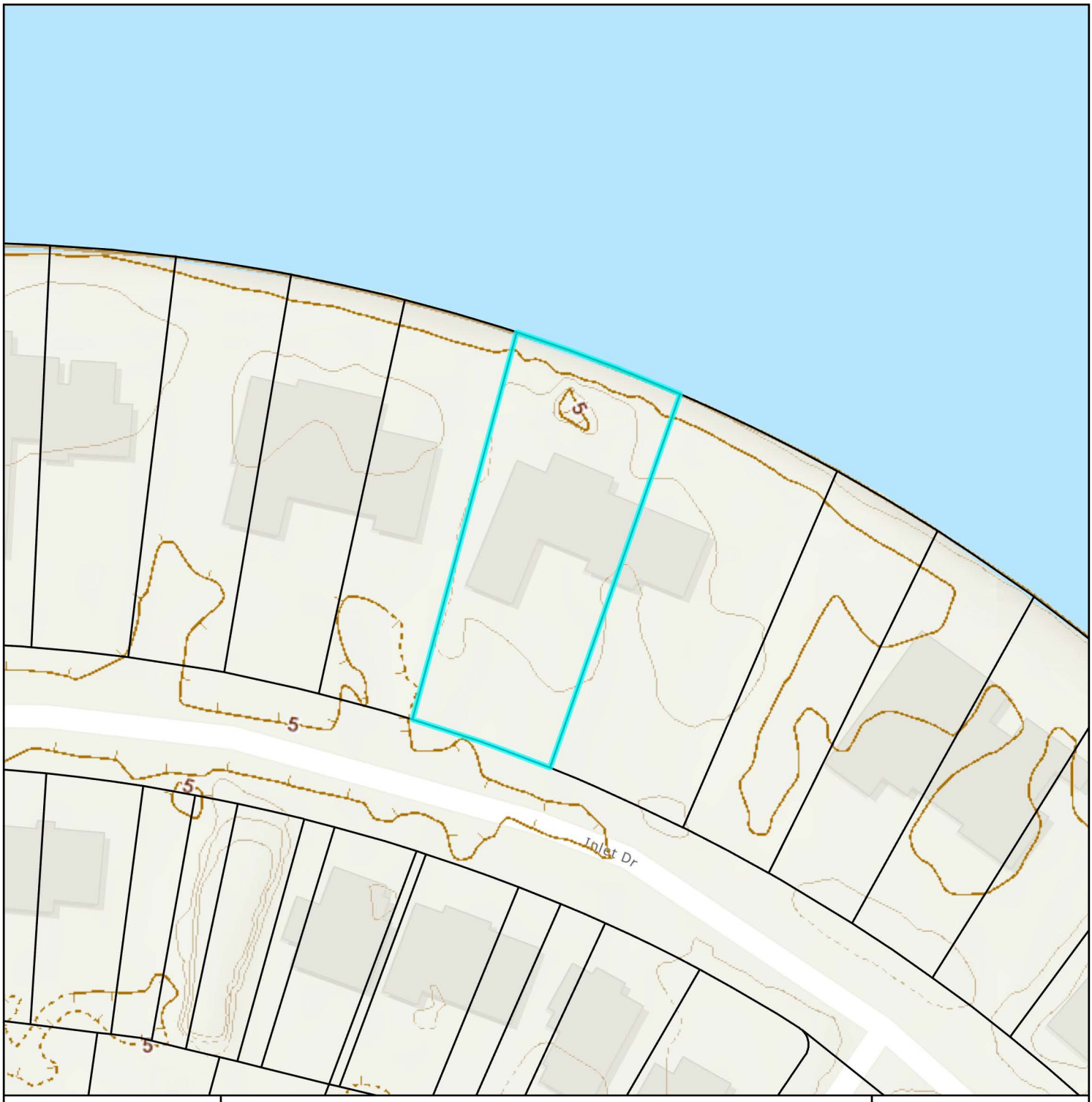
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Tom Bartlett Contact Number: 904-826-1334
   Business (*if applicable*): Matthews I DCCM
   Address: 7 Waldo Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: tbartlett@dccm.com
2. NAME OF PROPERTY OWNER: Agan Prameshuber Contact Number: 928-710-4162
   Business (*if applicable*):
   Address: 3653 Eastbury Dr City: Jacksonville State: FL Zip: 32224
   E-Mail Address: aganprameshuber@gmail.com , ajohnson@pcbuilders-fl.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 107/16-17 INLET VIEW LOT A OR5556/701 Block:_____
   Subdivision: Inlet View Parcel Number: 2138310010
4. PROJECT STREET ADDRESS: 173 Inlet Drive St. Augustine, FL 32080
5. SPECIFIC PROPOSED USE: Residential
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Applicant is requesting tree removal permit for the trees shown in Demo Plan attached. Additionally a variance is requested for the retaining wall proposed. As proposed the retaining wall exceeds the allowable 75% of the lot width.
8. JUSTIFICATION FOR ACTION REQUESTED: The site must be built up to meet FEMA requirements for finish floor. The FEMA elevation for this site is 8.0' The lot is narrow and long, coupled with and existing elevation of ~5.5-6. To build up the site will require retaining walls to meet grading requirements.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The existing topography of the site poses a disadvantage to development, the low grades must be built up to build. All existing tree, (none are significant per COSA standards) need to be removes due to their location and low elevations.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: It isthe owner intent to build a home and pool. To acomplish this and meet the building code requirements the site must be be raised.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The Davis Shores area is an older neighborhood with many older homes low in elevation. To build a new home and maintain drainage buffers the site must be builtup in the middle.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The proposed variance seeks to increase the allowable retaining wall length across the property frontage. The design of the proposed structure has been considered to maintain visual compatibility with the existing area. It is not contrary to public interest, Keeps character of the surroundings and maintains property value

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

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

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

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

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

Tom Bartlett — 10-04-2024

Signature of Applicant — Date

10-4-24

Signature of Property Owner — Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Tom Bartlett

Print name of applicant

Tom Bartlett

Signature of applicant

10/04/2024

Date

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

AGAN PRAMESHUBER
Print Name of Owner

904 708-4200
Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 4th day of October, 2024

By Agan Prameshuber

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Adriana Jelic'

ALDIANA GANIC
Notary Public - State of Florida
Commission # HH 371996
My Comm. Expires Mar 9, 2027
Bonded through National Notary Assn.

My Commission expires: 03/09/2027

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

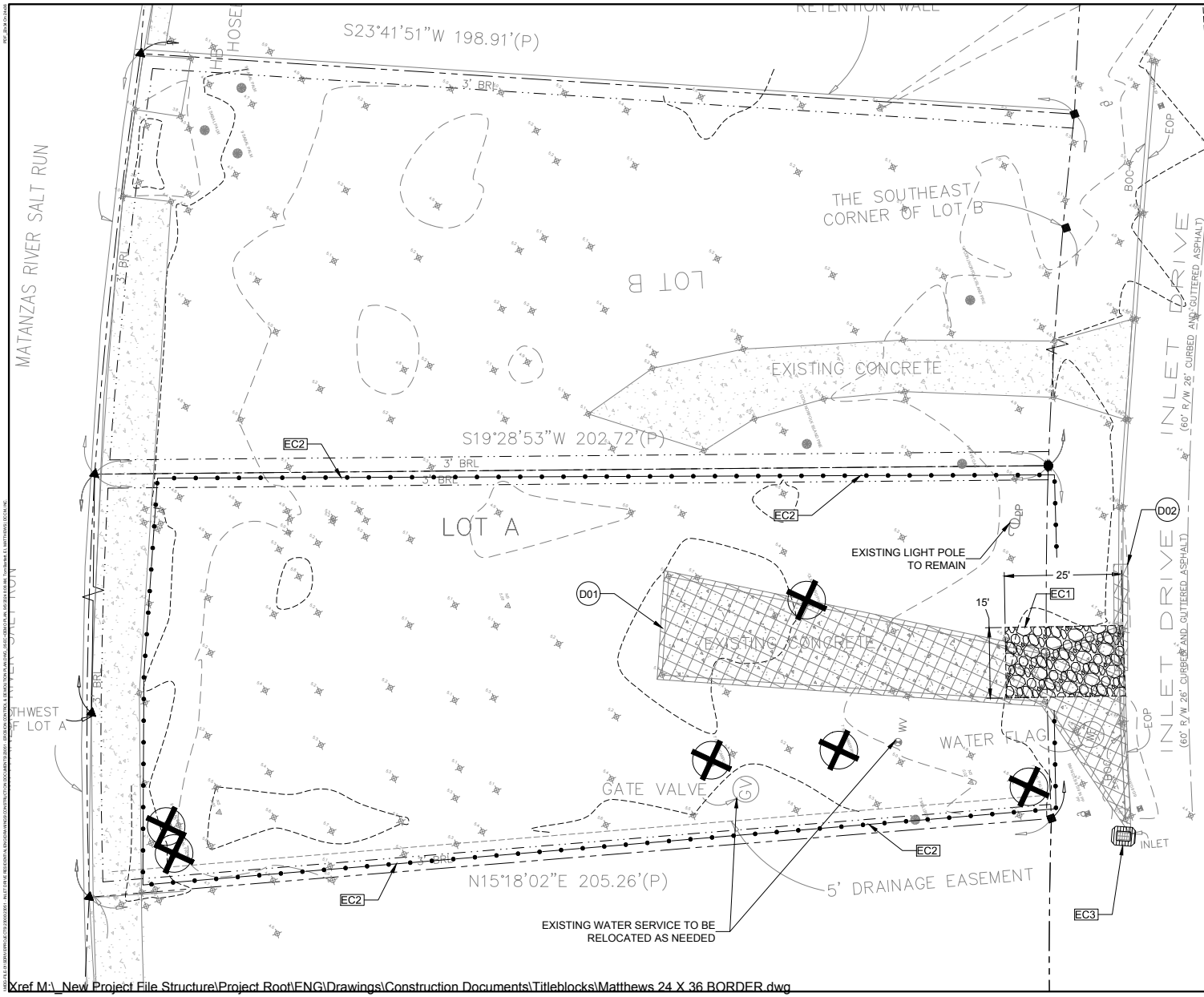
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

Project Address: 173 Inlet Drive St. Augustine, FL 32080

Applicant's Name: Tom Bartlett Applicant's Signature: Tom Bartlett

Owner's Name: AGAN PRAMESHUBER Owner's Signature:



GRAPHIC SCALE

0 10' 15' 20'

1" = 10'

EROSION CONTROL & DEMOLITION DETAILS

EC1	STABILIZED CONSTRUCTION ENTRANCE
EC2	TYPE III SILT FENCE
EC3	WATTLE INLET PROTECTION

EROSION CONTROL & DEMOLITION NOTES

D01	EXISTING CONCRETE DRIVEWAY TO BE REMOVED
D02	EXISTING CURB TO BE REMOVED FOR NEW DRIVEWAY LOCATION

LEGEND

- PARCEL BOUNDRY
- ROAD WAY CENTERLINE
- DRAINAGE EASEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- WATTLE INLET PROTECTION
- TURBIDITY PROTECTION
- SILT FENCE
- TREE TO BE REMOVED
- BORE LOCATION

HATCH LEGEND

GRAVEL	
TO BE REMOVED	

GENERAL NOTES

SEE THE ATTACHED STORM WATER PREVENTION PLAN SHEETS FOR MORE DETAILS.

DUST CONTROL
VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC.
SPRINKLING - THE SITE AND DIRECT ACCESS ROADS WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TO CONTROL DUST ONSITE AND ALONG HAUL ROADS.

OFFSITE VEHICLE TRACKING & OPERATIONS
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.
THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

SPILL PREVENTION
MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

ALL SILT FENCE MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND CONSTRUCTION.

REGISTERED ENGINEER
ALEX R. ACRIE, P.E.
CA#26535 FL#PE NO. 26535

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: ARA
DWG BY: TGB
CHK BY: RAM
DATE: 11-02-2023
JOB No: 23051

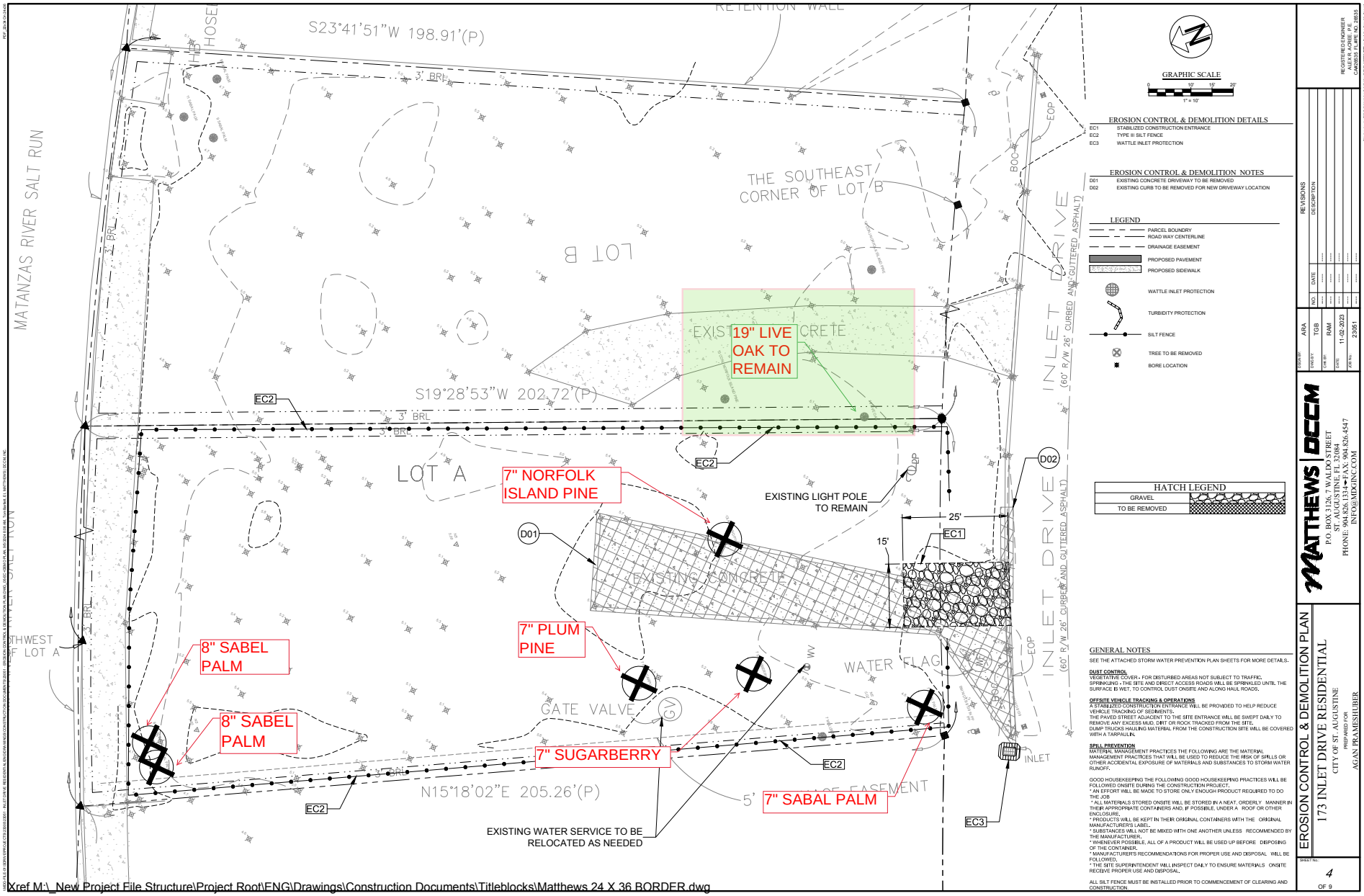
MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EROSION CONTROL & DEMOLITION PLAN

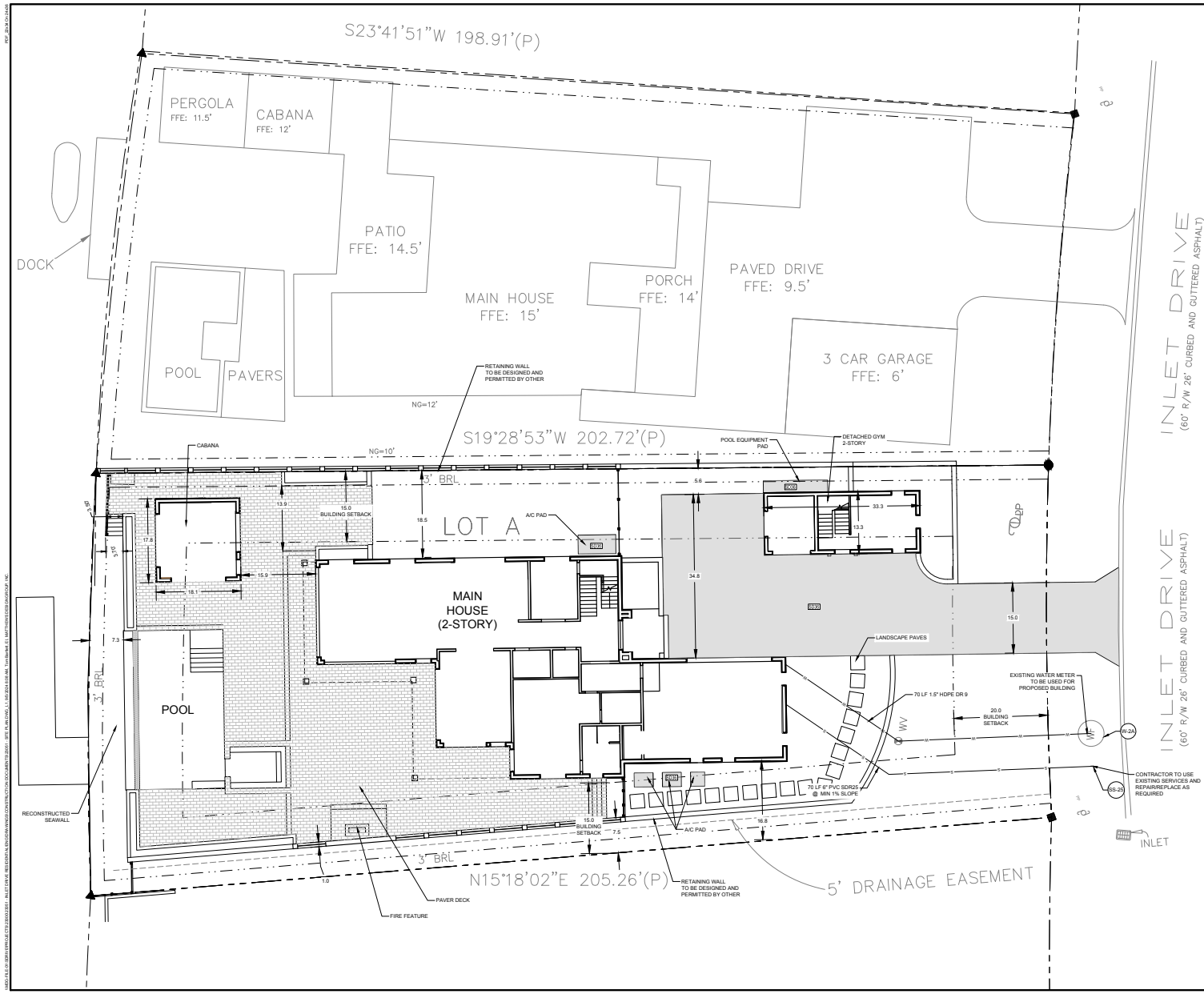
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 4 OF 9

Xref M:_New Project File Structure\Project Root\ENG\Drawings\Construction Documents\Titleblocks\Matthews 24 X 36 BORDER.dwg



Xref M:_New Project File Structure\Project Root\ENG\Drawings\Construction Documents\Titleblocks\Matthews 24 X 36 BORDER.dwg



SITE DETAILS

W2-A	1" RESIDENTIAL TAP TO WATER MAIN
SS-25	NEW CONNECTION EXISTING GRAVITY SEWER MAIN
SD36	CONCRETE PAVEMENT DETAIL

SITE NOTES

S1
S2
S3

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SITE DATA TABLE

TOTAL SITE	0.39 AC	16,988 SF
EXISTING BUILDING		0
EXISTING PAVEMENT / SIDEWALK AREA		1,653 SF
PROPOSED BUILDING		4,084 SF
PROPOSED PAVEMENT AND PAVER		5,675 SF
TOTAL IMPERVIOUS		9,759 SF
TOTAL PERVIOUS		7,229 SF
TOTAL IMPERVIOUS %		57%
MAX ISR		70%
TOTAL PERVIOUS %		43%
% BUILDING COVERAGE		24%
TOTAL FLOOR AREA		8,168 SF
FLOOR AREA RATIO (FAR)		43.9%
MAX BUILDING HEIGHT		35 FT
PARCEL NUMBER(S)		213831010
FLUM		RESIDENTIAL LOW DENSITY
ZONING		RESIDENTIAL SINGLE FAMILY - 1
911 ADDRESS		173 INLET DR LOT A ST. AUGUSTINE FL 32080
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE
SETBACKS (FRONT/SIDES/BACK)		20'/15'/20'

HATCH LEGEND

CONCRETE	
STONE PAVER	

REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#26535 FL#PE NO. 26535

REVISIONS

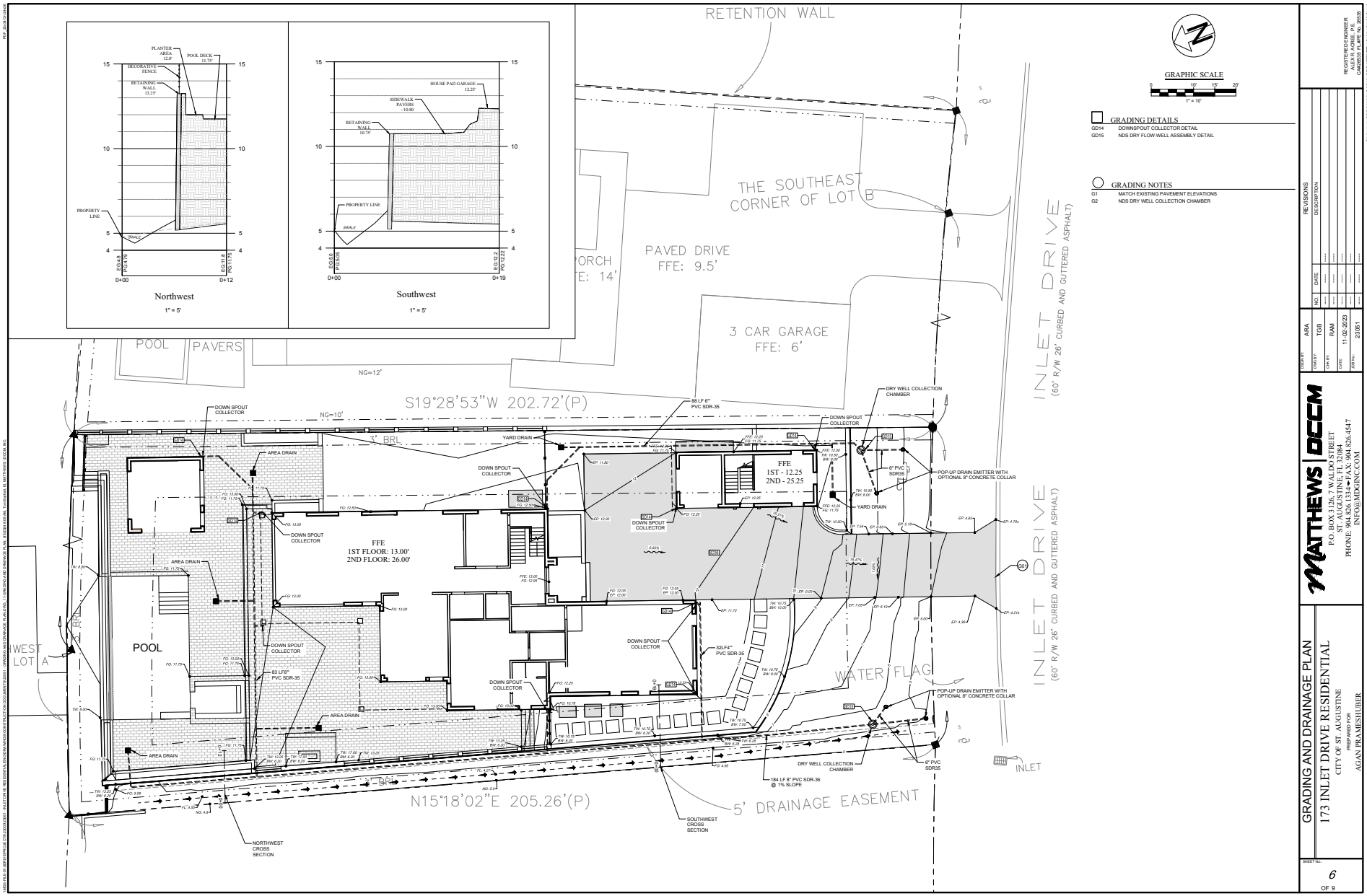
NO.	DATE	DESCRIPTION

DESIGN BY: ARA
DWG BY: TGB
CHK BY: RAM
DATE: 11-02-2023
JOB No: 23051

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ◆ FAX: 904.826.4547
INFO@MDGINC.COM

SITE AND UTILITY PLAN
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 5 OF 9



REVISIONS

NO	DATE	DESCRIPTION
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---	-----	-----

DESIGN BY: ARA
DRAWN BY: TGB
CHK BY: RAM
DATE: 11-02-2023
JOB No.: 23051

REGISTERED ENGINEER
ALEX R. AGNE, P.E.
CA#63835 FLAPE No. 26538

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

GRADING AND DRAINAGE PLAN
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 6
OF 9

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Matthews | DCCM

Engineering - Landscape Architecture - Surveying

October 25, 2024

Victoria Murphy
City of St. Augustine
Public Works Department
75 King Street, Lobby B, 4th Floor
St. Augustine, FL 32084
vmurphy@citystaug.com

Re: 173 Inlet Drive
PZB#: PZB2024-0087
Responses to Comments 23051.00

Dear Victoria

On behalf of our client, please find the following information enclosed for your review.

- RAI Response Letter
- Site Plan
- Demo Plan

The following is a list of the comments provided to us by your letter dated October 25, 2024, followed by responses by Matthews | DCCM.

General Comments

1. Provide list of trees with species and dbh and whether to be removed or retained

Matthews | DCCM: ***Please see the Demo Exhibit attached listing all Tree proposed to be removed. The 19" Live Oak is to remain on Site***

2. Show the location of 171 Inlet DR 19" live oak and tree protection zone overlayed with proposed structures on the site plan.

Matthews | DCCM: ***Please see the attached exhibit showing the 19" Live Oak Location***

3. Provide lot coverage and ISR calculations

Matthews | DCCM: ***Please Site Data Table with LOT coverage and ISR Calculations***

4. Height of current bulkhead

Matthews | DCCM: ***The height of the current bulkhead is 8.0'***

5. Clearly show the limits of the retaining wall on site plan.

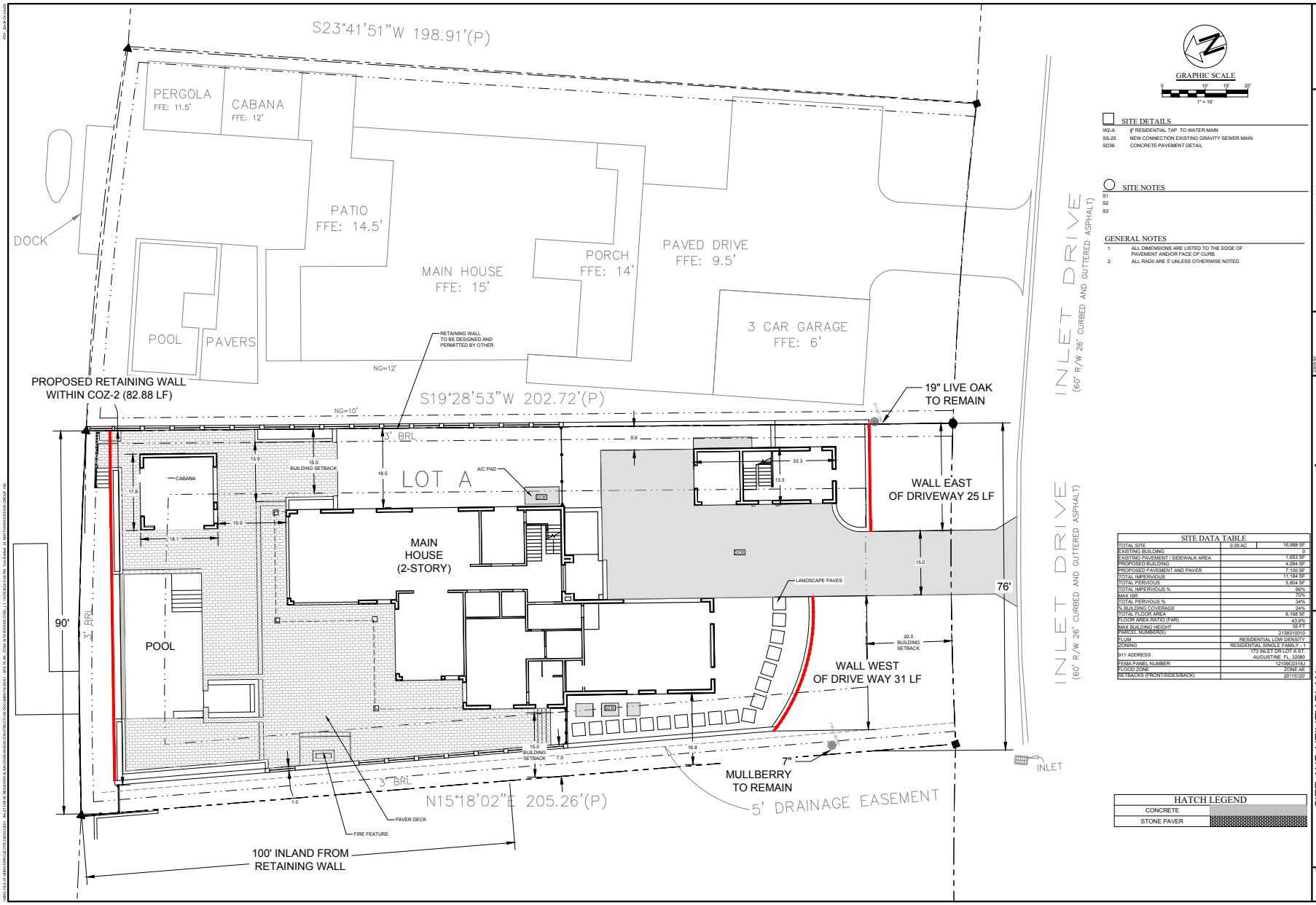
Matthews | DCCM: ***Please see the attached exhibit showing the retaining walls red***

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
Matthews | DCCM

Tom Bartlett, EI
Project Manager

23051cosarai
TB/kb



SITE DETAILS

W2-A	¾" RESIDENTIAL TAP TO WATER MAIN
SS-25	NEW CONNECTION EXISTING GRAVITY SEWER MAIN
SD36	CONCRETE PAVEMENT DETAIL

SITE NOTES

S1
S2
S3

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SITE DATA TABLE

TOTAL SITE	0.39 AC	16,988 SF
EXISTING BUILDING		0
EXISTING PAVEMENT / SIDEWALK AREA		1,653 SF
PROPOSED BUILDING		4,084 SF
PROPOSED PAVEMENT AND PAVER		7,100 SF
TOTAL IMPERVIOUS		11,184 SF
TOTAL PERVIOUS		5,804 SF
TOTAL IMPERVIOUS %		66%
MAX ISR		70%
TOTAL PERVIOUS %		34%
% BUILDING COVERAGE		24%
TOTAL FLOOR AREA		8,168 SF
FLOOR AREA RATIO (FAR)		43.9%
MAX BUILDING HEIGHT		35 FT
PARCEL NUMBER(S)		2138310010
FLUM		RESIDENTIAL LOW DENSITY
ZONING		RESIDENTIAL SINGLE FAMILY - 1
911 ADDRESS		173 INLET DR LOT A ST. AUGUSTINE FL 32080
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE
SETBACKS (FRONT/SIDES/BACK)		20'/15'/20'

HATCH LEGEND

CONCRETE	
STONE PAVER	

REGISTERED ENGINEER
ALEX R. ACRIE, P.E.
CA#26535 FL#PE NO. 26535

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: ARA
DWG BY: TGB
CHK BY: RAM
DATE: 11-02-2023
JOB No.: 23051

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
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SITE AND UTILITY PLAN
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 5 OF 9

City of St Augustine
PZB 2024-0087
Project Name: Casa Del Mar - 173 Inlet Drive

To the Planning and Zoning Board Members:

I am the owner of 171 INLET DRIVE/Parcel ID: 2138310020 located adjacent to the proposed single-family home and retaining wall at of 173 INLET DRIVE / Parcel ID: 2138310010. I am in support of the proposed development within COZ Zone 2.

Best Regards,

Mark Matrazzo

Owner of 171 INLET DRIVE/Parcel ID: 2138310020

Date 10/19/2024

From: Tom Bartlett, EI
To: Victoria Murphy
Subject: RE: PZB REVIEW COMMENTS - 173 INLET DR
Date: Monday, October 28, 2024 4:11:52 PM
Attachments: image002.png
image003.png
image004.png
doc00300020241023114556.pdf

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

Hi Victoria,

Thanks, This one thing I would like to clarify, The existing bulkhead has a current height of 8.5' not 8.0. I visited the site today, spoke with contractors and they told me the bulkhead is 8.5. Last, I plan to include this our presentation and bring to meeting but attached is a letter from Mark Matrazzo who is the adjoining property owner (171 Inlet Dr.), He will also be attending the meeting.

Thanks for all your help,

Tom Bartlett, EI
Project Manager

Matthews | DCCM
(904) 593-8543 p

Please note that our e-mail addresses have changed.

From: Victoria Murphy <vmurphy@citystaug.com>
Sent: Monday, October 28, 2024 9:51 AM
To: Tom Bartlett, EI <tbartlett@dccm.com>
Subject: RE: PZB REVIEW COMMENTS - 173 INLET DR

Caution: This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Received!

Thank you

Victoria Murphy
Planner I
E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210, St. Augustine, FL 32085
Office: 75 King Street, Lobby B

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Tom Bartlett, EI <tbartlett@dccm.com>
Sent: Friday, October 25, 2024 5:13 PM
To: Victoria Murphy <vmurphy@citystaug.com>
Subject: RE: PZB REVIEW COMMENTS - 173 INLET DR

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

Hi Victoria,

Please see the attached response letter and exhibits providing explanations for the comments.

Thank you, have a great weekend

Tom Bartlett, EI
Project Manager

Matthews | DCCM
(904) 593-8543 p

Please note that our e-mail addresses have changed.

From: Victoria Murphy <vmurphy@citystaug.com>
Sent: Monday, October 21, 2024 2:24 PM

To: Tom Bartlett, EI <tbartlett@dccm.com>
Subject: PZB REVIEW COMMENTS - 173 INLET DR

Caution: This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon!

Please see the attached comments for 173 Inlet Dr.
Please let me know if you have any questions.

Thank you

Victoria Murphy
Planner I
E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210, St. Augustine, FL 32085
Office: 75 King Street, Lobby B

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Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

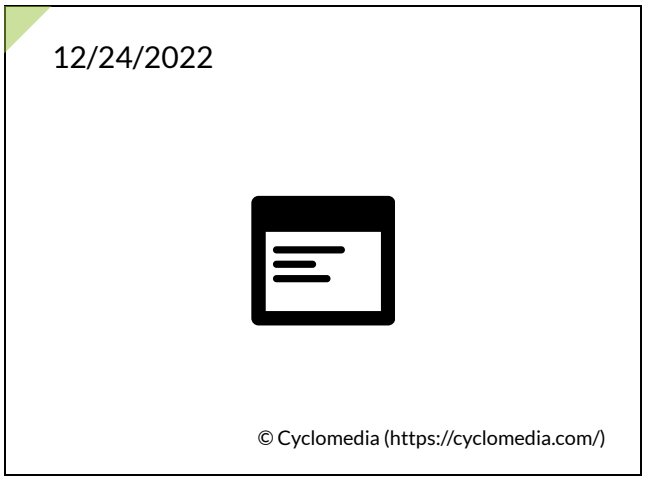
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2138310010
Location Address	INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	107/16-17 INLET VIEW LOT A OR5556/701 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	INLET VIEW
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.390
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Prameshuber Agan 100%
Mailing Address	3653 EASTBURY DR JACKSONVILLE, FL 32224-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$13,306
Total Land Value	$1,144,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,157,306**
Total Deferred	$4,860
Assessed Value	**$1,152,446**
Total Exemptions	$0
Taxable Value	**$1,152,446**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$14,193	$0	$0	$0	$1,158,193	$1,047,678	$110,515	$1,047,678
2023	$0	$4,435	$948,000	$0	$0	$952,435	$952,435	$0	$952,435
2022	$0	$13,054	$731,136	$0	$0	$744,190	$744,190	$0	$744,190
2021	$0	$0	$5,000	$0	$0	$0	$0	$0	$0

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		13306

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	88	202	88	FF	$1,144,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
5/11/2022	5/4/2022	$1,250,000.00	WARRANTY DEED	5556	701	Q	V	ANTONATOS ANN CAROLYN REVOCABLE TRUST D: 09/23/2015	PRAMESHUBER AGAN

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/30/2024, 12:49:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	8.e.	PZB2024-0086
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	189 &191 Inlet Drive	213780-0000 213770-0000

Site & Background Information

Applicant:	Brad Beach c/o New Day Design Co.
Owner:	Daniel & Barbara Burkhardt
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.7
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove one (1) significant tree and to raise the existing bulkhead for the construction of a single-family home within COZ 1, 2 & 3 at 189 &191 Inlet Drive. The approval of this application would allow for the removal of one Crape Myrtle tree with a ten (10) inch dbh and to raise the existing bulkhead from a height of 4.6 feet to 7.1 feet.

The applicant appeared before the Board at the October meeting and for the removal of significant trees on 191 Inlet Drive. This is a new application to include both 191 and 189 Inlet Drive.

Recent Building Permits

The applicant currently owns the two adjacent properties at 191 Inlet Drive and 189 Inlet Drive and has permits for the demolition the single-family homes at both addresses. The applicant is planning to build one home joining the two lots.

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

A tree removal permit was issued by the City for the removal of 15 trees that were deemed not significant trees but included a Crape Myrtle with a DBH of ten (10) and is considered a significant tree and would require Planning and Zoning Board approval. Through no fault of the applicant, the applicant is applying for an after-the-fact approval for the removal of the Crape Myrtle.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	Raising the existing bulkhead and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	189 and 191 Inlet Drive is within Flood zone AE – 1% Annual. Raising the bulkhead and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of one significant Crape Myrtle is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

> *(b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced.*

The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

Conservation Overly Zone 2

The Planning and Zoning Board shall review applications for development in COZ 2 when significant alteration of surface water hydrology will occur and when new structures exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

Alteration of Surface Water Hydrology

The lots at 189 and 191 Inlet Drive have approximately one hundred and seventy (170) linear feet of bulkheaded shoreline. The applicant is proposing to raise the existing 4.6-foot-high bulkhead with a thirty-six (36) inch cap to reach a new height of 7.1 feet. The proposed grade would be flush with the bulkhead and would allow the lot to be filled to eight feet. The proposed single-family home to be built on a stem wall with a Finished Floor Elevation (FFE) of 11.5 feet. The current elevation of the site is between five feet and six feet.

Structure Exceeds Seventy-five Feet

The proposed width of the new single-family home is one hundred twenty-nine feet and six inches (129’ 6”). This crosses the threshold for the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width and requires Planning and Zoning Board approval.

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

(1) Site specific conditions.

191 Inlet Drive and 189 Inlet Drive were the sites for two single-family homes that will be demolished to build one home joining the two lots.

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

189 and 191 Inlet Drive are waterfront lots with a combined 170 linear feet of Matanzas River frontage. The lot contains Conservation Overlay Zone 2 that lies 100 feet landward of the platted jurisdictional wetland line. Conservation Overlay Zone 3 would be the remaining landward portions of the site.

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently draining to the north into the Matanzas River and south towards Inlet Drive. The applicant is proposing to raise the existing 4.6-foot-high bulkhead with a thirty-six (36) inch cap to reach a new height of 7.1 feet. The proposed grade would be flush with the bulkhead and would allow the lot to be filled to eight feet. The proposed single-family home to be built on a stem

wall with a Finished Floor Elevation (FFE). The current elevation of the site is between five feet and six feet.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and Matanzas River.

(6) Impact on floodplain.

The site is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet. The lot will be filled to an elevation of eight (8) feet. The added fill would decrease flood-carrying and flood storage capacity of the site.

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

189 and 191 are previously developed sites with residential uses.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

Uknown

(9) Effect of shade on vegetation and shellfish.

NA

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

NA

(11) Impact of development on shoreline by linear feet and percent of site.

189 and 191 Inlet drive is raising the existing bulkhead 2.5 feet for 170 linear feet and 100 percent of the shoreline.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

The proposed width of the new single-family home is one hundred twenty-nine feet and six inches (129' 6"). This crosses the threshold for the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width and requires Planning and Zoning Board approval. The combined lots are approximately 148 feet wide, and the proposed home would occupy 87% of the viewshed. The proposed height of the structure is 32.41 feet above the freeboard requirement.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

189 and 191 are previously developed sites with residential uses. The applicant is removing trees from the site and is replacing them as required in Sec. 25-56(g). Native trees are being replaced by native trees.

(*14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

189 and 191 are previously developed sites with residential uses. The applicant is removing trees from the site and is replacing them as required in Sec. 25-56(g).

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Unknown.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Unknown.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

NA

Scale of Impact on Neighboring Properties

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

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

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

Staff analysis was limited in scope to GIS data and aerial images and should be considered estimates. Ranking was completed using the floodplain permit application.

Ranking System for Conservation Overlay 2 Impacts

Applicant:189 and 191 Inlet Drive

Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	3
Lot Impact	0	5 -25%	25-50%	50-75%	75%-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4 *	4
					Total	**15**

Adjacent Property 1: 187 Inlet Drive

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

Adjacent Property 2: 199 Inlet Drive

Category	Criteria	Score
Floodplain Impacts		

Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	3
Lot Impact%	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	1
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	4
					Total	**12**

The ranking system scored 189 and 191 Inlet Drive at 16. This score is four points higher than the property to the west and six points higher than the property to the east.

Review of (Sec. 11-29(d)(1))

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

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

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The application includes the removal of one (1) significant Crape Myrtle tree. The Crape Myrtle was approved to be removed by the City in error. The applicant is requesting after-the-fact approval to remove the significant tree.

Review of Sec 25-56(g)

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

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

New construction is required to meet the requirements of Sec. 25-53(d)(4) for tree mitigation. This requires new construction to mitigate tree removal with a positive number of tree credits for the site. 189 Inlet Drive has an existing home and would need to meet the requirements of Sec. 25-56(g) that requires that each tree that is

removed either be relocated or replaced. In this application each tree that is proposed to be removed is being replaced by a tree onsite. Each native tree is replaced with a native tree and each shade tree is replaced by a shade tree as demonstrated in the table above. The application is consistent with the Chapter 25.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the removal of one significant tree, to modify the existing bulkhead, and construct a single-family home within Conservation Overlay Zones 1,2, and 3 at 189 and 191 Inlet Drive / PID 213770-0000 / PID 213780-0000.

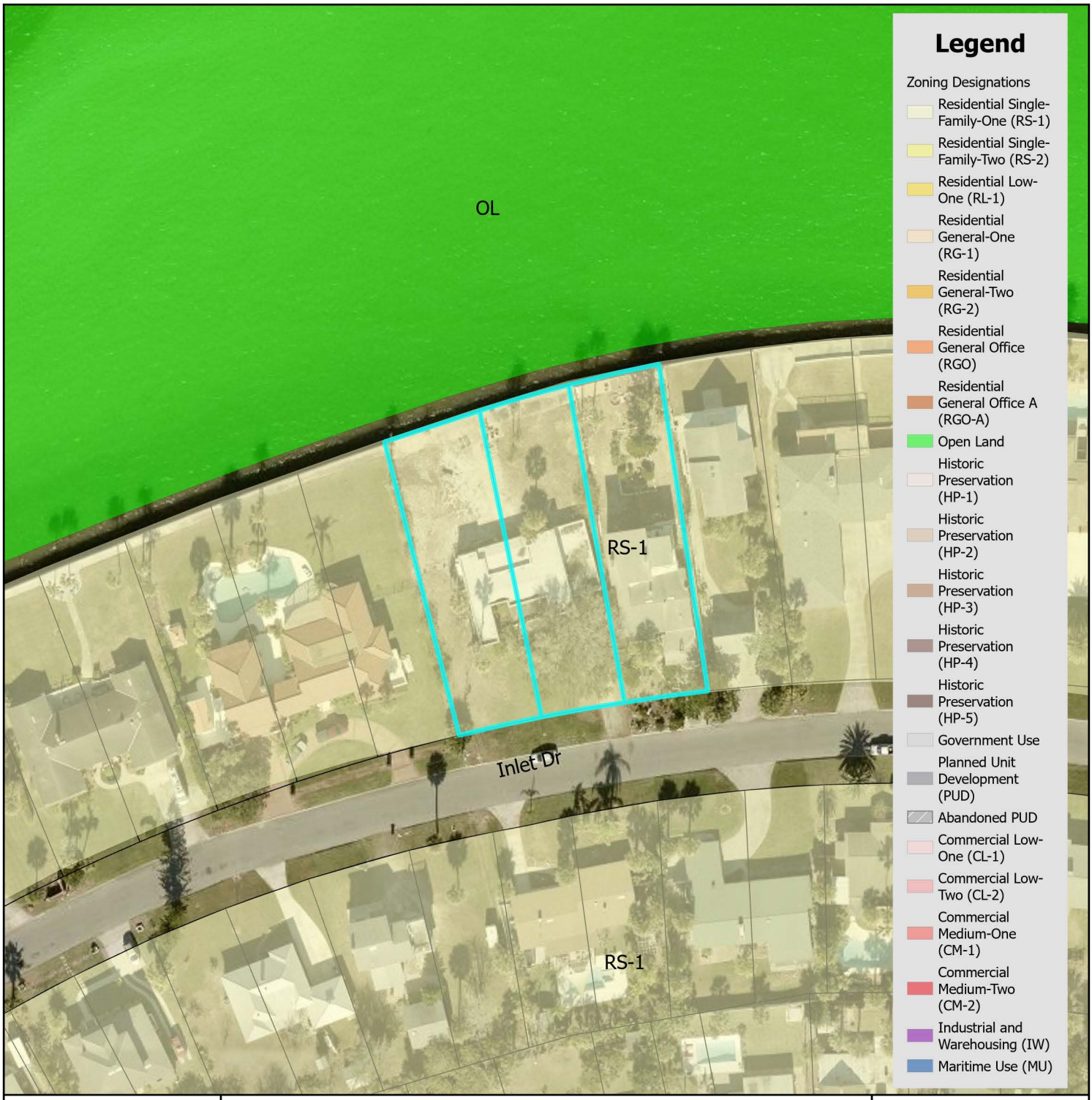
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

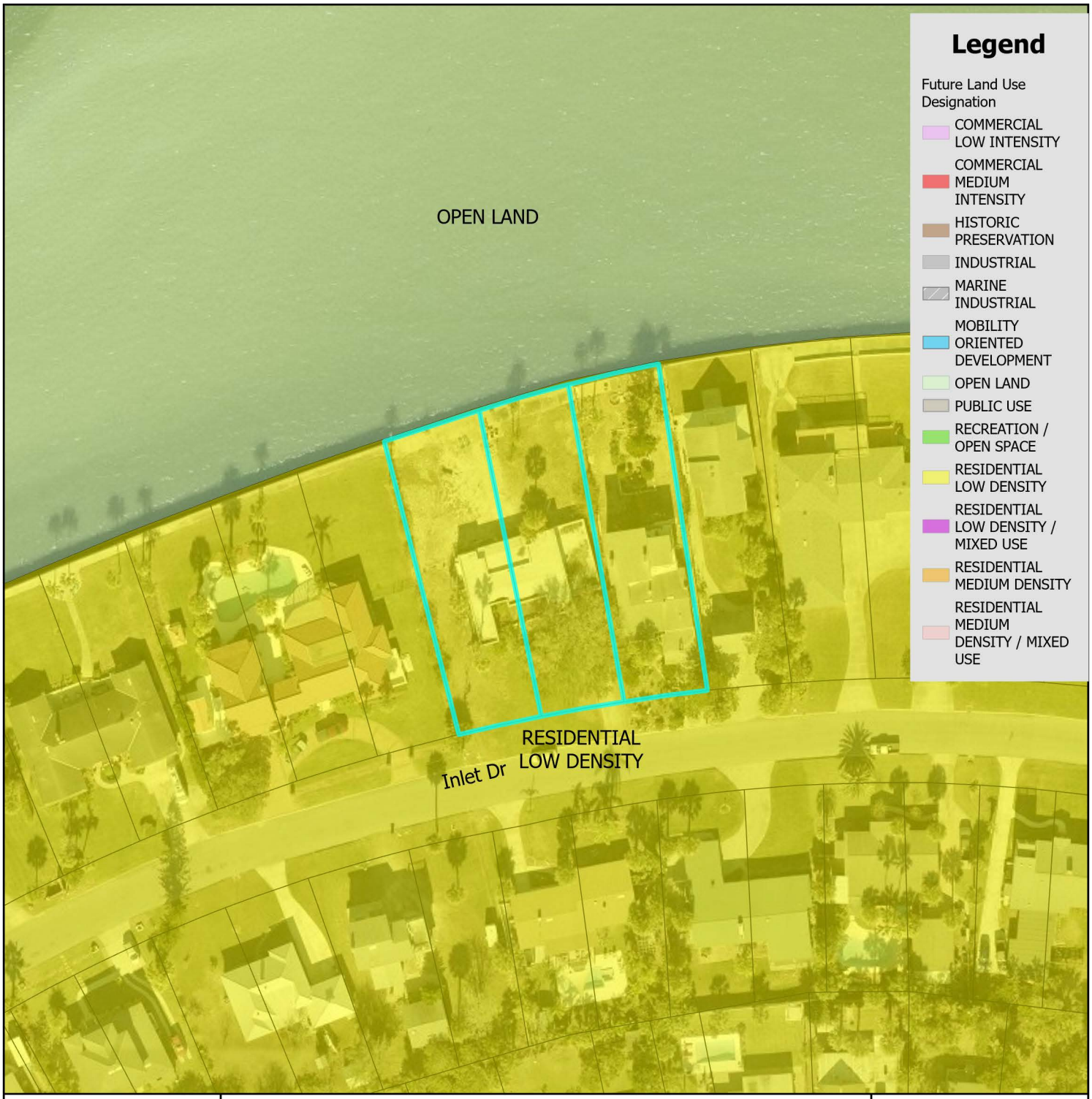
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

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

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2024

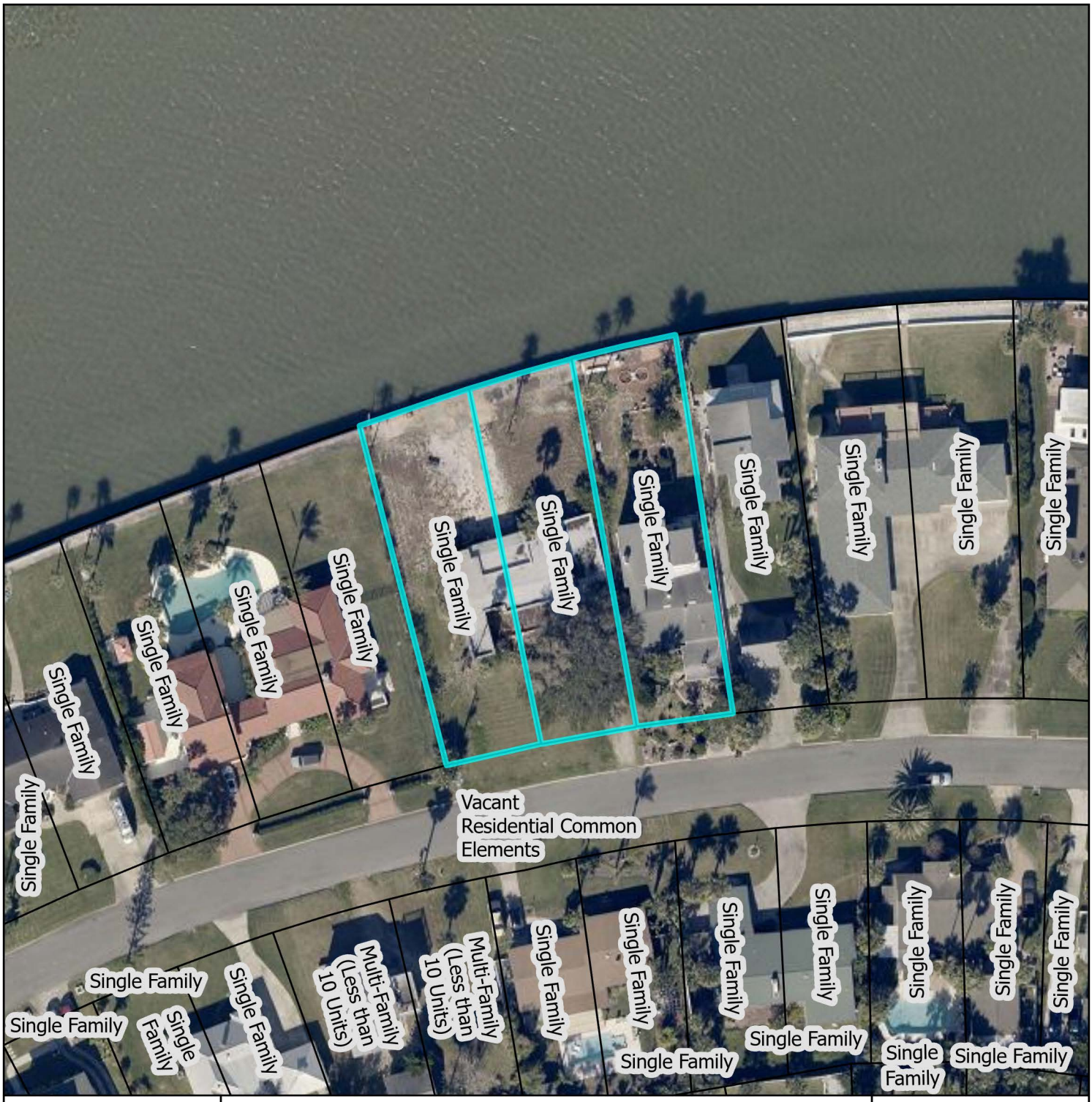
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:
Adjacent Uses Map



St. Johns County Property Appraiser
Use Classification Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:

Aerial Site Photograph

Attachment 5:

Flood Map

FEMA Flood Zone Map

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

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2024

N

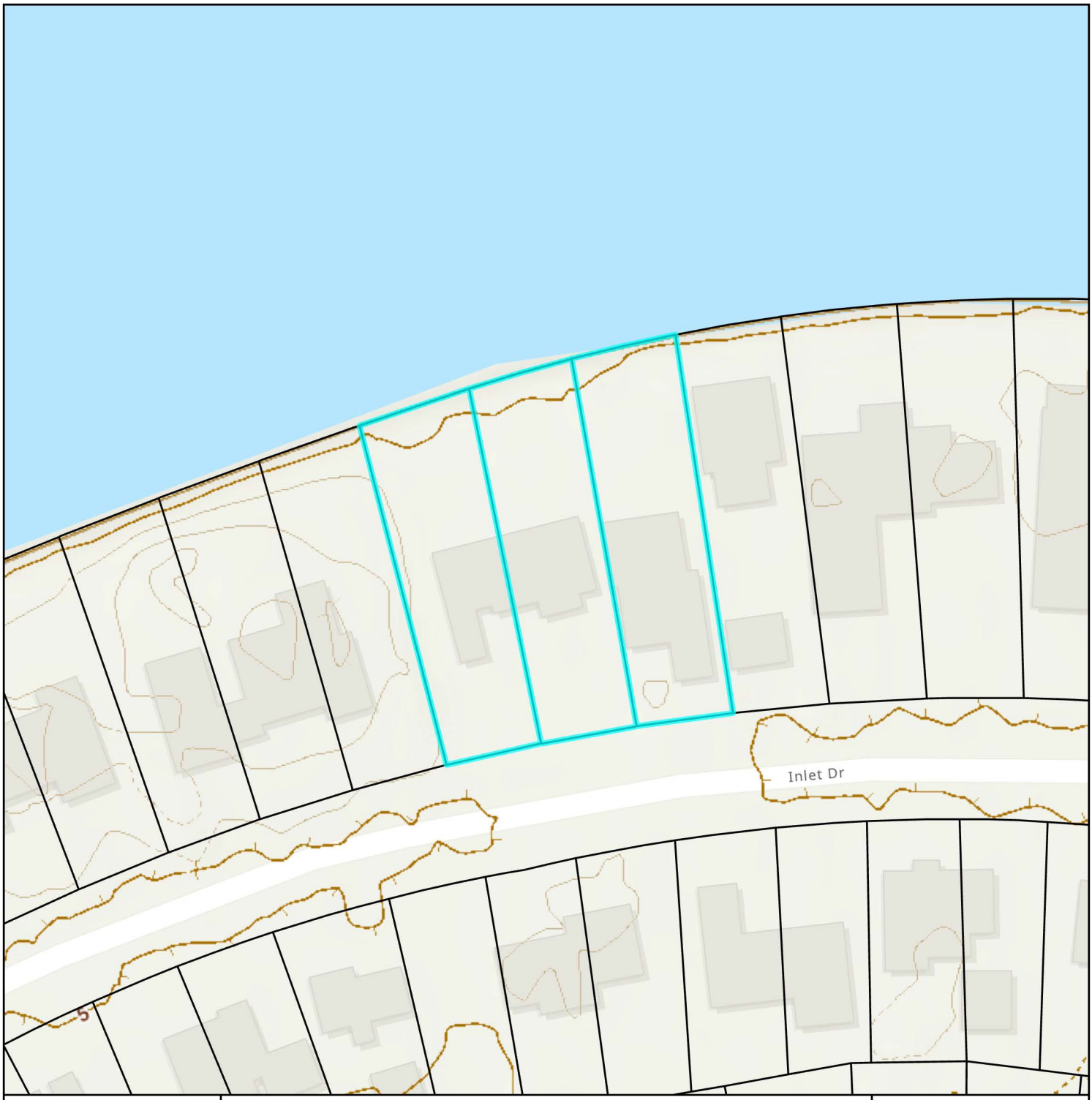
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Brad Beach - Architect Contact Number: 904.521.3470
   Business *(if applicable)*: New Day Design Company, LLC
   Address: 5 Hope Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: brad@itsanewday.co

2. NAME OF PROPERTY OWNER: Daniel and Barbara Burkhardt Contact Number: 352.258.2045
   Business *(if applicable)*:
   Address: 191 Inlet Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: Gatordan@bellsouth.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 51, 52 and 53 Block: 1
   Subdivision: Davis Shores Parcel Number: 2137700000 and 2137800000

4. PROJECT STREET ADDRESS: 189 Inlet Drive and 191 Inlet Drive

5. SPECIFIC PROPOSED USE: Single Family Residence

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

7. DESCRIPTION OF ACTION REQUESTED:
   1. Tree removal and replacement
   2. Proposed new grading to raise the FFE of the house
   3. Proposed house scale/massing and viewshed
   4. Proposed increasing bulkhead height

8. JUSTIFICATION FOR ACTION REQUESTED:
   Please refer to the information packet included in this submission
   1. The tree was approved to be removed and then was determined to be 'significant'
   2. Proposing a higher FFE for the new house to prevent flooding
   3. Proposing one (1) house in replacement of two existing houses which improved view
   4. Proposing raising bulkhead height to mitigate potential flooding of this and neighboring properties

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

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

The property is currently prone to flooding

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

In order to build a new house, the property and proposed house FFE will need to be raised

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

The existing conditions and disadvantages of the property have not been created by the owner

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

The proposed site development with a new home should not affect the neighbors along with any public interest

10. PREVIOUS APPPLICATIONS:

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

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

TREE REMOVAL - OCTOBER 1, 2024 PZB MEETING

11. AGREEMENT:

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

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

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

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

James B. Beach — October 4, 2024

Signature of Applicant — Date

Signature of Property Owner — 10/7/24

Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Brad Beach

Print name of applicant

James B. Beach

Signature of applicant

October 4, 2024

Date

10/31/17

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Brad Beach - Architect is/are hereby authorized TO ACT ON BEHALF OF Daniel and Barbara Burkhardt, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 189 and 191 Inlet Drive

Daniel Burkhardt
BY: Barbara Burkhardt
Signature of Owner

Daniel Burkhardt Barbara Burkhardt
Print Name of Owner

352 258-2045
Telephone Number

State of FL

County of ALACHUA

Signed and sworn before me on this 7th day of OCT, 2024

By Daniel & Barbara Burkhardt

Identification verified:

Oath sworn: ✓ Yes ____ No

CHRISTIE KOEDYKER
Notary Public - State of Florida
Commission # HH 520333
My Comm. Expires Apr 24, 2028
Bonded through National Notary Assn.

Notary Signature: Koedyker

My Commission expires: 04.24.28

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 189 and 191 Inlet Drive

Applicant's Name: Brad Beach Applicant's Signature: James B. Beach

Owner's Name: Barbara Burkhardt Owner's Signature: Barbara Burkhardt

REQUESTING PZB APPROVAL REGARDING THE FOLLOWING ITEMS:

1. TREE REMOVAL AND REPLACEMENT
2. MODIFICATION OF THE EXISTING BULKHEAD
3. PROPOSED HOUSE SCALE AND VIEWSHED
4. PROPOSED HOUSE FFE AND PROPERTY GRADING

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK1
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
PZB APPROVAL REQUEST	COSA - PZB	-	
new day ARCHITECTURAL DESIGN CO.			

1. TREE REMOVAL AND REPLACEMENT

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK2
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
TREE REMOVAL COVER PAGE	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

THE BURKHARDT'S OWN 189 INLET DRIVE AND THE ADJACENT LOT 191 INLET DRIVE AND ARE PLANNING ON BUILDING A NEW HOUSE. THE BURKHARDT'S APPLIED FOR A TREE REMOVAL PERMIT AND RECEIVED APPROVAL TO REMOVE A 10" CRAPE MYRTLE; HOWEVER, THE CITY OF ST. AUGUSTINE HAD BROUGHT IT TO OUR ATTENTION AFTER-THE-FACT THAT THIS IS CONSIDERED A 'SIGNIFICANT TREE' AND NEEDED TO BE APPROVED BY THE PLANNING AND ZONING BOARD.

TIMELINE

- 6/17/24 TREE REMOVAL APPLICATION
- 7/02/24 TREE REMOVAL PERMIT
- 9/23/24 COSA 'SIGNIFICANT TREE' NOTIFICATION

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK3
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
TREE REMOVAL	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

Tree Removal

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: **TR2024-0056**

Applicant: Barbara Burkhardt

Project Address: 189 Inlet Dr , Saint Augustine, Florida, 32080

Proposed Work: Aracucaria Columnaris, Black Mulberry, Australian Umbrella, Palm, Crepe Myrtle

Tree Removal(s):

- Two 12" inch Araucarias Columnar are Dead and removal approved.
- One 8" inch Black Mulberry and 10" inch Australian Umbrella,
- 8' inch Palm approved for removal .A one for one replacement shade tree is required anywhere on the property.
- 10" inch Crepe Myrtle are (approved for removal . A one for one replacement shade tree is required anywhere on the property.

WARNING TO OWNER: THIS PERMIT ONLY APPLIES TO THE SPECIFIC TREES OUTLINED IN THE PROPOSED WORK ABOVE.

Curtis Boles

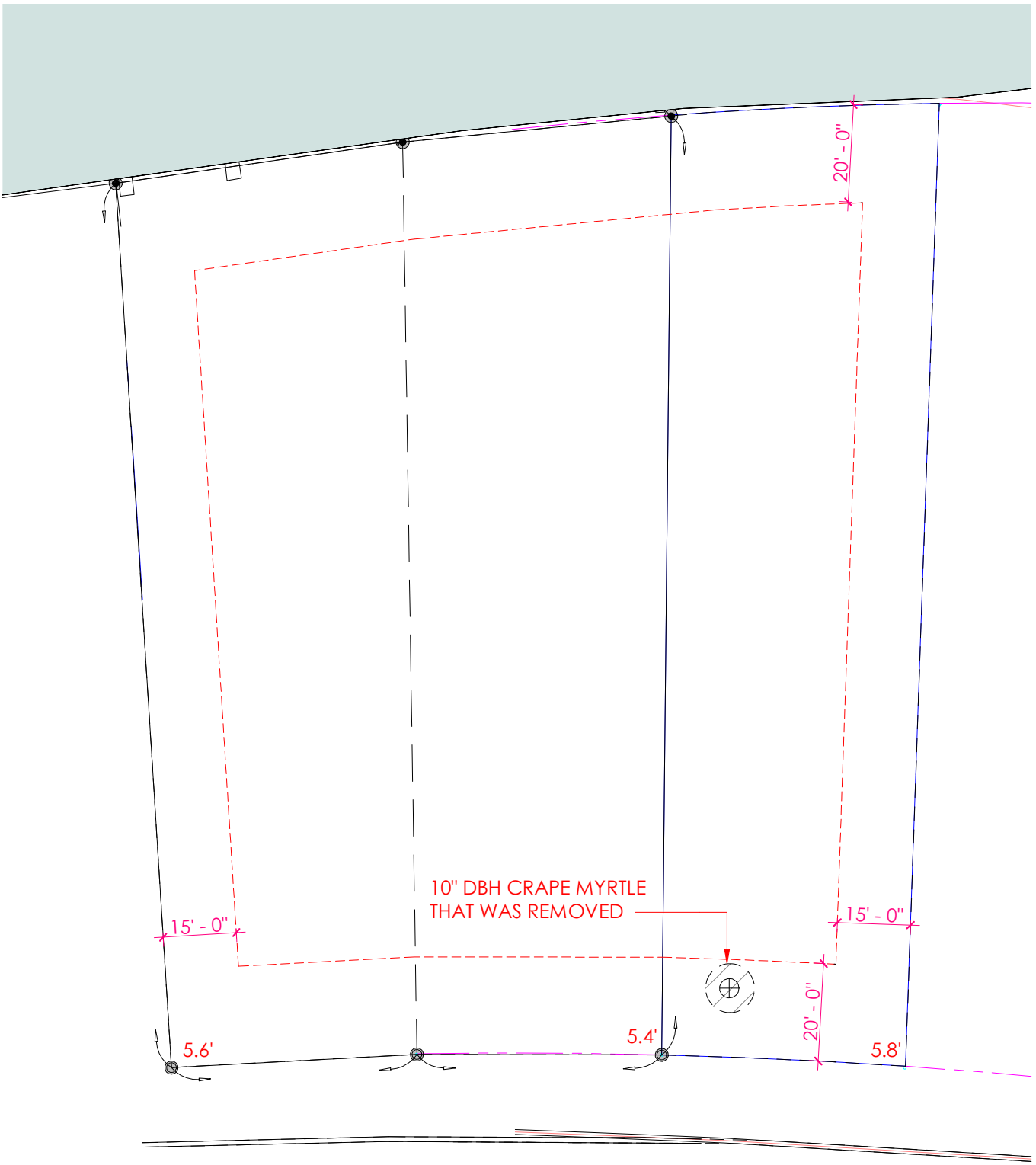
AUTHORIZED SIGNATURE

STAFF USE ONLY

DATE ISSUED: 8 July 24

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK4
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
TREE REMOVAL APPROVAL LETTER	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.



1 REQUESTED TREE REMOVAL

1" = 30'-0"

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK5
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
TREE REMOVAL	COSA - PZB	-	

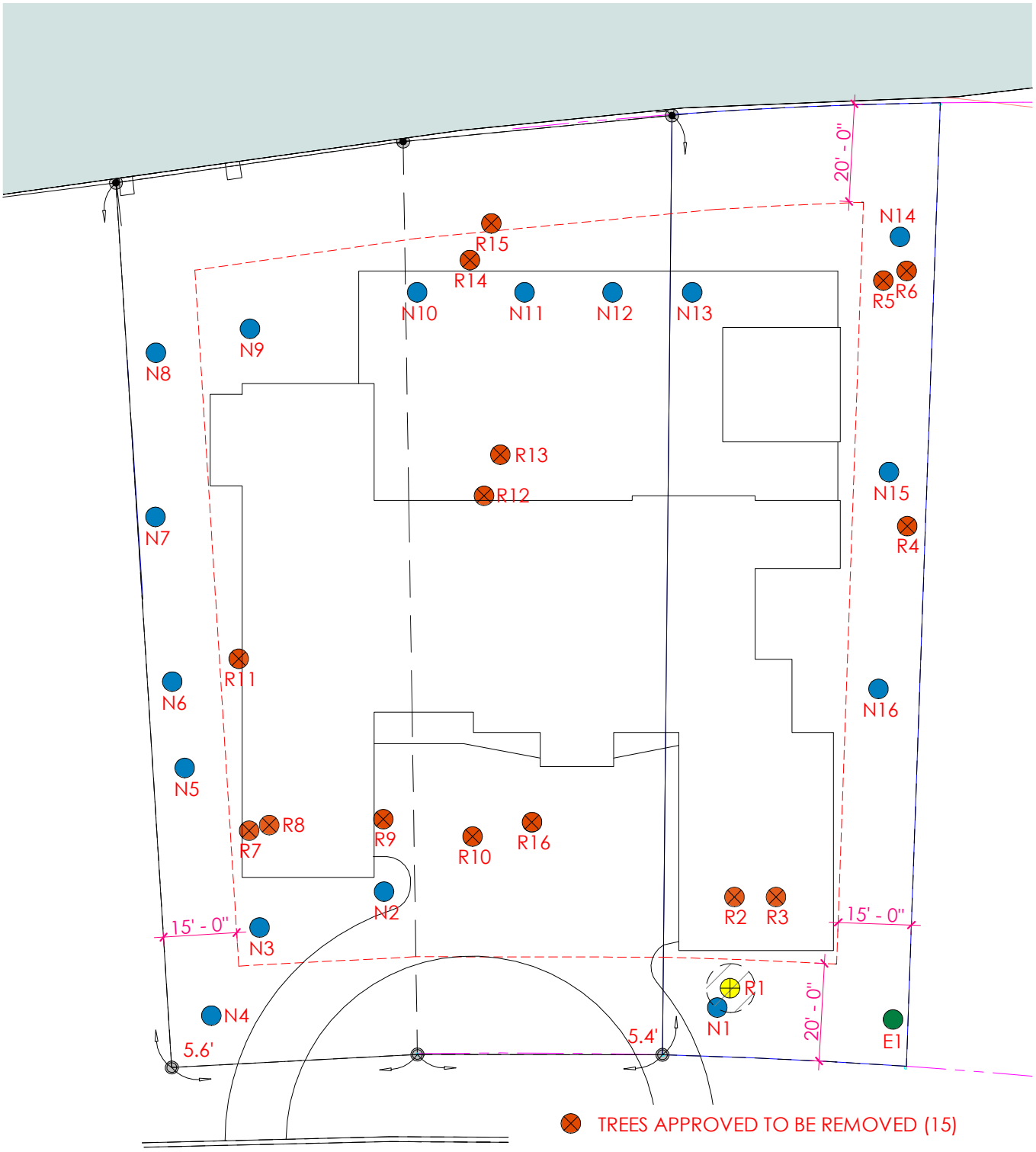
new day ARCHITECTURAL DESIGN CO.

Tree Mitigation									
Trees Removed				**Trees Retained**				**Trees Planted**	
		Type (dbh)				**Type (dbh)**			
R1*	189 INLET DR	CREPE MYRTLE	10" DBH	E1	189 INLET DR	RED CEDAR	20" DBH	N1	WINGED ELM
R2*	189 INLET DR	AUSTRALIAN UMBRELLA	10" DBH					N2	CABBAGE PALM
R3*	189 INLET DR	PALM	8" DBH					N3	WINGED ELM
R4*	189 INLET DR	BLACK MULBERRY	8" DBH					N4	LIVE OAK
R5*	189 INLET DR	ARAUCARIA COLUMNARIS	12" DBH					N5	EAST PALATKA HOLLY
R6*	189 INLET DR	ARAUCARIA COLUMNARIS	12" DBH					N6	EAST PALATKA HOLLY
R7*	191 INLET DR	ELDERBERRY	14" DBH					N7	CABBAGE PALM
R8*	191 INLET DR	CABBAGE PALM	14" DBH					N8	CABBAGE PALM
R9*	191 INLET DR	CABBAGE PALM	12" DBH					N9	CABBAGE PALM
R10*	191 INLET DR	CONDOM MELALEUCA	55" DBH					N10	CABBAGE PALM
R11*	191 INLET DR	CABBAGE PALM	9" DBH					N11	CABBAGE PALM
R12*	191 INLET DR	CABBAGE PALM	10" DBH					N12	CABBAGE PALM
R13*	191 INLET DR	CABBAGE PALM	10" DBH					N13	CABBAGE PALM
R14*	191 INLET DR	CABBAGE PALM	10" DBH					N14	WINGED ELM
R15*	191 INLET DR	CABBAGE PALM	10" DBH					N15	WINGED ELM
R16	191 INLET DR	LIVE OAK	30" DBH					N16	WINGED ELM

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

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK6
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
TREE LIST	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.



TREES APPROVED TO BE REMOVED (15)

TREES PRESERVED (1)

TREE PLANTINGS (16)

REQUESTING TREE REMOVAL (1)

1 TREE PLAN

1" = 30'-0"

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK7
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
TREE PLAN	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

2. MODIFICATION OF THE EXISTING BULKHEAD

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK8
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
BULKHEAD COVER PAGE	COSA - PZB	-	
new day ARCHITECTURAL DESIGN CO.			

EXISTING 30" HIGH BULKHEAD WALL BEYOND ALONG THE ADJACENT PROPERTY. THE INTENT OF THE PROPOSED BULKHEAD WOULD BE TO MATCH THE HEIGHT OF THE ADJACENT EXISTING WALL. THE PROPOSED BULKHEAD WOULD RETURN ALONG THE PROPERTY LINE AS SHOWN IN THIS DIAGRAM AND ON THE GRADING PLAN. THERE WOULD BE A CONCRETE SIDEWALK RUNNING THE LENGTH OF THE BULKHEAD WITH GRADE FLUSH TO THE TOP OF THE SIDE RETAINING WALL

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK9
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
BULKHEAD - NORTHWEST VIEW	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

THE PROPOSED BULKHEAD WOULD RETURN ALONG THE PROPERTY LINE AS SHOWN IN THIS DIAGRAM AND ON THE GRADING PLAN. THERE WOULD BE A CONCRETE SIDEWALK RUNNING THE LENGTH OF THE BULKHEAD WITH GRADE FLUSH TO THE TOP OF THE SIDE RETAINING WALL

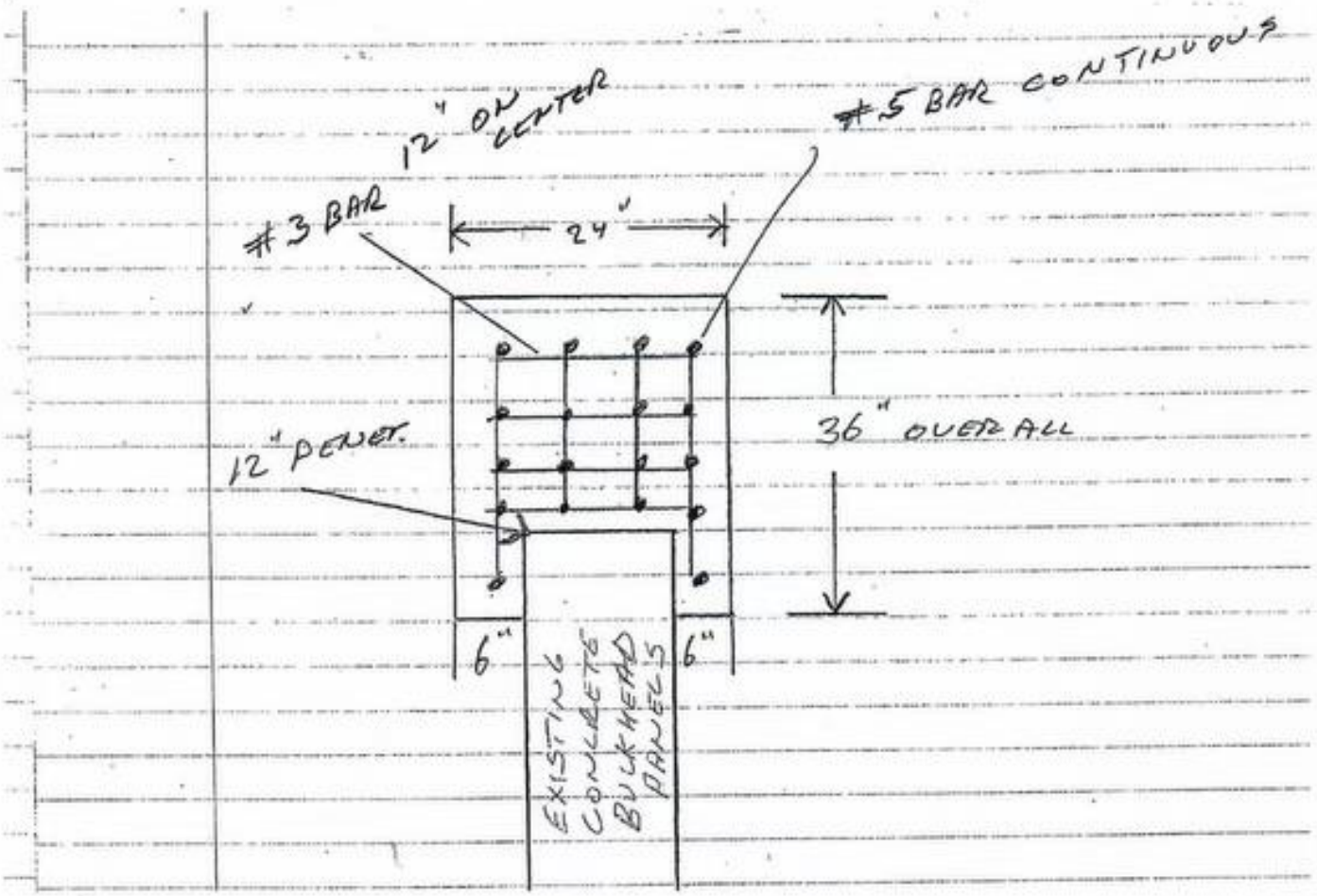
PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK10
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
BULKHEAD - NORTHEAST VIEW	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

DAN BURKHARDT

BULKHEAD CAP DETAILS

189 INLET DRIVE



PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK11
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
BULKHEAD - SECTION CAP DETAIL	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

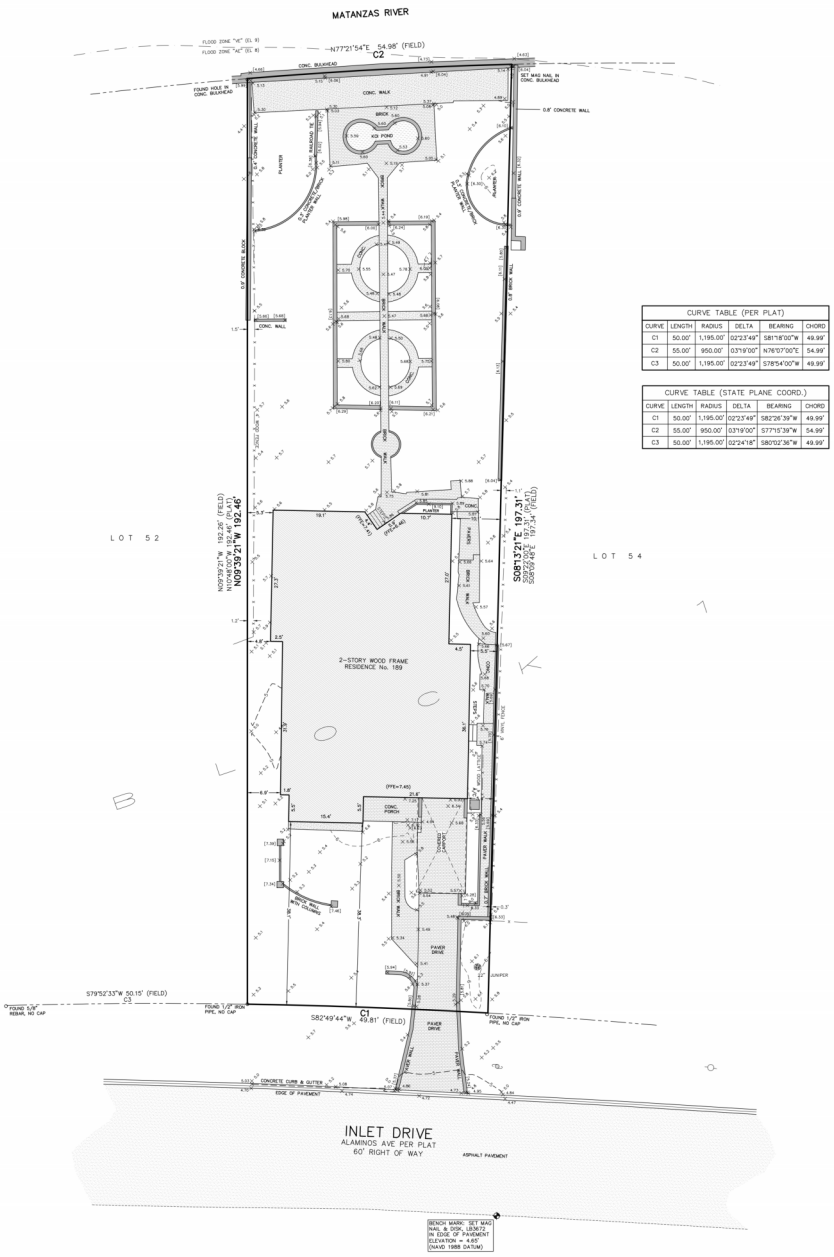
3. PROPOSED HOUSE SCALE AND VIEWSHED

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK12
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
HOUSE SCALE AND VIEWSHED COVER PAGE	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

MAP SHOWING SURVEY OF

LOT 53, BLOCK 1, DAWS SHORES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 97, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE (PER PLAT)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	50.00'	1,195.00'	02°23'49"	S81°18'00"W	49.99'
C2	55.00'	950.00'	03°19'00"	N76°07'00"E	54.99'
C3	50.00'	1,195.00'	02°23'49"	S78°54'00"W	49.99'

CURVE TABLE (STATE PLANE COORD.)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	50.00'	1,195.00'	02°23'49"	S82°26'39"W	49.99'
C2	55.00'	950.00'	03°19'00"	S77°15'39"W	54.99'
C3	50.00'	1,195.00'	02°24'18"	S80°02'36"W	49.99'

SYMBOL LEGEND

FIRE HYDRANT; LIGHT POLE; GAS VALVE; WATER VALVE; CLEAN OUT; UTILITY POLE; GUY ANCHOR; BOLLARD; WATER METER; GAS RISER; CABLE RISER; ELECTRIC BOX; SIGN; TRANSFORMER; MANHOLE

ABBREVIATION LEGEND

BFP BACK-FLOW PREVENTER
CM (FIELD) FIELD MEASUREMENT
WF WOOD FENCE
CLF CHAIN LINK FENCE
CB CONC. BLOCK
CONC. CONCRETE
R/W RIGHT-OF-WAY
ORB OFFICIAL RECORDS BOOK
PG. PAGE
RCP REINFORCED END SECTION
CMP CORRUGATED METAL PIPE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
ELEV. ELEVATION
FFE FINISHED FLOOR ELEVATION
POB POINT OF BEGINNING
POC POINT OF COMMENCING
PT POINT OF TANGENCY OF CURVE
PCC POINT OF COMPOUND CURVE
PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, FLORIDA EAST ZONE.
3. BENCHMARK USED IS A SET MAG NAIL AND DISK #LB3672 AT EDGE OF PAVEMENT HAVING AN ELEVATION OF 4.65, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
4. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
5. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 8 FEET) AND ZONE "VE" (EL 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C0316J, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

FILE: 2024-1041
DRAWN BY: RLR
SCALE: 1" = 10'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

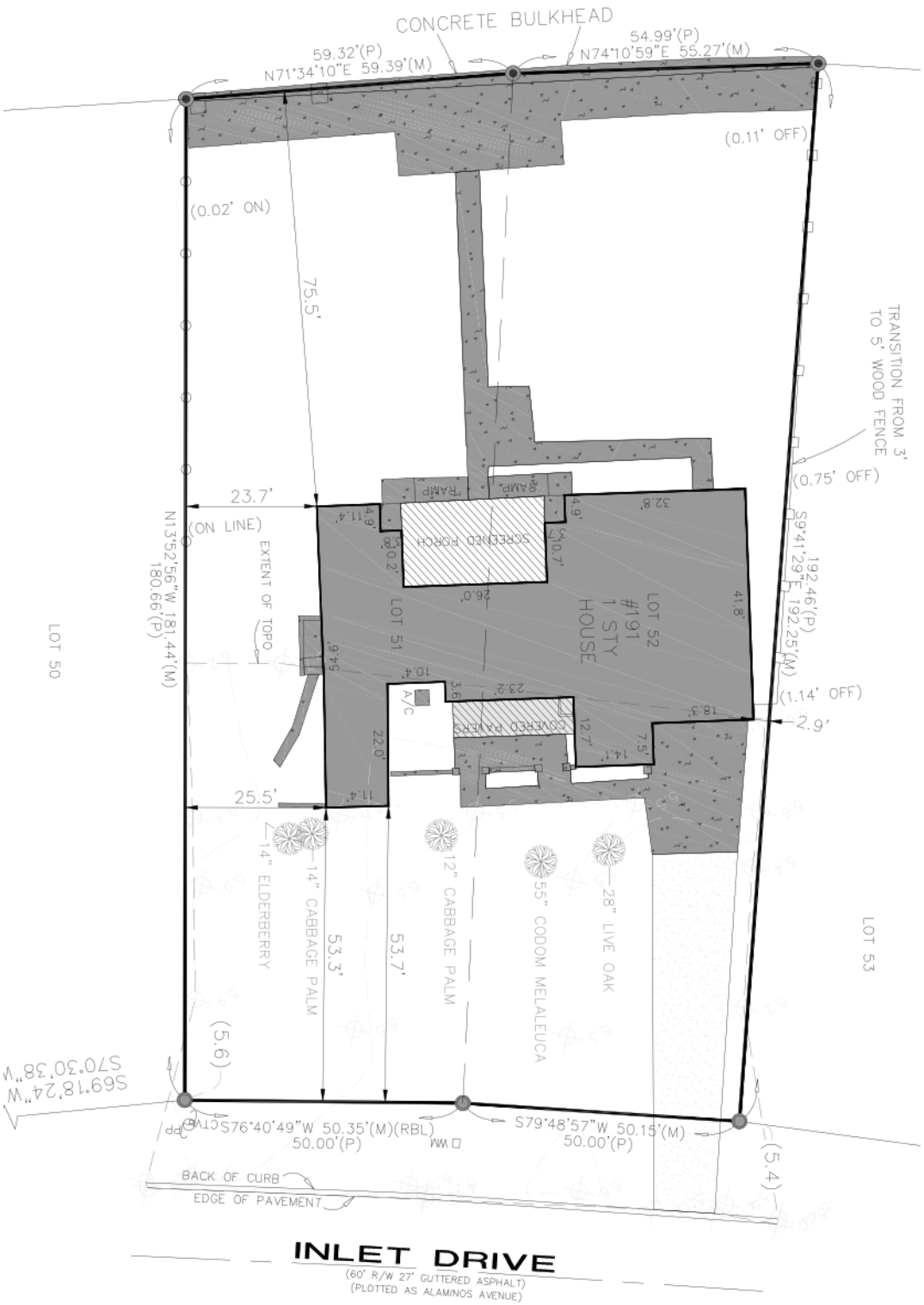
DATE: AUGUST 21, 2024
SHEET 1 OF 1

CERTIFIED TO:
DANIEL P. BURKHARDT, SR.,
BARBARA F. BURKHARDT

Jason Boatwright — Digitally signed by Jason Boatwright Date: 2024.08.23 16:13:25 -04'00'

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

PROJECT 189 AND 191 INLET DRIVE	PROJECT. NO. 2319	DATE: 10/4/24	SKETCH NO. SK13
PURPOSE OF SKETCH 189 INLET DRIVE SURVEY	ISSUED FOR: COSA - PZB	SHT. REFERENCE: -	
new day ARCHITECTURAL DESIGN CO.			



PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK14
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
191 INLET DRIVE SURVEY	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

THE EXISTING HOUSES WERE LOCATED CLOSE TO THE PROPERTY LINES AND WITHIN THE CURRENT RS-1 SETBACK WHICH MADE FOR A LIMITED VIEWSHED BETWEEN HOUSES

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK15
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
EXISTING VIEWSHED AERIAL	COSA - PZB	-	
new day ARCHITECTURAL DESIGN CO.			

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK16
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
EXISTING VIEWSHED AERIAL	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

THE EXISTING HOUSES WERE LOCATED CLOSE TO THE PROPERTY LINES AND WITHIN THE CURRENT RS-1 SETBACK WHICH MADE FOR A LIMITED VIEWSHED BETWEEN HOUSES

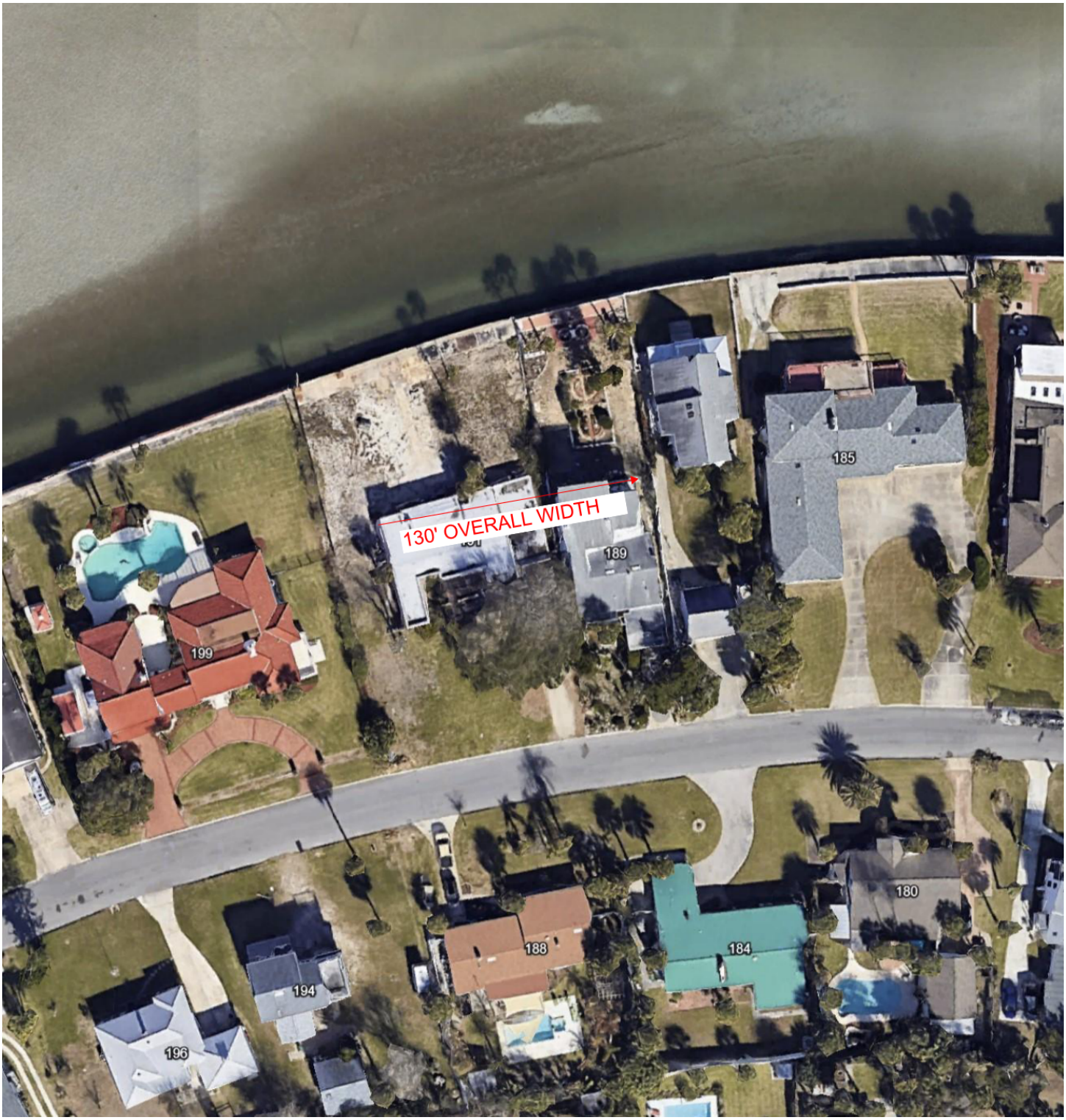
PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK17
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
EXISTING VIEWSHED PHOTO	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

LIMITED VIEWSHED BETWEEN EXISTING HOMES

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK18
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
EXISTING VIEWSHED PHOTO	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.



PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK19
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
PROPOSED HOUSE WIDTH	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

THE SITE DESIGN INTENT IS TO MAINTAIN THE ADJACENT FRONT PROPERTY SETBACK FROM INLET DRIVE AND ENHANCE THE OVERALL STREETSCAPE WITH A MASSING AND RELIEF THAT COMPLIMENTS THE NEIGHBORING HOMES ON THE STREET.

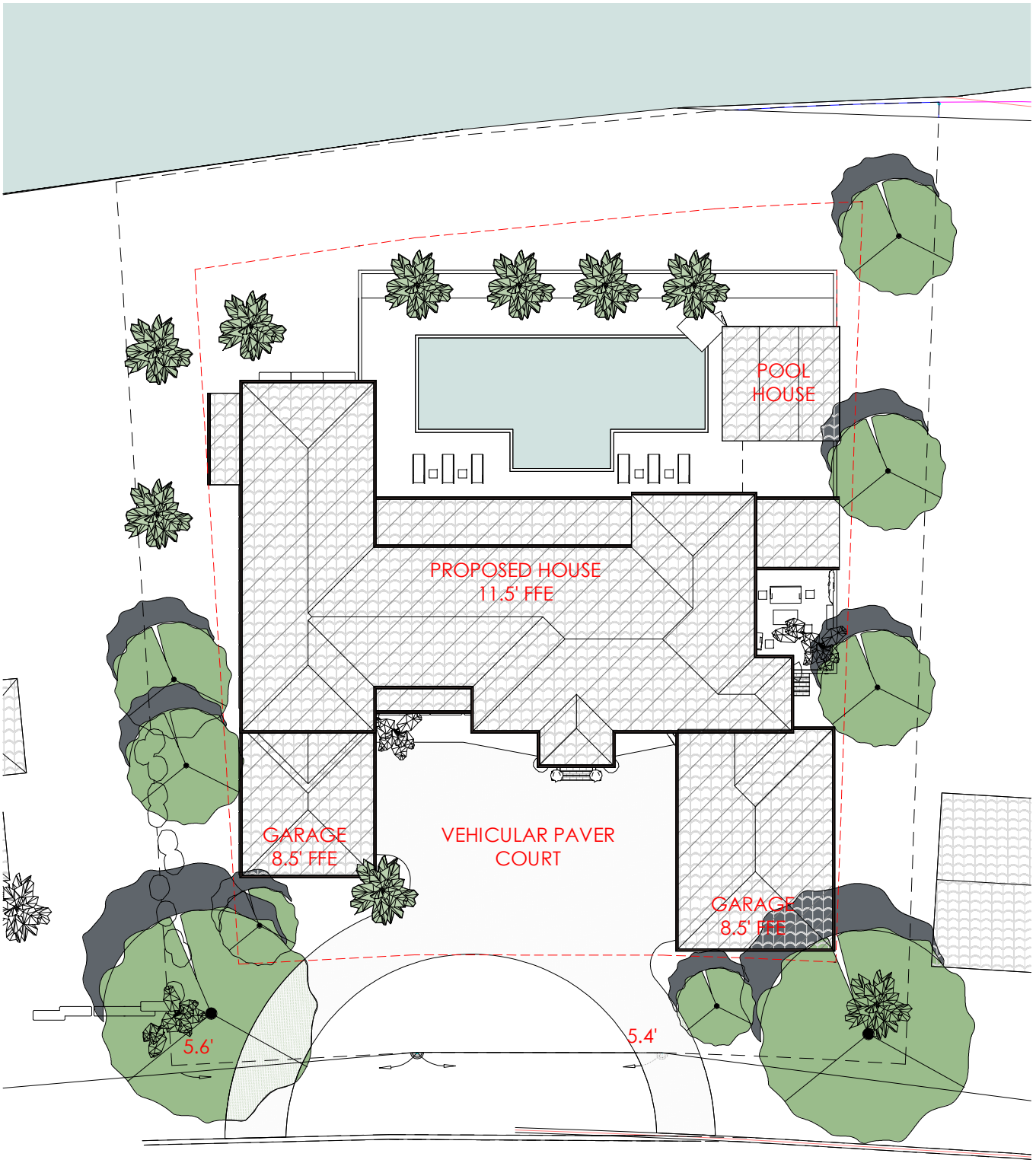
THE PROPOSED VIEW SHED OF THE WATER IS SLIGHTLY BETTER THAN WHAT WAS THERE PREVIOUSLY BASED ON THE SETBACKS AND PROPOSED OVERALL HOUSE WIDTH.

1 STREETSCAPE

1" = 100'-0"

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK20
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
STREETSCAPE	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.



1 PROPSED SITE PLAN

1" = 30'-0"

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK21
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
PROPOSED OVERALL SITE PLAN	COSA - PZB	-	

new day
ARCHITECTURAL DESIGN CO.

1 SOUTH ELEVATION PZB

1" = 20'-0"

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK22
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
PROPOSED SOUTH ELEVATION - INLET DRIVE	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

1 NORTH ELEVATION PZB

1" = 20'-0"

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK23
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
PROPOSED NORTH ELEVATION - WATER SIDE	COSA - PZB	-	

new day ARCHITECTURAL DESIGN CO.

1 INLET DRIVE VIEWSHED
1/32" = 1'-0"

PROJECT: 189 AND 191 INLET DRIVE	PROJECT NO.: 2319	DATE: 10/4/24	SKETCH NO.: SK24
PURPOSE OF SKETCH: INLET DRIVE VIEWSHED	ISSUED FOR: REVIEW	SHT. REFERENCE: -	
new day ARCHITECTURAL DESIGN CO.			

4. PROPOSED HOUSE FFE AND PROPERTY GRADING

PROJECT	PROJECT. NO.	DATE:	SKETCH NO.
189 AND 191 INLET DRIVE	2319	10/4/24	SK25
PURPOSE OF SKETCH	ISSUED FOR:	SHT. REFERENCE:	
SITE GRADING	COSA - PZB	-	
new day ARCHITECTURAL DESIGN CO.			

MEMORANDUM

To: Brad Beach

CC: Matthew Lahti; Zack Hutcherson

From: Matthew Lahti, P.E.
Date: 10/28/2024
Re: GDG 24-170 Inlet Drive

1. Lot Coverage by Buildings
Define the maximum percentage of lot area that may be covered by buildings, per the zoning ordinance.

- Minimum Lot Coverage: Lot area min = 10,890 SF & 70-foot min width (Sec. 28-161.).
- Proposed Lot Coverage: Lot area min = 30,496 SF & 159-foot min width (Sec. 28-161.).
- Maximum Lot Coverage by all buildings and structures = Twenty-five (25) percent.
- Proposed Lot Coverage by all buildings and structures = 23.50 percent.
- Minimum Yard Requirements:
    - Front, twenty (20) feet minimum
    - Side, fifteen (15) feet minimum
    - Rear, twenty (20) feet minimum
    - Maximum Height of structures. Thirty-five (35) feet.

Key Notes: The current building footprint meets the zoning limit requirements. Modifications to the building size or configuration are not currently applicable.

2. Lot Coverage by Impervious Surfaces (ISR)
The impervious surface ratio (ISR), which includes all surfaces that prevent water from infiltrating the ground (e.g., buildings, driveway, concrete pool deck). The maximum allowable ISR and the proposed impervious coverage for the project.

- Maximum ISR: 75%
- Proposed ISR: 49.42%

Key Notes:

- Suggestions to reduce impervious coverage if necessary, such as using permeable pavers or green infrastructure.

3. Stormwater Management Systems

This lot is a type "A'" graded lot, therefore water must discharge to the road right-of-way. The swales provide conveyance to the existing roadway. This site will incorporate best management practices to prevent impervious area runoff through the uses of shallow swales along the sides of the property.

- Required Stormwater Management Approach: Not applicable at this time.
- Proposed Stormwater System Calculations: Not applicable at this time.

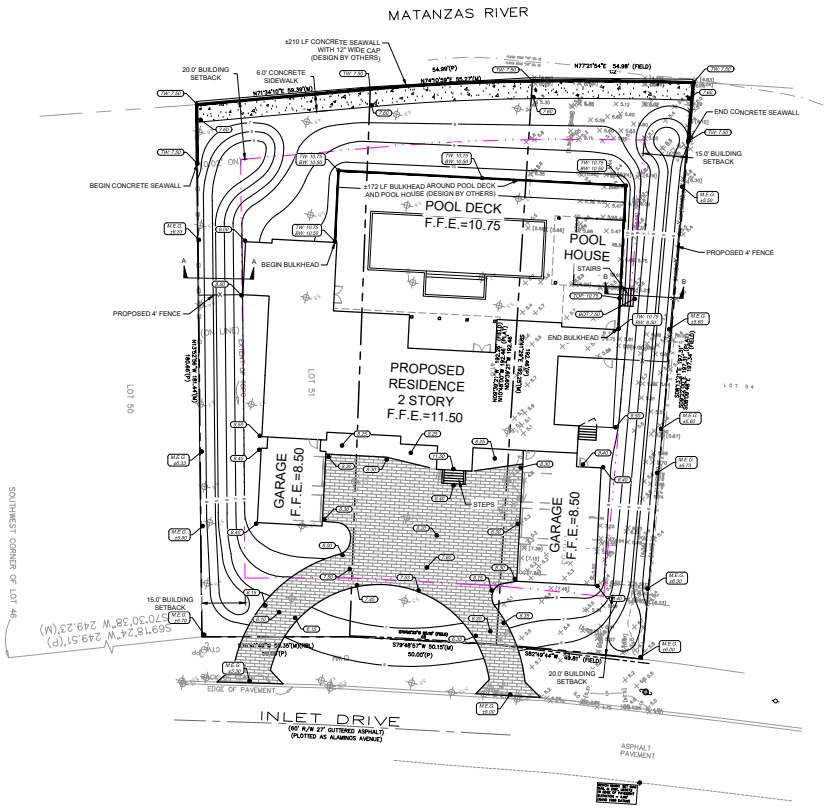
Key Notes:

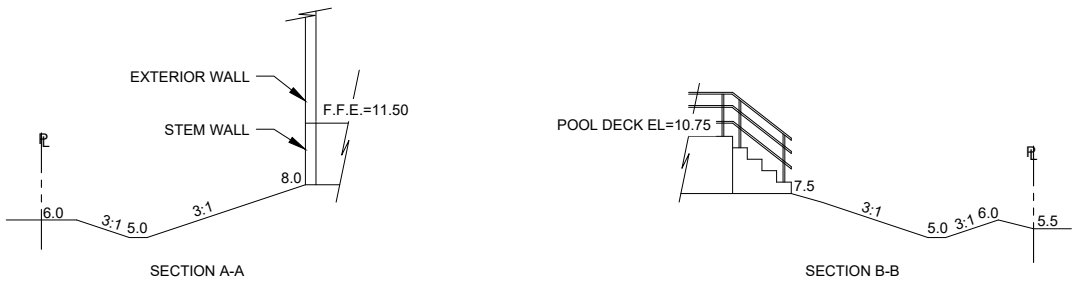
- This site does not require permitting through the SJRWMD but will include lot grading practices to benefit not only the water onsite but the adjacent properties.

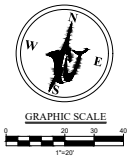
4. Attachments

- Site and Grading Plan

END OF MEMORANDUM







LEGEND

EXISTING

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- 31.20 EXISTING GRADE ELEVATION

PROPOSED

- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- SF SILT FENCE
- 74.93 PROPOSED GRADE ELEVATION
- FLOW ARROW
- PAVER DRIVEWAY

GRADING KEY NOTES: (x.xx)

G-01 TIE TO EXISTING ELEVATION
G-02 SILT FENCE (SEE SHEET SWPPP FOR DETAILS)

PAVING AND GRADING NOTES

1. ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND STABILIZED UNLESS OTHERWISE NOTED.
2. BUILDING CONSTRUCTION WILL REQUIRE STEM WALLS AROUND ALL SIDES OF THE HOME. CALLOUTS AT BUILDING CORNERS INDICATE ELEVATIONS AT THE BOTTOM OF THE WALLS WHERE THE WALL MEETS PROPOSED GRADES.
3. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF FIELD CONDITIONS DIFFER.

SITE DATA TABLE		
GROSS PROPERTY AREA:	30,496 SF	0.70 AC
BUILDING FOOTPRINT AREA:	6,822 SF	0.16 AC
DRIVEWAY AREA:	3,766 SF	0.09 AC
POOL HOUSE & DECK AREA:	4,482 SF	0.10 AC
TOTAL IMPERVIOUS AREA:	15,070 SF	0.35 AC
NET OPEN SPACE:	15,426 SF	0.35 AC
PROPERTY ID NO:		
ZONING:		RS-1
FLUM:		RES LOW-DENSITY
FEMA FIRM PANEL NUMBER		AE-8' & VE-9' - 12109C 0318J
	MAXIMUM	PROPOSED
IMPERVIOUS BUILDING AREA RATIO:	75.00%	49.42%
IMPERVIOUS BUILDING AREA RATIO:	25.00%	23.50%
BUILDING HEIGHT:	35'	±30'
	MINIMUM	PROPOSED:
FRONT BUILDING SETBACK	20'	20'
SIDE BUILDING SETBACK	15'	15'
REAR BUILDING SETBACK	20'	20'

NO	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

ENGINEERING PLANS
FOR
BURKHARDT RESIDENCE
SITE & GRADING PLAN
ST. AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

FINAL ENGINEERING PLANS

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
© GULFSTREAM DESIGN GROUP, LLC 2024

PROJECT NO:	24-170
ISSUE DATE:	10-03-24
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

1 OF 1

N:\001 Gulfstream Project Files\24-170 Inlet Drive Grading Plan\04- Drawings\01- Construction Set\24-170 GRADING PLAN.dwg, 10/28/2024 4:36:29 PM, DWG To PDF.pc3

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2137700000
Location Address	191 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 51 & 52 BLK 1 OR910/1442 & 4349/496(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.470
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

Valuation Information

	2025
Building Value	$181,606
Extra Features Value	$6,927
Total Land Value	$1,435,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,623,733**
Total Deferred	$389,260
Assessed Value	**$1,234,473**
Total Exemptions	$0
Taxable Value	**$1,234,473**

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

Historical Assessment Information

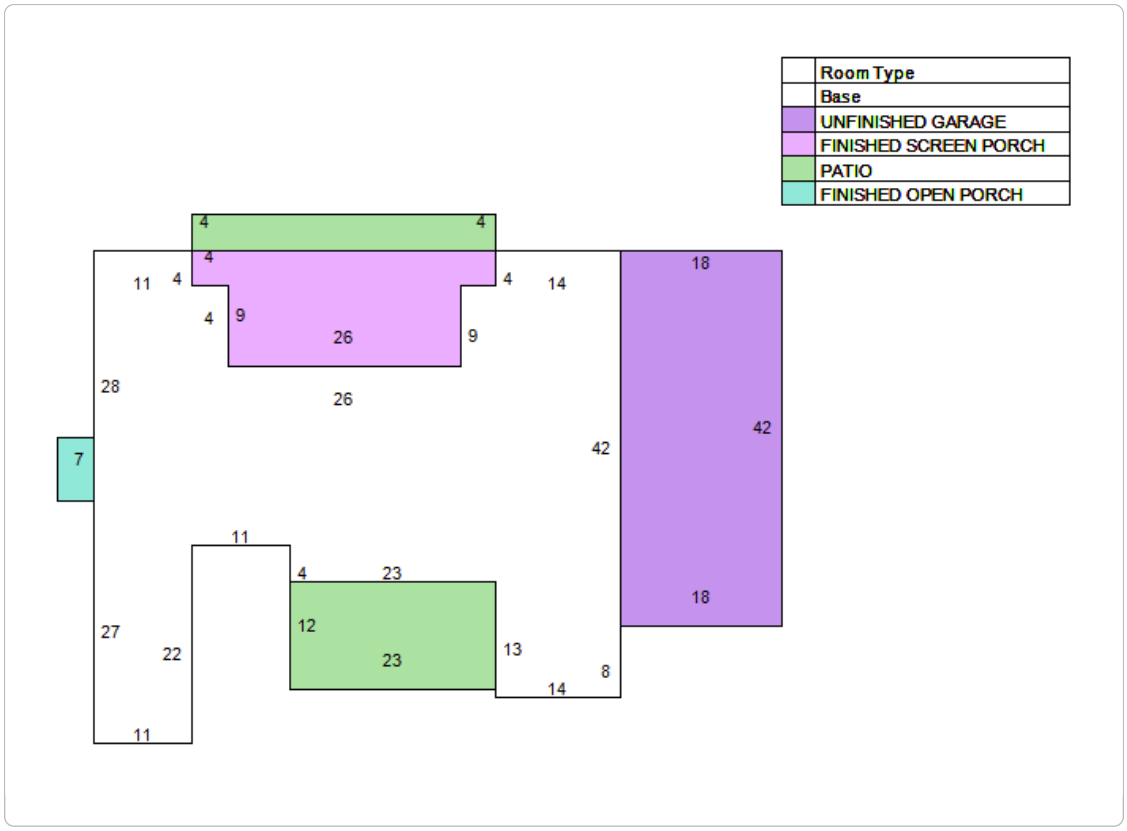
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$188,210	$7,015	$0	$0	$0	$1,630,425	$1,122,248	$508,177	$1,122,248
2023	$194,814	$7,102	$1,045,170	$0	$0	$1,247,086	$1,020,225	$226,861	$1,020,225
2022	$178,978	$19,968	$806,077	$0	$0	$1,005,023	$927,477	$77,546	$927,477
2021	$135,233	$19,968	$687,960	$0	$0	$843,161	$843,161	$0	$843,161
2020	$140,151	$18,201	$687,960	$0	$0	$846,312	$846,312	$0	$846,312
2019	$131,600	$13,066	$656,208	$0	$0	$800,874	$800,874	$0	$800,874
2018	$133,831	$13,066	$656,208	$0	$0	$803,105	$803,105	$0	$803,105
2017	$139,253	$13,313	$656,208	$0	$0	$808,774	$808,774	$0	$808,774
2016	$141,499	$13,354	$656,208	$0	$0	$811,061	$811,061	$0	$811,061
2015	$117,502	$13,395	$656,208	$0	$0	$787,105	$787,105	$0	$787,105
2014	$95,034	$13,189	$656,208	$0	$0	$764,431	$736,413	$28,018	$736,413

Building Information

Building	1	**Roof Cover**	Roll Composite
Building Value	$181,606	**Roof Structure**	Flat
Year Built	1947	**Interior Flooring**	Hardwood
Actual Area	3715	**Interior Wall**	Drywall
Conditioned Area	2149	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Block	**Baths**	

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

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		5702
Pergola (Mix)		1225

Land Information

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

Sale Information

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

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

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Contact Us

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2137800000
Location Address	189 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOT 53 BLK 1 OR5896/120 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.230
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Burkhardt Joint Trust D:10/08/2015 100% Burkhardt Daniel P Sr CO-Trustee 0% Burkhardt Barbara B CO-Trustee 0%
Mailing Address	6414 NW 47TH PL GAINESVILLE, FL 32653-0000

Map

Valuation Information

	2025
Building Value	$334,647
Extra Features Value	$5,130
Total Land Value	$786,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,126,277**
Total Deferred	$0
Assessed Value	**$1,126,277**
Total Exemptions	$0
Taxable Value	**$1,126,277**

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

Historical Assessment Information

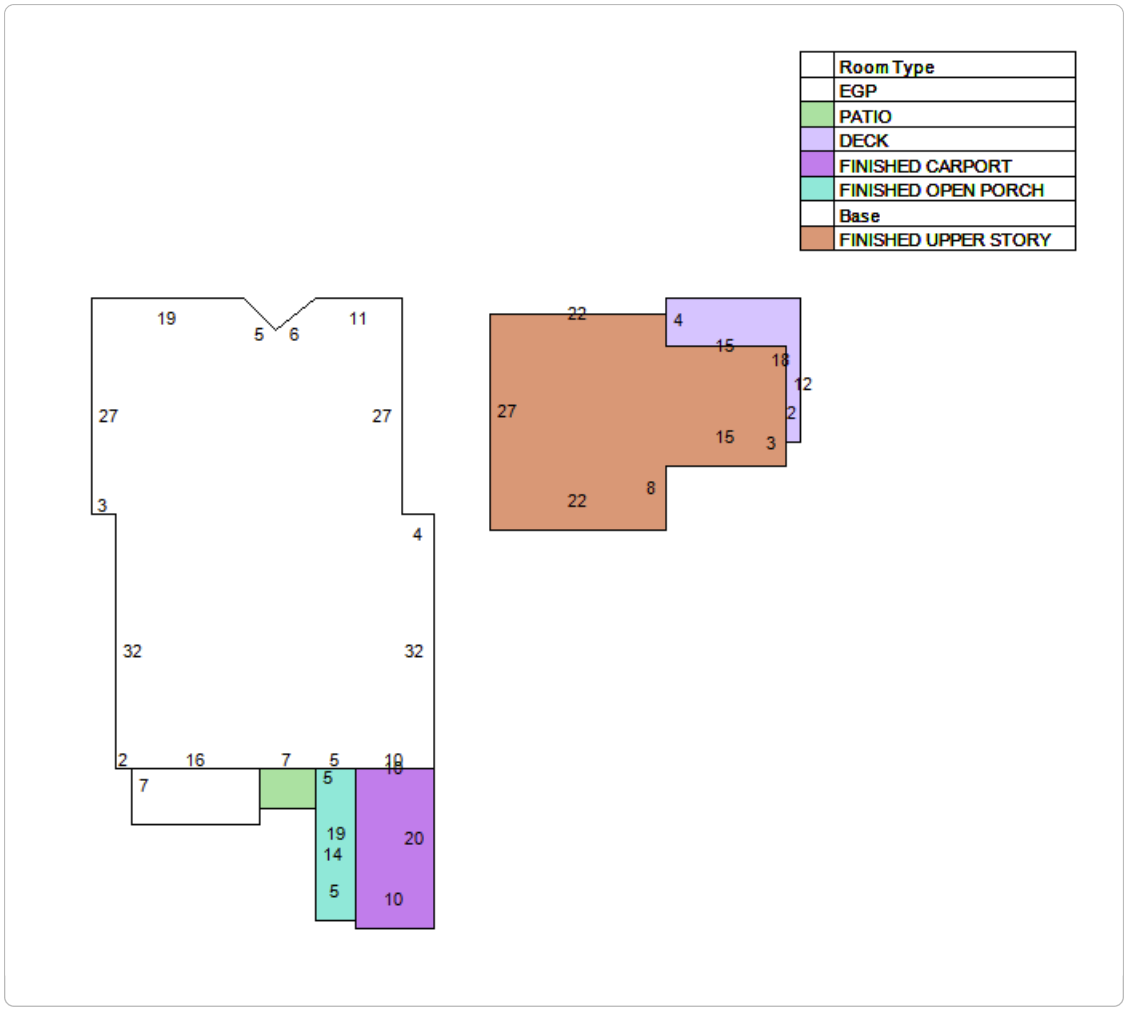
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$339,109	$5,597	$0	$0	$0	$1,131,206	$1,131,206	$0	$1,131,206
2023	$415,862	$6,063	$732,725	$0	$0	$1,154,650	$225,236	$984,414	$170,236
2022	$385,000	$6,394	$565,107	$0	$0	$956,501	$218,676	$788,325	$168,176
2021	$250,701	$6,394	$482,300	$0	$0	$739,395	$212,307	$577,588	$161,807
2020	$254,044	$6,820	$482,300	$0	$0	$743,164	$209,376	$584,288	$158,876
2019	$232,401	$5,208	$460,040	$0	$0	$697,649	$204,669	$543,480	$154,169
2018	$238,438	$5,514	$460,040	$0	$0	$703,992	$200,853	$553,639	$150,353
2017	$178,073	$5,307	$460,040	$0	$0	$643,420	$196,722	$497,198	$146,222
2016	$181,092	$5,307	$460,040	$0	$0	$646,439	$192,676	$504,263	$142,176
2015	$150,618	$5,307	$460,040	$0	$0	$615,965	$191,337	$475,128	$140,837
2014	$144,045	$5,307	$460,040	$0	$0	$609,392	$189,818	$470,074	$139,318

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$334,647	**Roof Structure**	Shed
Year Built	1955	**Interior Flooring**	Carpet, Hardwood
Actual Area	3702	**Interior Wall**	Drywall
Conditioned Area	3134	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	819
BASE AREA	2315
FINISHED OPEN PORCH	95
FINISHED CARPORT	200
FINISHED DECK	126
PATIO/SLAB	35
UNFINISHED ENCLOSED PORCH	112
Total SqFt	3702

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		5130

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	55	195	55	FF	$786,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
2/5/2024	1/26/2024	$1,300,000.00	WARRANTY DEED	5896	120	U	I	CHASE MARK ET AL	BURKHARDT JOINT TRUST D:10/08/2015
10/20/2023	8/12/2023	$0.00	ORDER DET HX REAL P	5844	1027	U	I	CHASE SHIRLEY ESTATE	CHASE MARK ET AL
	7/23/2003	$0.00	DEATH CERTIFICATE	3132	509	U	I	CHASE ROBERT WILLARD (DECD)	CHASE SHIRLEY G (SURV SPOUSE)
	1/1/1980	$100,000.00		474	438	U	I		CHASE ROBERT W,SHIRLEY G
	1/1/1978	$0.00		360	364	U	I		

No data available for the following modules: Exemption Information.

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 5, 2024	9.a.	PZB2024-0066
Request	**Address**	**Parcel ID**
Rezoning	404 Riberia Street	203540-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	James G. Whitehouse, Esq. c/o St. Johns Law Group
Owner:	St. Augustine Marine Center Partners, LLC
Property Class: (St. Johns County Property Appraiser)	2000 – Transit Terminals
Future Land Use Designation:	Marine Industrial
Zoning Designation:	Industrial and Warehousing: IW [LINK FOR DISTRICT REGULATIONS]
Acreage:	30.15
Neighborhood:	Lincolnville
Archaeological Zone:	N/A

Request Summary

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

The proposed redevelopment plans for this property include:

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

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

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

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

Restaurant use by exception:

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

Conservation Overlay Zone development.

1. Wetlands replacement is done according to code

This request was originally heard during the October 1, 2024, PZB Regular Meeting where it was scheduled for a second public hearing and requests for the applicant to provide:

1. Timing for the implementation of the PUD
   The PUD now includes language stating, "will be commenced as a single phase, within a year of the approval of permits following the approval of the PUD, and it is anticipated to be completed in one phase, but in any case, shall be completed within ten (10) years of commencement."
2. Clarification of the maximum height of structures
   PUD language now states, "Maximum building height: Maximum fifty (50) ft measured pursuant to City Code."
3. Landscaping plan
   A landscaping plan has been provided by the applicant.
4. Clarification of the use and associated restrictions within the PUD
   The applicant has submitted an updated uses section of the PUD text's language.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	**Policy 1.1.4** It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following: • active or passive recreation sites; • landscaped buffers; • protected natural resource lands; • protected environmentally sensitive lands; • areas devoted to drainage and stormwater retention; and • landscaping requirements.	The Board is tasked with evaluating the amount of open space provided as part of this proposal to determine this request's consistency with this City policy.
	Policy 2.1.3 The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.	This request is **consistent** with the City's policy to utilize existing facilities efficiently and reduce urban sprawl.

	Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This proposal is **consistent** with the City's policy to prioritize infill and redevelopment.
	Policy 3.2.3 The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.	The Board is tasked with determining if this redevelopment proposal will add to the City's quality of life and economic vitality. If so, the request must also demonstrate the proposal's balance of character and authenticity as well to be deemed consistent with this City policy.
	Objective 3.3 As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.	Working waterfronts appear to be authentic of and distinctive to St. Augustine; the Board is tasked with determining if this specific proposal remains consistent with this City objective.
	Objective 5.1 The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.	This proposal is **consistent** with the City's objective to discourage and/or reduce urban sprawl.
	Policy 5.2.2 New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, and other forms of mobility and walking as daily transportation; connectivity; and a land use	The Board is tasked with evaluating this proposal's design and its consistency with encouraging a greater use of bicycles, and other forms of mobility and walking as daily transportation.

	mix that demonstrates reduced dependence on vehicles.	
	Policy 6.1.4 The land development code shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development code. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.	The Board is tasked with determining the appropriate amount of landscaping provisions associated with this proposal.
	Policy 6.6.2 Marine Industrial This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.	There is no request to change the future land use designation included in this request due to the increase in maximum building height allowed by this land use category.
	Goal 8 Preserving Sense of Place The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy	This City goal provides the Board additional guidance when evaluating this request and how this proposal assists in preserving St. Augustine's sense of place which promotes the City's authentic character.

	to preserve its sense of place that promotes the city's authentic character. The planning goals related to preserving a sense of place for the City are to: • Preserve the small town urban character while promoting a balance of economic activity; • Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits; • Provide continued opportunity for diverse forms of residential and commercial projects; • Create a preservation program that protects the historic Town Plan and promotes responsible tourism; • Provide protection of natural resources and ecological systems; • Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses; • Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; • Create predictability and efficiency in planning and in the provision of infrastructure; • Recognize and preserve the historic skyline; • Balance livability and economic pressures; and • Proactively recognize increasing threats of sea level rise on the City's character and livability.	

	Policy 9.1.2 The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. • This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. • This includes strengthening and diversifying the local economy. • This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.	This proposal **appears to be consistent** with the City's policy to support and encourage commercial and industrial development.
Historic Preservation	N/A	
Conservation and Coastal Management	**Overall Goal** Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.	
	Policy 1.1.3 The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts: a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments; b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;	The Board is tasked with determining this request's consistency with the City's policy of employing various concepts to reduce fossil fuel emissions.

	c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.	
	Policy 1.15.5 The City will encourage redevelopment throughout the city to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.	This proposal will need to demonstrate energy efficiency considerations and walkability within the site in order to be consistent with this City policy.
	Policy 2.7.1 New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the	The Board is tasked with determining if this request includes a marina and is consistent with this City policy.

	salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.	
	Policy 2.7.2 The following performance standards shall apply to development of water dependent and water-related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water-dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city. (Adopted June 2011, Ord. #2011-02)	The Board is tasked with determining if this request is consistent with this City policy.
	Objective 2.8 Within the City there are two public access, permitted marine navigation channels: the San Sebastian River Channel and the Salt Run Navigation Channel. The San Sebastian	This proposal is **consistent** with the City's objective to maintain the San Sebastian Channel as the City's "Working Waterfront."

	Channel serves the City's "Working Waterfront". The Salt Run Channel serves the City's only public boat ramp and it serves one of the City's public mooring fields. Both the San Sebastian Channel and the Salt Run Channel provide both commercial and recreational boater access to the Atlantic Intracoastal Waterway and the Atlantic Ocean. The City, in partnership with other governmental agencies will work to maintain these public navigation channels as permitted by State and Federal agencies. (Adopted June 2011, Ord. #2011-02)	
	Policy 2.10.2 The City shall carefully consider public expenditures for infrastructure improvements which subsidize increases in development in the CHHA. An increase in development means a change in land use to a more dense or intense category or a redevelopment activity which increases density or intensity. Improvements to a public facility which are necessary to address a deficiency, necessary to serve the existing population, and constructed in a manner that minimizes impacts from storm events may be allowable.	Additional information regarding necessary infrastructure improvements required for this proposal may need to be provided in order to effectively evaluate this request's consistency.
	Policy 2.16.6 The City shall promote the installation of low impact development (LID) or green infrastructure (GI) on public property and encourage its installation on private property. Potential types of LID/GI include but are not limited to: a. Bioretention cells and rain gardens; b. Permeable pavements; c. Cisterns and detention basins; d. Bioswales; and e. Green roofs	This proposal has the **potential to be more consistent** with the City's policy to promote the installation of low impact development (LID) or green infrastructure (GI) on private property.

	Policy 2.16.13 Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to: 1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design; 2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies; 3. Underground utilities in vulnerable and feasible areas; 4. Assess parking standards and redesign parking lots with greater water capture techniques; 5. Comprehensive planning; 6. Land development regulations; 7. Increases of setback lines; 8. Natural shoreline restoration; 9. Permeable pavement; 10. Dry and wet flood proofing of structures; and 11. Green/open space.	Additional information regarding this redevelopment proposal may need to be provided in order to effectively evaluate the City's requirement to utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding.
Recreation and Open Space	**Objective 3.1** As indicated in the Infrastructure Element the City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management including the use of recreation or open spaces.	This proposal has the **potential to be more consistent** with the City's policy to encourage the installation of low impact development (LID).

Transportation and Mobility	**Policy 1.3.3** The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing "urban" area of the city including existing commercial corridors.	This proposal is **consistent** with the City's policy to discourage urban sprawl and encourage infill and redevelopment.
	Policy 1.3.6 The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.	This proposal includes the provision of sidewalks but has the **potential to be more consistent** with this City's policy.
	Policy 3.1.17 The City shall require all comprehensive plan amendments, rezonings, final development engineering plans and changes of land uses evaluate the impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.	Explanation of this request's ability to coordinate with the City's Mobility Plan will need to be provided in order to determine consistency with this City policy.
	Policy 3.4.3 The City shall encourage on-street parking on residential streets, collectors and arterials, where adequate right-of-way exists, to slow down traffic, provide greater separation between sidewalks and travel lanes, encourage infill and redevelopment, and accommodate new growth.	This proposal has the **potential to aid in** the City's efforts encourage on-street parking with the potential work to be completed along Riberia Street.
Housing	N/A	
Infrastructure	N/A	

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

Sec. 28-2. – Definitions. [LINK TO SECTION]

Height, building, means the vertical distance measured from the mandatory freeboard requirement of one (1) foot above the base flood elevation as determined by the Federal Emergency Management Agency to the top of the highest point of the roof or parapet, exclusive of chimneys or other building accessories or ornamental features, for buildings constructed within known flood zones and delineated on the Federal Emergency Management Agency Insurance Rate Map; provided, however, that in instances of buildings outside of such known flood zones, vertical distance shall be measured from the average contact ground level at the front wall of the building.

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

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

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

From Page 3 of the PUD text: "This is an application for a rezoning of this historic parcel to Planned Unit Development (PUD). This rezoning will allow for renovations and upgrades to this deteriorated property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use or our city's natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades."

The PUD process is designed to:

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

As a redevelopment project, this proposal complies.

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

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

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

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

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

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

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

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

The Board is tasked with evaluating this proposal's ability to retain a consistent character compatible with the surrounding areas.

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

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as section 28-291, are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

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

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

Information regarding allowable uses for the St. Augustine Marine Center PUD may be found on Page 5 of the PUD text.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

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

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

Legal description of the property and MDP Map have been provided by the applicant.

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

Applicant / Owner:
St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

Authorized Agent for the Applicant / Owner:
James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

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

Information is included on Page 4 of the PUD text.

(4) An agreement by all owners within the PUD which includes their commitment to:
a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,

Information is included on Page 4 of the PUD text.

b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,

Information is included starting on Page 7 of the PUD text.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,

N/A

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,

The combination of the Marine Industrial future land use designation and a PUD zoning designation allows for an increased height limit from thirty-five (35) feet to fifty (50) feet. This is cited by the applicant as the need and justification for the request since

it would allow for a new architecturally pleasing design for this property as it is redeveloped.

Identification of each proposed development condition:

404 Riberia Street Zoned as Industrial and Warehousing: IW	404 Riberia Street Zoned as the Proposed St. Augustine Marine Center Planned Unit Development (Information is found on Page 5 of the PUD text)
Uses	
(1) *Permitted uses and structures:* a. Wholesaling, warehousing, storage or distribution establishments, mini-warehouses, and self-storage facilities and similar uses. b. Light manufacturing and processing, including food processing, packaging or fabricating; however, any food processing, packaging or fabricating plant engaged in the processing or packaging of shellfish shall be wholly contained within completely enclosed buildings with no odor, fumes or steam detectible to normal senses from off the premises. c. Printing, lithographing, publishing or similar establishments. d. Bulk storage yards, not including bulk storage of flammable liquids and acids. e. Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than twenty-five (25) feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight (8) feet high except for entrance and exit and such openings shall be equipped with eight-foot-high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations, or for processing, storage, display or sales of any scrap, salvage or secondhand	Permitted uses and structures of Sec. 28-226. – Industrial and Warehousing: IW. as currently allowed. And in addition, as described in the proposed PUD text: Water dependent and water-related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including, but not limited to a. Boat Yard, Storage, Repair, Painting, Sales, Rental, Club, and Building, b. Yacht Yard, Storage, Repair, Painting, Sales, and Transport, c. Marine Electric, HVAC, and Hydraulic, d. Carpentry, Canvas & Upholstery Shop, e. Wash & Detailing, f. Propeller Repair, g. Welding, h. Fabrication Shop, i. Outboard Service, j. Engine Service and Sales, k. Electronics Service, Sales, and Installation, l. Retail Sales, m. Ship Store - a marine related retail store for supplies and provisions, n. Retail Tenancy and Office Space, o. marina, p. marine dockage and mooring facilities, q. fueling facilities, r. enclosed storage,

building materials, junk automotive vehicles, or secondhand automotive parts. f. Vocational, technical, trade or industrial schools and similar uses. g. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal. h. Radio or television broadcasting offices, studios, transmitters or antennas. i. Any existing industrial use. j. Railroad right-of-way, tracks, sidings, yard, etc. k. Boatbuilding. l. Tattoo parlor or studio. m. Craft alcohol industry, but no retail sales. (2) *Permitted accessory uses and structures:* a. See section 28-348. b. Residential facilities (including not more than one (1) mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises. (3) *Permissible uses by exception:* a. Retail establishments for sale of new and used automobiles, motorcycles, trucks and tractors, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses. b. Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops, and similar uses.	s. temporary outdoor dry staging for boat washing and service, t. trailer storage, u. professional and administrative offices, v. parking and pedestrian sidewalks and paths, w. clubhouse and accessory structures/uses related to marine operations.

c. Bulk storage yards for flammable liquids and acids. d. Special cabarets to the extent otherwise authorized by law. e. Facilities for hydrocultural, agricultural or cultivation of legally available marijuana. f. Facilities for manufacturing, production or processing of legally available marijuana.	
Minimum yard setback requirements	
Front, none Side, five (5) feet Rear, five (5) feet	A fifteen (15) foot front setback is shown on MDP Map, specific setback information is not included in PUD text.
Maximum lot coverage by all buildings	
Eighty (80) percent	Fifty (50) percent
Maximum height of structures	
Thirty-five (35) feet for buildings and structures set back at least twenty (20) feet from the front property line or public right-of-way. Thirty (30) feet for buildings and structures set back at least fifteen (15) feet, but not more than twenty (20) feet, from the front property line or public right-of-way. Twenty-five (25) feet for buildings and structures set back at least ten (10) feet, but not more than fifteen (15) feet, from the front property line or public right-of-way. Twenty (20) feet for buildings and structures set back at least five (5) feet, but not more than ten (10) feet, from the front property line or public right-of-way. Fifteen (15) feet for buildings and structures set back not more than five (5) feet, from the front property line or public right-of-way.	Fifty (50) feet measured pursuant to City Code.
Off-street Parking	
Requirements of City Code	Requirements of City Code
Landscaping	
Classification 6 [LINK TO REGULATIONS]	Landscaping plan is included in the PUD document.
Signage	
Commercial Zone 1 [LINK TO REGULATIONS]	Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.

4. Compliance with the purpose and intent and criteria in section 28-286; and,

   Staff analysis of Sec. 28-286. may be found above in this staff report.

5. Compliance with section 28-288 and justification for any zoning uses; and,

   Information may be found starting on Page 15 of the PUD text.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,

   Information may be found on Page 16 of the PUD text.

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,

   From Page 16 of the PUD text: "No such areas exist on the Property."

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,

   From Page 16 of the PUD text: "…it is anticipated to be completed in one phase, but in any case, shall be completed within ten (10) years of commencement."

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

   From Page 17 of the PUD text: "Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan."

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

    The Traffic Infrastructure Impact Assessment performed by Chindalur Traffic Solutions, Inc. has been provided by the applicant.

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

    From Page 17 of the PUD text: "The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses."

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

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

The Board has the ability to reasonably require additional information in order to make the necessary findings and determinations for this specific rezoning request.

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

N/A

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

With this request being both an infill and redevelopment project the proposal is required, if deemed necessary by the PZB, to include a streetscape analysis similar to that required in (b)(2) above.

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

Information has been provided by the applicant.

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

a. The location, grouping and height of all uses and facilities.
b. In the case of residential development, the number of residential units, their location and number of stories.
c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.

The submitted MDP Map appears to show a five (5) foot wide sidewalk along Riberia Street, but under B. Development Standards of the PUD text it is documented as being a six (6) foot wide sidewalk.

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

Applicant states that "open space and recreational uses are shown on the Master Plan." While this may be a reference to the access to the San Sebastian River, staff is unclear regarding to reference to open space and recreational uses.

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

The applicant has not provided a topographic map and cites the fact that the property is already developed.

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

From Pages 26 and 27 of the PUD text there are three (3) documented components for the community benefits associated with this proposal.

1) The project takes into consideration pedestrian oriented design along Riberia Street and adds significantly to the sense of place of the surrounding area by adding sidewalks and coordinating with the city and the Lincolnville CRA on crosswalks, as well as respecting existing development patterns and providing for compatibility, quality and integrity of the existing area and neighborhoods by cleaning up and improving the streetscape drastically and providing a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood by attempting to work features of the Lincolnville design criteria into their building features and area design. Although this PUD entails the same uses of the site, their distinct and concerted efforts to improve the streetscape and to help contribute to pedestrian travel and safety is a welcome addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
2) This renovation/redevelopment clearly demonstrates consideration for the existing neighborhoods and street patterns within the city by removing unnecessary trips from Riberia and in turn providing pedestrian improvements and safety features in conjunction with the city and the Lincolnville CRA. The improvements also add fully desired, updated and renovated boat repair, storage and water access facilities along our most desired San Sebastian River corridor, which all help to drastically improve the transportation networks or circulation patterns as described in the infrastructure impact analysis, as well as, to promote the goals, objectives and policies of our comprehensive plan in vastly improving access to our natural resources and allowing vastly enhanced enjoyment of our vistas and scenic opportunities. Moreover, this renovation project is abundantly consistent with the character, history, and cultural and natural features that help create a sense of place upon this decades-old marine industrial, working waterfront property.
3) This redevelopment project not only provides additional upgrades and enclosed boat storage and repair facilities, but it also provides renovations and a reuse of those already in existence hereon as well as cleaning up the outdoor boat storage and docking facilities for both vastly improved visual and practical usage by our citizens and visitors alike.

The Board is tasked with either validating these statements included with this rezoning request, requesting additional explanation from the applicant, or providing direction to staff on how to assist with analysis.

g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.

The submitted Environmental Scientist Report shows the locations of docks and other proposed work included in this proposal.

From Sec. 11-29. – Standards for review. "Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole."

Starting on Page 18 of the PUD text, under Section V – Con Overlay Zone, is the applicant's analysis of the City's 17 Criteria for Conservation Overlay Zone development.

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

Information may be found on Page 7 of the PUD text.

(7) A schedule of development, including the staging and phasing of:
   a. Areas to be developed, in order of priority;
   b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
   c. The dedication of land to public use, if any.

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

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

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

e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

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

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

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

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

a. Permit a creative approach to the development of land; and
b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
c. Provide for an efficient use of land; and
d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
e. Provide an environment of consistent character compatible with surrounding areas; and
f. Retain property values over the years.

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

(e) Deviations from ordinance creating PUD. In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:
  (1) There are the same or fewer number of dwelling units and/or floor area;
  (2) The open space is in the same general location and in the same general amount, or a greater amount;
  (3) The buildings have the same or less number of stories and/or floor area; and
  (4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

(g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in section 28-59(a) and (b).

(h) Expiration of time limits provided in ordinance creating a PUD. If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with section 28-289 (a)(4)b.8. shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

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

(a) Development plan. The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

(b) Record plats. If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

(c) Approval of development plans. The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

(d) Permits required. All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions. [NOT APPLICABLE; LINK TO SECTION]

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

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

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

The applicant states that by updating the uses in "basically the same configuration" on the site with "an architecturally pleasing building that will enclose many boats onsite" the general development patterns will only change slightly. The Board is tasked with validating this statement; an approval of this PUD would allow for structures up to fifty (50) feet in height with little to no provisions for screening.

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

The provided infrastructure impact analysis is solely focused on automobile traffic and is presented as a benefit since the proposal will be a low traffic generator. Regarding existing community patterns, the environment, or the economy there is little mentioned in the PUD text.

The proposed PUD does discuss a contribution of this proposal that "allows the continued enhancement and updating of this site and out promotion of working waterfronts as advocated in our plan and our state's statutes."

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

This information has been provided by the applicant and is included in the PUD text, map and exhibits.

(Ord. No. 16-07, § 1, 2-8-16)

Staff Recommendation

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

(1) No adverse effect finding.
   a. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding.
   a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

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

Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission.

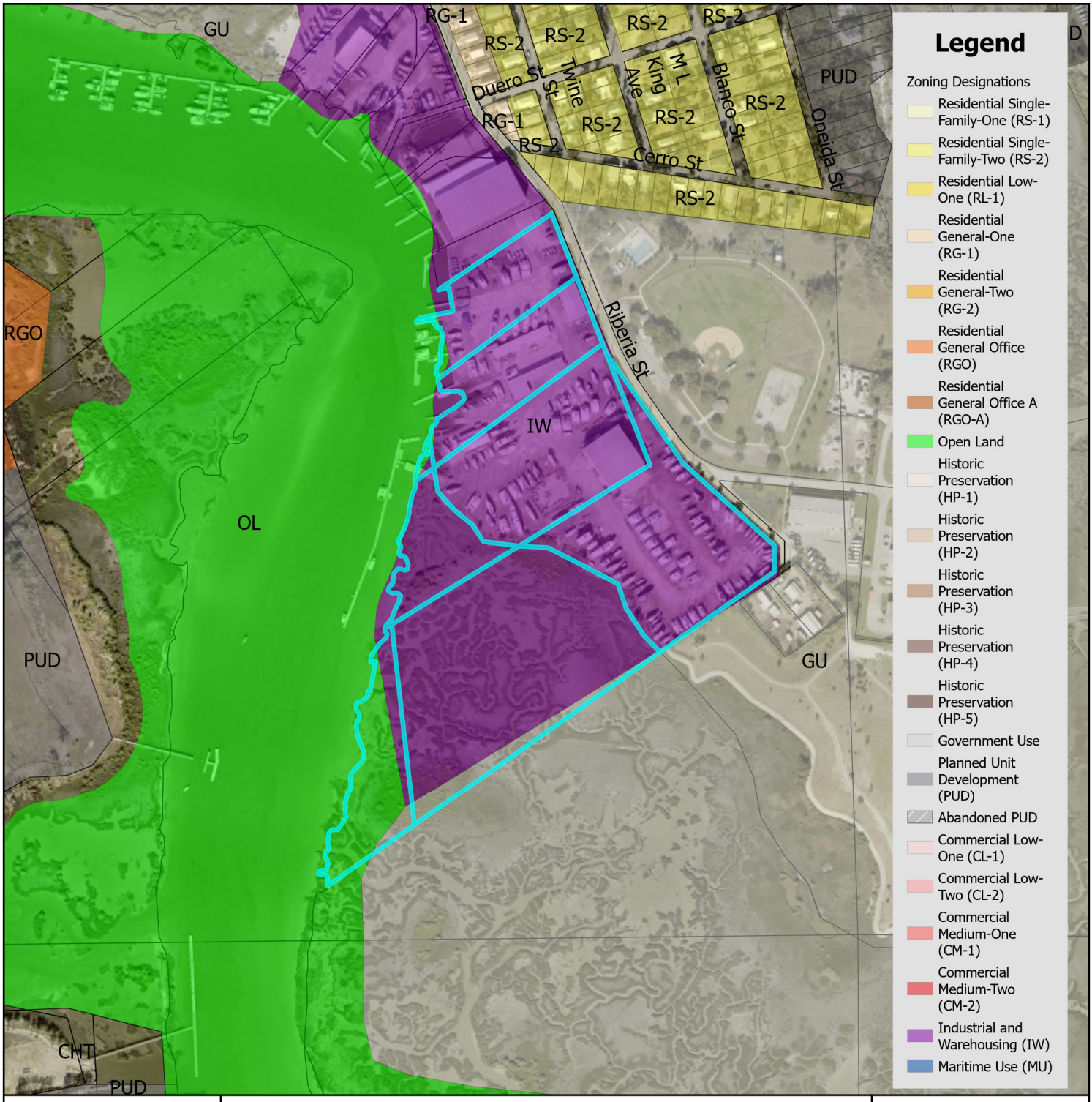
Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Legal Description
10. Neighborhood Council Letter
11. Updated PUD Text
12. MDP Map
13. Landscaping Plans
14. Applicant's PUD Code Analysis
15. Environmental Scientist Report
16. Traffic Infrastructure Impact Assessment performed by Chindalur Traffic Solutions, Inc.

Staff Report prepared by:

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

Attachment 1:
Zoning Map



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

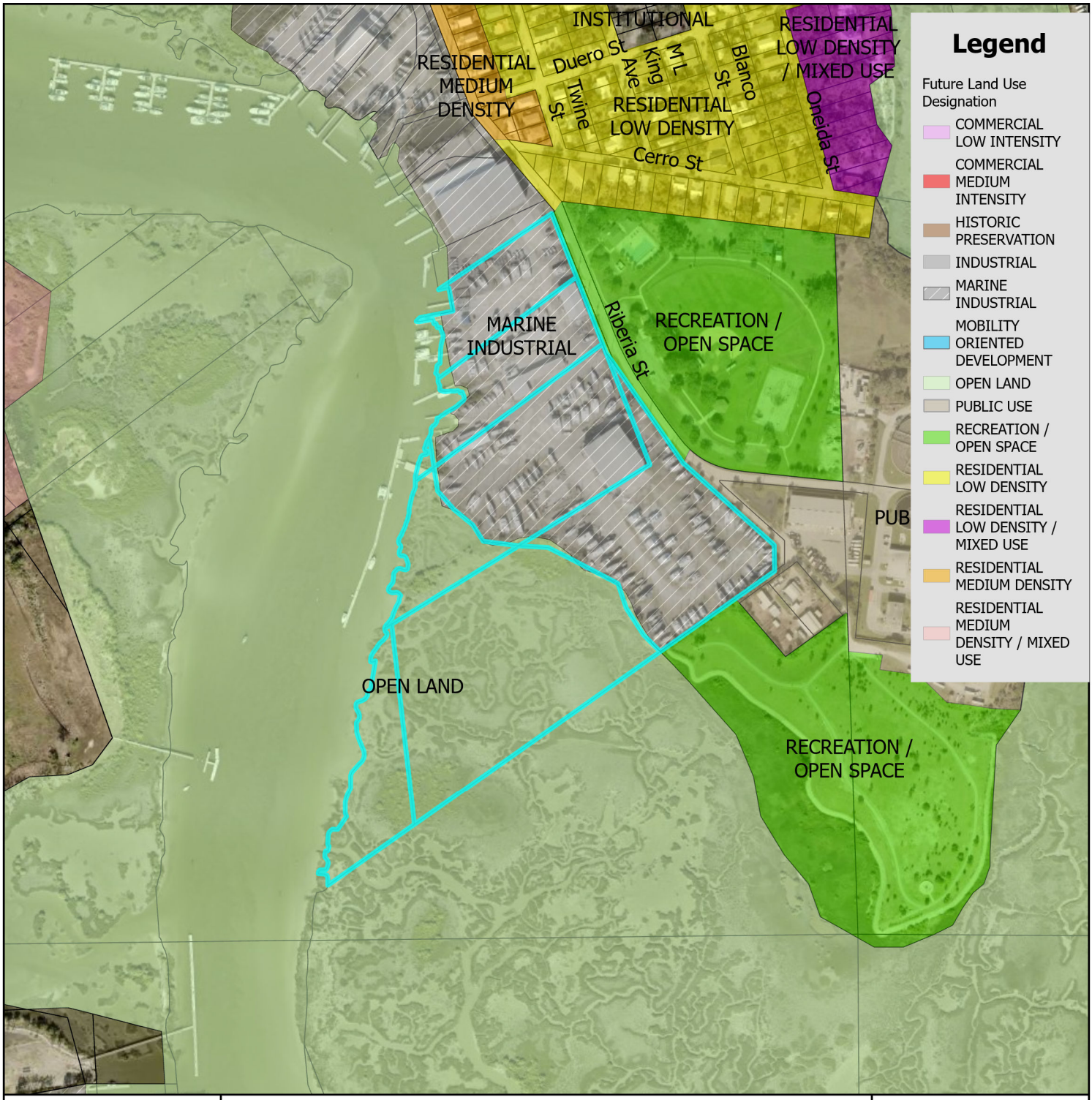
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

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

DISCLAIMER
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2024

N

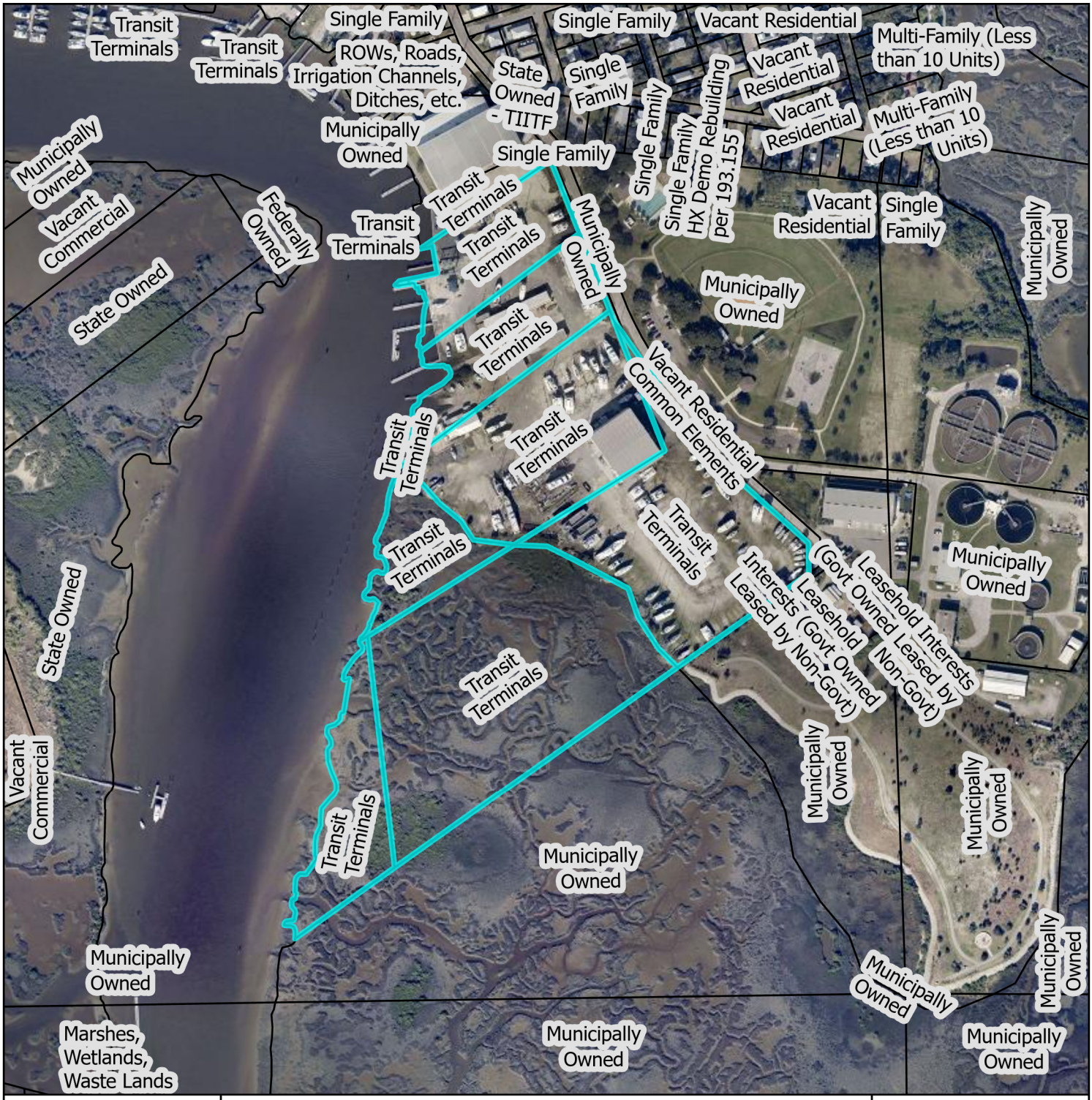
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2024

N

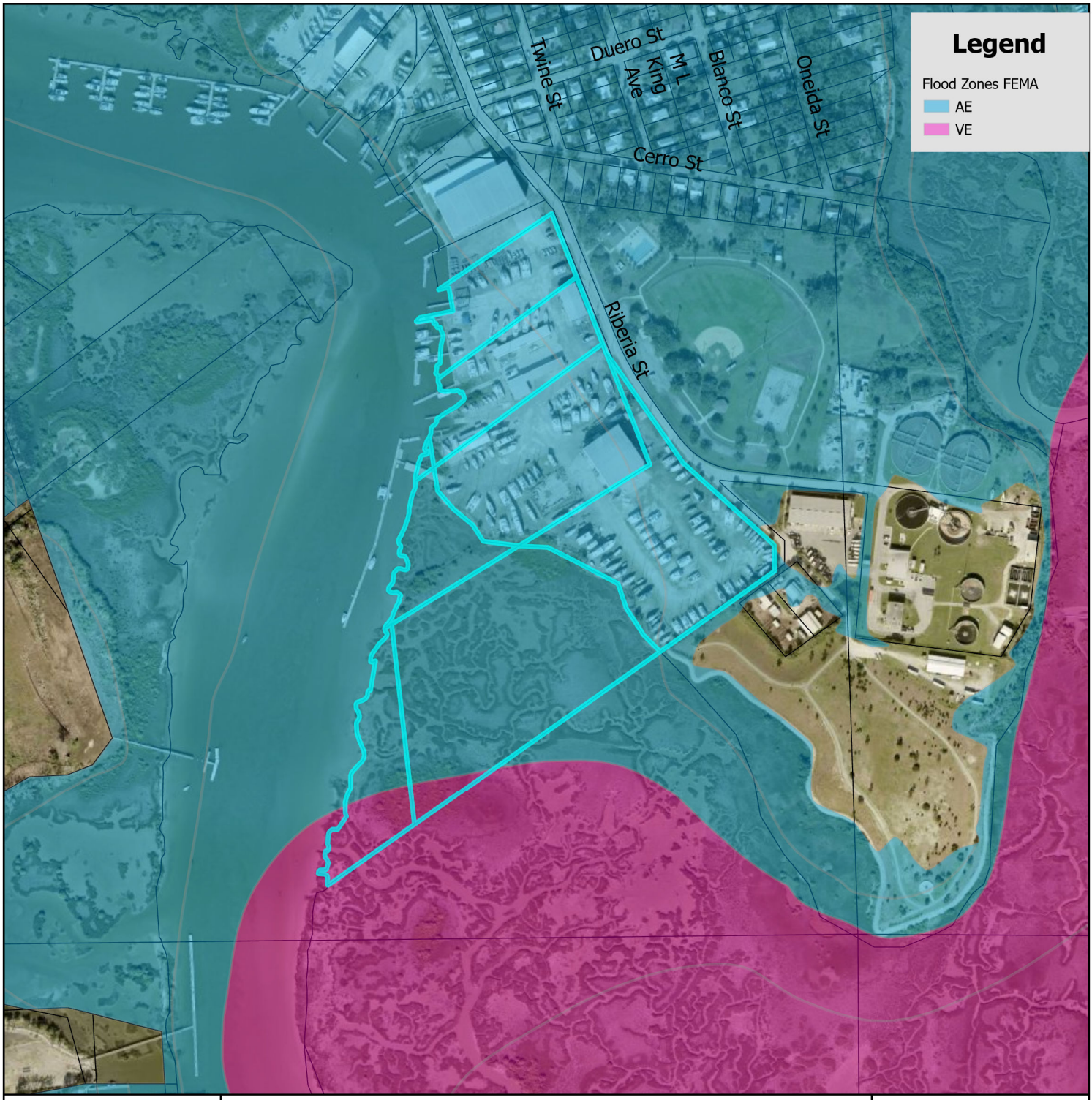
0 0.03 0.06 Miles

0 210 420 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph

Attachment 5:
Flood Map



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

DISCLAIMER
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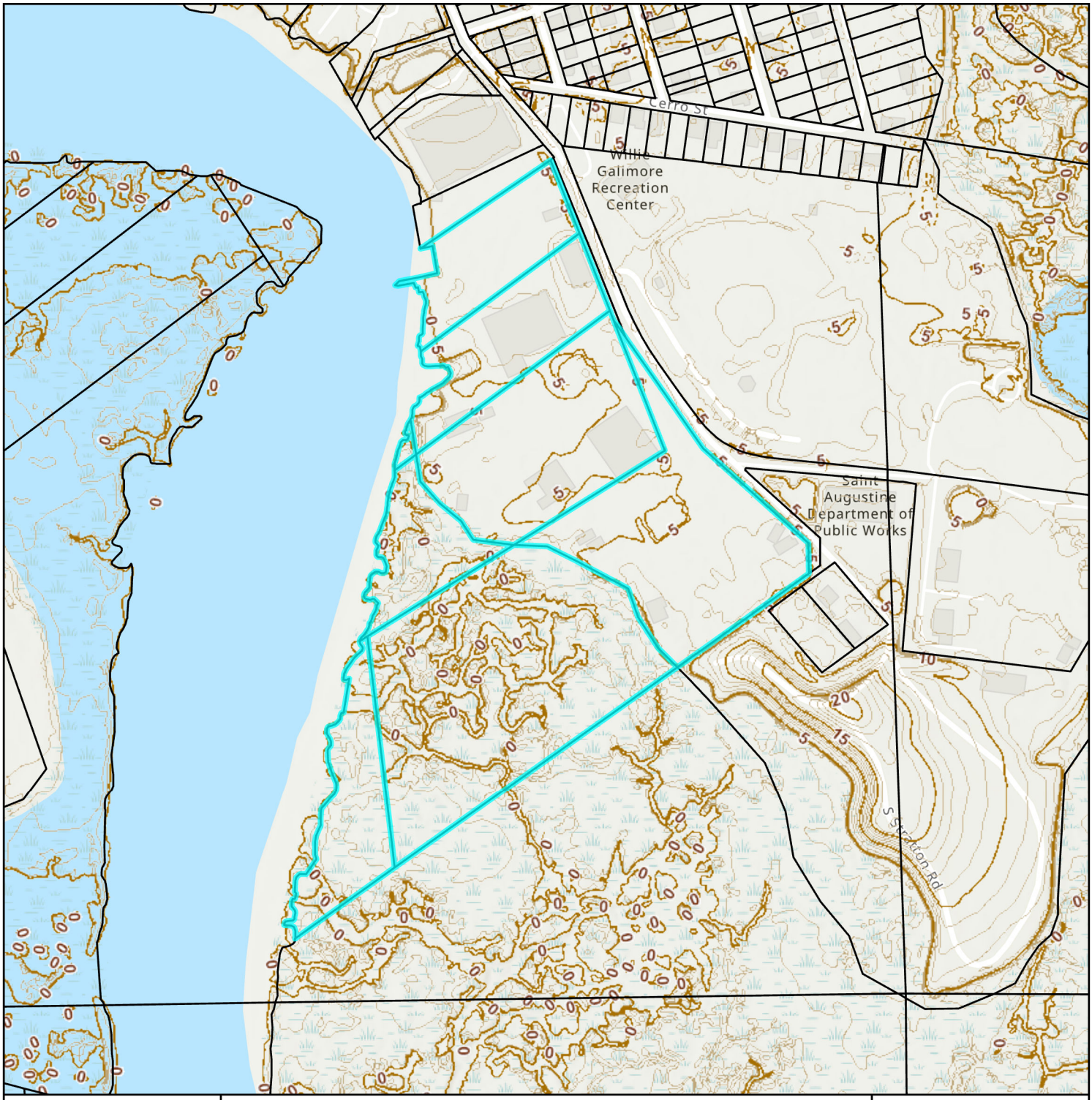
varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:
Elevation Map



Elevation Map

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

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

2024

N

0 0.03 0.06 Miles

0 210 420 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

EXHIBIT A

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: James G. Whitehouse, Esq. for SAMC, LLC Contact Number: 9044950400
   Business *(if applicable)*: St. Johns Law Group
   Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080
   E-Mail Address: jameswhitehouse@sjlawgroup.com
2. NAME OF PROPERTY OWNER: St. Augustine Marine Center, LLC Contact Number:_____
   Business *(if applicable)*:_____
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address:_____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: SEE ATTACHED Block:_____
   Subdivision:_____ Parcel Number:_____
4. PROJECT STREET ADDRESS: 404 Riberia Street
5. SPECIFIC PROPOSED USE: Continuation of Current Marine Industrial Uses (Renovations / Boat Storage)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☐ Other:_____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☒ Rezoning
7. DESCRIPTION OF ACTION REQUESTED:_____
   SEE ATTACHED
8. JUSTIFICATION FOR ACTION REQUESTED:_____
   SEE ATTACHED

04/18/2019

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

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

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

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

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

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

_____

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

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

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

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

07/02/2024
Signature of Applicant — Date

*OWNER'S AUTHORIZATION ATTACHED
Signature of Property Owner — Date

04/18/2019

Exhibit "F"

ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

James G. Whitehouse is/are hereby authorized TO ACT ON BEHALF OF SAMC PARTNERS LLC, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 404 Riberia Street

BY: _____
Signature of Owner

Thomas Wood
Print Name of Owner

703 946 7086
Telephone Number

State of Virginia

County of Arlington

Signed and sworn before me on this 29th day of April, 2024

By Thomas Wood

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 12/31/2028

Rev:022117

Instr #2023047649 BK: 5777 PG: 1902, Filed & Recorded: 6/20/2023 1:33 PM #Pgs:9
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $78.00 Doc. D $138,854.80

This Instrument Was Prepared By:

Peter L. Desiderio, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard, 21st Floor
Fort Lauderdale, Florida 33301

Record and Return To:

Lauren A. Rico, Esq.
DLA Piper LLP (US)
500 8th Street, N.W.
Washington, D.C. 20004

Property Appraiser
Identification Numbers: 2035400000 and 2035400010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 16 day of June, 2023, by WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, as to Parcel 1 of the Property, and WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, as to Parcel 2 of the Property (collectively, the "Grantor"), whose mailing address is 2999 NE 191st Street, Suite 800, Aventura, FL 33180, to SAMC Partners, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 80 M Street SE, Suite 470, Washington, D.C. 20003.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in St. Johns County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT TO: (i) the permitted exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof, (ii) real estate taxes for the year 2023 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, (iv) matters that would appear on a current and accurate survey of the Property; and (v) tenants under leases and their successors, assigns and subtenants and other parties in possession (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

Name: Daniela Trudel

Name: RITA KUAN

Name: _____

Name: _____

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE NORTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: _____
Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 6 day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

MARCIA AMADOR
Notary Public
State of Florida
Comm# HH368491
Expires 3/2/2027

Notary Signature: _____
Notary Print: Marcia Amador
Notary Public, State of Florida
Commission No.: HH368491
My Commission Expires: 3-8-23

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

_____
Name: _____

_____
Name: _____

_____
Name: Thomas D. Ward Jr.

_____
Name: Chris Simon

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE NORTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: _____
Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF ST. JOHNS)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [X] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

VICTOR ALEXIS RECONDO
Commission # HH 024923
Expires November 19, 2024
Bonded Thru Budget Notary Services

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

Name: _____

Name: _____

Name: _____

Name: _____

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE SOUTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: _____
Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [X] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:
Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

Notary Signature: _____
Notary Print: Nindiri RIVAS
Notary Public, State of Florida
Commission No.: GG946759
My Commission Expires: 1/13/2024

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

Name: _____

Name: _____

Name: Norman D. Wood Jr

Name: Chris Simon

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE SOUTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: _____
Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF St Johns)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He [X] is personally known to me or [ ] presented a _____ as identification.

Notary Stamp/Seal:

VICTOR ALEXIS RECONDO
Commission # HH 024923
Expires November 19, 2024
Bonded Thru Budget Notary Services

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

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

Print name of applicant

Signature of applicant

9/6/24

Date

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2035400000
Location Address	404 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Transit Terminal Riberia St (COM) (625.02)
Tax Description*	(1) (2) (3) (4) & (5) CITY OF ST AUG PT OF BLK 48 & PT LOT 1 OF MARSH LOTS W OF RIBERIA ST & PT IN OR449/223 - 715FT ON RIVER (STEEL BOAT PLANT) & PT OF BLK 48 INC MARSH TO RIVER 410FT IN RIVER (FIBER GLASS BOAT PLANT 1981 VALUATION 509110) (WOOD BOAT PLANT 1981 VALUATION 267050) (EX N PARCEL IN OR4502/454) OR5777/1902 *The Description above is not to be used on legal documents.
Property Use Code	Transit Terminals (2000)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	30.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Samc Partners LLC 100%
Mailing Address	80 M STREET SE STE 470 WASHINGTON, DC 20003-0000

Map

Valuation Information

	2024
Building Value	$1,600,306
Extra Features Value	$301,454
Total Land Value	$6,275,780
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$8,177,540**
Total Deferred	$0
Assessed Value	**$8,177,540**
Total Exemptions	$0
Taxable Value	**$8,177,540**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$1,396,931	$278,496	$2,512,196	$0	$0	$4,187,623	$3,375,624	$811,999	$3,375,624
2022	$947,861	$235,863	$1,885,025	$0	$0	$3,068,749	$3,068,749	$0	$3,068,749
2021	$970,859	$211,068	$1,885,025	$0	$0	$3,066,952	$3,066,952	$0	$3,066,952
2020	$998,183	$211,068	$1,885,025	$0	$0	$3,094,276	$3,094,276	$0	$3,094,276
2019	$996,345	$188,766	$1,885,025	$0	$0	$3,070,136	$3,070,136	$0	$3,070,136
2018	$2,623,006	$361,027	$936,408	$936,408	$408,052	$3,392,085	$3,390,439	$1,646	$3,390,439
2017	$2,304,137	$377,217	$936,408	$936,408	$408,052	$3,089,406	$2,973,914	$115,492	$2,973,914
2016	$2,078,889	$376,629	$936,408	$936,408	$408,052	$2,863,570	$2,863,570	$0	$2,863,570
2015	$2,124,402	$379,074	$936,408	$936,408	$408,052	$2,911,528	$2,911,528	$0	$2,911,528
2014	$2,043,821	$381,518	$936,408	$936,408	$408,052	$2,833,391	$2,833,391	$0	$2,833,391
2013	$2,076,635	$383,860	$936,408	$936,408	$408,052	$2,868,547	$2,868,547	$0	$2,868,547

Building Information

Building 2
Building Value $224,226
Year Built 1972
Actual Area 11562
Conditioned Area 0
Use Warehousing - Flex Space
Style 06
Exterior Wall Aluminum Vinyl

Roof Cover Corrugated Steel
Roof Structure Steel Frame
Interior Flooring Concrete Finish
Interior Wall Minimum
Heating Type None
Air Conditioning None
Bedrooms
Baths

Description	Square Footage
WAREHOUSE	4928
UNFINISHED STORAGE/UTILITY	346
FINISHED CANOPY	238
WAREHOUSE	4400
FINISHED CANOPY	1650
Total SqFt	11562

Building 3
Building Value $65,459
Year Built 1980
Actual Area 3796
Conditioned Area 0
Use Light Manufacturing
Style 06
Exterior Wall Concrete Block

Roof Cover Corrugated Steel
Roof Structure Wood Truss
Interior Flooring Concrete Finish
Interior Wall Minimum
Heating Type None
Air Conditioning None
Bedrooms
Baths

Description	Square Footage
WAREHOUSE	864
WAREHOUSE	2260
UNFINISHED STORAGE/UTILITY	672
Total SqFt	3796

Building 6
Building Value $732,110
Year Built 1979
Actual Area 18750
Conditioned Area 0
Use Warehouse - Storage

Roof Cover Corrugated Steel
Roof Structure Saw Tooth
Interior Flooring Concrete Finish
Interior Wall Minimum
Heating Type None
Air Conditioning None

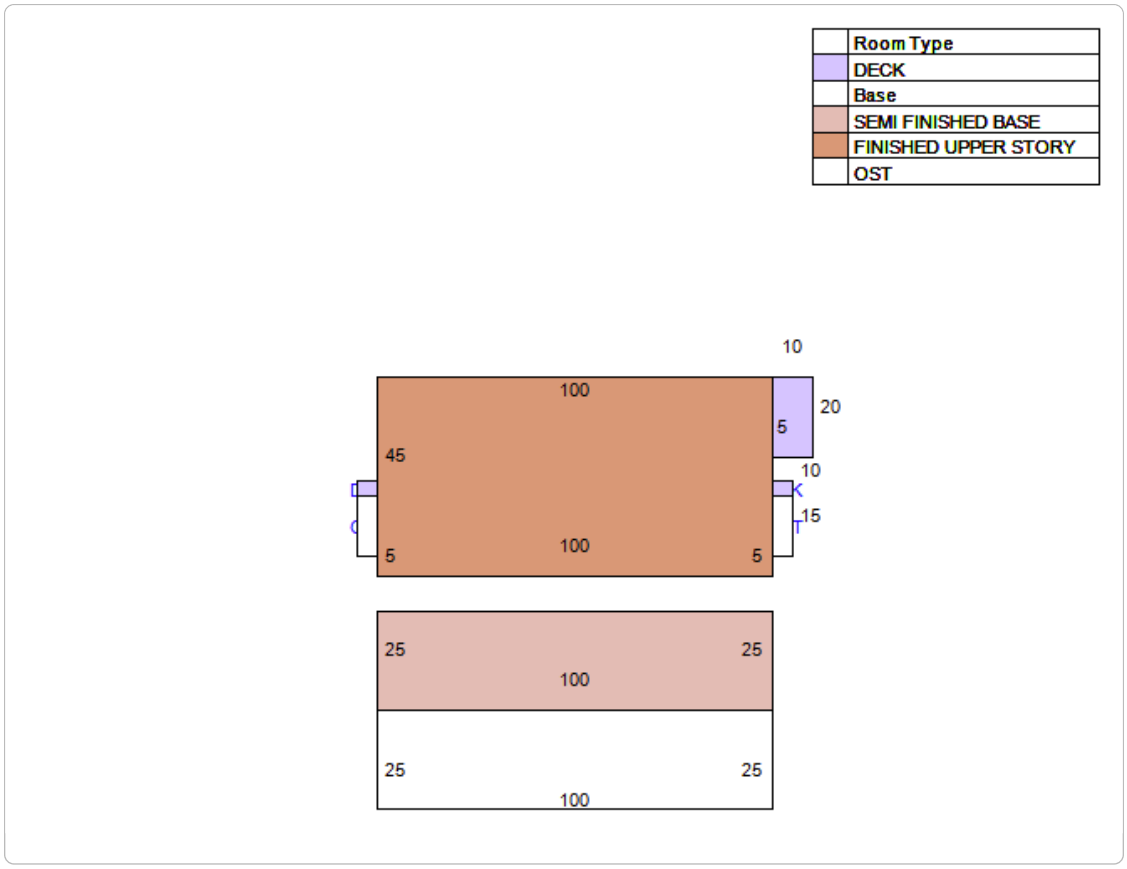
Style	06	**Bedrooms**	
Exterior Wall	Aluminum Vinyl	**Baths**	

Description	Square Footage
WAREHOUSE	18750
Total SqFt	18750

Building	8	**Roof Cover**	Corrugated Steel
Building Value	$578,511	**Roof Structure**	Steel Frame
Year Built	1996	**Interior Flooring**	Concrete Finish, Carpet
Actual Area	10390	**Interior Wall**	Drywall
Conditioned Area	9375	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Aluminum Vinyl, Concrete Block	**Baths**	

Description	Square Footage
OUTSIDE STAIRS	75
FINISHED UPPER STORY	5000
SEMI-FINISHED BASE	2500
BASE AREA	2500
FINISHED DECK	200
OUTSIDE STAIRS	75
FINISHED DECK	20
FINISHED DECK	20
Total SqFt	10390

Sketch Information


Room Type
DECK
Base
SEMI FINISHED BASE
FINISHED UPPER STORY
OST
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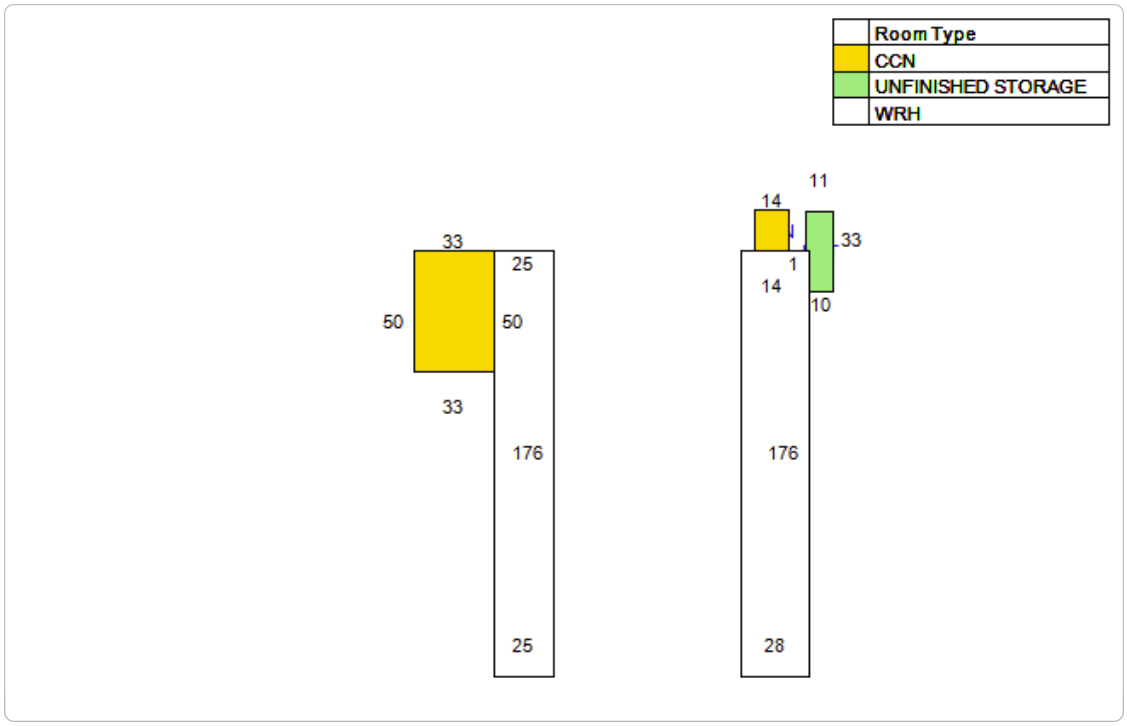
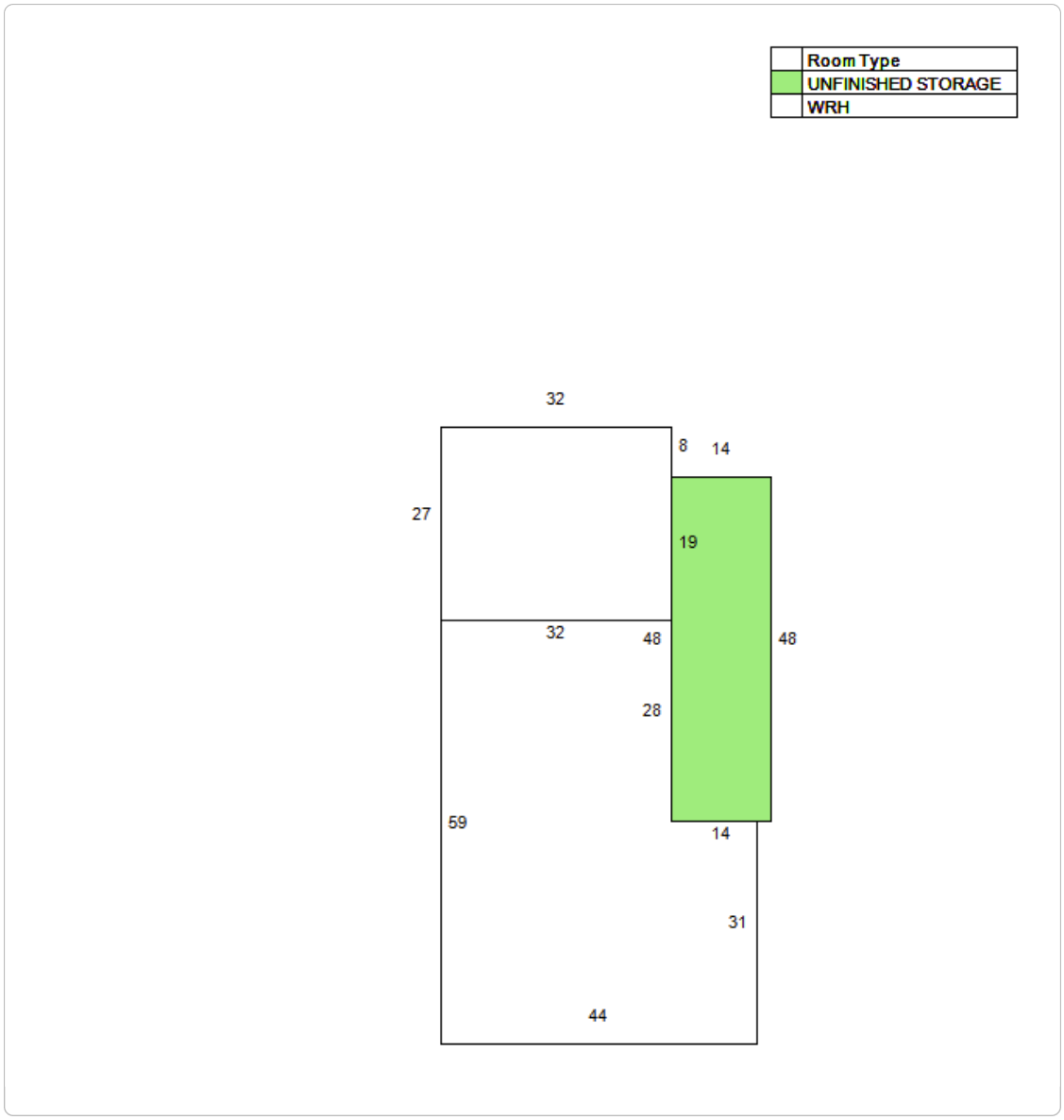
100
5
20
45
10
15
5
100
5
25
25
100
25
25
100


Room Type
CCN
UNFINISHED STORAGE
WRH
33
25
50
50
33
176
25
11
14
1
33
14
10
176
28


Room Type
UNFINISHED STORAGE
WRH
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14
27
19
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48
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59
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31
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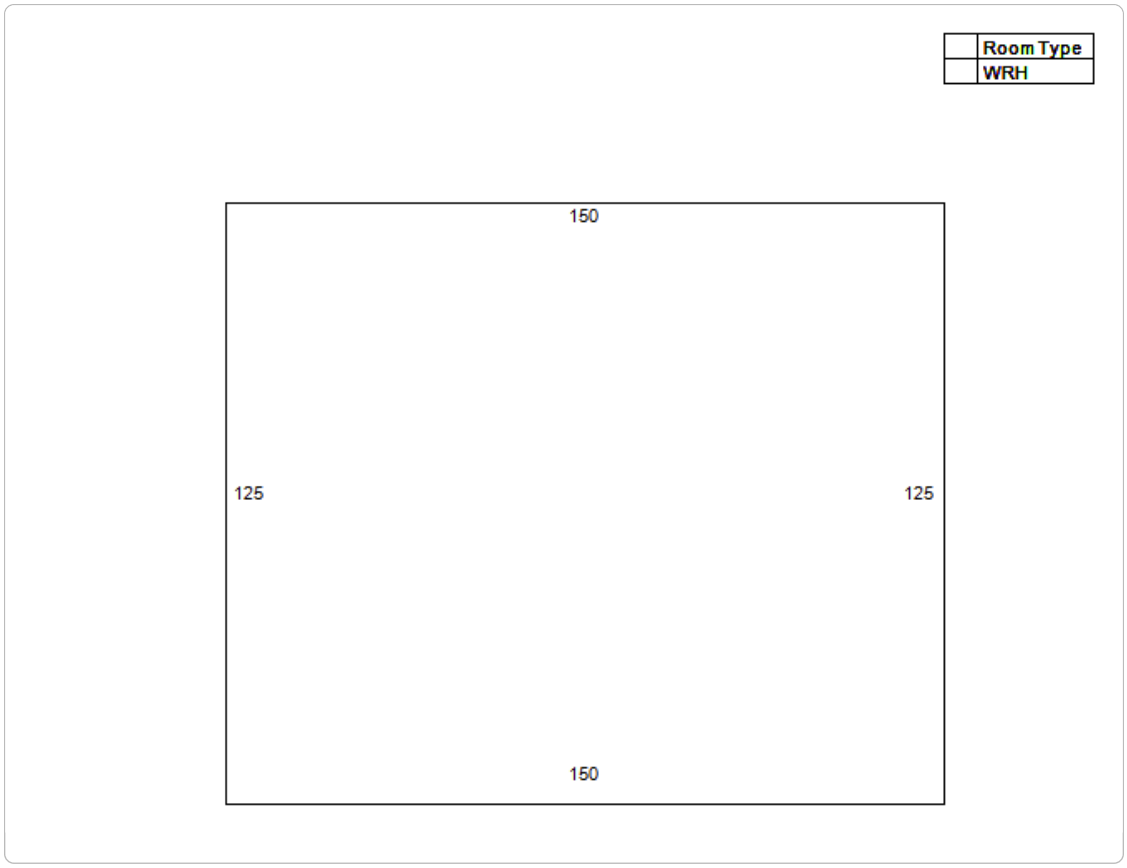


Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		31
Storage Building (Mix)		6912
Boat Dock - Average (Mix)		66026
Concrete Paving - Under 8" (COM)		86581
Metal Fence - 6' (COM)		25796
Implement Shed		1560
Implement Shed		1382
Sprinkler Wet (COM)		23588
Steel Door (COM)		1080
Steel Door (COM)		3000
Bulkhead - Excellent (Mix)		75600
Brick Pavers (COM)		9898

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	627264	SF	$6,272,640
Rivers, Lakes & Submerged Lands	0	0	0.37	AC	$92
Marshes & Tidal Lands	0	0	12.19	AC	$3,048

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
6/20/2023	6/16/2023	$19,836,400.00	WARRANTY DEED	5777	1902	U	I	WINDWARD MARINA ST AUGUSTINE SOUTH LLC	SAMC PARTNERS LLC
2/13/2018	2/8/2018	$4,300,000.00	WARRANTY DEED	4502	457	U	I	W J DEVELOPMENT CORP	WINDWARD MARINA ST AUGUSTINE SOUTH LLC
4/13/2012	4/13/2012	$0.00	LIS PENDENS	3548	700	U	I	FLORIDA MECHANICAL SYSTEMS INC VS:	W J DEVELOPMENT CORP
	8/1/1990	$0.00		868	1020	U	I		W J DEVELOPMENT CORP

No data available for the following modules: Exemption Information.

Attachment 9:
Legal Description

Exhibit "A"

Description of Property

FEE SIMPLE PARCELS

LEGAL DESCRIPTION; PARCEL 1 - NORTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301, OF SAID PUBLIC RECORDS A DISTANCE OF 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 54 DEGREES 52 MINUTES WEST ON THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 399 FEET MORE OR LESS TO THE MEAN LOW WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE MEANDERING NORTHWESTERLY ALONG SAID MEAN LOW WATER LINE A DISTANCE OF 428 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223; THENCE NORTH 24 DEGREES 14 MINUTES EAST, ON SAID NORTHERLY LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET MORE OR LESS; THENCE NORTH 71 DEGREES 14 MINUTES EAST, ON SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION; PARCEL 2 - SOUTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 628.74 FEET; THENCE SOUTH 40 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 166.76 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, A DISTANCE OF 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, A DISTANCE OF 11.87 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER, A DISTANCE OF 2,099± MORE OR LESS; THENCE NORTH 54 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 399± MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 1 AND PARCEL 2 BEING THE SAME AS THE FOLLOWING PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON A LINE 20 FEET WEST, AS MEASURED PERPENDICULARLY, FROM SAID WEST LINE OF RIBERIA STREET AND AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 449, PAGE 223, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 71 DEGREES 14 MINUTES WEST ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11

FEET; THENCE SOUTH 24 DEGREES 14 MINUTES WEST, ON A WESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET TO THE EAST SIDE OF THE SAN SEBASTIAN RIVER AT POINT "A"; THENCE RETURNING BY THE SAME COURSES AND DISTANCES TO THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 363, PAGE 301, PUBLIC RECORDS OF SAID COUNTY, 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE RIVER, 2,528 FEET MORE OR LESS TO THE SAID POINT "A" AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, AND TO CLOSE.

Exhibit "B"

Permitted Exceptions

1. Existing applicable governmental building and zoning ordinances and other governmental regulations.
2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
3. Title to that portion of the Property lying below the mean/ordinary high water mark of San Sebastian River is not included, and the nature or extent of any submerged land included within the Property is hereby excluded. (As to Fee Simple Parcels 1 and 2)
4. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
5. The nature, extent, or existence of riparian rights, if any, appurtenant to the Property lying below the mean/ordinary high water mark, are excepted, and the riparian rights of others as the same may affect the said Property, are hereby excepted.
6. Variance recorded in Official Records Book 2701, Page 61, Public Records of St. Johns County.
7. Right of Way Easement Perpetual recorded in Deed Book 229, Page 328, Public Records of St. Johns County.
8. Easement recorded in Official Records Book 2983, Page 1532, Public Records of St. Johns County. (As to Parcel 1).
9. Easement recorded in Official Records Book 3456, Page 1353, re-recorded in Official Records Book 3458, Page 1380 and re-recorded in Official Records Book 3460, Page 78, Public Records of St. Johns County. (As to Parcel 2)
10. Grant of Non-Exclusive Easement recorded in Official Records Book 3467, Page 308, Public Records of St. Johns County. (As to Parcel 1)
11. Stipulated Final Judgment and any and all unrecorded Easement(s) as evidenced therein recorded in Official Records Book 2949, Page 289, as re-recorded in Official Records Book 3035, Page 516, Public Records of St. Johns County, as assigned by that Assignment of Judgement recorded February 13, 2018, in Official Records Book 4502, Page 515. (As to Parcel 1)
12. Rights of tenants in possession, as tenants only, with no options to purchase or rights of first refusal, under unrecorded leases.

NOTE: All recording references in this Exhibit "B" shall refer to the Public Records of St. John County, Florida, unless otherwise noted.

Attachment 10:
Neighborhood Council Letter

ST. JOHNS LAW GROUP

Dedicated and Responsive Service

NEIGHBORHOOD COUNCIL OF SAINT AUGUSTINE, INC.
52 N. ST. AUGUSTINE BLVD.
SAINT AUGUSTINE, FL 32080

RE: The San Sebastian River – St. Augustine Marine Center Planned Unit Development

Pursuant to the requirements of the City of St. Augustine for applications for Planned Unit Development Ordinances, please accept this correspondence as notice of the request for rezoning to Planned Unit Development for 404 Riberia Street to allow the owner to maintain the current and historical nature of this property while updating the property to refresh and renovate the current structures, adding architecturally-pleasing design and finishing, to update this marine industrial working waterfront property as it continues to serve our great city, promoting and furthering the goals, objective and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map. The following information regarding the project is provided for your use and distribution, as appropriate:

APPLICANT	James G. Whitehouse, Esq. for St. Augustine Marine Center (Owner - Applicant)
OWNER & APPLICANT	St. Augustine Marine Center (Owner - Applicant)
LOCATION	404 Riberia Street
CURRENT ZONING	Industrial & Warehousing
CURRENT LAND USE	Marine Industrial
PROPOSED ZONING	Planned Unit Development (PUD)
SURROUNDING PROPERTIES	Flum – Marine Industrial / Public Use / Open Space, Recreation Zoning – Industrial / Warehousing / Government Use

Current Zoning and Land Uses:
The site is approximately 30.15 acres with hundreds of feet of frontage on the San Sebastian River corridor and currently contains many, long-time working waterfront warehousing and marine industrial uses, within this city-designated, marine industrial / industrial & warehousing district, including several large structures, an open boatyard, boatyard repair and storage, several docks (as recently ratified by the city with licenses for bottomland usage), outdoor storage and boat launching and retrieval facilities. The site will be refreshed and renovated to update this historic marine industrial parcel to reflect a contemporary working waterfront property that will continue to serve our great city and promote and further the goals, objective and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan

map. Of note, the property has historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of "City of St. Augustine Industrial - Warehousing & Distribution Terminals." Further, the property was historically and continues to be used for boat storage and repair and serves as a vital connection of our city to the San Sebastian River corridor. The property has and will continue to have a future land use of Marine Industrial and it has had the current zoning of Industrial & Warehousing during all the above uses' existence.

Summary of Request:
Request to rezone this historic parcel to Planned Unit Development (PUD), to allow for renovations and upgrades to this vital working waterfront, yet deteriorated property, so it may be utilized in a consistent manner and be a wonderful update to this property on the San Sebastian River corridor. This rezoning will allow the owner to update the property to refresh and renovate the current structures, continuing the same uses and historical working waterfront nature of this property, enclosing boat storage, and updating the architecture of the buildings facing Riberia to improve the streetscape, and to transform this historic marine industrial parcel into the contemporary working waterfront property that will continue to serve our great city and promote and further the goals, objective and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map.

The Project Coordinator's contact information is as follows:
James G. Whitehouse, Esq.
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
jameswhitehouse@sjlawgroup.com

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

In addition to the developer neighborhood notice, the City Planning Department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the City's public informational outreach initiative. Such additional courtesy information may be provided in person, by U.S. mail, electronic mail or posting on the City's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

If you have any questions, please do not hesitate to call or email me. We appreciate the work that you do.

Sincerely,

James G. Whitehouse, Esq.

Cc: City of St. Augustine Planning Department

Attachment 11:
Updated PUD Text

San Sebastian River
ST. AUGUSTINE MARINE CENTER
Planned Unit Development

UPDATED
October 12, 2024

Request:
Request to rezone this historic Marine Industrial, city-designated Industrial & Warehousing parcel at 404 Riberia Street to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorating property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and consistent with the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use or our city's natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades. This additional storage capacity will interact with all the uses already allowed onsite and will continue to promote the historical use of this property and an appreciation for and continuation of the working waterfront area as encouraged by our state statutes and within our own comprehensive plan, particularly for this area and this property specifically. The changes to the property will reflect the uses that have been allowed on this property for decades enhancing the storage ability that is specifically related to the marine industrial uses within the land use of this property as assigned by our city for many years. Accordingly, the approval of this updated plan, with the new architecturally pleasing and specifically sited, enclosed storage and marine industrial buildings, will allow this city-designated, marine industrial property to function as designated by the city and to continue as a positive economic engine and a grand addition in the city-designated area for these types of uses. Finally, these updates are specifically advocated within our comprehensive plan and within our state statutes for working waterfronts, as they directly help to meet the overwhelming demand for boat storage/usage and enhance our citizens' and visitors' enjoyment of our natural resources.

All updates, rehabilitation and additions to the current structures will meet and exceed all city codes and regulations. This rezoning will allow the applicant to rehabilitate and continue to update this historically marine industrial property, refining the historical boat storage and repair areas, through an overhaul of the buildings and boatyard with the stated intent of creating a more architecturally pleasing streetscape while updating the property to refresh and renovate the current structures, adding architecturally-pleasing design and finishing, including some additions and partial demolitions, to update this historic marine industrial parcel into the contemporary working waterfront property that will continue to serve our great city and promote and further

the goals, objectives and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map.

The site is approximately 30.15 acres with hundreds of feet of frontage on the San Sebastian River corridor and currently contains many, long-time working waterfront warehousing and marine industrial uses, within this city-designated, marine industrial / industrial & warehousing district, including several large structures, offices, an open boatyard, boatyard repair and painting bays and storage, several docks (as recently ratified by the city with licenses for bottomland usage), outdoor storage/repair and boat launching and retrieval facilities. All will be refreshed and renovated, including some additions and partial demolitions, to help to renovate this city-designated, marine industrial parcel into the contemporary working waterfront property that will continue to promote and further the stated goals, objectives and policies advocated by our comprehensive plan and envisioned for this property. Of note, not only has the property been historically categorized by the city as marine industrial, located along the San Sebastian River corridor in an area designated by the city for these uses, specifically including boat storage buildings of the requested size and height, the property has also historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of City of St. Augustine Industrial, Warehousing, Storage & Transit Terminals.

Applicant / Owner:

St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

Authorized Agent for the Applicant / Owner:

James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan

Parcel Identification Number: 203540-0000

Exhibit "C"

DEVELOPMENT PLAN NARRATIVE

THE SAN SEBASTIAN RIVER - ST. AUGUSTINE MARINE CENTER PLANNED UNIT DEVELOPMENT

SECTION I- INTRODUCTION AND REQUEST

This is an application for a rezoning of this historic parcel to Planned Unit Development (PUD). This rezoning will allow for renovations and upgrades to this deteriorated property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use or our city's natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades. This additional storage capacity will interact with all the uses already allowed onsite and will continue to promote the historical use of this property and an appreciation for and continuation of the working waterfront area as encouraged by our state statutes and within our own comprehensive plan, particularly for this area and this property specifically. The changes to the property will reflect the uses that have been allowed on this property for decades enhancing the storage ability that is specifically related to the marine industrial uses within the land use of this property as assigned by our city for many years. Accordingly, the approval of this updated plan, with the new architecturally pleasing and specifically sited, enclosed storage and marine industrial buildings, will allow this city-designated, marine industrial property to function as designated by the city and to continue as a positive economic engine and a grand addition in the city-designated area for these types of uses. Finally, these updates are specifically advocated within our comprehensive plan and within our state statutes for working waterfronts, as they directly help to meet the overwhelming demand for boat storage/usage and enhance our citizens' and visitors' enjoyment of our natural resources.

The updates to the property will comply with all the codes and regulations as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Owners, St. Augustine Marine Center (SAMC PARTNERS, LLC). The Applicant is requesting this rezoning to PUD in accordance with the City of St. Augustine Zoning Code. This rezoning will maintain the current Marine Industrial future land use and will reflect a mixture of the same types of marine industrial uses as are currently present along this San Sebastian River corridor as well as permitting the typical boat storage building height and a continuation of the marina uses, as updated, employed thereon for years.

This parcel fronts upon the main corridor of the San Sebastian River and is directly across the river from the recently approved Cats Paw Marina boat storage building of a similar size and height and just up from the St. Augustine Shipyards boat storage facility of similar use and height. This San Sebastian River corridor is the city-designated area for these specific types of marine industrial uses, marina uses and boat storage building uses, all in harmonic compatibility with this working waterfront area of our historic living city, much as it has existed for years on this particular, marine industrial, boat storage and repair site.

Finally, the owner has extensive experience with this type of project based upon their work and management of many extremely successful and compatible marine centers throughout the country and they look forward to implementing the same type of success into this marine center and the historical working waterfront uses hereon.

As stated, the overall objective of the PUD is to refresh and update this parcel, allowing a more architecturally pleasing and re-organized property, through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding San Sebastian River corridor, marine industrial, marina and boat storage properties, allowing the owner to maintain the decades-old historical uses on this property and the current structures thereon, while updating the property to provide the enclosure of uses to improve the streetscape as well as allowing them to continue to meet the economic demands of our citizens and visitors for both boat repair and storage as a means of continuing to promote and meet the goals, objectives and policies of our comprehensive plan.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately 30.15 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is addressed at 404 Riberia Street and is located as an historically significant and distinctive property on the San Sebastian River corridor.

B. Ownership/Agreement: The Property is currently owned by St. Augustine Marine Center (SAMC Partners, LLC), as shown by the Proof of Ownership documents in the Application materials. Evidence of authorization for representation is attached.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission.

FLUE Policy 6.6.2
Marine Industrial

This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City.

Maximum lot coverage of 80%; Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The property currently contains buildings that will be renovated and rehabilitated with the additions indicated on the MDP map, including the addition to the repair building bays and the boat storage building to the back of the office uses. This rezoning will allow the applicant to update this historically marine industrial property, which has served the city for many years, through a complete overhaul of the buildings with the stated intent of renovations and upgrades to this deteriorated property and adding an enclosure for some of the current and additional boat storage on site. The applicant will be allowed to utilize this current mix of structures and uses and to alter their forms/configurations as depicted on the site plan attached hereto. In sum, the applicant will be granted the allowed uses in Section 28-226 - Industrial and Warehousing zoning district, as currently allowed, updated to reflect the current ten foot minimum setback from any public road and eight foot fence requirement for outdoor boatyard areas that have historically been present on this property within those areas, and approving the fifty foot height limit as allowed pursuant to the marine industrial future land use. Additionally, the Permitted accessory uses and structures and the Permissible uses by exception, as allowed in Section 28-226 – Industrial and Warehousing zoning district, may be allowed as approved under the Code. This PUD shall not relieve the Applicant, its successors and assigns, of their obligations from complying with all Federal, State and local applicable laws and does not otherwise limit, nor expand, the authority of the City of St. Augustine to enforce such laws nor limit, nor expand, defenses available to the property owner. Further Uses/changes to the uses described shall be by amendment to the PUD.

More specifically, St. Augustine Marine Center PUD business activities, renovations and improvements include water dependent and water-related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including, but not limited to Boat Yard, Boat Storage, Boat Repair, Boat Painting, Boat Sales, Boat Rental, Boat Club, Boat Building, Yacht Yard, Yacht Storage, Yacht Repair, Yacht Painting, Yacht Sales, Yacht Transport, Marine Electric, Marine HVAC, Marine Hydraulic, Carpentry, Canvas & Upholstery Shop, Wash & Detailing, Propeller Repair, Welding, Fabrication Shop, Outboard Service, Engine Service, Engine Sales, Electronics Service, Electronics Sales, Electronics Installation, Retail Sales, Ship Store - a marine related retail store for supplies and provisions, Retail Tenancy, Retail Office Space, marina, marine dockage and mooring facilities, fueling facilities, enclosed storage, temporary outdoor dry staging for boat washing and service, trailer storage, professional and administrative offices, parking and pedestrian sidewalks and paths, clubhouse and accessory structures/uses related to marine operations.

B. Development Standards for NEW Structures within the PUD: The attached site plan depicts the proposed interactive site plan and layout of the structures and uses with partial demolition and additions for the uses proposed. The applicant will be allowed to utilize the current mix of structures and uses and to alter their forms/configurations as provided in the site plans attached hereto. In sum, the applicant will be allowed to rehabilitate and reinvigorate this property as presented. No material departures from this site plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

1. **Maximum lot coverage:** Fifty percent maximum (50%)

2. **Maximum building height:** Fifty (50) ft measured pursuant to City Code.

3. **Parking:** Parking spaces will be provided per code.

4. **Signage:** Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.

5. **Stormwater:** Stormwater management will be in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.

6. **Access:** Access to the property will be provided per the entrances designated on the MDP map / site plan.

7. **Fencing:** All existing fencing may remain on the Property or may be modified in accordance with the plan as approved; as such, eight-foot opaque fencing will be provided along the east and south sides of the property adjacent to the boatyard replacing the current deteriorating fencing. Other existing fencing may be replaced as desired by the Applicant.

8. **Utilities:** All electrical and telephone lines are installed on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Directional security lighting may be provided as needed.

9. **Potable Water:** Potable water will be provided by COSA via existing connections.

10. **Fire Protection/Assessment:** Fire protection will be afforded by fire hydrants in accordance with City standards and buildings will provide fire protection systems as required by code. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.

11. **Sanitary Sewer:** The development is served by central sewer collection from the City of St. Augustine. Any extensions shall be in accordance with City requirements and construction shall conform to current permit standards.

12. **Sidewalks:** A six (6) foot sidewalk will be installed along Riberia Street.

13. **Design**: It is the intent of the applicant/owner to continue the current and long-standing uses on this marine industrial property through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding San Sebastian River corridor, allowing the owner to maintain the historical marine industrial, working waterfront nature of this property and a reuse and renovation to much of the historical structures thereon, while updating the property to provide the proposed, architecturally pleasing boat storage enclosure at the same height and similar size to those recently approved along this San Sebastian River corridor, to continue to further our citizens and visitors enjoyment of our city's natural resources as advocated by our comprehensive plan. Further, the increased landscaping plan as presented is adopted as part of this PUD to be implemented.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its successors/assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner/owners has been established which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV- PUD ORDINANCE CRITERIA

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

Response: THE SAN SEBASTIAN RIVER - ST. AUGUSTINE MARINE CENTER PUD, as proposed, promotes and is consistent with the goals, policies and objectives of the Comprehensive Plan, including all of the following:

FUTURE LAND USE ELEMENT

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

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

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

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

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

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as

addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

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

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

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

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

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

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

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

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

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

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and

enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.
FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

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

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

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

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

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

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

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

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

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

Conservation and Coastal Management

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

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

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

development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Im pact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

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

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

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

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

Infrastructure Element

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

INFRASTRUCTURE IMPACT ANALYSIS

An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns and infrastructure of the city.

The infrastructure impact analysis shall include site specific design improvements related to traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

Our expert traffic engineer's infrastructure impact analysis is attached with a summary of the project location, current and updated land use descriptions and the traffic impact analysis, ***reflecting the proposed reduction in trips*** *based upon the proposed low traffic generating boat storage addition but* ***removal of the currently permitted trips for the approved restaurant use****, all as part of the proposed renovations and updates to the St. Augustine Marine Center at 404 Riberia Steet in the City of St. Augustine, Florida.*

Trip Generation: Attached Table 01 summarizes the expected trips generated by the proposed updates, accounting for the removal of restaurant-related trips. The trip generation estimates were derived using rates and equations from the Trip Generation Manual, 11th edition by the Institute of Transportation Engineers (ITE).

As indicated in the table, the renovations are estimated to generate 3 AM peak trips (2 entering and 1 exiting) and 6 PM peak trips (3 entering and 3 exiting). The analysis demonstrates that the proposed changes will have a positive impact on infrastructure due to the reduction in trips from the removed restaurant.

Chindalur Traffic Solutions, Inc.

Rajesh Ramn K. Chindalur, P.E., PTOE
PE No: 77285

HISTORIC PRESERVATION ELEMENT

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, Preservation, continued use and adaptive reuse of existing historic structures.

1. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Response: Not in an HP district.

2. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant, all of which are intended to meet the spirit and intent of this historically marine industrial, working waterfront area. A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair, as allowed pursuant to our comprehensive plan as outlined above, show that their intent fully complies with the spirit and intent of our code and comprehensive plan. Further, they will continue to meet the maximum lot coverage, signage, setbacks and all other allowable zoning uses as are required and allowed currently upon this parcel. Accordingly, through this planned development, they will also enhance this property. See, FLUE Objective 3.2 - The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e.,

disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable. See, FLUE Policy 3.2.3 -The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity. Also see, FLUE Policy 3.2.6 - The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; • Increase activity and community involvement; • Create a pleasant ambiance through design standards and scale; and, • Improve mobility for alternative modes of transportation and pedestrians. This project and rejuvenation/renovation of this property in fact meets and exceeds all of these characteristics and the permission for the additions as allowed by and promoted under our comprehensive plan actually continues our city's stated objectives of promoting alternative uses of transportation, through allowing additional access to our waterways as well as continuing to promote our citizens' and visitors' enjoyment of our natural resources.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application

of setback, lot size, and other zoning district requirements, and provide performance criteria which:

(1) Permit a creative approach to the development of land; and
(2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
(3) Provide for an efficient use of land; and
(4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
(5) Provide an environment of stable character compatible with surrounding areas; and
(6) Retain property values over the years.

Response: The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286 and how this proposal is a perfect example for the use of planned unit development to encourage the restoration / renovation / reconstruction of this essential marine industrial property, which currently exhibits aged, presently deteriorating structures, while allowing for a creative use that is both in line with meeting the needs for additional boat storage, as approved on this San Sebastian River corridor, and promoting the goals, policies and objectives or our comprehensive plan, with little to no increased ill-effects on the area, since the uses are already allowed, and since the increased height is typical in the industry as recently approved across the river, and is specifically allowed by the terms of our own comprehensive plan. Further, the continued uses enhanced with the architecturally pleasing indoor boat storage will indeed provide an environment of stable character for this property and will greatly promote working waterfronts as encouraged by our state statutes while continuing to enhance the area, with this property not only retaining its value but also enhancing the value of the area and surrounding properties.

4. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair, as allowed pursuant to our comprehensive plan as outlined above, show that their intent fully complies with the spirit and

intent of our code and comprehensive plan. Further, they will continue to meet the maximum lot coverage, signage, setbacks and all other allowable zoning uses as are required and allowed currently upon this parcel. Accordingly, through this planned development, they will also enhance this property.

5. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.

Response: The restoration / renovation / reconstruction of this deteriorating property, while reusing and enhancing many of the current structures, will be commenced as a single phase, within a year of the approval of permits following the approval of the PUD, and it is anticipated to be completed in one phase, but in any case, shall be completed within ten (10) years of commencement.

6. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

Response: No such areas exist on the Property.

7. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.

9. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:

DocuSigned by:
Brendan P. Quirk 7/2/2024

St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

SECTION V – CON OVERLAY ZONE

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

In accordance with our Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein, and will avoid significantly changing or impairing and avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities and will actually enhance those vistas and scenic opportunities which are determined to benefit the public by providing additional docking and enclosed boat storage for our citizens, which in fact meets and furthers the goals, objectives and policies of our Comprehensive Plan in promoting increased access to and use of our city's natural resources and waterways. Additionally, the updates and renovations are in direct accord with our state statutes and legislature's stated intent to support and further working waterfronts in our great state.

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

1. **Site Specific Conditions**: The development plan, as depicted on the site plan, will update and renovate the current approved uses on site and will provide a new enclosed boat storage building that will be added on to the back of the professional office building and architecturally designed and landscaped to fully improve the streetscape along Riberia. The site development standards will be updated in accordance with modern stormwater management

standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. **The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones**: The updated development and continuation of present approved uses including the additional enclosed boat storage will remain in conformance with the long existing, city-designated, Marine Industrial land use, and will continue to be compatible with the character, mass, and scale of the site and San Sebastian River corridor area, including the current U.S. Customs boat building to the North, the boat repair/painting building onsite, the Shipyards enclosed boat storage to the Northwest across the San Sebastian River corridor and the recently approved, Cats Paw Marina enclosed boat storage immediately across the San Sebastian River corridor. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones.

3. **Natural and Proposed Drainage Patterns**: Stormwater collection, conveyance and treatment will be provided by approved and permitted systems as part of the improvements and updates in the PUD. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed systems will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. There will be no adverse, detrimental or negative water quality impacts on site or to adjacent waterways.

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

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

6. **Impact on Floodplain**: Located along the San Sebastian River corridor, the Property is mostly within the AE designated flood zone. The stormwater management facilities will eliminate the potential for impacts to the neighboring community and environmentally sensitive areas, sometimes associated with the increase in flood zone elevation requirements.

7. **Impact of Development on Vegetative and Animal Communities**: The site has been fully developed and impacted for decades with the same uses as proposed to be updated, including structures for boat repair and storage and outdoor boat storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the updates and proposed redevelopment by our environmental scientist team.

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

9. **Effect of Shade on Vegetation and Shellfish**: No construction is planned which would cause any new or unnatural shading. As stated, the site is fully developed and has been for years.

10. **Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion**: Any increase in marine vessel related traffic on the waterway will conform and adhere to local, State and Federal guidelines and regulations. Further, this site is the most advantageous along the San Sebastian River corridor for easy access to the channel as well as to the Intracoastal and out to our offshore natural resources.

11. **Impact of development on shoreline by linear feet and percent of site**: As previously stated, the updates and renovations of the site, including adding enclosed boat storage, between the US Customs boat building and the boat repair/paint building already onsite, to the back of the professional office building and continuing the decades old, approved and city-designated working waterfront, marine industrial uses on this site in the same general locations, will not significantly change how the shoreline of the site is viewed from the water. The site is extremely large at 1,313,363 sqft. (30.15 acres) in size with over 1,500 linear feet of shoreline and the addition for enclosed boat storage is only approximately 7% of the site. Accordingly, the size of the enclosed boat storage is comparable to the other approved, enclosed boat storage buildings on the shorelines of this San Sebastian River corridor. Further, the location of the building on the center of this parcel with over 1,500 linear feet of frontage on the San Sebastian River, (with the building covering only about 20% of the shoreline frontage), and at the end of Riberia Street abutted by over 45 acres of city-owned land, including the nine (9) acres of the Dr. Robert B. Hayling Freedom Park, named by the city in honor of a leader of the Civil Rights Movement in St. Augustine in the early 1960s, which the city promotes on its website as “a

nearly nine acre park providing the public with a panoramic view of the San Sebastian and Matanzas Rivers that will undoubtedly become a favorite place for reflection, recreation and relaxation for the St. Augustine community," proves that the impact is minimal and reasonable given the historical uses on the Marine Industrial site and the alternative expansive "Vistas and Scenic Opportunities for the Benefit of the Public as a whole" in the area.

In fact, as pictured in the aerial and streetscape photos and architectural elevations attached, the new building will be designed to improve both the streetscape and the shoreline with an architecturally pleasing building on all sides and will actually enclose a number of the boats that may have been unsightly on the site previously.

12. **Impact of Development on Vistas and Scenic Opportunities**: As stated, the updates and renovations of the site, including adding enclosed boat storage to the back of the professional office building at the center of the extremely large site (approximately 1,313,363 sqft. (30.15 acres) in size with over 1,500 linear feet of shoreline and 1,000 linear feet of street frontage and the addition for enclosed boat storage only approximately 7% of the site and only about 30% of the frontage of the site), and continuing the decades old, approved and city-designated working waterfront, marine industrial uses on this site in the same general locations, will not significantly change how the site is viewed from the land. In fact, as pictured in the streetscape photos and architectural elevations attached, the new building will be designed to improve the streetscape with an architecturally pleasing building on all sides and will actually enclose a number of the boats that may have been unsightly on the site previously. Further, the location of the building on the center of this parcel with over 1,500 linear feet of frontage on the San Sebastian River, (with the building covering only about 20% of the shoreline frontage), and at the end of Riberia Street abutted by over 45 acres of city-owned land, including the nine (9)

acres of the Dr. Robert B. Hayling Freedom Park, named by the city in honor of a leader of the Civil Rights Movement in St. Augustine in the early 1960s, which the city promotes on its website as "a nearly nine acre park providing the public with a panoramic view of the San Sebastian and Matanzas Rivers that will undoubtedly become a favorite place for reflection, recreation and relaxation for the St. Augustine community," proves that the impact is minimal and reasonable given the historical uses on the Marine Industrial site and the alternative expansive "Vistas and Scenic Opportunities for the Benefit of the Public as a whole" in the area. Finally, as shown in the streetscape photos, the Eddie Vickers Park & Willie Galimore Recreation Center, across and located at 399 S Riberia Street, with a basketball court, baseball diamond and picnic area, provide plenty of space to enjoy the over 700 feet of open frontage that will be retained outside the areas of the new architecturally pleasing, enclosed boat storage building. The building will adhere to the height and coverage limitations consistent with and allowable by our Comp. Plan within this decades-old, city-designated Marine Industrial area.

13. **Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes**: As the site has been developed for some time, no existing native plant materials exist. However, the applicant will attempt to use native plant and tree species as much as possible within the new landscaping on site.

14. **Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site**: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the updates and proposed redevelopment by our environmental scientist team.

15. **Impact of Development on Water Quality**: Stormwater collection, conveyance and treatment will be provided by approved and permitted systems as part of the improvements and updates in the PUD. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed systems will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. There will be no adverse, detrimental or negative water quality impacts on site or to adjacent waterways.

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

17. **Specific conditions applicable to docks**: In addition to complying with the considerations listed in subsections (1) through (16) herein, applicant agrees that no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All outdoor boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on an outdoor boatlift. In

addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended on an outdoor boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck. See attached for the approved dock layouts and the minor updates addressed by our expert environmental scientist team.

SECTION VI - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

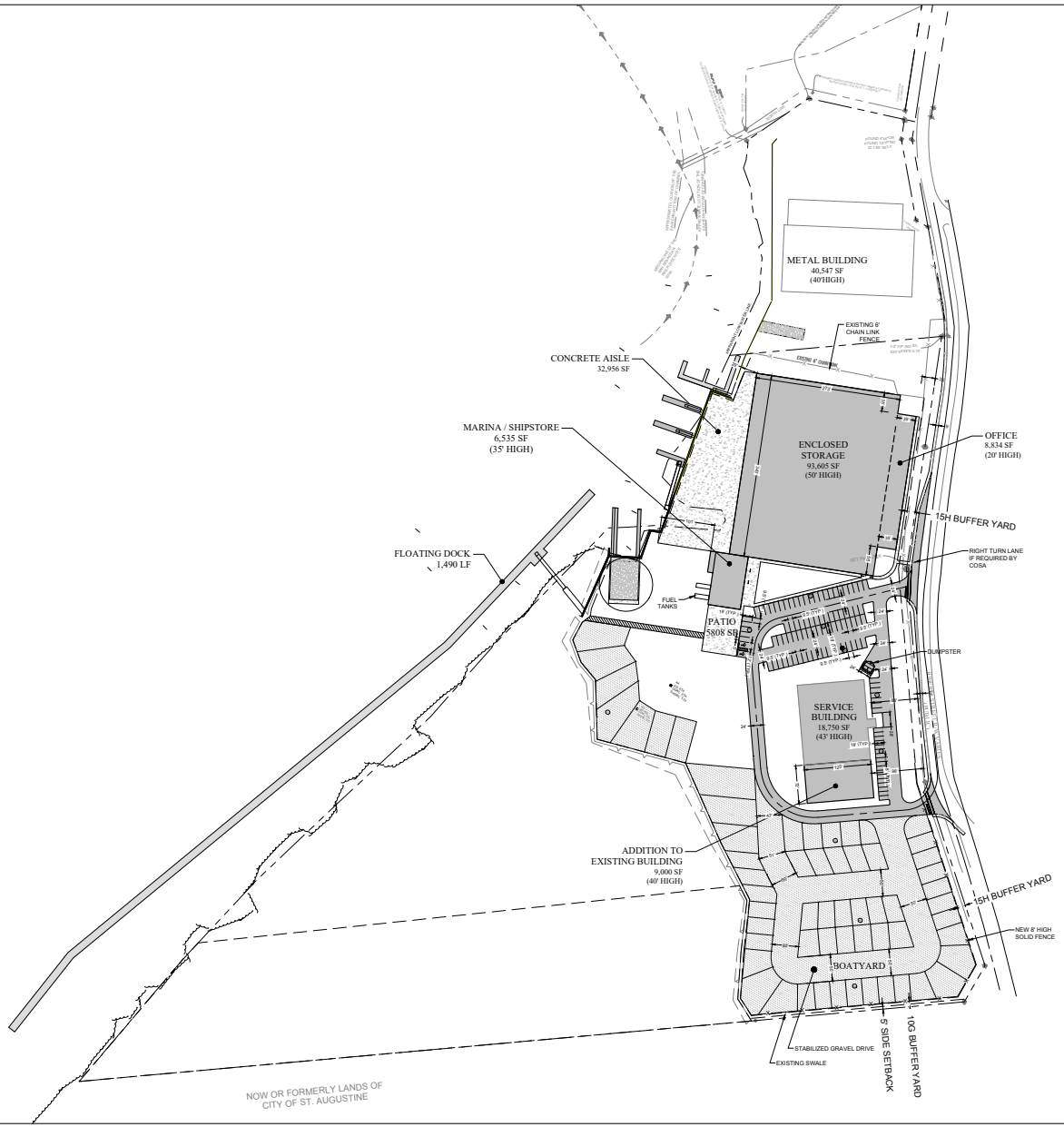
Summary of Justification
Public Purpose and Public Benefit

Further, pursuant to the guidelines of our PUD ordinance, the project is a grand addition to the area, as follows: 1. The project takes into consideration pedestrian oriented design along Riberia Street and adds significantly to the sense of place of the surrounding area by adding sidewalks and coordinating with the city and the Lincolnville CRA on crosswalks, as well as respecting existing development patterns and providing for compatibility, quality and integrity of the existing area and neighborhoods by cleaning up and improving the streetscape drastically and providing a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood by attempting to work features of the Lincolnville design criteria into their building features and area design. Although this PUD entails the same uses of the site, their distinct and concerted efforts to improve the streetscape and to help contribute to pedestrian travel and safety is a welcome addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area. 2. This renovation/redevelopment clearly demonstrates consideration for the existing neighborhoods and street patterns within the city by removing unnecessary trips from Riberia and in turn providing pedestrian improvements and safety

features in conjunction with the city and the Lincolnville CRA. The improvements also add fully desired, updated and renovated boat repair, storage and water access facilities along our most desired San Sebastian River corridor, which all help to drastically improve the transportation networks or circulation patterns as described in the infrastructure impact analysis, as well as, to promote the goals, objectives and policies of our comprehensive plan in vastly improving access to our natural resources and allowing vastly enhanced enjoyment of our vistas and scenic opportunities. Moreover, this renovation project is abundantly consistent with the character, history, and cultural and natural features that help create a sense of place upon this decades-old marine industrial, working waterfront property. And 3. This redevelopment project not only provides additional upgrades and enclosed boat storage and repair facilities, but it also provides renovations and a reuse of those already in existence hereon as well as cleaning up the outdoor boat storage and docking facilities for both vastly improved visual and practical usage by our citizens and visitors alike.

THEREFORE, This Planned Unit Development request meets all the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of our Comprehensive Plan and is fully consistent with our Comprehensive Plan and our City Code.

Attachment 12:
MDP Map



GRAPHIC SCALE

0 100 150 200

1"= 100'

SITE DATA		
TOTAL SITE	30.15 AC	1,313,363 SF
DEVELOPMENT AREA	27.43 AC	1,194,841 SF
MAX LOT COVERAGE		50%
ZONING		PUD
FLUM		MARINE INDUSTRIAL
PARCEL NUMBER(S)		2036400000
911 ADDRESS		404 RIBERIA STREET
FEMA PANEL NUMBER		12109C0314J & 12109C0318J
FLOOD ZONE		ZONE AE BFE=7 & 8
MAX BUILDING HEIGHT		50'
MIN SETBACKS (FRONT/SIDE/REAR)		(0'/5'/5')

PARKING CALCULATIONS

USE: OFFICE	=	1 SPACE/400 SF	8,834 SF	22 SPACES
USE: COMMERCIAL (MARINA BUILDING)	=	1 SPACE/300 SF	6,000 SF ★	20 SPACES
USE: BOAT STORAGE	=	1 SPACE/2 SLIPS	38 SLIPS	19 SPACES
USE: DRY BOAT STORAGE	=	1 SPACE/10 SLIPS	299 SLIPS	30 SPACES
USE: GARAGE / SERVICE	=	3 SPACES / BAY	3 BAYS	9 SPACES
ADA REQUIRED	=			5 SPACES
ADA PROVIDED	=			6 SPACES
COMPACT CAR SPACES ALLOWED	=		25% TOTAL REQUIRED	33 SPACES
COMPACT CAR SPACES PROVIDED	=			24 SPACES
TOTAL REQUIRED	=			100 SPACES
TOTAL PROVIDED	=			109 SPACES

★ EACH PARKING SPACE PROVIDED TO MEET THE MARINA'S BOAT SLIP OR DRY STORAGE PARKING REQUIREMENTS MAY ALSO BE CREDITED TOWARDS MEETING 100 SQUARE FEET OF THE PARKING REQUIREMENTS FOR THE MARINA OR PERMITTED MARINA-RELATED ACTIVITIES. 49 SPACES FOR BOAT STORAGE AND DRY BOAT STORAGE = 4,900 SF OF CREDIT TOWARDS OFFICE PARKING REQUIREMENT. (8,834 SF OF OFFICE USE - 4,900 SF OF CREDIT = 3,934 SF OF OFFICE USE)

HATCH LEGEND	
PAVEMENT	
CONCRETE	
GRAVEL	

REGISTERED ENGINEER
EOR
CA#26835 FLAPE No.

REVISIONS

NO.	DATE	DESCRIPTION
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---	-----	-----
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---	-----	-----

DESIGNED: SKK
DRAWN BY: WHS
CHK BY: RAM
DATE: 08/20/2024
JOB No.: 23022

MATTHEWS | DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

MDP MAP

SAMC UPDATES

CITY OF ST. AUGUSTINE

PREPARED FOR
OASIS MARINAS

SHEET No.
1
OF 1

Attachment 13:
Landscaping Plans

LANDSCAPE SITE RELATED ENHANCEMENTS

The San Sebastian River –
St. Augustine Marine Center
Planned Development

OVERALL PLAN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE		QTY
TREES							
	JD	Juniperus Virginiana	Eastern Red Cedar	YES	3" Cal. / 10' Ht.		18
	MG	Magnolia grandiflora 'DD Blanchard'	Southern Magnolia	YES	4" Cal. / 12' Ht.		10
	PS	Phoenix sylvestris	Wild Date Palm	--	12' Ct.		4
	QC	Quercus virginiana	Live Oak	--	4" Cal. / 12' Ht.		13
	SS	Sabal palmetto	Cabbage Palmetto	YES	VARY CLEAR TRUNK, SEE PLAN FOR HEIGHT		12
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	NATIVE	QTY
SHRUBS							
	IF	Ilicium floridanum	Florida Anise	YES	24"HT., 15"SP., T.B.D.	YES	314
	SBJ	Sabal bermudana	Bay Palmetto	30 gal	24" Ht. min / 36" o.c.	YES	81
	SD	Spartina bakeri	Sand Cordgrass	3 gal	24" Ht. min / 3' o.c.	YES	127
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	QTY
GROUND COVERS							
	SO	Stenotaphrum secundatum	St. Augustine Grass	sod			18,319 sf

MINIMUM REQUIREMENTS (5' BUFFER TYPE H
5 TREES PER 100 LINEAR FEET
30 SHRUBS PER 100 LINEAR FEET

TOTAL LINEAR FEET (EXCLUDING DRIVES) = 1,142'

TREES REQUIRED 1,142 / 100 X 5 TREES = 57
TREES PROVIDED = 57

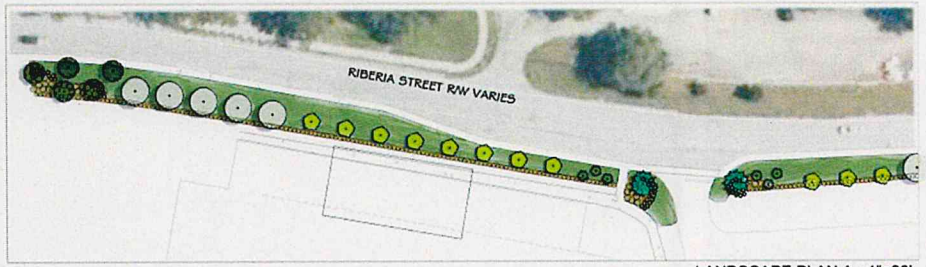
SHRUBS REQUIRED 1,142 / 100 X 30 TREES = 343
SHRUBS PROVIDED = 343+

5 TREES PER 100 LINEAR FEET
30 SHRUBS PER 100 LINEAR FEET

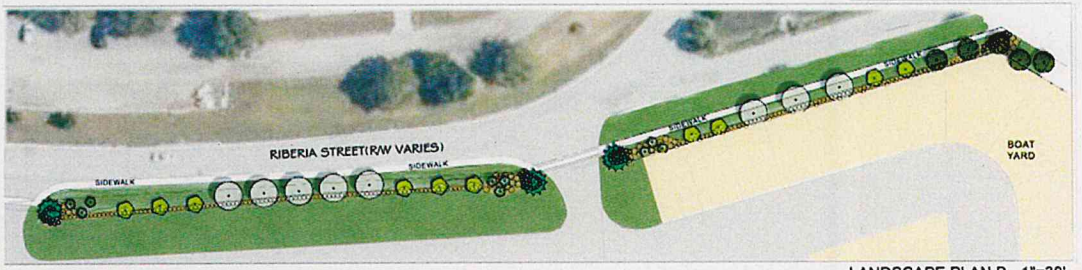
TOTAL LINEAR FEET (EXCLUDING DRIVES) = 1,142'

TREES REQUIRED 1,142 / 100 X 5 TREES = 57
TREES PROVIDED = 57

SHRUBS REQUIRED 1,142 / 100 X 30 TREES = 343
SHRUBS PROVIDED = 343+



LANDSCAPE PLAN A - 1"=30'



LANDSCAPE PLAN B - 1"=30'

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

SAMC
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY, FL.
OASIS MARINAS

LANDSCAPE EXHIBIT

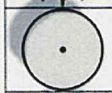
NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

9/25/2024

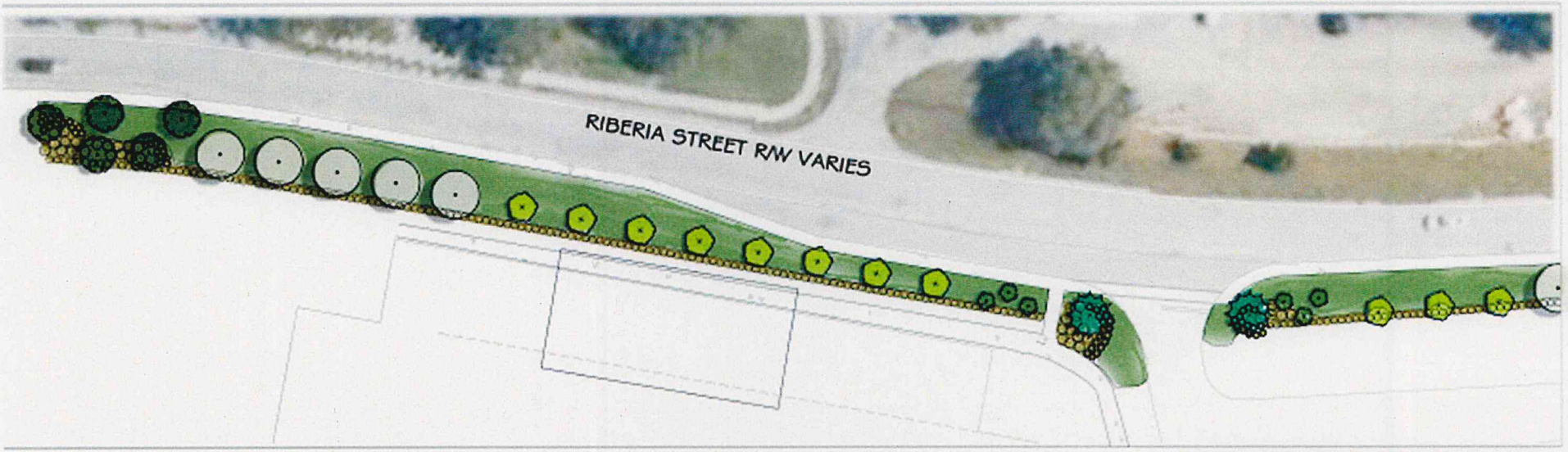
MDG# 23022

The San Sebastian River – St. Augustine Marine Center
Planned Development

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE		QTY
TREES							
	JB	Juniperus Virginiana	Eastern Red Cedar	YES	3" Cal. / 10` Ht.		18
	MB	Magnolia grandiflora `DD Blanchard`	Southern Magnolia	YES	4" Cal. / 12` Ht.		10
	PS	Phoenix sylvestris	Wild Date Palm	---	12` Ct.		4
	QC	Quercus virginiana	Live Oak	---	4" Cal. / 12` Ht.		13
	SS	Sabal palmetto	Cabbage Palmetto	YES	VARY CLEAR TRUNK, SEE PLAN FOR HEIGHT		12
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	NATIVE	QTY
SHRUBS							
	IP	Illicium floridanum	Florida Anise	YES	24"HT., 15"SP., T.B.D.	YES	321
	SS2	Sabal serrulata	Saw Palmetto	30 gal.	24" Ht. min / 36" o.c.	YES	76
	SB	Spartina bakerii	Sand Cordgrass	3 gal.	24" Ht. min / 3` o.c.	YES	117
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	QTY
GROUND COVERS							
	SG	Stenotaphrum secundatum	St. Augustine Grass	sod			16,104 sf

The San Sebastian River – St. Augustine Marine Center
Planned Development



LANDSCAPE PLAN A - 1"=30'

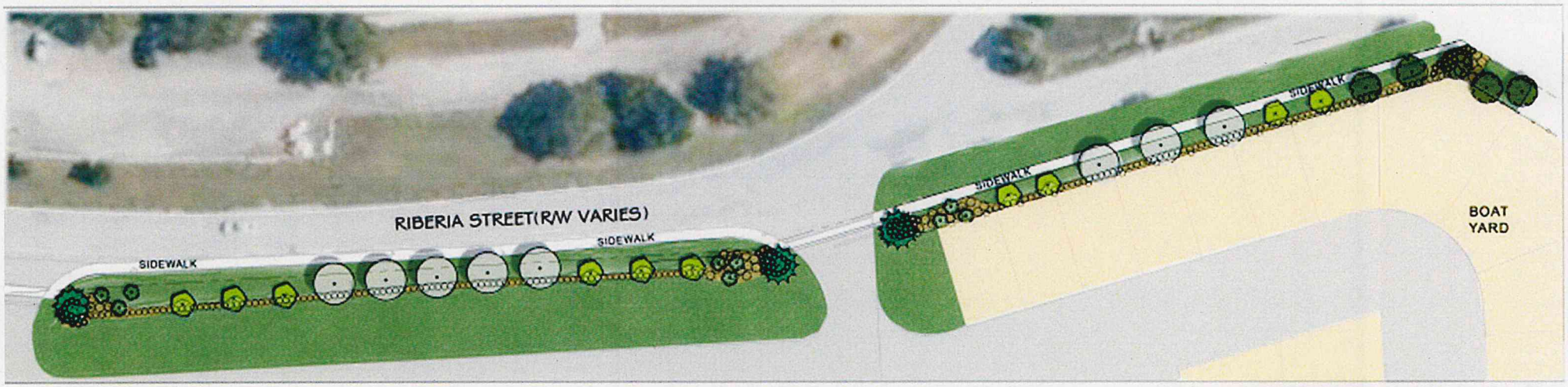
5 TREES PER 100 LINEAR FEET
30 SHRUBS PER 100 LINEAR FEET

TOTAL LINEAR FEET (EXCLUDING DRIVES) = 1,142'

TREES REQUIRED 1,142 / 100 X 5 TREES = 57
TREES PROVIDED = 57

SHRUBS REQUIRED 1,142 / 100 X 30 TREES = 343
SHRUBS PROVIDED = 343+

The San Sebastian River – St. Augustine Marine Center
Planned Development



SAMC

LANDSCAPE EXHIBIT

LANDSCAPE PLAN B - 1"=30'

5 TREES PER 100 LINEAR FEET
30 SHRUBS PER 100 LINEAR FEET

TOTAL LINEAR FEET (EXCLUDING DRIVES) = 1,142'

TREES REQUIRED 1,142 / 100 X 5 TREES = 57
TREES PROVIDED = 57

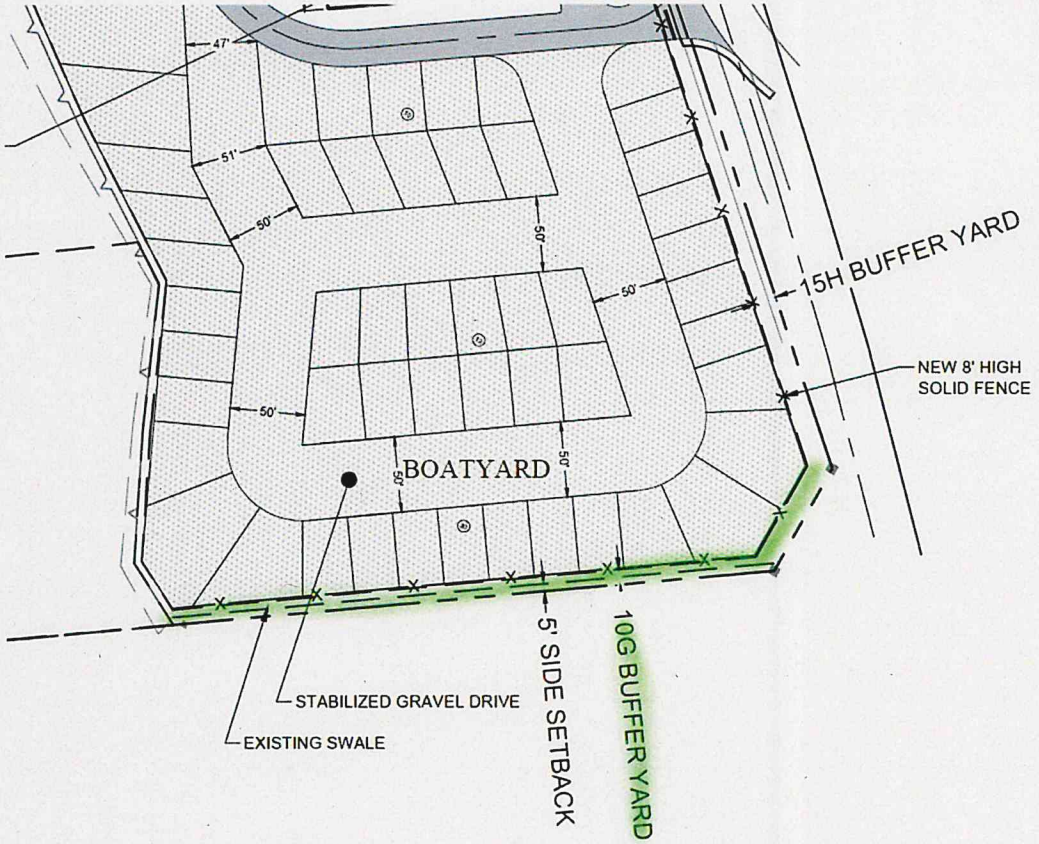
SHRUBS REQUIRED 1,142 / 100 X 30 TREES = 343
SHRUBS PROVIDED = 343+

Meeting and Exceeding City Code Buffers

10G Bufferyard =
10’ wide, no fence and 4 (5 x 0.8) trees and
20 (25 x 0.8) shrubs per 100 linear feet of bufferyard

** Use of native vegetation shall reduce the required number of plant units by ten (10) percent in those bufferyards where a fence is not required.*

10G Bufferyard with native vegetation =
10’ wide, no fence and 3.5 (5 x 0.7) trees and
17.5 (25 x 0.7) shrubs per 100 linear feet of bufferyard



Attachment 14:
Applicant's PUD Code Analysis

Chapter 28 Planned Unit Development: PUD

The City's Code of Ordinances calls for two possible public hearings at the PZB to review PUD proposals, but allows the PZB to waive the second public hearing at PZB and move this on to the City Commission if desired due to the minor change of merely adding the additional height for the enclosed boat storage as provided for in our Comprehensive Plan. This application will have its first public hearing on August 2, 2024. The reason for holding PZB meetings is to discuss the merits of the application and the final PUD document.

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

Sec. 28-286. – Purpose and intent.

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

This application for rezoning to PUD is NOT to add uses or change regulations, instead it is directly related to the guidance of our Comprehensive Plan which specifically calls for a rezoning to PUD to all for the increased height in the current, long standing, city-designated MARINE INDUSTRIAL land use of this San Sebastian River, working waterfront property.

That section of our Comprehensive Plan states verbatim as follows:

> **FLUE Policy 6.6.2**
> **Marine Industrial**
> **This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City.**
> **...**
> **Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.**

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
Request complies. The proposed development continues and updates the current uses and even provides a more economically efficient use of the land with the enclosed boat facility. Further, it does not skip over other lands but continues the working waterfront usage of this sector along the San Sebastian River corridor, reducing any contribution to urban sprawl.

(b) Encourage a more compatible and harmonious development of contiguous lands;
Request complies. The proposed updated development site now includes a cleaner more efficient site which allows the development to function in a more thoughtful manner.

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
Request complies. The applicant is merely updating this site, not adding any additional uses that are not currently allowed, but following the guidance of our comprehensive plan is seeking the additional height for the enclosed boat storage.

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
Request complies. Information to assess this proposed development has been provided by the applicant.

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as the planned developments relationship with the existing and preferred architectural context surrounding the project;
Request complies. The applicant has provided architectural renderings for the improvements to the site and seeks to finish the new buildings in a way to improve the streetscape as depicted and to clean up the site with a good deal of enclosed boat storage. The documentation provided clearly demonstrates the coordination of architectural styles, building forms, and building relationships.

(f) Provide an environment of consistent character compatible with the surrounding areas; and,
Request complies. The same uses that currently exist hereon and will be continued, including many working waterfront uses, such as boat storage, boat repair, and boat docks and other water related services, and such are ideally compatible with the surrounding areas as proven over time with this long standing, city designated MARINE INDUSTIRAL land use.

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.
Request complies. The proposed site plan which is almost identical to the current layout, merely enlarging a couple of the buildings and adding the enclosed boat storage at the height permitted for other boat storage facilities on this San Sebastian River corridor, and the text provided limits the uses to those that have been occurring on site for many decades, and those allowed and encouraged by our comprehensive plan.

Sec. 28-287. – Defined.

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

Sec. 28-288. - Permissible uses.
Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.
Request complies. Information has been provided in the PUD text.

Sec. 28-289. - Procedures, application requirements and narrative PUD text.
(1) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:
(1) Plats, surveys, and metes and bounds description of the area within the PUD.
Request complies.

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

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

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

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

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

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,
Included in the PUD text is documentation of compliance with numerous goals, policies, and objectives of the Comprehensive Plan.

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

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

4. Compliance with the purpose and intent and criteria in section 28-286; and,
Request complies.

5. Compliance with section 28-288 and justification for any zoning uses; and,
Request complies.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
Request complies. Information is included in the PUD text.

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
Request complies. Information is included in the PUD text.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
Request complies. Information is included in the PUD text.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,
Request complies.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and
Request complies. An Infrastructure impact analysis has been provided.

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.
Request complies. Information is included in the PUD text.

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

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

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

and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.
Not applicable to this request.

(3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in section 28-289(b) (9) and the projects ability to contribute to and enhance the existing streetscape.
Not applicable to this request as it is not located within an entry corridor.

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

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

a. The location, grouping and height of all uses and facilities.
Request complies with location and grouping of uses, information regarding specific height of structures provided on the MDP site plan.

b. In the case of residential development, the number of residential units, their location and number of stories.
Not applicable to this request.

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

d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
Request complies, open space and recreational uses are shown on the Master Plan.

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

Request complies by providing a map of all existing buildings and areas. There are no wooded areas and the site is fully developed so a topographic map of the site is not needed.

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

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

h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
Request complies. Documentation is included in the PUD map and text.

i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
Request complies. Documentation is included in the PUD map and text.

(6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
The PUD text provides details of ownership and maintenance.

(7) A schedule of development, including the staging and phasing of:
a. Areas to be developed, in order of priority;
b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
c. The dedication of land to public use, if any.
Request complies. Documentation is included in the PUD map and text.

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

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

a. The project name, property owner(s) and applicant(s); and

b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and

c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and

d. The following statement in prominent font:

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

e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

Request complies. Applicant sent notice with required information.

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

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

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

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

a. Permit a creative approach to the development of land; and

b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and

c. Provide for an efficient use of land; and

d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and

e. Provide an environment of consistent character compatible with surrounding areas; and

f. Retain property values over the years.

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

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

(1) There are the same or fewer number of dwelling units and/or floor area;

(2) The open space is in the same general location and in the same general amount, or a greater amount;

(3) The buildings have the same or less number of stories and/or floor area; and

(4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(6) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to

finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

(7) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in section 28-59(a) and (b).

(8) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with section 28-289 (a)(4)b.8. shall be taken.

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

(a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

(b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

(c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

(d) *Permits required.* All construction in the development of a PUD shall proceed only under Applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

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

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

(1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and

integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
Evaluations of this request for its contributions and added value to the area are clear as this request is merely to allow the same uses in basically the same configuration on the same site while updating the uses and buildings and site to improve the streetscape as well as to comply with and further the goals, objectives and policies of our comprehensive plan by providing enclosed boat storage on the same site in an architecturally pleasing building that will enclose many boats onsite and allow the continuation of this decades-old, city designated, working waterfront property as advocated by our state statutes and our code and comp plan.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.
The applicant has provided an overview of this proposal's contributions to the existing area. Again, the evaluations of this request for its contributions and added value to the area are clear as this request is merely to allow the same uses in basically the same configuration on the same site while updating the uses and buildings and site to improve the streetscape as well as to comply with and further the goals, objectives and policies of our comprehensive plan by providing enclosed boat storage on the same site in an architecturally pleasing building that will enclose many boats onsite and allow the continuation of this decades-old, city designated, working waterfront property as advocated by our state statutes and our code and comp plan. Particularly noteworthy is that fact that additional enclosed boat storage use is a low traffic generator, allows the continued enhancement and updating of this site and out promotion of working waterfronts as advocated in our plan and our state's statutes.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.
This information has been provided by the applicant and is included in the PUD text, map and exhibits. This approval will allow the beautification and update to this essential site.

PERSPECTIVE

MONUMENT
MARINE GROUP

SAMC UPDATE
CITY OF ST. AUGUSTINE

MATTHEWS
DCCM

PERSPECTIVE

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MARINE GROUP

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CITY OF ST. AUGUSTINE

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DCCM

ROOF BACONY

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MARINE GROUP

SAMC UPDATE
CITY OF ST. AUGUSTINE

MATTHEWS
DCCM

PZB Recommendation

The Board is tasked with making recommendations to the city commission.
The Board has studied and considered this request and finds as follows:

(1) No adverse effect finding.
The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding.
The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding.
In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, this PUD affirmatively complies with each applicable PUD regulation found in this section and clearly identifies the need and justification for this rezoning.

As outlined, the objective of this PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

Attachment 15:
Environmental Scientist Report

Ryan Carter

From: David Birchim <dbirchim@citystaug.com> on behalf of David Birchim
Sent: Monday, August 9, 2021 3:40 PM
To: Karl Masters
Cc: Chris Simon; Stefan Johansson; Ryan Carter
Subject: RE: St. Augustine Marine Center - Use by Exception/Conservation Overlay (2019-0016)

Hello Karl,
Your documentation shows you acted on the PZB approval within one year so your rights to develop are conserved.
Your contractor can submit for a building permit when you are ready.
David Birchim

From: Karl Masters <karl@mywindward.com>
Sent: Monday, August 9, 2021 10:19 AM
To: David Birchim <dbirchim@citystaug.com>
Cc: Chris Simon <chris@finvarb.com>; Stefan Johansson <stefan@staugustinemarine.com>; Ryan Carter <ryan@carterenv.com>
Subject: St. Augustine Marine Center - Use by Exception/Conservation Overlay (2019-0016)

Good morning David,

After discussion with City Staff last week, I was informed that we could provide documentation that we are continually to advance the project associated with the use by exception/Conservation approval to allow for us to retain our developmental rights moving forward. We have been working with our consultant on permitting with FDEP/SJRWMD and ACOE. I have included the RAI's and response letter in the link below showing the progress that has been made. Please confirm if this is acceptable documentation and if our rights to develop are conserved with this information. Thank you in advance for your time!

St. Augustine Marine Center

Sincerely,
Karl Masters
Senior Project Manager
Windward Marina Group
404 Riberia Street
St. Augustine, FLORIDA 32084
904-824-4394 (o)
904-207-9491 (c)

CARTER
ENVIRONMENTAL SERVICES

42 Masters Drive
St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

August 5, 2024

City of St. Augustine
Planning Department

To Whom It May Concern:

Below is a summary of the existing versus proposed dockage, dredging, shoreline stabilization, boat ramp and travel lifts at the St. Augustine Marine Center property. Attached are corresponding maps.

Dockage:
The 8-13-20 approved dock configuration totaled 21,848 sf., while the proposed dockage totals 31,405 sf. The increase in square footage is primarily attributed to a proposed increase in width of the south docks from 8' to 14' in width. Since this is such a long dock, the width increase is desired for safety reasons.
The configuration of the proposed docks will not require salt marsh impacts as the previously permitted plan does and will allow for some wetland areas to revegetate. There is an existing 24' wide concrete access pier leading to the south docks. This access pier will be removed and replaced by a 10' wide access pier, with a 6' wide gangway, which will be located within the footprint of the existing access. The smaller footprint of the proposed south dock access will allow approximately 1,365 sf. of salt marsh to revegetate naturally.
The central docks will be reconfigured within the general area of existing docks to better accommodate the relocated travel lift. The five Customs and Border Patrol (CBP) docks to the north will remain largely unchanged, except for one section that will be removed to accommodate the new boat ramp. All docks will be located 25' landward of the navigation channel per Federal regulation.

Dredge:
The previous approval authorized 0.18-acre of salt marsh dredge. The proposed design no longer includes this salt marsh dredge. The proposed project includes 2.15 acres of maintenance dredging over open water with a sand/silt substrate, within the previously permitted maintenance dredge area. There are three maintenance dredging areas intended to increase the navigational depth 1) at the proposed CBP boat ramp to the north; 2) at the central travel lift location and 3) at the south end of the southern long dock. Since no salt marsh impacts are proposed, no wetland mitigation would be required for Local, State or Federal permitting.

Shoreline stabilization:
The north end of the property is bulkheaded and will remain as-is except for a 20' bulkhead section to be removed for the CBP boat ramp. Starting at the northern existing boat ramp, the proposed bulkhead alignment will continue south, decommissioning two boat ramps and

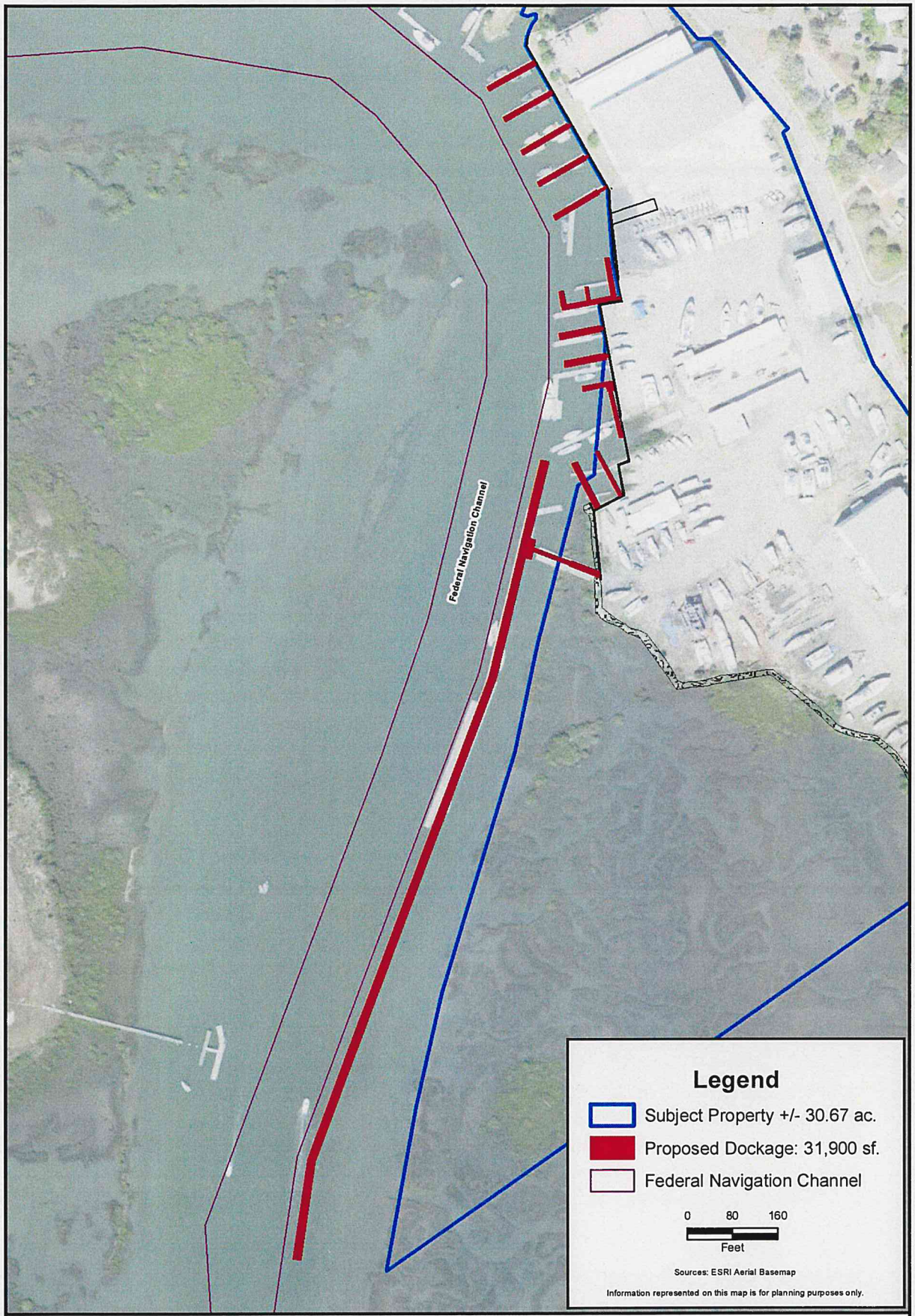
meandering just landward of mean high water past the south docks access point. This alignment will differ slightly from the permitted alignment; however no new vegetative impacts will occur. The approved rip-rap south of the bulkhead will remain as permitted.

Boat Ramp and Travel Lift:
The boat ramp and travel lifts will both be relocated as part of the proposed plan. Two existing boat ramps will be bulkheaded and backfilled just landward of mean high water. A new boat ramp will be constructed to the north for Customs and Border Patrol use. The existing travel lift will be decommissioned and relocated 350' south. It will be oriented in a way the will allow launching more parallel with tidal currents.

Hope this information is helpful. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Michael Spontak
Senior Project Scientist
michael@carterenv.com
904-540-1786



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dockage

St. Augustine Marine Center

St. Augustine, Florida

Project:	5.17045
Date:	Aug 02 2024
Figure:	1

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
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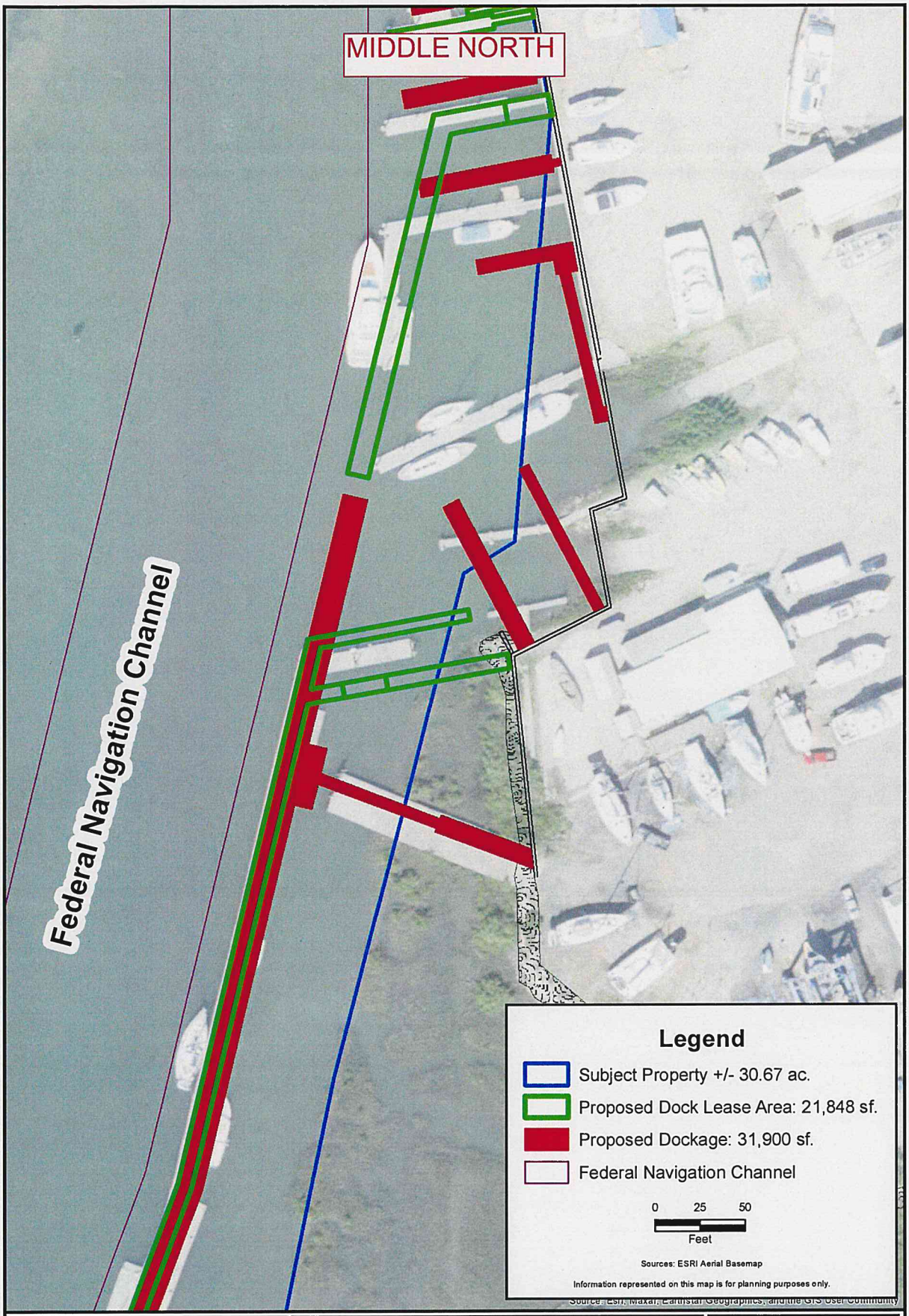
Permitted vs. Proposed Docks Footprint

St. Augustine Marine Center

St. Augustine, Florida

Project:	5.17045
Date:	Aug 02 2024
Figure:	2



CARTER ENVIRONMENTAL SERVICES, INC.
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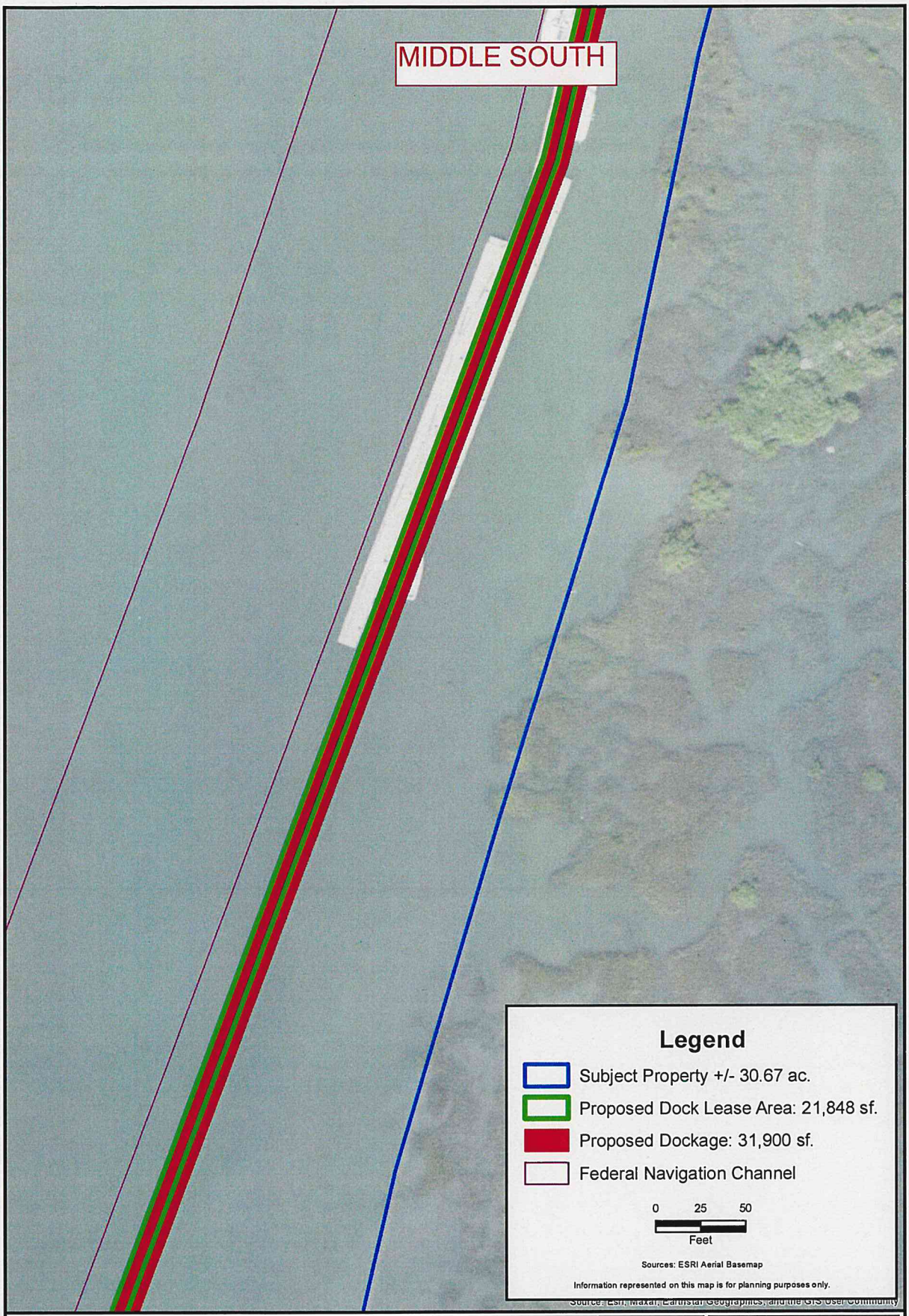
Permitted vs. Proposed Docks Footprint

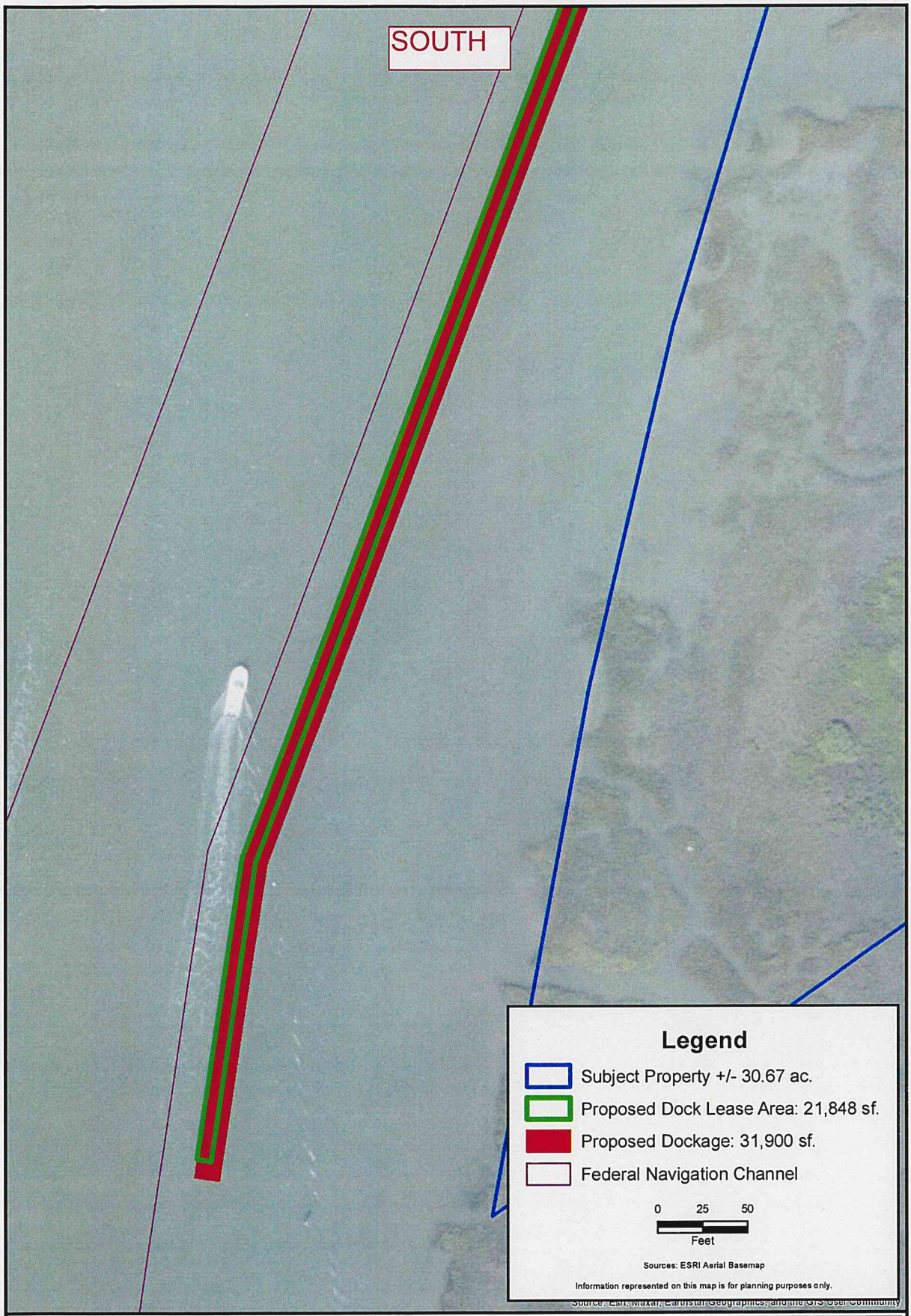
St. Augustine Marine Center

St. Augustine, Florida

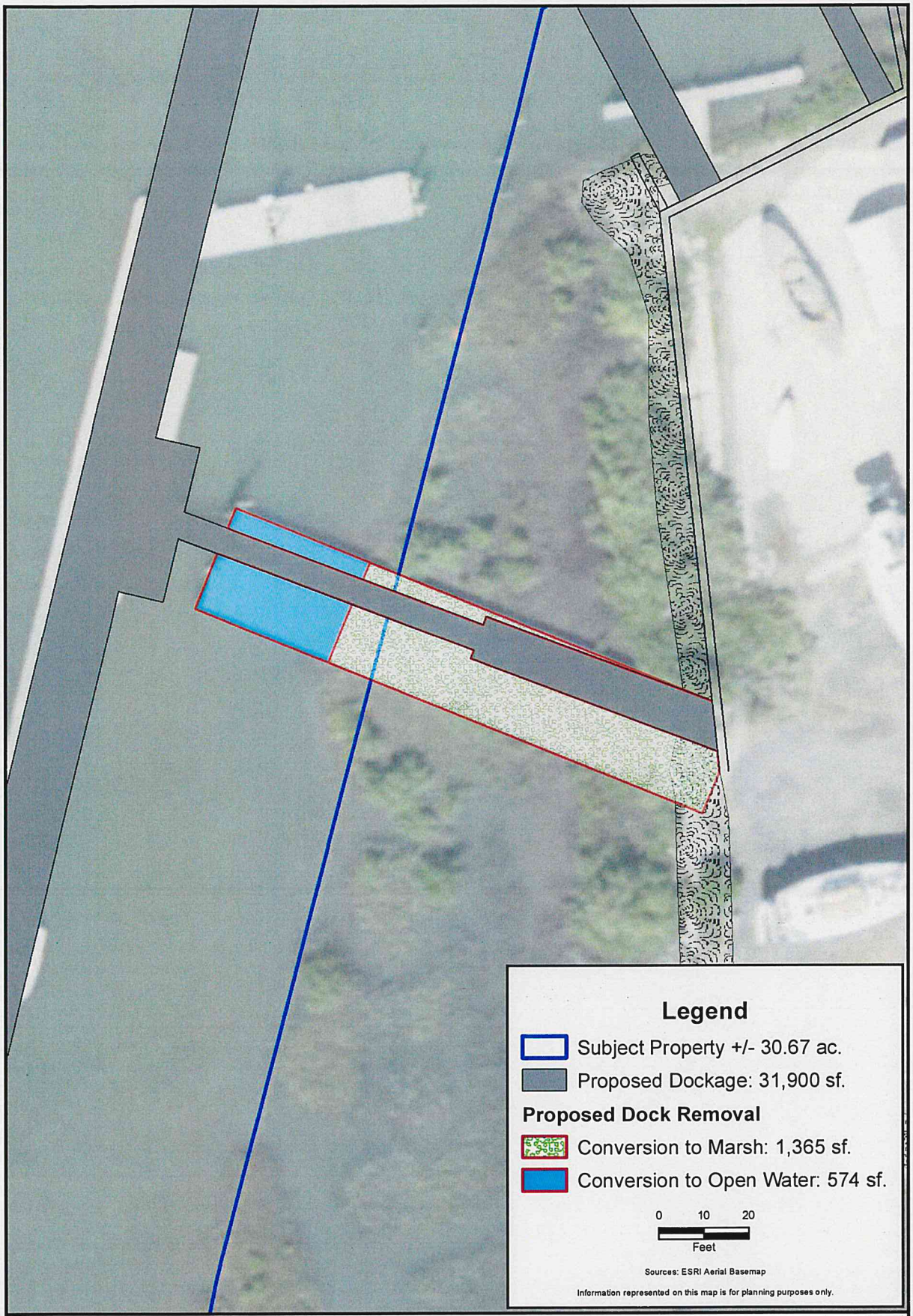
Project:	5.17045
Date:	Aug 02 2024
Figure:	3



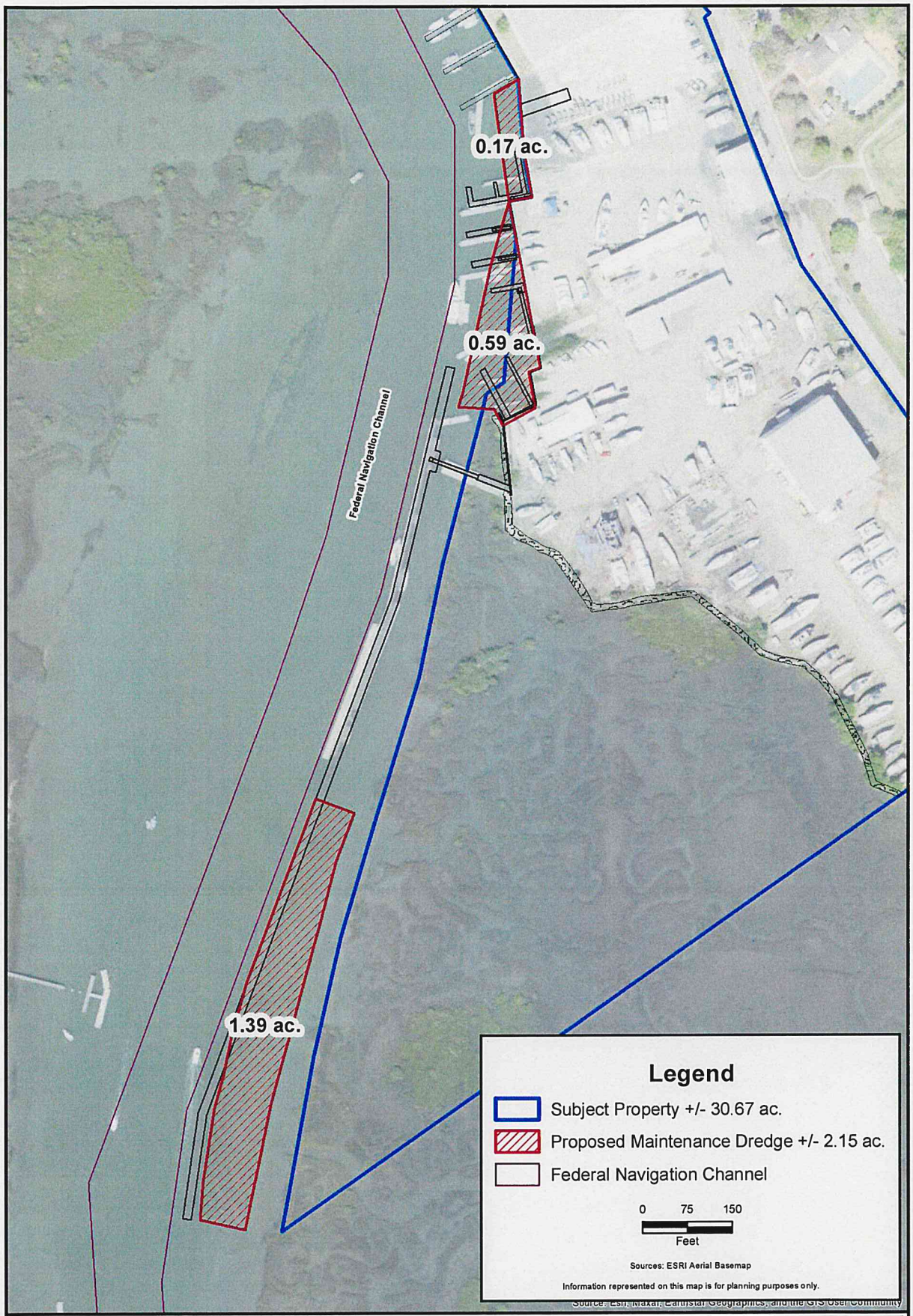
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Permitted vs. Proposed Docks Footprint **St. Augustine Marine Center** St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 4



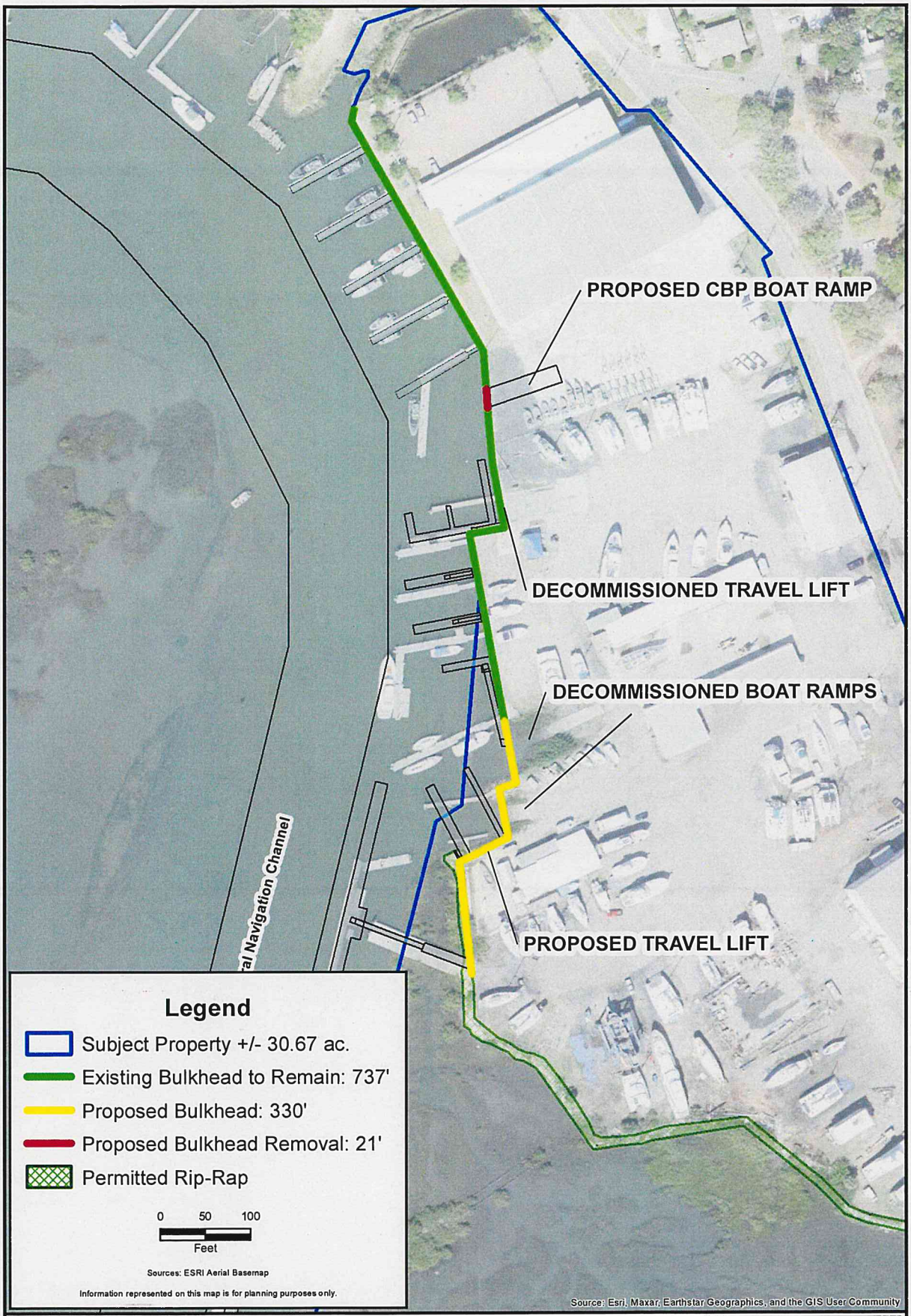
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Permitted vs. Proposed Docks Footprint **St. Augustine Marine Center** St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 5



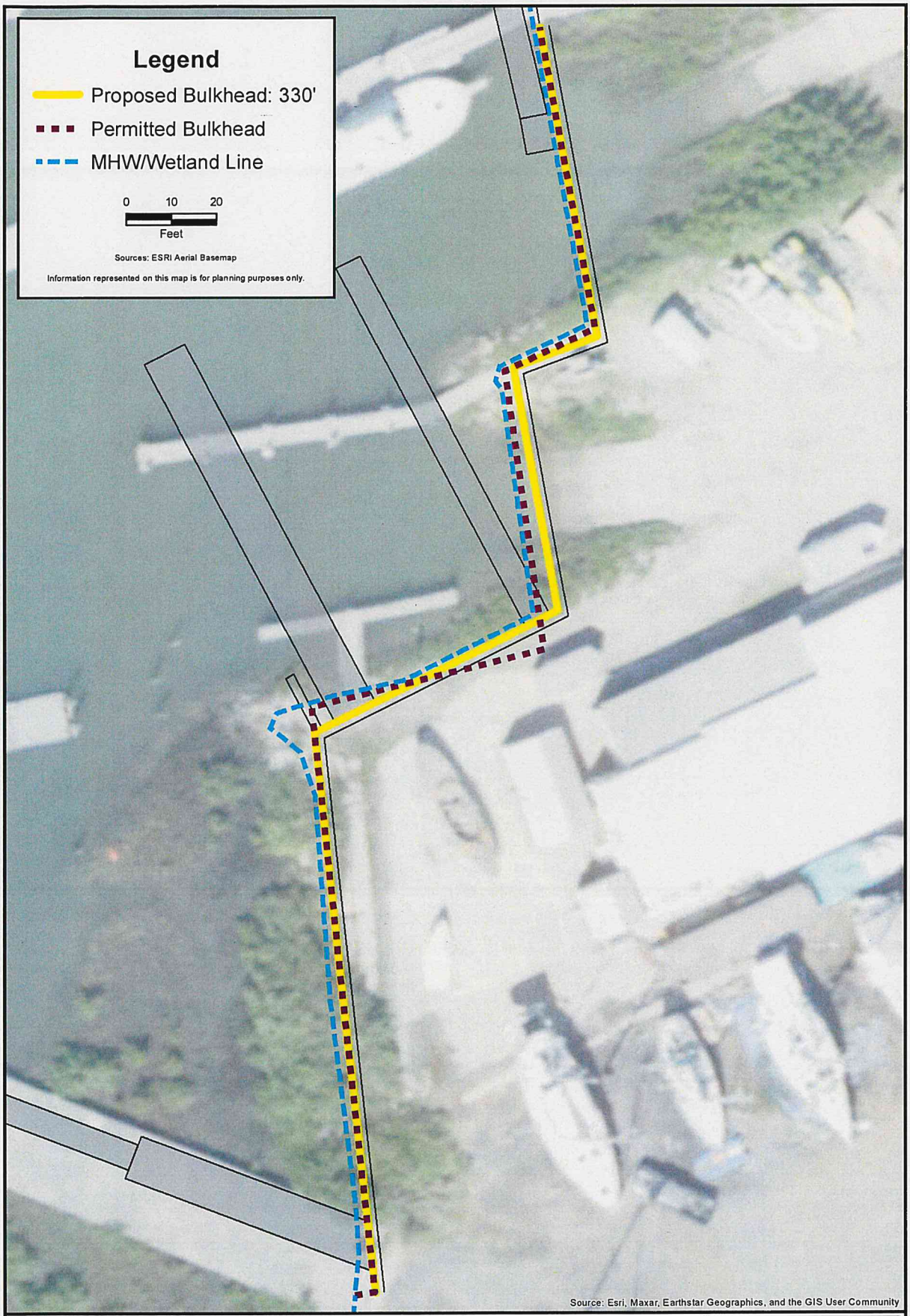
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	South Dock Access **St. Augustine Marine Center** St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 6



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Maintenance Dredge **St. Augustine Marine Center** St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 7



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Shoreline Stabilization **St. Augustine Marine Center** St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 8



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed vs. Permitted Bulkhead **St. Augustine Marine Center** St. Augustine, Florida	Project: 5.17045 Date: Aug 02 2024 Figure: 9

Attachment 16:

Traffic Infrastructure Impact Assessment performed by Chindalur Traffic Solutions, Inc.

08/15/2024

To,
Ms. Autumn Matrinage
Matthews | DCCM
7 Waldo Street
St. Augustine, Florida 32084

Re: St. Augustine Marina Center - Traffic Infrastructure Impact Assessment
CTSi Project Number: 1055-240-022

Dear Ms. Matrinage,

As requested, below is a summary of the project location, current and updated land and use descriptions and the traffic infrastructure impact analysis, reflecting the proposed reduction in trips based upon the proposed low traffic generating boat storage addition but removal of the currently permitted trips for the approved restaurant use, all as part of the proposed renovations and updates to the St. Augustine Marine Center at 404 Riberia Steet in the City of St. Augustine, Florida

Proposed Renovation: The St. Augustine Marina Center located at located at 404 Riberia Street in the City of St. Augustine, Florida is proposed for updates and renovation. The updates will include the following:

- REMOVAL of the previously approved 4,763 SF restaurant use (removal of 59 PM peak hour trips and 69 Saturday/weekend peak hour trips)
- REMOVAL of 11,562 SF of Storage, Repair, Warehouse – Flex Space in center of the site and Adding 9,000 SF of Repair/Paint space to the existing 18,750 SF service building (results in no increase in trips)
- Adding 93,605 SF of boat storage facility (about 200 boats), but reducing the office space on the front from 10,390 SF to 8,834 SF of updated office space
- Moving the 3,796 SF marine parts shop to the 6,535 SF marine parts/Shipstore

Figure 01 shows the location of the existing Marina. **Attachment A** includes a copy of the site plan showing details of the proposed renovation and the proposed parking lot.

Access: Access to the proposed Boat Storage Facility and Marina renovation will be via two existing driveways on Riberia Street. On-site parking will be provided south of the boat storage facility. As shown in the site plan a southbound right turn lane is also proposed on Riberia Street at the northern entrance to the proposed Marina renovation. Attached **Figure 02** shows existing conditions of Riberia Street.

Trip Generation: Attached **Table 01** summarizes the expected trips generated by the proposed updates, accounting for the removal of restaurant-related trips. The trip generation estimates were derived using rates and equations from the Trip Generation Manual, 11th edition by the Institute of Transportation Engineers (ITE). Although the ITE manual does not provide specific trip generation data for Boat Storage facilities, Marina Parts/Shipstore, or service building additions, consultations with the St. Johns County Transportation Development Department concluded that the overall infrastructure impact would result in a reduction of PM peak trips due to the elimination of trips associated with the approved restaurant. Even when applying the most conservative trip generation categories—ITE Land Use Codes 151 (Mini-Warehouse) and 842 (RV Sales)—the proposed renovations and updates result in fewer trips. As indicated in the table, the renovations are estimated to generate 3 AM peak trips (2 entering and 1 exiting) and 6 PM peak trips (3 entering and 3 exiting). The analysis demonstrates that the proposed changes will have a positive impact on infrastructure due to the reduction in trips from the removed restaurant.

Segment Analysis: Riberia Street is a two-lane undivided local roadway. **Attachment B** provides roadway historical AADT on Riberia Street (Obtained from the FDOT Traffic Counts Portal). As shown in this attachment, Riberia Street currently has 3,100 daily trips with a two-lane local roadway maximum service volume of 11,000 trips per day. Hence, Riberia Street is not anticipated to be adversely impacted under the build-out conditions of the proposed renovations and updates. The segment analysis is summarized in **Table 02**.

If you have any questions, please give me a call at (904) 619-3368.

Sincerely,

Chindalur Traffic Solutions, Inc.

Rajesh Ramn K. Chindalur, P.E., PTOE
PE No: 77285

Enclosed:

- **Figure 01** – Location Map
- **Figure 02** – Existing Conditions on Riberia Street
- **Table 01** – Trip Generation Summary
- **Attachment A** – Site Plan
- **Attachment B** – Historical AADT

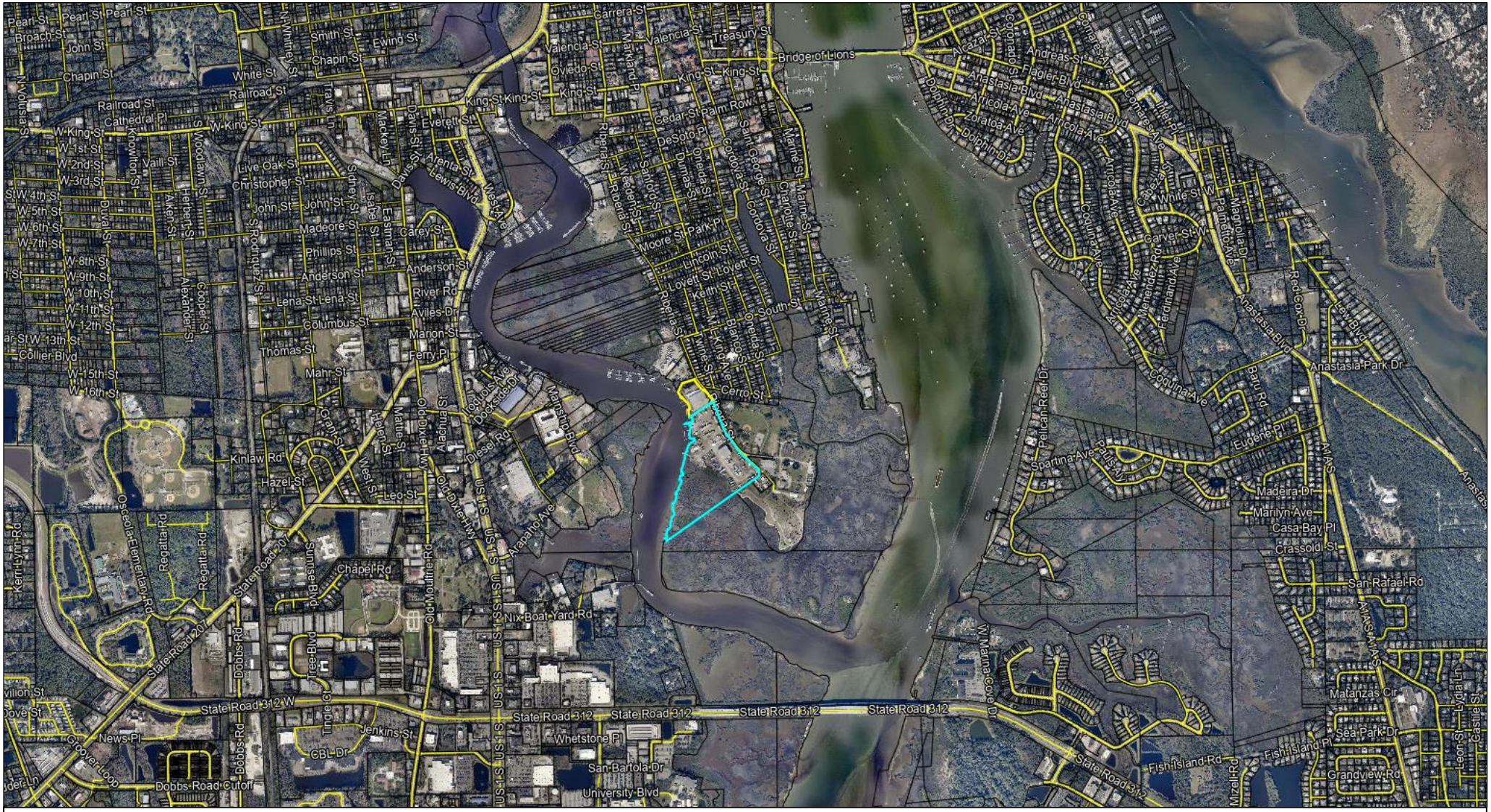

Bridge of Lions
King St
Cedar St
Palm Row
Marine St
Charlotte St
Cordova St
Ponce de Leon Blvd
Anastasia Blvd
Coquina Ave
Anastasia Park Dr
Pelican Reef Dr
Spartina Ave
Baru Rd
Eugene Pl
Madeira Dr
Marilyn Ave
Casa Bay Pl
Crassold St
San Rafael Rd
Matanzas Cir
Sea Park Dr
Fish Island Rd
Grandview Rd
Mizell Rd
State Road 312
State Road 312 W
State Road 312
State Road 312
State Road 312
State Road 312
State Road 312
State Road 207
State Road 207
Nix Boat Yard Rd
Whetstone Pl
San Bartola Dr
University Blvd
Dobbs Road Cutoff
Dobbs Rd
Dobbs Rd
Tree Blvd
Jenkins St
CBL Dr
News Pl
Cooper Loop
Chapel Rd
Sunrise Blvd
Old Moultrie Rd
Old Dixie Hwy
US 1 S
US 1 S
US 1 S
US 1 S
US 1 S
Diesel Rd
Mainstay Blvd
Arapaho Ave
Iroquois Ave
Dockside Dr
Alachua St
Kinlaw Rd
Hazel St
Leo St
West St
Mahr St
Thomas St
Columbus St
Manon St
Ferry Pl
Aviles Dr
River Rd
Anderson St
Lena St
Carey St
Madeore St
Phillips St
John St
Live Oak St
Christopher St
Sidney St
Isabel St
Eastman St
Davis St
Arenta St
Lewis Blvd
West Ave
Everett St
Railroad St
Cathedral Pl
W King St
W 1st St
W 2nd St
W 3rd St
W 4th St
W 5th St
W 6th St
W 7th St
W 8th St
W 9th St
W 10th St
W 11th St
W 12th St
W 13th St
W 15th St
W 16th St
Collier Blvd
Pearl St
Broach St
John St
Chapin St
White St
Smith St
Ewing St
Travis St
Mackey Ln
Knowlton St
Vaill St
Woodlawn St
Herbert St
Aiken St
Alexander St
Cooper St
Diwal St
Rodriguez St
Kerri Lynn Rd
Regatta Rd
Osceola Elementary Rd
Valencia St
Carrera St
Oviedo St
Treasury St
Markland Pl
Ribera St
Weeden St
Sanchez St
DeSoto Pl
Oneida St
Dumas St
Moore St
Park Pl
Lincoln St
Lovett St
Keith St
Wine St
Blanco Dr
Cerro St
South St
Marine St
Riberia St
Cordova St
Saint George St
Andreas St
Flagler Blvd
Coronado Dr
Cazaza St
Arricola Ave
Zoratoa Ave
Dolphin Dr
Conchs Ave
Conchs Ave
Kings Rd
Ocean Ave
Ocean Ave
Ocean Ave

Figure 02 – Existing Conditions
St. Augustine Marina Expansion St. Augustine, Florida

8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
(904) 619-3368 | chindalur@ctrafficsolutions.com |

Table 01
Trip Generation
St. Augustine Marina Center Expansion, St. Augustine, Florida

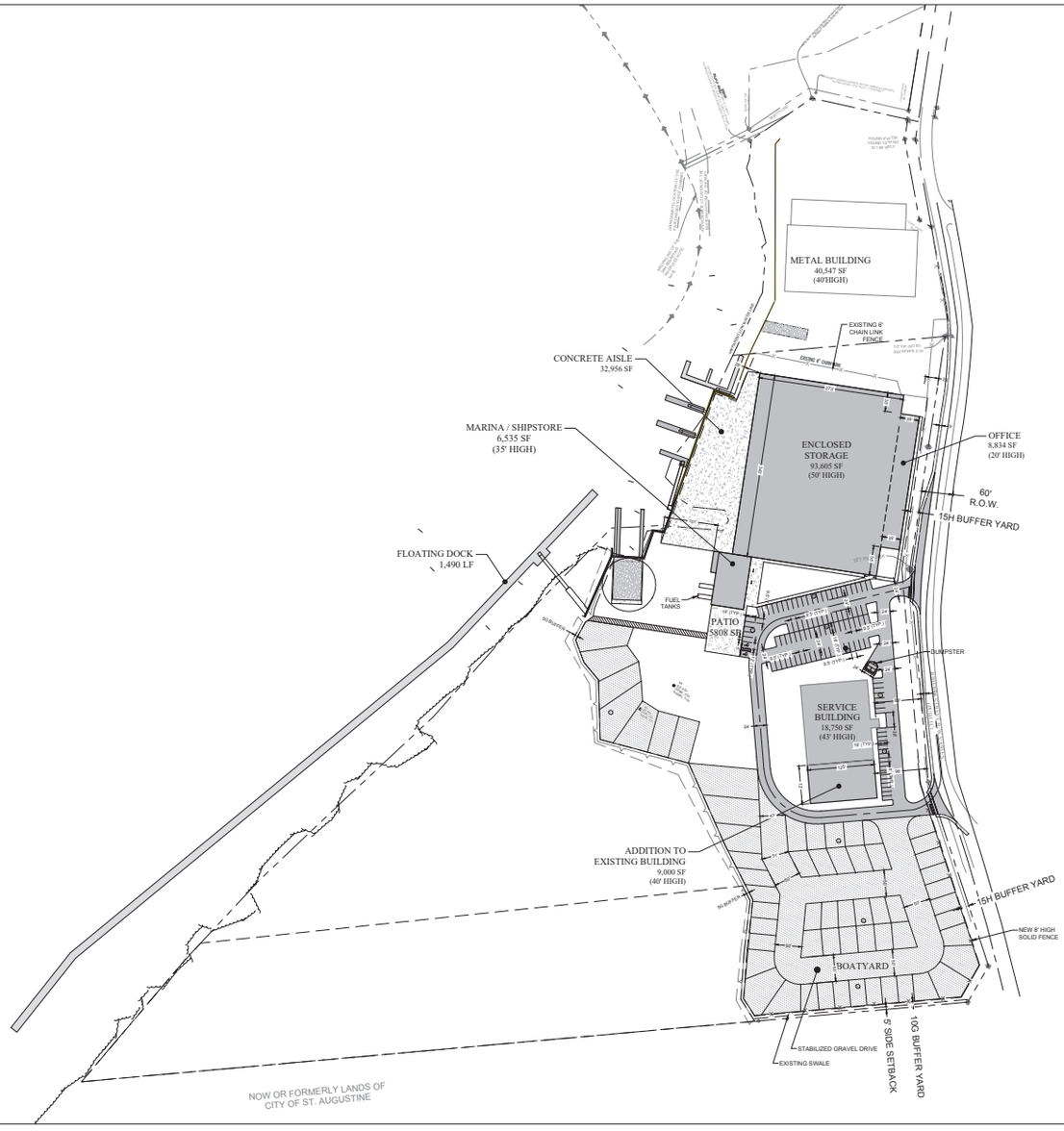
ITE Land Use Code	Description	Quantity	Units	Time of the Day	Rate or Equation *	Percent Trips Entering	Percent Trips Exiting	Trips Total	Trips Entering	Trips Exiting
Proposed Renovation/Addition										
151	Mini Warehouse (for Boat Storage Faciltiy)	200	Storage	Daily	T = 18.86 (X/100) - 4.09	50%	50%	34	17	17
	(Includes 93,605 SF of Boat Stroage Facility + 8,834 SF of related Office Space to strore about 200 boats,		Units	AM Peak	T = 1.21 (X/100)	51%	49%	2	1	1
	removing surface strorage space and reducing 10,390 SF of office space on the front)			PM Peak	Ln(T) = 0.60 Ln(T) + 1.07	50%	50%	4	2	2
842	RV Sales (for Marina Parts Store/Shipstore)	2,739	SF	Daily	T = 5.0 (X/1,000)	50%	50%	14	7	7
	Moving 3,796 SF Marine Parts Shop to 6,535 SF Marine Parts Shop			AM Peak	T = 0.46 (X/1,000)	85%	15%	1	1	-
				PM Peak	T = 0.77 (X/1,000)	31%	69%	2	1	1
					Total Daily Addition			**48**	**24**	**24**
					Total AM Peak Addition			**3**	**2**	**1**
					Total PM Peak Addition			**6**	**3**	**3**
Removal of Previously Approved 4,763 SF Restaurant (210 Seats)										
931	Removal of Previously Approved Restaurant	210	Seats	Daily	T = 2.6 (X)	50%	50%	546	273	273
	(4,763 SF)			AM Peak	T = 0.02 (X)	50%	50%	4	2	2
				PM Peak	T = 0.28 (X)	31%	69%	59	18	41
				Saturday Peak	T = 0.33 (X)	59%	41%	69	41	28
					Net Change in Daily Traffic			**(498)**	**(249)**	**(249)**
					Net Change in AM Peak Traffic			**(1)**	**-**	**(1)**
					Net Change in PM Peak Traffic			**(53)**	**(15)**	**(38)**

* Source: ITE Trip Generation Manual, 11th Edition

Attachment A

Site Plan

Source: Matthews | DCCM



GRAPHIC SCALE

0 100 150 200

1"=100'

SITE DATA		
TOTAL SITE	30.15 AC	1,313,363 SF
DEVELOPMENT AREA	27.43 AC	1,194,841 SF
MAX LOT COVERAGE		50%
ZONING		PUD
FLUM		MARINE INDUSTRIAL
PARCEL NUMBER(S)		2035400000
911 ADDRESS		404 RIBERIA STREET
FEMA PANEL NUMBER		12109C0314J & 12109C0318J
FLOOD ZONE		ZONE AE BFE=7 & 8
MAX BUILDING HEIGHT		50'
MIN SETBACKS (FRONT/SIDE/REAR)		(0'/5'/5')

PARKING CALCULATIONS

USE: RESTAURANT / CAFE	=	1 SPACE/4 PATRONS OR SEATS	20 SEATS	5 SPACES
USE: OFFICE	=	1 SPACE/400 SF	8,834 SF ★	22 SPACES
USE: COMMERCIAL (MARINA BUILDING)	=	1 SPACE/300 SF	6,000 SF	20 SPACES
USE: BOAT STORAGE	=	1 SPACE/2 SLIPS	38 SLIPS	19 SPACES
USE: DRY BOAT STORAGE	=	1 SPACE/10 SLIPS	299 SLIPS	30 SPACES
USE: GARAGE / SERVICE	=	3 SPACES / BAY	3 BAYS	9 SPACES
ADA REQUIRED	=			5 SPACES
ADA PROVIDED	=			6 SPACES
COMPACT CAR SPACES ALLOWED	=		25% TOTAL REQUIRED	33 SPACES
COMPACT CAR SPACES PROVIDED	=			24 SPACES
TOTAL REQUIRED	=			105 SPACES
TOTAL PROVIDED	=			109 SPACES

★ EACH PARKING SPACE PROVIDED TO MEET THE MARINA'S BOAT SLIP OR DRY STORAGE PARKING REQUIREMENTS MAY ALSO BE CREDITED TOWARDS MEETING 100 SQUARE FEET OF THE PARKING REQUIREMENTS FOR THE MARINA OR PERMITTED MARINA-RELATED ACTIVITIES, EXCLUDING RESTAURANTS, LOUNGES/BARS AND PRIVATE CLUBS. 52 SPACES FOR BOAT STORAGE AND DRY BOAT STORAGE = 5,200 SF OF CREDIT TOWARDS OFFICE PARKING REQUIREMENT. (12,644 SF OF OFFICE USE - 5,200 SF OF CREDIT = 7,444 SF OF OFFICE USE)

HATCH LEGEND	
PAVEMENT	
CONCRETE	
GRAVEL	

REGISTERED ENGINEER
EOR
CA#28535 FL#IPE No.

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY	SAK
DWG BY	MJM
CHK BY	RAM
DATE	09/22/2023
JOB No.	23022

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

CONCEPT 5

SAMC UPDATES

CITY OF ST. AUGUSTINE

PREPARED FOR

OASIS MARINAS

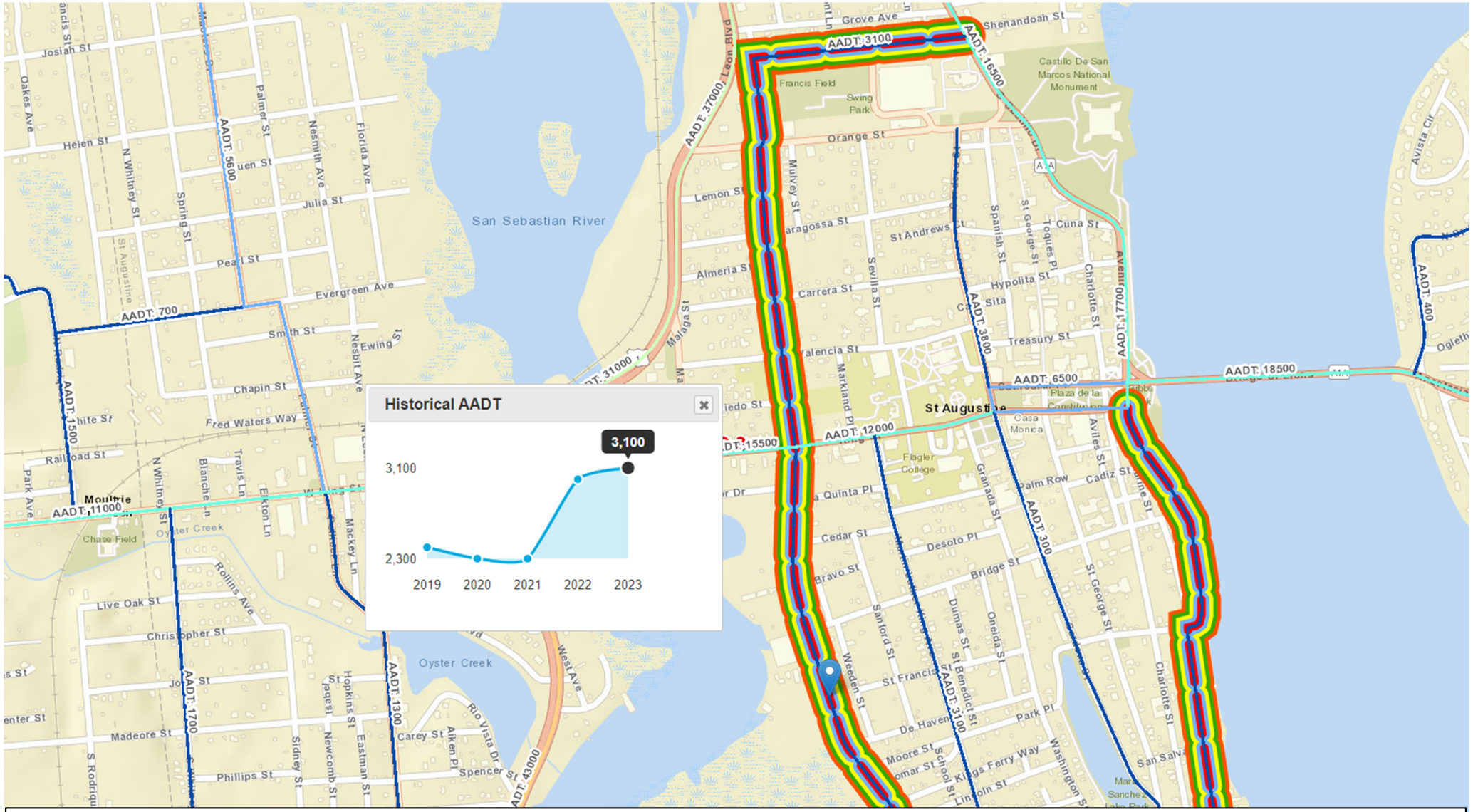
SHEET No.

1

OF 1

Attachment B

Historic AADT on Riberia Street



Attachment B – Historical AADT on Riberia Street
St. Augustine Marina Expansion St. Augustine, Florida

CTSI
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
(904) 619-3368 | chindalur@ctrafficsolutions.com |

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: November 5, 2024

RE: Discussion related to the update of the city's 2014 Vision Plan.

As you are aware, the city engaged the Northeast Florida Regional Council (NEFRC) to help us update the 2014 Vision Plan. Since the September Planning and Zoning Board (PZB) meeting several workshops around the city have been held to garner as much input as possible related to the Vision to determine the areas that need updating.

The first three (3) meetings have had the highest turnout. They were held at the St. Johns County Main Library, September 12th, St. Augustine Yacht Club, September 16th, and at the Galimore Center, October 2nd. The last two (2) meetings were held at The Waterworks building and on West King Street respectively. These meetings were not as well attended; however, the participants were very engaged and provided feedback.

At each meeting the attendees have been asked to participate in a PowerPoint presentation with built in participation questions related to demographic information and the subject under discussion. If attendees prefer to participate by taking a paper survey that option has also been available at each meeting. The first meeting was a general introduction to the update process and each subsequent meeting discussed a specific theme, such as Sustainability and Resiliency, Vitality and Livability, and Character and Authenticity. The meetings have also encouraged attendees to participate in "breakout" discussions to document specific concerns and preferences. Print outs of the information garnered from these meetings is attached for your review. Included are the questions and answers from the formal presentation as well as a listing of comments from the "breakout" sessions.

Participants have tended to be older, retired, and homeowners. They have attended from all areas of the city even newer subdivisions. Mostly fulltime and longer-term residents. Obviously, the attendees at these meetings represent a limited sampling of opinions.

Therefore, the city has also launched an online survey to provide more opportunity for the public to participate and provide input into this update process. The survey opened on Friday, October 25th and will remain available to participate until Sunday, December 22nd. As of Wednesday, October 30th **320** people have already taken the survey.

The feedback from the Public Workshops so far prioritizes certain concepts. This information will get collated with the survey results to ultimately provide direction for the Vision update.

But so far:

- The principle of balance remains important.
- The four (4) 2014 Vision strategies ranked as Vitality, Authenticity, Character, and Livability respectively remain key components of the Vision.
- The city should prioritize protecting neighborhoods, businesses, cultural and historic resources and the natural environment.
- Economic objectives should be prioritized by workforce development first, housing stability, protection of culturally significant economic assets and smart growth principles.
- Priorities for mobility and walkability should be higher density development, easier to drive, complete streets/traffic calming, pedestrian only corridors and more sidewalks, bike paths and trails.
- Priorities for sustainable practices include community gardens, renewable energy, building design, waste reduction, and conservation.
- Priorities for St. Augustine to diversify its economy include developing advanced industries, promoting green technology, investing in workforce development and education, promoting tourism and culture and supporting small businesses, and
- The sense of priorities for the city includes education, residents, recreation and culture, business and tourists/visitors of the choices to rank.

Again, these summary statements represent items from a very small sampling of individuals that have come and participated at our Vision update Public Workshops. This list provides a summary so far and is subject to change based on additional information and feedback.

Additionally, attached for your information and discussion as requested by the PZB is also some baseline demographic information to start to compare then and now information from the United States Census Bureau, Flagler College enrollment and employment, Florida School for the Deaf and Blind (FSDB) enrollment, city Visitor Information Center, and vehicle garage parking numbers, and Tourist Department revenue.

This information provides the PZB with a snapshot of available information to compare data and to identify trends overtime that may provide insight into the Vision update for the next 10 years.

This information will be provided to each of the city's citizen boards and the City Commission at their respective November meetings in preparation for the joint meeting with the Planning and Zoning Board (PZB), the Historic Architectural Review Board (HARB) and the Corridor Review Committee (CRC) on Wednesday, December 11, 2024, at 9:00 am. This joint meeting will give the Boards an opportunity to discuss proposed updated language, and hopefully come to a consensus, so that the update can be discussed and approved by the City Commission in January 2025.

The January 2025 timeframe is important to the city as we approach the next required Evaluation and Appraisal Report (EAR) of the city's Comprehensive Plan which is due to the state in December of 2025. The city's Vision Plan sets the tone and direction of the Comprehensive Plan and other important documents such as the city's Strategic Plan.

Also attached is the city's 2014 Vision Plan for your information and a summary of the Vision that was included as a reference for the city's 2024 Comprehensive Plan adopted in 2020.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director
Planning and Building Department

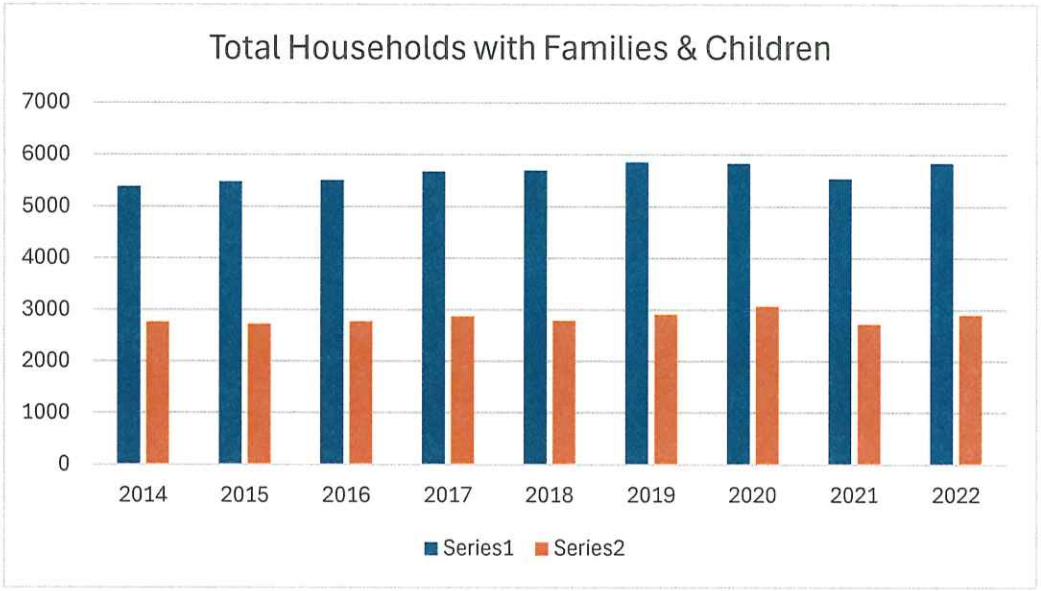
Data

United States Census Data - QuickFacts
St. Augustine city, Florida

Fact	2010	2020	2023
Population	12,899	14,329	15,596
Age and sex			
Persons under 5	417 (3.2%)		156 (1%)
Persons under 18	1,809 (14%)		1,185 (7.6%)
Persons over 65	2,767 (21.5%)		4,086 (26.2%)
Female, percent	7,165 (55.5%)		8,703 (55.8%)
Male, percent	5,734 (44.5%)		6,893 (44.2%)
Race and Hispanic			
White, alone	12,718 (98.6%)		13,272 (85.1%)
Black or African American, alone	1,294 (10%)		764 (4.9%)
Asian, alone	115 (0.9%)		328 (2.1%)
Two or more races	181 (1.4%)		998 (6.4%)
Hispanic/Latino	541 (4.2%)		1,357 (8.7%)
Characteristics			
Veterans			1,104
Foreign born			1,310 (8.4%)
Housing			
Owner occupied	55.4%		65.9%
Median value	$250,000		$355,400
Median monthly costs	$1,375		$1,686
Median gross rent			$1,355
Families & Living Arrangements			
Households	6,831		5,833
Persons per household	1.89		2.24
Living in same house 1 yr ago			74.9%
Language other than English			12.0%

Fact	2010	2020	2023
Computer and Internet			
Households w/computer			94.9%
Households w/broadband			89.5%
Education			
High school graduate	90%		94.2%
Bachelor's degree or higher	38%		42.3%
Health			
With disability under 65			11.2%
Persons w/out health insurance			13.3%
Economy			
In labor force 16+ years	6,418 (49.7%)		8,593 (55.1%)
In labor force female 16+	3,182 (24.7%)		7,970 (51.1%)
Food service sales	191,883 (2012)		301,387(2017)
Total health care revenue	105,092 (2012)		143,098(2017)
Total transportation revenue	36,650 (2012)		41,703 (2017)
Total retail sales	545,501 (2012)		743,879(2017)
Total retail sales per capita	$42,290		$51,235
Transportation			
Mean travel time to work	17.1 minutes		20.5 minutes
Income and Poverty			
Median household income	$45,612 (2016)		$72,806
Per capita income	$27,787 (2016)		$42,903
Persons in poverty	20.4%		12.6%
Businesses			
All employer firms	3,431		1,279
Men-owned employer firms			697
Minority-owned employer firms			141
Nonminority owned			961
Nonveteran owned			1,015
Geography			
Population per sq-mile	1,376	1,505	
Land area in sq-miles	9.43	9.52	

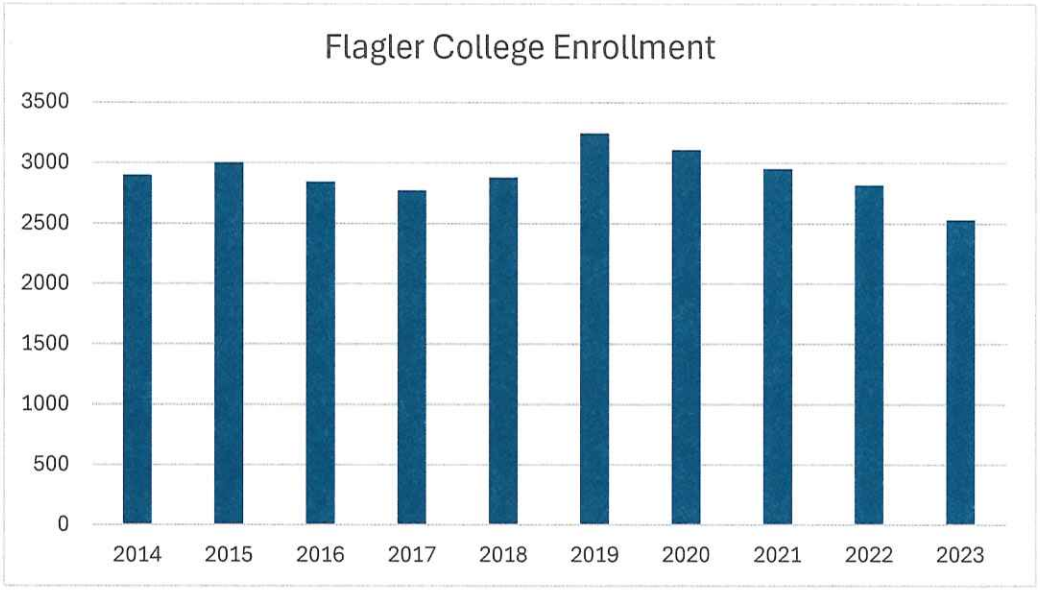
2014	5383	2769
2015	5477	2726
2016	5505	2774
2017	5662	2874
2018	5689	2793
2019	5852	2919
2020	5828	3072
2021	5538	2726
2022	5833	2908
	5641 avg	2840 avg



Source: US Census Bureau- American Community Survey

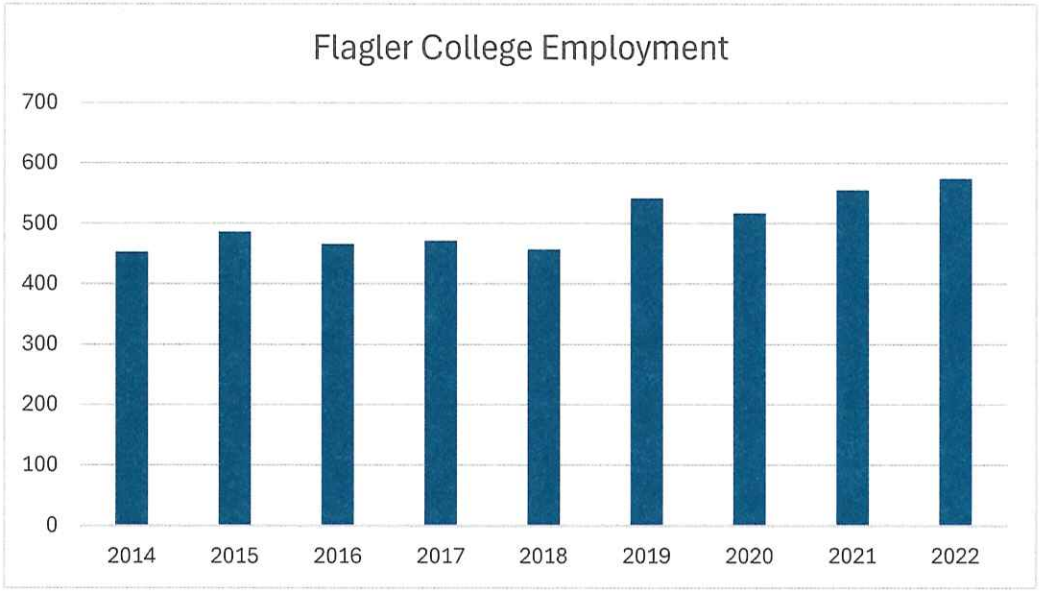
2014	2896
2015	2999
2016	2840
2017	2769
2018	2875
2019	3239
2020	3104
2021	2950
2022	2815
2023	2530

2902 avg



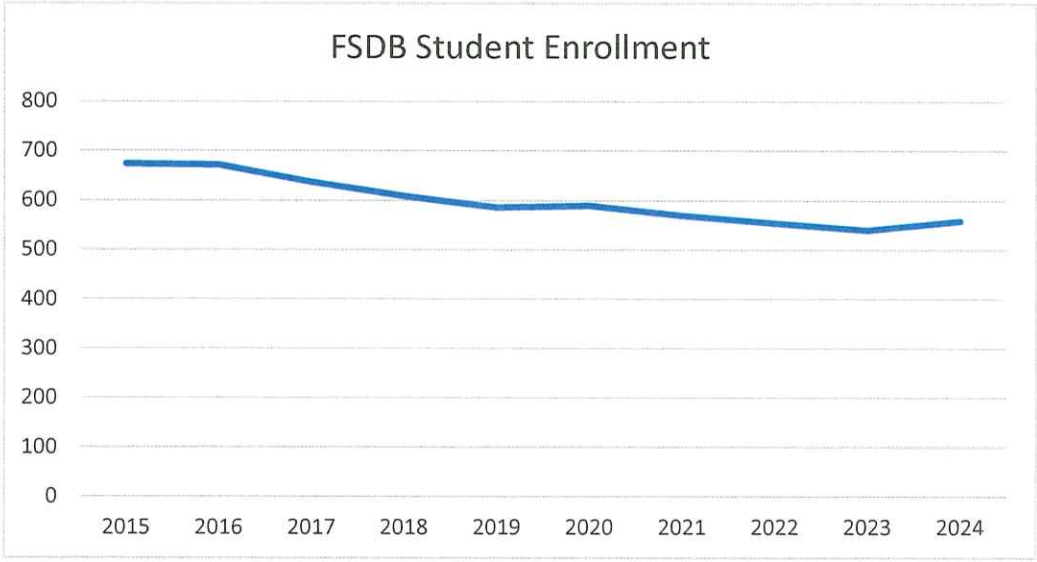
2014	453
2015	486
2016	466
2017	471
2018	457
2019	542
2020	517
2021	555
2022	574

502 avg



2015	673
2016	671
2017	636
2018	608
2019	585
2020	589
2021	569
2022	554
2023	540
2024	558

598 avg

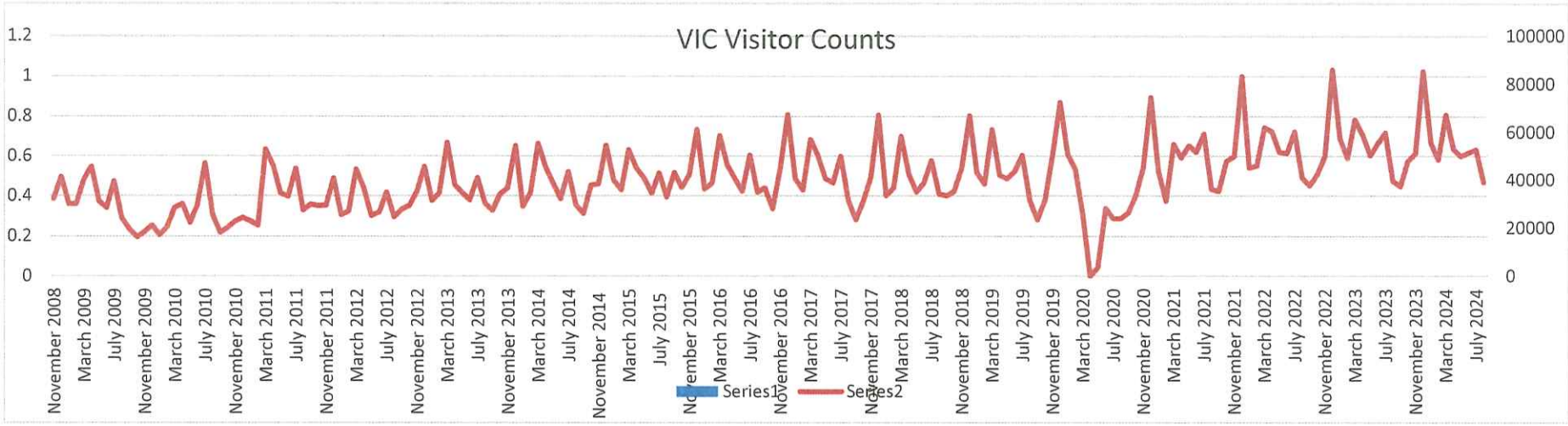


Visitor Information Center (VIC) – Visitation Numbers/Vehicle Parking Count

Year	Total	*Average	Highest Month	Lowest Month	Vehicles Parked	*Average
2009	343,796	28,650	April	October	298,369	24,864
2010	306,026	25,502	July	January	331,678	27,640
2011	412,176	34,348	March	February	352,735	29,395
2012	382,986	31,916	December	August	297,815	24,818
2013	450,051	37,504	March	September	347,854	28,988
2014	466,015	38,835	March	September	372,784	31,065
****2015**	507,518	42,293	*December	August	398,458	33,205
2016	518,178	43,182	December	October	414,386	34,532
2017	508,024	42,335	December	September	406,894	33,908
2018	497,417	41,451	December	January	400,321	33,360
2019	529,756	44,146	December	September	419,443	34,954
*****2020**	390,829	32,569	December	April/May	323,614	26,968
2021	597,699	49,808	December	February	455,998	38,000
2022	633,826	52,819	December	September	509,222	42,435
2023	658,205	54,850	December	September	521,657	43,471
	7,202,502				**5,851,228**	
	480,167 15 yr annual average				**390,082** 15 yr annual average	

*Monthly average
**City of St. Augustine 450th Celebration
***Covid Pandemic Shutdowns

***Note:** Starting in 2015 through 2023 the highest month for visits to the VIC is December, but the second highest monthly visitation count within this same timeframe except for 2020 (Covid) and 2021 was March. In 2021 the second highest month for visitors to the VIC was July.


VIC Visitor Counts
1.2
1
0.8
0.6
0.4
0.2
0
100000
80000
60000
40000
20000
0
November 2008
March 2009
July 2009
November 2009
March 2010
July 2010
November 2010
March 2011
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November 2020
March 2021
July 2021
November 2021
March 2022
July 2022
November 2022
March 2023
July 2023
November 2023
March 2024
July 2024
Series1
Series2

Net TDT Revenue to the Tourism Department by Fiscal Year

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
October	$ 509,136	$ 514,347	$ 698,904	$ 550,334	$ 763,934	$ 791,701	$ 748,068	$ 764,027	$ 1,433,249	$ 1,472,774	$ 1,502,822
November	$ 498,947	$ 579,382	$ 586,391	$ 639,941	$ 755,703	$ 734,460	$ 828,129	$ 734,256	$ 1,411,921	$ 1,419,713	$ 1,554,762
December	$ 505,390	$ 591,460	$ 661,923	$ 717,944	$ 825,934	$ 888,565	$ 964,804	$ 900,241	$ 1,848,637	$ 1,878,754	$ 2,089,638
January	$ 516,745	$ 626,358	$ 694,843	$ 680,039	$ 765,515	$ 827,594	$ 904,473	$ 754,128	$ 1,339,161	$ 1,707,915	$ 1,731,678
February	$ 670,639	$ 753,236	$ 822,038	$ 867,985	$ 902,098	$ 1,004,681	$ 1,012,638	$ 950,746	$ 1,829,297	$ 1,947,956	$ 1,994,649
March	$ 896,659	$ 1,004,443	$ 1,113,134	$ 1,113,824	$ 1,256,045	$ 1,435,691	$ 691,517	$ 1,479,331	$ 2,580,026	$ 2,778,964	$ 2,903,360
April	$ 779,200	$ 908,428	$ 847,147	$ 1,012,714	$ 1,095,414	$ 1,191,039	$ 254,852	$ 1,437,785	$ 2,337,424	$ 2,439,606	$ 2,109,250
May	$ 811,926	$ 930,949	$ 1,000,835	$ 980,862	$ 1,006,706	$ 1,037,134	$ 424,308	$ 1,430,279	$ 1,862,167	$ 1,899,752	$ 2,005,957
June	$ 871,532	$ 953,672	$ 991,427	$ 907,327	$ 1,145,753	$ 1,230,856	$ 988,383	$ 1,702,388	$ 2,188,339	$ 2,263,926	$ 2,248,389
July	$ 976,791	$ 1,057,944	$ 1,216,382	$ 1,190,258	$ 1,247,647	$ 1,334,808	$ 1,143,383	$ 1,954,847	$ 2,517,580	$ 2,584,377	$ 2,413,376
August	$ 667,456	$ 717,172	$ 659,211	$ 685,034	$ 783,857	$ 805,973	$ 765,057	$ 1,331,818	$ 1,515,709	$ 1,405,773	
September	$ 457,387	$ 557,588	$ 586,244	$ 558,117	$ 736,935	$ 563,578	$ 708,515	$ 946,292	$ 1,336,608	$ 1,392,580	
Total	**$ 8,161,807**	**$ 9,194,979**	**$ 9,878,478**	**$ 9,904,379**	**$ 11,285,541**	**$ 11,846,081**	**$ 9,434,127**	**$ 14,386,139**	**$ 22,200,117**	**$ 23,192,091**	**$ 20,553,881**
Per Penny	$ 2,040,452	$ 2,298,745	$ 2,469,619	$ 2,476,095	$ 2,821,385	$ 2,961,520	$ 2,358,532	$ 3,596,535	$ 4,440,023	$ 4,638,418	
Per Penny Growth	10.6%	12.7%	7.4%	0.3%	13.9%	5.0%	-20.4%	21.4%*	23.5%	4.5%	0.8%

Yellow = Introduction of Category 5 and reallocation of 4% TDT revenue

Green = 5% TDT Levied

***FY21 per penny growth is compared to FY19 per penny growth**

Vision Plan Public Workshop Summaries

St. Augustine Vision Plan Survey

12 September 2024

Summarized Results

1. What do you think were the four (4) themes of the 2014 Vision Plan?
   - Safe_community Retain_authenticity Vibrant_economy
   - Mobility Livable traffic Tourist
   - Balance Mobility Tourism
   - Mobility Accessibility_to_all
   - Mobility
   - Livability Mobility Authenticity Character
   - Mobility Tourism Community_members
   - Livability Vitality Authenticity Character
   - Mobility Transportation Green_ways
   - Mobility Accessability Tourism Livability
   - Livability Mobility History Residents_vs_neighbor
   - sustainability, parking/mobility, tourism, livability
   - parking/transportation, quality of life, resilience, accessibility
   - livability, vitality, authenticity, character
   - livability, vitality, authenticity, character
   - livability, vitality, authenticity, character
   - traffic, sewer+water
   - livability, vitality, authenticity, character

2. What is your age?
   a. 17 and Under - 0
   b. 18 – 34 - 0
   c. 35 – 54 - 1
   d. 55+ - 21

3. What is your employment status?
   a. Retired - 19
   b. Full-Time - 1
   c. Part-Time - 2
   d. Student – 0
   e. Not Currently Employed - 0

4. What is your household income?
   a. Under $34k - 3
   b. $35 – 64.9k - 1
   c. $65 - $99.9k - 3
   d. $100 - $149.9k - 4

e. $150 - $199k - 0
f. Over $200k - 2

5. What part of St. Augustine do you live in?
    1. Ravenswood - 1
    2. Oyster Creek - 0
    3. Fort Mose Gardens - 1
    4. Greater Fullerwood - 1
    5. Nelmar Terrace - 2
    6. Magnolia – 0
    7. Uptown - 1
    8. Flagler Model Land - 2
    9. Spanish Quarters - 0
    10. Lincolnville - 1
    11. Old City South - 2
    12. North Davis Shores - 1
    13. South Davis Shores - 3
    14. Lighthouse Park - 0
    15. Different Neighborhood in St. Augustine - 4
    16. None – I do not live in St. Augustine - 3

6. If your neighborhood was not shown in the previous question, what neighborhood do you live in?

- Madeira
- St Augustine Beach
- South Ponte Vedra
- Abbott Tract
- Whisper Ridge
- Maderia
- The preserve of Anastasia Island, of the edge of St. A.
- Marsh Creek
- Water St.

7. Do you own or rent your home in St. Augustine?
    a. Own - 22
    b. Rent - 0
    c. I don't live in St. Augustine - 0
    d. Prefer not to say - 0

8. How long have you lived in St. Augustine?
    a. 1 year or less - 0

b. 2-5 years - 2
c. 6-10 years - 3
d. 11-15 years - 2
e. 16+ years - 14
f. I don't live in St. Augustine - 1

9. What does *livability* mean to you?

- Safe Opportunities
- Respect
- User_friendly
- Flood_control Traffic_flow
- Resident_ficused
- Walkability Safety Peaceful
- Residents_rule
- Safety
- Ease
- Friendliness Community Flood_control
- Neighbors
- Sustainable Flood_control
- No_tourists
- safe; walkable and good environments - more concern for resident's issues.
- walkable - not flooded sidewalks
- ability to get around the city + enjoy the cultural offerings, work if needed, diversity, respect, safety, public transportation, affordable housing
- safety
- not sure
- less congested streetsl fewer cards and increased public transportation
- traffic flow
- focus on the fact that people live and work here - it is NOT just a tourist town that people visit
- shop_nearby
- No_trollies
- Subtainable, recycling, clean, safe
- Respect, safety, public transportation, affordable housing
- Accessibility
- Flood control
- Walking
- community

10. Over the next 10 years, should *livability* be a key theme for St. Augustine?
    a. Yes - 19
    b. No - 0
    c. Undecided - 3

11. What does *authenticity* mean to you?

- Genuine
- History
- Not_commercialized
- Honest_local_government
- Historical_accuracy
- Historical_accuracy
- History
- Small
- No_big_brand_stores History Not_disney
- Historical_nature
- Honest Open
- Giving concern for the historical emphasis upon which the City relies based on the interests of tourism.
- city reflects it's rich history & marine life
- real history, cultural diversity, natural areas
- Is what defined as 'historic' service and of relacence to the majority of the community
- not sure - real history - not Disney
- maintaining the city's historical character.
- History
- That the historic resources here are preserved & that we aren't full of fake history to attract tourists
- That is what makes to tourism
- Perserveration
- Not_disney
- "not a tourist trap"
- Honest local government
- A friendly place – easy to find where you are going
- Preservation
- Local_business
- Not Disney.
- history

12. Over the next 10 years, should *authenticity* be a key theme for St. Augustine?
    a. Yes - 16
    b. No - 2
    c. Undecided - 4

13. What does *character* mean to you?

- Cohesion
- Historic_accuracy
- Small_town Neighborliness
- Unique
- Transparency

- Honesty
- Panache
- Architecture Culinary Landscape
- Mobility
- Forward_thinking Lasting_value
- Blend_in
- Character pretains to originality to me.
- preserve the architecture of the city and if rebuilding or modifying, follow the historical design of city
- Truthfulness in government, historical accuracy
- Are residents and taxpayers first in the minds of the city?
- Unique identity embodied/projected
- Historical accuracy.
- Architecture
- That we are a small southern town with a unique history.
- Authentic
- Like_no_other_town
- Work_for_the_residents
- Small town: less development
- Southern
- Small_town

14. Over the next 10 years, should *character* be a key theme for St. Augustine?
    a. Yes - 19
    b. No - 0
    c. Undecided - 3

15. What does *vitality* mean to you?

- Healthy_Opportunities Healthy_relationships
- Sustainability Local_energy
- Responsible_growth_and_ac
- Activitviez_for_locsls
- Music
- Community_pride
- Thriving
- Music Art Theatre
- Climate_adaptation Resiliency
- Variety_of_food
- Vitality means "of importance" to me.
- desirable, vibrat, local activities, good energy
- Diversity of opportunity, to work + play
- Residents and taxpayers are primary to the city
- vibrant; resilient?
- Livability - not growth

- That is an economically healthy town where its residents want to participate in the activities here.
- Culture
- Lively
- Bike_lanes
- Culture
- Activities for locals. Musical Theatre
- Economically_healthy
- Economic development
- Healthy physical ecosystem

16. Over the next 10 years, should *vitality* be a key theme for St. Augustine?
    a. Yes - 17
    b. No - 0
    c. Undecided - 4

17. Please rank the four themes in order of their importance for the future of St. Augustine.

Average ranking of 1-4:

- Livability: 1.56
- Character: 2.35
- Authenticity: 2.56
- Vitality: 2.94

Other suggestions regarding outreach

- Need themes for the meetings / advertised/social media/ etc
- Other ways to participate

Public Comments "At Large"

- Flooding
- Aging Infrastructure
- Resiliency and Survivability of the town itself
- Enterprise Zones
- Resiliency
- Livability – should be currently focused
- Not Disney
- Need more Themes. Are we stuck to one?
- Is the city following the current 2014 Vision Plan
- Expand internal sustainability efforts (what is the city doing for residential, smaller projects)
- Drainage
- Issues of the city maintaining current issues
- Transportation issue (Parking garages to alleviate mobility)
- Connect STAR and the Black History Museum need to be on the route
- Overdevelopment of Multifamily
- Flooding – funding connects to best choices
- Strip malls
- NO DISNEY
- No Tourists
- Authenticity – Where do strip malls come in?
- Character – Authentic
- Vitality – Creativity
- Vibrancy – concerts, plaza, lively energy
- Current themes overlap
- City should provide annual detail on the current vision
- Public Transportation
- Current Vision should not change
    - Current vision not followed
- Nightlife Ordinance
    - Lost
    - Worked on it to maintain vitality
    - Strike a balance between residents vs. tourists
        - Amenities missing for residents

St. Augustine Vision Plan

16 September 2024

***<u>RESIDENT ONLY ANSWERS</u>* – Resiliency and Sustainability**

QUESTION	RESIDENTS ONLY ANSWERS
1. What is your age?	17 and under: 0 18 - 34 years: 3 35 - 54: 8 55+: 24
2. What is your employment status?	Full-Time: 9 Part-Time: 7 Retired: 18 Student: 0 Not currently employed: 0
3. What part of St. Augustine do you live in?	1 - Ravenswood: 0 2 - Oyster Creek: 2 3 - Fort Mose Gardens: 0 4 - Greater Fullerwood

QUESTION	RESIDENTS ONLY ANSWERS
	4 5 - Nelmar Terrace 3 6 - Magnolia 0 7 - Uptown 0 8 - Flagler Model Land 0 9 - Spanish Quarter 0 10 - Lincolnville 2 11 - Old City South 12 - North Davis Shores 2 13 - South Davis Shores 6 14 - Lighthouse Park 14 Different neighborhood in St. Augustine 7 None - I do not live in St. Augustine 0
4. If your neighborhood was not shown in the previous question, what	North Davis Shores N/A Fullerwood Madeira.

QUESTION	RESIDENTS ONLY ANSWERS
neighborhood do you live in?	Oyster creek Lighthouse park The Preserve (SE edge of City on Anastasia Island)
5. Do you own or rent your home in St. Augustine?	Own 21 Rent 1 Prefer not to say 1 I don't live in St. Augustine 0
6. Are you a full-time or part-time resident of St. Augustine?	Full-time resident 17 Part-time resident 0 I don't live in St. Augustine 0
7. How long have you lived in St. Augustine?	1 year or less 2 2 - 5 years 7 6 - 10 years 4 11 - 15 years 4 16+ years 21

QUESTION	RESIDENTS ONLY ANSWERS
	I don't live in St. Augustine 0
8. Should the City focus on adapting to or mitigating weather events?	Mitigating 10 Adapting 23 Unsure 6
9. Should the City focus on improving aged infrastructure projects or build new resilient infrastructure?	Improve aged infrastructure 20 Build new resilient infrastructure 14 Unsure 1
10. How would you prioritize what the City should focus on protecting?	Cultural & Historic Resources #1 - 2.06 Natural Environment #2 - 2.06 Businesses #3 - 2.13 Neighborhoods #4 - 3.31
11. How should the City help local businesses become more resilient and sustainable?	Awareness and education Building codes Assure safe environment for customers. Improve infrastructure and utility resiliency. Better traffic flow. More parking options Prioritize small, locally owned businesses and limited chain stores, big box stores. Education Parking Fast response time after storm events Improve the streets by paving them with new asphalt. Building side walks around oyster creek.

QUESTION	RESIDENTS ONLY ANSWERS
	Safe environment Traffic lights and cross walks Educate Education Limit the number of businesses Improve drainage in City especially south of King Street, on Cordova St, and Davis Shores - All areas that flood streets in a normal rain. Building Codes Incentives Educate & support & let them make their own creative solutions, there are smart people who want to do good for St. Aug Education Education Cut red tape Resources before storms Improve infrastructure Crime control We need less bars - wine shops, more galleries and art related and cultural emphasis. Education helps w/ funding Recyling More interested in helping residents. They are making a profit and can finance their own measures. building rodes Improve the walkability/ bikeability on both sides of the bridge of lions More walkability and bikeability Improve flooding mitigation Information Offer incentives to become more energy efficient, resource efficient, etc. Building Codes Keep regular parking downtown - stop eliminating street parking. Information Parking

QUESTION	RESIDENTS ONLY ANSWERS
	Tax benefits to increase grants to improve buildings improve drainage Parking Building Codes Use shuttle/ hop on/hop off better historical and cultural protective enhancement Partner program Building codes Promotion employment research new ways to pave streets etc to mitigate global warming affordable access Parking garage less parking requirement – more biking /walkability Mobility Parking Traffic Parking Improve walking and bike paths mobility Keep St. Augustin dog friendly
12. How would you prioritize these economic objectives?	Smart Growth Practices 1.65 Protection of Culturally Significant Economic Assets 2.35 Housing Stability 2.62 Workforce Development 3.31
13. How would you prioritize the City's efforts to focus on mobility and promote walkability?	More sidewalks and bike paths/trails 2.09 Pedestrian-only corridors 2.61 Complete streets/traffic calming 2.72 Easier to drive 3.10 Higher density development 3.83

QUESTION	RESIDENTS ONLY ANSWERS		
14. Do you support green infrastructure?	Yes 25 No 0 Unsure 8		
15. How would you prioritize the following heat reduction strategies?	Tree Planting and Tree Restoration Smart Surfaces Reduce concrete surfaces	1.18 2.38 2.41	1.18 2.38 2.41
16. How would you prioritize the following sustainable practices?	Conservation Waste Reduction Building Design Renewable Energy Community Gardens	1.61 2.89 3.08 3.48 3.58	

Meeting #2 Resiliency Verbatim

September 16, 2024

Raising seawalls – Davis Shores

Some people are raising houses

City denying some seawalls

Providing a program for those who can't afford

People wanting to put in development

Approved only if they provide a sustainable environment – native plants

Don't assume car traffic will disappear

Improve flow of vehicle traffic

Traffic light – A1A/ Anastasia Park Blvd

Better healthcare – continuity often - hospital not being run well

Integrated program for the homeless – dignified opportunities

Healthcare, jobs, shelter

Healthcare for the homeless (Baltimore_

Building codes/smart growth

Adapting and mitigating

Restoration

Building, implementing, and natural barriers

Go beyond "sustaining" to regenerative development and restoration of what has already been degraded

Use natural systems/ environmental services as a priority over using "manmade" fixes

Connect with Chamber

Engage the youth

Stop promoting tourism as much. That will solve many of the problems

Address traffic issues – increasing with population traffic circle @ A1A and Anastasia Park Rd.

Flooding in downtown, all over, in neighborhoods (South Davis Shores)

Displacement of residents

Workforce housing, reduction in rent/owner prices

Gold cars & access outside of traditional cars

Bike racks – lighting & security cameras

Reduction of vacation rentals

Prioritize quality of life of residents (top priority)

Prioritize local involvement to support businesses during slow or off-season vs promoting tourism year round

More police – safety considerations

Bridge of Lions – regular openings causes bottlenecks

Traffic in the neighborhoods

Parking

Metrics to establish boundaries for flooding

Building standards improved

How can we use land used to create equity / density

How do we get to interim improvement?

Improved vehicle traffic flow

Dog friendly

Sidewalk

Bike lanes

Bike lane for bridge (pedestrians)

Third spaces (open spaces)

Strengthening preservation/ historic

Protect our neighborhoods

Make city livable for people who live here

Less tourism

Less fake history

More preservation

Tax break on historic properties

How to make it easier?

1 electronic billboard advertisement for parking shuttle

Create/improve/implement easily accessible mass transit

Music, art, culture – support and connect

Address flooding issues from normal rain

St. George/ bridge/ Cordova/ Bridge- Cordova

Keep diverse downtown stores – real business

Impact of losing parking downtown

Survey generic answers

Promote people who live here -focusing walkers

Mitigating/adapting – both

Hard to say infrastructure improvements

Survey...

Tree planting

Use more (vision)

Better building design

Survey not neutral

No parking problem – where it is

"Polar extremes" Nova special documentary

10 year window – need longer term with 10 year steps for longer term solutions ex Fort Lauderdale

Tide station need local data

Grant from FEMA/USGS

Other ....in floodplain – FEMA PROGRAM

Contradiction with raising properties and heigh limits

Local license plates/passes vs parking garage from tourist

Covered walkways for shade/rain

Long term maintenance trash breaks

Run off causing flooding

St. Augustine Vision Plan Survey Results

2 October 2024

Summarized Resident Survey Results – Livability & Vitality

1. What is your age?
   a. 17 and Under - **0**
   b. 18 – 34 - **1**
   c. 35 – 54 - **2**
   d. 55+ - **11**

2. What is your employment status?
   a. Retired - **6**
   b. Full-Time - **6**
   c. Part-Time - **3**
   d. Student - **0**
   e. Not Currently Employed - **0**

3. What part of St. Augustine do you live in?
   1. Ravenswood - **0**
   2. Oyster Creek - **0**
   3. Fort Mose Gardens - **0**
   4. Greater Fullerwood - **3**
   5. Nelmar Terrace - **1**
   6. Magnolia - **0**
   7. Uptown - **2**
   8. Flagler Model Land - **0**
   9. Spanish Quarter - **3**
   10. Lincolnville - **4**
   11. Old City South - **0**
   12. North Davis Shores - **0**
   13. South Davis Shores - **0**
   14. Lighthouse Park - **1**
   15. Different Neighborhood in St. Augustine - **1**
   16. None – I do not live in St. Augustine - **0**

4. If your neighborhood was not shown in the previous question, what neighborhood do you live in?
   - Flagler Model Land

5. Do you own or rent your home in St. Augustine?
   a. Own - **12**
   b. Rent - **3**
   c. I don't live in St. Augustine – **0**
   d. Prefer not to say - **0**

6. Are you a full-time or part-time resident of St. Augustine?
    a. Full-time resident - **15**
    b. Part-time resident - **1**
    c. I don't live in St. Augustine - **0**

7. How long have you lived in St. Augustine?
    a. 1 year or less - **1**
    b. 2-5 years - **4**
    c. 6-10 years - **3**
    d. 11-15 years - **1**
    e. 16+ years - **7**
    f. I don't live in St. Augustine - **0**

8. Is it easier to get downtown than it was a few years ago?
    a. Yes - **3**
    b. No - **6**
    c. Same - **5**
    d. Unsure - **2**

9. Over the past few years, have you felt safer riding a bicycle and/or walking around St. Augustine?
    a. Yes - **6**
    b. No - **5**
    c. Same - **3**
    d. Unsure - **1**

10. As St. Augustine considers mobility options for Downtown, would you rather:

    a. Take a free and convenient shuttle to Downtown - **15**

    b. Pay to park Downtown - **0**

11. What tourism experiences in St. Augustine would you like to promote?

- Culinary, Historic,
- African American History, live jazx
- Guided walking tours
  Family life museums
- Eco friendly
- The Arts, Nature
- Golf Cart tours
- Beach shuttles
- None. Stop promoting St Augustine.

- Adult learning at Flagler
- More public access for kayaking and canoeing. Trolley is great, Fountain of Youth,
- Beauty of trees
- Fishing tours
- Walking tours
- Historical visits
- Cultural programs
- History - walking/lectures exhibits
- Guided walking tours
- Treasure Chest hands on history experience
- Electric eco-friendly vehicle tours
- Beach shuttles
- History Tours

12. Please prioritize ways St. Augustine can diversify its economy?

- Support small businesses – **1.53**
- Promote tourism and culture – **2.79**
- Invest in workforce development/education – **2.81**
- Promote green technology – **3.53**
- Develop advanced industries – **4.07**

13. How can St. Augustine promote the diversity of people, places, and economic opportunities?

- Training, and programming
- Encourage small business
- By telling the stories of both longtime residents and those who are new to the area.
- What drew you to St. Augustine.
- Greater homestead exemption so that the local community can continue to live here.
- Ethnic festivals Merit based city and coubty hiring - not nepotism and good oke boy network
- LGBTQIA+ Community center
- Equal treatment for all people
- Prioritizing community over tourism
- More affordable housing for those who work on our City
- Encourage historical and educational events
- Attract people with a common interest in the uniqueness of this Historic town
- Hire city and county jobs based on merit and not nepitism/ good ole boy network lGBTQ events
- LGBTQIA+ equal rights
- Home ownership assistance
- Equal rights for all humans
- Grants for small businesses owned by minority people
- Disabled help

14. What should St. Augustine invest in?
- Community events – **1.86**
- Support local artists – **2.20**
- Public art – **2.79**
- Art education – **2.93**

15. Part A) How do you think St. Augustine prioritizes the following
- Tourists/Visitors – **1.27**
- Business – **2.00**
- Recreation and Culture – **3.20**
- Residents – **4.13**
- Education – **4.40**

16. Part B) How should St. Augustine prioritize the following?
- Residents – **1.57**
- Recreation and Culture – **2.71**
- Business – **3.43**
- Tourists/Visitors - **3.64**
- Education – **3.64**

Meeting #3 Livability and Vitality

October 2, 2024

Vitality

Increase mobility, concept of breezeway trail/development

Preserve existing natural space

Balance tourism with residents' needs

Commuter rail – access to JAX and airport

Address blight, repair, clean up (business)

Increase more pedestrian-only corridors (especially in historic district)

Promote NE FL Regional Airport

Safety in residential areas, deconflict from tourist use. Enhance dusk until dawn restrictions to maintain order: character of neighborhood.

Maintain and enhance seawall

Apply for and use more grant dollars, want more implemented in the community

Preserve natural resources, create more access

Maintain character, look, feel of community

Balance of short-term rental vs residents

Ensure zoning is consistent

Residents should be allowed in age in place, if they choose

We want younger families, schools should be accessible, funding, and improve the system

Safe spaces to all people -diversity

Potential center

Sign/ design ordinance, maintain consistent look and feel

Livability

Enforcement residential parking of the law – eg. Parking enforcement. Could fund additional projects

Small businesses- San Marcos – beautification district? Maybe tax cuts?

Flow of traffic

Old houses of deceased folks to waste – squatter homes

Keep homeless feeding out of parks

Enforcements of noise ordinances

Issues for tourists and residents

2014 Vision – need for pedestrian corridors in the historic area – Spanish St.

Need low-income housing /housing that is affordable to people

Homeless support – feeding folks inside not in the weather

Expanding street outreach

Medical care/water/ good more localized and closer to city center

More recycling

Last vision everyone wanted livability

This is where residents live

Living town – ppl live downtown

*we want people to be able to live downtown longterm

-regulation on airbns – killing neighborhoods

Random businesses – something should be done

Reduce homeless/presence in livability

City doing fine

City take over building

Enforced maintenance on old buildings

Already have strict regs on demolition

Convert buildings to more positive uses

Address homestead exemption (rn. Cap at 50K)

non-homestead is at 10%

TDD $ - how can we bring this $ to the city instead of just county – think about the impact on water, infrastructure; etc.

Not enough public access for rec – paddling, fishing, rec.

What has your experience been opening/ expanding a business is St. Augustine?

Great experience with business in City

36 years

1. Promote City history/culture
2. Expanded to museums
3. Retail

Balance growth of downtown w business challenges – ask other owners what their challenges are – work together to address them.

Short- & long-term rentals. Had great experience working meeting the city. Always responsive to questions and concerns. Great leadership in the city. Always responsive to questions and concerns. Great leadership in the city.

Other comments

Golf cart tour/ taxi

Needs central location for taxis, pedicabs; etc

City had answers, but didn't always know how to ask - need list

Should be more regulations for consideration of residents seems pro business /tourism – need more laws/rules on noise, times; etc.

More support for independent tour guides

Indy tour guide

"no barriers" from city

Need standards

Non-profit – better interactions with tours and tour guides

Museum

To better represent authentic history

To tell better stories that are FACTUAL

Less tax burden on residents, increase on tourists

Idea: water feature park – interactive park with water likes/increase seawall events

Increase support other districts – not just downtown support move business for residents and tourists

Better utilize downtown square – pop-ups/events – increase foot traffic for nearby businesses

Water taxi? System may help alleviate traffic

Reusable prices

Peak season/major events

Better pump out systems (availability and awareness) for visitors. Critical to environment.

Short term rental restrictions negative impact

Homeowners -limits their ability to add on for aging parents/ college kids

For fear of short term rental properties

St. Augustine Vision – October 16, 2024

Character and Authenticity – Verbatim notes

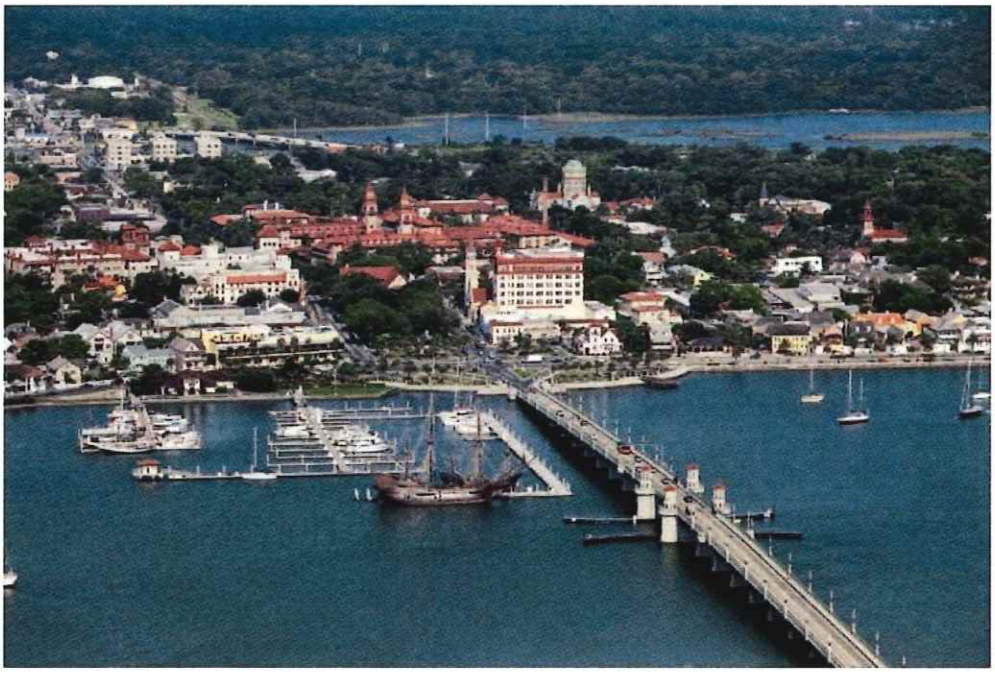
Character:

- Stop issuing PUDs
- Stop development – need to handle current infrastructure
    - Build and maintain existing roads
- St. Augustine has a "small town" feel
    - Quaint/intimate feeling
- Lack of skyscrapers is a good thing
- Larger fines for demolition of historic properties
    - Properties need to be brought to a certain standard
- Enforce, enforce, enforce codes, laws, and regulations
- Empower code enforcement officer with the authority to enforce codes, laws, and regulations
    - Currently code enforcement officers need City Council approval on these issues
- Example: corner of Vannon and Court Theophilia – abandoned property
    - Owners/developers let the properties sit and dilapidate so they can be demolished
- **Abandoned** buildings (both residential and commercial) make the city look **rundown**
- No more permits for small mobility vehicles (i.e., scooters)
    - But this detracts from the City's Mobility Plan which includes the addition of multi-modal transportation
- Bring back authentic history to St. George Street
- Maintain homes so they have historic character

Authenticity

- Protect all neighborhoods
- Recognize all historic neighborhoods
- Ravenswood has no protections
- Tear downs and incompatible new houses
- Enforce, enforce, enforce, current LODS, regs, and laws
- Empower code enforcement officers to write citations vs warnings
- More playgrounds/less bars
- More family oriented
- More family events
- Make sure development honors the authenticity of the city
- Give things time to develop
- Increase fines to deter demo and other work without permits
- Don't change City's character to increase profit
    PUD's
- Get vacant houses into use
- Too many gold carts tours
- App to congestion
- Look at closing streets and allowing outdoor dining and shopping

Existing 2014 Vision Plan and Summary



CITY OF ST. AUGUSTINE

VISION PLAN

2014 AND BEYOND

Prepared by: Vision 2014 & Beyond Steering Committee
Prepared for: City of St. Augustine City Commission

Completed June 2015

CITY OF ST. AUGUSTINE
VISION 2014 AND BEYOND

To: Nancy Shaver, Mayor
Leanna Freeman, Commissioner
Todd Neville, Commissioner
Nancy Sikes-Kline, Commissioner
John Regan, City Manager

From: The *Vision 2014 & Beyond* Steering Committee

June 8, 2015

For well over a year, The *Vision 2014 & Beyond* Steering Committee engaged in a open dialogue with the St. Augustine community through surveys, town halls, and many neighbor-to-neighbor conversations with one aim: to understand the trends and forces that will shape the future for the City of St. Augustine.

Then, after many hours working to define the future our community desires, taking into account the needs, hopes, expectations, and values of our residents, property owners, businesses and visitors, we developed a roadmap to that future: The 2014 & Beyond Vision Plan.

We believe this vision plan articulates a shared vision, the underlying principle that will guide our efforts, the results we seek to achieve through this effort, and specific goals and objectives to focus our future work.

We thank you for the opportunity to participate in the initiative and look forward to a bright future for the Nation's Oldest City.

The *Vision 2014 & Beyond* Steering Committee
Roxanne Horvath, Vice Mayor/Commissioner
Steering Committee Chair

Steering Committee Members
(Original committee members serving throughout the visioning initiative)*

Katherine Batenhorst
Jeanette Berk*
Cathy Brown
Vaughn Cochran*
Rob DePiazza
Linda Dixon*
George Jacunski
Phillip McDaniel
Jan Miller*
Ryan Murphy
Grant Misterly*
Rhey Palmer*
Jeanne Prickett*
Pat Reilly
Wolfgang Schau
Tracy Upchurch*
Len Weeks*
Greg White
Andy Witt*
Carolyn Wright

Facilitator
Herb Marlow, Analytica Consulting

THE VISION STATEMENT

St. Augustine will be a livable, authentic, waterfront city that builds upon its rich history and environment to create a distinctive community character founded on a healthy and vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

GUIDING PRINCIPLE: BALANCE

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses, institutions, and visitors which contribute to a livable, authentic, character based, and vital community.

THE FOUR APPROACHES

The Steering committee reached consensus that there are four approaches critical to the success of the *Visioning 2014 & Beyond* Vision Plan.

A CALL TO ACTION

Time and time again, whether among ourselves or in community dialogue, we heard "we have been saying this for years" or "the 1995 vision said this and nothing was done." The fact that the same challenges were repeatedly identified by various studies with no results was a familiar statement.

We recognize that much of what is proposed will take time to implement, and acknowledging that we don't want to engage in "ready...fire...aim" approaches, we still need to "fire."

There are actions that can be initiated now and those should be identified and implemented quickly. Also, recognizing that trying to do everything at once means nothing gets done, we have identified the priority that should be the first focus of the City. We believe creating progress on this first priority will generate the confidence, trust, and energy to address other goals and objectives. Communication of this progress in multiple ways will be critical.

THE FIRST PRIORITY

In order to ascertain the first priority, we analyzed two critical concerns.

The first was livability. Residents, businesses, and visitors all want a City that is livable, a City that retains those important quality of life aspects critical for resident and visitors alike.

There was agreement that the community wants a more vibrant and dynamic city, and there was agreement that a strong and viable business community is critical to sustain the City. As these concerns were analyzed, we identified one barrier that stands in the way of successfully addressing these two concerns: the lack of mobility.

Traffic and parking were consistently identified in every conversation with every group, thus we recommend that the first priority of the City be developing and implementing a holistic solution that encompasses parking solutions, alternative means of transport, creative uses of existing assets, and accessibility.

THE NEED FOR BALANCE

A constant voice throughout the community was the value placed on St. Augustine as a living community and the need to manage the tensions and pressures that all living communities have as they seek to make choices about their future.

St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community. St. Augustine certainly has those tensions.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.

Therefore we stress as our core principle the practice of balance where the values and needs of all community members be heard, understood and considered as decisions are made and policies established. This requires a process in which balanced solutions or decisions are the explicit goal.

EXECUTION AND ACCOUNTABILITY

A vision is just that, a vision, if there is no action. For this vision plan to become realized, we all must assume responsibility for it.

We propose an annual community review of progress toward the goals and objectives stated in this vision plan so there may be a discussion of accomplishments and renewed commitment to priorities. We leave to the Commission the decision as to the format for this review, but we do encourage that it be as public and participatory as feasible. To review status, the Commission will need to ensure that there is a measurement system in place to measure progress.

STRATEGIC RESULTS

This Vision Plan is intended to produce four results:

LIVABILITY

The City of St. Augustine is a safe and pleasant place to live where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all senses of that term. The intent of this theme is that St. Augustine be an even more desirable place to live by offering the full range of experiences that make a city highly livable.

AUTHENTICITY

The City of St. Augustine has protected its rich layers of history while adding to those layers as a living and dynamic community which is fully engaged in today's world. The intent of this theme is that St. Augustine remain a work, live, play city that is multi-generational and culturally diverse and that it will manage change while also protecting its distinctive features.

CHARACTER

The City of St. Augustine has protected its historic physical character by maintaining its built scale, its architecture, its intensity and density of uses, and its natural environment. It has also maintained and strengthened its social and cultural character through continued development as an arts and culture hub, a culinary destination, and a small town of both historical and architectural depth. It is the intent of the Vision Plan to protect, retain or enhance those features of the city (be they natural, built, or human) which make St. Augustine a historic and distinctive community.

VITALITY

It is the Vision Plan's intent to enhance the level of economic activity in the City so as to encourage the development of diverse existing and new entrepreneurial economic drivers, maintain and restore a rich and healthy physical eco-system, and support a diverse group of people who find St. Augustine home.

ROADMAP

Following, in a strategy map format, is the work proposed by the Vision Plan to realize the vision and achieve the four strategic results.

CITY OF ST. AUGUSTINE • 2014 & BEYOND VISION PLAN ROADMAP

VISION: THE DISTINCTIVE COMMUNITY

PRINCIPLE: BALANCE

	LIVABILITY	AUTHENTICITY	CHARACTER	VITALITY
STRATEGIC RESULTS	Maintain the quality of life for residents by focusing on City policies and resources to enhance livability.	Encourage and facilitate development and redevelopment in ways that are consistent with the look and feel of the various areas of the City.	Maintain St. Augustine as a small residential community while protecting its historic features and scale, distinctive neighborhoods, hospitality, and natural environment.	Secure the vitality and sustainability of St. Augustine for the future through policies and practices that support economic vitality, environmental assets, and human diversity.
GOALS	Improve mobility. Increase diversity of people, places, and economic opportunity. Establish a greater sense of place.	Promote those local features that are found only in St. Augustine. Encourage the growth of small businesses and experiences that are historically accurate or consistent with respect to St. Augustine. Recognize and promote historic diversity.	Strengthen the distinctiveness of various neighborhoods and districts. Improve the City aesthetics.	Promote attracting visitors who value the City's unique blend of history, arts, architecture, and culinary features. Support regional cooperation in economic development. Promote a vibrant arts and cultural life. Promote and enforce policies and practices to maintain a rich and healthy physical ecosystem. Recognize and promote diversity in the cultures and histories that comprise St. Augustine of the past and present. Create incentives to ensure a balance in the development of business, recreation, education, and culture for residents and visitors.
OBJECTIVES	Establish as the first priority of the City the implementation of a comprehensive mobility plan with funding strategies to address all transportation modes: visitor and resident parking, ADA* accessibility, visitor way finding and intercept. Develop budget and metrics that align with vision. Participate in the homelessness strategy developed by the County.	Expand the use of neighborhood empowerment zoning standards and tools to support the interests and goals of the various areas of the City. Establish a heritage tourism task force as recommended by the 2003 NHTP** report. Among its assignments should be: overhauling the training, testing, and enforcement of the City's tour guide program that will result in historically comprehensive tours that capture the distinctiveness of St. Augustine, and developing an incentive program to encourage historically accurate and diverse businesses. Complete historic preservation plan and put policies in place to promote historic and cultural diversity and encourage and facilitate redevelopment in ways that are consistent with the current and historic look of the City and with the vision.	Review the event management policies and procedures with the intention of promoting diversity and neighborhood protection. Develop and promote a brand identity and accompanying message that features the distinctiveness of our neighborhoods, art communities, culinary experiences, and historical diversity. Eliminate overhead cabling. Eliminate billboards. Re-design entry corridors into distinctive destinations.	Increase City participation in regional economic development strategies and activities. Develop a sustainability report on our ecosystem to address protection of natural assets, foreseeable environmental changes, and potential responses. Develop a comprehensive Utility and Infrastructure Plan to remedy deficiencies, increase efficiency and resiliency, and reduce environmental and aesthetic impacts including overhead utility lines. Complete a study of the fair and accurate economic contribution to the City of tourism.

*ADA - Americans with Disabilities Act **NTHP - National Trust for Historic Preservation

For more information, contact:

The City of St. Augustine

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St. Augustine, Florida 32085

904.825.1006

cosa@citystaug.com

City of St. Augustine

Vision Plan – 2014 and Beyond

The Vision Statement

St. Augustine will be a livable, authentic, waterfront city that builds upon rich history and environment to create a distinctive community character founded on a healthy vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

Guiding Principle: Balance

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses, institutions, and visitors which contribute to a livable, authentic, character based, and vital community.

The first priority identified is livability. Residents, businesses, and visitors all want a City that is livable, a City that retains those important quality of life aspects critical for resident and visitors alike. This first priority also includes mobility which means developing and implementing a holistic solution that encompasses parking solutions, alternative means of transport, creative uses of existing assets, and accessibility.

The need for balance is a value recognized throughout the community as a living community and the need to manage the tensions and pressures that all living communities, such as, St. Augustine have as they seek choices about their future.

St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.

Therefore we stress as our core principle the practice of balance where the values and needs of all community members be heard, understood and considered as decisions are made and policies established.

Summarized from Vision Plan
Prepared by the Vision 2014 & Beyond Steering Committee
Completed June 2015

Strategic Results

The Vision Plan is intended to produce four results:

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Backup Data

CITY OF ST AUGUSTINE-PARKING INVENTORY AS OF SEPTEMBER, 2024

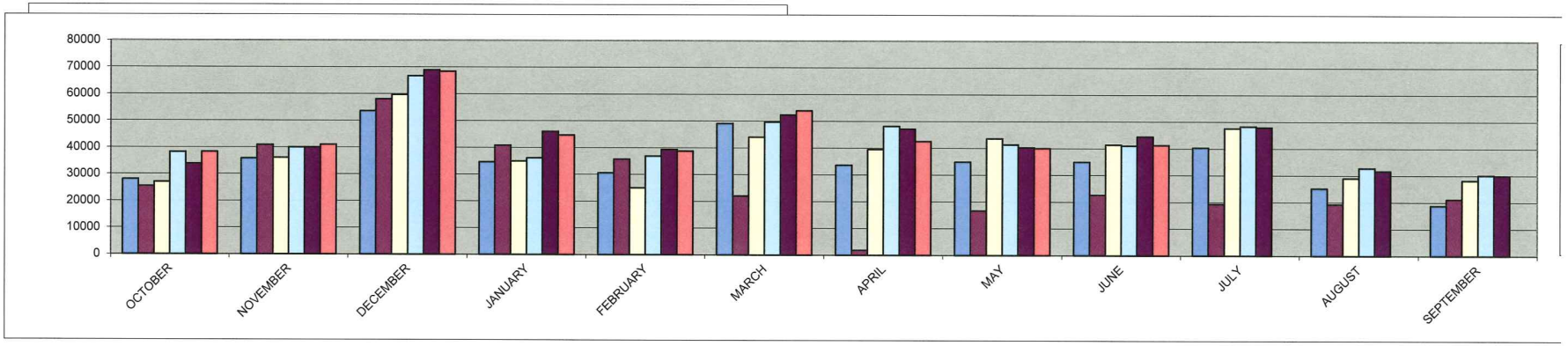
*** THIS INFORMATION WAS GATHERED BY AN EMPLOYEE OF THE CITY OF ST AUGUSTINE**
*** THIS INFORMATION WAS GATHERED BY COUNTING LEGALLY PARKED VEHICLES IN DESIGNATED PARI * THIS INFORMATION DOES NOT GUARANTEE THAT THERE ARE METERED SPACES AT ALL TIMES.**
*** THIS INFORMATION DOES NOT INCLUDE LOADING/UNLOADING ZONES, COMMERCIAL DELIVERY ZONES, RESIDENTIAL RESERVED SPACES, TAXI CAB SPACES OR MARKED HANDICAPPED SPACES**

STREET	SPACES	GENERALIZED LOCATION	CITY OR LEASE	INCLUDES	ADDITIONAL
AVENIDA MENENDEZ	42	BAYFRONT S WATER	**CITY**		PUBLIC ROADWAY
AVENIDA MENENDEZ	20	BAYFRONT S (EAST)	**CITY**		PUBLIC ROADWAY
MARINE ST	10	BRANCH OFF AVENIDA	**CITY**		PUBLIC ROADWAY
AVENIDA MENENDEZ	21	BAYFRONT N WATER	**CITY**		PUBLIC ROADWAY
AVENIDA MENENDEZ	12	BAYFRONT N (EAST)	**CITY**		PUBLIC ROADWAY
CHARLOTEE	16	CATHEDRAL TO AVENIDA	**CITY**		PUBLIC ROADWAY
TOQUES	44	HYPOLITA TO CUNA	**CITY**		PARKING LOT
TOLOMATO	17	CORDOVA TO SPANISH	**CITY**		PARKING LOT
CATHEDRAL	42	CORDOVA TO CHARLOTTE	**CITY**		PUBLIC ROADWAY
KING	40	CORDOVA TO CHARLOTTE	**CITY**		PUBLIC ROADWAY
ST GEORGE ST	6	KING TO ARTILLERY	**CITY**		PUBLIC ROADWAY
CORDOVA	19	KING TO BRIDGE	**CITY**		PUBLIC ROADWAY
GRANADA ST	12	KING TO BRIDGE	**CITY**		PUBLIC ROADWAY
CEDAR ST	14	MLK AVE TO GRANADA	**CITY**		PUBLIC ROADWAY
BAAS LOT	18	CORNER OF CEDAR/GRANADA	**LEASED**		PRIVATE LOT
DESOTO PL	4	CORNER OF DESOTO/GRANADA	**CITY**	**2 EV CHARGING SPACES**	PUBLIC ROADWAY
LIGHTNER LOT	33	GRANADA TO CORDOVA	**CITY**		PARKING LOT
LIGHTNER ROW	38	GRANADA TO CORDOVA	**CITY**	**RESERVED SPACES**	PARKING LOT
GRANADA LOT	91	CORNER OF GRANADA/BRIDGE	**CITY**	**RESERVED SPACES**	PARKING LOT
MALAGA ST	17	KING TO US1	**CITY**	**2 EV CHARGING SPACES**	PUBLIC ROADWAY
EXCELSIOR	18	CORNER OF MLK AVE/PARK PL	**LEASED**		PRIVATE LOT
VALENCIA ST	15	CORDOVA TO SEVILLA	**CITY**		PUBLIC ROADWAY
MARKLAND ST	10	KING TO VALENCIA	**CITY**		PUBLIC ROADWAY
SEVILLA ST	10	VALENCIA TO CARRERA	**CITY**		PUBLIC ROADWAY
FORT	112	CASTILLO DE SAN MARCOS	**LEASED**		FEDERAL PROPERTY
TOTAL SPACES	**681**				

*** LOTS THAT HAVE RESERVED SPACES HAVE SIGNAGE THAT DESIGNATES ENFORCEMENT AND PARKING FOR TIMES THAT THE SPACES ARE RESERVED OR METERED.**

VISITOR INFORMATION CENTER VEHICLE COUNT

	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
OCTOBER	8937	4538	20250	23555	25174	24925	29632	23486	23506	27257	30298	29451	22418	25198	28064	25474	27015	38239	33866	38301
NOVEMBER	9546	9519	20068	26007	24207	25908	28792	23648	27936	29285	30665	33725	36025	32932	35829	40857	36097	40003	39999	40984
DECEMBER	10819	5414	17181	28393	28236	26730	28689	32553	36578	43665	43689	49031	53920	53757	53606	58022	59656	66689	68904	68392
JANUARY	8906	7301	21265	18741	21745	20129	23334	20421	25180	23310	31868	28931	32337	26684	34604	40799	34938	36108	46017	44661
FEBRUARY	10562	5906	21023	27206	25242	25501	27529	21757	27658	24337	28589	30939	28660	29426	30588	35688	24978	36842	39304	38785
MARCH	17575	10163	23813	37438	33766	35225	42302	35612	44728	44437	42138	46954	45702	46812	49052	22056	44038	49698	52317	53889
APRIL	11993	8007	27990	29357	32519	35908	36713	29321	30285	36474	36049	37017	40286	33921	33626	1828	39515	48191	47125	42503
MAY	7349	7160	19257	21251	21687	27595	27546	20136	27681	38726	32527	32553	32438	27925	34874	16624	43627	41340	40264	40015
JUNE	5578	3101	19003	18066	18746	23625	26435	21290	25366	25751	27545	28196	31006	31007	34947	22558	41368	40996	44457	41235
JULY	7381	25000	22152	22866	25577	33676	35909	27816	32810	34856	34338	40348	40010	38589	40326	19326	47596	48278	47924	
AUGUST	4594	10205	14645	18010	19389	28040	21995	19511	24261	23748	26286	27868	25282	27306	25170	19230	28974	32754	31623	
SEPTEMBER	3232	18550	23017	16527	22081	24416	23859	22264	21865	20938	34466	29373	18810	26764	18757	21152	28196	30084	29857	
TOTAL	106472	114864	249664	287417	298369	331678	352735	297815	347854	372784	398458	414386	406894	400321	419443	323614	455998	509222	521657	408765



VIC visitation

January 2009	30009	January 2010	17142	January 2011	22947	January 2012	25526	January 2013	31475	January 2014	29138	January 2015	39835
February 2009	30023	February 2010	20343	February 2011	21171	February 2012	27196	February 2013	34573	February 2014	34580	February 2015	35736
March 2009	40266	March 2010	28392	March 2011	52878	March 2012	44515	March 2013	55910	March 2014	55546	March 2015	52673
April 2009	45465	April 2010	30069	April 2011	45891	April 2012	36651	April 2013	37856	April 2014	45593	April 2015	45061
May 2009	31170	May 2010	22260	May 2011	34433	May 2012	25170	May 2013	34601	May 2014	38726	May 2015	40659
June 2009	28292	June 2010	29673	June 2011	33044	June 2012	26613	June 2013	31708	June 2014	32189	June 2015	34431
July 2009	39409	July 2010	47105	July 2011	44886	July 2012	34770	July 2013	41013	July 2014	43570	July 2015	42923
August 2009	24129	August 2010	25560	August 2011	27493	August 2012	24689	August 2013	30326	August 2014	29685	August 2015	32858
September 2009	19457	September 2010	18049	September 2011	29824	September 2012	27830	September 2013	27331	September 2014	26173	September 2015	43083
October 2009	16155	October 2010	20158	October 2011	29358	October 2012	29383	October 2013	34071	October 2014	37873	October 2015	36814
November 2009	18344	November 2010	22797	November 2011	29560	November 2012	34920	November 2013	36606	November 2014	38331	November 2015	42156
December 2009	21077	December 2010	24478	December 2011	40691	December 2012	45723	December 2013	54581	December 2014	54611	December 2015	61289
	343,796		306,026		412,176		382,986		450,051		466,015		507,518

January 2016	36164	January 2017	40421	January 2018	33355	January 2019	43255	January 2020	50999	January 2021	43672	January 2022	45135
February 2016	38674	February 2017	35825	February 2018	36783	February 2019	38235	February 2020	44610	February 2021	31222	February 2022	46052
March 2016	58693	March 2017	57128	March 2018	58515	March 2019	61315	March 2020	25350	March 2021	55047	March 2022	62123
April 2016	46271	April 2017	50358	April 2018	42401	April 2019	42033	April 2020	0	April 2021	49394	April 2022	60239
May 2016	40691	May 2017	40546	May 2018	34906	May 2019	40475	May 2020	3580	May 2021	54533	May 2022	51675
June 2016	35245	June 2017	38758	June 2018	38759	June 2019	43684	June 2020	28197	June 2021	51710	June 2022	51245
July 2016	50435	July 2017	50013	July 2018	48236	July 2019	50408	July 2020	24157	July 2021	59495	July 2022	60348
August 2016	34835	August 2017	31603	August 2018	34133	August 2019	31463	August 2020	24037	August 2021	36218	August 2022	40943
September 2016	36716	September 2017	23513	September 2018	33455	September 2019	23446	September 2020	26440	September 2021	35245	September 2022	37605
October 2016	28023	October 2017	31498	October 2018	35080	October 2019	31843	October 2020	33768	October 2021	47799	October 2022	42332
November 2016	45031	November 2017	41165	November 2018	44786	November 2019	51071	November 2020	45121	November 2021	50003	November 2022	49999
December 2016	67400	December 2017	67196	December 2018	67008	December 2019	72528	December 2020	74570	December 2021	83361	December 2022	86130
	518,178		508,024		497,417		529,756		390,829		597,699		633,826

January 2023	57521	January 2024	55826
February 2023	49130	February 2024	48481
March 2023	65396	March 2024	67374
April 2023	58906	April 2024	53129
May 2023	50330	May 2024	50019
June 2023	55571	June 2024	51544
July 2023	59905	July 2024	52764
August 2023	39529	August 2024	39011
September 2023	37321		
October 2023	47876		
November 2023	51230		
December 2023	85490	658,205	

7,202,502
480,167