CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

AMENDED

A G E N D A

TUESDAY, DECEMBER 3, 2024 - 1:00 PM

ALCAZAR ROOM

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

*a)	PZB2024-0101 WITHDRAWN	City of St. Augustine & FDOT - Applicant City of St. Augustine, State of Florida, & United States Government (NPS) - Owner 111 Avenida Menendez & PIDs 1961800000 & 1961700000 (Waterfront along A1A/Avenida Menendez, beginning south of the Bridge of Lions north to Charlotte Street) To replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge.
b)	PZB2024-0087 Continued from the November 5, 2024, Regular Meeting	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.

c) PZB2024-0085
Continued from the November 5, 2024, Regular Meeting

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) PZB2024-0061
Continued from the November 5, 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.

e) PZB2024-0081
Continued from the November 5, 2024, Regular Meeting

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.

f) PZB2024-0090

Ryan Carter - Applicant
c/o Carter Environmental Services
Erik Worthmann - Owner
134 Pelican Reef Drive
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.

g) PZB2024-0092

Ryan Carter - Applicant
c/o Carter Environmental Services
Kyle Cregan - Owner
67 Water Street
To approve a request to construct a dock within Conservation Overlay Zones 1 & 2.

h) PZB2024-0088

Darren & Christina DeGuire - Applicant & Owner
207 Carver Street West
To approve the removal of a significant tree within Conservation Overlay Zone 3.

i) PZB2024-0095

Scott Michaels - Applicant & Owner
89 Dolphin Drive
To approve the modification of an existing bulkhead and construct a new dock within Conservation Overlay Zones 1 & 2.

6. Use by Exception

a) PZB2024-0097

Stephanie Angel - Applicant
c/o Capybara Cafe / Noah's Ark Sanctuary
Jena Dennis - Owner
105 S Ponce De Leon Boulevard, Suite C
To approve a use by exception for a tourist attraction.

7. Variance

a) PZB2024-0082
Continued from the November 5, 2024, Regular Meeting

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.

b) PZB2024-0079
Continued from the November 5, 2024, Regular Meeting

Edward Bowman - Applicant & Owner
21 Miruela Avenue
To approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage.

c) PZB2024-0089

Matthew Brown - Applicant & Owner
19 Hope Street
To approve a variance request to reduce the front and side yard setbacks.

d) PZB2024-0093

Kimberly J Hartwick - Applicant & Owner
228 Riberia Street
To approve a variance request to reduce the side yard setback and to increase the maximum fence height within the front and side yard setback.

e) PZB2024-0099

Karen Cowart - Applicant
c/o Karen Cowart Design Associates Inc
Ashley Cregan - Owner
67 Water Street
To approve a variance request to the maximum building height and reduce the front and side setback requirements.

8. Appeal of Staff Determination and Variance

a) PZB2024-0100

Julia Moiseeva - Applicant
Craig Van Horn - Owner
3 South Street
To appeal staff determination limiting one (1) guest house on a property with a residential single-family one: RS-1 zoning designation and a variance request to the maximum square footage of a guest house and reduce the side yard setback.

9. Other Business

   a) FDOT project update related to replacing the existing seawall with a new seawall between the proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions. (No PZB discussion or recommendation)

   b) Approval of 2025 Planning and Zoning Board Meeting Schedule.

10. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

MEMORANDUM

To: Planning and Zoning Board

Date: November 11, 2024

Subject: PZB2024-0087 - Conservation Overlay Zone Development

173 Inlet Drive

The application for Conservation Overlay Zone Development at 173 Inlet drive appeared before the Board on November 5, 2024, and was continued so that they could modify their application to reduce impacts to the floodplain and to be more compatible with adjoining properties and align with the character of the neighborhood.

The applicant has notified Staff that they are still working on obtaining the above information and are requesting to continue their application until the January 7th Planning and Zoning Board meeting. Please see the attached email.

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

Sarah Daugherty
Senior Planner
Planning and Building Department

From: Tom Bartlett, EI
To: Victoria Murphy
Cc: Sarah Daugherty; Alain Johnson; Agan Prameshuber (aganprameshuber@gmail.com)
Subject: RE: PZB - 173 INLET DR - Continuance Request
Date: Thursday, November 21, 2024 1:51:50 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.

Hi Victoria,

Thank you for speaking with me this afternoon. As discussed, we would like to request a continuance to the next PZB meeting. We are continuing to coordinate with the adjacent property owner for the proposed residential development and address the boards comments for the project. Please let me know if you have any questions or need additional information.

Thank you,

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: Thursday, November 21, 2024 1:12 PM
To: Tom Bartlett, EI <tbartlett@dccm.com>
Cc: Sarah Daugherty <sdaugherty@citystaug.com>
Subject: PZB 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!

Just following up on the Planning and Zoning Board request for additional information.

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.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	5.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.

The applicant appeared before the Board on November 5, 2024. The PZB continued the application so that the applicant could modify their plans to reduce floodplain impacts and provide COZ 2 development on a scale more compatible with adjacent properties.

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 property line and a portion of the eastern property line. The northern retaining wall would be landward of the existing bulkhead. The elevation at the top of the wall would be 11 feet NAVD adding an additional 2.5' to the height of the existing bulkhead. The eastern retaining wall would be at an elevation of 11 feet with a height of 2.5'. The finished grade of the lot would be an elevation of nine (9) feet along the foundation location tapering off to an elevation between 7.5-8 feet at side property lines and to existing grade at the front of the property. The Finished Floor Elevation (FFE) of 14 feet.

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 elevation of the existing grade is between five and six feet. The construction of a retaining wall and corresponding fill would change the existing drainage pattern from a split drainage plan to a new drainage pattern directing all runoff to the street.

(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. Watering the surcharge area can help alleviate dust (FSESCI TIER I).

(6) Impact on floodplain.

The applicant is proposing to build a retaining wall along the northern property line and a portion of the eastern property line. The northern retaining wall would be landward of the existing bulkhead. The elevation at the top of the wall would be 11 feet NAVD adding an additional 2.5 feet to the height of the existing bulkhead. The eastern retaining wall would be at an elevation of 11 feet with a height of 2.5 feet. The finished grade of the lot would be an elevation of nine feet along the house foundation tapering off to an elevation between 7.5-8 feet at side property lines and to the existing grade at the front of the property. The applicant has reduced the Finished Floor Elevation (FFE) from 15 feet to 14 feet. The proposed retaining walls and fill would reduce the flood-carrying and flood storage capacity of the site to less than 25% of the lot and change the existing drainage pattern.

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

Unknown.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site.

(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.

The site has approximately ninety (90) feet of bulkheaded shoreline along Salt Run. The proposed retaining wall will run landward and parallel to the existing bulkhead and add an additional 2.5 feet to the overall height. The resulting elevation will be 11 feet NAVD along the entirety of the shoreline.

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

The main structure is approximately fifty (50) feet wide, and the lot has width of approximately seventy-five (75) feet. This means the main structure would occupy sixty-seven (67) percent of the lot width.

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

The applicant is keeping one tree on site that is a significant live oak tree and is native vegetation.

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

Unknown.

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

The North Davis Shores neighborhood does not have surface water management system permitted by the St. Johns River Water Management District. The applicant is proposing to add rain gardens to absorb stormwater and reduce flooding risk. However, calculation of capacity or volume of stormwater is not included. Staff does encourage the use of rain gardens to mitigate stormwater and improve water quality. Please note the application shows rain gardens within Right-of-Way. COSA Public Works Department states that stormwater mitigation should be addressed on private property and Public Works would not be able to approve of private plantings in the right-of-way. Please see the attached email from Jonathan Foster, Development Supervisor- Utilities Department.

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) 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.

N/A

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 the same score as the proposed improvements at 173 Inlet 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.

Floodplain Impacts

The applicant has lowered the finished grade and finished floor elevations. However, to reduce the impact to the floodplain, a larger portion of the lot would need to be kept at an existing grade below the Base Flood Elevation of eight (8) feet NAVD.

Natural Drainage Pattern

The applicant is modifying the existing drainage pattern. With the additional fill associated with the retaining walls and along the rear and side portion of the lot, the rear portion of the lot will no longer drain to the water and instead the entirety of the lot will drain to the street. The impacts of this new drainage pattern to the floodplain in a neighborhood without a surface water management system permitted by the St. Johns River Water Management District is unknown.

Scale of Development

The applicant has reduced the scale of development by lowering the finished grade so that it can be sloped to meet the adjacent grade to the property to the east. The property to the west proposed grading plan has not been submitted.

Staff notes that the modified application states that the proposed lot coverage is twenty-nine (29) percent. The maximum lot coverage permitted in Residential Single-Family One (RS-1) zoning district is twenty-five (25) percent. The applicant would have to reduce the proposed lot coverage or receive a variance to lot coverage prior to being issued a building permit.

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.

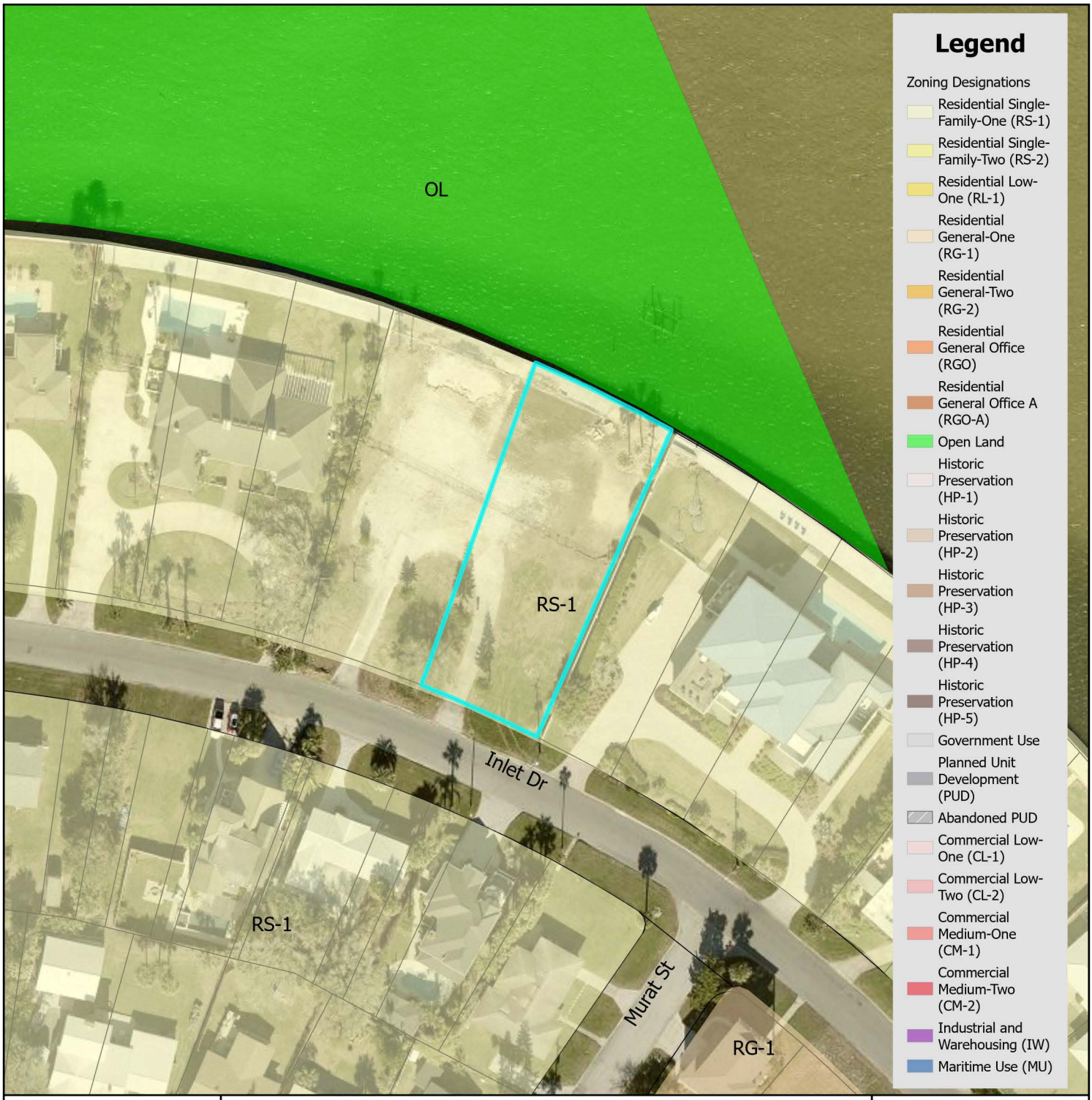
Attachments

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
9. Supplemental Information

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

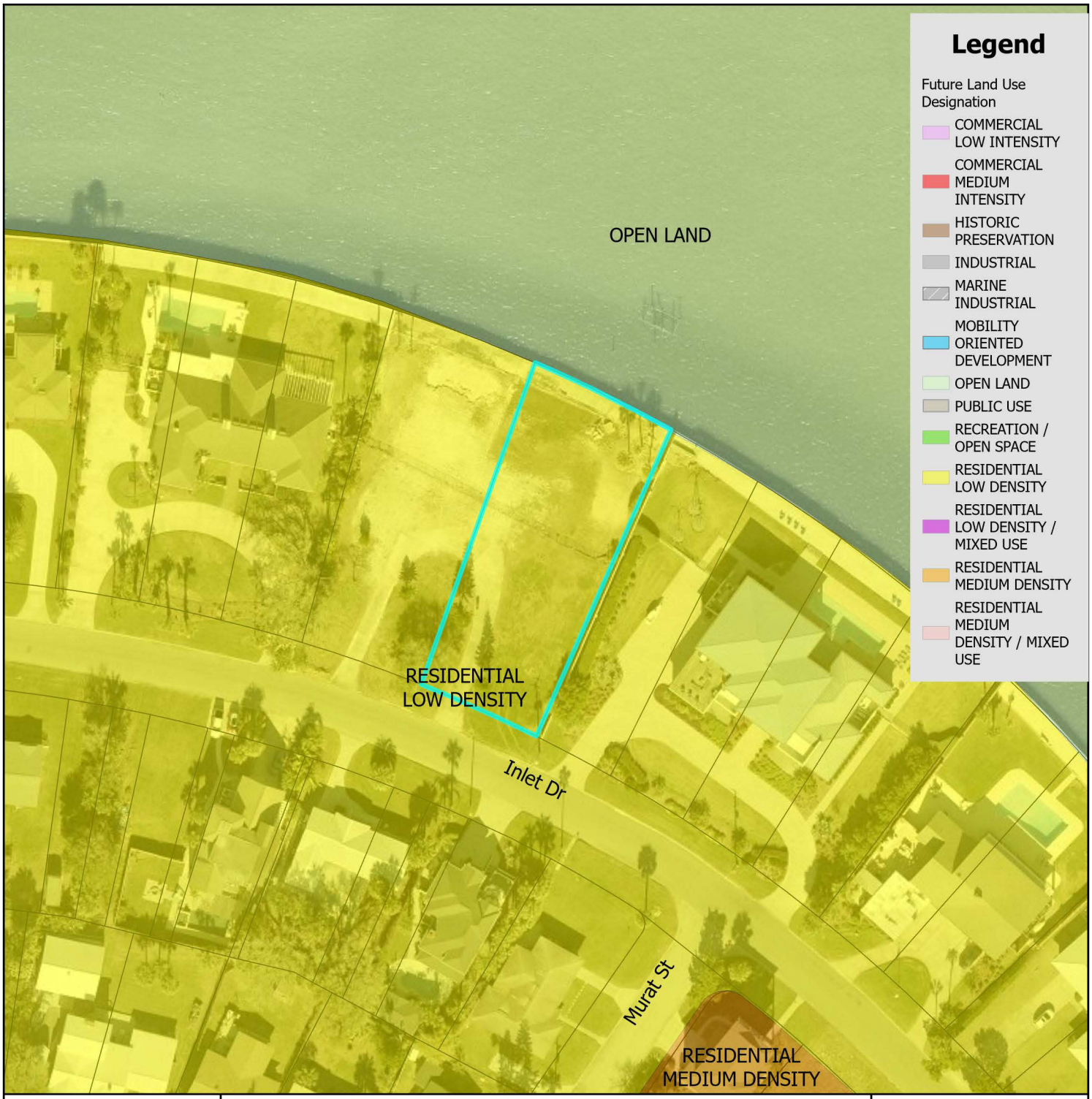
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

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:
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

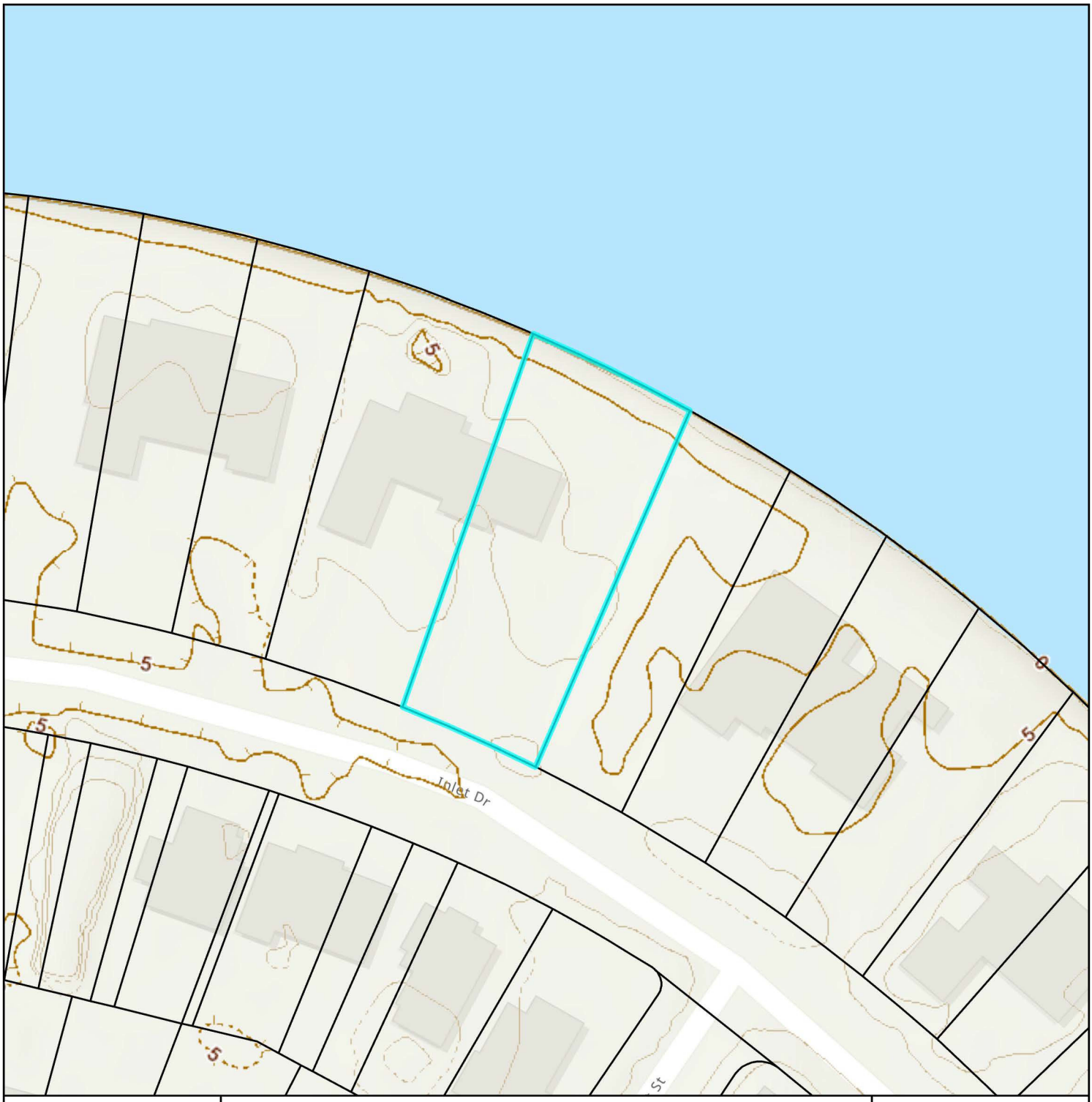
0 0.17 0.35 Miles

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

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 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application

dig ARCHITECTURE

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

22.0175

ARCHITECT

dig ARCHITECTURE LLC
13500 SUTTON PARK DR. SOUTH, SUITE 301
JACKSONVILLE, FL 32224
904-553-2698
www.dig-architecture.com

CLIENT

MARK AND JANICE MTRAZZO
INLET DRIVE
ST AUGUSTINE, FLORIDA

PERMIT SET - 24.10.14

10/14/2024 2:50:45 PM

BUILDING CODE SUMMARY

THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL:

TYPE VB UN-PROTECTED
OCCUPANCY CLASS - GROUP R-3

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

1. IT IS INTENDED THAT THESE DRAWINGS ARE PREPARED FOR BUILDINGS THAT WILL CONFORM TO **THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2. THE MAXIMUM ALLOWABLE NUMBER OF STORIES AND HEIGHT PER LOCAL ZONING ORDINANCES AND PER THE 2014 FLORIDA BUILDING CODE, RESIDENTIAL, ARE AS FOLLOWS:
   A. MAX. NO. OF STORIES = (3)
   B. MAX. HEIGHT = 35' FROM GRADE
3. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THE CODE REGUARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES.
4. THE BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO ANY LOCAL ORDINANCES AND SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH HIS WORK.
5. VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES EFORE PROCEEDING WITH WORK.
6. MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS AT THE JOB SITE.
7. THE ELECTRICAL FLOOR PLAN IS INTENDED TO ONLY SUGGEST LOCATIONS FOR FIXTURES, OUTLETS, AND SWITCHES ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS, IF ANY, ARE TO BE DESIGNED, ENGINEERED AND ARE THE SOLE RESPONSIBILITY OF OTHERS.
8. ALL INTERIOR AND EXTERIOR FLOOR & STEP FINISHES SHALL HAVE A NON-SLIP FINISH TO MEET ASTM C1028 STATIC COEFFICIENT OF FRICTION MIN. OF 0.6. ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS, THROUGHOUT THE ENTIRE PORTION OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS, ENFORCING SAFETY REGULATIONS AND PROTECTION OF PROPERTY.
9. CHECK ALL CEILING HEIGHTS AND POSSIBLE CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCT-WORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION OF THE LIGHT FIXTURES AS SHOWN ON THE LIGHTING PLAN. ANY
10. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.
11. CONTRACTOR TO POST AND MAINTAIN SIGNAGE FORBIDDING THE USE OF NICOTINE PRODUCTS THROUGOUT ALL PHASES OF CONSTRUCTION. NICOTINE PRODUCTS ARE NOT TO BE ALLOWED WITHIN THE PERIMETER OF THE BUILDING FOOTPRINT.

DRAWING NOTES:

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.

1. ALL EXTERIOR WALLS ARE 2x6.
2. ALL INTERIOR WALLS ARE 2x4 EXCEPT AS NOTED.
3. ALL WALL THICKNESSES ARE ACTUAL 2x4 = 3-1/2", 2x6 = 5-1/2", 2x8 = 7-1/4", ETC.
4. THE SIZE AND QUANTITY OF ALL EXTERIOR STEPS ARE TO BE FIELD DETERMINED BY OTHERS.
5. ALL PLATE AND CEILING HEIGHTS ARE TAKEN FROM (TOP OF) HOUSE SLAB/BLOCK.
6. ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. ALL DIMENSIONS ARE TO FACE OF BLOCK OR STUD WALL.
9. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE PRESSURE TREATED APPROPRIATELY FOR THE CONDITION.
10. H = HAZARDOUS GLASS LOCATIONS.
11. VERIFY THE KITCHEN AND VANITY LAYOUTS WITH THE DETAILS DONE BY OTHERS.
12. CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO THE FINISHED
13. FLOOR AND/OR DECK.

SYMBOL LEGEND

ROOM NUMBER IDENTIFICATION — ROOM / 100
DOOR NUMBER IDENTIFICATION — 100
WINDOW NUMBER IDENTIFICATION — A
CEILING HEIGHT IDENTIFICATION — MATERIAL X'-X" AFF

FRAMING DIMENSIONS — DIM.
FINISH FACE DIMENSIONS — DIM.
CABINET DIMENSIONS — DIM.

WALL TYPE IDENTIFICATION — X
INTERIOR ELEVATION IDENTIFICATION — X / X.XX
EXTERIOR ELEVATION IDENTIFICATION — X / X.XX
WALL SECTION IDENTIFICATION — X / X.XX

TYPICAL DETAIL DESIGNATION

ENLARGED PLANS:

DETAIL NUMBER — X / X.XX — SHEET WHERE DETAIL IS SHOWN

ENLARGED PLANS / INTERIOR DESIGN:

DETAIL NUMBER — X / X.XX — SHEET WHERE DETAIL IS SHOWN

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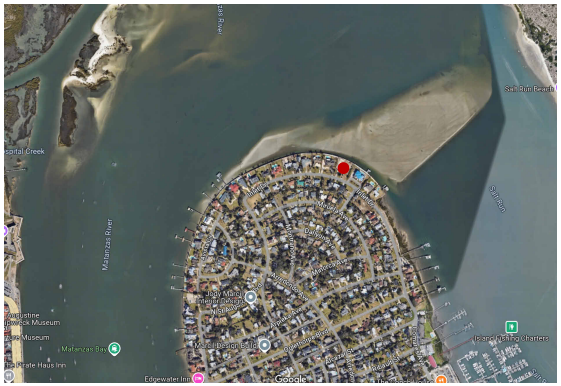
LOCATION MAP



PROJECT LOCATION

ATTACHMENTS NOT INCLUDED:

1. LEGAL SURVEY
2. TRUSS ENGINEERING
3. FLORIDA ENERGY SHEETS

DRAWING INDEX

SHEET NO.	SHEET NAME	REVISION 1	REVISION 2	REVISION 3
A1001	INDEX			
SITE				
A2001	SITE PLAN UTILITIES			
ARCHITECTURAL				
A2201	OVERALL FLOOR PLANS			
A2204	CABANA PLANS			
A3003	CABANA ELEVATIONS			

dig ARCHITECTURE

SCHEMATIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

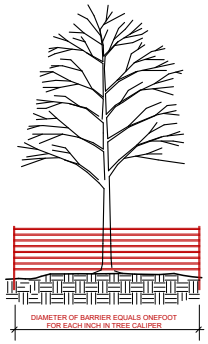
REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A1001

INDEX



FENCE: BARRIER FENCING TO BE 4' SAFETY ORANGE COPOLYMER OR CHAIN LINK WITH WIRE TIES TO POST.

POST: RANGE GRADE 6' T-POST, MAX. 6' BETWEEN POSTS.

BARRIER TO BE EQUAL ON ALL SIDES OF TREE UNLESS NOTED OTHERWISE.

BARRIER TO REMAIN COMPLETELY INTACT AND IN PLACE THROUGH ALL PHASES OF CONSTRUCTION.

BARRIER TO BE NO LESS THAN 6' FROM THE TRUNK OF THE PROTECTED TREE.

NOTE: NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

TREE PROTECTION DETAIL

TREE INCH DATA:

LOT SQUARE FOOTAGE:	36,237 S.F.	NUMBER OF EXISTING TREES(PRESERVED):	0"
# OF ACRE (90,000 / 43,560):	0.83 ACRES	TOTAL TREE INCH VALUE PROVIDED:	89+"
Acre(s) x 40" per:	33.2"		

PLANTED TREES FOR CREDIT: IN ADDITION TO PRESERVED TREES (MINIMUM PROPOSED TREES)
NUMBER OF CANOPY TREES PROPOSED: 14 CANOPY (62" TOTAL)
NUMBER OF UNDERSTORY TREES PROPOSED: 3 UNDERSTROY (9"TOTAL)
NUMBER OF PALMS PROPOSED (SABAL): 9 PALMS (18" TOTAL)
TOTAL PLANTED INCHES PROPOSED: 89"

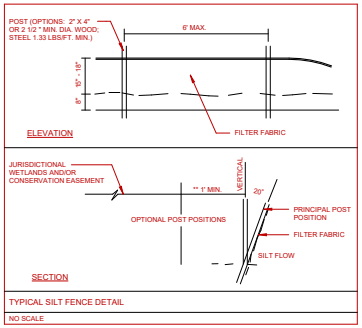
28" OAK — EXST'G. TREES PRESERVED FOR CREDIT (TYP.)

NUMBER OF EXISTING TREES(PRESERVED): 0
CANOPY TREE CALCULATION:
TOTAL TREE INCH VALUE PROVIDED: 89+"
TOTAL TREES PROPOSED: (20)
(20) X 70% = 14 REQUIRED CANOPY TREES
(14) CANOPY TREES PROVIDED

TREES FOR TREE INCH VALUE
NO ONE SPECIES SHALL CONSTITUTE MORE THAN 50% OF THE TOTAL REPLACEMENT PLANTING. 50% or MORE SHALL BE NATIVE.

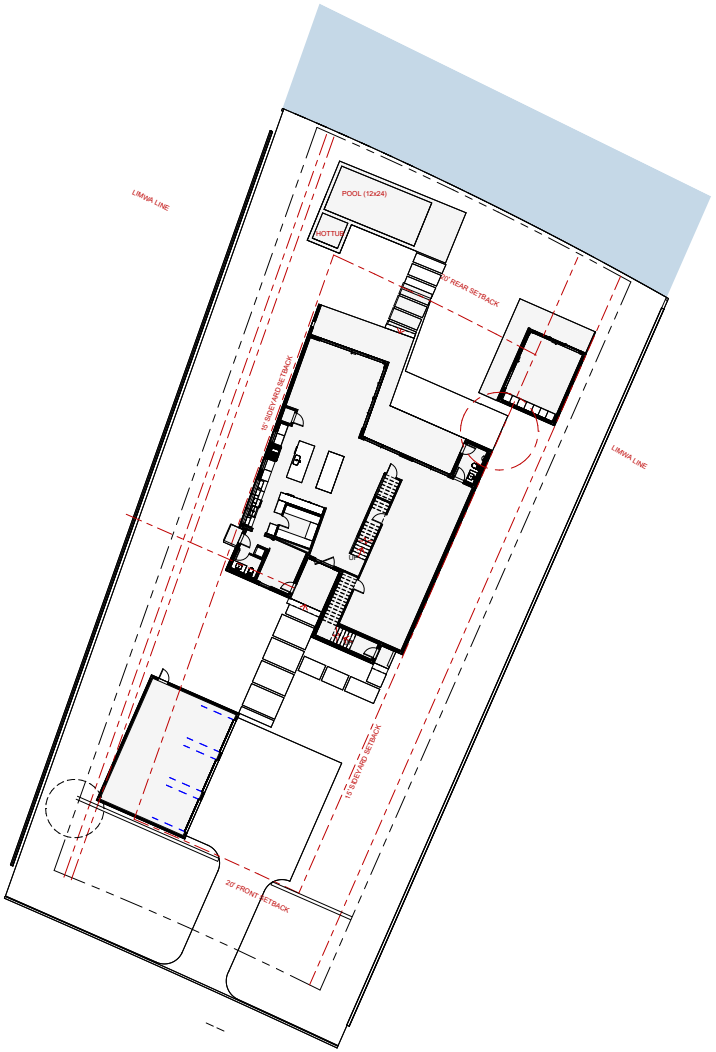
FINAL LANDSCAPE INSTALLATION SHALL MEET OR EXCEED ST JOHNS COUNTY LANDSCAPE REQUIREMENTS PURSUANT TO SJC LAND DEVELOPMENT CODE, ARTICLE 4.01.05 F.1c.

TREE SPECIES PER CATEGORY:
CANOPY TREE: (6) 5" LIVE OAK, (6) 4" MAGNOLIA, (2) 4" RED MAPLE
UNDERSTORY TREE: (3) 3" CRAPE MYRTLE
PALM TREE: (3) 16' CT SABAL PALM (6")
THE SYMBOLS (LABELED) SHOWN REPRESENT APPROXIMATE LOCATIONS.



TYPICAL SILT FENCE DETAIL

NO SCALE



1 SITE PLAN
A2001 1/16" = 1'-0"

LOT COVERAGE - BUILDINGS		
PROPOSED RESIDENCE		
LOT	16,544 SF	100%
PROPOSED HOUSE	2,920 SF	17.6%
PROPOSED GARAGE	868 SF	5.2%
PROPOSED CABANA	380 SF	2.2%
LOT - NO BUILDING	12,376 SF	75.5%
BUILDINGS	4,168 SF	25.0%

LOT COVERAGE - ISR		
PROPOSED RESIDENCE		
LOT	16,544 SF	100%
PROPOSED HOUSE	2,921 SF	17.7%
PROPOSED GARAGE	592 SF	3.6%
PROPOSED PAVER PATIO	0 SF	0.0%
PROPOSED CONCRETE DRIVE	0 SF	0.0%
POOL	0 SF	0.0%
GREEN SPACE	0 SF	0.0%
PERVIOUS	0 SF	0.0%
IMPERVIOUS	0 SF	0.0%

SEC. 28-160. - MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) FOR ALL SINGLE FAMILY RESIDENTIAL DWELLING DEVELOPMENT.

THERE SHALL BE A MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) OF SEVENTY (70) PERCENT OF THE LOT SIZE FOR ALL SINGLE FAMILY RESIDENTIAL DWELLING DEVELOPMENT REGARDLESS OF THE ZONING DISTRICT, EXCEPT AS ESTABLISHED WITHIN THE HISTORIC PRESERVATION DISTRICTS AND NOT WITHIN ANY MASTER PLANNED COMMUNITIES.

SEC. 28-161. - RESIDENTIAL, SINGLE-FAMILY-ONE; RS-1.

INTENT. THIS DISTRICT IS INTENDED TO APPLY TO THOSE NEIGHBORHOODS DESIGNATED FOR SINGLE-FAMILY DWELLINGS AND USES COMPATIBLE WITH LOW DENSITY SINGLE-FAMILY USES, SO AS TO CREATE AND MAINTAIN A STABLE LOW INTENSITY RESIDENTIAL CHARACTER.

(1)PERMITTED USES AND STRUCTURES. SINGLE-FAMILY DWELLING; HOME OFFICE, PRIVATE.
(2)PERMITTED ACCESSORY USES AND STRUCTURES. SEE SECTION 28-348.
(3)PERMISSIBLE USES BY EXCEPTION. SEE SECTION 28-347.
(4)MINIMUM LOT REQUIREMENTS (WIDTH AND AREA):A.MINIMUM LOT WIDTH, SEVENTY-FIVE (75) FEET.B.MINIMUM LOT AREA, ONE-QUARTER ACRE (10,890 SQUARE FEET).
(5)MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES. TWENTY-FIVE (25) PERCENT.
(6)MINIMUM YARD REQUIREMENTS.A.FRONT, TWENTY (20) FEET MINIMUM.B.SIDE, FIFTEEN (15) FEET MINIMUM.C.REAR, TWENTY (20) FEET MINIMUM.
(7)MAXIMUM HEIGHT OF STRUCTURES. THIRTY-FIVE (35) FEET. (CODE 1964, § 33-21; ORD. NO. 99-05, § 2; 2-9-99)

SEC. 28-348. - ACCESSORY USES AND STRUCTURES.

ACCESSORY USES AND STRUCTURES ARE PERMITTED IN ALL DISTRICTS PROVIDED SUCH USES AND STRUCTURES ARE OF A NATURE CUSTOMARILY INCIDENTAL AND CLEARLY SUBORDINATE TO A PERMITTED OR PERMISSIBLE PRINCIPAL USE OR STRUCTURE AND, UNLESS OTHERWISE PROVIDED, ARE LOCATED ON THE SAME LOT (OR CONTIGUOUS LOT IN THE SAME OWNERSHIP) AS SUCH PRINCIPAL USE, WHERE A BUILDING OR PORTION THEREOF IS ATTACHED TO A BUILDING OR STRUCTURE CONTAINING SUCH PRINCIPAL USE, SUCH BUILDING OR PORTION SHALL BE CONSIDERED AS A PART OF A PRINCIPAL BUILDING AND NOT AN ACCESSORY BUILDING. ACCESSORY USES SHALL NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF THE DISTRICT WHERE LOCATED AND SHALL BE SUBJECT TO THE FOLLOWING:

(1)ACCESSORY USES AND STRUCTURES SHALL NOT BE LOCATED IN REQUIRED FRONT OR SIDE YARDS, OR WITHIN THREE (3) FEET OF REAR PROPERTY LINES, IN ANY RESIDENTIAL DISTRICT EXCEPT AS FOLLOWS:
- A.ON MULTIPLE-FRONTAGE LOTS, THROUGH LOTS AND CORNER LOTS, ACCESSORY USES AND STRUCTURES MAY BE LOCATED IN ANY REQUIRED SIDE YARD BUT NOT LESS THAN THREE (3) FEET FROM ANY SIDE LOT LINE.
- B.ACCESSORY STRUCTURES FOR RESIDENTIAL PURPOSES SUCH AS GUESTHOUSES SHALL NOT BE LOCATED IN ANY REQUIRED YARD.
- C.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.
- D.AIR CONDITIONING COMPRESSORS SERVING CENTRAL SYSTEMS (OTHER THAN WINDOW UNITS) OR OTHER MECHANICAL EQUIPMENT DESIGNED TO SERVE THE MAIN STRUCTURE MAY BE LOCATED IN ANY REQUIRED REAR YARDS, BUT NOT IN ANY REQUIRED FRONT YARD, AND NOT LESS THAN TEN (10) FEET FROM ANY SIDE LOT LINE, EXCEPT IN THE FOLLOWING INSTANCES:
  - 1.WHEN A COMPRESSOR IS PROPOSED WITHIN A YARD AND IS ENCLOSED BY A MASONRY WALL AT LEAST FIVE (5) FEET HIGH, IT MAY BE LOCATED WITHIN TWO (2) FEET OF ANY SIDE LOT LINE.
  - 2.WHEN A COMPRESSOR IS PROPOSED WITHIN A YARD AND IS ENCLOSED BY A SOLID BOARD FENCE AT LEAST FIVE (5) FEET HIGH, IT MAY BE LOCATED WITHIN FIVE (5) FEET OF ANY SIDE LOT LINE.
- E.TENNIS COURTS MAY BE LOCATED IN A REQUIRED SIDE OR REAR YARD BUT NOT IN ANY REQUIRED FRONT YARD (SEE SUBSECTION (5)).

(2)HOUSEHOLD PETS ARE A PERMITTED ACCESSORY USE IN ALL RESIDENTIAL DISTRICTS PROVIDED THE NUMBER OF SUCH PETS OVER TEN (10) WEEKS IN AGE SHALL NOT EXCEED FOUR (4).

(3)ACCESSORY USES AND STRUCTURES IN ANY RESIDENTIAL DISTRICT SHALL INCLUDE NONCOMMERCIAL GREENHOUSES AND PLANT NURSERIES; GUEST- HOUSES; CARPORTS; PRIVATE GARAGES AND BOATHOUSES OR SHELTERS (PROVIDED BOATHOUSES OR SHELTERS SHALL NOT EXCEED SIX HUNDRED (600) SQUARE FEET IN AREA); TOOL, STORAGE AND GARDEN SHEDS; SWIMMING POOLS AND SIMILAR WATER FEATURES; TENNIS, BASKETBALL AND SIMILAR RECREATIONAL COURTS; BARBECUE PITS; FACILITIES FOR SECURITY GUARDS AND CARETAKERS; CHILDREN'S PLAYHOUSES; GAZEBOS; SKATEBOARD RAMPS; COMPOST AREA; WORKSHOPS OR STUDIOS; STRUCTURES FOR HOT TUBS OR SAUNAS; SATELLITE DISHES AND OTHER ANTENNAS; ABOVEGROUND FUEL TANKS; AND SIMILAR USES AND STRUCTURES WHICH:
- A.DO NOT INVOLVE THE CONDUCT OF BUSINESS OF ANY KIND.
- B.ARE OF A NATURE NOT LIKELY TO ATTRACT VISITORS IN LARGER NUMBERS THAN WOULD NORMALLY BE EXPECTED IN A RESIDENTIAL NEIGHBORHOOD.
- C.DO NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF A RESIDENTIAL NEIGHBORHOOD.

(4)PRIVATE SWIMMING POOLS OR RELATED WATER FEATURES, AS REGULATED HEREIN, SHALL BE:
- A.THAT THE POOL IS INTENDED AND IS TO BE USED SOLELY FOR THE ENJOYMENT OF THE OCCUPANTS OR BONA FIDE GUESTS.
- B.THAT THE POOL MAY BE LOCATED NO NEARER THAN FIVE (5) FEET FROM ANY PROPERTY LINE. IT MAY BE LOCATED IN ANY FRONT YARD IF PROPERLY SCREENED WITH A FENCE, WALL OR HEDGE HAVING A MINIMUM HEIGHT OF SIX (6) FEET, BUT NOT OVER EIGHT (8) FEET, WHICH CREATES A VISUAL BARRIER.
- C.THAT THE POOL SHALL BE ENCLOSED BY A RETAINING WALL OR FENCE HAVING A MINIMUM HEIGHT OF FOUR (4) FEET, BUT NOT OVER EIGHT (8) FEET, AND SO CONSTRUCTED OR INSTALLED AS TO OBSTRUCT ACCESS THERETO BY PERSONS OTHER THAN THE OWNERS OR OCCUPANTS OF THE PREMISES ON WHICH SUCH SWIMMING POOL IS LOCATED. ALL GATES INSTALLED IN SUCH FENCES SHALL BE SELF-LATCHING WITH LATCHES PLACED AT LEAST FOUR (4) FEET ABOVE THE UNDERLYING GROUND, GATES SHALL BE KEPT SECURELY CLOSED AND LATCHED AT ALL TIMES. IF THE PROPERTY UPON WHICH THE POOL IS LOCATED IS OTHERWISE ADEQUATELY FENCED AND SCREENED WITH A VISUAL BARRIER, THE REQUIREMENT OF THIS SUBSECTION MAY BE WAIVED.
- D.RELATED WATER FEATURES OVER TWO (2) FEET DEEP SHALL BE FENCED OR SCREENED TO PREVENT ACCESS BY CHILDREN BY ENCLOSURE OF THE ENTIRE YARD OR THE PORTION CONTAINING THE WATER FEATURE BY A FENCE AT LEAST FOUR (4) FEET HIGH.

dig ARCHITECTURE

SCHEMITC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2001

SITE PLAN UTILITIES

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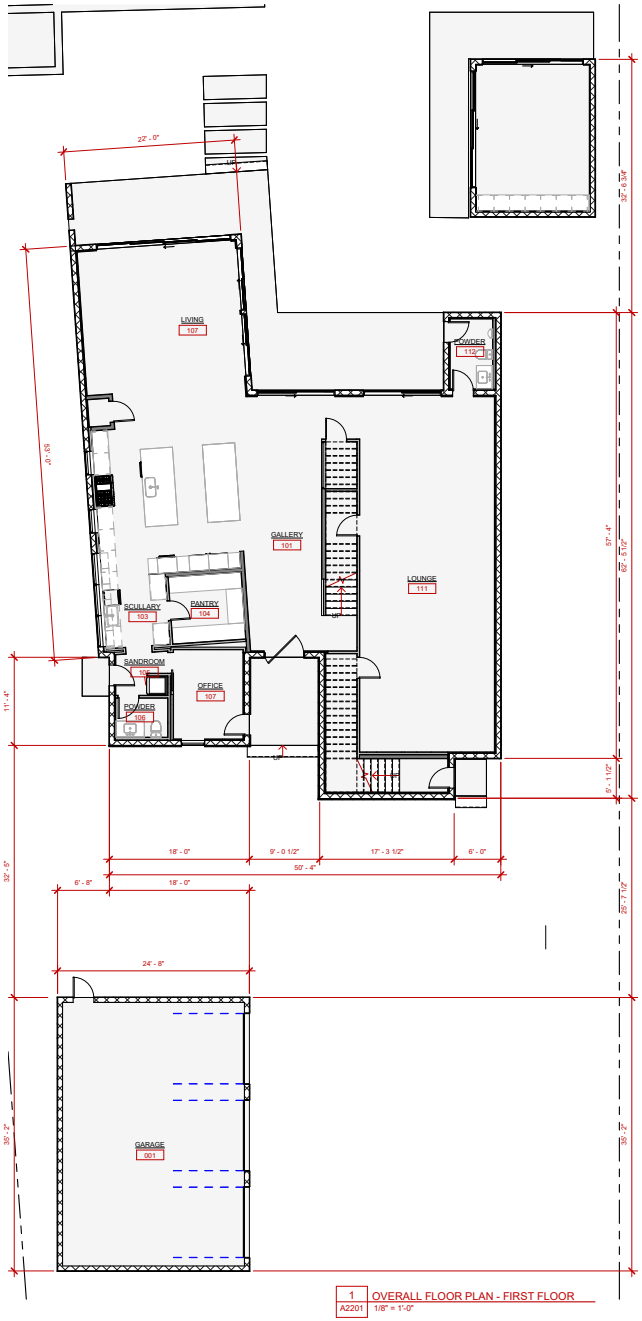
2 OVERALL PLAN - SECOND FLOOR
A2201 1/8" = 1'-0"



1 OVERALL FLOOR PLAN - FIRST FLOOR
A2201 1/8" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

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MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2201

OVERALL FLOOR PLANS

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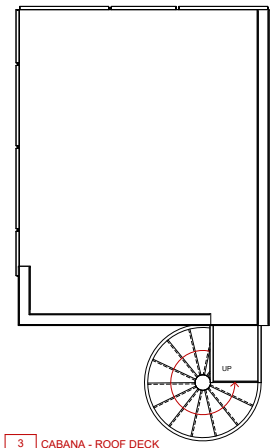
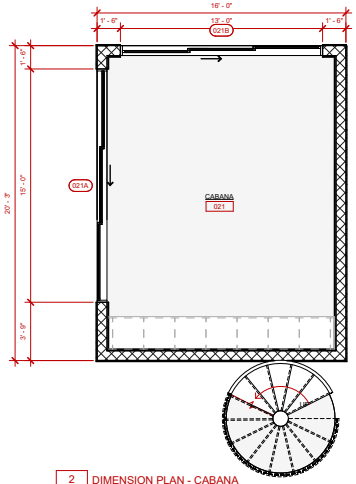
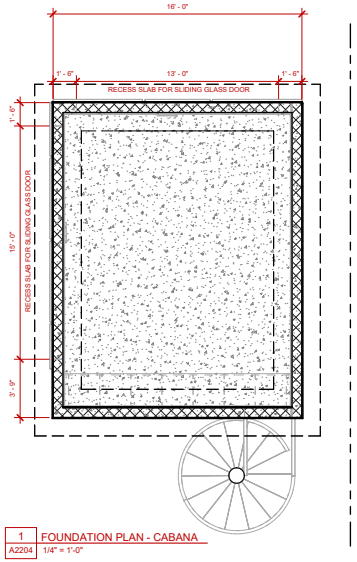


3 CABANA - ROOF DECK
A2204 1/4" = 1'-0"



2 DIMENSION PLAN - CABANA
A2204 1/4" = 1'-0"



1 FOUNDATION PLAN - CABANA
A2204 1/4" = 1'-0"

DOOR SCHEDULE - CABANA

DOOR NO.	TYPE	MFG.	STYLE	FINISH	COMMENTS
021A	(3)5'-0" x 8'-0"		TBD		SLIDING
021B	(3)4'-4" x 8'-0"				

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INLET DRIVE
ST AUGUSTINE, FLORIDA

A2204

CABANA PLANS

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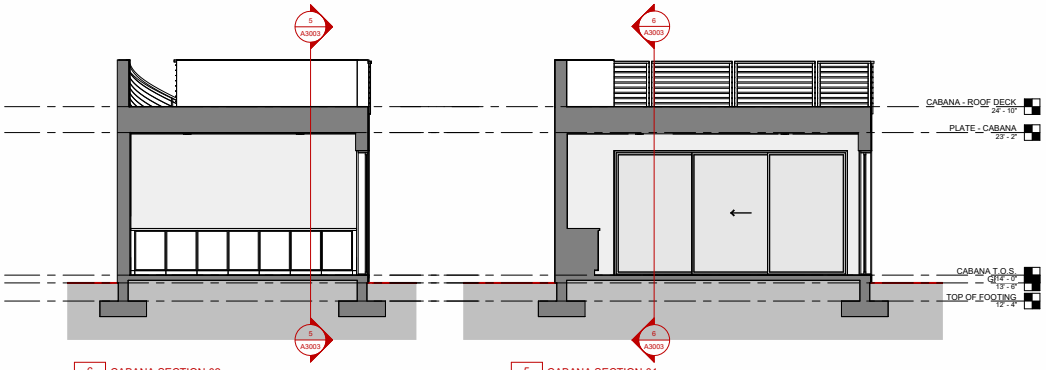
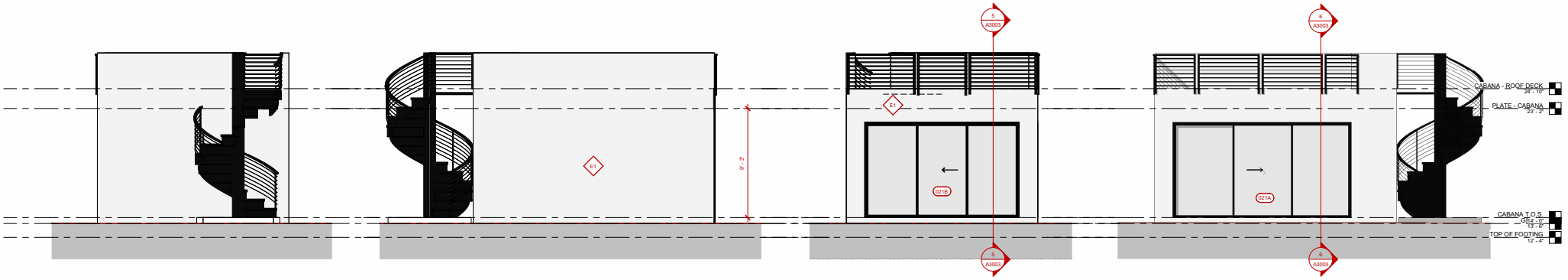


6 A3003 CABANA SECTION 02
1/4" = 1'-0"

5 A3003 CABANA SECTION 01
1/4" = 1'-0"



4 A3003 CABANA - FRONT
1/4" = 1'-0"

3 A3003 CABANA - RIGHT SIDE
1/4" = 1'-0"

2 A3003 CABANA - REAR ELEVATION
1/4" = 1'-0"

1 A3003 CABANA - LEFT SIDE
1/4" = 1'-0"

WALL SCHEDULE

MARK	WALL FINISH TYPE	NOTES
E1	EXTERIOR FINISH - STUCCO ON BLOCK	
E2	CORAL STONE ON CMU	
E3	EXTERIOR FINISH - WOOD RAINSCREEN ON BLOCK	
E4	EXTERIOR FINISH - STUCCO ON SHEATHING	
E5	EXTERIOR FINISH - WOOD RAINSCREEN ON SHEATHING	

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A3003

CABANA ELEVATIONS

10/14/2024 2:51:19 PM

dig ARCHITECTURE

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

ARCHITECT

dig ARCHITECTURE LLC
13500 SUTTON PARK DR. SOUTH, SUITE 301
JACKSONVILLE, FL 32224
904-553-2698
www.dig-architecture.com

CLIENT

MARK AND JANICE MTRAZZO
INLET DRIVE
ST AUGUSTINE, FLORIDA

22.0175

PERMIT SET - 24.10.14

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BUILDING CODE SUMMARY

THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL:

TYPE VB UN-PROTECTED
OCCUPANCY CLASS - GROUP R-3

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

1. IT IS INTENDED THAT THESE DRAWINGS ARE PREPARED FOR BUILDINGS THAT WILL CONFORM TO **THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2. THE MAXIMUM ALLOWABLE NUMBER OF STORIES AND HEIGHT PER LOCAL ZONING ORDINANCES AND PER THE 2014 FLORIDA BUILDING CODE, RESIDENTIAL, ARE AS FOLLOWS:
   A. MAX. NO. OF STORIES = (3)
   B. MAX. HEIGHT = 35' FROM GRADE
3. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THE CODE REGUARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES.
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2. ALL INTERIOR WALLS ARE 2x4 EXCEPT AS NOTED.
3. ALL WALL THICKNESSES ARE ACTUAL 2x4 = 3-1/2", 2x6 = 5-1/2", 2x8 = 7-1/4", ETC.
4. THE SIZE AND QUANTITY OF ALL EXTERIOR STEPS ARE TO BE FIELD DETERMINED BY OTHERS.
5. ALL PLATE AND CEILING HEIGHTS ARE TAKEN FROM (TOP OF) HOUSE SLAB/BLOCK.
6. ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. ALL DIMENSIONS ARE TO FACE OF BLOCK OR STUD WALL.
9. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE PRESSURE TREATED APPROPRIATELY FOR THE CONDITION.
10. H = HAZARDOUS GLASS LOCATIONS.
11. VERIFY THE KITCHEN AND VANITY LAYOUTS WITH THE DETAILS DONE BY OTHERS.
12. CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO THE FINISHED FLOOR AND/OR DECK.

SYMBOL LEGEND

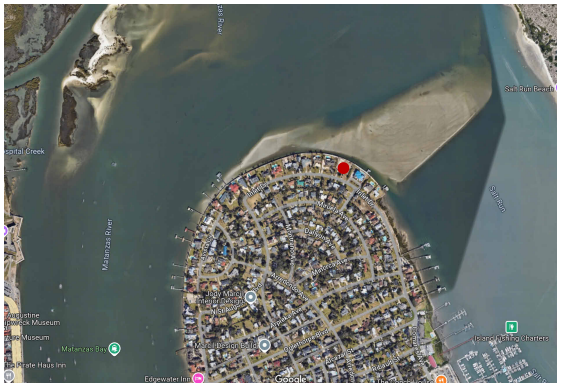
ROOM NUMBER IDENTIFICATION — ROOM / 100
DOOR NUMBER IDENTIFICATION — 100
WINDOW NUMBER IDENTIFICATION — A
CEILING HEIGHT IDENTIFICATION — MATERIAL X'-X" AFF
FRAMING DIMENSIONS — DIM.
FINISH FACE DIMENSIONS — DIM.
CABINET DIMENSIONS — DIM.
WALL TYPE IDENTIFICATION — X
INTERIOR ELEVATION IDENTIFICATION — X / X.XX
EXTERIOR ELEVATION IDENTIFICATION — X / X.XX
WALL SECTION IDENTIFICATION — X / X.XX
TYPICAL DETAIL DESIGNATION

ENLARGED PLANS:
DETAIL NUMBER — X / X.XX — SHEET WHERE DETAIL IS SHOWN

ENLARGED PLANS / INTERIOR DESIGN:
DETAIL NUMBER — X / X.XX — SHEET WHERE DETAIL IS SHOWN

10/14/2024 2:55:59 PM

LOCATION MAP



PROJECT LOCATION

ATTACHMENTS NOT INCLUDED:

1. LEGAL SURVEY
2. TRUSS ENGINEERING
3. FLORIDA ENERGY SHEETS

DRAWING INDEX

SHEET NO.	SHEET NAME	REVISION 1	REVISION 2	REVISION 3
A1001	INDEX			
SITE				
A2001	SITE PLAN UTILITIES			
ARCHITECTURAL				
A2201	OVERALL FLOOR PLANS			
A2205	GARAGE PLANS			
A3004	GARAGE ELEVATIONS			

dig ARCHITECTURE

SCHEMATIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

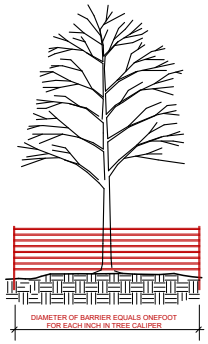
REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A1001

INDEX



FENCE: BARRIER FENCING TO BE 4' SAFETY ORANGE COPOLYMER OR CHAIN LINK WITH WIRE TIES TO POST.

POST: RANGE GRADE 6' T-POST, MAX. 6' BETWEEN POSTS.

BARRIER TO BE EQUAL ON ALL SIDES OF TREE UNLESS NOTED OTHERWISE.

BARRIER TO REMAIN COMPLETELY INTACT AND IN PLACE THROUGH ALL PHASES OF CONSTRUCTION.

BARRIER TO BE NO LESS THAN 6' FROM THE TRUNK OF THE PROTECTED TREE.

NOTE: NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

TREE PROTECTION DETAIL

TREE INCH DATA:			
LOT SQUARE FOOTAGE:	36,237 S.F.	NUMBER OF EXISTING TREES(PRESERVED):	0"
# OF ACRE (90,000 / 43,560):	0.83 ACRES	TOTAL TREE INCH VALUE PROVIDED:	89+"
Acre(s) x 40" per:	33.2"		

PLANTED TREES FOR CREDIT: IN ADDITION TO PRESERVED TREES (MINIMUM PROPOSED TREES)
NUMBER OF CANOPY TREES PROPOSED: 14 CANOPY (62" TOTAL)
NUMBER OF UNDERSTORY TREES PROPOSED: 3 UNDERSTROY (9"TOTAL)
NUMBER OF PALMS PROPOSED (SABAL): 9 PALMS (18" TOTAL)
TOTAL PLANTED INCHES PROPOSED: 89"

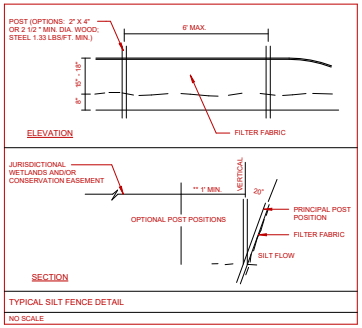
28" OAK — EXST'G. TREES PRESERVED FOR CREDIT (TYP.)

NUMBER OF EXISTING TREES(PRESERVED): 0
CANOPY TREE CALCULATION:
TOTAL TREE INCH VALUE PROVIDED: 89+"
TOTAL TREES PROPOSED: (20)
(20) X 70% = 14 REQUIRED CANOPY TREES
(14) CANOPY TREES PROVIDED

TREES FOR TREE INCH VALUE
NO ONE SPECIES SHALL CONSTITUTE MORE THAN 50% OF THE TOTAL REPLACEMENT PLANTING. 50% or MORE SHALL BE NATIVE.

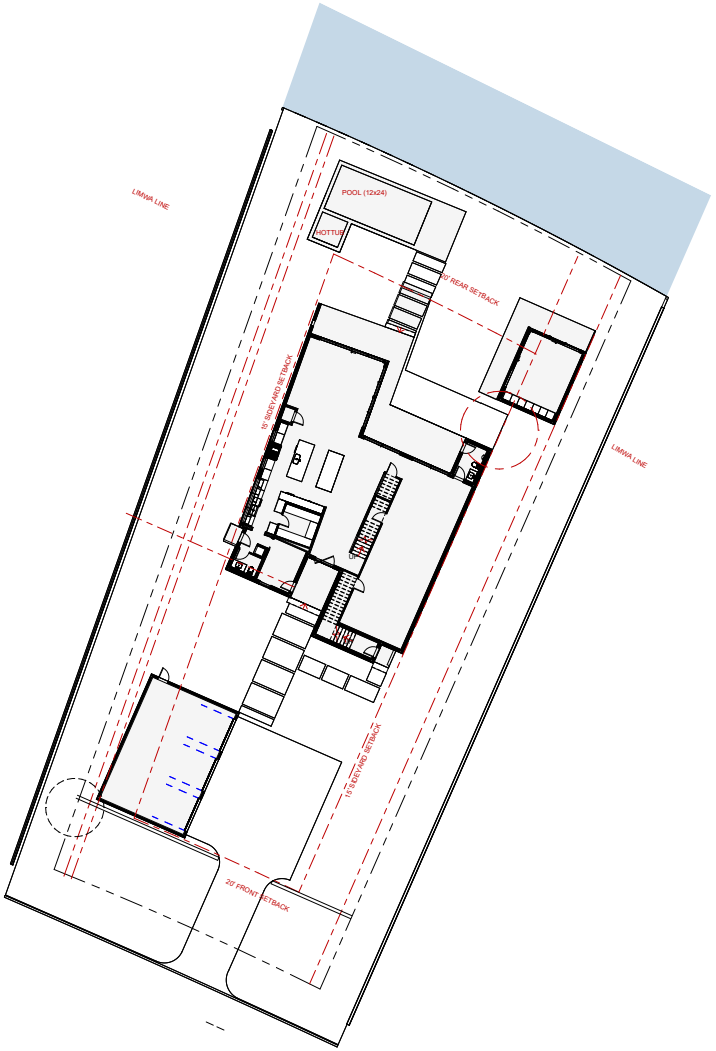
FINAL LANDSCAPE INSTALLATION SHALL MEET OR EXCEED ST JOHNS COUNTY LANDSCAPE REQUIREMENTS PURSUANT TO SJC LAND DEVELOPMENT CODE, ARTICLE 4.01.05 F.1c.

TREE SPECIES PER CATEGORY:
CANOPY TREE: (6) 5" LIVE OAK, (6) 4" MAGNOLIA, (2) 4" RED MAPLE
UNDERSTORY TREE: (3) 3" CRAPE MYRTLE
PALM TREE: (3) 16' CT SABAL PALM (6")
THE SYMBOLS (LABELED) SHOWN REPRESENT APPROXIMATE LOCATIONS.



TYPICAL SILT FENCE DETAIL

NO SCALE



1 SITE PLAN
A2001 1/16" = 1'-0"

LOT COVERAGE - BUILDINGS		
PROPOSED RESIDENCE		
LOT	16,544 SF	100%
PROPOSED HOUSE	2,920 SF	17.6%
PROPOSED GARAGE	868 SF	5.2%
PROPOSED CABANA	380 SF	2.2%
LOT - NO BUILDING	12,376 SF	75.5%
BUILDINGS	4,168 SF	25.0%

LOT COVERAGE - ISR		
PROPOSED RESIDENCE		
LOT	16,544 SF	100%
PROPOSED HOUSE	2,921 SF	17.7%
PROPOSED GARAGE	592 SF	3.6%
PROPOSED PAVER PATIO	0 SF	0.0%
PROPOSED CONCRETE DRIVE	0 SF	0.0%
POOL	0 SF	0.0%
GREEN SPACE	0 SF	0.0%
PERVIOUS	0 SF	0.0%
IMPERVIOUS	0 SF	0.0%

SEC. 28-160. - MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) FOR ALL SINGLE FAMILY RESIDENTIAL DWELLING DEVELOPMENT.

THERE SHALL BE A MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) OF SEVENTY (70) PERCENT OF THE LOT SIZE FOR ALL SINGLE FAMILY RESIDENTIAL DWELLING DEVELOPMENT REGARDLESS OF THE ZONING DISTRICT, EXCEPT AS ESTABLISHED WITHIN THE HISTORIC PRESERVATION DISTRICTS AND NOT WITHIN ANY MASTER PLANNED COMMUNITIES.

SEC. 28-161. - RESIDENTIAL, SINGLE-FAMILY-ONE; RS-1.

INTENT. THIS DISTRICT IS INTENDED TO APPLY TO THOSE NEIGHBORHOODS DESIGNATED FOR SINGLE-FAMILY DWELLINGS AND USES COMPATIBLE WITH LOW DENSITY SINGLE-FAMILY USES, SO AS TO CREATE AND MAINTAIN A STABLE LOW INTENSITY RESIDENTIAL CHARACTER.

(1)PERMITTED USES AND STRUCTURES. SINGLE-FAMILY DWELLING; HOME OFFICE, PRIVATE.
(2)PERMITTED ACCESSORY USES AND STRUCTURES. SEE SECTION 28-348.
(3)PERMISSIBLE USES BY EXCEPTION. SEE SECTION 28-347.
(4)MINIMUM LOT REQUIREMENTS (WIDTH AND AREA):A.MINIMUM LOT WIDTH, SEVENTY-FIVE (75) FEET.B.MINIMUM LOT AREA, ONE-QUARTER ACRE (10,890 SQUARE FEET).
(5)MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES. TWENTY-FIVE (25) PERCENT.
(6)MINIMUM YARD REQUIREMENTS.A.FRONT, TWENTY (20) FEET MINIMUM.B.SIDE, FIFTEEN (15) FEET MINIMUM.C.REAR, TWENTY (20) FEET MINIMUM.
(7)MAXIMUM HEIGHT OF STRUCTURES. THIRTY-FIVE (35) FEET. (CODE 1964, § 33-21; ORD. NO. 99-05, § 2; 2-9-99)

SEC. 28-348. - ACCESSORY USES AND STRUCTURES.
ACCESSORY USES AND STRUCTURES ARE PERMITTED IN ALL DISTRICTS PROVIDED SUCH USES AND STRUCTURES ARE OF A NATURE CUSTOMARILY INCIDENTAL AND CLEARLY SUBORDINATE TO A PERMITTED OR PERMISSIBLE PRINCIPAL USE OR STRUCTURE AND, UNLESS OTHERWISE PROVIDED, ARE LOCATED ON THE SAME LOT (OR CONTIGUOUS LOT IN THE SAME OWNERSHIP) AS SUCH PRINCIPAL USE, WHERE A BUILDING OR PORTION THEREOF IS ATTACHED TO A BUILDING OR STRUCTURE CONTAINING SUCH PRINCIPAL USE, SUCH BUILDING OR PORTION SHALL BE CONSIDERED AS A PART OF A PRINCIPAL BUILDING AND NOT AN ACCESSORY BUILDING. ACCESSORY USES SHALL NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF THE DISTRICT WHERE LOCATED AND SHALL BE SUBJECT TO THE FOLLOWING:

(1)ACCESSORY USES AND STRUCTURES SHALL NOT BE LOCATED IN REQUIRED FRONT OR SIDE YARDS, OR WITHIN THREE (3) FEET OF REAR PROPERTY LINES, IN ANY RESIDENTIAL DISTRICT EXCEPT AS FOLLOWS:
- A.ON MULTIPLE-FRONTAGE LOTS, THROUGH LOTS AND CORNER LOTS, ACCESSORY USES AND STRUCTURES MAY BE LOCATED IN ANY REQUIRED SIDE YARD BUT NOT LESS THAN THREE (3) FEET FROM ANY SIDE LOT LINE.
- B.ACCESSORY STRUCTURES FOR RESIDENTIAL PURPOSES SUCH AS GUESTHOUSES SHALL NOT BE LOCATED IN ANY REQUIRED YARD.
- C.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.
- D.AIR CONDITIONING COMPRESSORS SERVING CENTRAL SYSTEMS (OTHER THAN WINDOW UNITS) OR OTHER MECHANICAL EQUIPMENT DESIGNED TO SERVE THE MAIN STRUCTURE MAY BE LOCATED IN ANY REQUIRED REAR YARDS, BUT NOT IN ANY REQUIRED FRONT YARD, AND NOT LESS THAN TEN (10) FEET FROM ANY SIDE LOT LINE, EXCEPT IN THE FOLLOWING INSTANCES:
  - 1.WHEN A COMPRESSOR IS PROPOSED WITHIN A YARD AND IS ENCLOSED BY A MASONRY WALL AT LEAST FIVE (5) FEET HIGH, IT MAY BE LOCATED WITHIN TWO (2) FEET OF ANY SIDE LOT LINE.
  - 2.WHEN A COMPRESSOR IS PROPOSED WITHIN A YARD AND IS ENCLOSED BY A SOLID BOARD FENCE AT LEAST FIVE (5) FEET HIGH, IT MAY BE LOCATED WITHIN FIVE (5) FEET OF ANY SIDE LOT LINE.
- E.TENNIS COURTS MAY BE LOCATED IN A REQUIRED SIDE OR REAR YARD BUT NOT IN ANY REQUIRED FRONT YARD (SEE SUBSECTION (5)).

(2)HOUSEHOLD PETS ARE A PERMITTED ACCESSORY USE IN ALL RESIDENTIAL DISTRICTS PROVIDED THE NUMBER OF SUCH PETS OVER TEN (10) WEEKS IN AGE SHALL NOT EXCEED FOUR (4).

(3)ACCESSORY USES AND STRUCTURES IN ANY RESIDENTIAL DISTRICT SHALL INCLUDE NONCOMMERCIAL GREENHOUSES AND PLANT NURSERIES; GUEST- HOUSES; CARPORTS; PRIVATE GARAGES AND BOATHOUSES OR SHELTERS (PROVIDED BOATHOUSES OR SHELTERS SHALL NOT EXCEED SIX HUNDRED (600) SQUARE FEET IN AREA); TOOL, STORAGE AND GARDEN SHEDS; SWIMMING POOLS AND SIMILAR WATER FEATURES; TENNIS, BASKETBALL AND SIMILAR RECREATIONAL COURTS; BARBECUE PITS; FACILITIES FOR SECURITY GUARDS AND CARETAKERS; CHILDREN'S PLAYHOUSES; GAZEBOS; SKATEBOARD RAMPS; COMPOST AREA; WORKSHOPS OR STUDIOS; STRUCTURES FOR HOT TUBS OR SAUNAS; SATELLITE DISHES AND OTHER ANTENNAS; ABOVEGROUND FUEL TANKS; AND SIMILAR USES AND STRUCTURES WHICH:
- A.DO NOT INVOLVE THE CONDUCT OF BUSINESS OF ANY KIND.
- B.ARE OF A NATURE NOT LIKELY TO ATTRACT VISITORS IN LARGER NUMBERS THAN WOULD NORMALLY BE EXPECTED IN A RESIDENTIAL NEIGHBORHOOD.
- C.DO NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF A RESIDENTIAL NEIGHBORHOOD.

(4)PRIVATE SWIMMING POOLS OR RELATED WATER FEATURES, AS REGULATED HEREIN, SHALL BE:
- A.THAT THE POOL IS INTENDED AND IS TO BE USED SOLELY FOR THE ENJOYMENT OF THE OCCUPANTS OR BONA FIDE GUESTS.
- B.THAT THE POOL MAY BE LOCATED NO NEARER THAN FIVE (5) FEET FROM ANY PROPERTY LINE. IT MAY BE LOCATED IN ANY FRONT YARD IF PROPERLY SCREENED WITH A FENCE, WALL OR HEDGE HAVING A MINIMUM HEIGHT OF SIX (6) FEET, BUT NOT OVER EIGHT (8) FEET, WHICH CREATES A VISUAL BARRIER.
- C.THAT THE POOL SHALL BE ENCLOSED BY A RETAINING WALL OR FENCE HAVING A MINIMUM HEIGHT OF FOUR (4) FEET, BUT NOT OVER EIGHT (8) FEET, AND SO CONSTRUCTED OR INSTALLED AS TO OBSTRUCT ACCESS THERETO BY PERSONS OTHER THAN THE OWNERS OR OCCUPANTS OF THE PREMISES ON WHICH SUCH SWIMMING POOL IS LOCATED. ALL GATES INSTALLED IN SUCH FENCES SHALL BE SELF-LATCHING WITH LATCHES PLACED AT LEAST FOUR (4) FEET ABOVE THE UNDERLYING GROUND, GATES SHALL BE KEPT SECURELY CLOSED AND LATCHED AT ALL TIMES. IF THE PROPERTY UPON WHICH THE POOL IS LOCATED IS OTHERWISE ADEQUATELY FENCED AND SCREENED WITH A VISUAL BARRIER, THE REQUIREMENT OF THIS SUBSECTION MAY BE WAIVED.
- D.RELATED WATER FEATURES OVER TWO (2) FEET DEEP SHALL BE FENCED OR SCREENED TO PREVENT ACCESS BY CHILDREN BY ENCLOSURE OF THE ENTIRE YARD OR THE PORTION CONTAINING THE WATER FEATURE BY A FENCE AT LEAST FOUR (4) FEET HIGH.

dig ARCHITECTURE

SCHEMATIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2001

SITE PLAN UTILITIES

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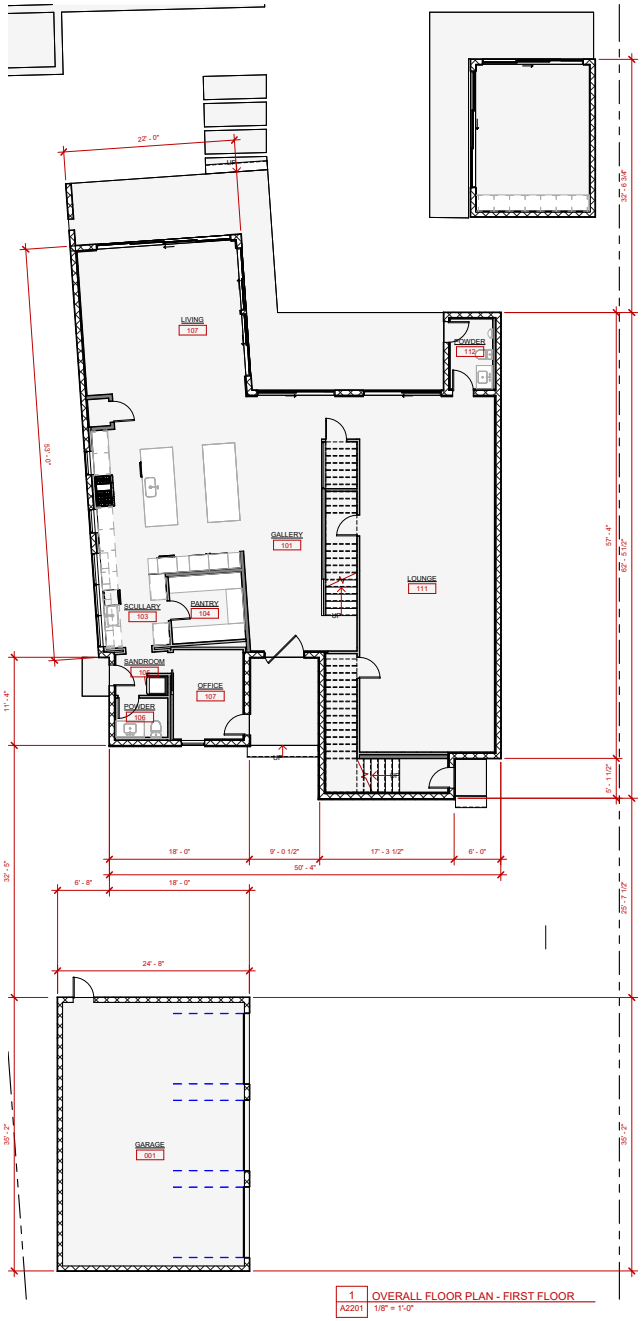
2 OVERALL PLAN - SECOND FLOOR
A2201 1/8" = 1'-0"



1 OVERALL FLOOR PLAN - FIRST FLOOR
A2201 1/8" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

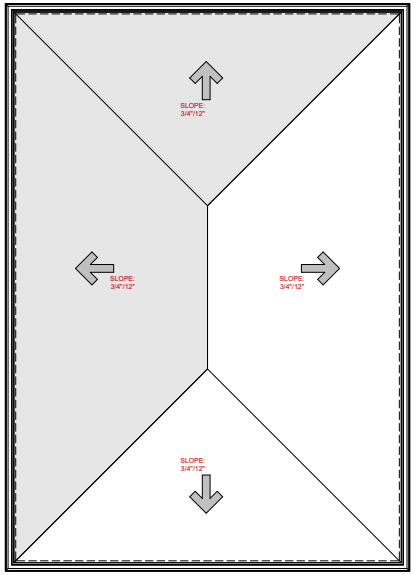
A2201

OVERALL FLOOR PLANS

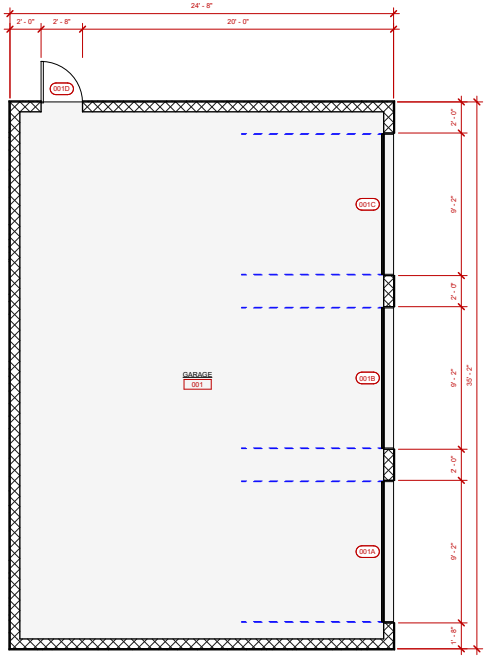
10/14/2024 2:56:04 PM

DOOR SCHEDULE - GARAGE

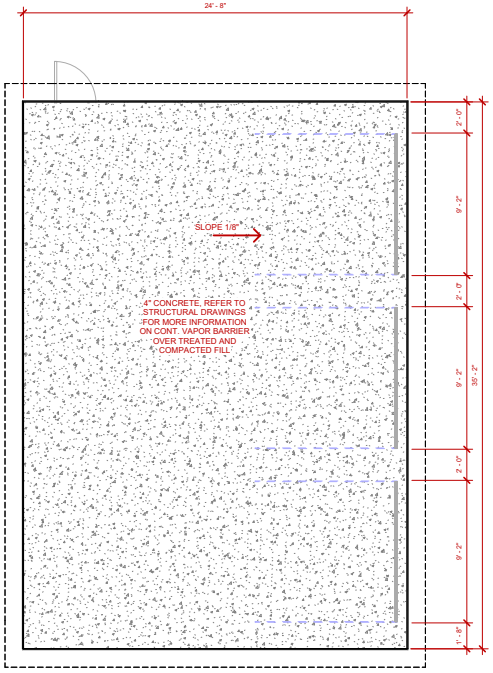
DOOR NO.	TYPE	MFG.	STYLE	FINISH	COMMENTS
001A	9'-0" x 8'-0"				
001B	9'-0" x 8'-0"				
001C	9'-0" x 8'-0"				
001D	2'-8" x 6'-8"	TBD			
001E	2'-8" x 6'-8"	TBD			



3 A2205 ROOF PLAN - GARAGE
1/4" = 1'-0"



2 A2205 DIMENSION PLAN - GARAGE - FIRST FLOOR
1/4" = 1'-0"



1 A2205 FOUNDATION PLAN - GARAGE
1/4" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2205

GARAGE PLANS

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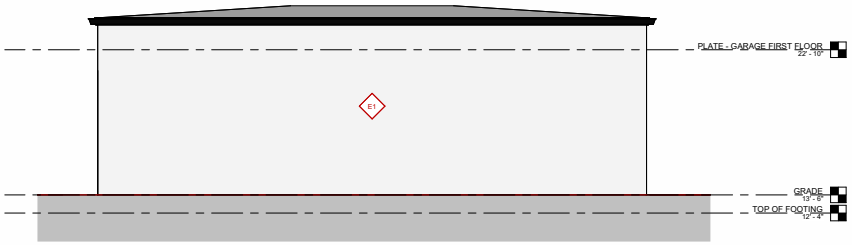
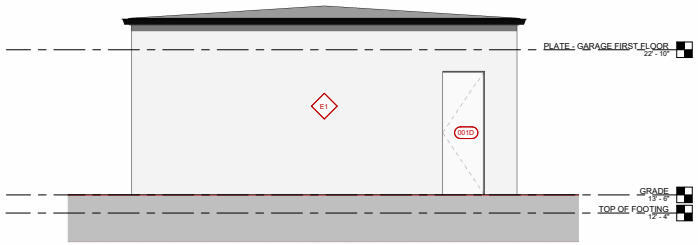
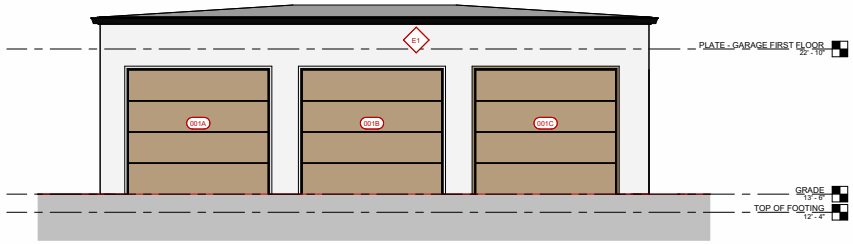


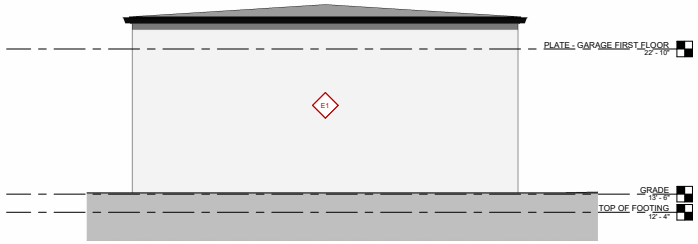
4 A3004 GARAGE - LEFT SIDE ELEVATION
1/4" = 1'-0"



3 A3004 GARAGE - REAR ELEVATION
1/4" = 1'-0"



2 A3004 GARAGE - RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 A3004 GARAGE - FRONT ELEVATION
1/4" = 1'-0"

WALL SCHEDULE		
MARK	WALL FINISH TYPE	NOTES
E1	EXTERIOR FINISH - STUCCO ON BLOCK	
E2	CORAL STONE ON CMU	
E3	EXTERIOR FINISH - WOOD RAINSCREEN ON BLOCK	
E4	EXTERIOR FINISH - STUCCO ON SHEATHING	
E5	EXTERIOR FINISH - WOOD RAINSCREEN ON SHEATHING	

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.10.14
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A3004

GARAGE ELEVATIONS

10/14/2024 2:56:14 PM

dig ARCHITECTURE

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

22.0175

ARCHITECT

dig ARCHITECTURE LLC
13500 SUTTON PARK DR. SOUTH, SUITE 301
JACKSONVILLE, FL 32224
904-553-2698
www.dig-architecture.com

CLIENT

MARK AND JANICE MTRAZZO
INLET DRIVE
ST AUGUSTINE, FLORIDA

DRAWING SET - 24.09.17

9/17/2024 12:29:14 PM

BUILDING CODE SUMMARY

THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL:

TYPE VB UN-PROTECTED
OCCUPANCY CLASS - GROUP R-3

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

1. IT IS INTENDED THAT THESE DRAWINGS ARE PREPARED FOR BUILDINGS THAT WILL CONFORM TO **THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL**
2. THE MAXIMUM ALLOWABLE NUMBER OF STORIES AND HEIGHT PER LOCAL ZONING ORDINANCES AND PER THE 2014 FLORIDA BUILDING CODE, RESIDENTIAL, ARE AS FOLLOWS:
   A. MAX. NO. OF STORIES = (3)
   B. MAX. HEIGHT = 35' FROM GRADE
3. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THE CODE REGUARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES.
4. THE BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO ANY LOCAL ORDINANCES AND SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH HIS WORK.
5. VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES EFORE PROCEEDING WITH WORK.
6. MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS AT THE JOB SITE.
7. THE ELECTRICAL FLOOR PLAN IS INTENDED TO ONLY SUGGEST LOCATIONS FOR FIXTURES, OUTLETS, AND SWITCHES ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS, IF ANY, ARE TO BE DESIGNED, ENGINEERED AND ARE THE SOLE RESPONSIBILITY OF OTHERS.
8. ALL INTERIOR AND EXTERIOR FLOOR & STEP FINISHES SHALL HAVE A NON-SLIP FINISH TO MEET ASTM C1028 STATIC COEFFICIENT OF FRICTION MIN. OF 0.6.
   ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS, THROUGHOUT THE ENTIRE PORTION OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS, ENFORCING SAFETY REGULATIONS AND PROTECTION OF PROPERTY.
9. CHECK ALL CEILING HEIGHTS AND POSSIBLE CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCT-WORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION OF THE LIGHT FIXTURES AS SHOWN ON THE LIGHTING PLAN. ANY
10. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.
11. CONTRACTOR TO POST AND MAINTAIN SIGNAGE FORBIDDING THE USE OF NICOTINE PRODUCTS THROUGOUT ALL PHASES OF CONSTRUCTION. NICOTINE PRODUCTS ARE NOT TO BE ALLOWED WITHIN THE PERIMETER OF THE BUILDING FOOTPRINT.

DRAWING NOTES:

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.

1. ALL EXTERIOR WALLS ARE 2x6.
2. ALL INTERIOR WALLS ARE 2x4 EXCEPT AS NOTED.
3. ALL WALL THICKNESSES ARE ACTUAL 2x4 = 3-1/2", 2x6 = 5-1/2", 2x8 = 7-1/4", ETC.
4. THE SIZE AND QUANTITY OF ALL EXTERIOR STEPS ARE TO BE FIELD DETERMINED BY OTHERS.
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DOOR NUMBER IDENTIFICATION — 100
WINDOW NUMBER IDENTIFICATION — A
CEILING HEIGHT IDENTIFICATION — MATERIAL X'-X" AFF
FRAMING DIMENSIONS — DIM.
FINISH FACE DIMENSIONS — DIM.
CABINET DIMENSIONS — DIM.
WALL TYPE IDENTIFICATION — X
INTERIOR ELEVATION IDENTIFICATION — X / X.XX
EXTERIOR ELEVATION IDENTIFICATION — X / X.XX
WALL SECTION IDENTIFICATION — X / X.XX
TYPICAL DETAIL DESIGNATION

ENLARGED PLANS:
DETAIL NUMBER — X / X.XX — SHEET WHERE DETAIL IS SHOWN

ENLARGED PLANS / INTERIOR DESIGN:
DETAIL NUMBER — X / X.XX — SHEET WHERE DETAIL IS SHOWN

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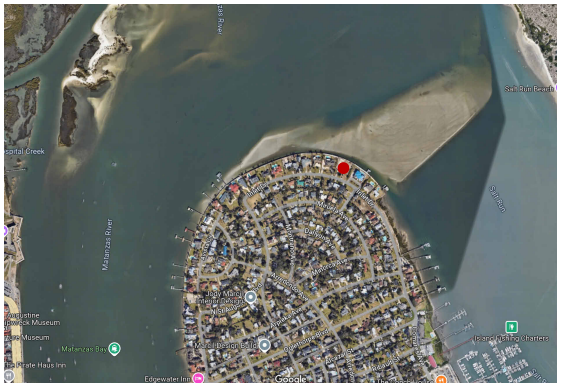
LOCATION MAP



● PROJECT LOCATION

ATTACHMENTS NOT INCLUDED:

1. LEGAL SURVEY
2. TRUSS ENGINEERING
3. FLORIDA ENERGY SHEETS

DRAWING INDEX

SHEET NO.	SHEET NAME	REVISION 1	REVISION 2	REVISION 3
A1001	INDEX			
SITE				
A2001	SITE PLAN UTILITIES			
ARCHITECTURAL				
A2101	FOUNDATION PLAN			
A2201	OVERALL FLOOR PLANS			
A2202	FIRST FLOOR PLAN			
A2203	SECOND FLOOR PLAN			
A2301	ROOF PLAN			
A2401	CEILING PLAN - FIRST FLOOR			
A2402	CEILING PLAN - SECOND FLOOR			
A2501	ELECTRICAL SWITCH PLAN - FIRST FLOOR			
A2502	ELECTRICAL SWITCH PLAN - SECOND FLOOR			
A2503	ELECTRICAL OUTLET PLAN - FIRST FLOOR			
A2504	ELECTRICAL OUTLET PLAN - SECOND FLOOR			
A2601	ENLARGED FLOOR PLANS			
A2602	ENLARGED FLOOR PLANS			
A3001	BUILDING ELEVATION			
A3002	BUILDING ELEVATION			
A4001	BUILDING SECTION KEY PLAN			
A4002	BUILDING SECTION			
A4003	BUILDING SECTION			
A4004	BUILDING SECTION			
A4005	BUILDING SECTION			
A5001	WALL SECTION			
A5002	WALL SECTION			
A7001	STAIR DETAIL - MAIN STAIR			
A9001	DOOR ELEVATIONS			
A9002	WINDOW ELEVATIONS			

dig ARCHITECTURE

SCHEMATIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

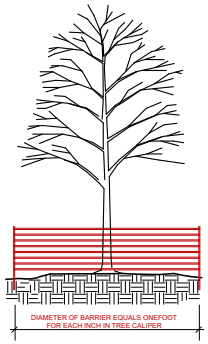
REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A1001

INDEX



FENCE: BARRIER FENCING TO BE 4' SAFETY ORANGE COPOLYMER OR CHAIN LINK WITH WIRE TIES TO POST.

POST: RANGE GRADE 6' T-POST, MAX. 6' BETWEEN POSTS.

BARRIER TO BE EQUAL ON ALL SIDES OF TREE UNLESS NOTED OTHERWISE.

BARRIER TO REMAIN COMPLETELY INTACT AND IN PLACE THROUGH ALL PHASES OF CONSTRUCTION.

BARRIER TO BE NO LESS THAN 6' FROM THE TRUNK OF THE PROTECTED TREE.

NOTE: NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

TREE PROTECTION DETAIL

TREE INCH DATA:

LOT SQUARE FOOTAGE:	36,237 S.F.	NUMBER OF EXISTING TREES(PRESERVED):	0"
# OF ACRE (90,000 / 43,560):	0.83 ACRES	TOTAL TREE INCH VALUE PROVIDED:	89+"
Acre(s) x 40" per:	33.2"		

PLANTED TREES FOR CREDIT: IN ADDITION TO PRESERVED TREES (MINIMUM PROPOSED TREES)
NUMBER OF CANOPY TREES PROPOSED: 14 CANOPY (62" TOTAL)
NUMBER OF UNDERSTORY TREES PROPOSED: 3 UNDERSTROY (9"TOTAL)
NUMBER OF PALMS PROPOSED (SABAL): 9 PALMS (18" TOTAL)
TOTAL PLANTED INCHES PROPOSED: 89"

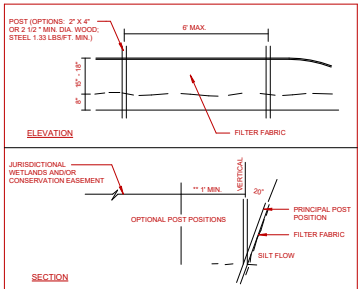
28" OAK — EXST'G. TREES PRESERVED FOR CREDIT (TYP.)

NUMBER OF EXISTING TREES(PRESERVED): 0
CANOPY TREE CALCULATION:
TOTAL TREE INCH VALUE PROVIDED: 89+"
TOTAL TREES PROPOSED: (20)
(20) X 70% = 14 REQUIRED CANOPY TREES
(14) CANOPY TREES PROVIDED

TREES FOR TREE INCH VALUE
NO ONE SPECIES SHALL CONSTITUTE MORE THAN 50% OF THE TOTAL REPLACEMENT PLANTING. 50% or MORE SHALL BE NATIVE.

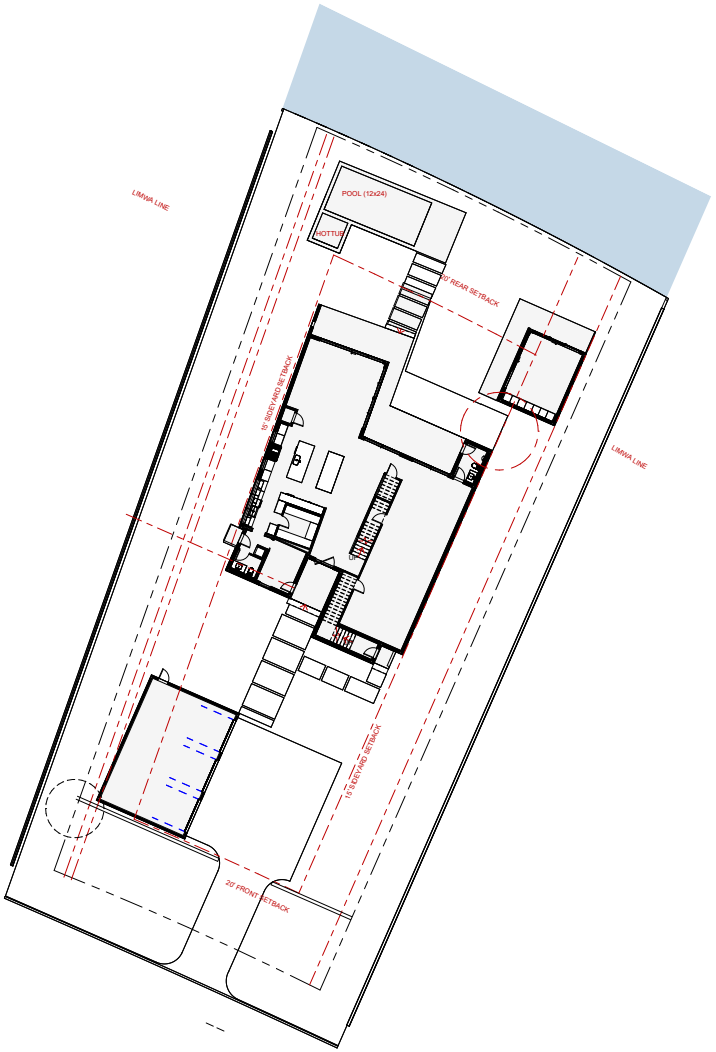
FINAL LANDSCAPE INSTALLATION SHALL MEET OR EXCEED ST JOHNS COUNTY LANDSCAPE REQUIREMENTS PURSUANT TO SJC LAND DEVELOPMENT CODE, ARTICLE 4.01.05 F.1c.

TREE SPECIES PER CATEGORY:
CANOPY TREE: (6) 5" LIVE OAK, (6) 4" MAGNOLIA, (2) 4" RED MAPLE
UNDERSTORY TREE: (3) 3" CRAPE MYRTLE
PALM TREE: (3) 16' CT SABAL PALM (6")
THE SYMBOLS (LABELED) SHOWN REPRESENT APPROXIMATE LOCATIONS.



TYPICAL SILT FENCE DETAIL

NO SCALE



1 SITE PLAN
A2001 1/16" = 1'-0"

LOT COVERAGE - BUILDINGS		
PROPOSED RESIDENCE		
LOT	16,544 SF	100%
PROPOSED HOUSE	2,920 SF	17.6%
PROPOSED GARAGE	868 SF	5.2%
PROPOSED CABANA	380 SF	2.2%
LOT - NO BUILDING	12,376 SF	75.5%
BUILDINGS	4,168 SF	25.0%

LOT COVERAGE - ISR		
PROPOSED RESIDENCE		
LOT	16,544 SF	100%
PROPOSED HOUSE	2,921 SF	17.7%
PROPOSED GARAGE	592 SF	3.6%
PROPOSED PAVER PATIO	0 SF	0.0%
PROPOSED CONCRETE DRIVE	0 SF	0.0%
POOL	0 SF	0.0%
GREEN SPACE	0 SF	0.0%
PERVIOUS	0 SF	0.0%
IMPERVIOUS	0 SF	0.0%

SEC. 28-160. - MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) FOR ALL SINGLE FAMILY RESIDENTIAL DWELLING DEVELOPMENT.

THERE SHALL BE A MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) OF SEVENTY (70) PERCENT OF THE LOT SIZE FOR ALL SINGLE FAMILY RESIDENTIAL DWELLING DEVELOPMENT REGARDLESS OF THE ZONING DISTRICT, EXCEPT AS ESTABLISHED WITHIN THE HISTORIC PRESERVATION DISTRICTS AND NOT WITHIN ANY MASTER PLANNED COMMUNITIES.

SEC. 28-161. - RESIDENTIAL, SINGLE-FAMILY-ONE; RS-1.

INTENT. THIS DISTRICT IS INTENDED TO APPLY TO THOSE NEIGHBORHOODS DESIGNATED FOR SINGLE-FAMILY DWELLINGS AND USES COMPATIBLE WITH LOW DENSITY SINGLE-FAMILY USES, SO AS TO CREATE AND MAINTAIN A STABLE LOW INTENSITY RESIDENTIAL CHARACTER.

(1)PERMITTED USES AND STRUCTURES. SINGLE-FAMILY DWELLING; HOME OFFICE, PRIVATE.
(2)PERMITTED ACCESSORY USES AND STRUCTURES. SEE SECTION 28-348.
(3)PERMISSIBLE USES BY EXCEPTION. SEE SECTION 28-347.
(4)MINIMUM LOT REQUIREMENTS (WIDTH AND AREA):A.MINIMUM LOT WIDTH, SEVENTY-FIVE (75) FEET.B.MINIMUM LOT AREA, ONE-QUARTER ACRE (10,890 SQUARE FEET).
(5)MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES. TWENTY-FIVE (25) PERCENT.
(6)MINIMUM YARD REQUIREMENTS.A.FRONT, TWENTY (20) FEET MINIMUM.B.SIDE, FIFTEEN (15) FEET MINIMUM.C.REAR, TWENTY (20) FEET MINIMUM.
(7)MAXIMUM HEIGHT OF STRUCTURES. THIRTY-FIVE (35) FEET. (CODE 1964, § 33-21; ORD. NO. 99-05, § 2; 2-9-99)

SEC. 28-348. - ACCESSORY USES AND STRUCTURES.

ACCESSORY USES AND STRUCTURES ARE PERMITTED IN ALL DISTRICTS PROVIDED SUCH USES AND STRUCTURES ARE OF A NATURE CUSTOMARILY INCIDENTAL AND CLEARLY SUBORDINATE TO A PERMITTED OR PERMISSIBLE PRINCIPAL USE OR STRUCTURE AND, UNLESS OTHERWISE PROVIDED, ARE LOCATED ON THE SAME LOT (OR CONTIGUOUS LOT IN THE SAME OWNERSHIP) AS SUCH PRINCIPAL USE, WHERE A BUILDING OR PORTION THEREOF IS ATTACHED TO A BUILDING OR STRUCTURE CONTAINING SUCH PRINCIPAL USE, SUCH BUILDING OR PORTION SHALL BE CONSIDERED AS A PART OF A PRINCIPAL BUILDING AND NOT AN ACCESSORY BUILDING. ACCESSORY USES SHALL NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF THE DISTRICT WHERE LOCATED AND SHALL BE SUBJECT TO THE FOLLOWING:

(1)ACCESSORY USES AND STRUCTURES SHALL NOT BE LOCATED IN REQUIRED FRONT OR SIDE YARDS, OR WITHIN THREE (3) FEET OF REAR PROPERTY LINES, IN ANY RESIDENTIAL DISTRICT EXCEPT AS FOLLOWS:
- A.ON MULTIPLE-FRONTAGE LOTS, THROUGH LOTS AND CORNER LOTS, ACCESSORY USES AND STRUCTURES MAY BE LOCATED IN ANY REQUIRED SIDE YARD BUT NOT LESS THAN THREE (3) FEET FROM ANY SIDE LOT LINE.
- B.ACCESSORY STRUCTURES FOR RESIDENTIAL PURPOSES SUCH AS GUESTHOUSES SHALL NOT BE LOCATED IN ANY REQUIRED YARD.
- C.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.
- D.AIR CONDITIONING COMPRESSORS SERVING CENTRAL SYSTEMS (OTHER THAN WINDOW UNITS) OR OTHER MECHANICAL EQUIPMENT DESIGNED TO SERVE THE MAIN STRUCTURE MAY BE LOCATED IN ANY REQUIRED REAR YARDS, BUT NOT IN ANY REQUIRED FRONT YARD, AND NOT LESS THAN TEN (10) FEET FROM ANY SIDE LOT LINE, EXCEPT IN THE FOLLOWING INSTANCES:
  - 1.WHEN A COMPRESSOR IS PROPOSED WITHIN A YARD AND IS ENCLOSED BY A MASONRY WALL AT LEAST FIVE (5) FEET HIGH, IT MAY BE LOCATED WITHIN TWO (2) FEET OF ANY SIDE LOT LINE.
  - 2.WHEN A COMPRESSOR IS PROPOSED WITHIN A YARD AND IS ENCLOSED BY A SOLID BOARD FENCE AT LEAST FIVE (5) FEET HIGH, IT MAY BE LOCATED WITHIN FIVE (5) FEET OF ANY SIDE LOT LINE.
- E.TENNIS COURTS MAY BE LOCATED IN A REQUIRED SIDE OR REAR YARD BUT NOT IN ANY REQUIRED FRONT YARD (SEE SUBSECTION (5)).

(2)HOUSEHOLD PETS ARE A PERMITTED ACCESSORY USE IN ALL RESIDENTIAL DISTRICTS PROVIDED THE NUMBER OF SUCH PETS OVER TEN (10) WEEKS IN AGE SHALL NOT EXCEED FOUR (4).

(3)ACCESSORY USES AND STRUCTURES IN ANY RESIDENTIAL DISTRICT SHALL INCLUDE NONCOMMERCIAL GREENHOUSES AND PLANT NURSERIES; GUEST- HOUSES; CARPORTS; PRIVATE GARAGES AND BOATHOUSES OR SHELTERS (PROVIDED BOATHOUSES OR SHELTERS SHALL NOT EXCEED SIX HUNDRED (600) SQUARE FEET IN AREA); TOOL, STORAGE AND GARDEN SHEDS; SWIMMING POOLS AND SIMILAR WATER FEATURES; TENNIS, BASKETBALL AND SIMILAR RECREATIONAL COURTS; BARBECUE PITS; FACILITIES FOR SECURITY GUARDS AND CARETAKERS; CHILDREN'S PLAYHOUSES; GAZEBOS; SKATEBOARD RAMPS; COMPOST AREA; WORKSHOPS OR STUDIOS; STRUCTURES FOR HOT TUBS OR SAUNAS; SATELLITE DISHES AND OTHER ANTENNAS; ABOVEGROUND FUEL TANKS; AND SIMILAR USES AND STRUCTURES WHICH:
- A.DO NOT INVOLVE THE CONDUCT OF BUSINESS OF ANY KIND.
- B.ARE OF A NATURE NOT LIKELY TO ATTRACT VISITORS IN LARGER NUMBERS THAN WOULD NORMALLY BE EXPECTED IN A RESIDENTIAL NEIGHBORHOOD.
- C.DO NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF A RESIDENTIAL NEIGHBORHOOD.

(4)PRIVATE SWIMMING POOLS OR RELATED WATER FEATURES, AS REGULATED HEREIN, SHALL BE:
- A.THAT THE POOL IS INTENDED AND IS TO BE USED SOLELY FOR THE ENJOYMENT OF THE OCCUPANTS OR BONA FIDE GUESTS.
- B.THAT THE POOL MAY BE LOCATED NO NEARER THAN FIVE (5) FEET FROM ANY PROPERTY LINE. IT MAY BE LOCATED IN ANY FRONT YARD IF PROPERLY SCREENED WITH A FENCE, WALL OR HEDGE HAVING A MINIMUM HEIGHT OF SIX (6) FEET, BUT NOT OVER EIGHT (8) FEET, WHICH CREATES A VISUAL BARRIER.
- C.THAT THE POOL SHALL BE ENCLOSED BY A RETAINING WALL OR FENCE HAVING A MINIMUM HEIGHT OF FOUR (4) FEET, BUT NOT OVER EIGHT (8) FEET, AND SO CONSTRUCTED OR INSTALLED AS TO OBSTRUCT ACCESS THERETO BY PERSONS OTHER THAN THE OWNERS OR OCCUPANTS OF THE PREMISES ON WHICH SUCH SWIMMING POOL IS LOCATED. ALL GATES INSTALLED IN SUCH FENCES SHALL BE SELF-LATCHING WITH LATCHES PLACED AT LEAST FOUR (4) FEET ABOVE THE UNDERLYING GROUND, GATES SHALL BE KEPT SECURELY CLOSED AND LATCHED AT ALL TIMES. IF THE PROPERTY UPON WHICH THE POOL IS LOCATED IS OTHERWISE ADEQUATELY FENCED AND SCREENED WITH A VISUAL BARRIER, THE REQUIREMENT OF THIS SUBSECTION MAY BE WAIVED.
- D.RELATED WATER FEATURES OVER TWO (2) FEET DEEP SHALL BE FENCED OR SCREENED TO PREVENT ACCESS BY CHILDREN BY ENCLOSURE OF THE ENTIRE YARD OR THE PORTION CONTAINING THE WATER FEATURE BY A FENCE AT LEAST FOUR (4) FEET HIGH.

dig ARCHITECTURE

SCHEMATIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2001

SITE PLAN UTILITIES

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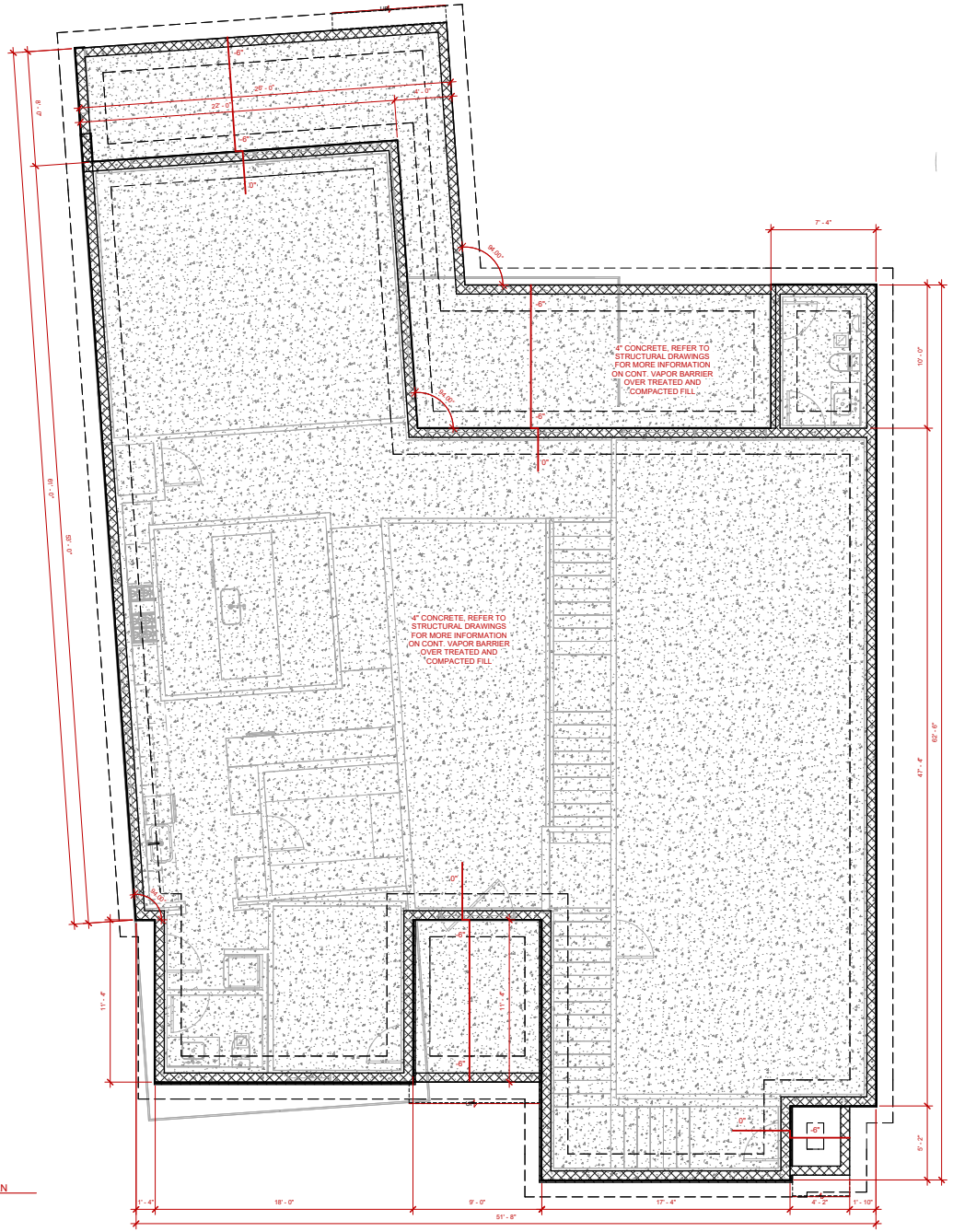

1 FOUNDATION PLAN
A2101 1/4" = 1'-0"

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dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

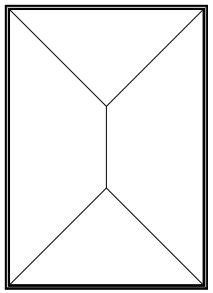
LIC. INTERIOR DESIGNER REGISTERED ARCHITECT

22.0175

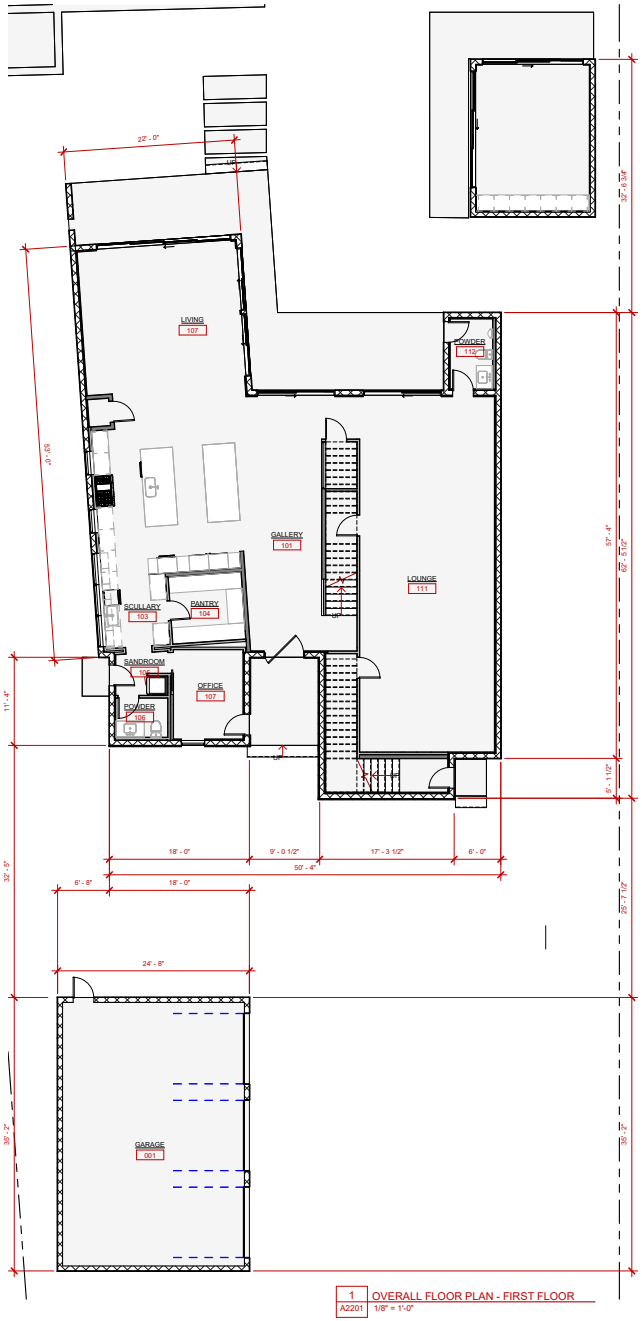
MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A2101

FOUNDATION PLAN



2 OVERALL PLAN - SECOND FLOOR
A2201 1/8" = 1'-0"



1 OVERALL FLOOR PLAN - FIRST FLOOR
A2201 1/8" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2201

OVERALL FLOOR PLANS

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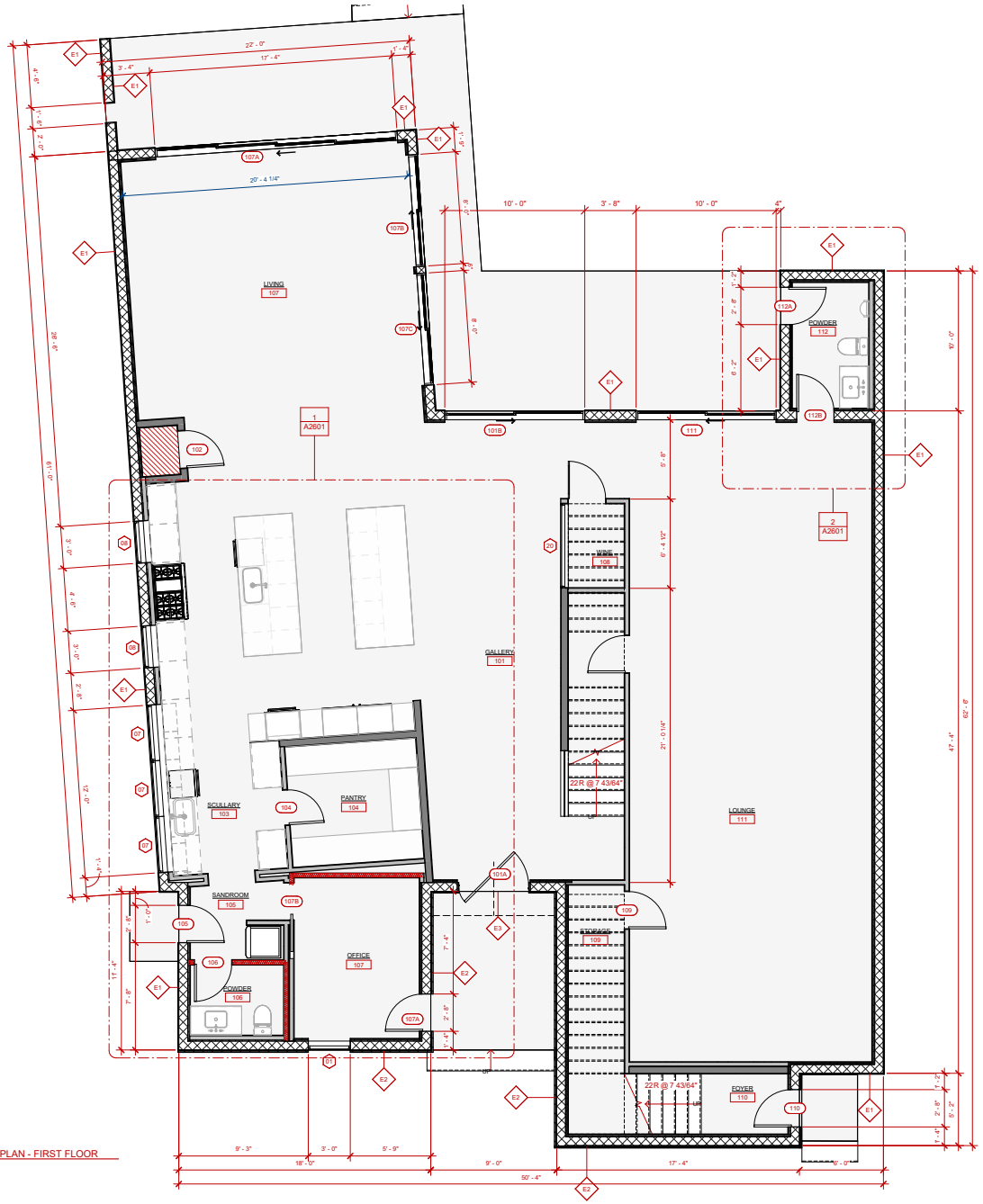

1 DIMENSION PLAN - FIRST FLOOR
A2202 1/4" = 1'-0"

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DOOR SCHEDULE - FIRST FLOOR

DOOR NO.	TYPE	MFG.	STYLE	FINISH	COMMENTS
101A	5'-0" x 8'-0"	TBD			
101B	(2)5'-0" x 8'-0"	TBD			
102	2'-8" x 8'-0"	TBD			
104	2'-6" x 8'-0"	TBD			
105	2'-8" x 8'-0"	TBD			
106	2'-8" x 8'-0"	TBD			
107A	(4)4'-4" x 8'-0"	TBD			
107A	2'-8" x 8'-0"	TBD			
107B	(2)4'-0" x 8'-0"	TBD			
107B	2'-8" x 8'-0"	TBD			
107C	(2)4'-0" x 8'-0"	TBD			
109	2'-8" x 8'-0"	TBD			
110	2'-8" x 8'-0"	TBD			
111	(2)5'-0" x 8'-0"	TBD			
112A	2'-8" x 8'-0"	TBD			
112B	2'-8" x 8'-0"	TBD			

WINDOW SCHEDULE

WINDOW	SIZE	HEAD HEIGHT	TYPE	COMMENTS
01	3'-0" x 8'-0"	8' - 0"	FIXED	
02	3'-0" x 2'-8"	11' - 0"	FIXED	
03	1'-6" x 5'-4"	<varies>	FIXED	
04	3'-4" x 5'-4"	<varies>	FIXED	
05	4'-6" x 2'-6"	8' - 7"	FIXED	
06	2'-0" x 8'-0"	8' - 0"	FIXED	
07	4'-0" x 5'-6"	4' - 6"	FIXED	
08	3'-0" x 5'-0"	8' - 0"	FIXED	
09	3'-0" x 2'-4"	<varies>	FIXED	
10	2'-8" x 6'-0"	8' - 0"	FIXED	
11	2'-8" x 2'-4"	10' - 8"	FIXED	
12	4'-0" x 2'-4"	10' - 8"	FIXED	
13	5'-0" x 2'-0"	10' - 8"	FIXED	
14	4'-4" x 2'-0"	<varies>	FIXED	
15	4'-0" x 8'-0"	8' - 0"	FIXED	
16	3'-0" x 8'-0"	8' - 0"	FIXED	
17	2'-8" x 6'-0"	8' - 0"	CASEMENT	EGRESS WINDOW
18	2'-8" x 6'-0"	<varies>	CASEMENT	EGRESS WINDOW
19	4'-0" x 2'-0"	<varies>	FIXED	
20	6'-0" x 8'-0"	8' - 0"	FIXED	

WALL SCHEDULE

MARK	WALL FINISH TYPE	NOTES
E1	EXTERIOR FINISH - STUCCO ON BLOCK	
E2	CORAL STONE ON CMU	
E3	EXTERIOR FINISH - WOOD RAINSCREEN ON BLOCK	
E4	EXTERIOR FINISH - STUCCO ON SHEATHING	
E5	EXTERIOR FINISH - WOOD RAINSCREEN ON SHEATHING	

AREA SCHEDULE

CABANA	324 SF
FIRST FLOOR	2921 SF
SECOND FLOOR	2576 SF
CONDITIONED TOTAL	5822 SF
BACK PORCH	508 SF
BALCONY	335 SF
FRONT PORCH	102 SF
GARAGE	867 SF
UNCONDITIONED TOTAL	1812 SF
TOTAL	7634 SF

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

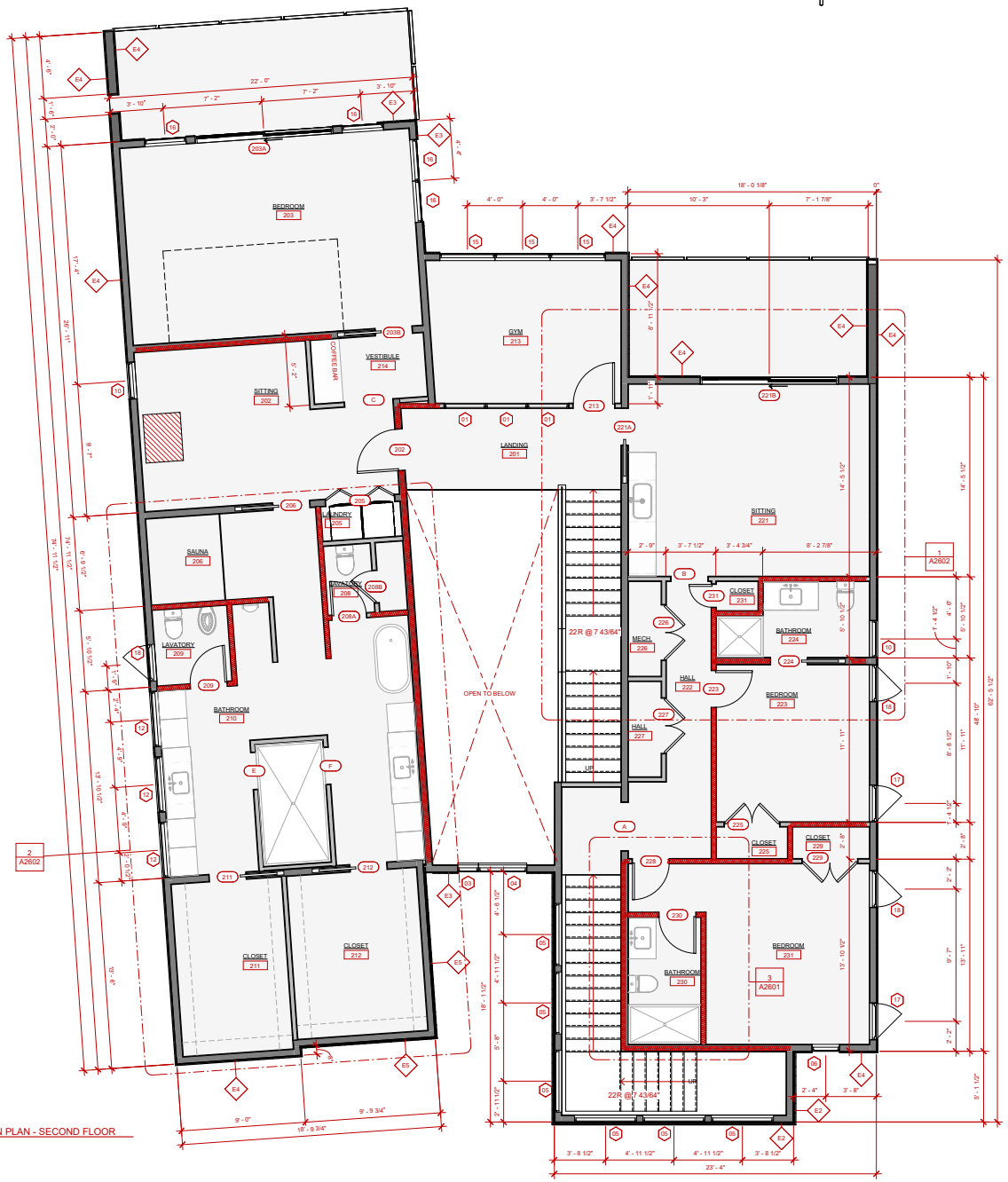
22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2202

FIRST FLOOR PLAN



1 A2203 DIMENSION PLAN - SECOND FLOOR
1/4" = 1'-0"

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DOOR SCHEDULE - SECOND FLOOR

DOOR NO.	TYPE	MFG.	STYLE	FINISH	COMMENTS
202	3'-0" x 8'-0"	TBD			
203A	(2)5'-0" x 9'-0"	TBD			
203B	2'-8" x 8'-0"	TBD			
203C	2'-8" x 8'-0"	TBD			
205	(2)2'-6" x 8'-0"	TBD			
206	2'-8" x 8'-0"	TBD			
208A	2'-6" x 8'-0"	TBD			
208B	2'-4" x 8'-0"	TBD			
209	2'-8" x 8'-0"	TBD			
211	2'-8" x 8'-0"	TBD			
212	2'-8" x 8'-0"	TBD			
213	3'-0" x 8'-0"	TBD			
221A	2'-8" x 8'-0"	TBD			
221B	(2)5'-0" x 8'-0"	TBD			
223	2'-8" x 8'-0"	TBD			
224	2'-8" x 8'-0"	TBD			
225	(2) 2'-0" x 8'-0"	TBD			
226	(2) 2'-0" x 8'-0"	TBD			
227	(2) 2'-0" x 8'-0"	TBD			
228	2'-8" x 8'-0"	TBD			
229	(2) 2'-0" x 8'-0"	TBD			
230	2'-8" x 8'-0"	TBD			
231	1'-8" x 8'-0"	TBD			

WINDOW SCHEDULE

WINDOW	SIZE	HEAD HEIGHT	TYPE	COMMENTS
01	3'-0" x 8'-0"	8' - 0"	FIXED	
02	3'-0" x 2'-8"	11' - 0"	FIXED	
03	1'-6" x 5'-4"	<varies>	FIXED	
04	3'-6" x 5'-4"	<varies>	FIXED	
05	4'-6" x 2'-6"	8' - 7"	FIXED	
06	2'-0" x 8'-0"	8' - 0"	FIXED	
07	4'-0" x 1'-6"	4' - 6"	FIXED	
08	3'-0" x 5'-0"	8' - 0"	FIXED	
09	3'-0" x 2'-4"	<varies>	FIXED	
10	2'-8" x 6'-0"	8' - 0"	FIXED	
11	2'-8" x 2'-4"	10' - 8"	FIXED	
12	4'-0" x 2'-4"	10' - 8"	FIXED	
13	5'-0" x 2'-0"	10' - 8"	FIXED	
14	4'-4" x 2'-0"	<varies>	FIXED	
15	4'-0" x 8'-0"	8' - 0"	FIXED	
16	3'-0" x 9'-0"	9' - 0"	FIXED	
17	2'-8" x 6'-0"	8' - 0"	CASEMENT	EGRESS WINDOW
18	2'-8" x 6'-0"	<varies>	CASEMENT	EGRESS WINDOW
19	4'-0" x 2'-0"	<varies>	FIXED	
20	6'-0" x 8'-0"	8' - 0"	FIXED	

FRAMED OPENING SCHEDULE SECOND FLOOR

DOOR NO.	TYPE	STYLE	FINISH	COMMENTS
A	3'-6" x 8'-0"			
B	2'-8" x 8'-0"			
C	3'-6" x 8'-0"			
E	2'-8" x 8'-0"			
F	2'-8" x 8'-0"			

WALL SCHEDULE

MARK	WALL FINISH TYPE	NOTES
E1	EXTERIOR FINISH - STUCCO ON BLOCK	
E2	CORAL STONE ON CMU	
E3	EXTERIOR FINISH - WOOD RAINSCREEN ON BLOCK	
E4	EXTERIOR FINISH - STUCCO ON SHEATHING	
E5	EXTERIOR FINISH - WOOD RAINSCREEN ON SHEATHING	

dig ARCHITECTURE

SCHEMATIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

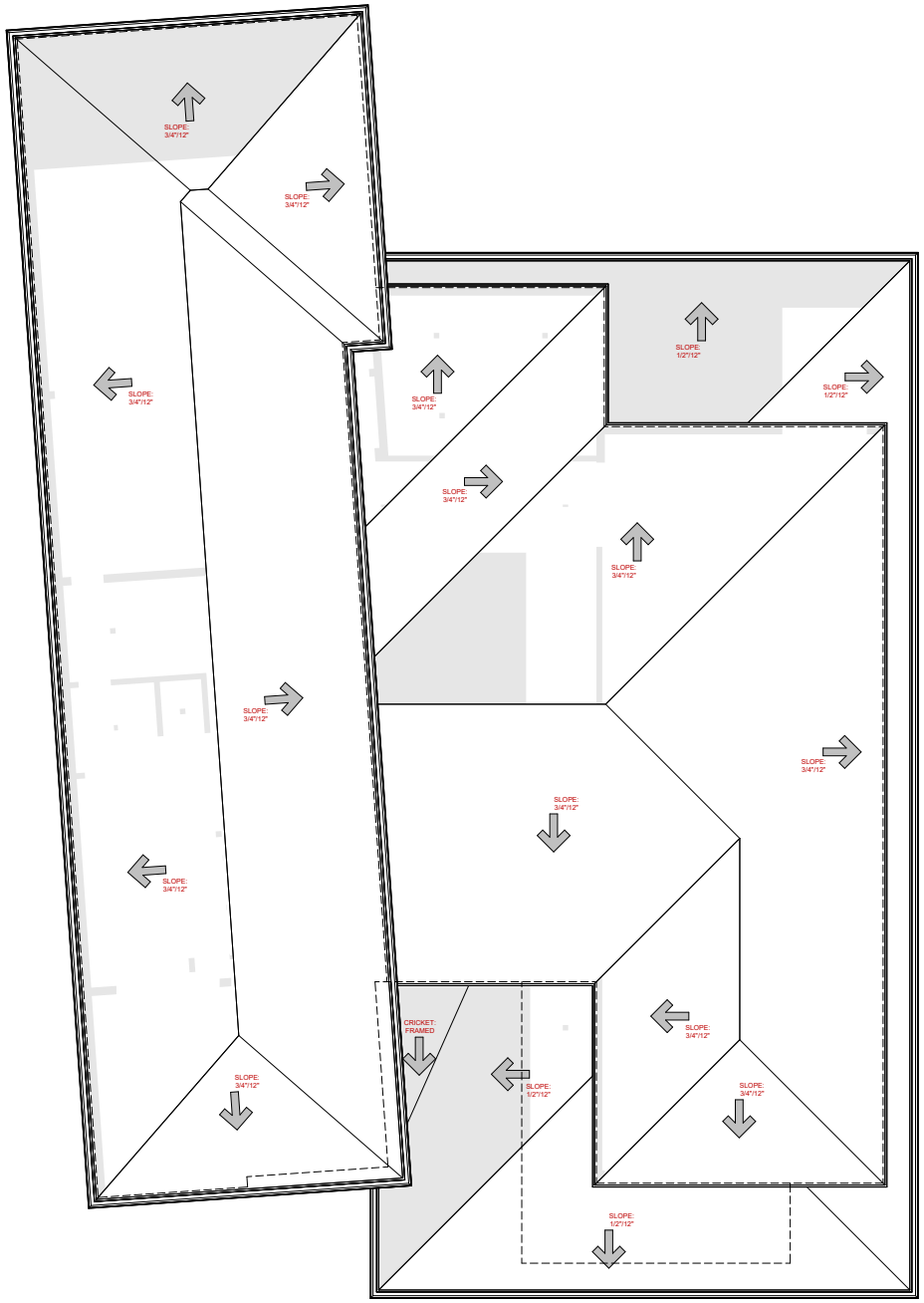
22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2203

SECOND FLOOR PLAN



1 ROOF PLAN
A2301 1/4" = 1'-0"

9/17/2024 12:29:28 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A2301

ROOF PLAN

1 A2401 CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE - INTERIOR				
FIXTURE	FIXTURE TYPE	MOUNT	MOUNTING HEIGHT	COUNT
A	4" SQUARE LED - INTERIOR			125
B	CEILING MOUNTED FIXTURE - BEDROOM 01			3
C	INTERIOR SCONCE			11
D	INTERIOR - CEILING FAN GREAT ROOM			7
F	2" LED PINHOLE DOWNLIGHT - INTERIOR			11
H	5" BLACK TUBE CEILING LIGHT (WAC LIGHTING)	CEILING	N/A	3

LIGHTING FIXTURE SCHEDULE - EXTERIOR				
FIXTURE	FIXTURE TYPE	MOUNT	MOUNTING HEIGHT	COUNT
1	4" SQUARE LED - EXTERIOR			21
2	2" LED PINHOLE DOWNLIGHT - EXTERIOR	CEILING	N/A	4
3	EXTERIOR CEILING FAN - GUEST PORCH			2

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A2401

CEILING PLAN - FIRST FLOOR

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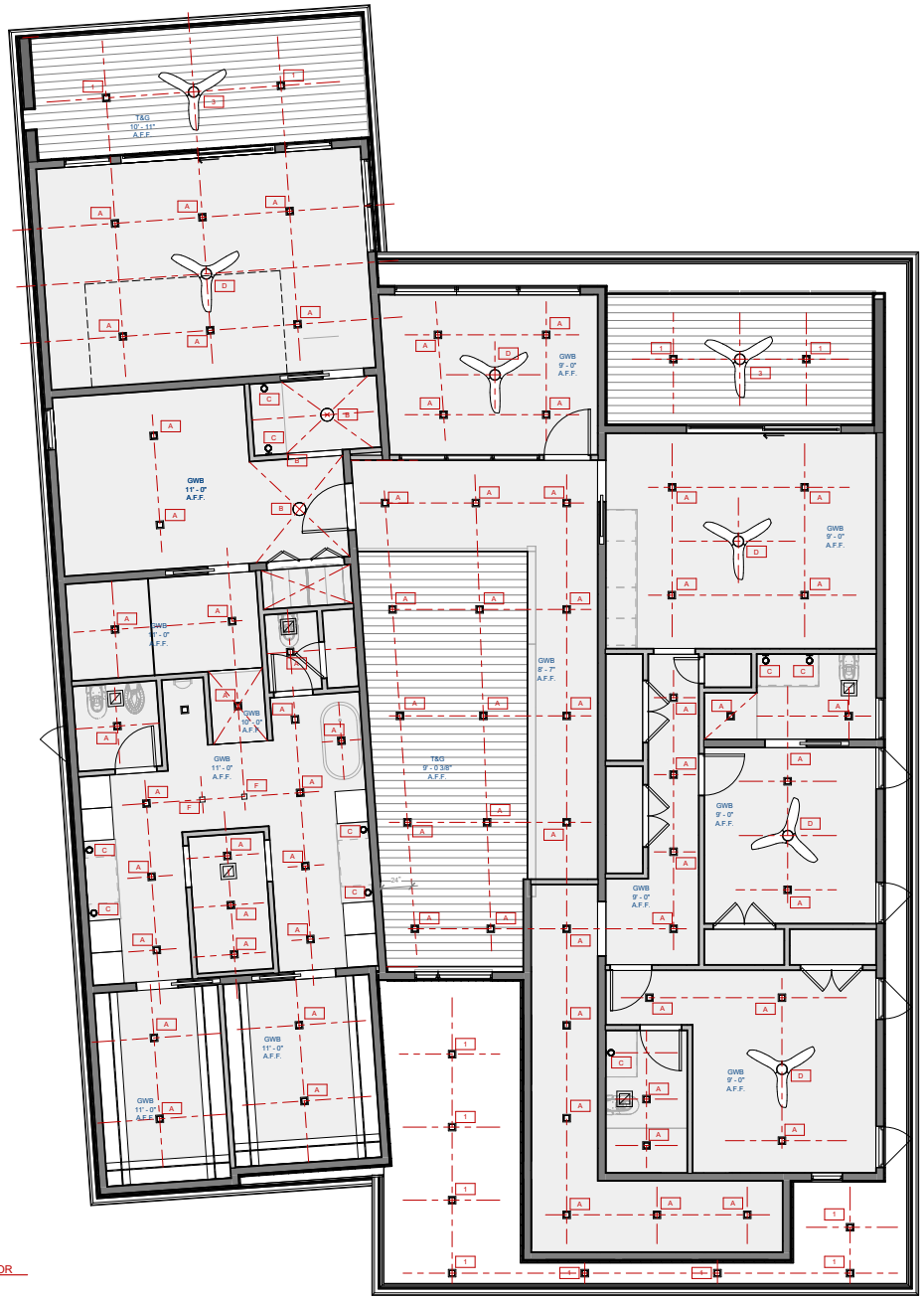

1 A2402 CEILING PLAN - SECOND FLOOR
1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE - INTERIOR

FIXTURE	FIXTURE TYPE	MOUNT	MOUNTING HEIGHT	COUNT
A	4" SQUARE LED - INTERIOR			125
B	CEILING MOUNTED FIXTURE - BEDROOM 01			3
C	INTERIOR SCONCE			11
D	INTERIOR - CEILING FAN GREAT ROOM			7
F	2" LED PINHOLE DOWNLIGHT - INTERIOR			11
H	5" BLACK TUBE CEILING LIGHT (WAC LIGHTING)	CEILING	N/A	3

LIGHTING FIXTURE SCHEDULE - EXTERIOR

FIXTURE	FIXTURE TYPE	MOUNT	MOUNTING HEIGHT	COUNT
1	4" SQUARE LED - EXTERIOR			21
2	2" LED PINHOLE DOWNLIGHT - EXTERIOR	CEILING	N/A	4
3	EXTERIOR CEILING FAN - GUEST PORCH			2

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A2402

CEILING PLAN - SECOND FLOOR

9/17/2024 12:29:31 PM

1 A2501 ELECTRICAL SWITCH PLAN - FIRST FLOOR
1/4" = 1'-0"

ELECTRICAL SWITCH AND LIGHT LEGEND

S	SWITCH AT 42" A.F.F.		RECESS LIGHTINGSEE NOTE 3)
S3	3-WAY SWITCH AT 42" A.F.F.		RECESS (EYEBALL) LIGHTING
S4	4-WAY SWITCH AT 42" A.F.F.		CEILING MTD. EXHAUST FAN
SD	DIMMER SWITCH AT 42" A.F.F.		EXHAUST FAN WITH LIGHT
SDR	3-WAY DIMMER SWITCH AT 42" A.F.F.		SMOKE AND CARBON MONOXIDE DETECTOR
	SURFACE MTD. CEILING LIGHT		HOLLYWOOD STRIP
	PENDANT LIGHT FIXTURE		FLOOD LIGHTS
	WALL MTD. LIGHT AT 72" A.F.F.		PUSH BUTTON
	UNDER CABINET LITES		
	12"X48" FLUORESCENT FIXTURE		PRE-WIRE AND BRACE FOR CEILING FAN
	24"X48" FLUORESCENT FIXTURE	FAN/ LIGHT	PRE-WIRE AND BRACE FOR CEILING FAN W/ LIGHT

ELECTRICAL NOTES

1. LOCATE ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS, SMOKE DETECTORS, FANS, AND EXHAUST FANS PER ELECTRICAL/ BUILDING CODES.
2. VERIFY WITH BUILDER ANY SPECIAL HOOK-UPS. (RANGE HOODS, FIREPLACE FANS, LANDSCAPE LITES, SPRINKLER SYSTEM, SECURITY SYSTEM, INTERCOM SYSTEM, VACUUM SYSTEM, SWIMMING POOL, PUMPS, ETC.)
3. INSTALL WATER/VAPOR PROOF FIXTURES IN SHOWERS AND OVER TUBS AS REQUIRED.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL SERVICE IS LESS THAN 600 AMPS. CALCULATION TO BE PROVIDED BY ELECTRICIAN.
2. PROVIDE SMOKE DETECTORS PER NFPA72 A-81.2 AND CARBON MONOXIDE ALARMS PER R315 OF THE 2020 FBC-R.

CONTRACTOR ELECTRICAL NOTES

1. SPECIFICATIONS, PRICE SUMMARY AND CHANGE ORDERS SUPERSEDE THIS ELECTRICAL PLAN.
2. THE PURPOSE OF THIS PLAN IS TO OBTAIN AN ELECTRICAL PERMIT. FIXTURE, SWITCH AND RECEPTACLE LOCATIONS SHOWN MAY VARY DUE TO FRAMING, MECHANICAL CONFLICTS, SITE CONDITIONS OR LOCAL BUILDING CODE REQUIREMENTS.
3. THE PURCHASER WILL DO AN ELECTRICAL WALK THROUGH WITH THE PROJECT MANAGER DURING CONSTRUCTION. THIS WALK THROUGH WILL IDENTIFY THE PREDETERMINED LOCATION OF RECEPTACLES BY THE ELECTRICIANS FOLLOWING LOCAL BUILDING CODES. AT THIS TIME, SELECTIVE LIGHT FIXTURES, PHONE AND TV JACKS WILL BE DETERMINED BY THE PURCHASER AS TO THE PREFERRED LOCATIONS.

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2501

ELECTRICAL SWITCH PLAN - FIRST FLOOR

9/17/2024 12:29:32 PM

1 A2502 ELECTRICAL SWITCH PLAN - SECOND FLOOR
1/4" = 1'-0"

ELECTRICAL SWITCH AND LIGHT LEGEND			
S	SWITCH AT 42" A.F.F.		RECESS LIGHTINGSEE NOTE 3)
S3	3-WAY SWITCH AT 42" A.F.F.	R.E.B.	RECESS (EYEBALL) LIGHTING
S4	4-WAY SWITCH AT 42" A.F.F.		CEILING MTD. EXHAUST FAN
SD	DIMMER SWITCH AT 42" A.F.F.	FAN	EXHAUST FAN WITH LIGHT
S3D	3-WAY DIMMER SWITCH AT 42" A.F.F.	SCO	SMOKE AND CARBON MONOXIDE DETECTOR
	SURFACE MTD. CEILING LIGHT		HOLLYWOOD STRIP
	PENDANT LIGHT FIXTURE		FLOOD LIGHTS
	WALL MTD. LIGHT AT 72" A.F.F.		PUSH BUTTON
	UNDER CABINET LITES		
	12"X48" FLUORESCENT FIXTURE		PRE-WIRE AND BRACE FOR CEILING FAN
	24"X48" FLUORESCENT FIXTURE	F.FAN LIGHT	PRE-WIRE AND BRACE FOR CEILING FAN W/ LIGHT

ELECTRICAL NOTES

1. LOCATE ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS, SMOKE DETECTORS, FANS, AND EXHAUST FANS PER ELECTRICAL/ BUILDING CODES.
2. VERIFY WITH BUILDER ANY SPECIAL HOOK-UPS. (RANGE HOODS, FIREPLACE FANS, LANDSCAPE LITES, SPRINKLER SYSTEM, SECURITY SYSTEM, INTERCOM SYSTEM, VACUUM SYSTEM, SWIMMING POOL, PUMPS, ETC.)
3. INSTALL WATER/VAPOR PROOF FIXTURES IN SHOWERS AND OVER TUBS AS REQUIRED.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL SERVICE IS LESS THAN 600 AMPS. CALCULATION TO BE PROVIDED BY ELECTRICIAN.
2. PROVIDE SMOKE DETECTORS PER NFPA72 A-81.2 AND CARBON MONOXIDE ALARMS PER R315 OF THE 2020 FBC-R.

CONTRACTOR ELECTRICAL NOTES

1. SPECIFICATIONS, PRICE SUMMARY AND CHANGE ORDERS SUPERSEDE THIS ELECTRICAL PLAN.
2. THE PURPOSE OF THIS PLAN IS TO OBTAIN AN ELECTRICAL PERMIT. FIXTURE, SWITCH AND RECEPTACLE LOCATIONS SHOWN MAY VARY DUE TO FRAMING, MECHANICAL CONFLICTS, SITE CONDITIONS OR LOCAL BUILDING CODE REQUIREMENTS.
3. THE PURCHASER WILL DO AN ELECTRICAL WALK THROUGH WITH THE PROJECT MANAGER DURING CONSTRUCTION. THIS WALK THROUGH WILL IDENTIFY THE PREDETERMINED LOCATION OF RECEPTACLES BY THE ELECTRICIANS FOLLOWING LOCAL BUILDING CODES. AT THIS TIME, SELECTIVE LIGHT FIXTURES, PHONE AND TV JACKS WILL BE DETERMINED BY THE PURCHASER AS TO THE PREFERRED LOCATIONS.

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2502

ELECTRICAL SWITCH PLAN - SECOND FLOOR

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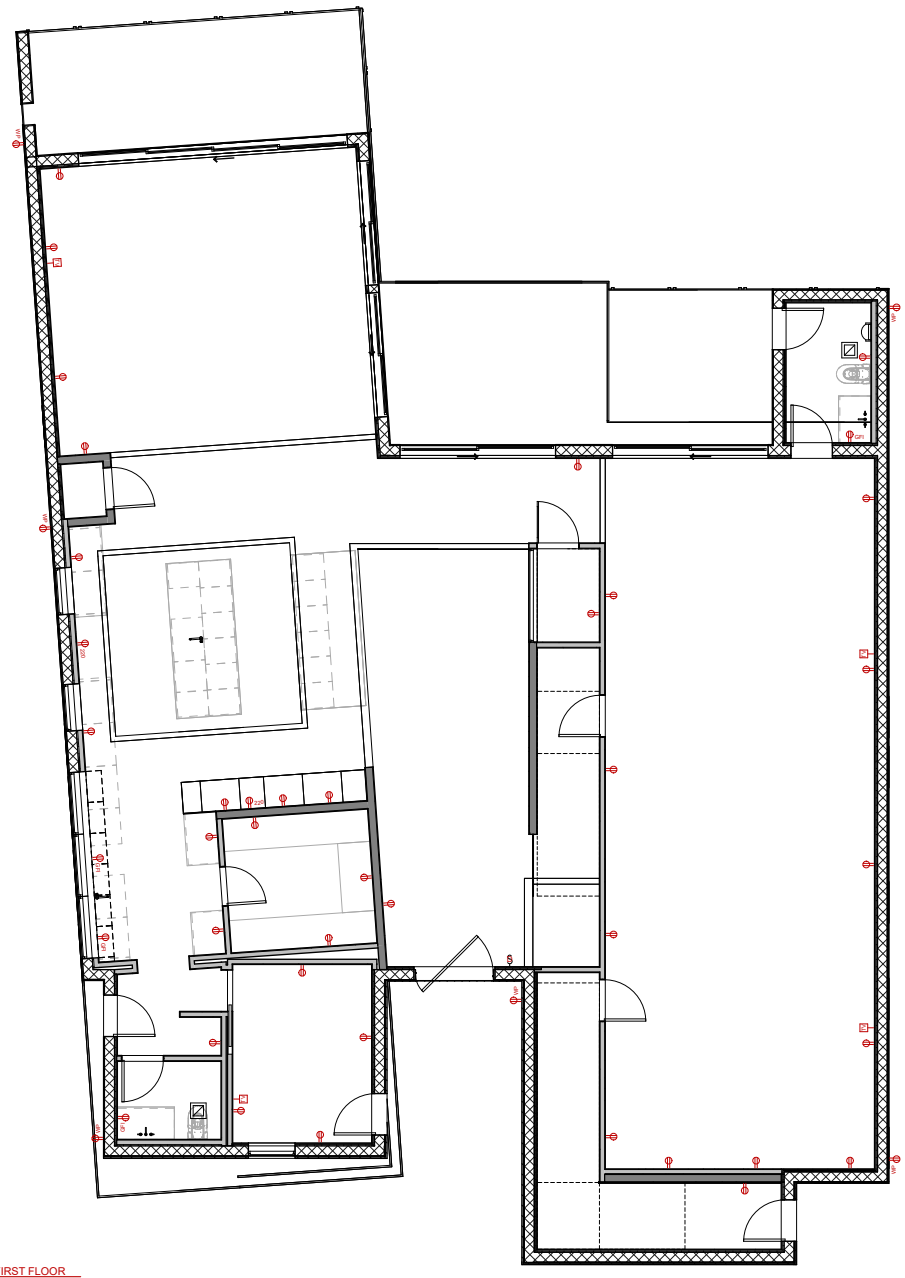


1 A2503 ELECTRICAL OUTLET PLAN - FIRST FLOOR
1/4" = 1'-0"

ELECTRICAL OUTLET LEGEND			
	110 V. DUPLEX OUTLET		TELEPHONE JACK
	1/2 SWITCH DUPLEX OUTLET		TELEVISION JACK
GFI	110 V. G.F.I. DUPLEX OUTLET	T	THERMOSTAT
WP	WEATHER PROOF G.F.I.		ELECTRICAL PANEL
220	220 V. OUTLET		ELECTRICAL METER
FP	110 V. FLR. MTD. DUPLEX OUTLET		A/C DISCONNECT
	PULL CHAIN	DC	DOOR CHIMES

ELECTRICAL NOTES

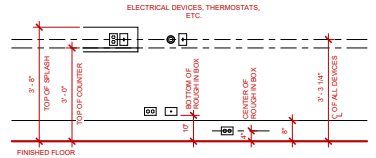
1. LOCATE ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS, SMOKE DETECTORS, FANS, AND EXHAUST FANS PER ELECTRICAL/ BUILDING CODES.
2. VERIFY WITH BUILDER ANY SPECIAL HOOK-UPS. (RANGE HOODS, FIREPLACE FANS, LANDSCAPE LITES, SPRINKLER SYSTEM, SECURITY SYSTEM, INTERCOM SYSTEM, VACUUM SYSTEM, SWIMMING POOL, PUMPS, ETC.)
3. INSTALL WATER/VAPOR PROOF FIXTURES IN SHOWERS AND OVER TUBS AS REQUIRED.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL SERVICE IS LESS THAN 600 AMPS. CALCULATION TO BE PROVIDED BY ELECTRICIAN.
2. PROVIDE SMOKE DETECTORS PER NFPA72 A-81.2 AND CARBON MONOXIDE ALARMS PER R315 OF THE 2020 FBC-R.

CONTRACTOR ELECTRICAL NOTES

1. SPECIFICATIONS, PRICE SUMMARY AND CHANGE ORDERS SUPERSEDE THIS ELECTRICAL PLAN.
2. THE PURPOSE OF THIS PLAN IS TO OBTAIN AN ELECTRICAL PERMIT. FIXTURE, SWITCH AND RECEPTACLE LOCATIONS SHOWN MAY VARY DUE TO FRAMING, MECHANICAL CONFLICTS, SITE CONDITIONS OR LOCAL BUILDING CODE REQUIREMENTS.
3. THE PURCHASER WILL DO AN ELECTRICAL WALK THROUGH WITH THE PROJECT MANAGER DURING CONSTRUCTION. THIS WALK THROUGH WILL IDENTIFY THE PREDETERMINED LOCATION OF RECEPTACLES BY THE ELECTRICIANS FOLLOWING LOCAL BUILDING CODES. AT THIS TIME, SELECTIVE LIGHT FIXTURES, PHONE AND TV JACKS WILL BE DETERMINED BY THE PURCHASER AS TO THE PREFERRED LOCATIONS.



A A2503 ELECTRICAL TYPICAL MOUNTING HEIGHT DIAGRAM
1/2" = 1'-0"

9/17/2024 12:29:36 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

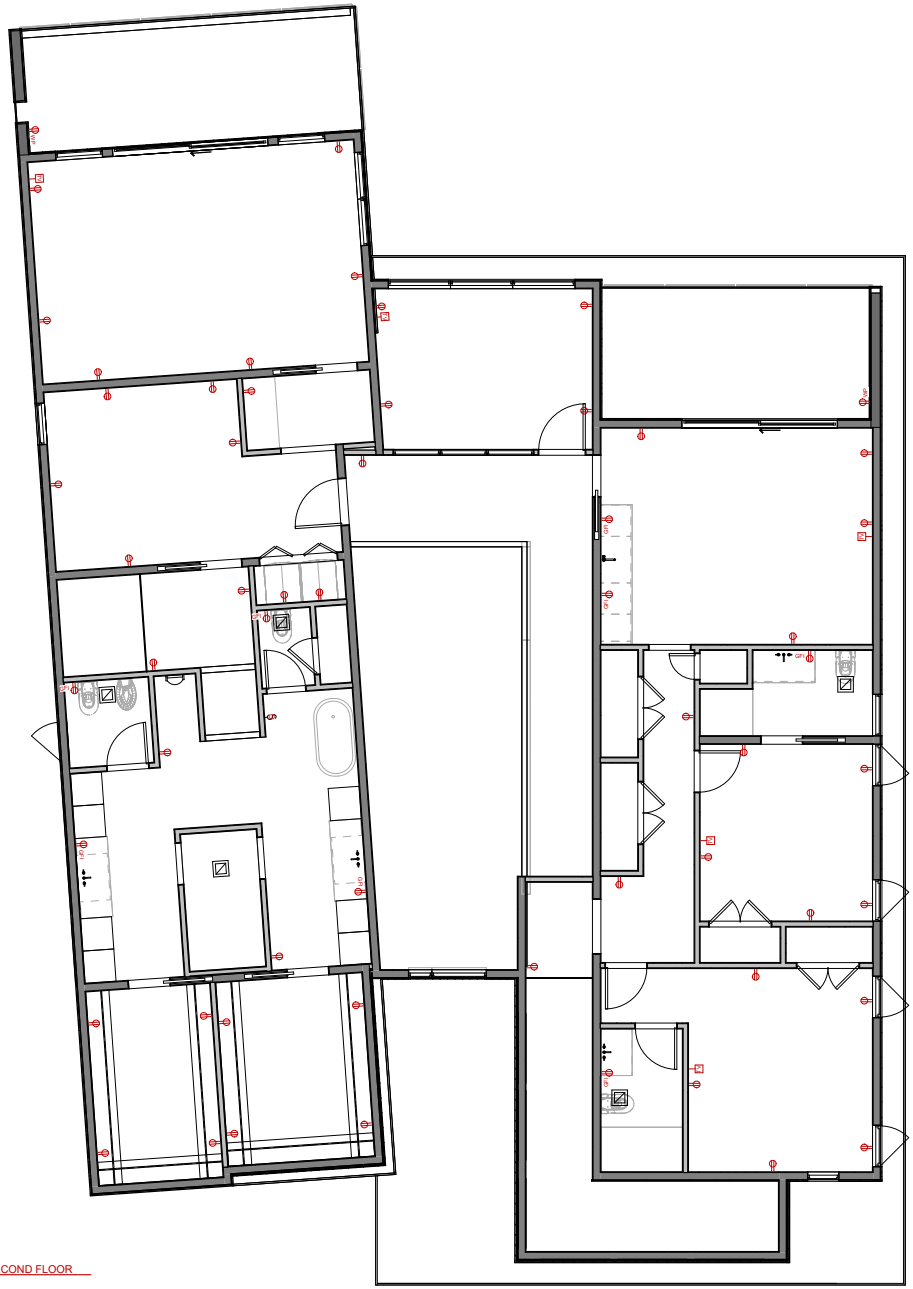
REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A2503

ELECTRICAL OUTLET PLAN - FIRST FLOOR



1 A2504 ELECTRICAL OUTLET PLAN - SECOND FLOOR
1/4" = 1'-0"

ELECTRICAL OUTLET LEGEND			
	110 V. DUPLEX OUTLET		TELEPHONE JACK
	1/2 SWITCH DUPLEX OUTLET		TELEVISION JACK
GFI	110 V. G.F.I. DUPLEX OUTLET		THERMOSTAT
WP	WEATHER PROOF G.F.I.		ELECTRICAL PANEL
220	220 V. OUTLET		ELECTRICAL METER
FP	110 V. FLR. MTD. DUPLEX OUTLET		A/C DISCONNECT
	PULL CHAIN		DOOR CHIMES

ELECTRICAL NOTES

1. LOCATE ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS, SMOKE DETECTORS, FANS, AND EXHAUST FANS PER ELECTRICAL/ BUILDING CODES.
2. VERIFY WITH BUILDER ANY SPECIAL HOOK-UPS. (RANGE HOODS, FIREPLACE FANS, LANDSCAPE LITES, SPRINKLER SYSTEM, SECURITY SYSTEM, INTERCOM SYSTEM, VACUUM SYSTEM, SWIMMING POOL, PUMPS, ETC.)
3. INSTALL WATER/VAPOR PROOF FIXTURES IN SHOWERS AND OVER TUBS AS REQUIRED.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL SERVICE IS LESS THAN 600 AMPS. CALCULATION TO BE PROVIDED BY ELECTRICIAN.
2. PROVIDE SMOKE DETECTORS PER NFPA72 A-81.2 AND CARBON MONOXIDE ALARMS PER R315 OF THE 2020 FBC-R.

CONTRACTOR ELECTRICAL NOTES

1. SPECIFICATIONS, PRICE SUMMARY AND CHANGE ORDERS SUPERSEDE THIS ELECTRICAL PLAN.
2. THE PURPOSE OF THIS PLAN IS TO OBTAIN AN ELECTRICAL PERMIT. FIXTURE, SWITCH AND RECEPTACLE LOCATIONS SHOWN MAY VARY DUE TO FRAMING, MECHANICAL CONFLICTS, SITE CONDITIONS OR LOCAL BUILDING CODE REQUIREMENTS.
3. THE PURCHASER WILL DO AN ELECTRICAL WALK THROUGH WITH THE PROJECT MANAGER DURING CONSTRUCTION. THIS WALK THROUGH WILL IDENTIFY THE PREDETERMINED LOCATION OF RECEPTACLES BY THE ELECTRICIANS FOLLOWING LOCAL BUILDING CODES. AT THIS TIME, SELECTIVE LIGHT FIXTURES, PHONE AND TV JACKS WILL BE DETERMINED BY THE PURCHASER AS TO THE PREFERRED LOCATIONS.

dig ARCHITECTURE

SCHEMITIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

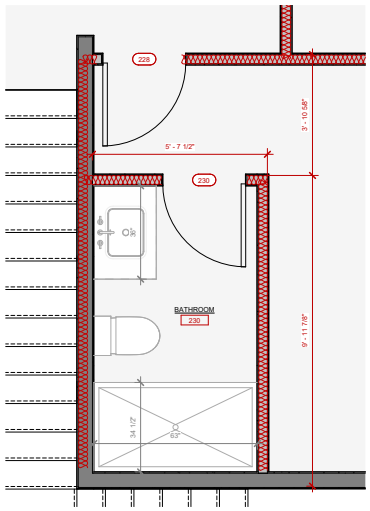
22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

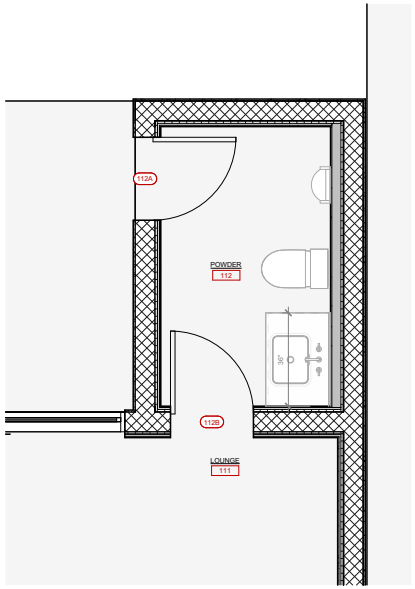
A2504

ELECTRICAL OUTLET PLAN - SECOND FLOOR

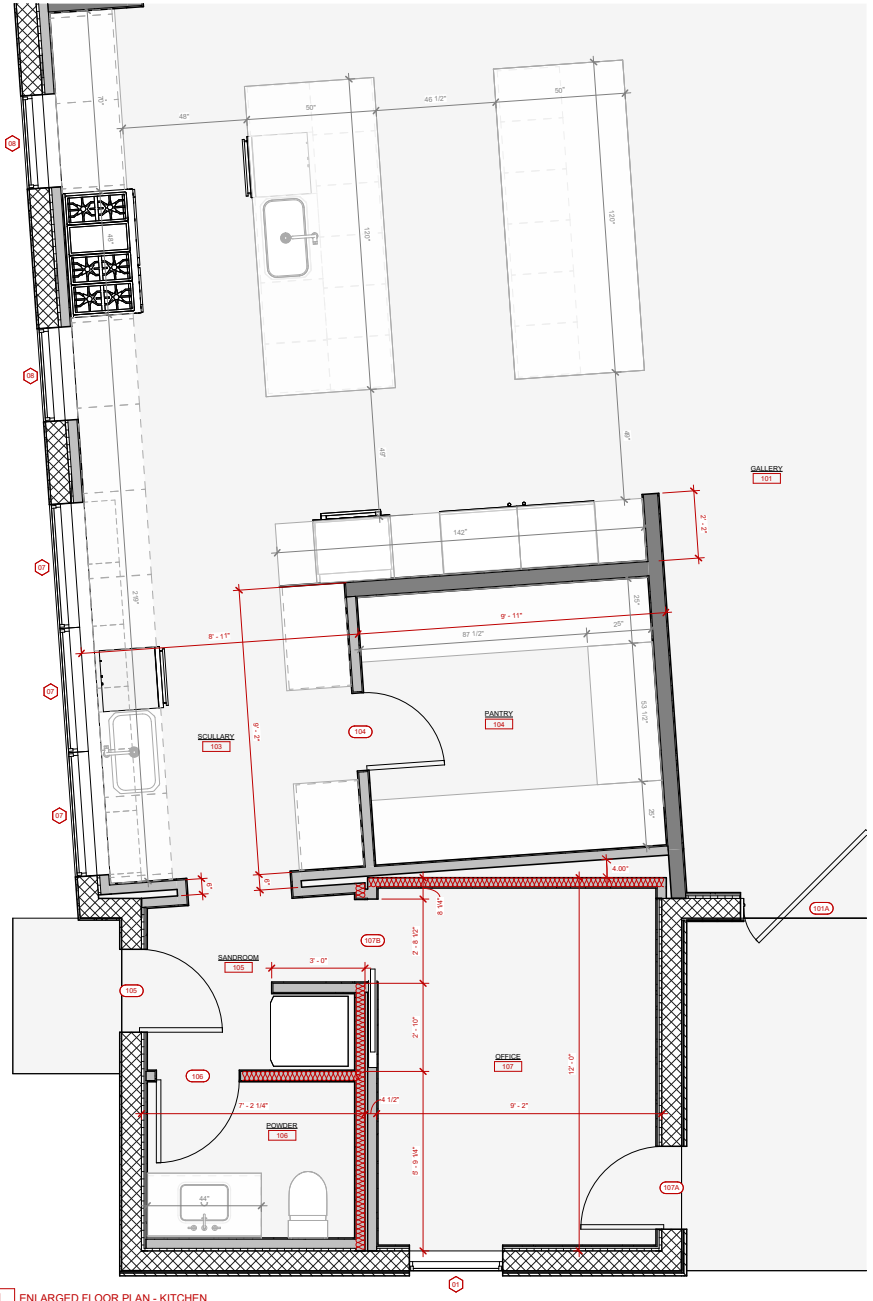
9/17/2024 12:29:38 PM



3 ENLARGED FLOOR PLAN - BATHROOM 230
A2601 1/2" = 1'-0"



2 ENLARGED FLOOR PLAN - POWDER 112
A2601 1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - KITCHEN
A2601 1/2" = 1'-0"

9/17/2024 12:29:39 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

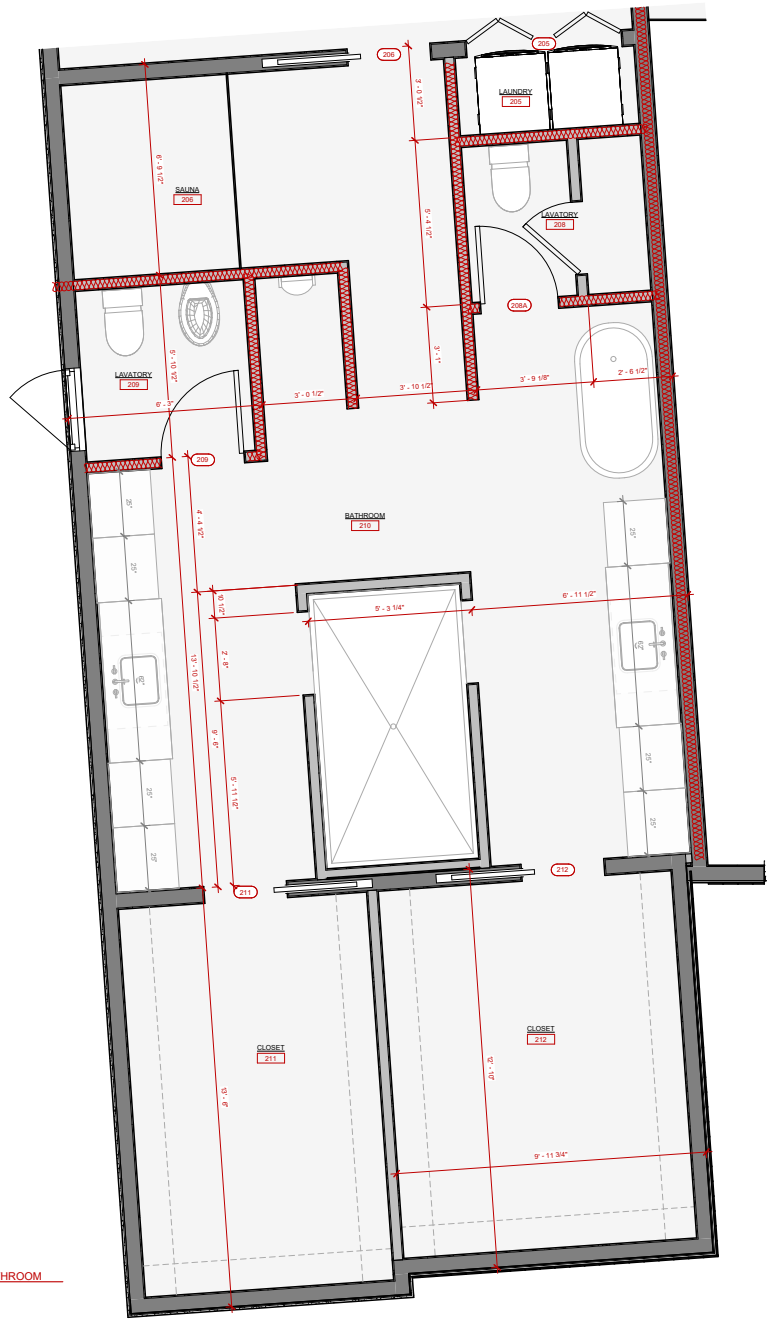
REVISIONS

22.0175

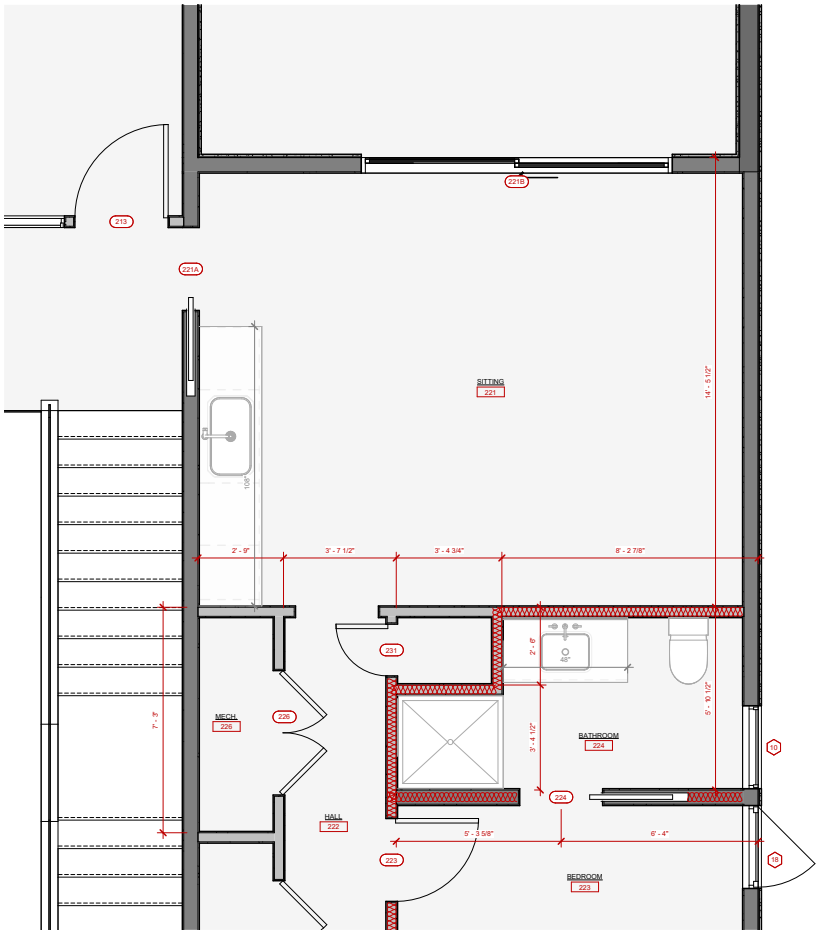
MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A2601

ENLARGED FLOOR PLANS



2 ENLARGED FLOOR PLAN - MASTER BATHROOM
A2602 1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - BATHROOM 224
A2602 1/2" = 1'-0"

9/17/2024 12:29:39 PM

dig ARCHITECTURE

SCHEMTIC	-	PERMIT	24.09.17
BID	24.09.10	BUILD	-

REVISIONS

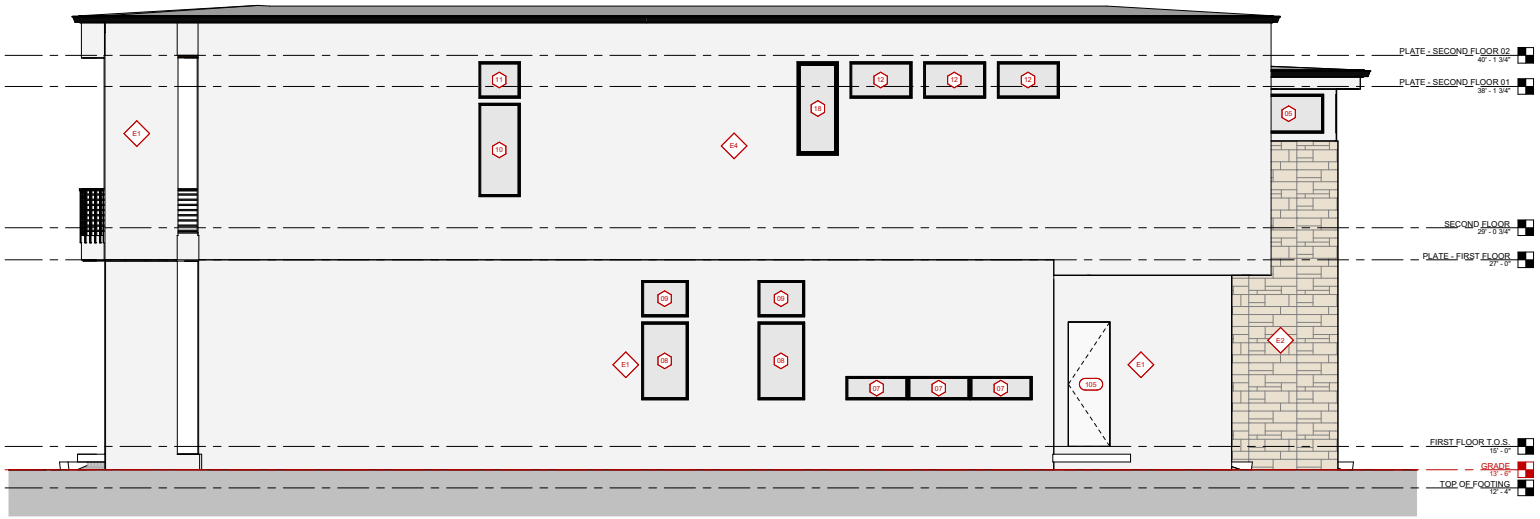
22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A2602

ENLARGED FLOOR PLANS



2 LEFT SIDE ELEVATION
A3001 1/4" = 1'-0"

1 FRONT ELEVATION
A3001 1/4" = 1'-0"

WALL SCHEDULE		
MARK	WALL FINISH TYPE	NOTES
E1	EXTERIOR FINISH - STUCCO ON BLOCK	
E2	CORAL STONE ON CMU	
E3	EXTERIOR FINISH - WOOD RAINSCREEN ON BLOCK	
E4	EXTERIOR FINISH - STUCCO ON SHEATHING	
E5	EXTERIOR FINISH - WOOD RAINSCREEN ON SHEATHING	

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

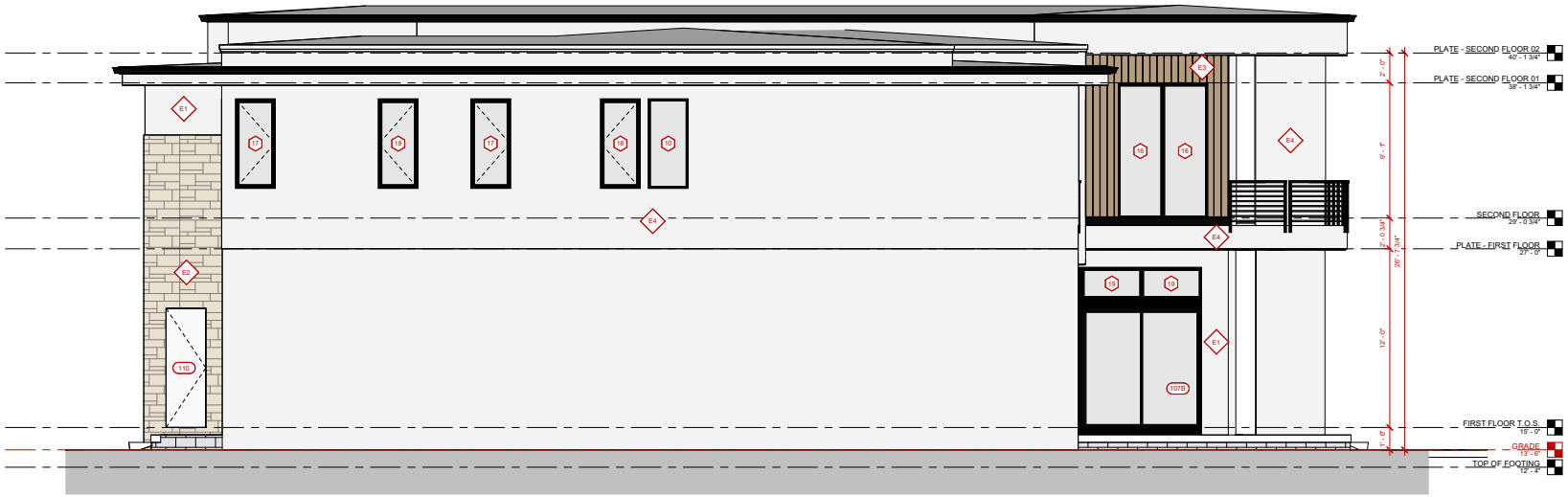
MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A3001

BUILDING ELEVATION

9/17/2024 12:29:46 PM



2 RIGHT SIDE ELEVATION
A3002 1/4" = 1'-0"

1 REAR ELEVATION
A3002 1/4" = 1'-0"

WALL SCHEDULE		
MARK	WALL FINISH TYPE	NOTES
E1	EXTERIOR FINISH - STUCCO ON BLOCK	
E2	CORAL STONE ON CMU	
E3	EXTERIOR FINISH - WOOD RAINSCREEN ON BLOCK	
E4	EXTERIOR FINISH - STUCCO ON SHEATHING	
E5	EXTERIOR FINISH - WOOD RAINSCREEN ON SHEATHING	

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

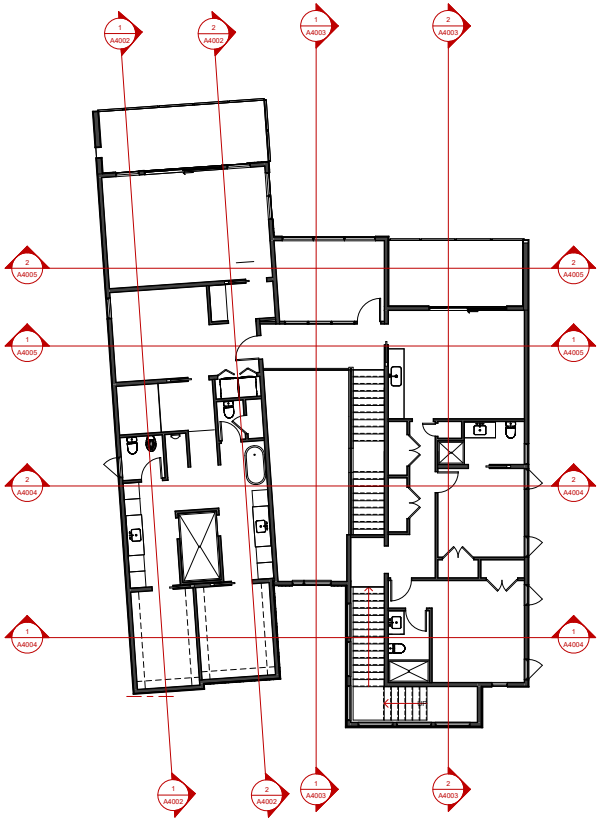
22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

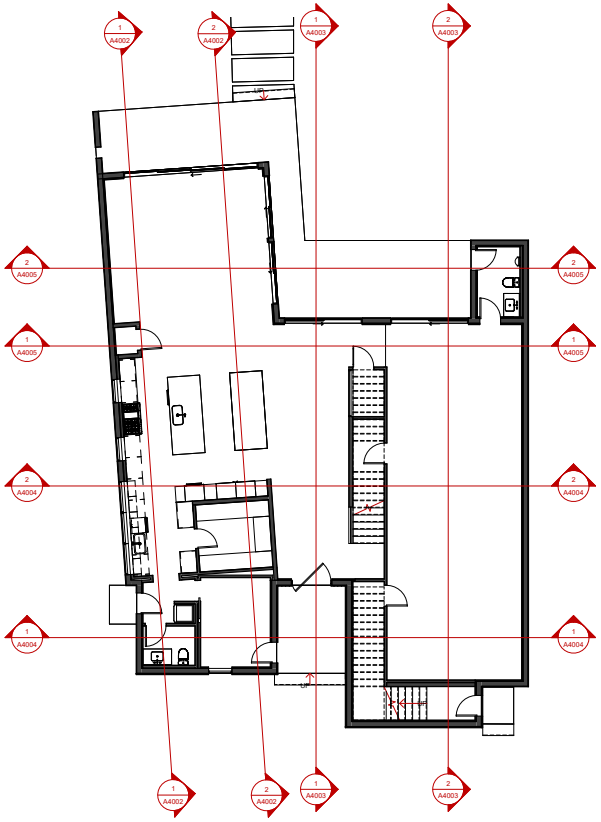
A3002

BUILDING ELEVATION

9/17/2024 12:29:54 PM



2 BUILDING SECTION KEY - SECOND FLOOR
A4001 1/8" = 1'-0"



1 BUILDING SECTION KEY - FIRST FLOOR
A4001 1/8" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

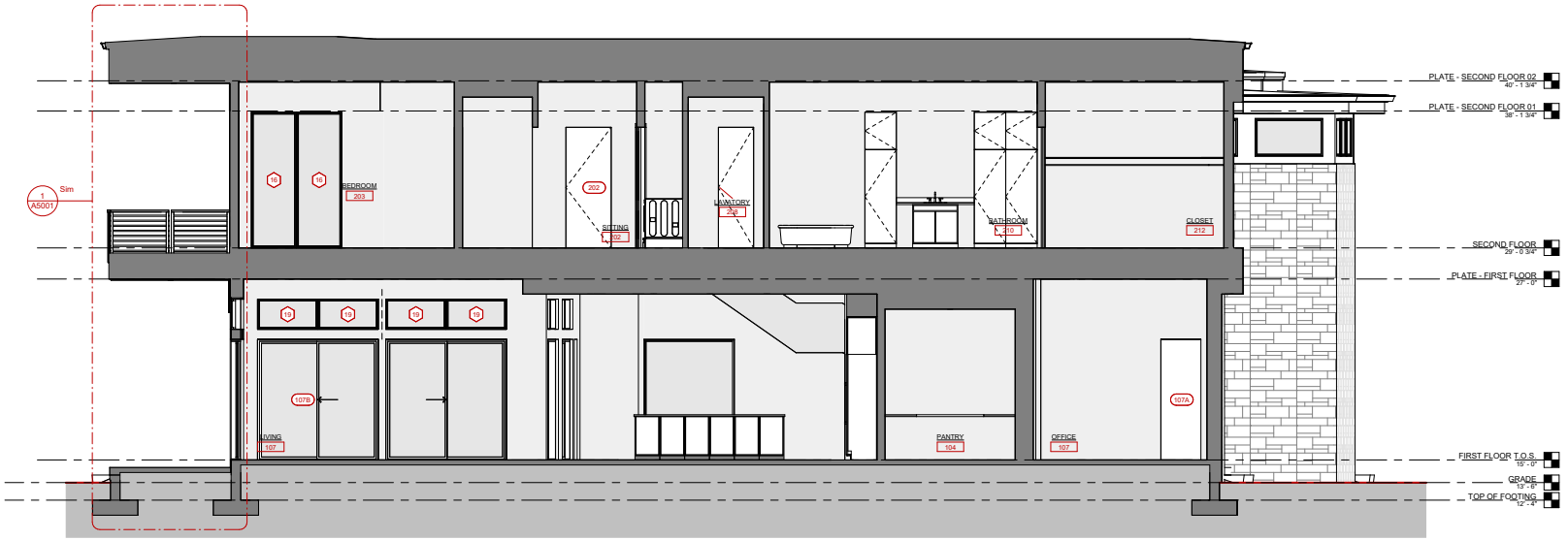
22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A4001

BUILDING SECTION KEY PLAN

9/17/2024 12:29:58 PM



2 BUILDING SECTION 02
A4002 1/4" = 1'-0"

1 BUILDING SECTION 01
A4002 1/4" = 1'-0"

9/17/2024 12:30:08 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

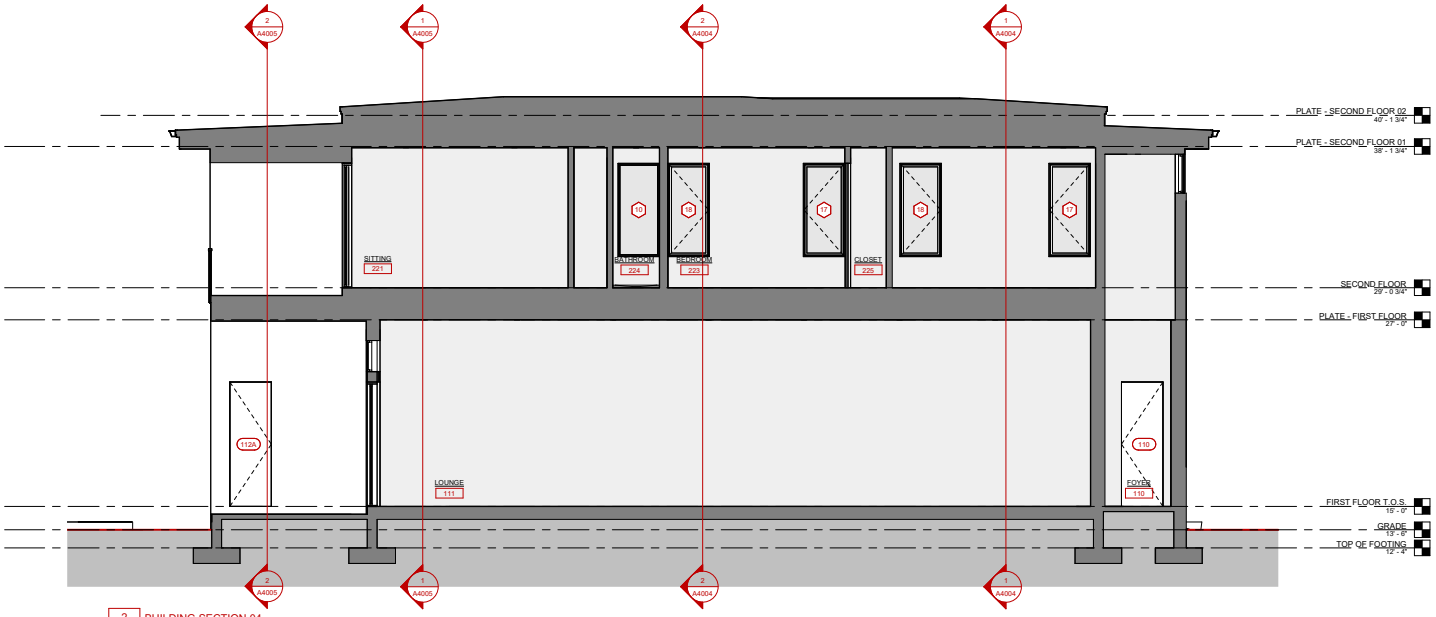
REVISIONS

22.0175

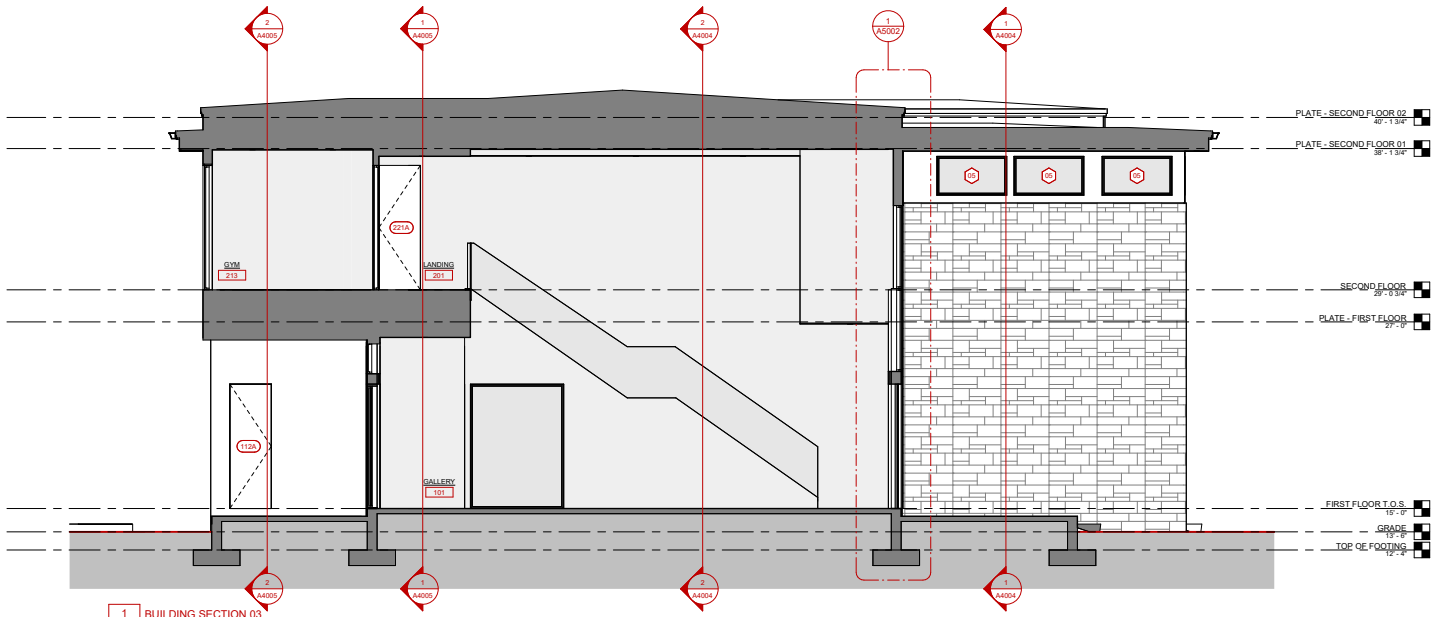
MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A4002

BUILDING SECTION



2 BUILDING SECTION 04
A4003 1/4" = 1'-0"



1 BUILDING SECTION 03
A4003 1/4" = 1'-0"

9/17/2024 12:30:08 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

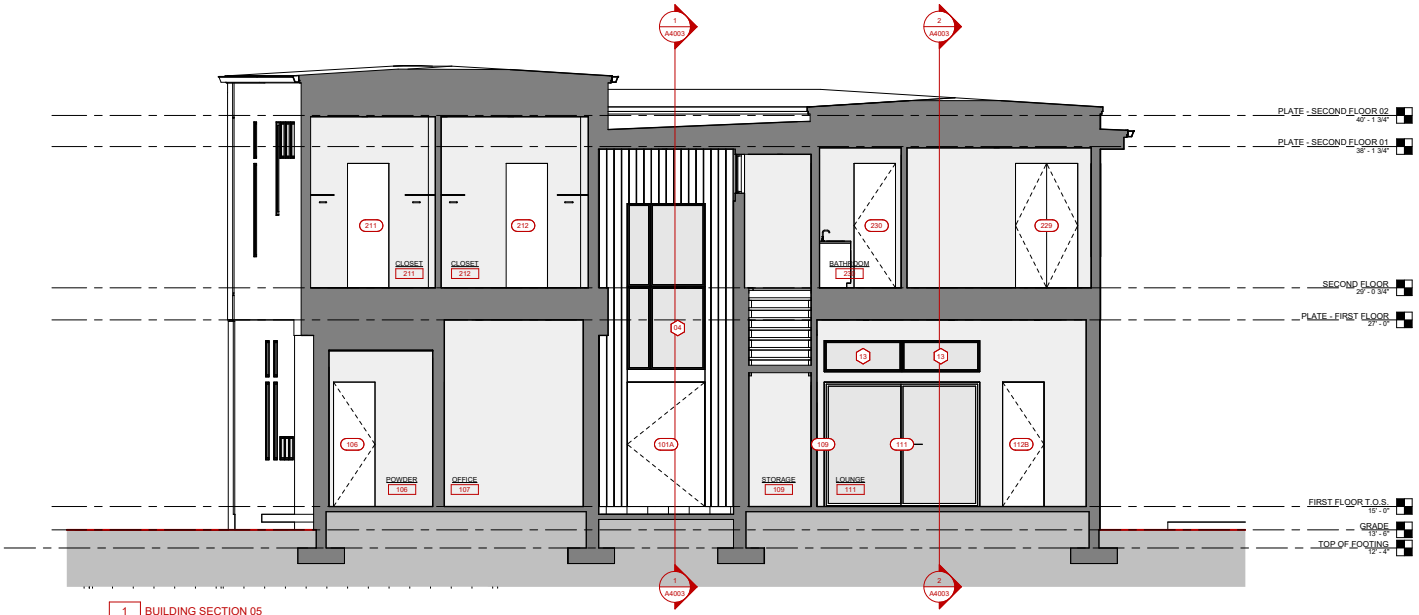
22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A4003

BUILDING SECTION

2 BUILDING SECTION 06
A4004 1/4" = 1'-0"



1 BUILDING SECTION 05
A4004 1/4" = 1'-0"

9/17/2024 12:30:12 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

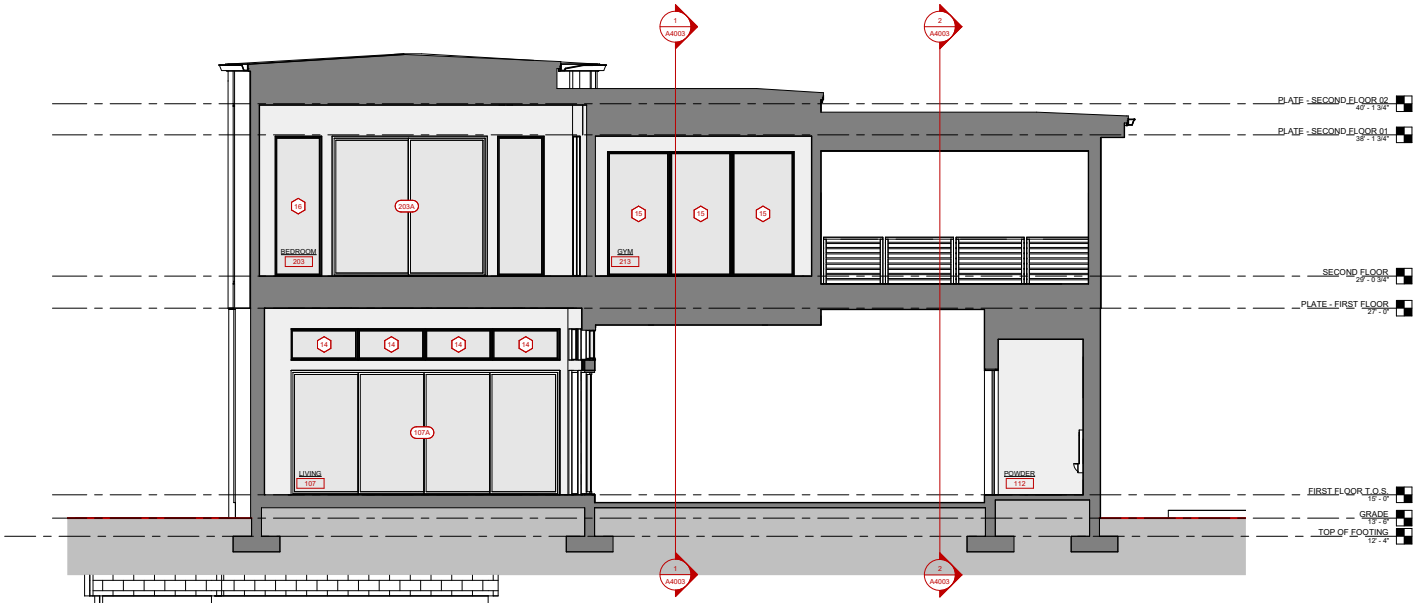
REVISIONS

22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A4004

BUILDING SECTION



2 BUILDING SECTION 08
A4005 1/4" = 1'-0"

1 BUILDING SECTION 07
A4005 1/4" = 1'-0"

9/17/2024 12:30:13 PM

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

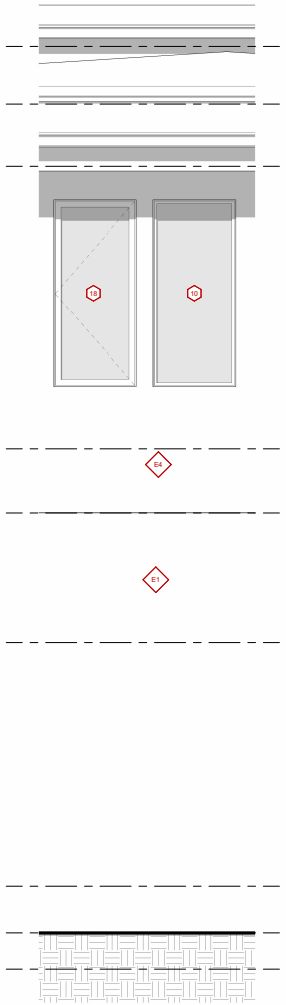
22.0175

MATRAZZO RESIDENCE

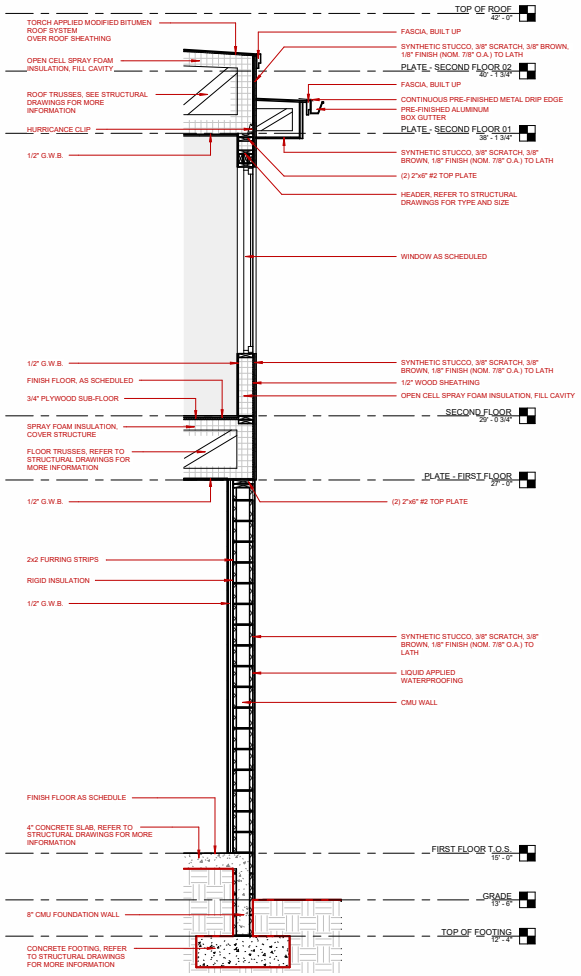
INLET DRIVE
ST AUGUSTINE, FLORIDA

A4005

BUILDING SECTION

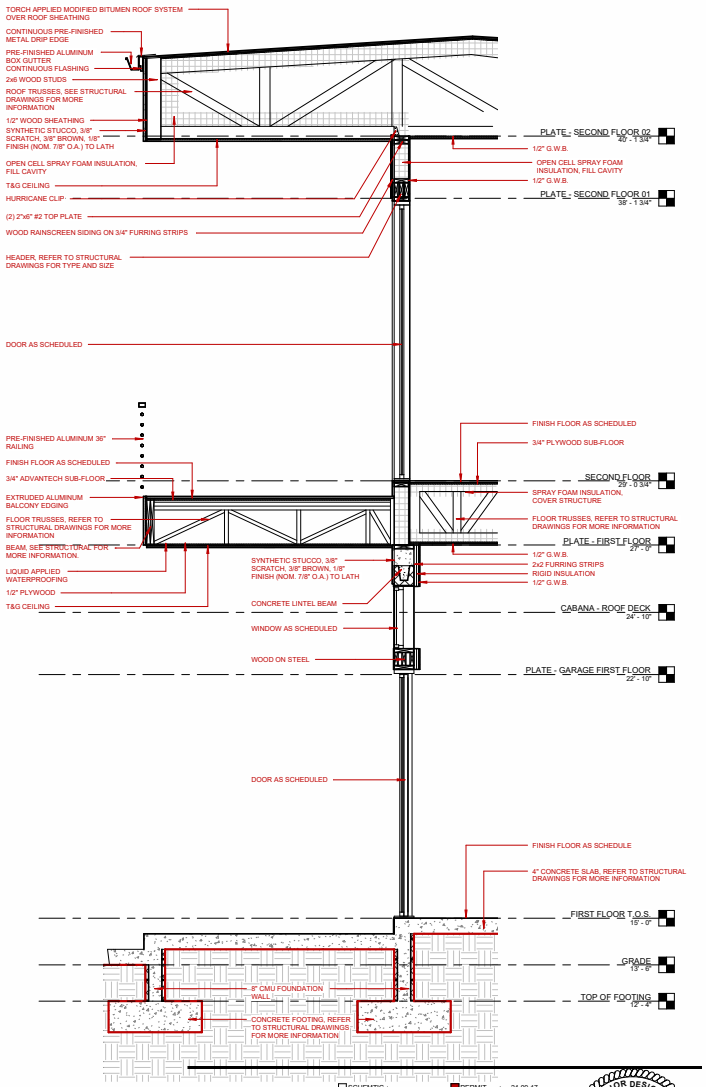


4 WALL SECTION ELEVATION 03
A5001 1/2" = 1'-0"



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

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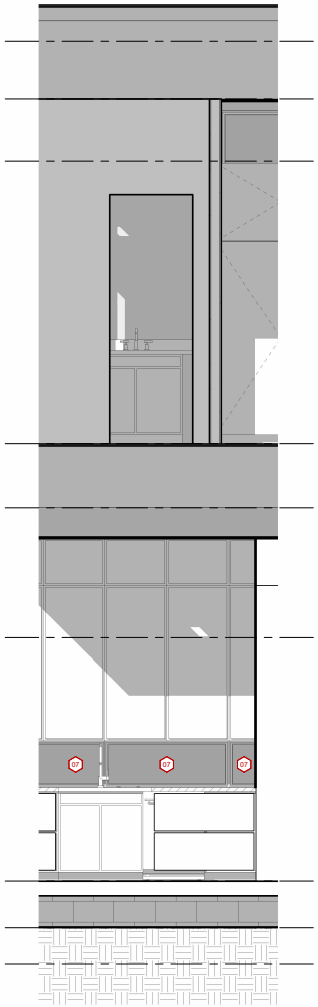
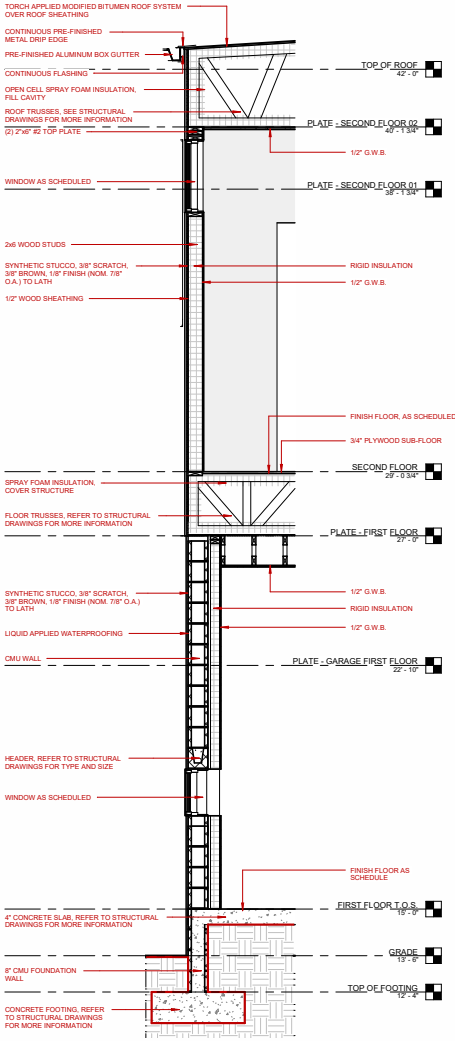
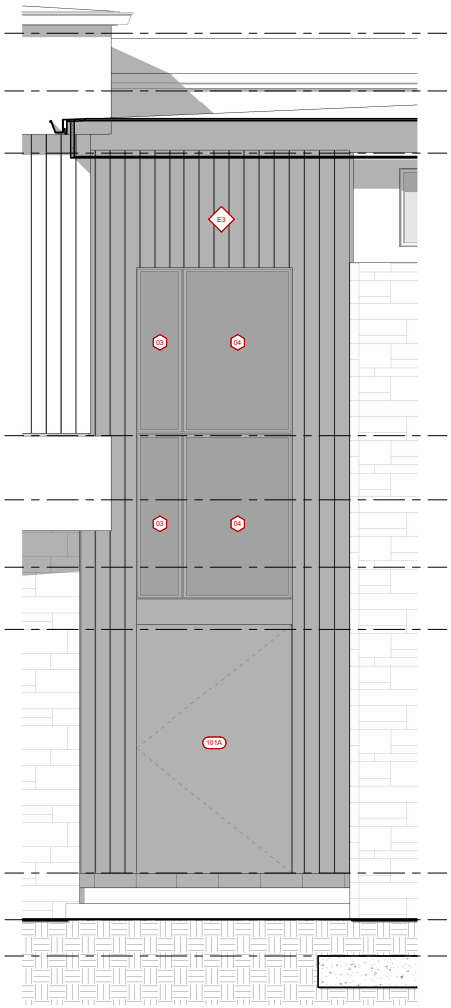


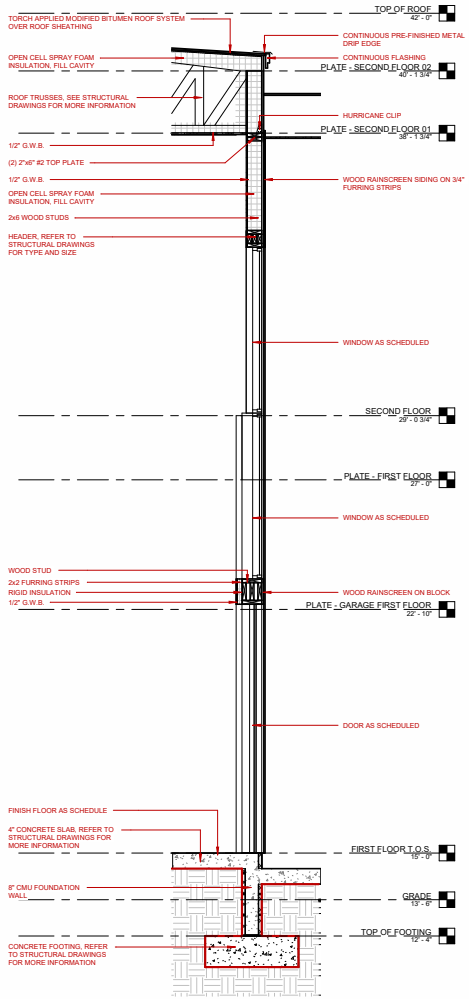
4 WALL SECTION ELEVATION 04
A5002 1/2" = 1'-0"



3 WALL SECTION 04
A5002 1/2" = 1'-0"



2 WALL SECTION ELEVATION 02
A5002 1/2" = 1'-0"



1 WALL SECTION 02
A5002 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

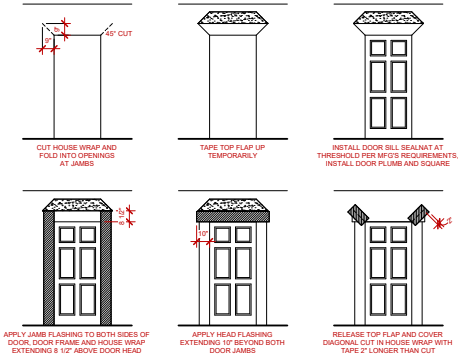
A5002

WALL SECTION

9/17/2024 12:30:34 PM

DOOR SCHEDULE - FIRST FLOOR					
DOOR NO.	TYPE	MFG.	STYLE	FINISH	COMMENTS
101A	5'-0" x 8'-0"	TBD			
101B	(2)5'-0" x 8'-0"	TBD			
102	2'-8" x 8'-0"	TBD			
104	2'-6" x 8'-0"	TBD			
105	2'-8" x 8'-0"	TBD			
106	2'-8" x 8'-0"	TBD			
107A	(4)4'-4" x 8'-0"	TBD			
107A	2'-8" x 8'-0"	TBD			
107B	(2)4'-0" x 8'-0"	TBD			
107B	2'-8" x 8'-0"	TBD			
107C	(2)4'-0" x 8'-0"	TBD			
109	2'-8" x 8'-0"	TBD			
110	2'-8" x 8'-0"	TBD			
111	(2)5'-0" x 8'-0"	TBD			
112A	2'-8" x 8'-0"	TBD			
112B	2'-8" x 8'-0"	TBD			

DOOR SCHEDULE - SECOND FLOOR					
DOOR NO.	TYPE	MFG.	STYLE	FINISH	COMMENTS
202	3'-0" x 8'-0"	TBD			
203A	(2)5'-0" x 9'-0"	TBD			
203B	2'-8" x 8'-0"	TBD			
203C	2'-8" x 8'-0"	TBD			
205	(2)2'-6" x 8'-0"	TBD			
206	2'-8" x 8'-0"	TBD			
208A	2'-6" x 8'-0"	TBD			
208B	2'-4" x 8'-0"	TBD			
209	2'-8" x 8'-0"	TBD			
211	2'-8" x 8'-0"	TBD			
212	2'-8" x 8'-0"	TBD			
213	3'-0" x 8'-0"	TBD			
221A	2'-8" x 8'-0"	TBD			
221B	(2)5'-0" x 8'-0"	TBD			
223	2'-8" x 8'-0"	TBD			
224	2'-8" x 8'-0"	TBD			
225	(2) 2'-0" x 8'-0"	TBD			
226	(2) 2'-0" x 8'-0"	TBD			
227	(2) 2'-0" x 8'-0"	TBD			
228	2'-8" x 8'-0"	TBD			
229	(2) 2'-0" x 8'-0"	TBD			
230	2'-8" x 8'-0"	TBD			
231	1'-8" x 8'-0"	TBD			



CUT HOUSE WRAP AND FOLD INTO OPENINGS AT JAMBS

TAPE TOP FLAP UP TEMPORARILY

INSTALL DOOR SILL SEALNAT AT THRESHOLD PER MFG'S REQUIREMENTS, INSTALL DOOR PLUMB AND SQUARE

APPLY JAMB FLASHING TO BOTH SIDES OF DOOR, DOOR FRAME AND HOUSE WRAP EXTENDING 8 1/2" ABOVE DOOR HEAD

APPLY HEAD FLASHING EXTENDING 10" BEYOND BOTH DOOR JAMBS

RELEASE TOP FLAP AND COVER DIAGONAL CUT IN HOUSE WRAP WITH TAPE 2" LONGER THAN CUT

EXTERIOR DOOR FLASHING DETAILS
ALL FLASHING SHALL BE SELF ADHERING AND ROLLED FLAT AND SMOOTH

A
A9001
DOOR FLASHING
1/4" = 1'-0"

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

LIC INTERIOR DESIGNER 5903 REGISTERED ARCHITECT 8468 NICHOLAS JAMES HEALEY STATE OF FLORIDA

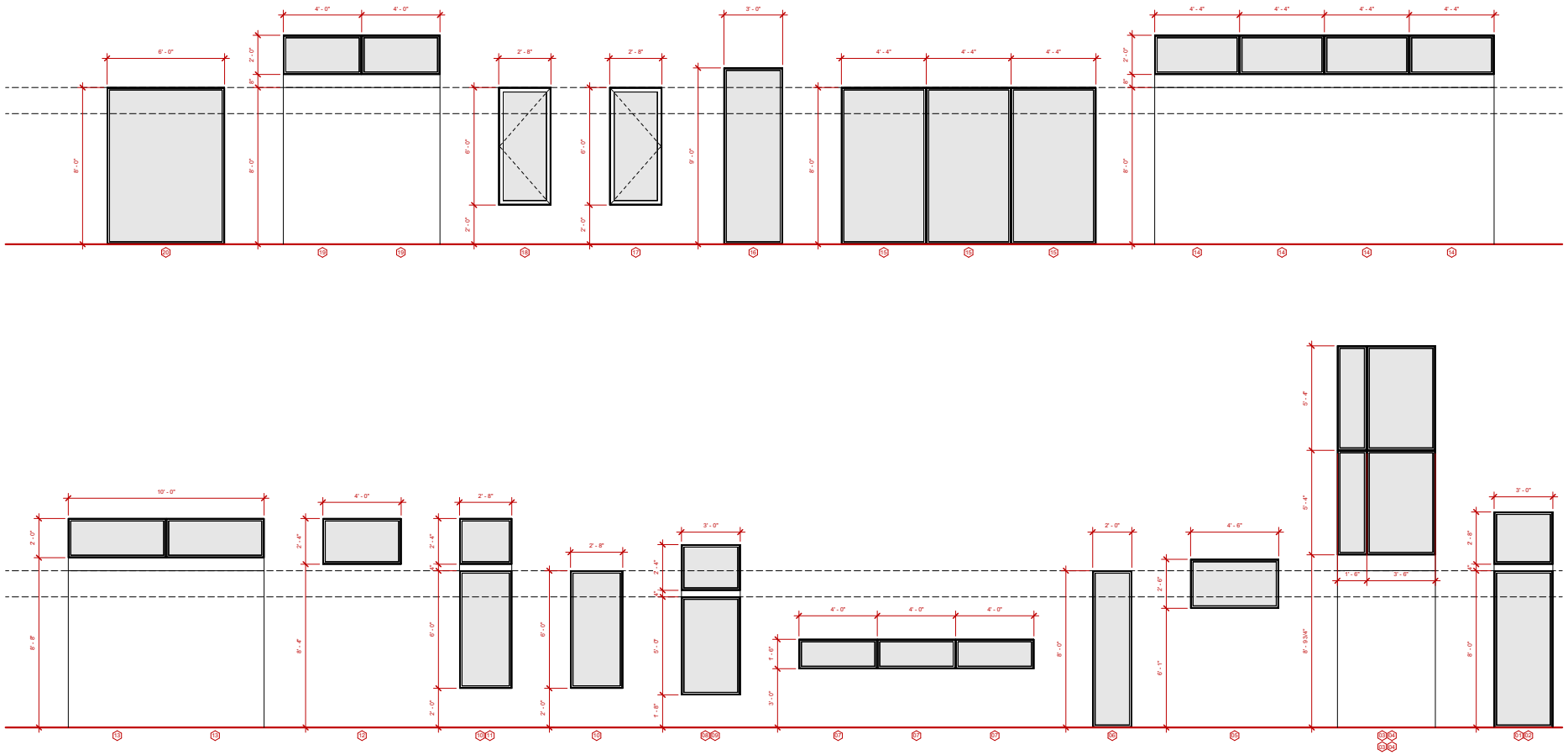
22.0175

MATRAZZO RESIDENCE
INLET DRIVE
ST AUGUSTINE, FLORIDA

A9001

DOOR ELEVATIONS

9/17/2024 12:30:34 PM



WINDOW SCHEDULE

WINDOW	SIZE	HEAD HEIGHT	TYPE	COMMENTS
01	3'-0" x 9'-0"	9' - 0"	FIXED	
02	3'-0" x 2'-8"	11' - 0"	FIXED	
03	1'-6" x 5'-4"	<varies>	FIXED	
04	3'-0" x 2'-4"	<varies>	FIXED	
05	4'-0" x 2'-8"	8' - 7"	FIXED	
06	2'-0" x 6'-0"	8' - 0"	FIXED	
07	4'-0" x 1'-6"	4' - 6"	FIXED	
08	3'-0" x 5'-0"	8' - 0"	FIXED	
09	3'-0" x 2'-4"	<varies>	FIXED	
10	2'-8" x 9'-0"	9' - 0"	FIXED	
11	2'-8" x 2'-4"	10' - 8"	FIXED	
12	4'-0" x 2'-4"	10' - 8"	FIXED	
13	5'-0" x 2'-0"	10' - 8"	FIXED	
14	4'-4" x 2'-0"	<varies>	FIXED	
15	4'-0" x 8'-0"	8' - 0"	FIXED	
16	3'-0" x 9'-0"	9' - 0"	FIXED	
17	2'-8" x 6'-0"	8' - 0"	CASEMENT	EGRESS WINDOW
18	2'-8" x 6'-0"	<varies>	CASEMENT	EGRESS WINDOW
19	4'-0" x 2'-0"	<varies>	FIXED	
20	6'-0" x 8'-0"	8' - 0"	FIXED	

dig ARCHITECTURE

SCHEMTIC : -
BID : 24.09.10
PERMIT : 24.09.17
BUILD : -

REVISIONS

22.0175

MATRAZZO RESIDENCE

INLET DRIVE
ST AUGUSTINE, FLORIDA

A9002

WINDOW ELEVATIONS

9/17/2024 12:30:36 PM

DESIGN CODE: _____ 2023 FLORIDA BUILDING CODE (RESIDENTIAL)
DESIGN LOADS: _____ ACTUAL AND UNIFORM

ROOF LOADING: (cd=1.25)
TOP CHORD LIVE LOAD _____ 20 psf
TOP CHORD DEAD LOAD _____ 10 psf
BOTTOM CHORD LIVE LOAD _____ 0 psf
BOTTOM CHORD DEAD LOAD _____ 5 psf

FLOOR LOADING: (cd=1.00)
LIVE LOAD _____ 40 psf
DEAD LOAD _____ 25 psf

DEFLECTION CRITERIA:
ROOF FRAMING: LIVE LOAD L/360 TOTAL LOAD L/240
FLOOR FRAMING: LIVE LOAD L/480 & TOTAL LOAD L/360 & 0.75" MAX

WIND LOADING: (ASCE 7/22)
BASIC WIND SPEED _____ 130 MPH
IMPORTANCE FACTOR _____ 1.00
MEAN ROOF HEIGHT _____ <35.0 FT
ROOF PITCH _____ 3/4"/12
BUILDING CATEGORY _____ II
EXPOSURE CATEGORY _____ D
ENCLOSURE CLASSIFICATION _____ ENCLOSED
INTERNAL PRESSURE COEFFICIENT _____ ± .18

COMPONENTS & CLADDING ALLOWABLE PRESSURES		
TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): 'a' = 5'-6"
10	+30.2 −32.9	+30.2 −40.5
50	+27.1 −29.6	+27.1 −34.2
100	+25.7 −28.2	+25.7 −31.2

- COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.
- LINEAR INTERPOLATION IS PERMISSIBLE.
- PLUS = PRESSURE AND MINUS = SUCTION.
- THE DISTANCE 'a' FROM OUTSIDE CORNERS OF BUILDING SHALL BE DESIGNED FOR EDGE STRIP PRESSURES.
- DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUF./SUPPLIER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.

GENERAL NOTES

MATERIAL SPECIFICATIONS:
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.
RETROFIT REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM, HOLES SHALL BE ¼" LARGER THAN REBAR SIX AND ⅛" LARGER THAN THREADED ROD SIZE. (U.O.N.)
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
USP CIA-GEL 7000 HIGH STRENGTH EPOXY.
SIMPSON 'SET' EPOXY.
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
STRUCTURAL STEEL BOLTS: SHALL BE ASTM A325
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.

CONTRACTOR RESPONSIBILITIES
THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING FOR LOCATION OF MISCELLANEOUS ITEMS (SUCH AS BENT PLATES, INSERTS, ETC.) AFFECTING STRUCTURAL WORK, LOCATION OF OPENINGS AND SLEEVES THROUGH THE STRUCTURE, SLAB DEPRESSIONS, FLOOR DRAINS, INSERTS, AND OTHER RELATED ITEMS WITH THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL VERIFY ALL CONTRACT DOCUMENT FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT WEIGHTS, FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AS WELL AS WITH ACTUAL EQUIPMENT PURCHASED. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.

COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.

NOTIFY IN WRITING THE STRUCTURAL ENGINEER OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN IN THE STRUCTURAL DOCUMENTS.

CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS.

CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA SAFETY REGULATIONS.

GENERAL NOTES:
THESE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OR STRUCTURAL OBSERVERS SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

TYPICAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK, MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQMT'S.

FOR CLARITY, ALL OPENINGS MAY NOT BE SHOWN ON DRAWINGS. SEE ALSO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS. ALL OPENINGS AND PENETRATIONS SHALL BE LOCATED AND VERIFIED BY ALL TRADES FROM DRAWINGS MADE BY THEM. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK SHOWN ON DRAWINGS IF IN CONFLICT UNTIL RECEIVING CLARIFICATION FROM ARCHITECT. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS.

WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR PLAN NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL SIMILAR OR LIKE CONDITIONS UNLESS OTHERWISE NOTED.

CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.

CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.

MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON DRAWINGS. SEND WRITTEN REQUEST FOR INFORMATION TO THE ARCHITECT FOR DIMENSIONS NOT PROVIDED.

ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. RESOLVE ALL DISCREPANCIES WITH ARCHITECT PRIOR TO START OF CONSTRUCTION. DO NOT SCALE DRAWINGS COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.

CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA SAFETY REGULATIONS FOR ITS EMPLOYEES.

NO STRUCTURAL CHANGE FROM THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE IN THE FIELD UNLESS WRITTEN APPROVAL IS OBTAINED PRIOR TO MAKING SUCH CHANGE. CHANGES WITHOUT THE WRITTEN APPROVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONDITION SHALL BE REPAIRED OR REPLACED AS DIRECTED.

THE MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF THE REQUIRED INSERTS WITH THE GENERAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR SUPPORT STRUCTURES AND INSERTS. THE MECHANICAL CONTRACTOR SHALL FURNISH ALL NECESSARY STRUCTURES FOR MECHANICAL EQUIPMENT, HANGING DEVICES AND INSERTS FOR INSTALLATION OF MECHANICAL EQUIPMENT.

FOR ELEVATORS ASSOCIATED WITH THIS PROJECT, EDGE OF SLAB OPENINGS AT PIT, FOUNDATION, FLOOR FRAMING AND ROOF FRAMING HAVE BEEN COORDINATED FOR DIMENSIONS, SLAB EDGE SUPPORTS, HOIST BEAM SUPPORTS AND RAIL SUPPORTS BASED ON ELEVATOR CUT SHEETS PROVIDED DURING THE DESIGN PHASE FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ELEVATOR MANUFACTURER FOR THE ELEVATOR(S) TO BE INSTALLED ON THE PROJECT AND SHALL ADJUST SLAB OPENING DIMENSIONS, PROVIDE MISCELLANEOUS FRAMING AS REQUIRED FOR SLAB OPENING ADJUSTMENTS, SLAB EDGE SUPPORTS, RAIL SUPPORTS AND HOIST BEAM SUPPORTS, AS REQUIRED. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR ALL REQUIRED ADJUSTMENTS AS NOTED AND SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY REQUIRED ADJUSTMENTS NOTED ABOVE FOR INSTALLATION OF ELEVATOR(S) AT NO ADDITIONAL COST TO OWNER.

GUARDRAILS AND HANDRAILS:
SHALL BE DESIGNED PER 2020 FLORIDA RESIDENTIAL CODE. COMPLIANCE WITH THESE REQUIREMENTS IS THE RESPONSIBILITY OF THE RAILING MANUFACTURER.

FOOTING AND FOUNDATIONS:
AUGER CAST PILE FOUNDATION
THE AUGER CAST PILES AND FOUNDATION HAVE BEEN DESIGNED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION REPORT PROVIDED BY UNIVERSAL ENGINEERING, INC. PROJECT NO. 1990488, DATED DEC 02, 2024.

FOUNDATION IS SUPPORTED BY 16"ø AUGER CAST PILES W/A GROUT STRENGTH OF 5000 PSI: PILES CAPACITY OF 22.5 TONS COMPRESSIVE CAPACITY, 8 TONS IN UPLIFT CAPACITY AND 3 KIPS IN SHEAR.

ALL AUGERED PILE REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3" TO THE #3 TIES.

AUGERED PILE PLACEMENT TOLERANCE: PLUS OR MINUS 2 INCHES.

THE CONTRACTOR SHALL ENGAGE THE SERVICE OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR AN APPROVED TESTING AGENCY TO SUPERVISE AND CERTIFY THAT THE PILE INSTALLATION COMPLIES WITH THE DESIGN REQUIREMENTS. RECORDS OF THE REINFORCING FOR EACH PILE; EACH INDIVIDUAL PILE DEPTH AND QUANTITY OF CONCRETE GROUT VOLUME INSTALLED FOR EACH PILE; TOTAL NUMBER OF INSTALLED PILES; TOTAL LENGTH OF INSTALLED PILES; TOTAL CALCULATED CONCRETE GROUT VOLUME FOR ALL OF THE PILES; ACTUAL TOTAL CONCRETE GROUT VOLUME INSTALLED FOR ALL OF THE PILES; AND DEVIATION OF EACH PILE FROM THE SPECIFIED LOCATION SHALL BE KEPT AND SUBMITTED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE AUGERED PILE WORK.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ET., SEE ARCHITECTURAL PLANS.DO NOT SCALE FOOTING DIMENSIONS AND LOCATION FROM THE FOUNDATION PLAN SHOWN ON S1.0. DO NOT DETERMINE FOOTING LOCATION BASED ON EITHER THE ARCHITECTURAL PLAN OR FRAMING PLAN, BUT BY DIMENSIONS PROVIDED ON FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT ENGINEER OF RECORD (EOR)

CONCRETE SLABS ON GRADE:
SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.

SAWCUTS (FOR SLABS ON GRADE WITHOUT REBAR):
FOR CONTROLLED CRACKING CUT A 1" DEEP SAWCUT INTO SLAB IN A 5'x5' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGH OUT SLAB AND WHERE SHOWN ON FOUNDATION PLAN S1.0. CALL EOR FOR ALTERNATIVE METHODS.

REINFORCED CONCRETE

COMPRESSIVE STRENGTH REQUIRED, U.O.N.

AUGERCAST PILES	f'c=5000 PSI
PILE CAPS & GRADE BEAMS	f'c=4000 PSI
SLAB-ON-GRADE	f'c=4000 PSI
CONCRETE BEAMS & COLUMNS	f'c=4000 PSI

ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318 AND ACI 301. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER.

UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS:
1. CONCRETE CAST AGAINST EARTH _____ 3"
2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER _____ 2"
3. WALLS _____ 3/4"
4. COLUMNS/BEAMS _____ 1 1/2"

ALL HOOKS IN REINFORCING BARS SHALL BE ACI STANDARD HOOKS.

SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS AND DETAILS IS NOT ACCEPTABLE.

ALL WELDED REINFORCING STEEL SHALL CONFORM TO ASTM A-706, GRADE 60, AND BE USED ONLY WITH PRIOR PERMISSION FROM THE STRUCTURAL ENGINEER.

ALL TENSION SPLICES, INCLUDING SPLICES FROM BARS LABELED CONTINUOUS, SHALL CONFORM TO ACI 318-05. SPLICES SHALL BE CLASS B IN ACCORDANCE WITH ACI 318, UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. (FBC 2010: ACI 318-08)

WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-185 AND BE LAPPED TWO FULL PANELS, TIED ON EACH SIDE AND SHALL BE SUPPLIED IN FLAT SHEETS.

LONGITUDINAL REINFORCING BARS IN FOOTINGS SHALL BE PLACED CONTINUOUS AT CORNERS AND INTERSECTIONS.

FOR EVERY VERTICAL OR HORIZONTAL BAR DISCONTINUED BY AN OPENING, ONE BAR (MIN. OF 2 BARS) SHALL BE ADDED @ SIDE OF OPENING (HALF TO EACH SIDE – TYPICAL).

PROVIDE CORNER BARS AT ALL CONTINUOUS REINFORCING BARS AT ALL MEMBERS (FOUNDATIONS, WALLS, SLABS, BEAMS AND OTHER MEMBERS).

PROVIDE DOWELS FROM FOUNDATIONS, THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE.

ALL DOWELS AND TERMINATING BARS SHALL HAVE A STANDARD 90 DEGREE HOOK.

ALL HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL AND/OR CONSTRUCTION JOINTS AND AROUND CORNERS.

STRUCTURAL STEEL
DETAIL, FABRICATE, AND ERECT ALL STRUCTURAL STEEL IN ACCORDANCE WITH AISC SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE A.I.S.C. "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION AND ALL STATE AND LOCAL BUILDING REQUIREMENTS.

STRUCTURAL PIPE COLUMNS SHALL BE ASTM A53, GRADE B, Fy = 35Ksi. TUBES SHALL BE ASTM A500, GRADE B, Fy = 46 Ksi.

ALL GIRDERS AND BEAMS SHALL BE ASTM A992, Fy= 50Ksi. ALL ANGLE CHANNELS, PLATES, ETC., UNLESS OTHERWISE NOTED, SHALL ASTM A36, Fy=36Ksi.

WELDING: ALL WELDING IS TO BE DONE BY PREQUALIFIED WELDERS, HOLDING CURRENT CERTIFICATE FROM A RECOGNIZED TESTING LABORATORY. ALL WELDS ARE TO BE PER A.W.S. CODE, LATEST EDITION. ALL WELDS SHALL BE 3/16" MINIMUM FILLET WELDS U.O.N. OR AS REQUIRED BY DESIGN. ELECTRODES SHALL BE E70XX.

STRUCTURAL GROUT SHALL BE SHRINKAGE RESISTANT NON-EXPANSIVE, NON-METALLIC GROUT WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C109. FORMS SHALL BE PLACED AROUND BASE PLATE AND THE STRUCTURAL GROUT SHALL BE POURED. NO DRY-DAMP PACKING.

ANCHOR BOLTS SHALL BE ASTM A36 HEADED OR THREADED, UNLESS OTHERWISE NOTED. TEMPORARY ERECTION BOLTS SHALL CONFORM TO ASTM A307 MINIMUM.

CONNECTIONS: BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS" AS APPROVED BY THE COUNCIL ON RIVETED AND BOLTED JOINTS. USE FULLY TENSIONED BEARING TYPE BOLTS, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, WITH THREADS ALLOWED ACROSS THE SHEAR PLANE. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307. HARDENED WASHERS SHALL BE INSTALLED OVER SHORT SLOTTED OR OVERSIZED HOLES OCCURRING IN AN OUTER PLY OF A CONNECTION.

ALL STEEL SHALL BE GALVANIZED. RE-GALVANIZED WELDS, SCARS, ETC. IF DAMAGED.

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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 INTENT 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.

DESIGN CRITERIA AND GENERAL NOTES

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CONCRETE MASONRY:
ALL MASONRY DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 530-05/ASCE 5-05/TMS 402-05 AND ACI 530.1-05/ASCE 6-05/TMS 602-05. CMU SHALL BE IN ACCORDANCE WITH ASTM C90-75, HOLLOW LOAD-BEARING (CMU), TYPE 1, GRADE N-1, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (f'm=1500 PSI). GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM LIFTS PROVIDE CLEANOUTS PER ACI 530.1-02 IN THE BOTTOM OF COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'-0".

CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C-90. LAY IN RUNNING BOND UNLESS NOTED OTHERWISE. F'M SHALL BE 1500 PSI (MIN. CMU COMPRESSIVE STRENGTH = 1900 PSI). COMPLETE TEST REPORTS THAT DOCUMENT MINIMUM COMPRESSIVE STRENGTH SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.

GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 3000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF ⅜ PLACED AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER.

JOINT REINFORCING - TRUSS TYPE, 9 GAUGE SPACED VERTICALLY AT 16" UNLESS NOTED OTHERWISE AND CONFORM TO ASTM A-82.

VERTICAL REINFORCING IN CONCRETE MASONRY (AS REQUIRED) SHALL BE DOWELED INTO THE FOUNDATION AND EXTEND INTO THE BOND BEAM AT THE FLOOR OR ROOF. PROVIDE MIN. 4" X 4" OPENING AT U BLOCK FOR VERTICAL BAR.

PROVIDE REINFORCING IN CONCRETE MASONRY GROUTED CELLS AT EACH SIDE OF OPENING, EQUAL TO THE REINFORCING DISPLACED. MINIMUM REINFORCING SHALL BE (1) TYPICAL REINFORCEMENT BAR AT EACH SIDE UNLESS REINFORCED CONCRETE JAMB IS CALLED OUT.

PROVIDE JOINT REINFORCING AT 8" AT MASONRY BELOW GRADE, 2 ROWS AT 8" AT TOP AND BOTTOM OF OPENINGS, (EXTEND 24" EACH SIDE) AND 2 ROWS AT 8" AT BOND BEAMS. UNLESS NOTED OTHERWISE, WHERE MULTIPLE WYTHES OF CONCRETE MASONRY ARE CONSTRUCTED AND/OR WHERE ADDITIONAL WYTHES OF CONCRETE MASONRY ARE ADDED TO EXISTING WYTHES, EACH ADJACENT WYTHE SHALL BE TIED TO THE NEXT WYTHE WITH TYPICAL JOINT REINFORCING (NEW CONSTRUCTION FOR BOTH WYTHES) OR POST-INSTALLED TIES APPROVED BY ARCHITECT/ENGINEER (ADDITION TO EXISTING CONSTRUCTION) WITH SPACING/LOCATIONS MATCHING THE SPACING/LOCATIONS FOR TYPICAL JOINT REINFORCING DESCRIBED IN THE GENERAL NOTES.

CONCRETE MASONRY UNITS SHALL BE CUT BELOW CONCRETE BEAMS OR BOND BEAMS AS REQUIRED IN ORDER TO GET CONTINUOUS BEAM OR BOND BEAMS AT THE PROPER ELEVATION.

ALL CELLS BELOW GRADE AND SLAB ON GRADE SHALL BE GROUTED.

HORIZONTAL BEAMS, BOND BEAMS AND REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS.

16" DEEP BOND BEAMS MAY BE CONSTRUCTED OF 8" U BLOCK BELOW AND 8" STANDARD BLOCK ABOVE WITH BREAK AWAY TOP PART OF WEB.

SEE ARCHITECTURAL DRAWINGS FOR LAYING MASONRY AND LOCATION OF OPENINGS. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL FLASHING.

FACE SHELLS OF BED JOINTS SHALL BE FULLY MORTARED. WEBS SHALL BE FULLY MORTARED IN ALL COURSES OF PILASTERS, PIERS, COLUMNS, IN THE STARTING COURSE ON FOUNDATIONS WHERE ADJACENT CELLS/CAVITIES ARE TO BE GROUTED, & WHERE OTHERWISE NOTED.

WOOD FRAMING SPECIFICATIONS:
EACH PIECE OF STRUCTURAL LUMBER, SHEATHING AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES.

ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES. SPLICES WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR AS DIRECTED BY THE ENGINEER.

ROUGH HARDWARE, JOIST HANGERS, STRAPS, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON" COMPANY OR APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

BLOCKING AND FIRESTOPPING TO BE INSTALLED AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND BUCKS. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS (AS REQUIRED BY BUILDING OFFICAL AND ARCHITECT).

BOLTS (IF APPLICABLE) SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NUTS SHALL BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED MEMBERS. COUNTER BORE FOR BOLTED HEADS OR NUTS ONLY WHERE SO INDICATED ON THE DRAWINGS AND THEN TO SUFFICIENT DEPTH TO HOUSE THE BOLT HEAD OR NUT AND WASHER. CUT OFF EXCESSIVE BOLT PROJECTION WHERE NECESSARY. NICK THREADS TO PREVENT LOOSENING.

COMMON NAILS SHOULD BE USED WHEN NAILING IS SPECIFIED ON THESE PLANS (U.O.N.), SUCH AS AT SHEARWALLS AND DIAPHRAGMS. ALL OTHER NAILING MAY BE OF THE "BOX OR SINKER" TYPE.

ALL ROUGH CARPENTRY WILL PRODUCE JOINTS TRUE AND TIGHT AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS SHORT STUDS, TRIMMERS, HEADERS OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE STRAIGHT, PLUMB AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH THE PLACING OF BOLTS, OR PROPER NAILING OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER FOR EXCESSIVE WARP, TWIST, BOW OR CROOK, MILDEW, FUNGUS OR MOLD AS WELL AS FOR IMPROPER GRADE MARKINGS, DEFECTS WHICH WILL RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION SHALL BE DISCARDED.

WHERE "LVL" MEMBERS ARE INDICATED ON THE PLANS AND SCHEDULES THEY SHALL BE MANUFACTURED BY TRUSS-JOIST MACMILLAN OR BE AN APPROVED EQUAL PRODUCT. MEMBERS SHOWN ON THE PLANS AND SCHEDULES ARE DETERMINED FROM MANUFACTURER SUPPLIED INFORMATION AND SHOULD BE REVIEWED FOR COMPLIANCE BY THE MANUFACTURER'S CIVIL OR STRUCTURAL ENGINEER. LOADING INFORMATION MAY BE PROVIDED UPON REQUEST. NOTCHES, HOLES OR CUTS SHOWN IN THE TYPICAL DETAILS ARE ALLOWED WITHOUT ADDITIONAL APPROVAL; ALL OTHER MEMBER MODIFICATIONS ARE TO BE APPROVED BY THE STRUCTURAL ENGINEER.

ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED. PT LUMBER INDICATED IN SECTIONS PRESERVED WITH SODIUM BORATE (DOT-DISODIUM OCTABORATE TETRA HYDRATE). IF HOWEVER, ACQ OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

METAL CONNECTORS AND FASTENERS
ALL EXPOSED METAL STRAPS AND HANGERS SHALL BE GALVANIZED G185 (1.85 OZ/FT^2) OR BETTER.

HANGER AND STRAPS INTALLED OVER ACQ OR ACZE PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL.

ALL EXPOSED WOOD FASTENERS SHALL BE HOT DIPPED GALVANIZED TO MEET THE SPECIFICATIONS OF ASTM153 OR BETTER.

FASTENERS INTALLED INTO ACQ OR ACZE PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL.

WOOD FRAMING SPECIFICATIONS:
ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED. PT LUMBER INDICATED IN SECTIONS PRESERVED WITH SODIUM BORATE (DOT-DISODIUM OCTABORATE TETRA HYDRATE). IF HOWEVER, ACQ OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER 'COMMENTARY' AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM.
ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS.
CLAY AND TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL." AND THE MANUFACTURER'S REQUIREMENTS.
STANDING SEAM METAL ROOFS SHALL COMPLY WITH ASTM E1514 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

TIMBER FRAMED BEARING WALL NOTES:
1. DOUBLE TOP PLATES AND SILL PLATES SHALL BE SYP#2.
2. PLATES IN CONTACT WITH CONCRETE OR CMU SHALL BE P.T.
3. SILL PLATE ANCHORS -½"x6" EPOXY ANCHORS @ 24" O.C. MAX
4. STUD SIZE & GRADE PER STRUCTURAL PLANS.
5. MIN. OF SPF UTILITY GRADE FOR INTERIOR NON-BRG. TOP PLATES.
6. USE SPF#2 OR BETTER FOR ALL WALLS IN THESE PLANS, U.O.N.
7. SPACE STUDS AT 24" O.C. IN NON-LOAD BEARING WALLS.
8. ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, UNLESS NOTED OTHERWISE ON PLAN.

SHEATHING SPECIFICATIONS:
ROOF - MIN. 5/8", 32/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2½" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

WALL - MIN. 7/16", 32/16 APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SEE PLAN FOR INCREASED NAILING REQUIREMENTS AT SHEARWALLS

FLOOR - 23/32" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD

SHOP DRAWINGS
DESIGN OF PRE-ENGINEERED SYSTEMS SPECIFIED IN THE CONTRACT DOCUMENTS WHICH ARE DESIGNED/ENGINEERED BY OTHERS IS THE SOLE RESPONSIBILITY OF THE DELEGATED ENGINEER. SUBMITTALS OF SUCH SYSTEMS SHALL BE SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE.

STRUCTURAL DRAWINGS INDICATE TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND THE SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED IN THE PROJECT DOCUMENTS.

THE CONTRACTOR SHALL SUBMIT, AS REQUIRED, PRINTS OF SHOP DRAWINGS FOR ALL FABRICATED MATERIALS TO ARCHITECT FOR REVIEW.

REVIEW IS FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. NO APPROVAL IS IMPLIED FOR THE ACCURACY OR COMPLETENESS OF DETAILS, QUANTITIES, DIMENSIONS, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, COORDINATION OF WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS - ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOBSITE FOR TOLERANCES, CLEARANCES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE A REVIEW OF THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. REVIEW OF RE-SUBMISSION ONLY COVERS DESIGNATED CHANGES ON THE SUBMITTAL AND OTHER CHANGES CLEARLY IDENTIFIED BY THE CONTRACTOR. SHOP DRAWINGS REQUIRING A SPECIAL ENGINEERING DESIGN BY THE FABRICATOR SHALL BE STAMPED BY A REGISTERED ENGINEER OF RECORD IN THE STATE IN WHICH CONSTRUCTION WILL OCCUR BEFORE SUBMITTING FOR REVIEW BY THE ARCHITECT/ENGINEER.

COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF ALL APPLICABLE SPECIALTY ITEMS INCLUDING, BUT NOT LIMITED TO, WOOD FLOOR & ROOF TRUSSES, PRECAST CONCRETE, CURTAIN WALL GLAZING SYSTEMS, LIGHT GAGE STEEL FRAMING, ORNAMENTAL GUARDRAILS, SKYLIGHTS, AND STAIRS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THIS BUILDING SHALL BE CONSTRUCTED AND SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

THE OWNER WILL NOT PAY FOR ADDITIONAL CHARGES DUE TO RE-DETAILING FEES ASSOCIATED WITH A THREE-DIMENSIONAL DETAILING PROGRAM. THE DETAILER SHALL ESTIMATE AND INCLUDE ANY COSTS IN THE BASE BID ASSOCIATED WITH RE-DETAILING FEES AS A RESULT OF CHANGES AND/OR REVISIONS MADE TO THE SHOP DRAWINGS DURING THE SHOP DRAWING REVIEW.

SEE GENERAL NOTES FOR DESIGN CRITERIA AND ADDITIONAL REQUIREMENTS. FOOTINGS, HOLDDOWNS, FASTENERS, ETC. INDICATED WITHIN WHICH SUPPORT A PRE-ENGINEERED ITEM ARE PRELIMINARY AND SUBJECT TO CHANGE AFTER REVIEW OF THE PRE-ENGINEERED SHOP DRAWINGS. THESE SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPT. AS A DEFERRED SUBMITTAL TO THE PERMIT DOCUMENTS.

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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 INTENT OF THE ORIGINAL DESIGN. ANY AND ALL UNAPPROVED 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.

DESIGN CRITERIA AND GENERAL NOTES

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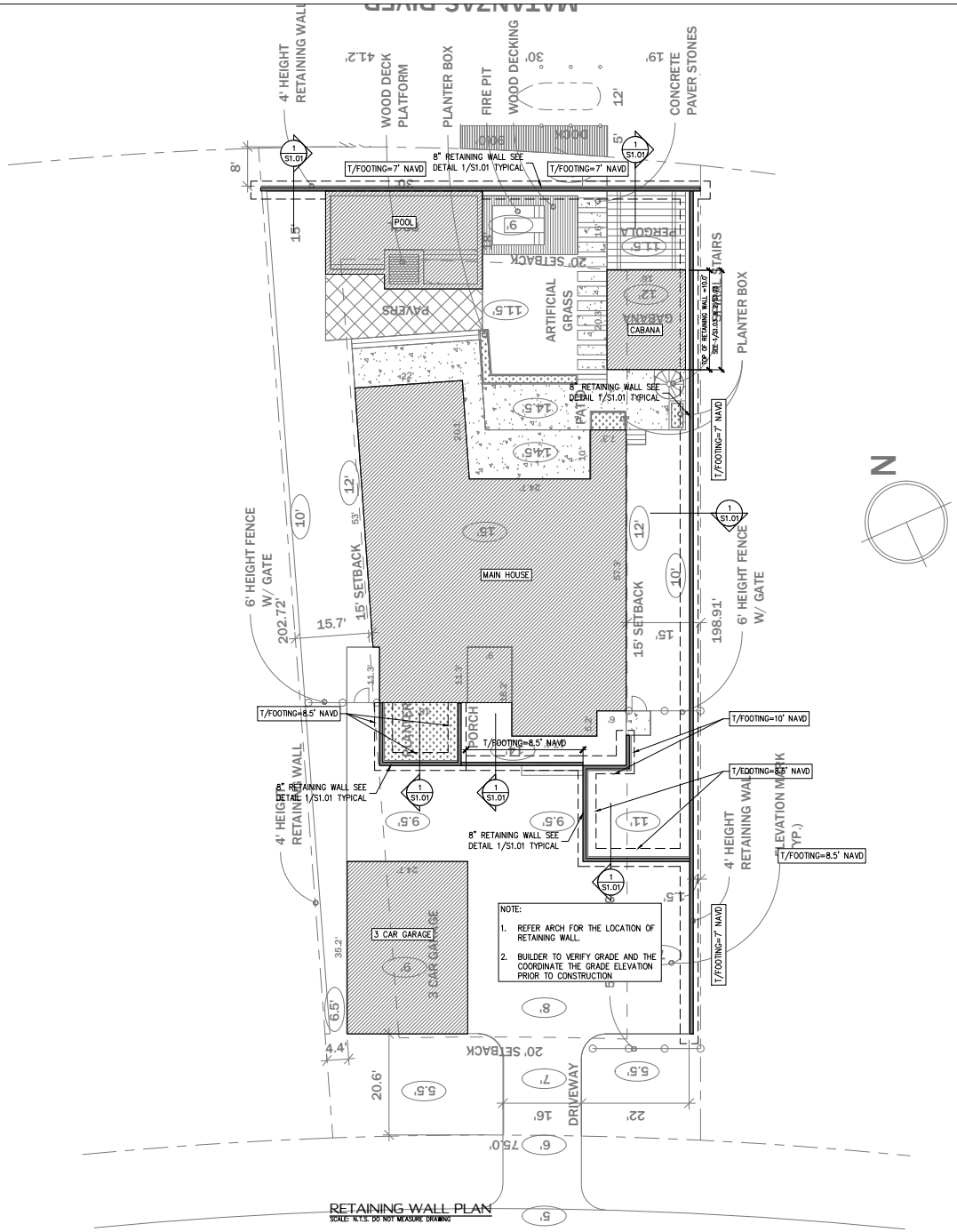

RETAINING WALL PLAN
SCALE: N.T.S. DO NOT MEASURE DRAWING

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STRUCTURAL ENGINEERING FOR
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RETAINING WALL PLAN

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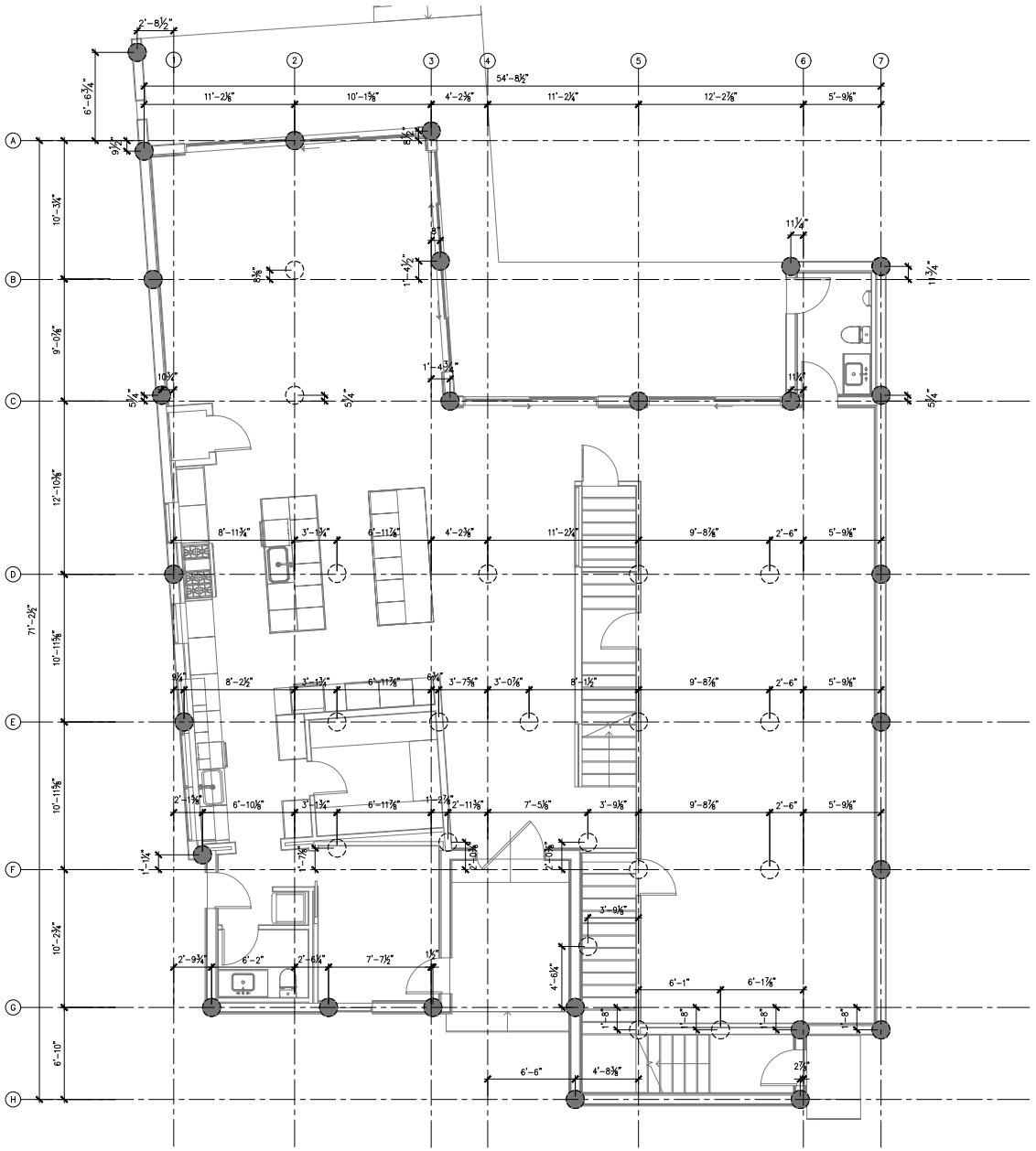

PILE DIMENSION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION LEGEND	
○	16" AUGERCAST PILE AT MAIN HOUSE SEE 1/S1.02 B/GRADE BEAM=13.5' NAVD T/PILE=13.34" NAVD
●	16" AUGERCAST PILE AT MAIN HOUSE PERIMETER SEE 1/S1.02 B/GRADE BEAM=9.5' NAVD T/GRADE BEAM=11.0' NAVD T/PILE=13.34" NAVD
- - -	DENOTES 18"x18"GRADE BEAM SEE 3/S1.02
5#6	INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
T/SLAB	TOP OF SLAB ELEVATION
⇌	INDICATES DIRECTION OF OUTER BARS WITHIN REINFORCING MAT. SEE 6/S1.02

NOTES:
1. TOP OF SLAB ELEVATION VARIES, SEE PLAN.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FLOOR SLOPES AND STEPS NOT SHOWN.
3. COORDINATE TOP OF SLAB WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION

05.06.24
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MATRAZZO RESIDENCE
SSE No.
23-0592

ISSUE	DATE
REVIEW	05.06.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
171 INLET DRIVE

FIELD ALTERATION
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SCALING
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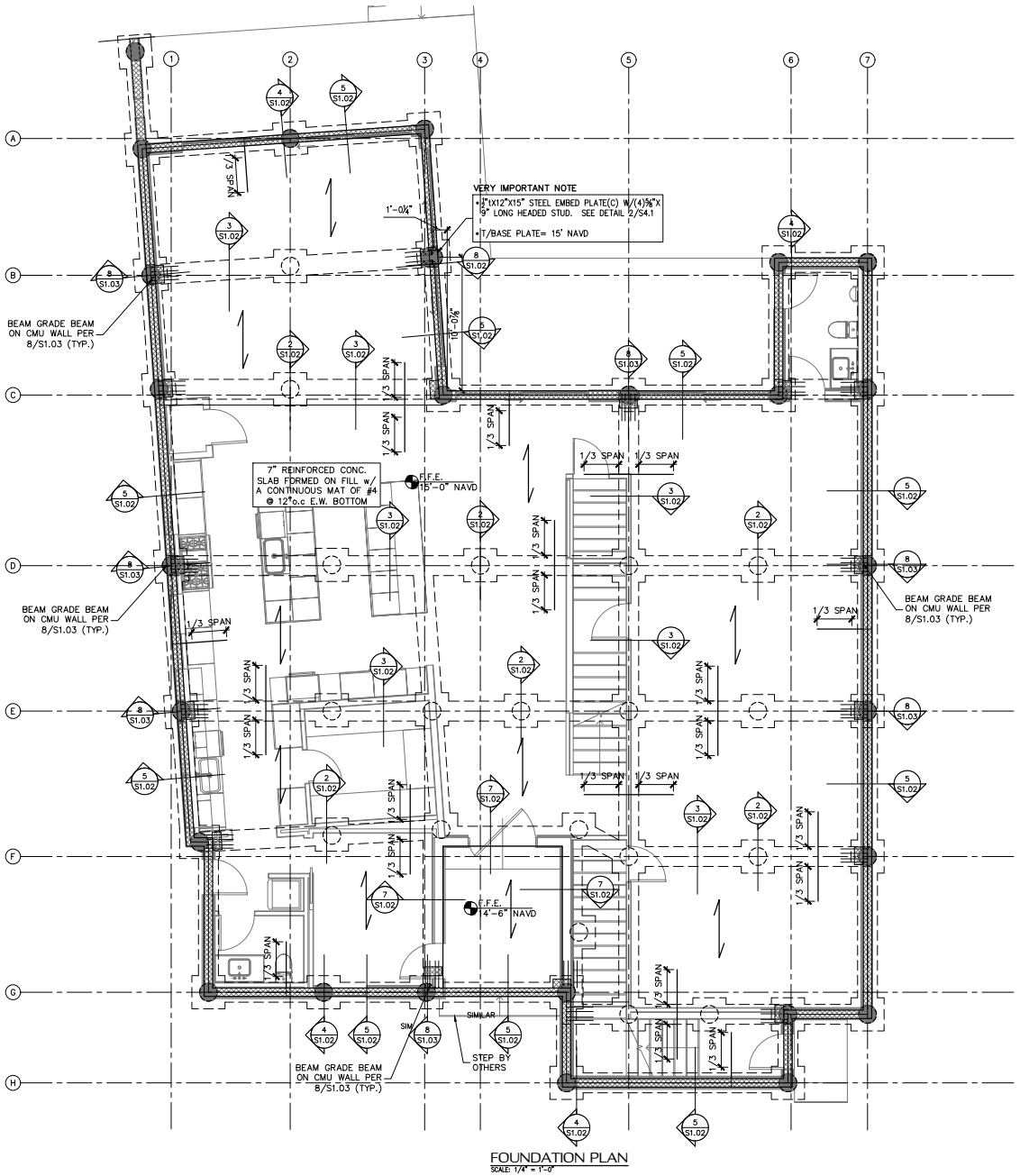
PILE DIMENSION PLAN

SHEET
S1.B
SHEET 4 OF 27



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

FOUNDATION LEGEND

◌	16" AUGERCAST PILE AT MAIN HOUSE SEE 1/S1.02 B/GRADE BEAM=13.5' NAVD T/PILE=13.34" NAVD
●	16" AUGERCAST PILE AT MAIN HOUSE PERIMETER SEE 1/S1.02 B/GRADE BEAM=9.5' NAVD T/GRADE BEAM=11.0' NAVD T/PILE=13.34" NAVD
- - -	DENOTES 18"x18"GRADE BEAM SEE 3/S1.02
# / S#.#	INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
T/SLAB	TOP OF SLAB ELEVATION
⇌	INDICATES DIRECTION OF OUTER BARS WITHIN REINFORCING MAT. SEE 6/S1.02

NOTES:
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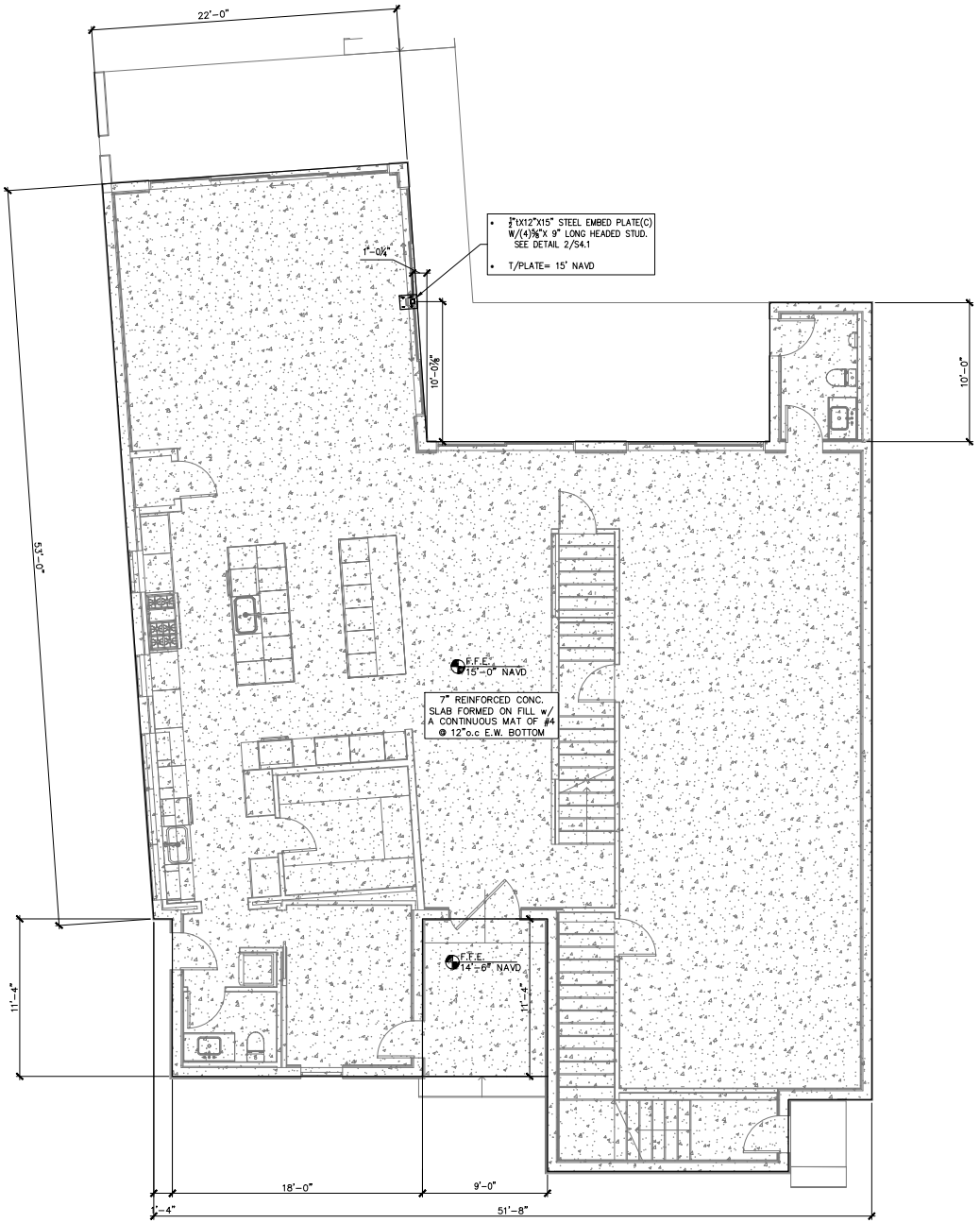
FOUNDATION PLAN

SHEET
S1.C
SHEET 5 OF 27



SLAB DIMENSION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION LEGEND

◌	16" AUGERCAST PILE AT MAIN HOUSE SEE 1/S1.02 B/GRADE BEAM=13.5' NAVD T/PILE=13.34" NAVD
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– – –	DENOTES 18"x18"GRADE BEAM SEE 3/S1.02
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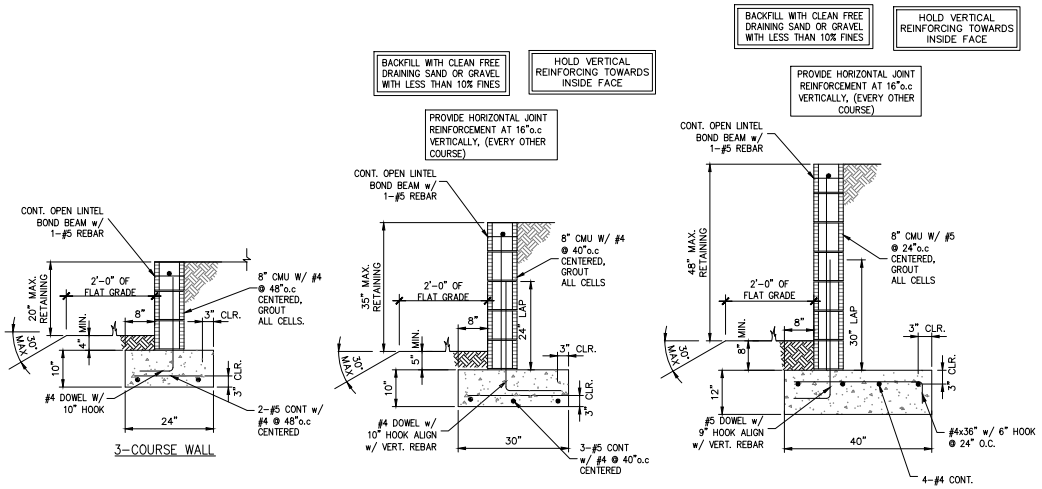
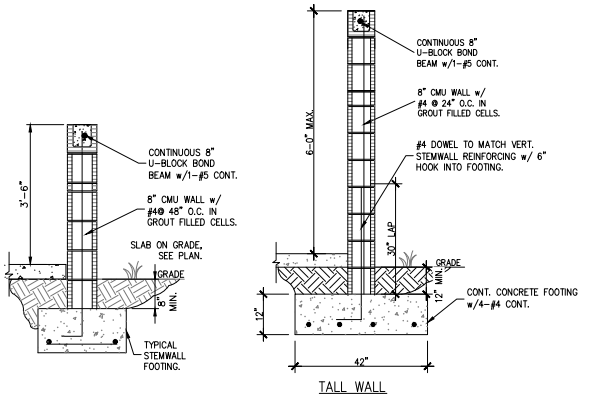
SLAB DIMENSION PLAN

SHEET
S1.D
SHEET 6 OF 27



1 S1.01 RETAINING WALL DETAILS

SCALE: N.T.S

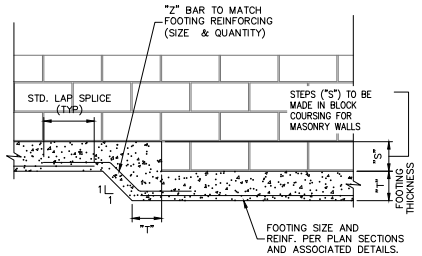


2 S1.01 PRIVACY WALL

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

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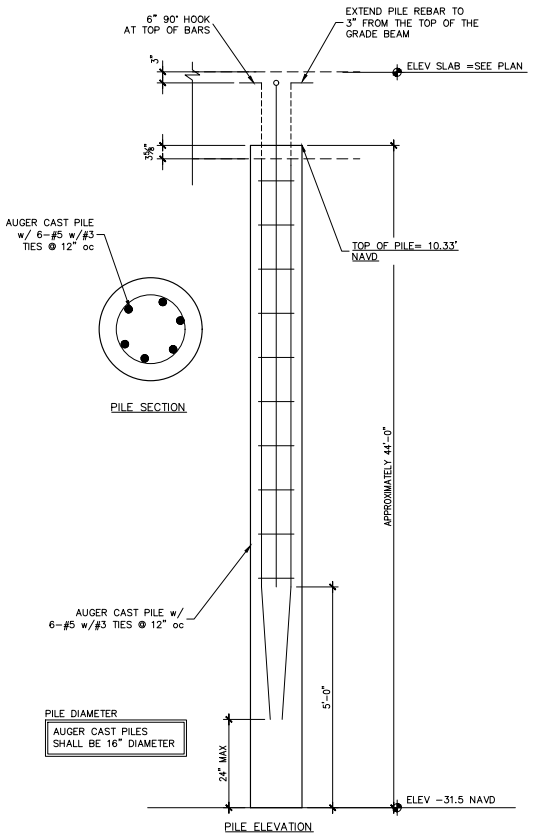
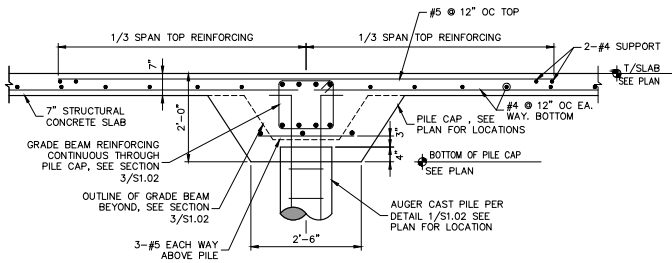
FOUNDATION DETAILS

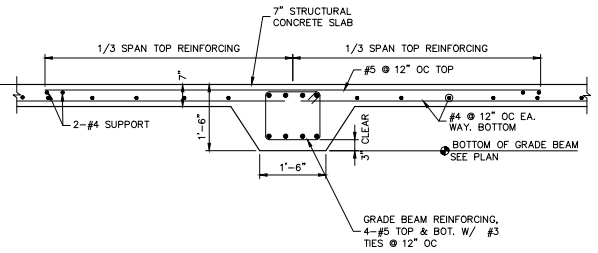
SHEET
S1.01
SHEET 7 OF 27



1 S1.02 SECTION
SCALE: 3/4" = 1'-0"

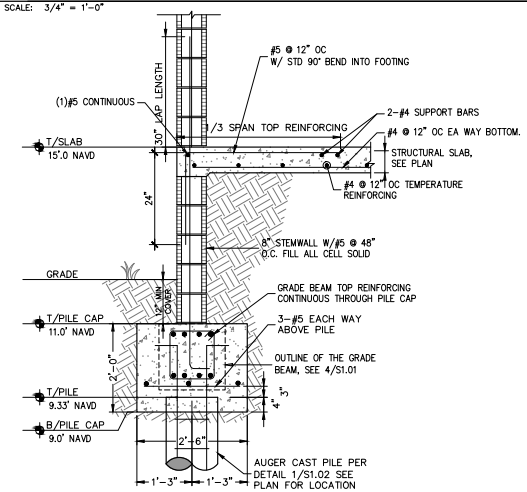


SINGLE PILE CAP AND STRUCTURAL SLAB



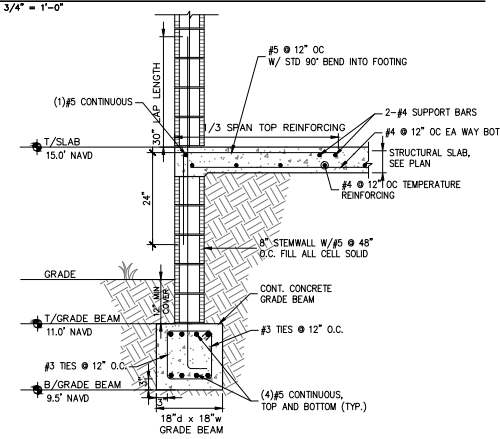
GRADE BEAM AND STRUCTURAL SLAB

2 S1.02 SECTION
SCALE: 3/4" = 1'-0"

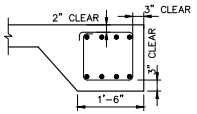


4 S1.02 STEMWALL FOOTING ABOVE PILE CAP AT EDGE CONDITION
SCALE: 3/4" = 1'-0"

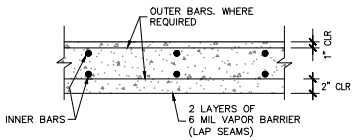
3 S1.02 SECTION
SCALE: 3/4" = 1'-0"



5 S1.02 STEMWALL FOOTING ABOVE GRADE BEAM AT EDGE CONDITION
SCALE: 3/4" = 1'-0"

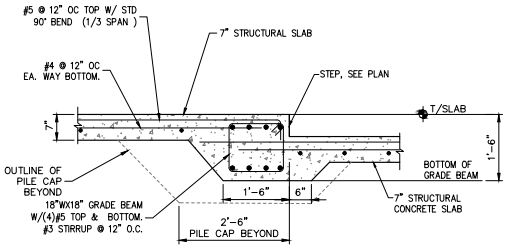


GRADE BEAM
CONCRETE COVER DETAIL

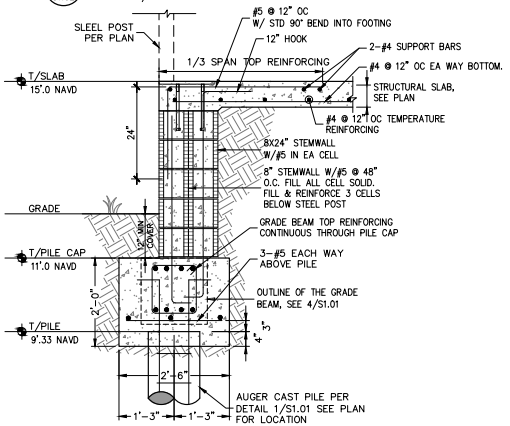


SLAB REBAR PLACEMENT

6 S1.02 CONCRETE COVER TO REINFORCEMENT
SCALE: 3/4" = 1'-0"



7 S1.02 SECTION
SCALE: 3/4" = 1'-0"



8 S1.02 STEMWALL FOOTING ABOVE PILE CAP AT EDGE CONDITION
SCALE: 3/4" = 1'-0"

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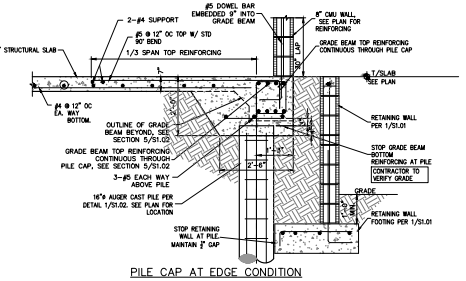
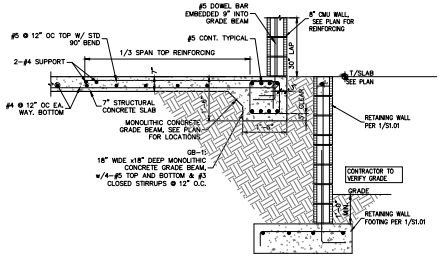
FOUNDATION DETAILS

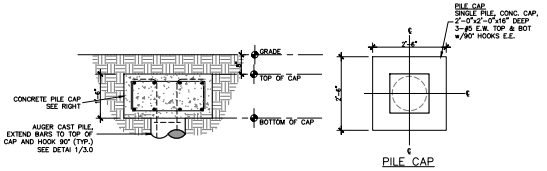
SHEET
S1.02
SHEET 8 OF 27



PILE CAP AT EDGE CONDITION



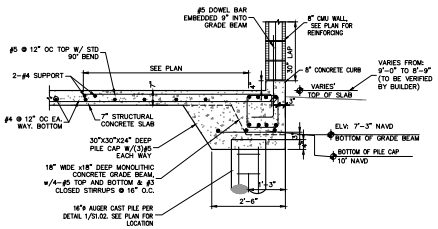
GRADE BEAM AT EDGE CONDITION

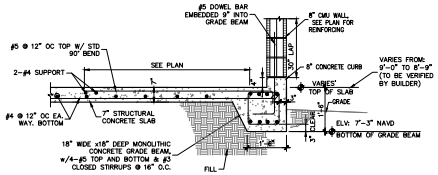


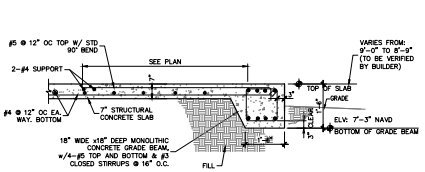
1 S1.03 SECTION
SCALE: 3/4" = 1'-0"

5 S1.03 SECTION
SCALE: 3/4" = 1'-0"

3 S1.03 CONCRETE COLUMN DETAIL
SCALE: 3/4" = 1'-0"



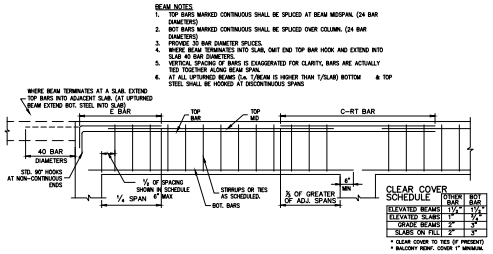


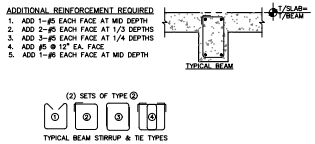


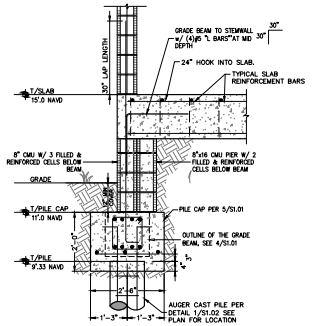
4 S1.03 PILE CAP AT GARAGE WALL
SCALE: 3/4" = 1'-0"

4 S1.03 GRADE BEAM AT GARAGE WALL
SCALE: 3/4" = 1'-0"

6 S1.03 GRADE BEAM AT GARAGE DOOR OPENING
SCALE: 3/4" = 1'-0"

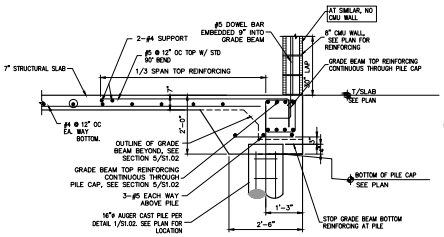




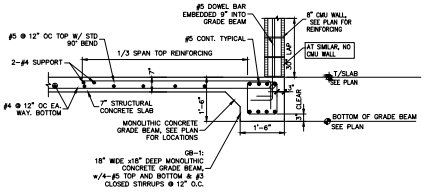


7 S1.03 CONCRETE BEAM REBAR BENDING DIAGRAM
SCALE: 3/4" = 1'-0"

8 S1.03 FOOTING AT BEAM CONNECTION
SCALE: 3/4" = 1'-0"



PILE CAP AT EDGE CONDITION



GRADE BEAM AT EDGE CONDITION

9 S1.03 SECTION
SCALE: 3/4" = 1'-0"

10 S1.03 SECTION
SCALE: 3/4" = 1'-0"

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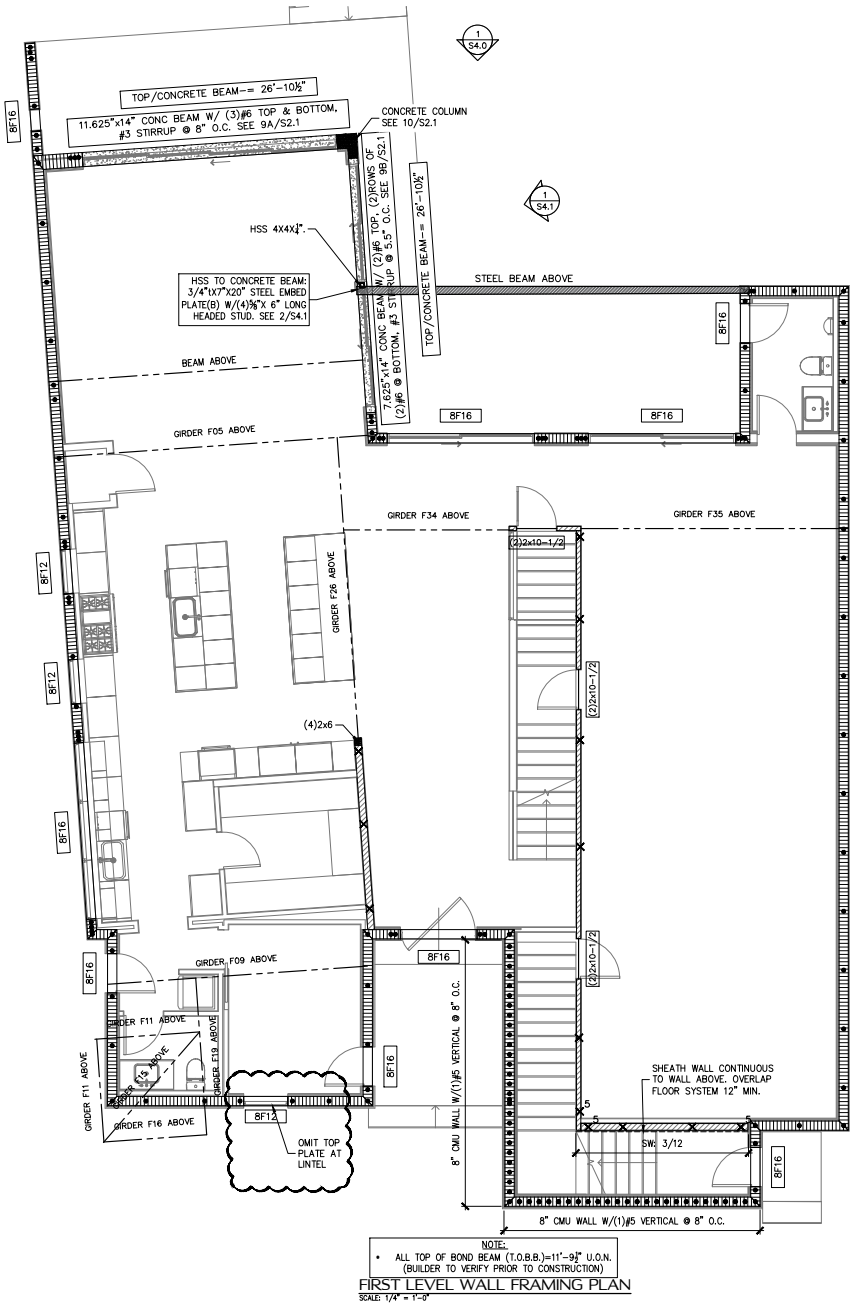

NOTE:
- ALL TOP OF BOND BEAM (T.O.B.B.)=11'-9½" U.O.N. (BUILDER TO VERIFY PRIOR TO CONSTRUCTION)

FIRST LEVEL WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS AND HATCH DESIGNATION LEGEND

SW	DESIGNATES SHEAR WALL. THE DASHED LINE APPLYS TO INTERIOR SW'S AND DESIGNATES THE SIDE OF THE WALL THE SHEATHING IS TO BE APPLIED. FASTEN W/ 8d COMMON @ 3" O.C. EDGE, 6" O.C. FIELD, SEE DETAIL 11/S3.0
8F16 (NOMINAL LINTEL WIDTH / NOMINAL LINTEL HEIGHT)	SEE DETAIL 4/S2.2 FOR LINTEL SPECS. (INCLUDES PRECAST BOT COURSE SPECS) SEE PLAN FOR SPECIFIC LINTEL LOCATIONS

HEADER OVER OPENING
(2)2x8-1/2 — # OF WOOD PLY'S / # OF JACK/KING STUDS / SIZE OF PLY'S

(3)2x6 — NUMBER OF STUDS IN STUD COLUMN
(1)CS16 — *STRAP OR ANCHOR AT BASE OF STUD COLUMN

* WHEN (–) IS INDICATED ON PLAN, NO ADDITIONAL UPLIFT STRAP OR ANCHOR IS NEEDED

T.O.B.B.	TOP OF BOND BEAM
	BEAM OR TRUSS
	CMU PILASTER. SIZE PER LAYOUT
	CMU WALL OR PILASTER. SEE S2.0, S2.2 FOR SECTIONS, ELEVATIONS AND DETAILS. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
	CONCRETE BEAM, SIZE PER LAYOUT
	INTERIOR WOOD LOAD BEARING WALL

THREADED ROD LEGEND

A307 THREADED ROD INSTALLED PER DETAIL 7/S3.0

SHAPE DETERMINES TERMINATION HEIGHT OF THREADED ROD. | NUMBER DETERMINES DIAMETER OF THREADED ROD.

SHAPE	TERMINATION HEIGHT	THREADED ROD DIAMETER
⊗	3RD STORY TOP PLATES	NO NUMBER = ½"ø
×	2ND STORY TOP PLATES	5 = ⅝"ø
⊗	1ST STORY TOP PLATES	

ALL THREADED RODS SHALL EXTEND FULLY THRU WOOD WALL AND FLOOR SYSTEM TO FOUNDATION/MASONRY/CONCRETE BELOW.

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE AND SPACING
EXTERIOR	9'-1" MAX	2x4 OR 2x6 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.
EXTERIOR	14'-0" MAX	2x6 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 OR 2x6 @ 16" O.C.
INTERIOR	12'-0" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.

WALL STUD NOTES:
1. WALL STUDS SPECIFIED ON PLAN SUPERCEDE THIS TABLE
2. MIN STUD SIZE AND SPACING IS SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQMTS
3. ALL STUDS AND POST SHALL BE SPF#2, UON
4. USE SYP#2 FOR TOP PLATES
5. USE SYP#2 PT FOR BOTTOM PLATES
6. FASTEN BOTTOM PLATES OF INTERIOR LOAD BEARING WALLS TO SLAB W/ 16d MASONRY CUT NAILS @ 16" O.C.

CMU FRAMING NOTES

1. REINFORCE CMU WALLS W/ (1)#5 VERTICAL @ 48" OC (UON ON PLAN), AT CORNERS, JAMBS, EA SIDE OF CONTROL JOINTS AND WALL INTERSECTIONS.
2. PROVIDE HORIZONTAL JOINT REINFORCING @ 16" OC.
3. GROUT CELLS W/ REINFORCMENT AND ALL CELLS BELOW GRADE.
4. WALL COURSING SHALL BE RUNNING BOND, STACK BOND NOT PERMITTED. CORNER AND WALL INTERSECTIONS SHALL HAVE INTERLOCKING COURSES
5. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
6. SEE S2.0 AND S2.2 FOR TYPICAL CMU SECTIONS, ELEVATIONS AND DETAILS.
7. SEE ARCH. FOR CMU WALL DIMENSIONING AND FOR REQUIRED ROUGH OPENING SIZES AT ALL WALL OPENINGS

WOOD FRAMING NOTES

1. SEE S2.0 FOR TYPICAL WALL FRAMING ELEVATION
2. SEE SHEET S0.0 FOR SHEATHING SPECIFICATIONS
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADERS, STUD COLUMNS, ETC.) FASTEN PLIES PER DETAIL 4&5/S3.0
4. UNLESS OTHERWISE NOTED, PROVIDE STUD COLUMNS BELOW ALL MULTI-PLY BEAMS AND GIRDERS THAT MATCH BEAM/GIRDER PLIES. PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AND EQUAL SIZED STUD COLUMN ON FIRST LEVEL IF STUD COLUMN IS LOCATED ABOVE

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SSE No.
23-0592

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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 INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALING
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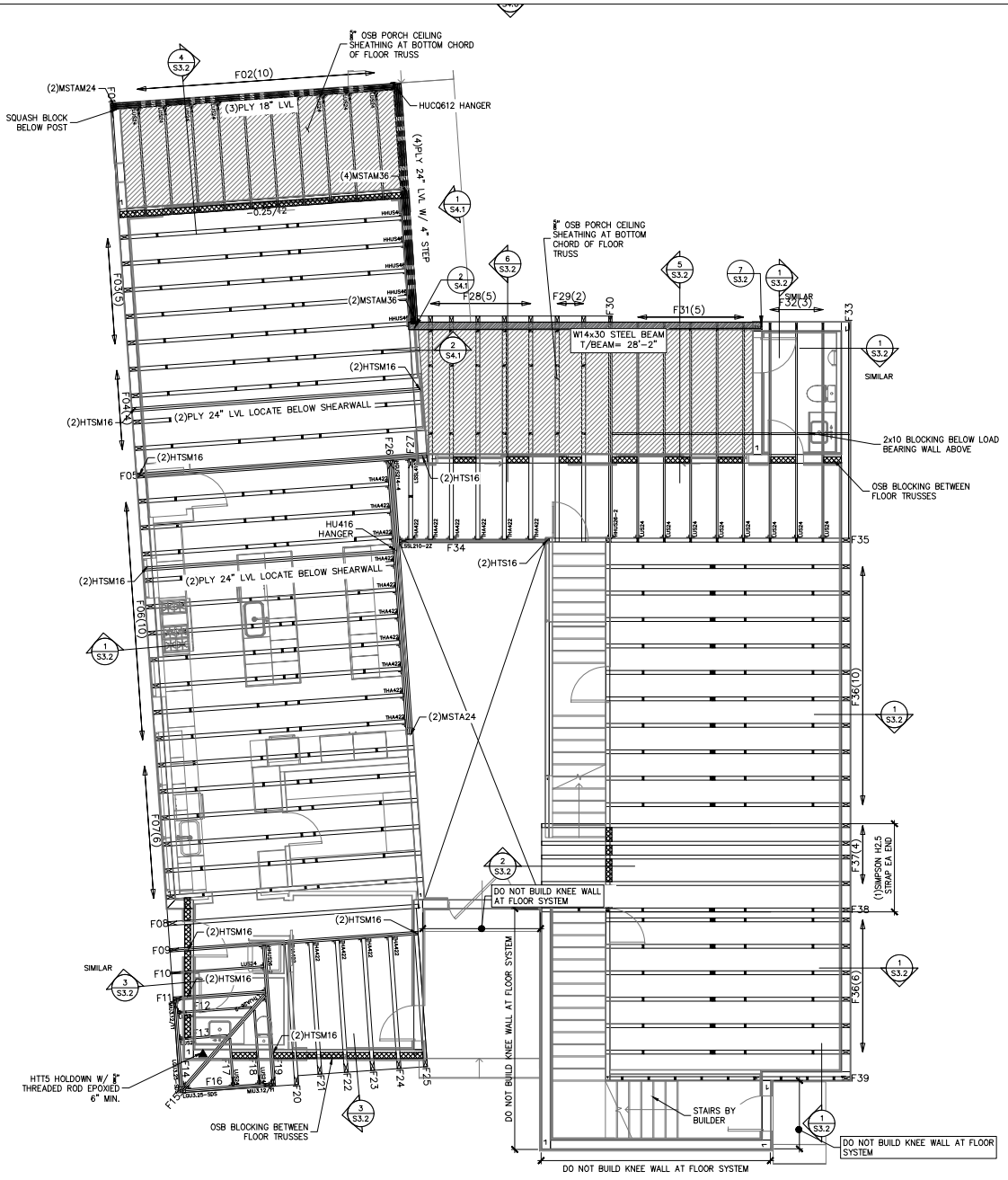
FIRST LEVEL WALL FRAMING PLAN

SHEET
S1.1
SHEET10 OF 27



SECOND LEVEL FLOOR FRAMING PLAN

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

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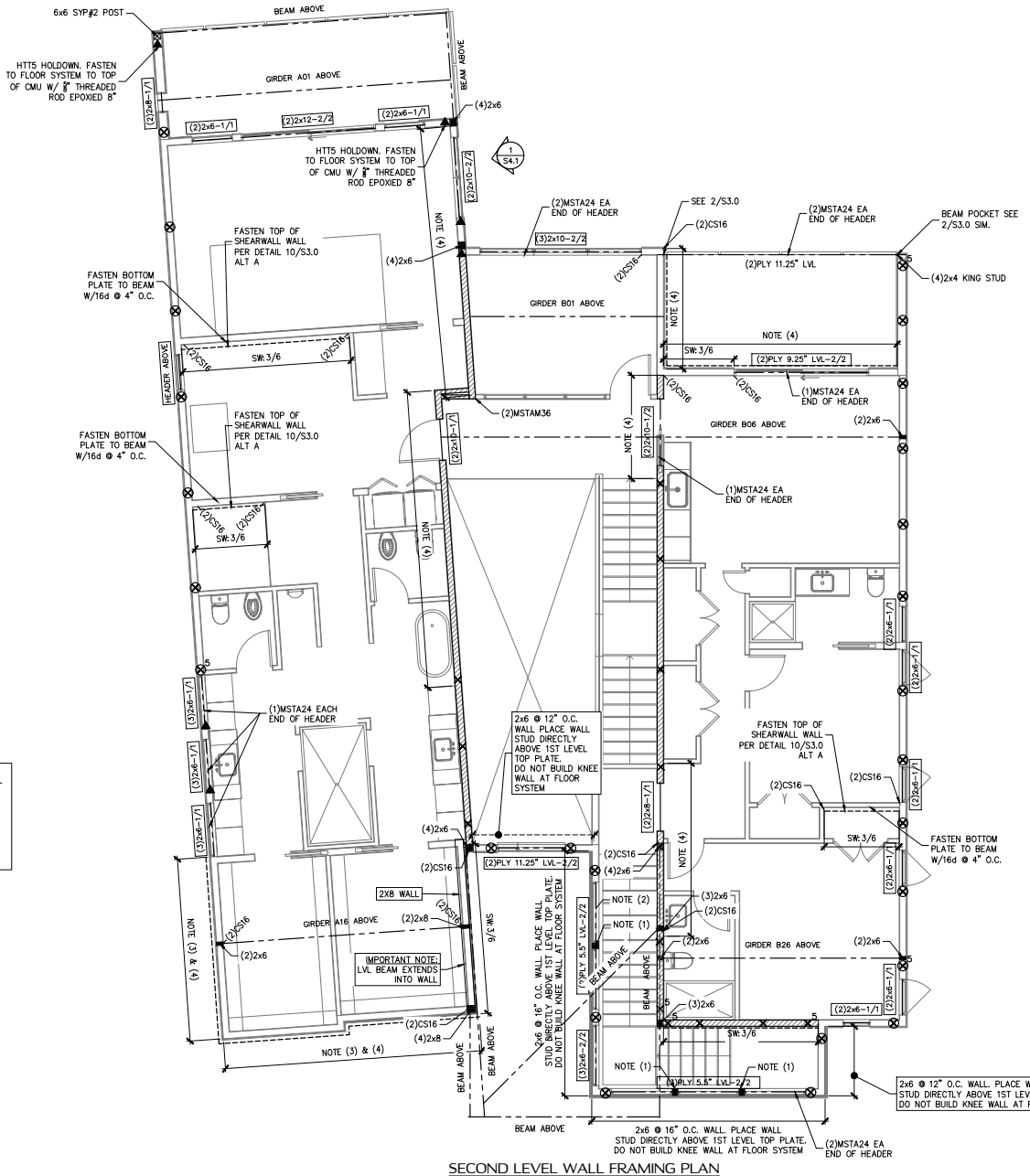
SECOND LEVEL FLOOR FRAMING PLAN

SHEET
S1.2
SHEET 11 OF 27

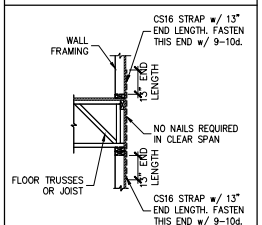


SECOND LEVEL WALL FRAMING PLAN

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

FRAMING NOTE:
1. (3) INTERMEDIATE JACK STUDS BETWEEN OPENING (FULL HEIGHT)
2. (2)MSTA24 EA END OF HEADER
3. WALL SHEATHING CONTINUOUS TO BOTTOM OF FLOOR TRUSS
4. FASTEN WALL PER DETAIL 9/S3.0

CS16 STRAPPING DETAIL



CS16 @ BOTTOM OF STUD WHERE NOTED. SEE DETAIL ABOVE

SYMBOLS AND HATCH DESIGNATION LEGEND	
SW	DESIGNATES SHEAR WALL. THE DASHED LINE APPLYS TO INTERIOR SW'S AND DESIGNATES THE SIDE OF THE WALL THE SHEATHING IS TO BE APPLIED. FASTEN W/ 8d COMMON @ 3" O.C. EDGE, 6" O.C. FIELD, SEE DETAIL 11/S3.0
8F16 — NOMINAL LINTEL WIDTH / NOMINAL LINTEL HEIGHT	SEE DETAIL 4/S2.2 FOR LINTEL SPECS. (INCLUDES PRECAST BOT COURSE SPECS) SEE PLAN FOR SPECIFIC LINTEL LOCATIONS
HEADER OVER OPENING: (2)2x8-1/2 — # OF WOOD PLY'S / # OF JACK/KING STUDS / SIZE OF PLY'S	
(3)2x6 / (1)CS16	NUMBER OF STUDS IN STUD COLUMN / *STRAP OR ANCHOR AT BASE OF STUD COLUMN
* WHEN (–) IS INDICATED ON PLAN, NO ADDITIONAL UPLIFT STRAP OR ANCHOR IS NEEDED	
T.O.B.B.	TOP OF BOND BEAM
	BEAM OR TRUSS
	CMU PILASTER. SIZE PER LAYOUT
	CMU WALL OR PILASTER. SEE S2.0, S2.2 FOR SECTIONS, ELEVATIONS AND DETAILS. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
	CONCRETE BEAM, SIZE PER LAYOUT
	INTERIOR WOOD LOAD BEARING WALL

THREADED ROD LEGEND

A307 THREADED ROD INSTALLED PER DETAIL 7/S3.0

SHAPE DETERMINES TERMINATION HEIGHT OF THREADED ROD.	NUMBER DETERMINES DIAMETER OF THREADED ROD.

SHAPE	TERMINATION HEIGHT	THREADED ROD DIAMETER
⊗	3RD STORY TOP PLATES	NO NUMBER = ½"ø
×	2ND STORY TOP PLATES	5 = ⅝"ø
⊗	1ST STORY TOP PLATES	

ALL THREADED RODS SHALL EXTEND FULLY THRU WOOD WALL AND FLOOR SYSTEM TO FOUNDATION/MASONRY/CONCRETE BELOW.

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE AND SPACING
EXTERIOR	9'-1" MAX	2x4 OR 2x6 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.
EXTERIOR	14'-0" MAX	2x6 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 OR 2x6 @ 16" O.C.
INTERIOR	12'-0" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.

WALL STUD NOTES:
1. WALL STUDS SPECIFIED ON PLAN SUPERCEDE THIS TABLE
2. MIN STUD SIZE AND SPACING IS SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQMTS
3. ALL STUDS AND POST SHALL BE SPF#2, UON
4. USE SYP#2 FOR TOP PLATES
5. USE SYP#2 PT FOR BOTTOM PLATES
6. FASTEN BOTTOM PLATES OF INTERIOR LOAD BEARING WALLS TO SLAB W/ 16d MASONRY CUT NAILS @ 16" O.C.

CMU FRAMING NOTES

1. REINFORCE CMU WALLS W/ (1)#5 VERTICAL @ 48" OC (UON ON PLAN), AT CORNERS, JAMBS, EA SIDE OF CONTROL JOINTS AND WALL INTERSECTIONS.
2. PROVIDE HORIZONTAL JOINT REINFORCING @ 16" OC.
3. GROUT CELLS W/ REINFORCMENT AND ALL CELLS BELOW GRADE.
4. WALL COURSING SHALL BE RUNNING BOND, STACK BOND NOT PERMITTED. CORNER AND WALL INTERSECTIONS SHALL HAVE INTERLOCKING COURSES
5. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
6. SEE S2.0 AND S2.2 FOR TYPICAL CMU SECTIONS, ELEVATIONS AND DETAILS.
7. SEE ARCH. FOR CMU WALL DIMENSIONING AND FOR REQUIRED ROUGH OPENING SIZES AT ALL WALL OPENINGS

WOOD FRAMING NOTES

1. SEE S2.0 FOR TYPICAL WALL FRAMING ELEVATION
2. SEE SHEET S0.0 FOR SHEATHING SPECIFICATIONS
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADERS, STUD COLUMNS, ETC.) FASTEN PLIES PER DETAIL 4&5/S3.0
4. UNLESS OTHERWISE NOTED, PROVIDE STUD COLUMNS BELOW ALL MULTI-PLY BEAMS AND GIRDERS THAT MATCH BEAM/GIRDER PLIES. PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AND EQUAL SIZED STUD COLUMN ON FIRST LEVEL IF STUD COLUMN IS LOCATED ABOVE

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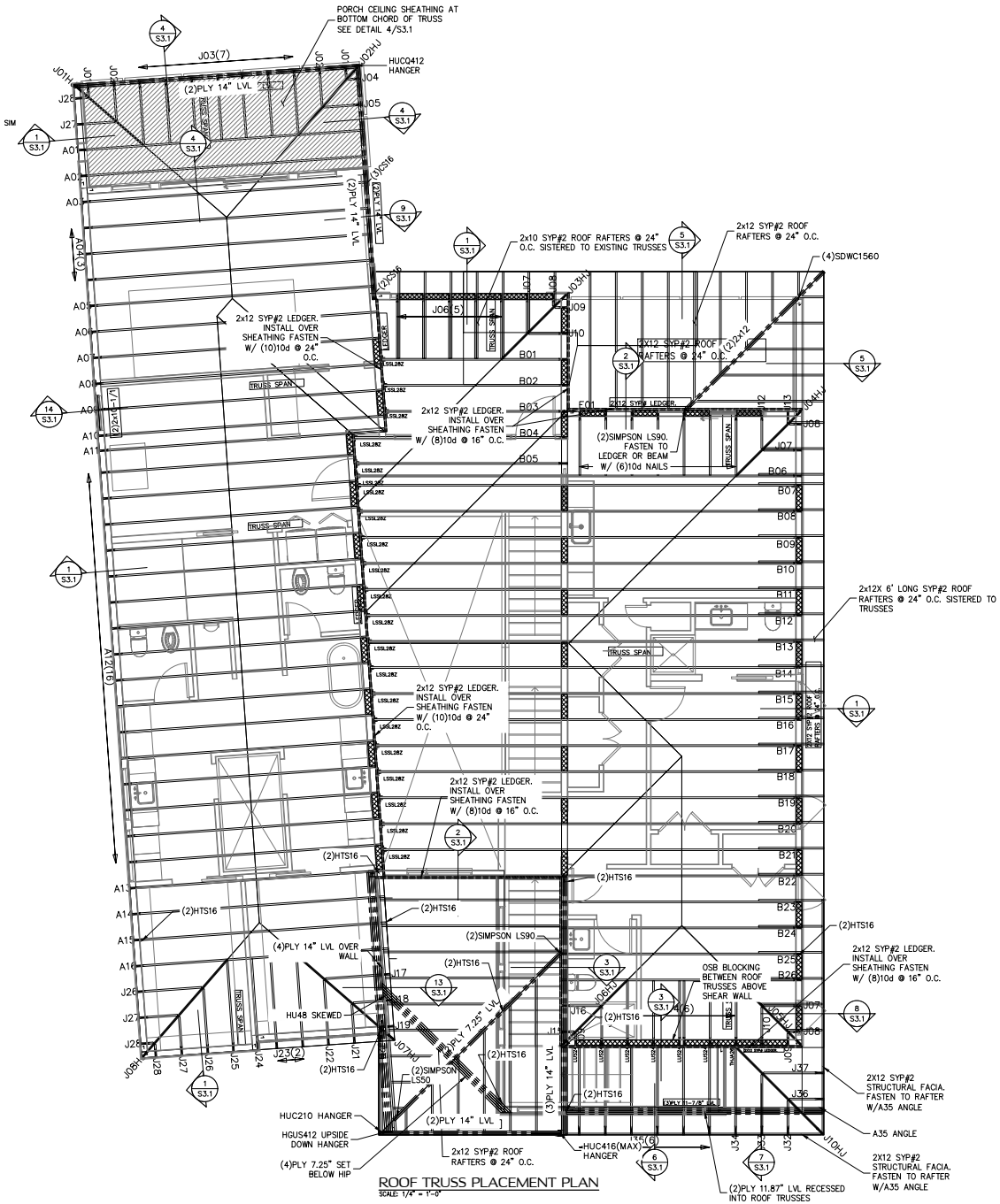
SECOND LEVEL WALL FRAMING PLAN

SHEET
S1.3
SHEET12 OF 27



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

SYMBOLS AND HATCH DESIGNATION LEGEND	
(2)H2.5T	WOOD UPLIFT CONNECTOR
HTS16	WOOD HIGH UPLIFT CONNECTOR
HTSM16	CMU HIGH UPLIFT CONNECTOR
	PORCH CEILING SHEATHING, SEE S0.0

ROOF FRAMING NOTES:
1. SEE S0.0 FOR ROOF SHEATHING SPECIFICATIONS
2. EA TRUSS OR RAFTER MUST HAVE MIN (2)12d TOENAILS AND (1)SIMPSON H10 STRAP (UON ON PLAN)
3. WHEN USING (2)TWIST STRAPS ON 1½" WIDE LUMBER, PLACE STRAPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EA OTHER, TO AVOID SPLITTING WOOD.

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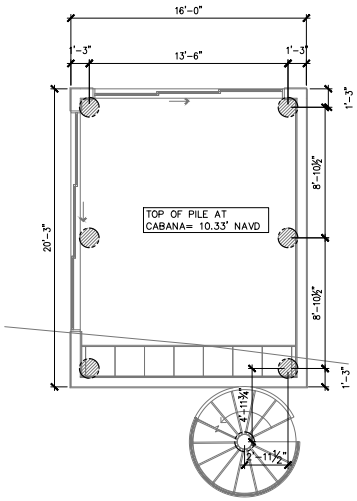
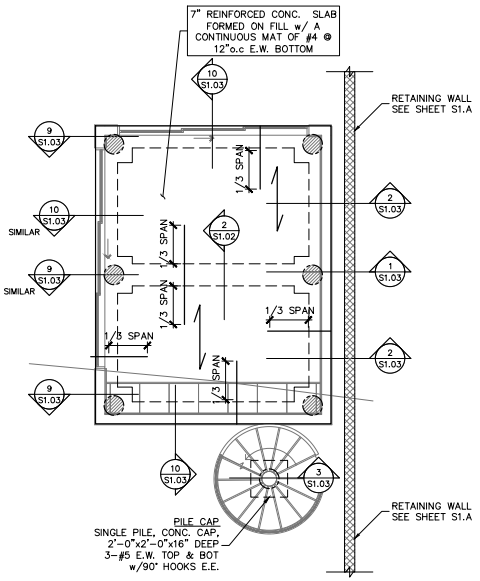
ROOF TRUSS PLACEMENT PLAN

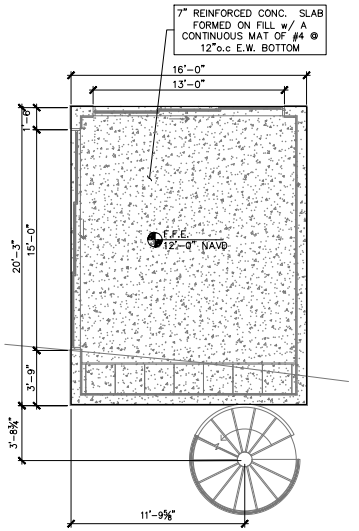
SHEET
S1.4
SHEET13 OF 27



PILE DIMENSION PLAN
SCALE: 1/4" = 1'-0"



CABANA FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

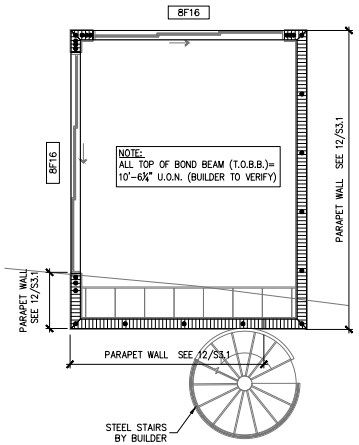


SLAB DIMENSION PLAN
SCALE: 1/4" = 1'-0"

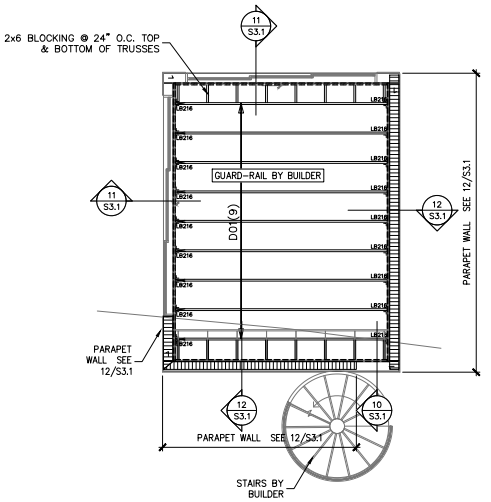
FOUNDATION LEGEND

○	16" AUGERCAST PILE AT CABANA SEE 1/S1.02 T/SLAB= 12.0' NAVD B/GRADE BEAM= 10.5' NAVD T/PILE= 10.33' NAVD B/PILE CAP= 10.0' NAVD
●	16" AUGERCAST PILE AT CABANA SEE 1/S1.02 T/SLAB= 12.0' NAVD B/GRADE BEAM= 10' NAVD T/PILE= 9.83' NAVD B/PILE CAP= 9.5' NAVD
– – –	DENOTES 18"x18"GRADE BEAM SEE 3/S1.02
#/S##	INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
T/SLAB	TOP OF SLAB ELEVATION
	INDICATES DIRECTION OF OUTER BARS WITHIN REINFORCING MAT. SEE 6/S1.02

NOTES:
1. TOP OF SLAB ELEVATION VARIES, SEE PLAN.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FLOOR SLOPES AND STEPS NOT SHOWN.
3. COORDINATE TOP OF SLAB WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION



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



CABANA ROOF DECK TRUSS PLACEMENT PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS AND HATCH DESIGNATION LEGEND

SW	DESIGNATES SHEAR WALL. THE DASHED LINE APPLYS TO INTERIOR SW'S AND DESIGNATES THE SIDE OF THE WALL THE SHEATHING IS TO BE APPLIED. FASTEN W/ 8d COMMON @ 3" O.C. EDGE, 6" O.C. FIELD, SEE DETAIL 11/S3.0
8F16 — NOMINAL LINTEL WIDTH; NOMINAL LINTEL HEIGHT	SEE DETAIL 4/S2.2 FOR LINTEL SPECS. (INCLUDES PRECAST BOT COURSE SPECS) SEE PLAN FOR SPECIFIC LINTEL LOCATIONS
HEADER OVER OPENING: (2)2x8-1/2 — # OF WOOD PLY'S; # OF JACK/KING STUDS; SIZE OF PLY'S	
(3)2x6 — NUMBER OF STUDS IN STUD COLUMN; (1)CS16 — *STRAP OR ANCHOR AT BASE OF STUD COLUMN	
* WHEN (–) IS INDICATED ON PLAN, NO ADDITIONAL UPLIFT STRAP OR ANCHOR IS NEEDED	
T.O.B.B.	TOP OF BOND BEAM
	BEAM OR TRUSS
	CMU PILASTER. SIZE PER LAYOUT
	CMU WALL OR PILASTER. SEE S2.0, S2.2 FOR SECTIONS, ELEVATIONS AND DETAILS. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
	CONCRETE BEAM, SIZE PER LAYOUT
	INTERIOR WOOD LOAD BEARING WALL

THREADED ROD LEGEND

A307 THREADED ROD INSTALLED PER DETAIL 7/S3.0

SHAPE DETERMINES TERMINATION HEIGHT OF THREADED ROD. — NUMBER DETERMINES DIAMETER OF THREADED ROD.

SHAPE	TERMINATION HEIGHT	THREADED ROD DIAMETER
⊗	3RD STORY TOP PLATES	NO NUMBER = ½"ø
×	2ND STORY TOP PLATES	5 = ⅝"ø
⊗	1ST STORY TOP PLATES	

ALL THREADED RODS SHALL EXTEND FULLY THRU WOOD WALL AND FLOOR SYSTEM TO FOUNDATION/MASONRY/CONCRETE BELOW.

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE AND SPACING
EXTERIOR	9'-1" MAX	2x4 OR 2x6 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.
EXTERIOR	14'-0" MAX	2x6 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 OR 2x6 @ 16" O.C.
INTERIOR	12'-0" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.

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3. ALL STUDS AND POST SHALL BE SPF#2, UON
4. USE SYP#2 FOR TOP PLATES
5. USE SYP#2 PT FOR BOTTOM PLATES
6. FASTEN BOTTOM PLATES OF INTERIOR LOAD BEARING WALLS TO SLAB W/ 16d MASONRY CUT NAILS @ 16" O.C.

CMU FRAMING NOTES

1. REINFORCE CMU WALLS W/ (1)#5 VERTICAL @ 48" OC (UON ON PLAN), AT CORNERS, JAMBS, EA SIDE OF CONTROL JOINTS AND WALL INTERSECTIONS.
2. PROVIDE HORIZONTAL JOINT REINFORCING @ 16" OC.
3. GROUT CELLS W/ REINFORCMENT AND ALL CELLS BELOW GRADE.
4. WALL COURSING SHALL BE RUNNING BOND, STACK BOND NOT PERMITTED. CORNER AND WALL INTERSECTIONS SHALL HAVE INTERLOCKING COURSES
5. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
6. SEE S2.0 AND S2.2 FOR TYPICAL CMU SECTIONS, ELEVATIONS AND DETAILS.
7. SEE ARCH. FOR CMU WALL DIMENSIONING AND FOR REQUIRED ROUGH OPENING SIZES AT ALL WALL OPENINGS

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1. SEE S2.0 FOR TYPICAL WALL FRAMING ELEVATION
2. SEE SHEET S0.0 FOR SHEATHING SPECIFICATIONS
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADERS, STUD COLUMNS, ETC.) FASTEN PLIES PER DETAIL 4&5/S3.0
4. UNLESS OTHERWISE NOTED, PROVIDE STUD COLUMNS BELOW ALL MULTI-PLY BEAMS AND GIRDERS THAT MATCH BEAM/GIRDER PLIES. PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AND EQUAL SIZED STUD COLUMN ON FIRST LEVEL IF STUD COLUMN IS LOCATED ABOVE

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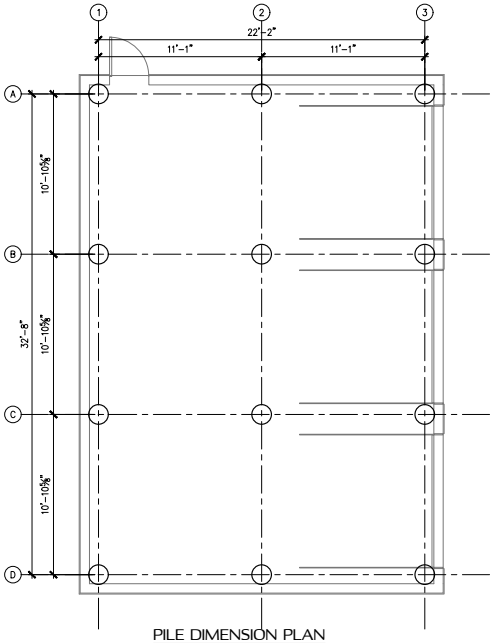
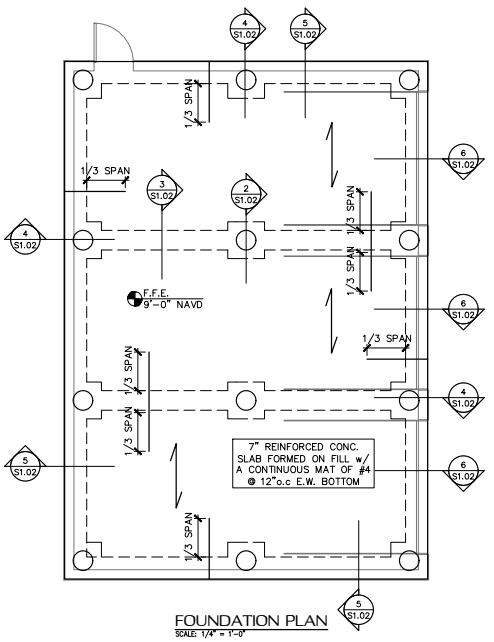
CABANA PLAN

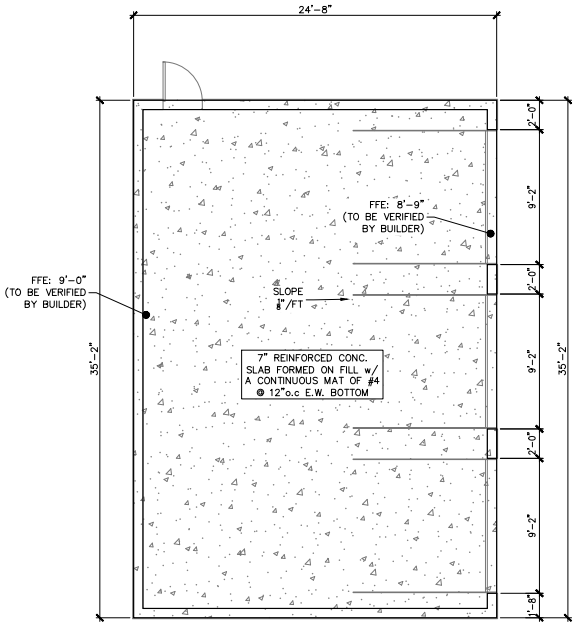
SHEET
S1.5
SHEET14 OF 27



PILE DIMENSION PLAN
SCALE: 1/4" = 1'-0"



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



SLAB DIMENSION PLAN
SCALE: 3/16" = 1'-0"

FOUNDATION LEGEND

◌	16" AUGERCAST PILE AT GARAGE SEE 1/S1.02 T/SLAB= VARIES FROM 9.0'-8.75' NAVD B/GRADE BEAM=7.25' NAVD T/PILE=7.08" NAVD B/PILE CAP = 6.75' NAVD
– – –	DENOTES 18"x18"GRADE BEAM SEE 3/S1.02
# S#.#	INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
T/SLAB	TOP OF SLAB ELEVATION
⟋	INDICATES DIRECTION OF OUTER BARS WITHIN REINFORCING MAT. SEE 6/S1.02

NOTES:
1. TOP OF SLAB ELEVATION VARIES, SEE PLAN.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FLOOR SLOPES AND STEPS NOT SHOWN.
3. COORDINATE TOP OF SLAB WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION

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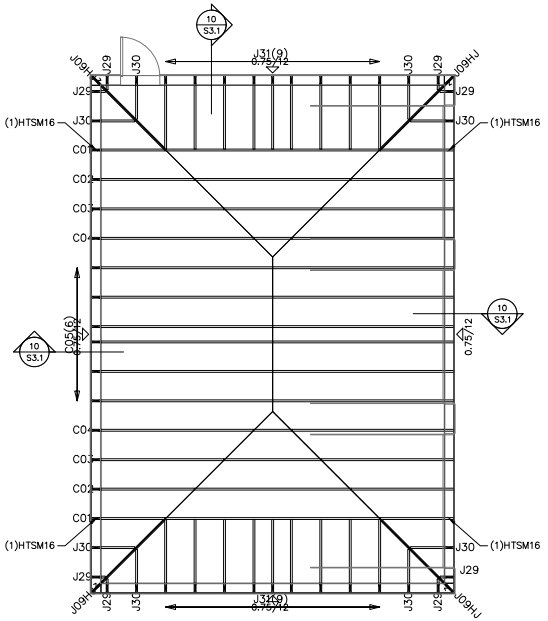
GARAGE PILE, FOUNDATION AND SLAB PLAN

SHEET
S1.6
SHEET15 OF 27

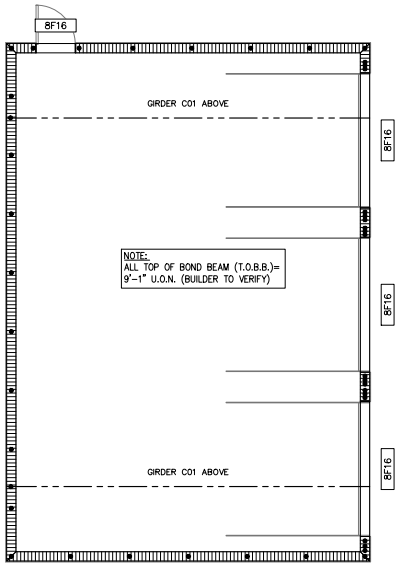
SYMBOLS AND HATCH DESIGNATION LEGEND	
(2)H2.5T	WOOD UPLIFT CONNECTOR
HTS16	WOOD HIGH UPLIFT CONNECTOR
HTSM16	CMU HIGH UPLIFT CONNECTOR
	PORCH CEILING SHEATHING, SEE S0.0

ROOF FRAMING NOTES:
1. SEE S0.0 FOR ROOF SHEATHING SPECIFICATIONS
2. EA TRUSS OR RAFTER MUST HAVE MIN (2)12d TOENAILS AND (1)SIMPSON H10 STRAP (UON ON PLAN)
3. WHEN USING (2)TWIST STRAPS ON 1½" WIDE LUMBER, PLACE STRAPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EA OTHER, TO AVOID SPLITTING WOOD.

FLOOR FRAMING NOTES:
1. FOR TYPICAL FLOOR SHEATHING AND FRAMING SPECS SEE SHEET S0.0
2. ALL EXPOSED FRAMING SHALL BE PRESSURE TREATED. LVL BEAMS INDICATED SHALL BE PROTECTED FROM WEATHER. IF CONDITIONS EXIST WHERE LVLS ARE EXPOSED, CONTRACTOR SHALL SUBSTITUTE LVL WITH P.T. GLULAM BEAM. NOTIFY ENGINEER PRIOR TO CONSTRUCTION FOR ALTERNATE BEAM SPECIFICATION.
3. ALL FASTENERS EXPOSED TO THE EXTERIOR SHALL BE STAINLESS STEEL OR GALVANIZED
4. FASTEN ALL MULTIPLY BEAMS/STUDS PER DETAIL 1/S2.0



GARAGE ROOF TRUSS PLACEMENT PLAN
SCALE: 3/16" = 1'-0"



GARAGE WALL FRAMING PLAN
SCALE: 3/16" = 1'-0"

SYMBOLS AND HATCH DESIGNATION LEGEND	
SW	DESIGNATES SHEAR WALL. THE DASHED LINE APPLYS TO INTERIOR SW'S AND DESIGNATES THE SIDE OF THE WALL THE SHEATHING IS TO BE APPLIED. FASTEN W/ 8d COMMON @ 3" O.C. EDGE, 6" O.C. FIELD, SEE DETAIL 11/S3.0
8F16 — NOMINAL LINTEL WIDTH / NOMINAL LINTEL HEIGHT	SEE DETAIL 4/S2.2 FOR LINTEL SPECS. (INCLUDES PRECAST BOT COURSE SPECS) SEE PLAN FOR SPECIFIC LINTEL LOCATIONS
HEADER OVER OPENING: (2)x8-1/2 — # OF WOOD PLY'S / # OF JACK/KING STUDS / SIZE OF PLY'S	
(3)2x6 — NUMBER OF STUDS IN STUD COLUMN; (1)CS16 — *STRAP OR ANCHOR AT BASE OF STUD COLUMN	
* WHEN (–) IS INDICATED ON PLAN, NO ADDITIONAL UPLIFT STRAP OR ANCHOR IS NEEDED	
T.O.B.B.	TOP OF BOND BEAM
	BEAM OR TRUSS
	CMU PILASTER. SIZE PER LAYOUT
	CMU WALL OR PILASTER. SEE S2.0, S2.2 FOR SECTIONS, ELEVATIONS AND DETAILS. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
	CONCRETE BEAM, SIZE PER LAYOUT
	INTERIOR WOOD LOAD BEARING WALL

THREADED ROD LEGEND		
A307 THREADED ROD INSTALLED PER DETAIL 7/S3.0		
SHAPE DETERMINES TERMINATION HEIGHT OF THREADED ROD.		5 NUMBER DETERMINES DIAMETER OF THREADED ROD.
SHAPE	TERMINATION HEIGHT	THREADED ROD DIAMETER
⊗	3RD STORY TOP PLATES	NO NUMBER = ½"ø
×	2ND STORY TOP PLATES	5 = ⅝"ø
⊗	1ST STORY TOP PLATES	
ALL THREADED RODS SHALL EXTEND FULLY THRU WOOD WALL AND FLOOR SYSTEM TO FOUNDATION/MASONRY/CONCRETE BELOW.		

WALL STUD SCHEDULE		
LOCATION	PLATE HEIGHT	STUD SIZE AND SPACING
EXTERIOR	9'-1" MAX	2x4 OR 2x6 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.
EXTERIOR	14'-0" MAX	2x6 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 OR 2x6 @ 16" O.C.
INTERIOR	12'-0" MAX	2x4 @ 12" O.C. OR 2x6 @ 16" O.C.

WALL STUD NOTES:
1. WALL STUDS SPECIFIED ON PLAN SUPERCEDE THIS TABLE
2. MIN STUD SIZE AND SPACING IS SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQMTS
3. ALL STUDS AND POST SHALL BE SPF#2, UON
4. USE SYP#2 FOR TOP PLATES
5. USE SYP#2 PT FOR BOTTOM PLATES
6. FASTEN BOTTOM PLATES OF INTERIOR LOAD BEARING WALLS TO SLAB W/ 16d MASONRY CUT NAILS @ 16" O.C.

CMU FRAMING NOTES
1. REINFORCE CMU WALLS W/ (1)#5 VERTICAL @ 48" OC (UON ON PLAN), AT CORNERS, JAMBS, EA SIDE OF CONTROL JOINTS AND WALL INTERSECTIONS.
2. PROVIDE HORIZONTAL JOINT REINFORCING @ 16" OC.
3. GROUT CELLS W/ REINFORCMENT AND ALL CELLS BELOW GRADE.
4. WALL COURSING SHALL BE RUNNING BOND, STACK BOND NOT PERMITTED. CORNER AND WALL INTERSECTIONS SHALL HAVE INTERLOCKING COURSES
5. SEE S0.0 FOR MATERIAL SPECS AND GEN NOTES
6. SEE S2.0 AND S2.2 FOR TYPICAL CMU SECTIONS, ELEVATIONS AND DETAILS.
7. SEE ARCH. FOR CMU WALL DIMENSIONING AND FOR REQUIRED ROUGH OPENING SIZES AT ALL WALL OPENINGS

WOOD FRAMING NOTES
1. SEE S2.0 FOR TYPICAL WALL FRAMING ELEVATION
2. SEE SHEET S0.0 FOR SHEATHING SPECIFICATIONS
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADERS, STUD COLUMNS, ETC.) FASTEN PLIES PER DETAIL 4&5/S3.0
4. UNLESS OTHERWISE NOTED, PROVIDE STUD COLUMNS BELOW ALL MULTI-PLY BEAMS AND GIRDERS THAT MATCH BEAM/GIRDER PLIES. PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AND EQUAL SIZED STUD COLUMN ON FIRST LEVEL IF STUD COLUMN IS LOCATED ABOVE

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REVIEW	05.06.24
REVISIONS	DATE

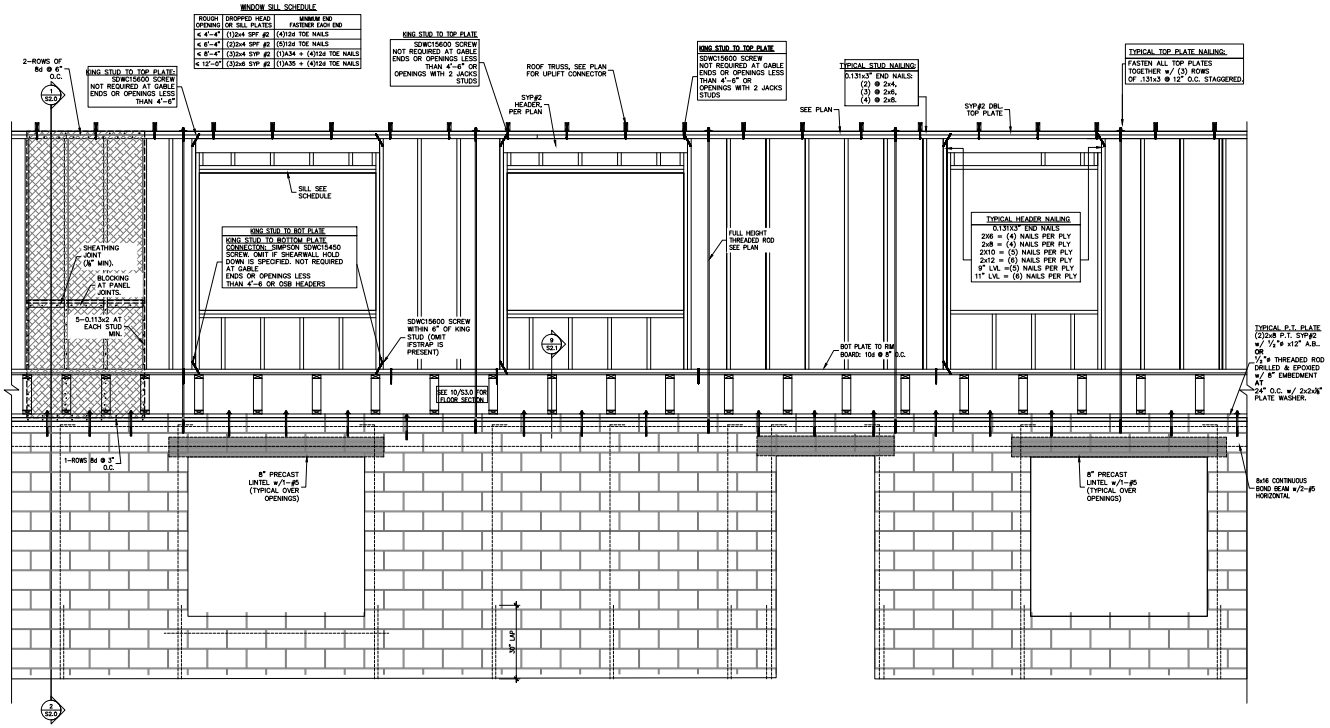
STRUCTURAL ENGINEERING FOR
171 INLET DRIVE

FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT 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.

GARAGE WALL AND ROOF FRAMING PLAN

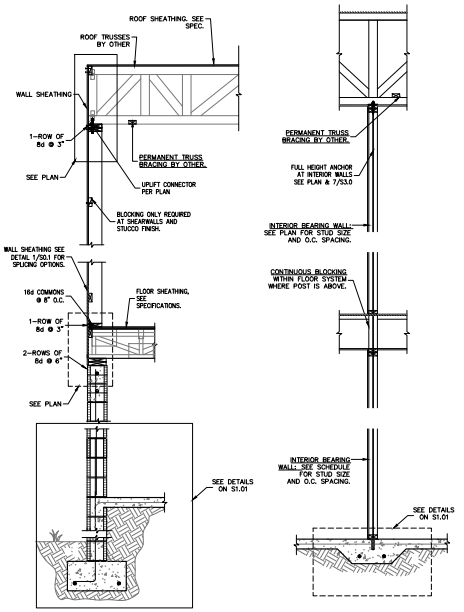
SHEET
S1.7
SHEET16 OF 27



1 S2.0 TYPICAL EXTERIOR WALL ELEVATION (WOOF FRAMED CMU WALL)
SCALE: N.T.S

TYPICAL WALL FRAMING NOTES:

1. USE SPF#2 OR BETTER FOR ALL WALL STUDS..
2. USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.
3. USE SYP#2 FOR ALL HEADERS
4. ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, U.O.N. ON PLAN.
5.) FASTEN BOTTOM PLATE OF INTERIOR LOAD BEARING WALLS TO CONCRETE SLAB w/10d MASONRY CUT NAILS @ 48" O.C. MINIMUM. SEE FOUNDATION PLAN ADDITIONAL ANCHORS AT SHEARWALLS



2 S2.0 TYPICAL EXTERIOR WOOD FRAMED OVER CMU WALL
SCALE: N.T.S

3 S2.0 INTERIOR WALL SECTION
SCALE: N.T.S

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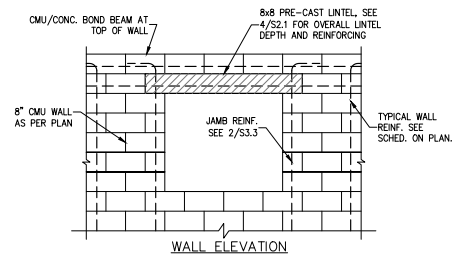
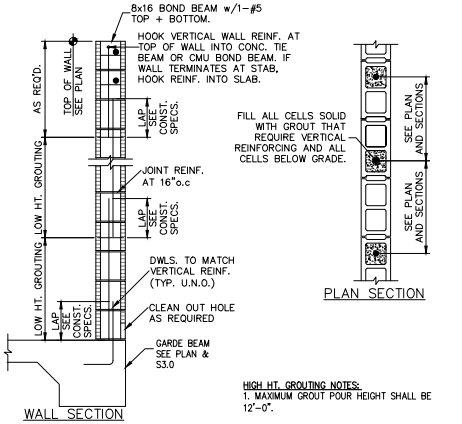
TYPICAL ELEVATION AND SECTION

SHEET
S2.0
SHEET17 OF 27



WALL ELEVATION



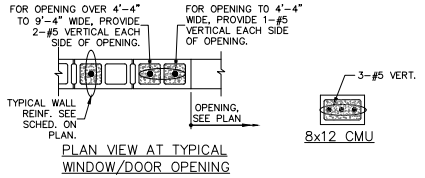
PLAN SECTION

WALL SECTION

LOW HT. GROUTING NOTES:
1. USE 5'-0" GROUT POUR HEIGHT FOR BAR SIZES #3 THRU #5.
2. USE 5'-0" GROUT POUR HEIGHT FOR BAR SIZES #7 AND ABOVE.
3. SEE SPECIFICATIONS AND STRUCTURAL NOTES FOR GROUT TYPE AND GROUTED CELL SIZE.

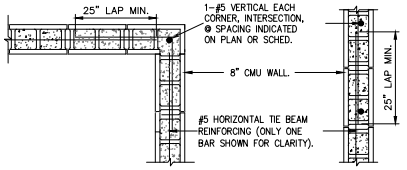
HIGH HT. GROUTING NOTES:
1. MAXIMUM GROUT POUR HEIGHT SHALL BE 12'-0".
2. IF HIGH LIFT GROUTING IS USED, REINF. SHALL BE FULL HEIGHT AND A CLEANOUT HOLE IS REQ'D AT CELLS WITH REBAR.
3. GROUT SHALL BE PLACED IN 5' LIFTS TO PREVENT BLOWOUTS.
4. SEE SPECIFICATIONS AND STRUCTURAL NOTES FOR GROUT TYPE AND GROUTED CELL SIZE.

1 S2.1 TYPICAL WALL REINFORCEMENT
SCALE: N.T.S

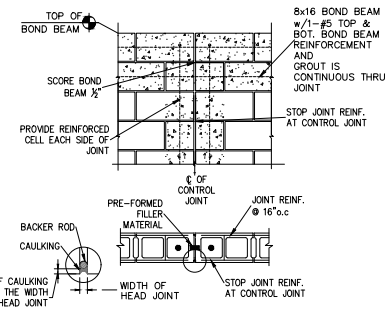


PLAN VIEW AT TYPICAL WINDOW/DOOR OPENING

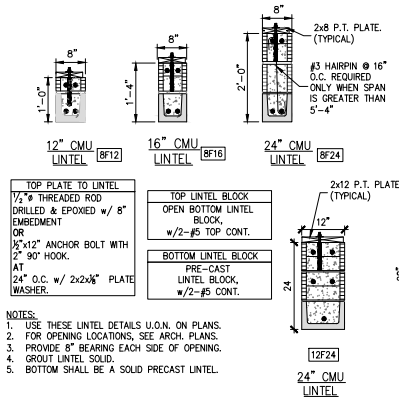
2 S2.1 CMU JAMB REINFORCING
SCALE: 3/4" = 1'-0"



3 S2.1 TYPICAL HORZONTAL/CORNER SPLICE
SCALE: 3/4" = 1'-0"

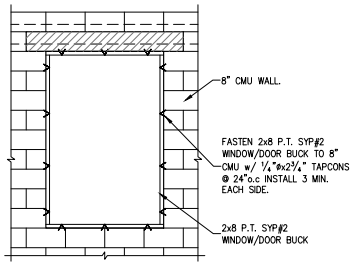


6 S2.1 CMU CONTROL JOINT
SCALE: N.T.S

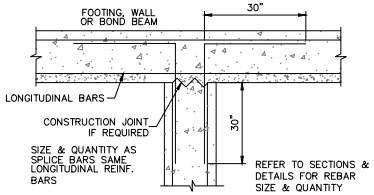


NOTES:
1. USE THESE LINTEL DETAILS U.O.N. ON PLANS.
2. FOR OPENING LOCATIONS, SEE ARCH. PLANS.
3. PROVIDE 8" BEARING EACH SIDE OF OPENING.
4. GROUT LINTEL SOLID.
5. BOTTOM SHALL BE A SOLID PRECAST LINTEL.

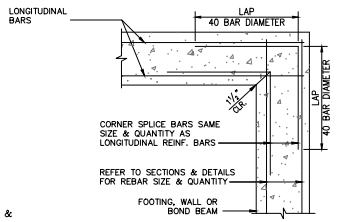
4 S2.1 TYPICAL CMU LINTEL
SCALE: 3/4" = 1'-0"



5 S2.1 STRUCTURAL WINDOW/DOOR BUCK
SEE 1/S4.4 FOR INFORMATION NOT SHOWN.

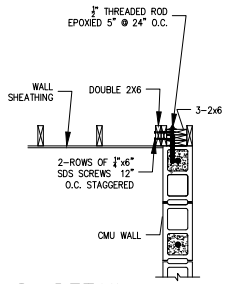


TYPICAL CONTINUITY PLAN FOR REINFORCING IN CONCRETE BEAMS INTERSECTIONS.



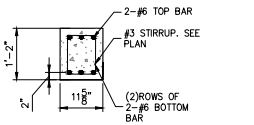
CORNERS

7 S2.1 DETAIL
SCALE: N.T.S.

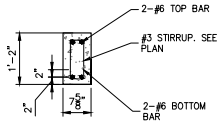


8 S2.1 DETAIL
SCALE: N.T.S.

NOTE:
SEE 11/S2.1 FOR COLUMN TO BEAM DOWEL REBAR INFORMATION



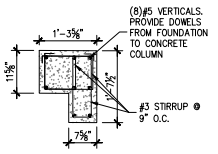
9A



9B

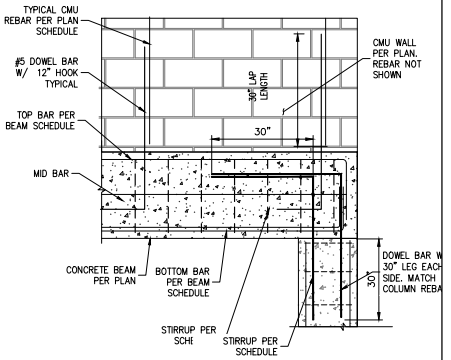
9 S2.1 CONCRETE BEAM DETAIL
SCALE: N.T.S.

NOTE:
SEE 11/S2.1 FOR COLUMN TO BEAM DOWEL REBAR INFORMATION



CONCRETE COLUMN C2

10 S2.1 CONCRETE COLUMN DETAIL
SCALE: 3/4" = 1'-0"



11 S2.1 CONCRETE COLUMN DETAIL (ELEVATION)
SCALE: 3/4" = 1'-0"

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STRUCTURAL ENGINEERING FOR
171 INLET DRIVE

FIELD ALTERATION
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SCALING
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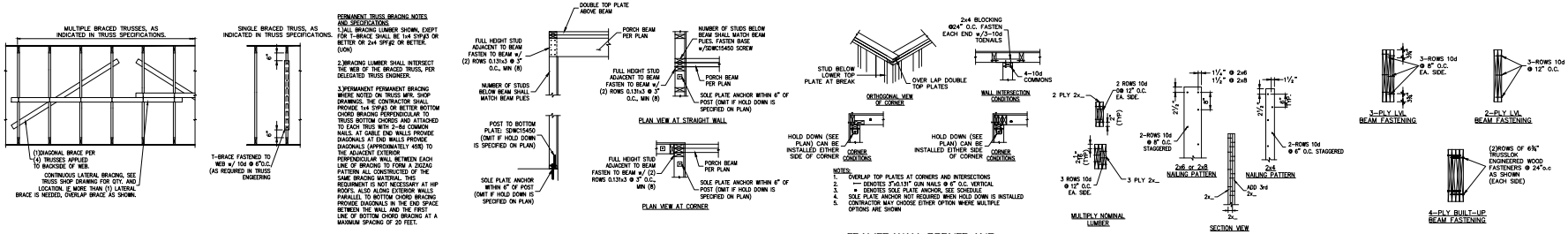
FRAMING DETAILS

SHEET
S2.1
SHEET18 OF 27



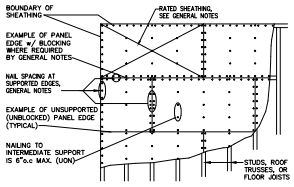
1 S3.0 PERMANENT TRUSS BRACING
SCALE: N.T.S.

2 S3.0 PORCH RETURN BEAM CONNECTION
SCALE: N.T.S.

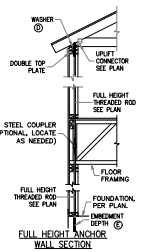
3 S3.0 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS
SCALE: N.T.S.

4 S3.0 2x- BUILT - UP MEMBER FASTENING
SCALE: N.T.S.

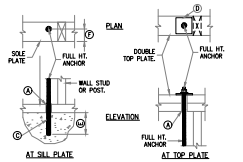
5 S3.0 MULTIPLE MEMBER ENGINEERED WOOD BEAMS
SCALE: N.T.S.



6 S3.0 SHEATHING NAILING DETAIL
SCALE: 3/4" = 1'-0"



FULL HEIGHT ANCHOR WALL SECTION



FULL HEIGHT ANCHOR INSTALLATION CHART

THREADED ROD #	Ⓐ WOOD PLATE HOLE	Ⓒ CONCRETE HOLE	Ⓓ WASHER SPEC.	Ⓔ EMBEDMENT DEPTH		Ⓕ EDGE DISTANCE	
1/2	5/8"ø	5/8"ø	3x3x¼"	6"	6"	2"	6"
5/8	¾"ø	¾"ø	3x3x¼"	7.5"	12"	2½"	3"
				MONO	STEM	MONO	STEM

THREADED ROD INSTALLATION CHART

FULL HEIGHT ANCHORING SPECIFICATIONS

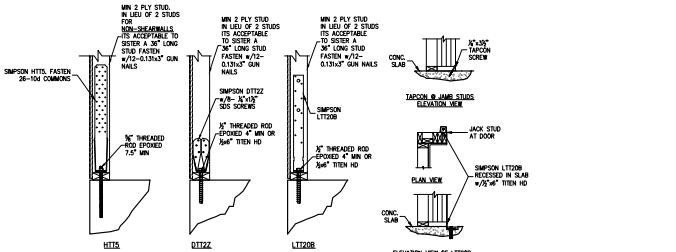
ANCHORING SYSTEM. THE THREADED ROD ANCHORING SYSTEM SHALL CONSIST OF 5/8" A307 THREADED RODS, ORIENTED VERTICALLY AND ATTACHED TO THE FOUNDATION AND TO THE UPPERMOST PLATE AT THE LOCATIONS INDICATED IN THESE DOCUMENTS. ABOVE TOP PLATE, PROVIDE A 2"x 2"x 3/16" STEEL WASHER, FASTEN WITH A NUT AND ALLOW AT LEAST 3 THREADS TO EXTEND ABOVE TIGHTENED NUT. (TYP.)

ROD INSTALLATION. AT ALL PLATE PENETRATIONS, PROVIDE A HOLE IN THE PLATE 3/8" LARGER THAN THE DIAMETER OF THE THREADED ROD. HOLES IN WOOD SHALL BE DRILLED AND ARE PREFERRED TO BE PUNCHED. WHERE GUN NAILERS ARE USED IN CASES WHERE ONE CONTINUOUS ROD IS UNFEASIBLE, THE ROD SHALL BE INSTALLED APPROXIMATELY CENTERED IN HOLE. RODS MAY BE SLANTED FROM TRUE VERTICAL BY A MAXIMUM OF 2 INCHES IN 10 FEET TO AVOID CONFLICTS WITH FLOOR AND WALL FRAMING. THE NUT ABOVE THE UPPERMOST PLATE SHALL BE SECURED OVER THE WASHER TO A SNUG-TIGHT CONDITION PLUS ONE-HALF TURN OF A STANDARD WRENCH (APPROXIMATELY 50 FT-LBS. OF TORQUE).

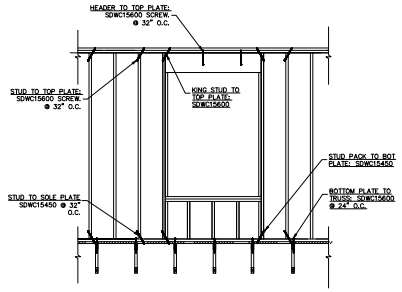
INSPECTION. SPECIAL INSPECTION IS REQUIRED. CONTRACTOR SHALL RE-TIGHTEN NUT TO 50 FT-LBS. OF TORQUE AFTER ALL TRADES ARE COMPLETE AND PRIOR TO INSTALLATION.

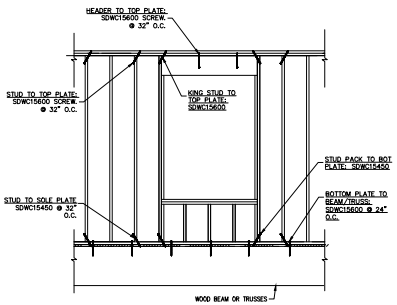
EPOXY ANCHORING. ALL THREADED RODS SHALL BE DRILLED & EPOXY ANCHORED. SEE INSTALLATION CHART FOR EMBEDMENT AND EDGE DISTANCE REQUIREMENTS

7 S3.0 FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

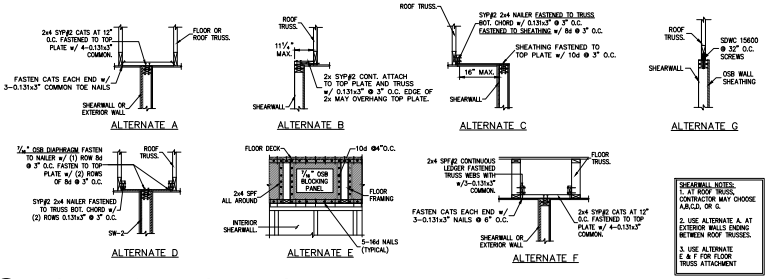


8 S3.0 HOLD DOWN ATTACHMENT DETAIL





WHEN NOTED 9 S3.0 WALL UPLIFT FASTENING
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



10 S3.0 SHEARWALL ATTACHMENT AT ROOF & FLOOR

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MATRAZZO RESIDENCE
SSE No.
23-0592

ISSUE	DATE
REVIEW	05.06.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR 171 INLET DRIVE

FIELD ALTERATION
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SCALING
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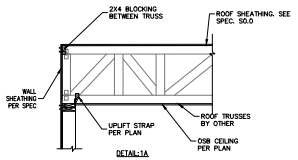
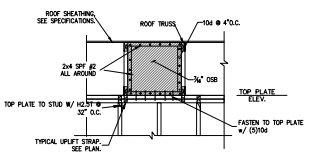
TYPICAL WOOD FRAMING DETAILS

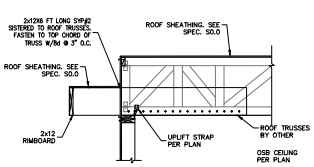
SHEET
S3.0
SHEET19 OF 27



DETAIL-1A



ELEVATION VIEW (ROOF TRUSSES)



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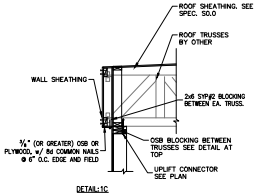

DETAIL-1C

1 S3.1 ROOF SECTION
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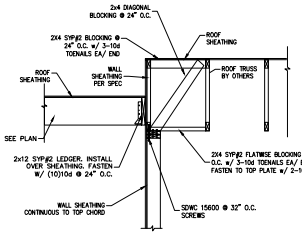
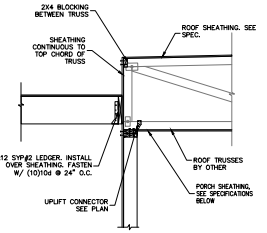


2 S3.1 GABLE END BRACING
NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX.
2. ALL MATERIAL TO BE SYP#2



PORCH TRUSS @ BEAM

3 S3.1 ROOF SECTION
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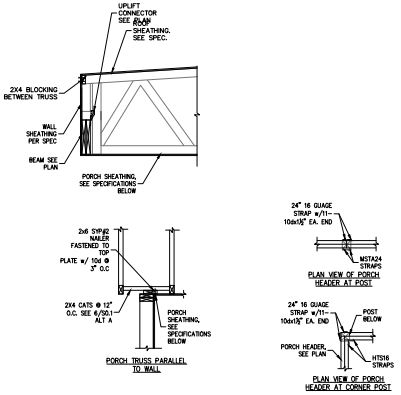
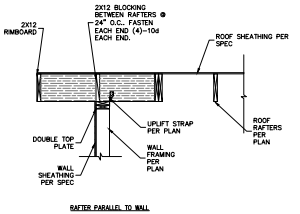
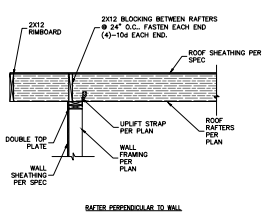


PORCH SHEATHING SPECIFICATIONS:
7/16" (OR GREATER) OSB OR PLYWOOD, w/ 8d COMMON NAILS @ 6" O.C. EDGE AND FIELD

4 S3.1 TYPICAL PORCH FRAMING DETAILS



RAFTER PARALLEL TO WALL



RAFTER PERPENDICULAR TO WALL

5 S3.1 ROOF SECTION
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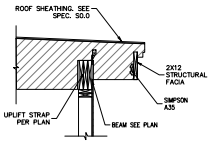

6 S3.1 ROOF SECTION
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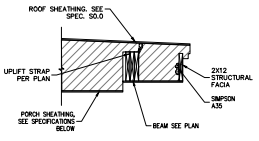

7 S3.1 ROOF SECTION
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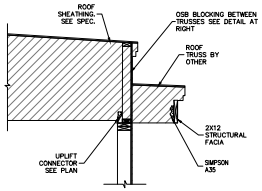

8 S3.1 ROOF SECTION
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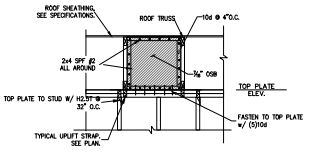
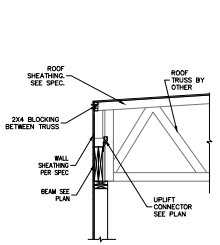


ELEVATION VIEW (ROOF TRUSSES)



9 S3.1 ROOF SECTION
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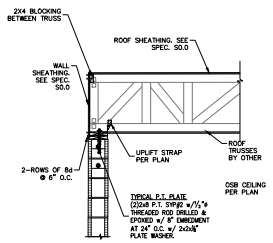

10 S3.1 ROOF SECTION AT CMU
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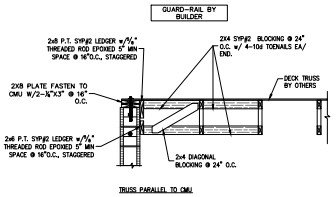
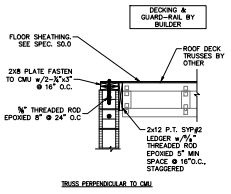


TRUSS PARALLEL TO CMU



TRUSS PERPENDICULAR TO CMU

11 S3.1 ROOF DECK SECTION
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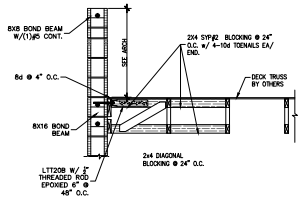

12 S3.1 ROOF DECK SECTION
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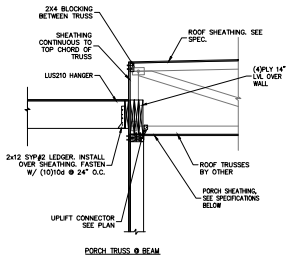

PORCH TRUSS @ BEAM

13 S3.1 ROOF SECTION
SCALE: N.T.S.

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STRUCTURAL ENGINEERING FOR
171 INLET DRIVE

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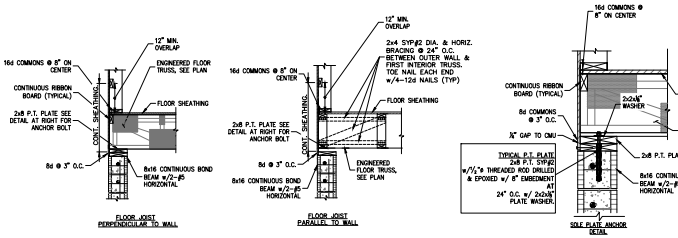
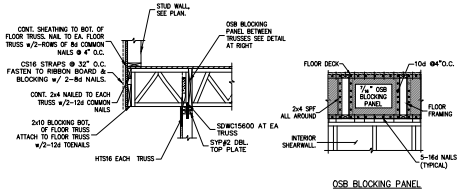
TYPICAL WOOD FRAMING DETAILS

SHEET
S3.1
SHEET20 OF 27



1 S3.2 FLOOR TRUSSES AT CMU WALL.
SCALE: 3/4" = 1'-0"



2 S3.2 TRUSS OUTRIGGER SECTION
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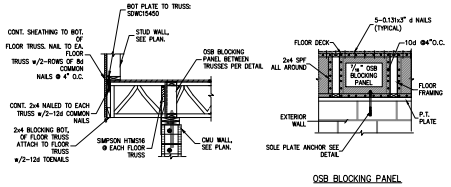

3 S3.2 TRUSS OUTRIGGER SECTION
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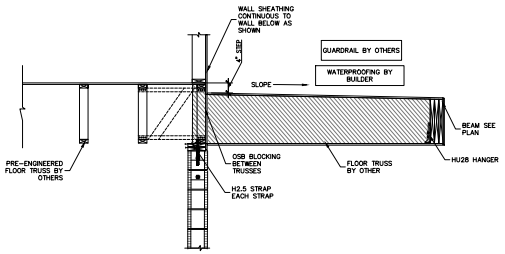
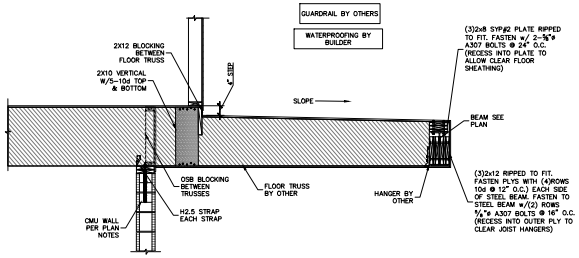
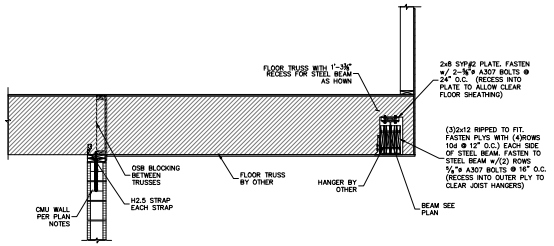


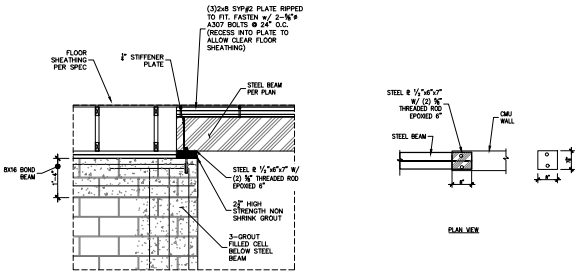
4 S3.2 BALCONY SECTION



5 S3.2 FLOOR SECTION



6 S3.2 BALCONY SECTION



7 S3.2 STEEL BEAM BEARING AT CMU

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STRUCTURAL ENGINEERING FOR
171 INLET DRIVE

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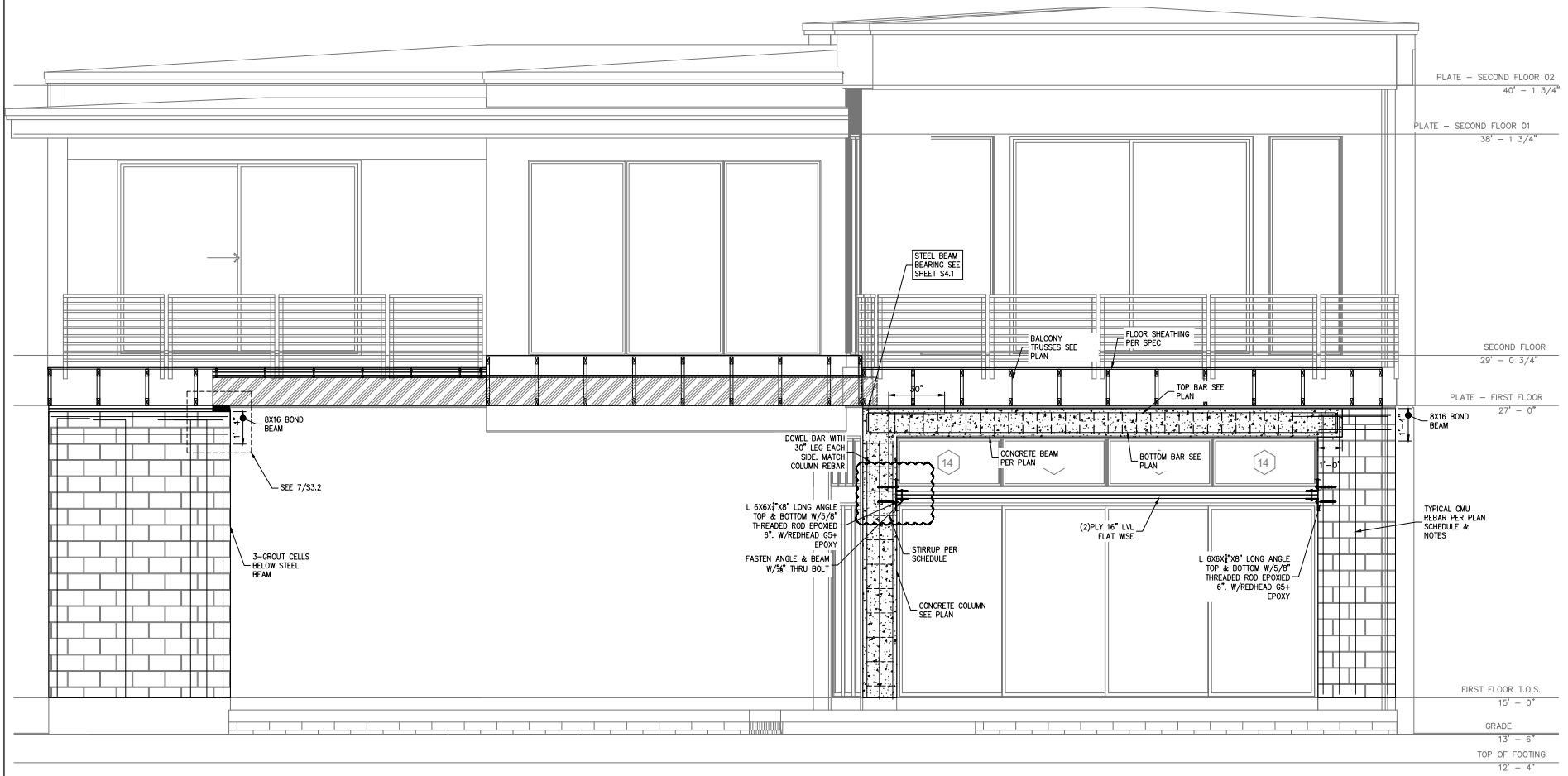
MISC DETAILS

SHEET
S3.2
SHEET 21 OF 27



1 S4.0 BUILDING ELEVATION

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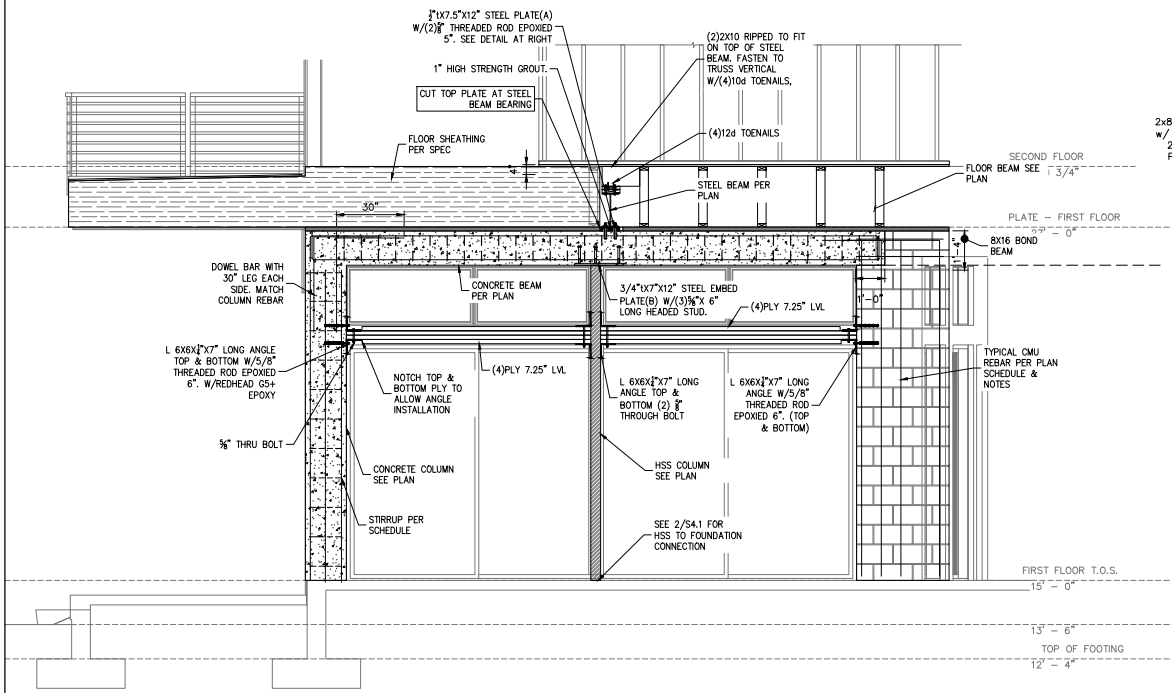
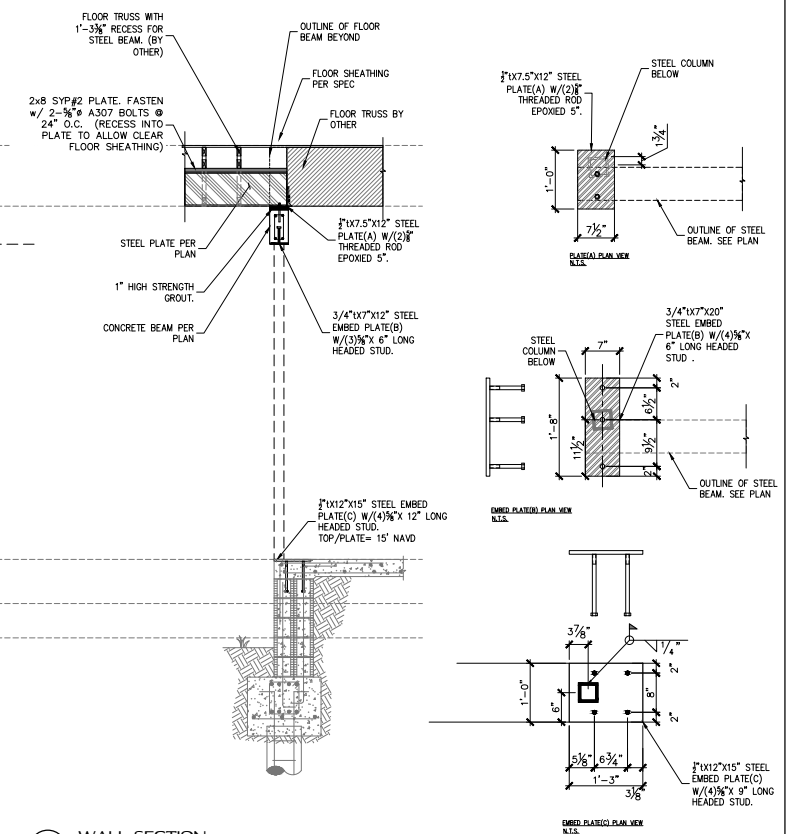
BUILDING ELEVATION

SHEET
S4.0
SHEET22 OF 27



1 S4.1 BUILDING ELEVATION



2 S4.1 WALL SECTION

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BUILDING ELEVATION

SHEET
S4.1
SHEET23 OF 27

STRUCTURAL NOTES:

DESIGN IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023,

LIVE LOADS:

UNIFORM LIVE LOADS:

POOL DECK SLABS/COPING	40 PSF

ALLOWABLE UNIT STRESSES

CONCRETE: (PER ACI 318)	
CONCRETE:	
SLAB ON GRADE	f'c = 3000 PSI
STRUCTURAL POOL SHELL	f'c = 5000 PSI
AUGERCAST CONCRETE ANCHOR PILE	f'c = 5000 PSI
CONCRETE PILE CAPS	f'c = 5000 PSI
CONCRETE MAXIMUM WATER CEMENT RATIO:	
STRUCTURAL POOL SHELL AND PILE CAPS	0.56
AUGERCAST ANCHOR PILE	0.60
REINFORCMENT:	ASTM A615 – GRADE 60
WELDED WIRE FABRIC	ASTM A185
SOIL BEARING PRESSURE:	2000 PSF

REINFORCED CONCRETE

ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318 AND ACI 301. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER.

UNLESS OTHERWISE SHOWN ON DRAWINGS, MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS:

SLABS ON GRADE	CENTERED
STRUCTURAL POOL SHELL	2"
AUGERCAST ANCHOR PILE	3"

ALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

ALL HOOKS IN REINFORCING BARS SHALL BE ACI STANDARD HOOKS.

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES', ACI 315. BAR SUPPORTS SHALL BE PLASTIC DIPPED AFTER FABRICATION.

ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318, BUT IN NO CASE SHALL BE LESS THAN 40 BAR DIAMETERS, U.O.N. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) MESH PANELS AND TIED SECURELY. WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING, U.O.N.

SUPPLEMENTARY NOTES

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

COORDINATE OPENINGS, SLEEVES, AND EMBEDDED ITEMS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

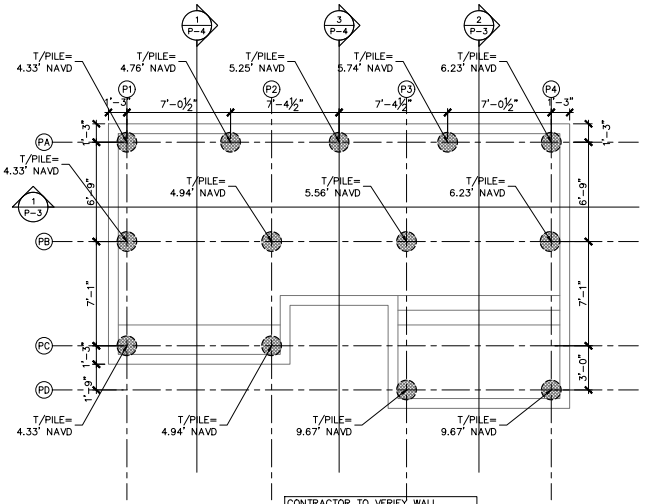
THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ACTS AND/OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING WORK, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED, OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED.

16"ø AUGERCAST CONCRETE PILE INSPECTION

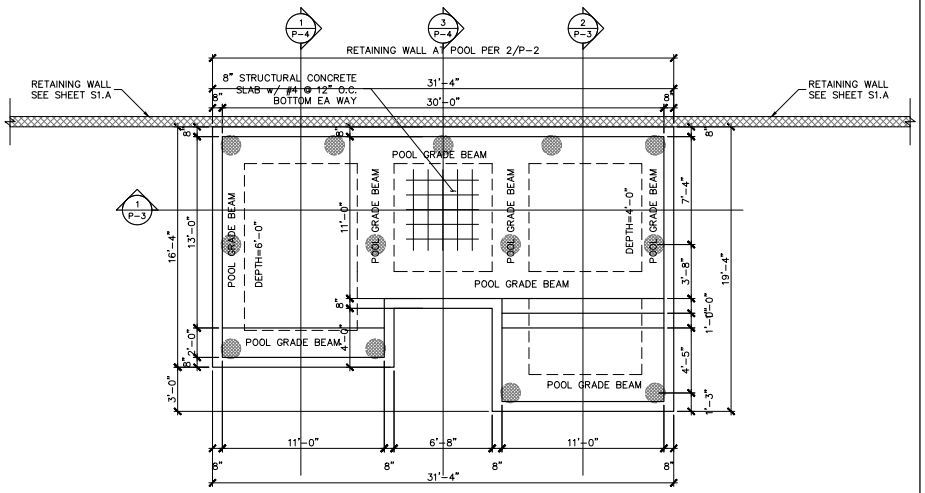
1. PILES SHALL HAVE A MINIMUM DIAMETER OF 16" AND SHALL PROVIDE A MINIMUM SAFE BEARING CAPACITY OF 30 TONS, ALLOWABLE TENSION CAPACITY OF 10 TONS, AND LATERAL CAPACITY OF 6 TONS.
2. FORM THE CAST IN PLACE PILE BY DRILLING A HOLE IN THE GROUND WITH A HOLLOW STEM CONTINUOUS FLIGHT AUGER TO THE SPECIFIED TIP ELEVATION INDICATED ON THE PLAN. PUMP 5000 PSI CONCRETE GROUT DOWN THE AUGER STEM AND OUT THE TIP INTO THE CAVITY FORMED. AS THE AUGER IS SLOWLY WITHDRAWN, THE AUGER SHALL NOT BE PERMITTED TO ROTATE DURING THE WITHDRAWAL PROCESS, AND SHALL BE WITHDRAWN IN A STEADY, CONTINUOUS MOTION. CONCRETE GROUT PRESSURE SHALL BE MEASURED AND SHALL BE MAINTAINED AT AN ADEQUATE PRESSURE AT ALL TIMES TO OFFSET THE DEVELOPED HYDROSTATIC AND LATERAL EARTH PRESSURES. THE INSTALLED CONCRETE GROUT VOLUMES SHALL BE MEASURED TO VERIFY THAT THE VOLUME OF THE CONCRETE GROUT VOLUME INSTALLED IN EACH PILE IS EQUAL TO OR GREATER THAN THE CALCULATED VOLUME OF THE HOLE CREATED BY THE AUGER. IF THE INSTALLATION PROCESS OF ANY PILE IS INTERRUPTED OR LOSS OF CONCRETE PRESSURE OCCURS, THE PILE SHALL BE REDRILLED TO THE ORIGINAL DEPTH AND REFORMED. AUGERED PILES SHALL NOT BE INSTALLED WITHIN SIX PILE DIAMETERS, CENTER TO CENTER, OF AN ADJOINING PILE FILLED WITH CONCRETE GROUT LESS THAN 24 HOURS OLD. IF THE CONCRETE GROUT LEVEL OF A AUGERED PILE DROPS, THE PILE SHALL BE REJECTED AND REPLACED.
3. ALL AUGERED PILE REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 2" TO THE #3 TIES.
4. AUGERED PILE PLACEMENT TOLERANCE: PLUS OR MINUS 2 INCHES.
5. THE CONTRACTOR SHALL ENGAGE THE SERVICE OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR AN APPROVED TESTING AGENCY TO SUPERVISE AND CERTIFY THAT THE PILE INSTALLTION COMPLIES WITH THE DESIGN REQUIREMENTS. RECORDS OF THE REINFORCING FOR EACH PILE; EACH INDIVIDUAL PILE DEPTH AND QUANTITY OF CONCRETE GROUT VOLUME INSTALLED FOR EACH PILE; TOTAL NUMBER OF INSTALLED PILES; TOTAL LENGTH OF INSTALLED PILES; TOTAL CALCULATED CONCRETE GROUT VOLUME FOR ALL OF THE PILES; ACTUAL TOTAL CONCRETE GROUT VOLUME INSTALLED FOR ALL OF THE PILES; AND DEVIATION OF EACH PILE FROM THE SPECIFIED LOCATION SHALL BE KEPT AND SUBMITTED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE AUGERED PILE WORK.



CONTRACTOR TO VERIFY WALL DIMENSION AND ELEVATIONS

POOL PILE PLAN

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



CONTRACTOR TO VERIFY WALL DIMENSION AND ELEVATIONS

POOL SHELL & FOOTING PLAN

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

05.06.24
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FL PE#71461

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PLAN NAME
MATRAZZO RESIDENCE
SSE No.
23-0592

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 INTENT 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.

POOL PLANS

SHEET
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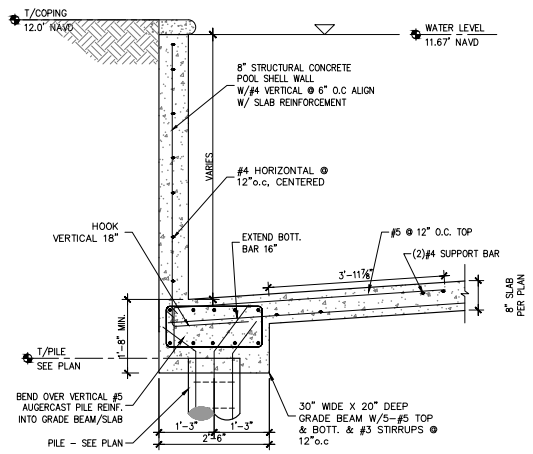
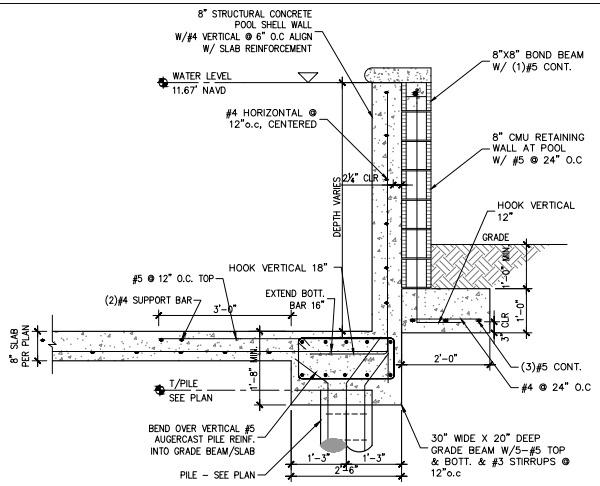
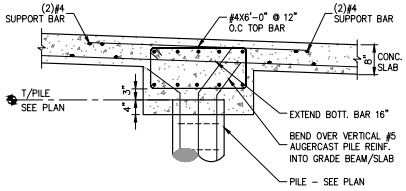


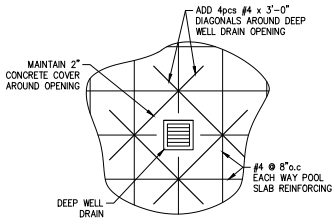
1 P-2 POOL SECTION
SCALE: 3/4" = 1'-0"



2 P-2 POOL SECTION
SCALE: 3/4" = 1'-0"



3 P-2 POOL SECTION
SCALE: 3/4" = 1'-0"



4 P-2 DEEP WELL
DRAIN OPENING REINFORCING DETAIL
SCALE: 3/4" = 1'-0"

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POOL SECTION

SHEET
P-2
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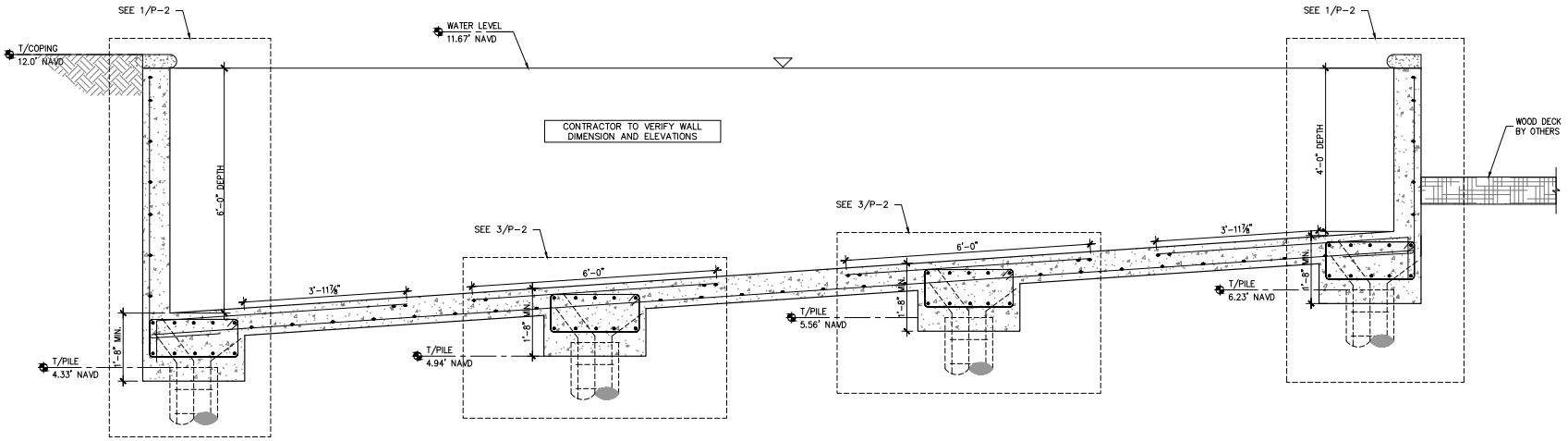
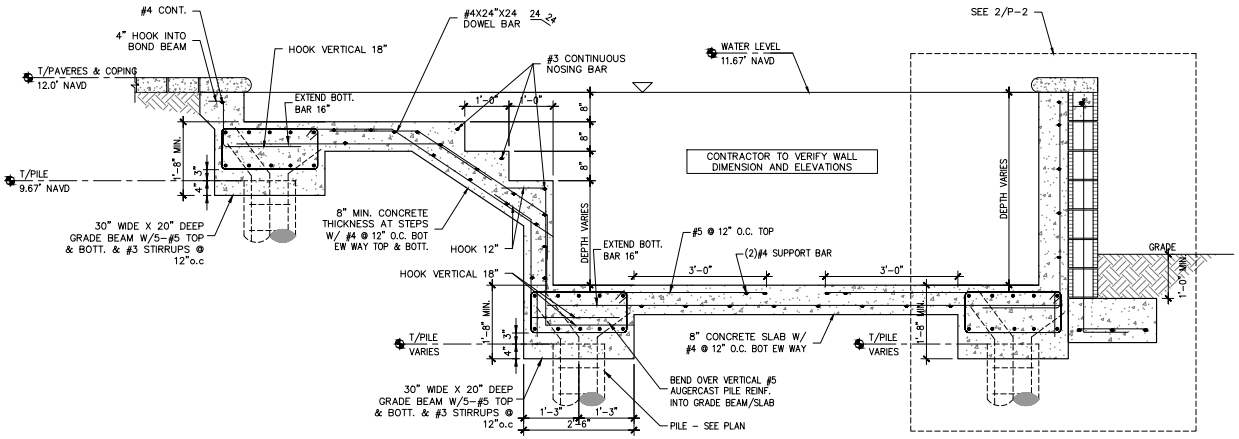


1 P-3 POOL SECTION
SCALE: 3/4" = 1'-0"



2 P-3 POOL SECTION
SCALE: 3/4" = 1'-0"

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POOL SECTION

SHEET
P-3
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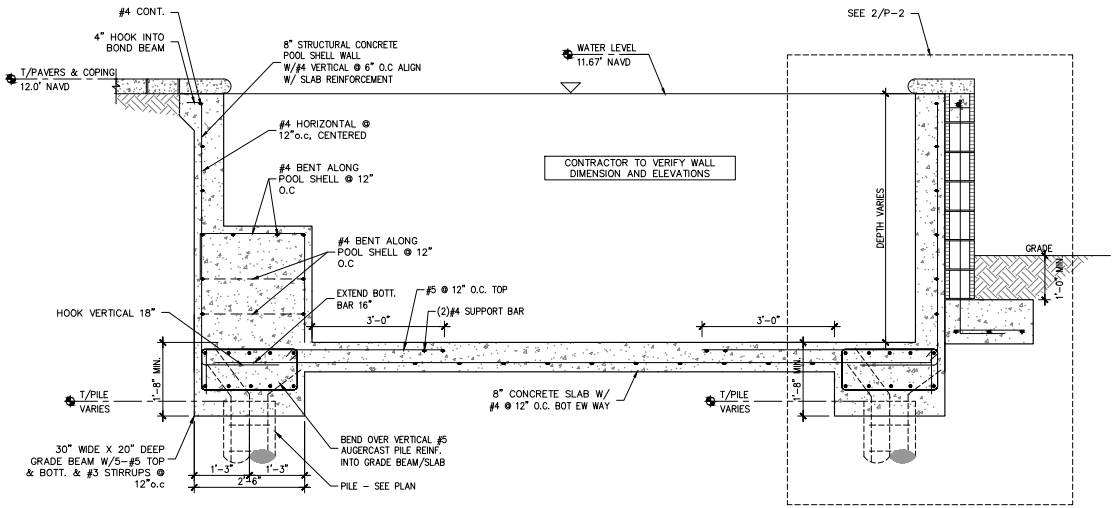
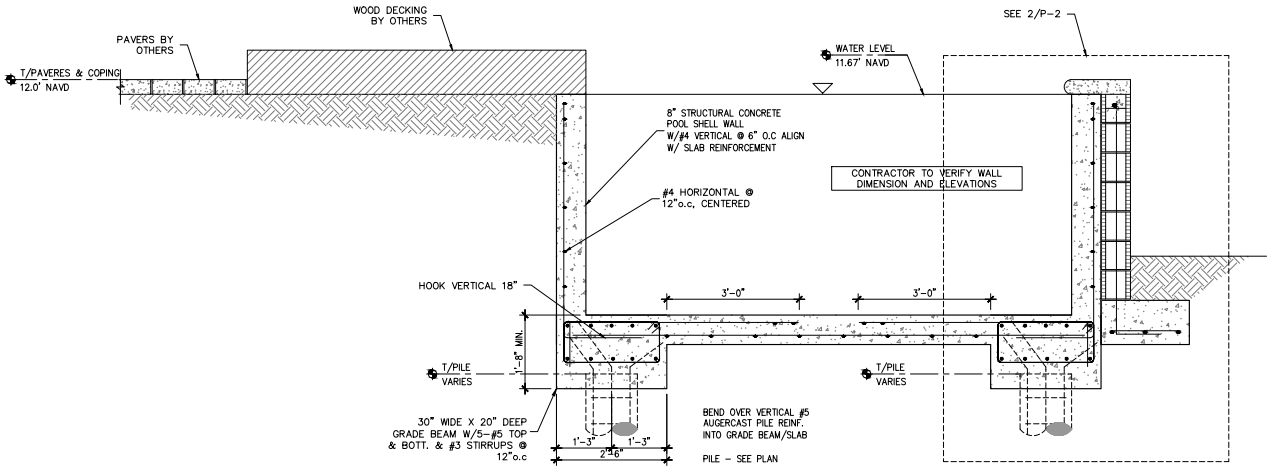


1 P-4 POOL SECTION
SCALE: 3/4" = 1'-0"



2 P-4 POOL SECTION
SCALE: 3/4" = 1'-0"

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BUILDING ELEVATION

SHEET
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SHEET27 OF 27

171 INLET DRIVE

Front view with actual elevations depicted

Proposed Residential Development Plans

Planning and Zoning Board Presentation

Introduction

Thank you for the opportunity to present our revised plans. We deeply value the feedback from the last meeting and have made significant adjustments to address the concerns raised by the board and the community.

Feedback from Last Meeting

1. Side Yards: Elevated side yards were perceived as too high, creating a visual obstruction that did not blend with the neighborhood.
2. Water Flow and Runoff: Concerns were raised about suboptimal water flow and its potential impact on neighboring properties.
3. Right-Side Retaining Wall: The right-side retaining wall was seen as imposing and unnecessary.
4. Overall Height and Yard Elevations: The yard elevations and house height were deemed excessive, prompting recommendations for reengineering.

Revised Plans

1. Lowered House Elevation

- Reduced the house elevation from 15 ft NAVD to 14 ft NAVD.
- Lowered the roof height from 34.33 ft to 33.33 ft, ensuring compliance with the 35 ft height restriction.

2. Optimized Side Yard Slopes

- Original yard elevations of 12 ft have been regraded:
  - Right Side: Gently slopes from 9 ft along the foundation stem wall to 7.5 ft at the property line, complementing the neighbor's tall retaining wall.
  - Left Side: Slopes from 9 ft along the foundation stem wall to 8 ft at the swale.
- This redesign eliminates the need for retaining walls while integrating rain gardens, swales, berms, and landscaped beds. These features:
  - Slow stormwater flow, reducing flooding risks during hurricanes and king tide events.
  - Promote natural infiltration, improving water quality and replenishing groundwater.
  - Foster biodiversity by supporting pollinators, birds, and native vegetation.

3. Rain Garden Benefits

As part of our water management plan, we will incorporate 4 to 5 rain gardens strategically throughout the property to maximize their environmental and functional benefits:

- Stormwater Management: Slow and absorb stormwater, reducing flooding risks during hurricanes and king tide events.
- Water Quality and Groundwater Recharge: Filter pollutants from runoff and promote infiltration to replenish groundwater.
- Habitat and Vegetation Support: Provide habitats for pollinators and birds while preserving native plant species.

These rain gardens will work alongside swales, berms, and other landscaping features to deliver a comprehensive, sustainable solution for water management.

4. Rear Secondary Seawall

- The current seawall sits at an 8.5 ft NAVD elevation. To enhance flood protection, we propose a secondary seawall 10 ft landward from the existing seawall.
- The proposed seawall height is 11 ft NAVD, with the ideal goal of increasing it to 11.5 or 12 ft to provide additional protection against future storm surges and king tide events.
- Recognizing the board's guidance and the need for neighborhood harmony, we are mindful of not overstepping boundaries that could delay this critical project. However, we emphasize that the slightly higher elevation would deliver longer-term flood resilience and benefits for both our property and neighboring homes.
- This secondary seawall represents a dual-layer flood defense system, designed to safeguard against increasingly severe weather events while respecting the board's recommendations.

Addressing Board Objections

Objection: During storms, water displaced from the raised lot could run off into low-lying homes, increasing their risk of flooding.

Solution: We've implemented robust water management and flood protection measures:

- Rain Gardens, Swales, Berms, and Landscaped Beds: Hold stormwater, slow runoff, and enhance retention, minimizing impacts on neighboring properties.

Additional Protection

- The existing seawall provides critical protection against storm surge and flooding, shielding low-lying homes during storms.
- The proposed secondary seawall further enhances this protection by addressing long-standing flooding issues and reducing future risks.
- While we are proposing a height of 11 ft NAVD, we emphasize that a slight increase to 11.5 or 12 ft NAVD would greatly improve long-term flood defense without significantly altering the visual or environmental impact.

Community and Neighborhood Benefits

- Enhanced flood protection mitigates flooding risks for neighboring homes.
- Rain gardens and other landscaping improvements contribute to ecological health, fostering biodiversity and preserving native vegetation.
- The design aligns with neighborhood standards and mirrors similar approved projects in Davis Shores.

Closing Statement

Thank you for considering our revised plans. We believe these thoughtful changes address the board's feedback while offering significant benefits to the community. By enhancing flood protection, prioritizing responsible water management, and integrating rain gardens, we contribute to a safer, more resilient, and harmonious neighborhood. We respectfully request your approval to move forward.

Sincerely,

Mark Matrazzo

Site Info

171 INLET DRIVE

ST. Augustine FL 32080

Conservation Overlay Zones 2 & 3

Residential Single Family - RS1

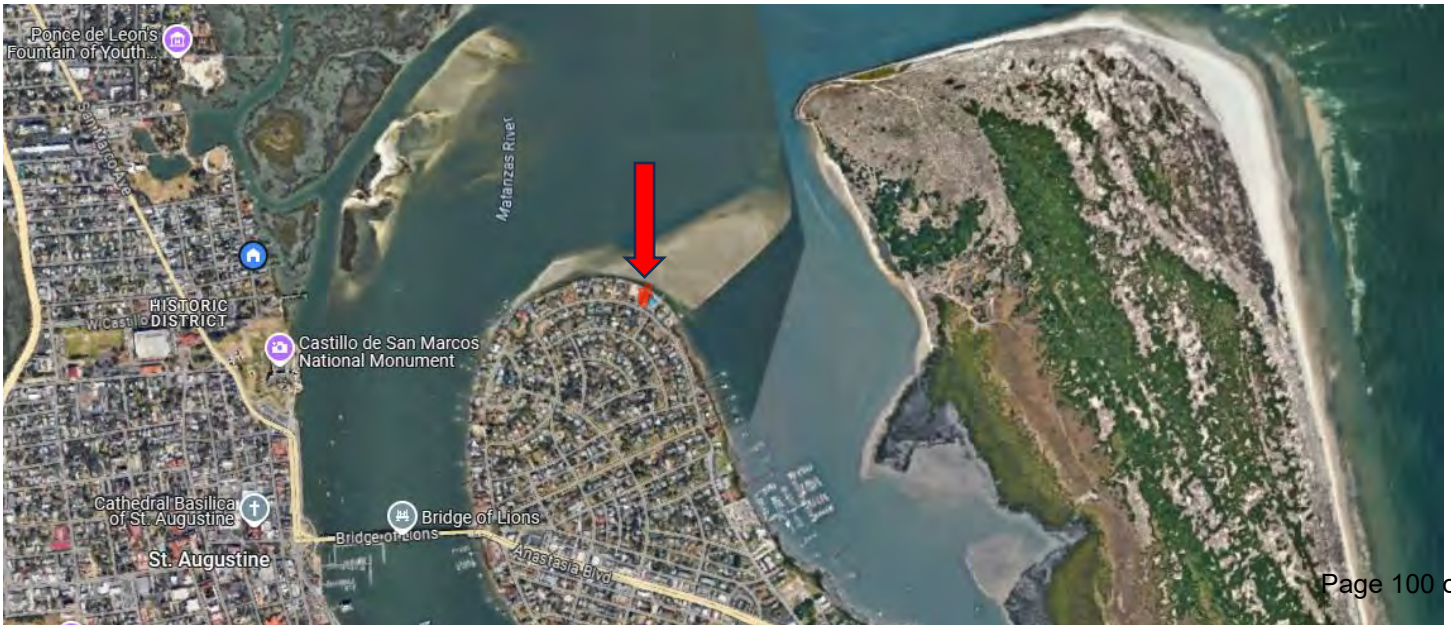


Table of Contents

Part 1: Project Overview

1. 171 Inlet

- Introduction to the property and its significance.

2. Proposed Residential Development Plan

- Key goals and objectives.

3. Site Plan

- Overview of existing site layout and features.

Part 2: Existing Conditions

4. Spot Elevations and Drainage Flow

- Detailed spot level elevations of the existing parcel.
- Drainage flow analysis illustrated with directional arrows.

5. Spot Elevations of Adjacent Properties

- Spot elevation details extending 10 feet into neighboring properties.

Part 3: Proposed Conditions

6. Proposed Drainage Flow and Finished Grade Elevations

- Drainage flow visualization with directional arrows.
- Finished grade elevation plan for optimized water management.

7. Retaining Wall and Seawall Elevations

- Top and bottom elevations of proposed retaining wall and seawall improvements.

8. Structure Limits and Finished Floor Elevation (FFE)

- Defined structure limits with FFE details in NAVD88 standards.

9. Stormwater Management Highlights

- Key features of the stormwater management strategy, including rain gardens and drainage systems.

10. Lot Coverage and Impervious Surface

- Analysis of lot coverage and impervious areas.

11. Greenspace Enhancements

- Planned greenspace improvements and their environmental impact.

12. Increase from Prevailing Grade

- Adjustments relative to the prevailing grade for balanced elevation transitions.

13. Variance from Existing Seawall Elevation

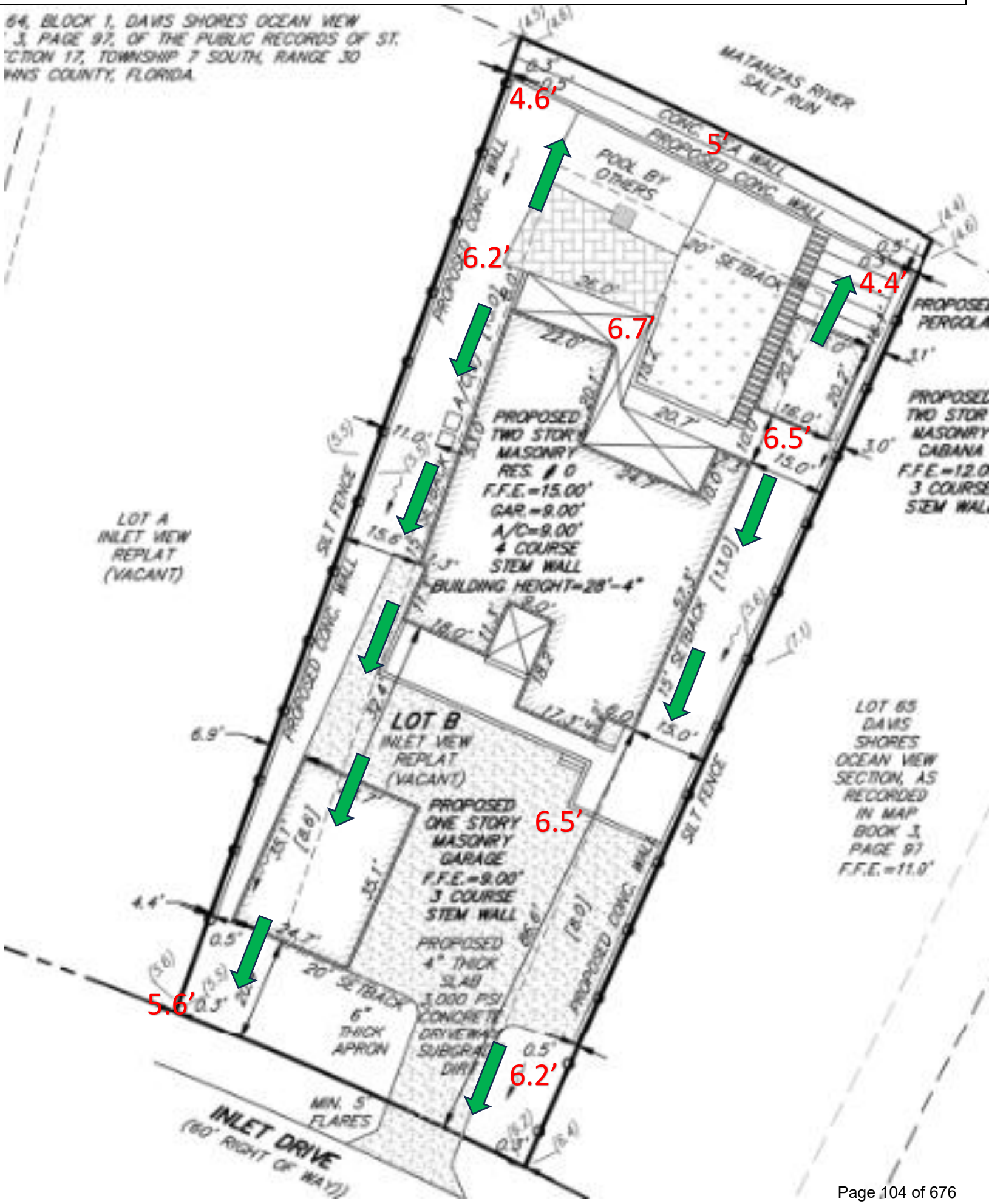
- Proposed seawall elevation adjustments and rationale.

14. Proposed 11 ft Retaining Wall and Visual Impact

- Design and visual impact assessment during king tide scenarios.

Existing Conditions

Spot Level of elevations and drainage flow with arrows of the existing parcel

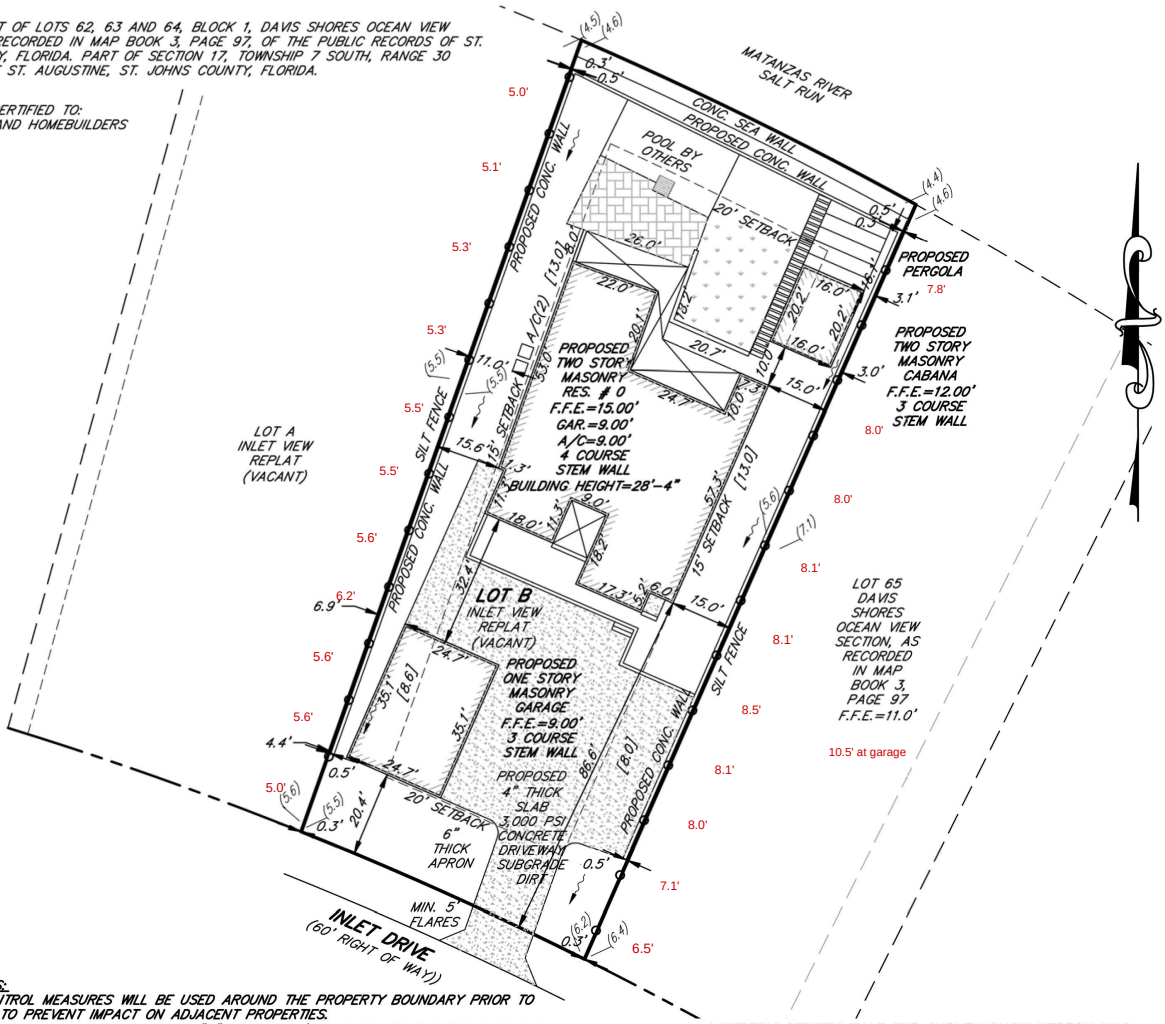


xx/xx/xx

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).
7. THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT CITY OF ST. AUGUSTINE LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
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.

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	
(2) 3" MAGNOLIA	
(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'	-'

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

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.
- 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:

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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	08/27/2024	1" = 30'	L.L./D.C.	N.H.F.	R.J.B.

TYPE: SITE PLAN

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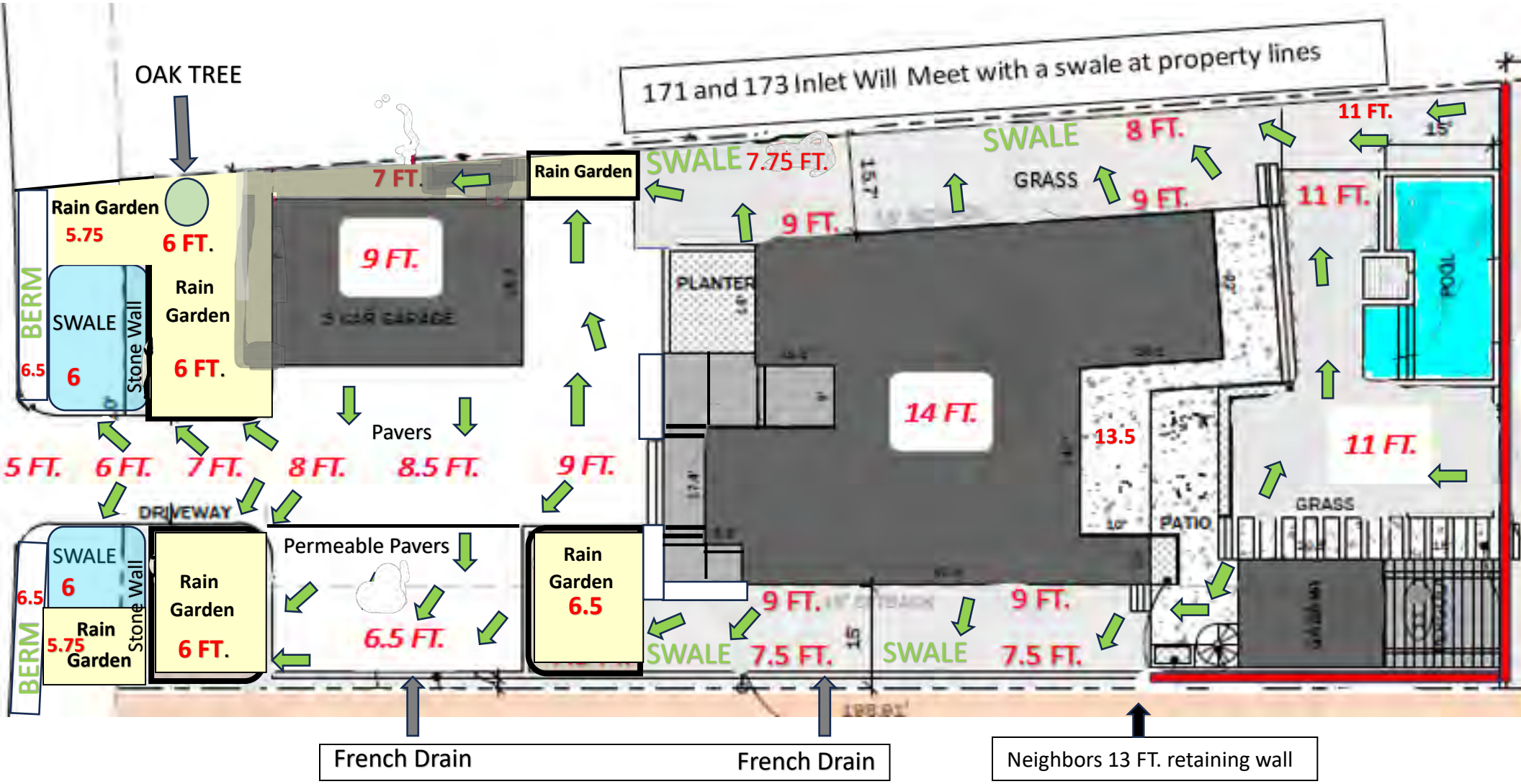
NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

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

Proposed Conditions

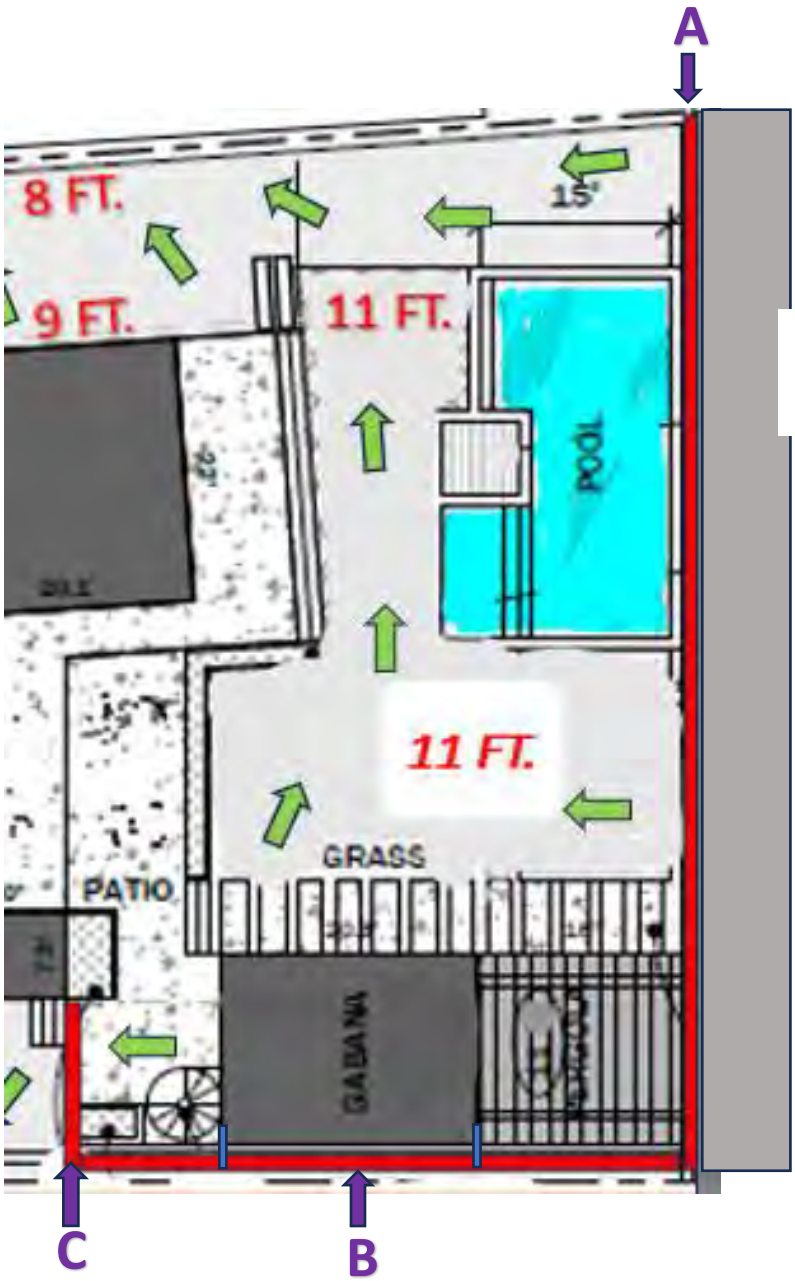
Proposed Drainage with Flow Arrows and Finished Grade Elevations



Retaining wall and Seawall Elevations (Top and Bottom)

- (A) Secondary seawall (Bulkhead) in the rear along current seawall sidewalk (90ft) (Top of Wall =11’ NAVD) (Bottom of Wall=8.5’) (additional added height 2.5’)
- (B) Cabana stem wall continuing as retaining wall to the right (15 ft) and left (10 ft) of the Cabana. (Top of Wall =11’ NAVD) (Bottom of Wall=8.5’)
- (C) Connects to 15ft long retaining wall at edge of patio due to dropdown change in elevation from 11’to 9’. (Top of Wall =11’ NAVD) (Bottom of Wall=9’)

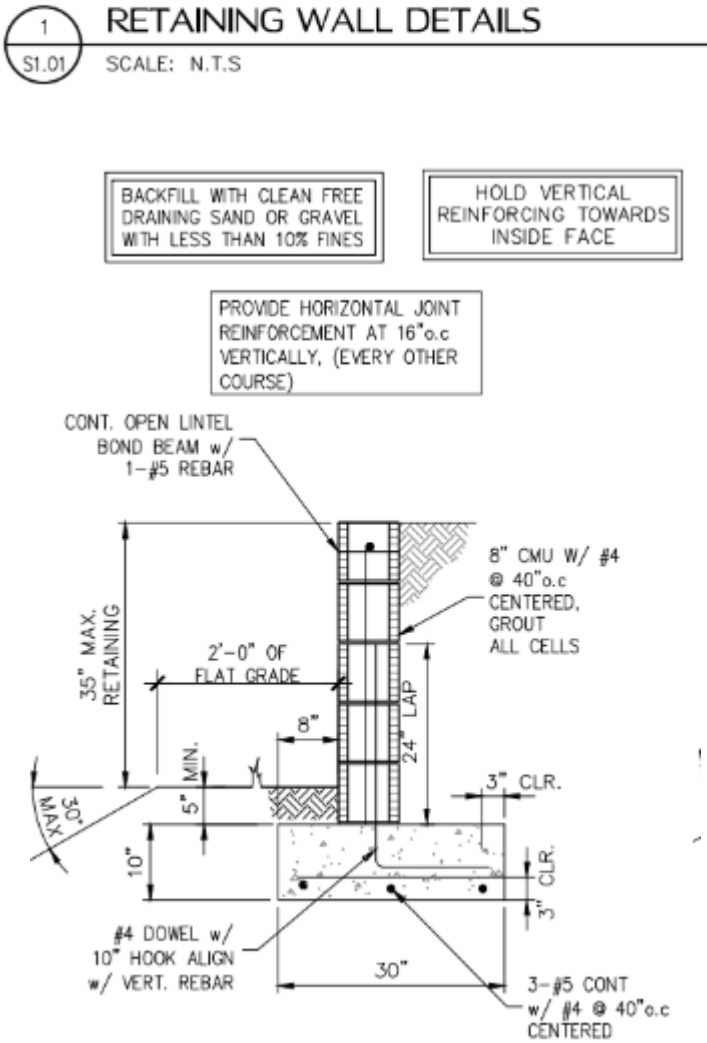
(Red lines depict proposed Retaining walls)



Existing Seawall/ Bulkhead 8.5’ NAVD

No Proposed change to Sewall or sidewalk height

Our secondary seawall is proposed to sit 10’ from water’s edge.



Limits of Structure with Finish Floor Elevation (FFE) in NAVD88

Converting building height measured from FFE to Building height measured from freeboard

1. Determine building height from the Finished Floor Elevation (FFE) to the highest point of roof excluding ornamental features.

   Building Height from FFE = 28.33

2. Find Base Flood Elevation (BFE) from the flood zone map.

   BFE = 8.00

3. Determine Freeboard requirement by adding 1 foot to Base Flood Elevation (BFE).

   Freeboard requirement = BFE +1 ft = 9.00

4. Determine Finished Floor Elevation

   FFE (Finished Floor Elevation) = 14.00

5. Subtract FFE from the Freeboard requirement.

   Freeboard – FFE = 5.00

6. Add the difference to the building height measured from the FFE.

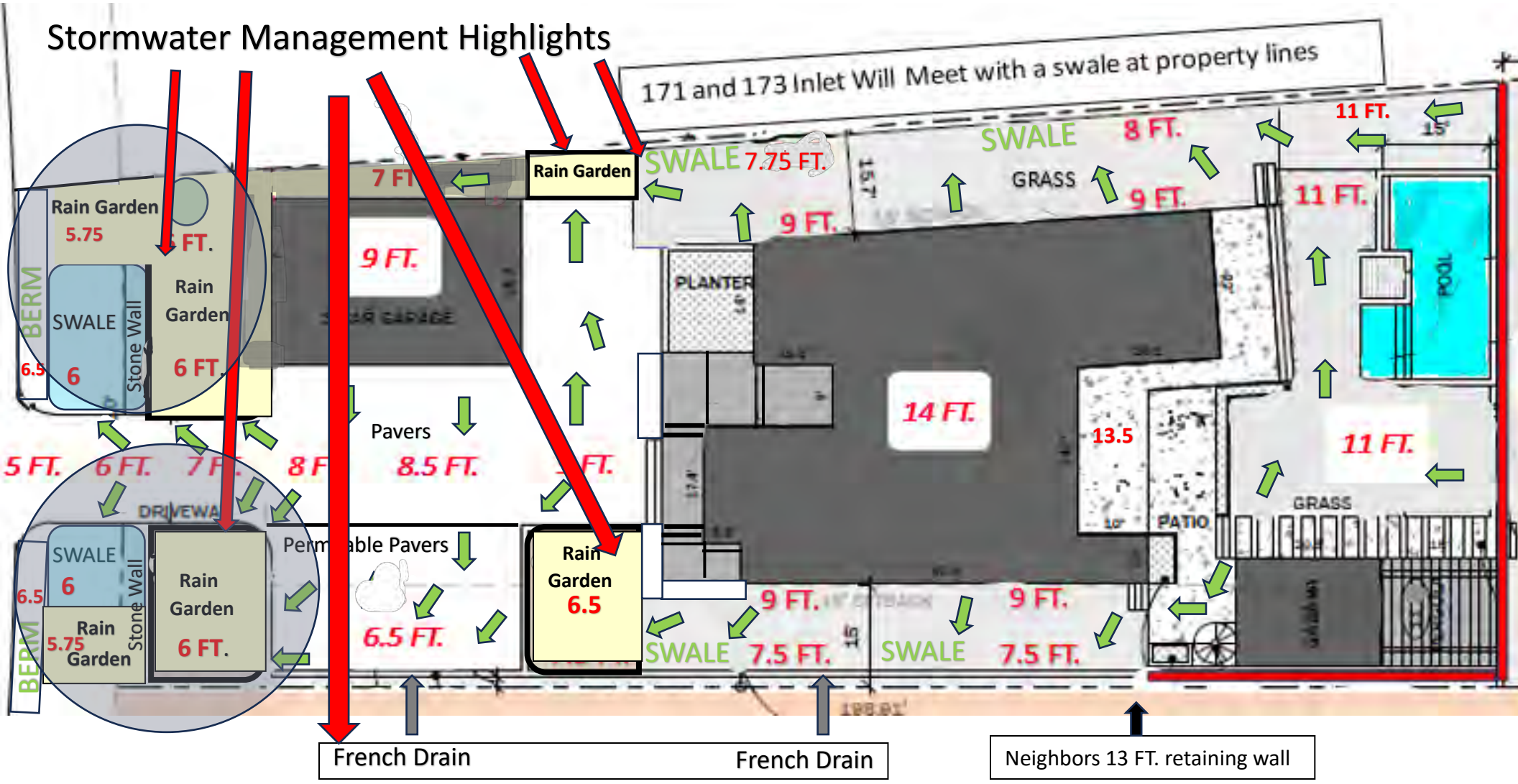
   Difference + building height FFE = Building height from Freeboard requirement

   Building height from Freeboard requirement = 33.33

Sec. 28-2 Definition of 'height, building'

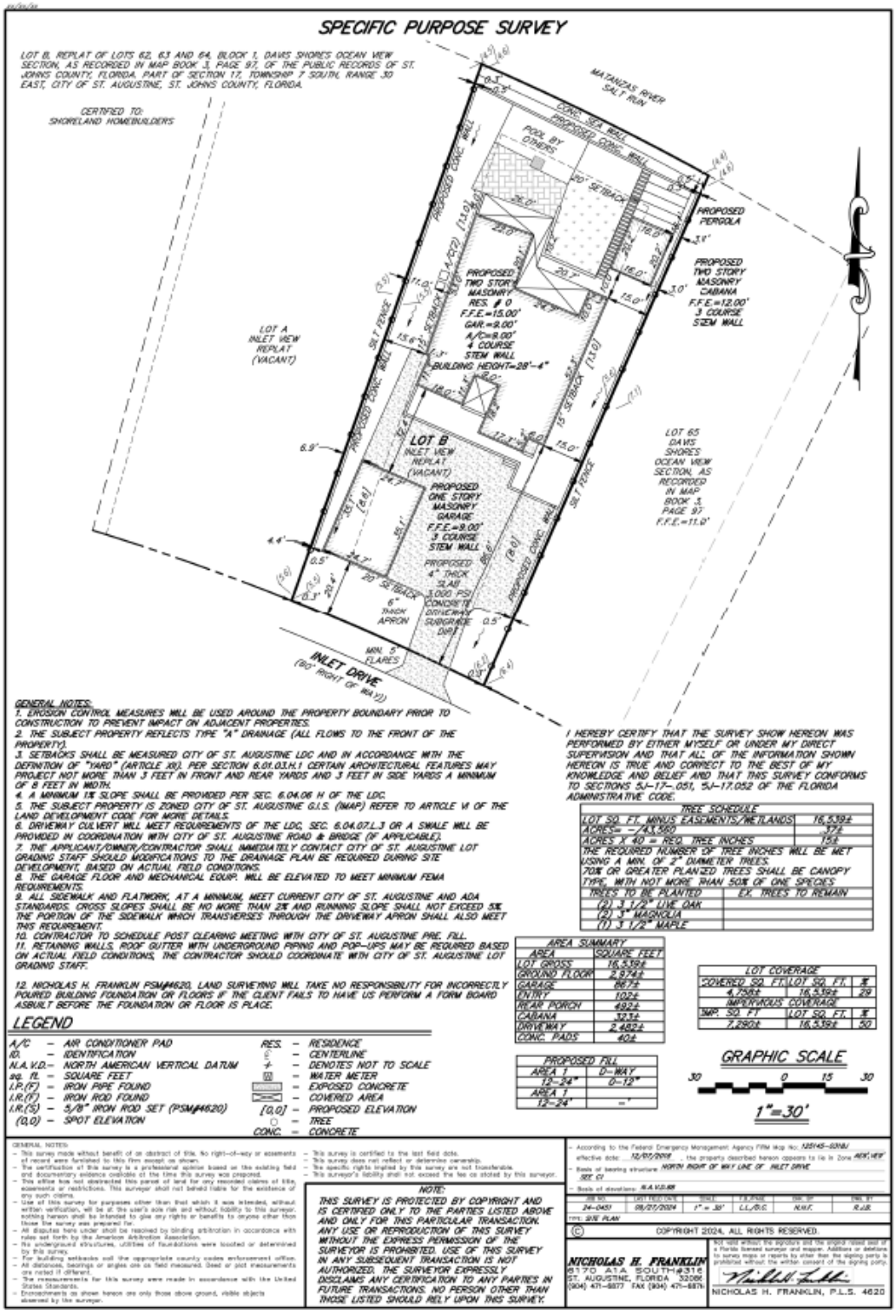
Height, building, means the vertical distance measured from the mandatory freeboard requirement of one (1) foot above the base flood elevation as determined by the Federal Emergency Management Agency to the top of the highest point of the roof or parapet, exclusive of chimneys or other building accessories 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.

STORMWATER MANAGEMENT HIGHLIGHTS



Lot Coverage and Impervious Surface Calculations

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

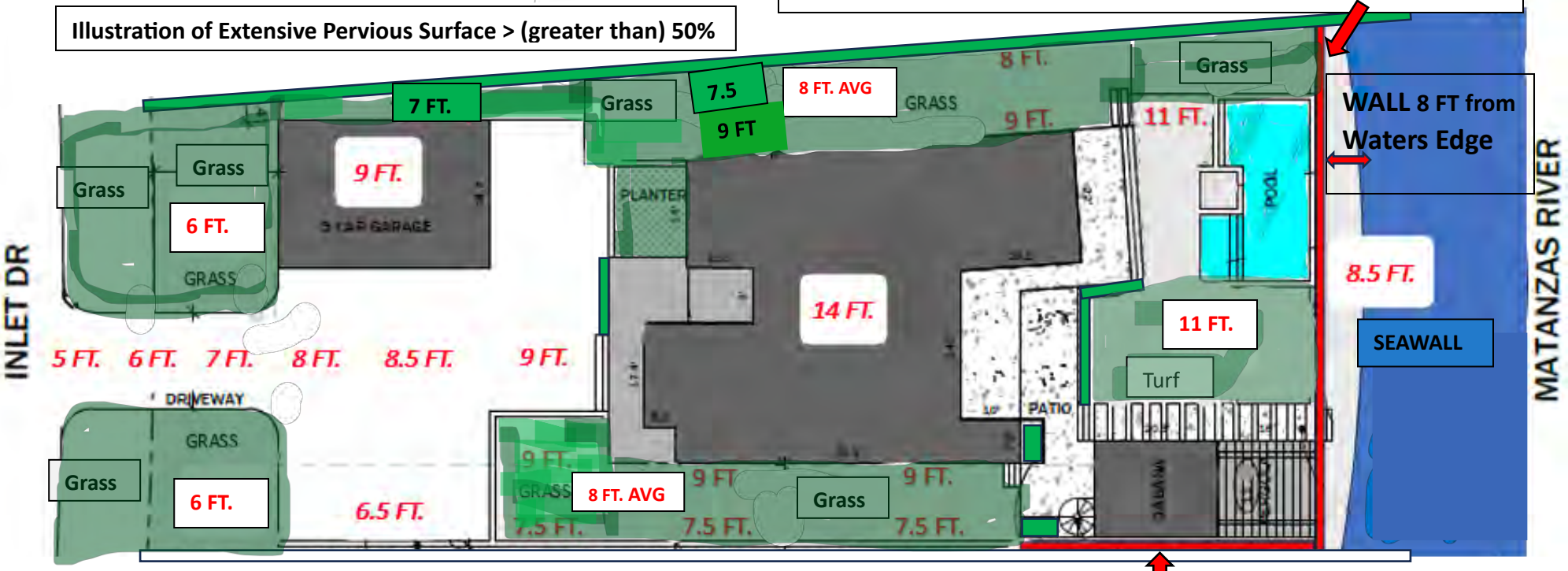


171 Inlet Drive
Yard Elevations

NEW PZB HEIGHT RECCOMENDATIONS

Wave Action protection (retaining wall or secondary seawall) (2½-3

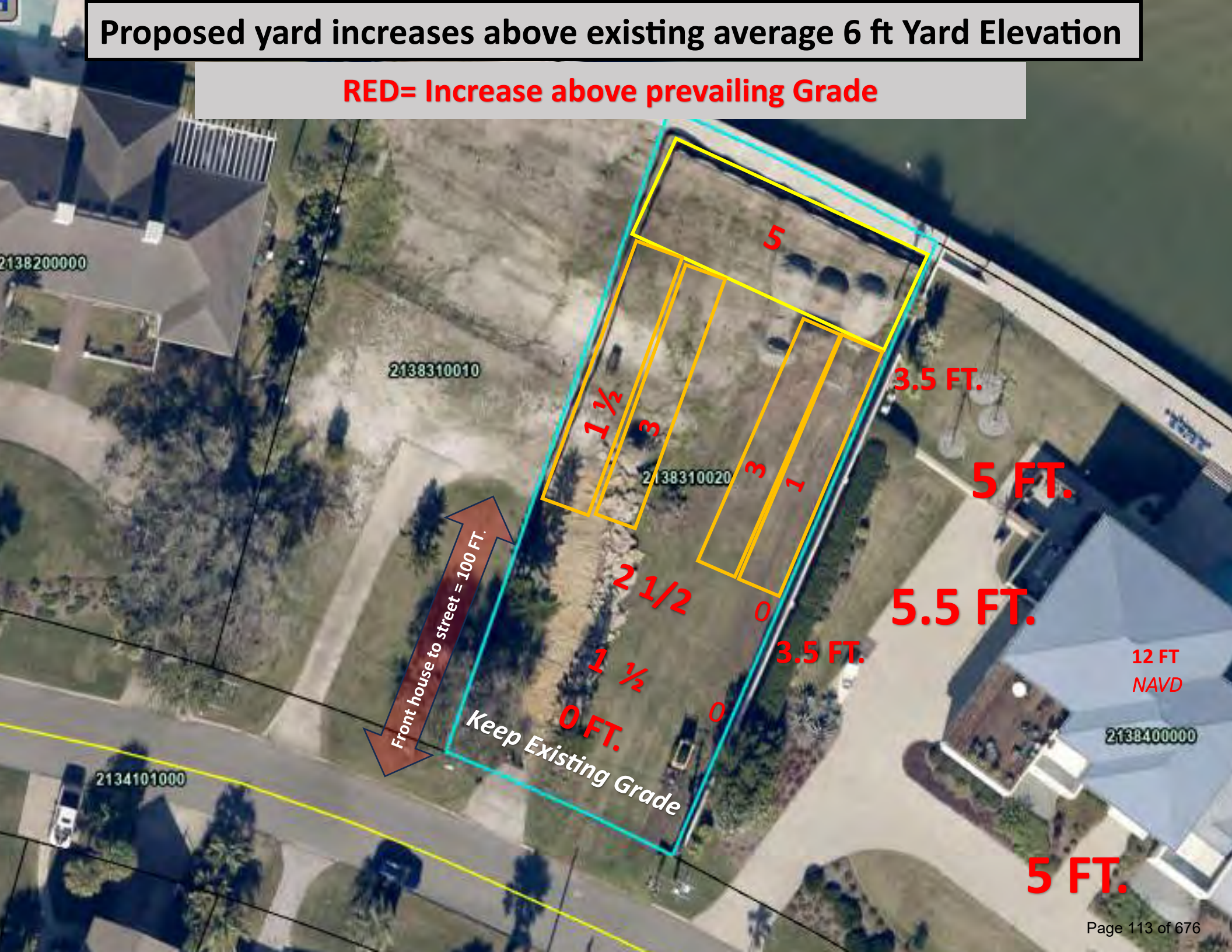
Illustration of Extensive Pervious Surface > (greater than) 50%



Cabana Stem wall will continue 15 ft to right and 10 ft to the left of cabana to protect and hold rear yard at 11 ft. NAVD (3 ft setback from neighbors' yard)

Proposed yard increases above existing average 6 ft Yard Elevation

RED= Increase above prevailing Grade



Proposed yard increases above existing 8.5 ft Seawall Elevation
RED= Variance from Sewall Height
2.5
2.5
2.5
2.5
2.5
2.5
2.5
-1/2 FT
1/2
1/2
-1 FT.
-1/2 FT.
1/2
1/2
-1 FT.
1/2 FT.
0 FT.
-2 FT.
-2 FT.
3 FT.
2138200000
2138310010
2138310020
2138400000
2134101000

Proposed 11ft retaining wall. (8-10 ft setback)

Why I am seeking approval for a Retaining wall along the backside of my lot.

(The proposed 2 ft. to 3.5 ft wall will result in a final 11 to 12 ft NAVD elevation)

- The **Primary Goal** is to prevent flooding and destruction during a storm.

- These 3 lots (173,171,165 Inlet Dr.) have the greatest head-on wave action exposure in North Davis Shores due to lots Seawall facing North Easterly and the direct angle to the Inlet. Adding wave height to the typical storm surge levels experienced by the rest of Davis Shores adds significant additional risk.

- Hurricane Matthew was on record as having an approximate storm surge of 8.5 to 9 Ft. Next door at 165 inlet waves were almost touching the residence and nearly breached the home at a 12 ft. elevation.

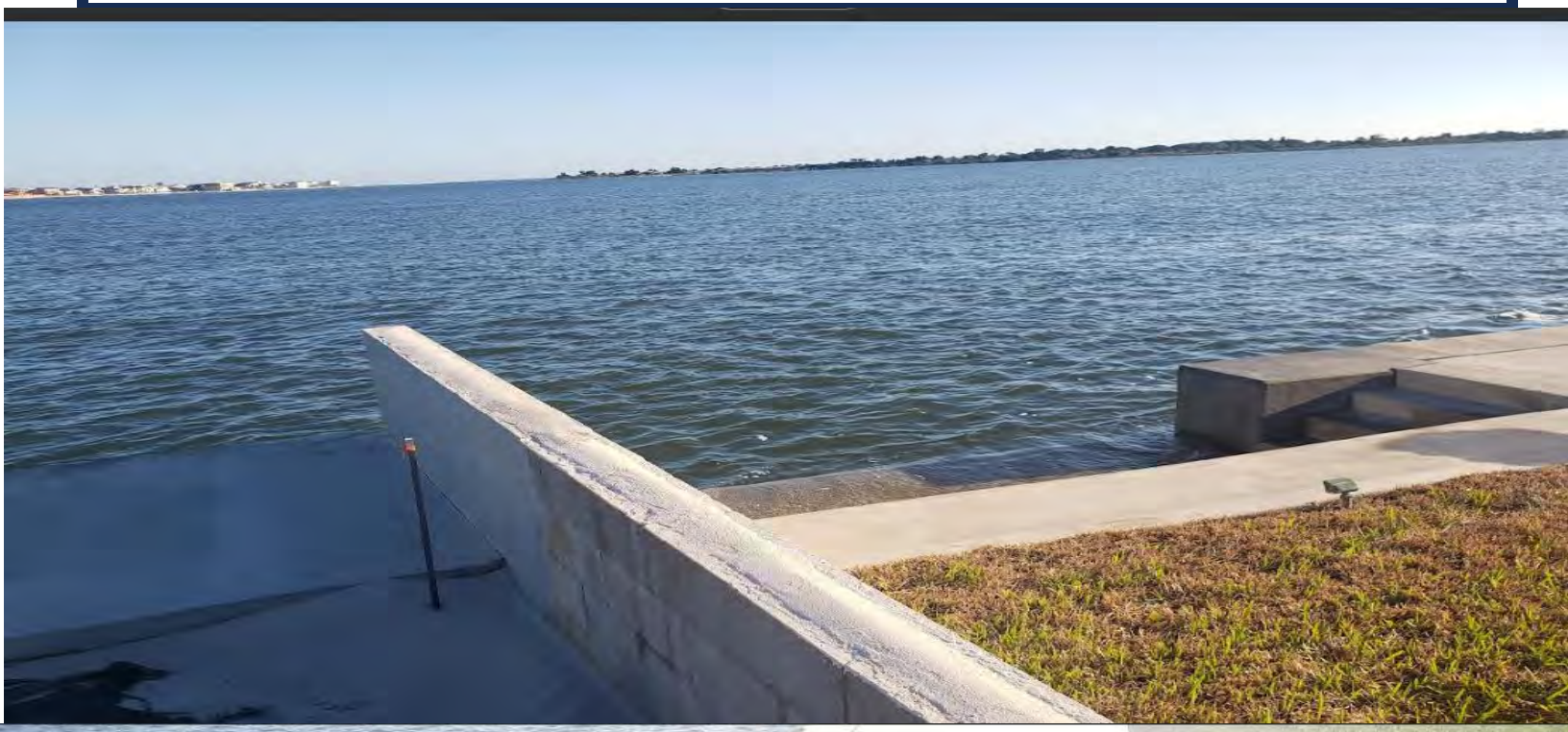
- During Matthew and Irma, the prior residence at 171 Inlet was severely flooded and damaged. The destruction resulted in it being destroyed and subsequently torn down.

- Others have already been approved for like elevations in Davis Shores even without the added high risk of Wave action exposure we experience due to lots positioning and seawall angle.

Example: High Tide Water on Saturday November 16th 2024

Pictures show typical King tide results.

(A Hurricane would be devastating if not allowed to protect the property properly.)



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

12/24/2022

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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

Attachment 9:
Supplemental Information

From: Jonathan Foster
To: Sarah Daugherty
Subject: RE: Raingarden in City ROW
Date: Monday, November 25, 2024 11:02:15 AM
Attachments: image006.png
image007.png
image008.png
image010.png
image011.png
image012.png

Hello Sarah,

We would not permit rain gardens or other private features in the City's right-of-way. While these are great concepts, a private property should address their stormwater mitigation on their own property. We would not be able to approve of this or of private plantings in the right-of-way.

The grade in the right-of-way could be changed slightly and shall be permitted properly. Typically, this grade could not exceed a slope of 8%.

Best Regards,

Jonathan C. Foster, P.E.
Development Supervisor – Utilities Department
E: jfoster@citystaug.com | O: 904.209.4273 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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: Sarah Daugherty <sdaugherty@citystaug.com>
Sent: Monday, November 25, 2024 10:39 AM
To: Jonathan Foster <jfoster@citystaug.com>
Subject: Raingarden in City ROW

Morning Jonathan,

I have a PZB application for 171 Inlet Dr. They are proposing a rain garden to improve water

quality and manage storm run-off as part of their application. However, it appears that portions of their proposed rain gardens are in the city ROW.

Is this permissible? Are they allowed to do plantings in the ROW ? Do they need a permit? Can they change the grade in the ROW?

I have attached their application for your convenience. The details on the rain garden are few but the benefits of a rain garden are found on Page 2 and 3. Page 12 and 15 of their application has the location of the rain gardens. I would like to include your response in my staff report as it is a question the Planning and Zoning Board make ask. Unfortunately, time is tight so a quick response would be much appreciated.

Thank you!

Sarah Daugherty
Senior Planner
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 75 King Street, Lobby B | Phone: 904.209.4213
Email: SDaugherty@citystaug.com
Web: www.CityStAug.com

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	5.d.	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 appeared before the Board on November 5, 2024, and continued with the request that the applicant provide clarification on outstanding issues and consider providing more tree credits possibly through the Tree Mitigation Fund. The Board also requested information on the Code Enforcement case concerning tree removal without permits.

The applicant has provided an updated application and staff has included the Special Magistrate order from November 6, 2024.

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 flow of runoff, as feasible and unless	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
	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

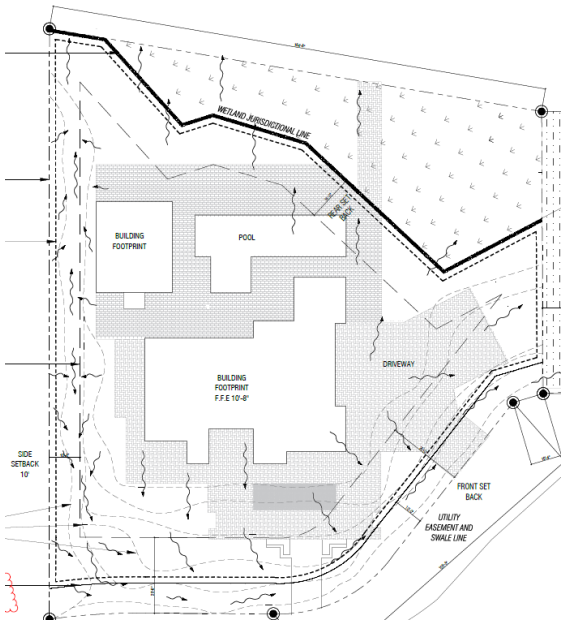
Conservation Overlay Zone 1

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.

The application was continued so that the applicant could provide clarification on the height of bulkhead, how the bulkhead would tie into the adjacent bulkhead to the south and to consider providing additional tree credits through the tree mitigation fund. The Board also requested information on the Code Enforcement case for tree removal without a permit.

The applicant did provide structural diagrams of the bulkhead on the sheet titled, "Sheet Pile Details SP2.0." This provides a section view of tie-in details including a dowel drill and epoxy into the existing concrete cap of the adjoining bulkhead. Staff's concern is the location of the proposed bulkhead in relation to the existing bulkhead to the south. The submitted information depicts the proposed bulkhead where it adjoins the southern lot at the rear property line, however aerial images depict the existing bulkhead on the lot to the south curving away from the rear lot line. Staff requests the applicant address the tie in location of the bulkhead in relation to the existing bulkhead to the south.



Further staff would like the applicant to provide clarification as to the height of bulkhead by including top of wall and bottom of wall elevations on the grading plan.

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 tree planting plan was amended by the applicant at the November 5th Planning and Zoning Board meeting to include ten cedar trees, thirteen live oaks, and seven palm trees for a total of thirty trees. This planting plan would have met the minimum requirements for Chapter 25 for tree ratios requirements and tree credits.

The applicant is now proposing to plant ten (10) red cedar trees, (2) two live oaks, and (4) four palm trees for a total of sixteen trees. The applicant is proposing to pay into the tree mitigation fund five thousand one hundred ($5,100.00) dollars which would purchase seventeen (17) trees at three hundred ($300.00) dollars each.

Code Enforcement Requirements

A code enforcement case was opened for 186 Pelican Reef for clearing trees without permits. The case was heard by the Special Magistrate on November 6, 2024, and issued an order requiring the property owner to plant onsite or pay into the Tree Mitigation Fund for 30 red cedar trees and two oak trees.

The current planting plan includes ten cedar trees and two oak trees requiring the property owner to pay into the tree mitigation fund for twenty additional cedar trees at three hundred ($300.00) dollars a tree for a total of six thousand ($6,000.00) dollars.

Pelican Reef Tree Requirements

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.

Chapter 25 Tree Requirements

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 (10) red cedar trees, (2) two live oaks, (4) four palm trees, and seventeen (17) trees through the tree mitigation fund. This still leaves a deficit of -2.4 debits and is not consistent with Chapter 25. **However, the Special Magistrate Order with the proposed planting plan would require the property owner to pay into the tree mitigation fund for twenty additional cedar trees at three hundred ($300.00) dollars a tree for a total of six thousand ($6,000.00) dollars. The additional three trees in the tree mitigation fund would give the applicant a positive number of tree credits and would be consistent with 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	4	Palm	4+ dbh	30
Cedar 11"	7+ dbh	2	2	live oak	4+ dbh	10
Palm 14	12+ dbh	2.5	17	Tree Fund	3+dbh	25.5
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**	-2.5

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 twelve (12) shade trees and four (4) palm trees meeting the tree ratio requirements. 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 consistent with the requirements of Chapter 25 for tree ratios requirements.**

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.

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

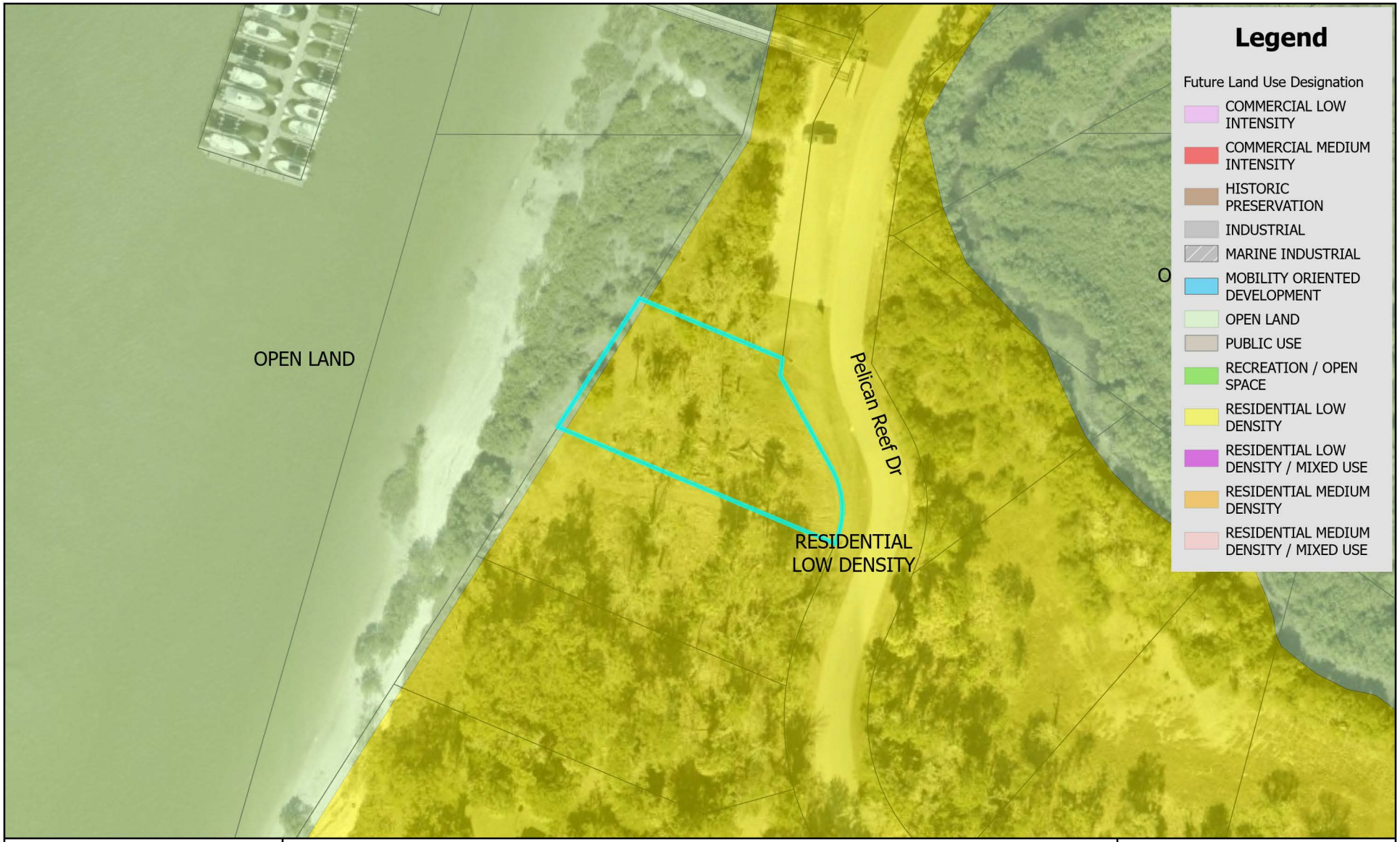
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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
Phone: (904) 825-1065

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:
Adjacent Uses Map

St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

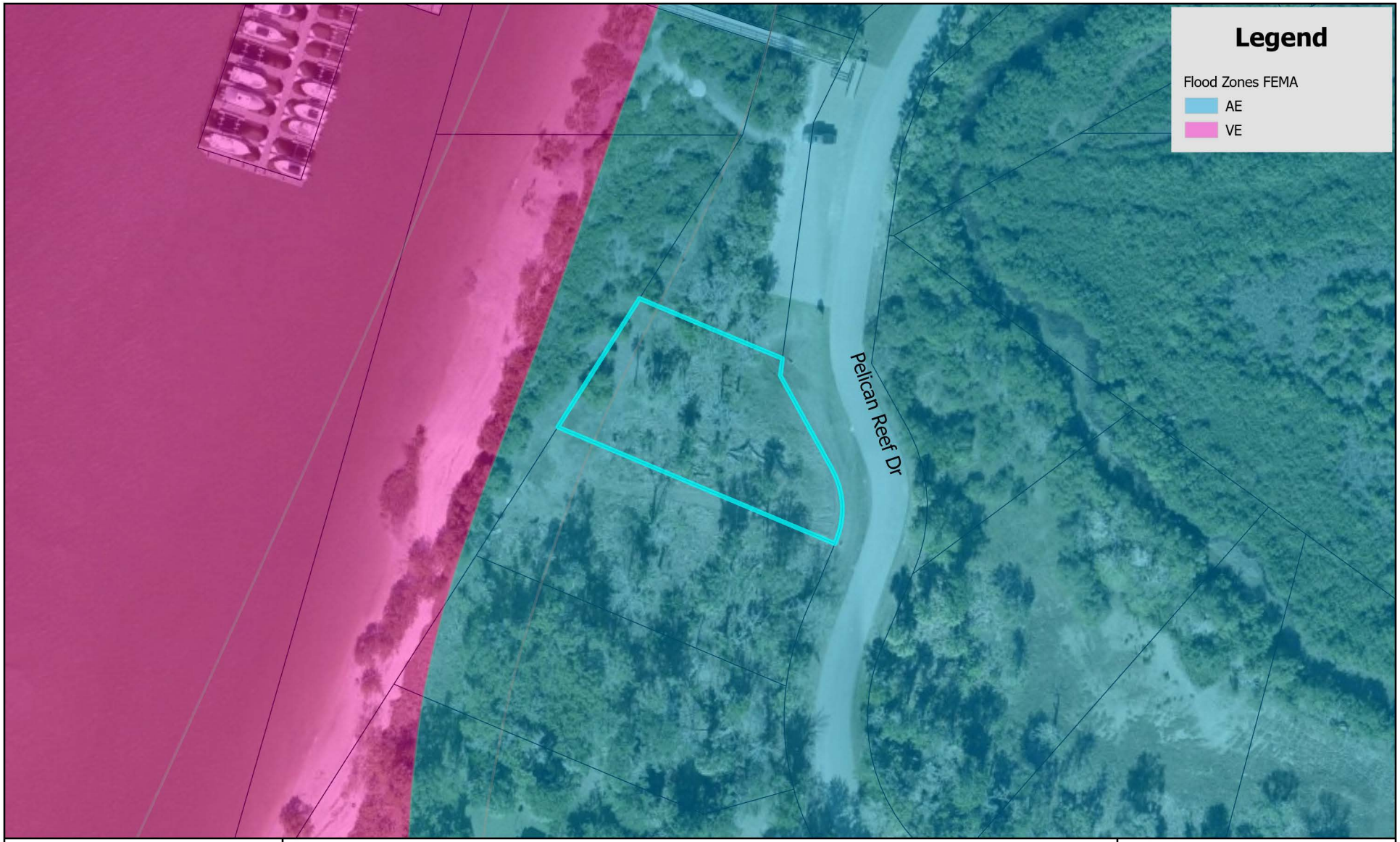
Feet
0 60 120

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

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

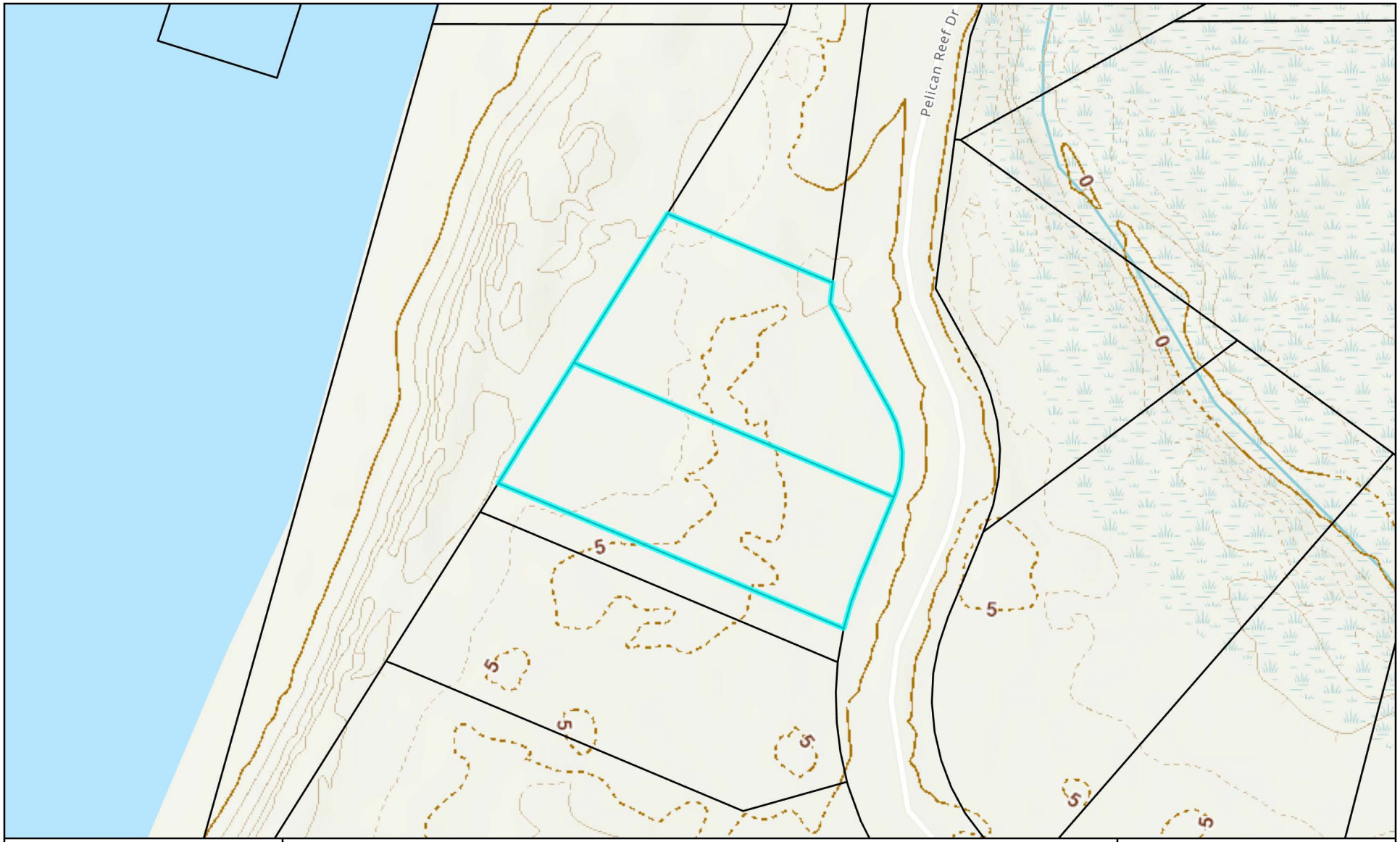
N

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

DISCLAIMER
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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

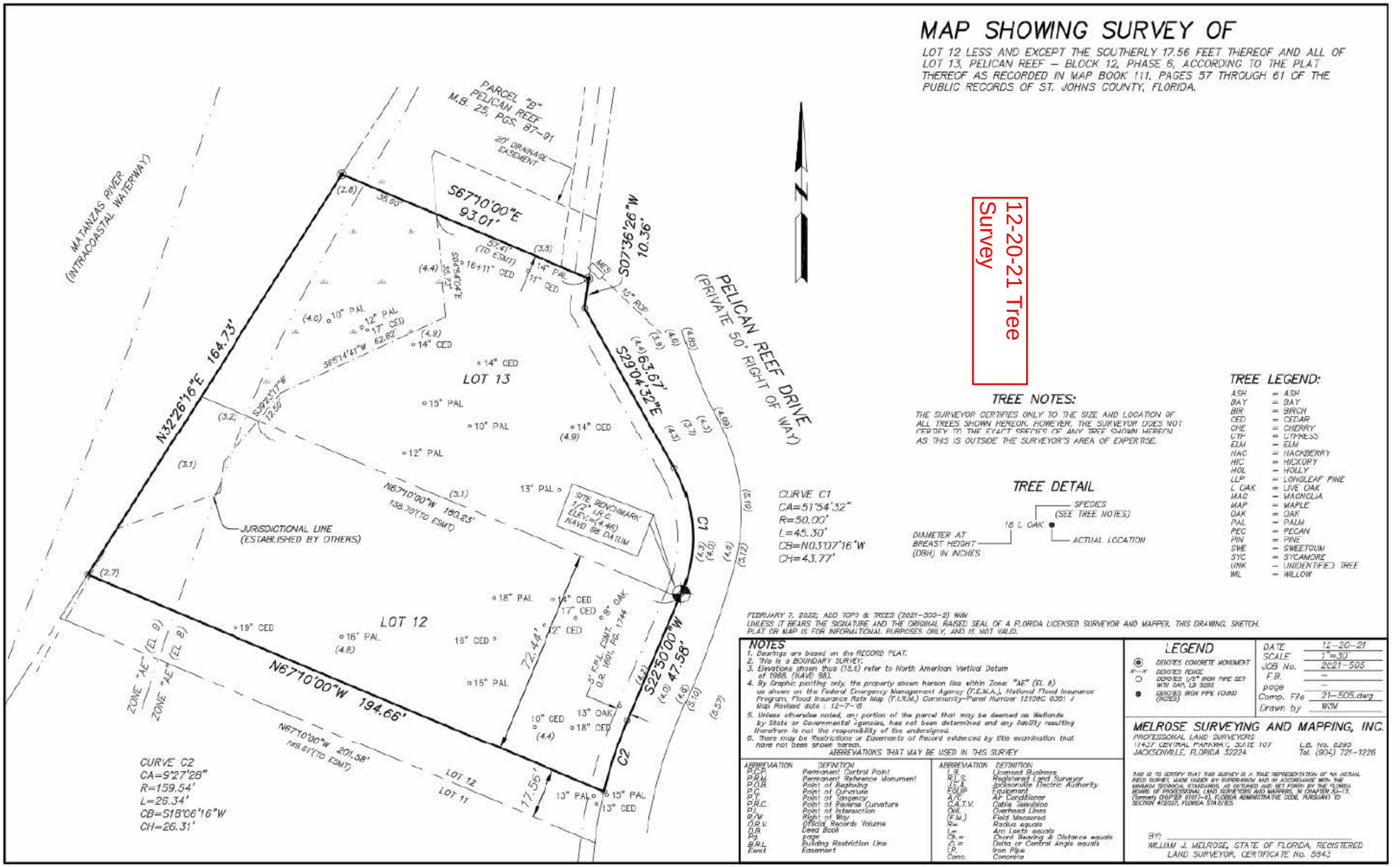
Attachment 7:

Application

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.

12-20-21 Tree Survey



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 HEREIN AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.

TREE DETAIL

TREE LEGEND:

ASH	= ASH
BAY	= BAY
BIR	= BIRCH
CED	= CEDAR
CHE	= CHERRY
CTP	= 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) WSM

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 (15.6) 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 of 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
EQUIP	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 6295
- ● 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	WSM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 6295
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. 5947

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Wolkoff Closed 12-5-22

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1585730130
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.610
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Wolkoff William J Trust D:05/07/14 100% Wolkoff William J Trustee 0%
Mailing Address	390 A1A BEACH BLVD #12 SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2024
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,350,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,350,000**
Total Deferred	$0
Assessed Value	**$1,350,000**
Total Exemptions	$0
Taxable Value	**$1,350,000**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$0	$1,350,000	$0	$0	$1,350,000	$1,350,000	$0	$1,350,000
2022	$0	$0	$1,204,000	$0	$0	$1,204,000	$1,204,000	$0	$1,204,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$1,350,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/5/2022	12/5/2022	$1,550,000.00	WARRANTY DEED	5674	1635	Q	V	WALLS KENNETH LUCAS	WOLKOFF WILLIAM J TRUST D:05/07/14
12/30/2021	12/23/2021	$1,250,000.00	WARRANTY DEED	5457	1653	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	WALLS KENNETH LUCAS

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/10/2024, 3:29:18 AM

Contact Us

Developed by Schneider GEOSPATIAL

2-1-23
SJC Property Appraiser Street View

Contractor statement about Oct. 2023 clearing

- 3- When Hutchinson cleared for bulkhead, contractor cleared north area; however, many north area trees were falling, but didn't realized needed approval for palm tree removal

APPROVED Lot Grading Plan May 2024

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. 1,579 sq.ft.

Total Impervious Surfaces 1,579 sq.ft.

26,508 divided by 1,579 = 28.5 %
Total Impervious Surface | Lot Area | Impervious Surface Ratio %

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

Date 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.

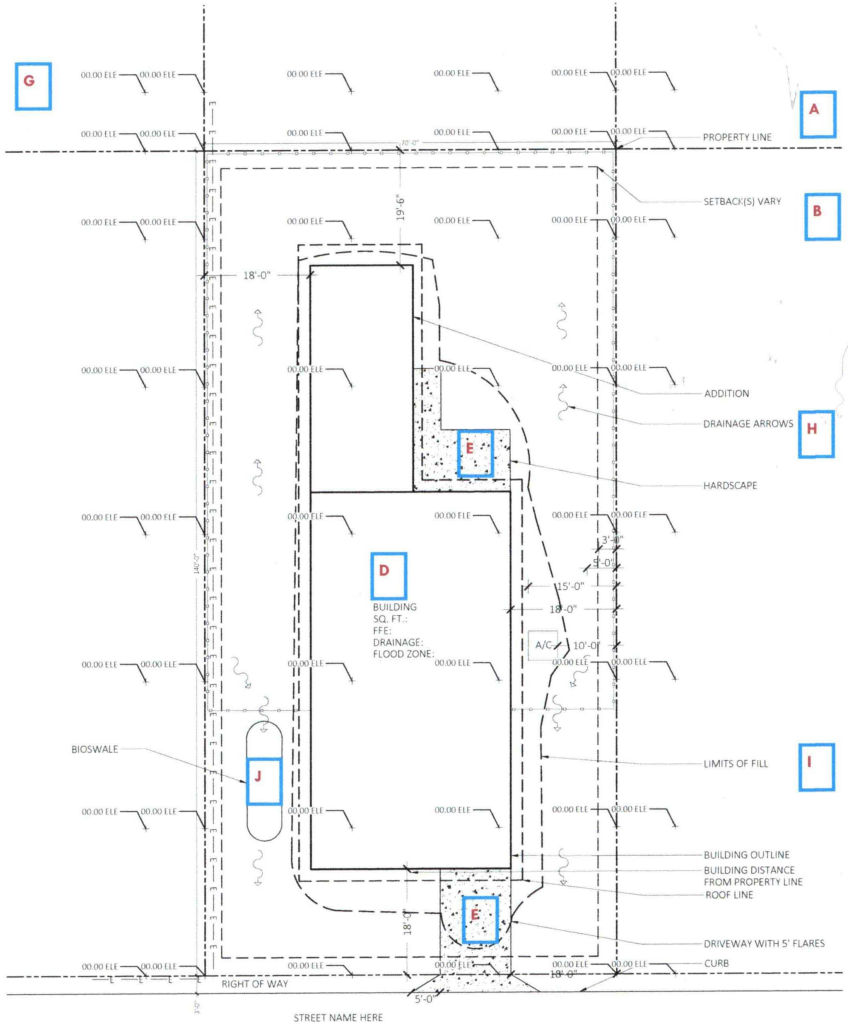
H | DIRECTIONS OF FLOW

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

5-30-24 email no mention of trees

Ryan Carter

From: Jason N Forrest <jason@forrestinc.com> on behalf of Jason N Forrest
Sent: Tuesday, November 5, 2024 3:49 PM
To: Ryan Carter
Subject: Fwd: 0 Pelican Reef Dr - Plan Review Comments
Attachments: Untitled attachment 03192.htm

Jason N. Forrest
CEO

Build For Life Companies

Forrest Inc
Forrest Realty Group
DDB Construction
Modern Appointment
p.904.501.0443

238 W King St
St. Augustine, FL 32084

This message has been sent remotely an effort to provide a quick response.

Begin forwarded message:

> **From:** Shelley Clayton <sclayton@citystaug.com>
> **Date:** May 30, 2024 at 10:18:29 AM EDT
> **To:** Jason N Forrest <jason@forrestinc.com>
> **Subject: 0 Pelican Reef Dr - Plan Review Comments**
>
> Good morning,
>
> The building permit submitted for 0 Pelican Reef Dr - Plan Review Comments was reviewed by City Official's and additional information is requested prior to approval. Please review all comments listed below, then submit responses through your city account at https://gis.citystaug.com/cosapermits/login.
>
> Comments By: Raymond Deschler, CFM, Floodplain Coordinator / rdeschler@citystaug.com<mailto:rdeschler@citystaug.com> / (904) 201-8840
>
> 1. Extent of fill cannot include the entire lot. Current grading plan has fill placed within wetlands. Fill cannot be placed in wetlands without permits from state and federal agencies. There is an SJRWMD conservation easement along this property which needs to be identified; fill is prohibited within such an easement.

Thank you,

Shelley Clayton
Permits Coordinator
City of St. Augustine | Planning & Building Dept.
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.825.1060
Email: sclayton@citystaug.com<mailto:sclayton@citystaug.com>
Web: www.CityStAug.com<http://www.citystaug.com/>

[cid:image001.jpg@01DAB279.FF321470]
[cid:image002.png@01DAB279.FF321470]<http://www.facebook.com/citystaug> [cid:image003.png@01DAB279.FF321470]
<http://www.twitter.com/citystaug> [cid:image004.png@01DAB279.FF321470]
<http://www.instagram.com/citystaug>
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.

6-26-24

6-26-24

7-24-24 email no mention of trees

Ryan Carter

From: Jason N Forrest <jason@forrestinc.com> on behalf of Jason N Forrest
Sent: Tuesday, November 5, 2024 3:48 PM
To: Ryan Carter
Subject: Fwd: 186 Pelican Reef Dr - Permit Ready
Attachments: Untitled attachment 03166.htm

Jason N. Forrest
CEO

Build For Life Companies

Forrest Inc
Forrest Realty Group
DDB Construction
Modern Appointment
p.904.501.0443

238 W King St
St. Augustine, FL 32084

This message has been sent remotely an effort to provide a quick response.

Begin forwarded message:

> **From:** Shelley Clayton <sclayton@citystaug.com>
> **Date:** July 24, 2024 at 12:45:24 PM EDT
> **To:** Jason N Forrest <jason@forrestinc.com>
> **Subject: 186 Pelican Reef Dr - Permit Ready**
>
> Good afternoon,
>
> The building permit submitted for 186 Pelican Reef Dr has been APPROVED and ready for issuance; building permit fees due are $305.81 (includes a 2% credit card fee $6.00).
>
> Linked is the form to pay via email CCAF.pdf<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2facrobat.adobe.com%2fid%2furn%3aaaid%3asc%3aVA6C2%3a757a84c4-3e93-421a-b80a-82d4d7bb66cf&c=E,1,KrcStPLETRgBmmwzcBWvUNgWOS8OVQmvG-9QzupDKKFiQ5ZeXvGuvKAVIKqrPqi7S-JQGv50NGGhFS6B0QkGDkLx84UAhiJBoD6CwvokOctj&typo=1> or payments can be made in person by cc or check at the Planning & Building Department office located at 75 King Street, Lobby B, 4th Floor.
>
> Once payment has been received, the permit & approved documents will be emailed for

you to print and place on the jobsite for inspections.
Thank you,

Shelley Clayton
Permits Coordinator
City of St. Augustine | Planning & Building Dept.
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.825.1060
Email: sclayton@citystaug.com<mailto:sclayton@citystaug.com>
Web: www.CityStAug.com<http://www.citystaug.com/>

[cid:image001.jpg@01DADDC7.584099B0]
[cid:image002.png@01DADDC7.584099B0]<http://www.facebook.com/citystaug> [cid:image003.png@01DADDC7.584099B0]
<http://www.twitter.com/citystaug> [cid:image004.png@01DADDC7.584099B0]
<http://www.instagram.com/citystaug>
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.

BP - Floodplain

CITY OF ST. AUGUSTINE
Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: BP2024-0776

Contractor:	FORREST INC, (904) 794-2547
Owner:	WOLKOFF WILLIAM J TRUST D:05/07/14
Parcel:	1585730130
Project Address:	186 Pelican Reef Dr, Saint Augustine, FL, 32080
Proposed Work:	FILL & GRADING
Job Cost:	$30,000.00
Permit Fees:	$305.81

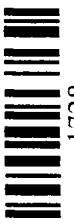
ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S PORTAL AT https://gis.citystaug.com/cosapermits/login

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE Kaeli Dickinson **DATE ISSUED** July 24, 2024

SJRWMD Permit



28323-1

Permit with conditions 1728

FAX D TO: Mar Joop
RSDI ENVIRON, Inc
- 2 JAN 92 -

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32078-1429

ENTERED ON C.R.T.

PERMIT NO. 40-109 0057 DATE ISSUED MARCH 29,1988

A PERMIT AUTHORIZING:

CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM INCLUDES ROADSIDE SWALES, REAR-LOT SWALES, A RETENTION BASIN, AND TWO DETENTION LAKES, TO BE KNOWN AS PELICAN REEF.

LOCATION:

Section 20 & 21, Township 7 South, Range 30 East
St. Johns, County

ISSUED TO:
(owner)

PIERRE D. THOMPSON
31 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This Permit may be revoked, modified or transferred at any time pursuan to the appropriate provisions of Chapter 373, Florida Statutes:

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated MARCH 29, 1988

AUTHORIZED BY: St. Johns River Water Management District

Department of Resource Management

By: _____
(Director)
JEFF ELLEDGE

Governing Board

By: _____
(Assistant Secretary)
HENRY DEAN

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 40-177-0057

PIERRE D. THOMPSON

DATED MARCH 29, 1988

1. Prior to lot or unit sales, or construction, whichever occurs first, the District must receive the Permittee's proposal of an entity to be responsible for operation and maintenance of the permitted system. With the designation of the proposed entity, the District must also receive a draft document enumerating enforceable affirmative obligations on the entity to properly operate and maintain the system for its expected life. The draft document may consist of a showing of compliance with the requirements of a public body that will result in that body's acceptance of the system for maintenance, articles of incorporation for a condominium or homeowner's association, plat or deed restrictions apportioning maintenance responsibility, or in the event the property is being developed for a corporate permittee's corporate use without contemplating sales of lots or units, a letter signed by the corporate officer authorized to bind the corporation stating the corporation's acceptance of permanent maintenance responsibility. Prior to the District's acceptance of a completed system, the submitted document must be approved by the District and recorded, if the latter is appropriate. Failure to submit the designated entity and the appropriate document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.

2. All construction, operation and maintenance shall be as set forth in the plans, specifications and performance criteria as approved by this permit.

3. District authorized staff, upon proper identification, will have permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.

4. Turbidity barriers must be installed at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the proposed work. Turbidity barriers must remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee will be responsible for the removal of the barriers.

5. The operation phase of the permit shall not become effective until a Florida Registered Professional Engineer certifies that all facilities have been constructed in accordance with the design approved by the District. Within 30 days after completion of construction of the surface water management system, the permittee shall submit the certification or one set of plans which reflect the surface water management system as actually constructed and notify the District that the facilities are ready for inspection and approval. Upon approval of the completed surface water management system, the permittee shall request transfer of the permit to the responsible entity approved by the District.

6. If any other regulatory agency should require revisions or modification to the permitted project, the District is to be notified of the revisions so that a determination can be made whether a permit modification is required.

7. Within thirty (30) days after sale or conveyance of the permitted surface water management system or the land on which the system is located, the owner in whose name the permit was granted shall notify the District of such change of ownership. Transfer of this permit shall be in accordance with the provisions of Chapter 373, Florida Statutes, and Chapters 40C-4, 40C-40, and 40C-41, Florida Administrative Code. All terms and conditions of this permit shall be binding upon the transferee.

8. This permit for construction will expire five years from the date of issuance.

9. All swale and retention basin side slopes must be seeded and mulched within 30 days following their completion and a substantial vegetative cover must be established within one year of seeding.

10. Permanent vegetative cover must be established on all exposed land surfaces within one year from the date the construction is complete.

11. Permittee must obtain a general or individual permit from the District prior to beginning construction of subsequent phases or any other work not specifically authorized by this permit.

12. All detention, retention and out-flow structures must be built before any impervious area (pavement) is placed.

13. If dewatering is to occur during any phase of construction or thereafter and the surface water pump(s), wells or facilities are capable of withdrawing one million gallons of water per day or more or an average of 100,000 gallons per day or more over a year and any discharge is to be off-site, a Consumptive use Permit (40C-2) will be required prior to any dewatering.

14. The proposed stormwater management system must be constructed as per plans received by the District on December 18, 1987, and revised plans received by the District on March 18, 1988.

15. House pad elevations must be set at or above 9.0 feet N.G.V.D.

16. The Permittee must require the Contractor to review and to maintain in good condition at the construction site a copy of this permit complete with all conditions, attachments, exhibits, and permit modifications issued for this permit. The complete permit copy must be available for review upon request by District Representatives.

NOTICE OF RIGHTS

1. A party whose substantial interests are determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District) within 14 days of receipt of notice of the District's intent to grant or deny a permit application by mailing it to the District or by presenting the written petition at the District Governing Board meeting in which action is proposed to be taken regarding the application, whichever is later.

2. A party whose substantial interests are determined has the right to request an administrative hearing by filing a written petition within 21 days of receipt of notice of final District action on a permit application, if the Governing Board took action inconsistent with the notice of intent to grant or deny the permit application, or if that substantially interested party did not receive notice of the District's intent to grant or deny the permit application.

3. A substantially interested party has the right to a formal administrative hearing pursuant to Section 120.57(1), *Florida Statutes*, where there is a dispute between the District and the party regarding an issue of material fact. A petition for a formal hearing must comply with the requirements set forth in Section 28-5.201, *Florida Administrative Code*, and Section 40C-1.11, *Florida Administrative Code*.

4. A substantially interested party has the right to an informal hearing pursuant to Section 120.57(2), *Florida Statutes*, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Section 40C-1.11, *Florida Administrative Code*.

5. Filing of a petition for an administrative hearing occurs upon delivery at the District headquarters or when the petition, properly addressed and stamped, is postmarked.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing.

7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, *Florida Statutes*, and Chapters 40C-1 and 28-5, *Florida Administrative Code*.

8. Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, *Florida Statutes*, and the Florida Rules of Civil Procedures, by filing an action within 90 days of the rendering of the final District action.

9. Pursuant to Section 120.68, *Florida Statutes*, a party who is adversely affected by final District action may seek review of the action in the district court of appeal by filing a notice of appeal pursuant to *Fla.R.App.P.* 9.110 within 30 days of the rendering of the final District action.

10. A party to the proceeding who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, *Florida Statutes*, may seek review of the order pursuant to Section 373.114, *Florida Statutes*, by the Land and Water Adjudicatory Commission (Commission) by filing a request for review with the Commission and serving a copy on the Department of Environmental Regulation and any person named in the order within 20 days of the rendering of the District order. However, if the order to be reviewed is determined by the Commission within 60 days after receipt of the request for review to be of statewide or regional significance, the Commission may accept a request for review within 30 days of the rendering of the order.

11. A District action or order is considered "rendered" after it is signed by the Chairman of the Governing Board on behalf of the District and is filed by the District Clerk.

12. Failure to observe the relevant time frames for filing a petition for judicial review as described in paragraphs #8 and #9 or for Commission review as described in paragraph #10 will result in waiver of that right to review.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been furnished by U.S. Mail to

PIERRE D. THOMPSON
31 CORDOVA STREET
ST. AUGUSTINE, FL 32084

at 4:00 p.m. this 29th day of March, 19 88.

40-109-0057

Dannise Kemp

Dannise Kemp, Director
Division of Records
St. Johns Water Management District
Post Office Box 1429
Palatka, FL 32078-1429
(904) 328-8321

Approval TSR turned in 3/22/88

March 22, 1988

Staff Comments, Pelican Reef; 40-109-0057A

The project site consists of about 63 acres of uplands peninsula surrounded by salt marsh and the Matanzas River. The only work proposed to occur in wetlands includes widening of an existing roadway through a tributary marsh and construction of a bridge connecting to an uplands island. The road widening will result in the filling of approximately 0.2 acres of marsh. The bridge crossing has been designed so that no filling in wetlands will be required. An existing 0.5 acre borrow pit will be incorporated into the surface water management system. As proposed and conditioned, no adverse impacts to offsite aquatic and wetland dependent species are anticipated from these activities.

The proposed surface water management system includes roadside swales, rear-lot swales, a retention basin, and detention ponds. The applicant has designed the system to meet the criteria of Ch. 40C-42, F.A.C. Percolation in the swales and retention basin will be used to recover the treatment volume within 72 hours after a storm event. Because the system discharges to the Intracoastal Waterway, the project is exempt from the peak runoff rate discharge requirements pursuant to Section 10.3.2, Applicant's Handbook.

To be consistent with the conceptual permit, the applicant has designed all road elevations within this project to be at or above 6.5 feet NGVD. Also, staff recommends Other Condition #2 to ensure compliance with the minimum house pad elevations agreed upon in the conceptual permit.

Staff believes the project is consistent with Conceptual Permit No. 4-109-0064C, issued November, 1987 and the criteria of Chapters 40C-4 and 40C-42, F.A.C., implemented December 7, 1983 and April 1, 1986 respectively.

Box # MISC 4775

(1)

2832-1

(18)

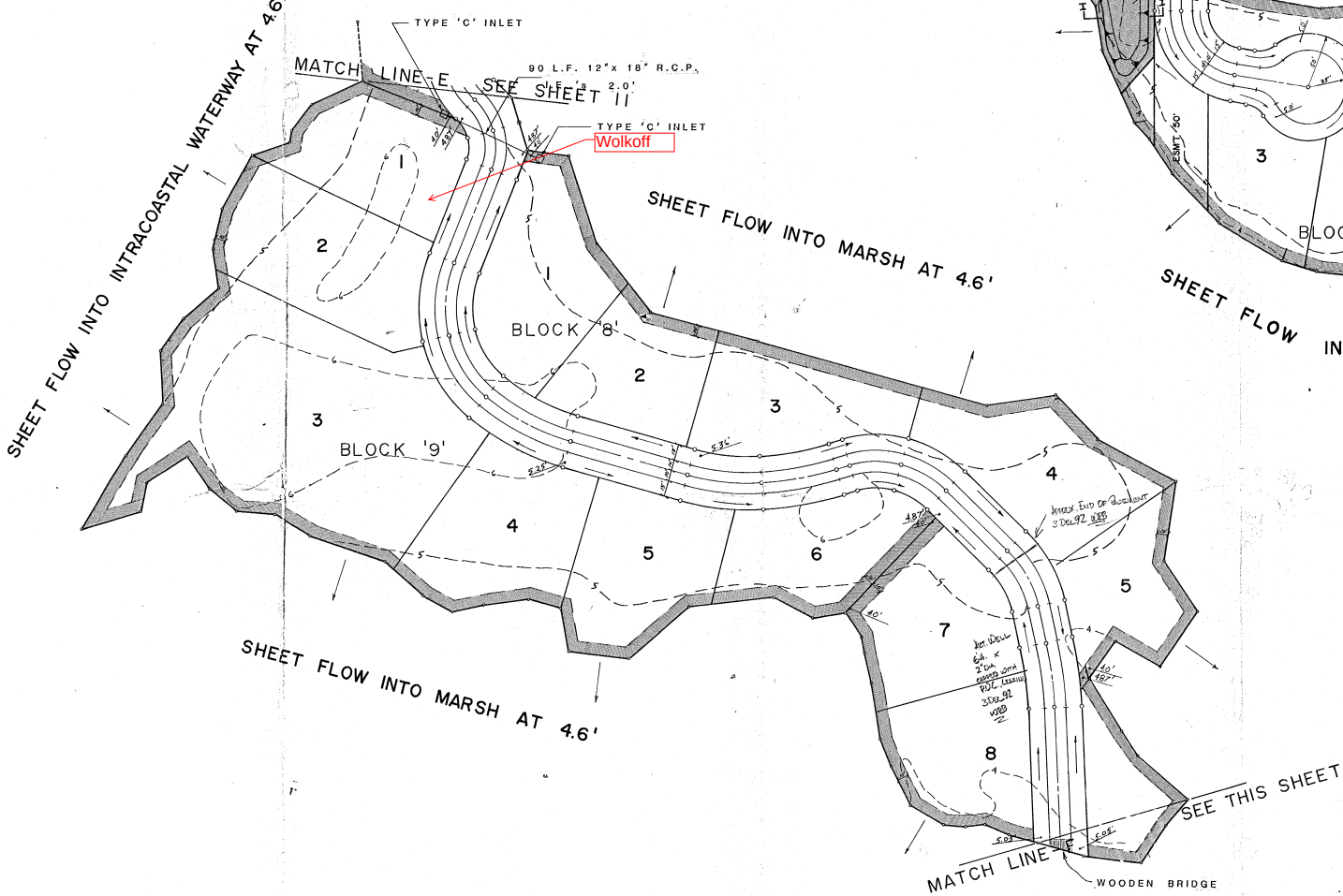
Oversized Drawings

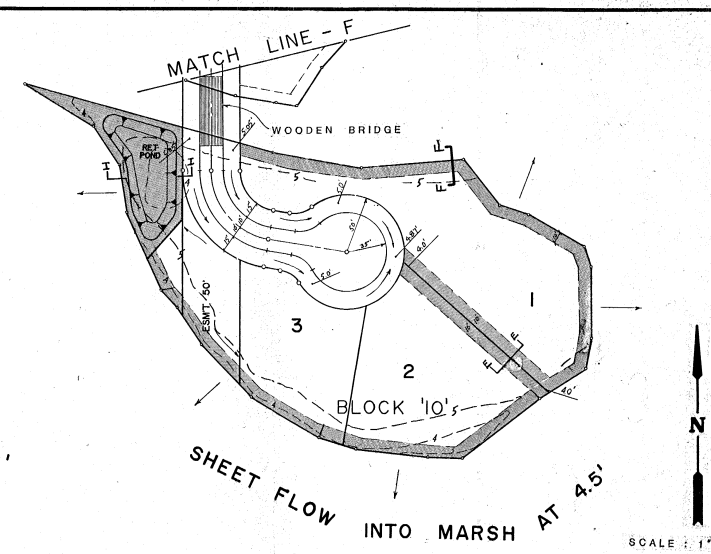
1723

Attached is a re-scanned document because
of notations and/or highlights

ST. JOHNS

17 IMAGES





PAVING & DRAINAGE NOTES

1. The Contractor shall obtain and pay for all permits required to complete the construction.
2. The Contractor shall notify the Owner in writing of any existing damages before contruction starts.
3. The office of the City Engineer shall be given at least one (1) week's notice prior to beginnig any construction. All work shall be done under the supervision and inspection of the office of the City Engineer in accordance with the approved Plans and Specifications.
4. All construction and materials shall conform with the current City of St. Augustine Standards and Specifications.
5. The Contractor shall be responsible for the location of existing utilities. The Contractor shall repair and pay for all damages made to existing structures and utilities.
6. All underground utilities shall be installed prior to preparation of subgrade.
7. The area of new construction shall be cleared, grubbed and cleaned of all trash, rubble and other undesirable material. All unsuitable or deleterious material shall be disposed of off-site at the Contractor's expense.
8. All unsuitable material encountered shall be removed to a depth of 2.00 feet below subbase and 2.5 feet beyond edge of pavement. Backfill with suitable material.
9. All excavation and filling shall be done in a manner to minimize water turbidity and pollution. The Contractor shall be responsible for the prevention, control and abatement of erosion and water pollution in accordance with Chapter 17-3, Florida Administrative Code.
10. All pipe lengths are scaled dimensions. All drainage structures shall be constructed to conform with typical sections and details shown and shall be constructed to conform with curbing and property lines.
11. The Contractor shall coordinate the paving and drainage construction with all other construction.
12. All retention pond side slopes and rear lot swale side slopes are to be sodded.
13. All side lot and roadside swale side slopes are to be seeded and mulched.
14. Rear lot swales shall be meandered as much as possible to avoid trees but must still remain in 10' easement.
15. All pavement materials and workmanship shall be in strict accordance with the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 1982 Edition and Supplemental Specifications (hereinafter referred to as Standard Specifications).
16. All contractors shall furnish "as-builts" as required by the City of St. Augustine.

FOR PAVING AND DRAINAGE PLAN

ASPECTS ONLY

RECEIVED
40-109-0057A
MAR 18 1988
JACKSONVILLE

28323-1

Date	Revisions	Checked
3/15/88	Clarify Ret. Pond	mp

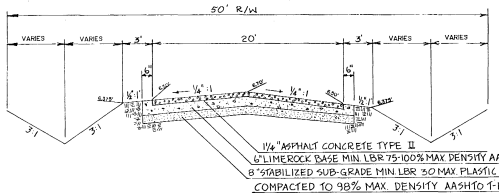
Project Name: **PELICAN REEF**

Sheet Contents: PAVING & DRAINAGE PLAN

Tim Gabriel & Associates, Inc.
Engineers • Planners • Surveyors
66 Cuna Street • St. Augustine, Florida 32084
ST. AUGUSTINE • JACKSONVILLE • CRYSTAL RIVER
(904) 824-9121 • (904) 353-6808 • (904) 563-0010

PROJECT #	
Printed	Issued
Drawn WDG HEH	Checked BW

sheet 12 of



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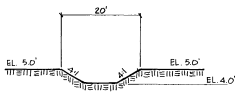

CROSS SECTION E-E
TYPICAL SIDELOT RETENTION SWALE ON ISLAND
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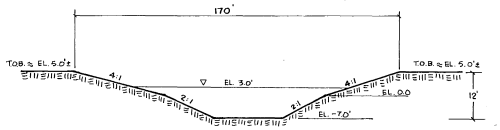

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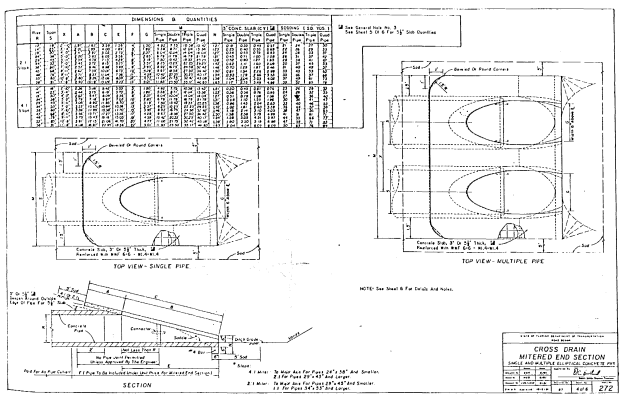

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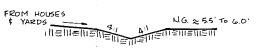
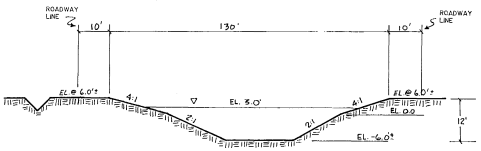


CROSS SECTION A-A & B-B
N.T.S.



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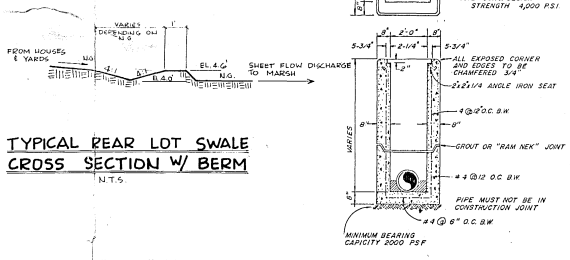

TYPICAL REAR LOT SWALE CROSS SECTION W/ BERM
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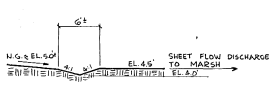
TYPE "C" INLET



CROSS SECTION F-F
TYPICAL REAR LOT SWALE CROSS SECTION ON ISLAND
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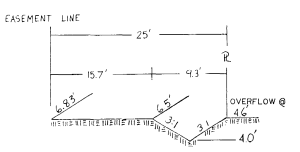

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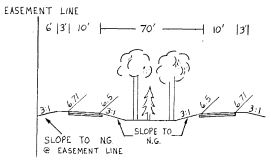

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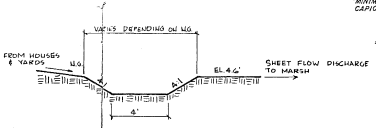

TYPICAL REAR LOT SWALE CROSS SECTION W/OUT BERM
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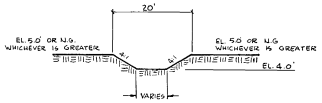

TYPICAL SIDELOT SWALE
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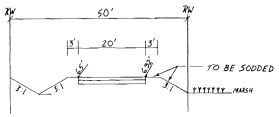


CROSS SECTION I-I

CROSS SECTION 'I - I' RETENTION POND

For Paving and Drainage Detail Aspects Only:

T. Robinson White, Jr. P.E. #37390

Date

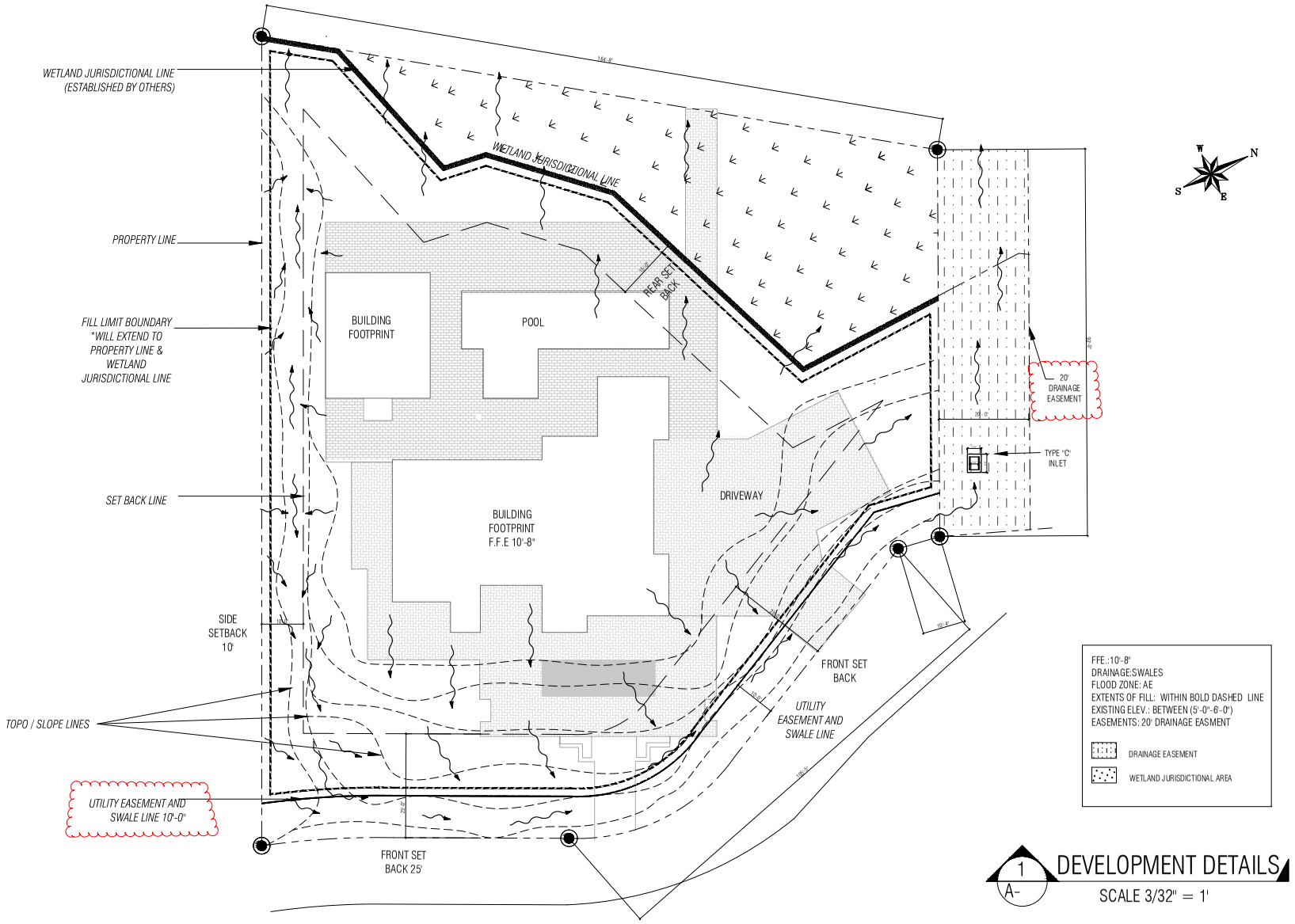
Date	Revisions	Checked
3/11/98	X Section I-I	JMP

Project Name: PELICAN REEF

Sheet Contents: PAVING & DRAINAGE DETAIL

Tim Gabriel & Associates, Inc.
Engineers • Planners • Surveyors
66 Cuna Street • St. Augustine, Florida 32084
ST. AUGUSTINE • JACKSONVILLE • CRYSTAL RIVER
(904) 824-9121 • (904) 353-6808 • (904) 563-0010

PROJECT # 86-059
Printed | Issued
Drawn: D.M.W. | Checked: B.W.
sheet 20 of ____



1 / A- DEVELOPMENT DETAILS

SCALE 3/32" = 1'

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

FORREST INC.
238 WEST KING ST.
www.forrestinc.com
JAMES FORREST
St. Augustine, FL 32084
C 904.347.6447
F 904.734.0332

CUSTOM HOME FOR:
WILLIAM WOLKOFF
186 PELICAN REEF DR.
ST. AUGUSTINE, FL 32080

PROJECT # 23-102
BUILDING SQ.FT. 08-000
DATE 11/11/2024
DRAWING SCALE: 1/16"=1'-0"
DESIGNER: FI
REVISIONS

SHEET NAME
DEVELOPMENT DETAILS
SHEET #
A-

STRUCTURAL NOTES

DESIGN LOADS IN ACCORDANCE WITH REQUIREMENTS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", ASCE 7–16.

ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. BOLTS SHALL MEET REQUIREMENTS OF ASTM A–325, TYPE I, AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A–153. THREADED TIE RODS SHALL MEET REQUIREMENTS OF ASTM A–36 AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A–153.

NUTS SHALL MEET THE REQUIREMENTS OF ASTM–563, GRADE DH, AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A–153.

ALL WASHERS, AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.

ALL FIBERMESH CONCRETE SHALL HAVE f'c = 3000 psi WITH 3.0 lbs OF "FIBERMESH 300" VIRGIN HOMOPOLYMER POLYPROPYLENE FIBRILLATED FIBERS PER CUBIC YARD, VARYING IN GRADATION AND LENGTH FROM 3/4" TO 1 1/2". ALL REINFORCING STEEL SHALL BE GRADE 60.

IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED, OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO SUPPORT STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

VERIFY ALL DIMENSIONS WITH CIVIL/SITE DRAWINGS.

THE BULKHEAD SYSTEM ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES; FOR THE ACTS OR OMISSIONS OF THE ARCHITECT, CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DESIGN ASSUMPTIONS

THE FOLLOWING DESIGN INFORMATION WAS ASSUMED FOR THE ANALYSIS OF THE TIMBER BULKHEADS:

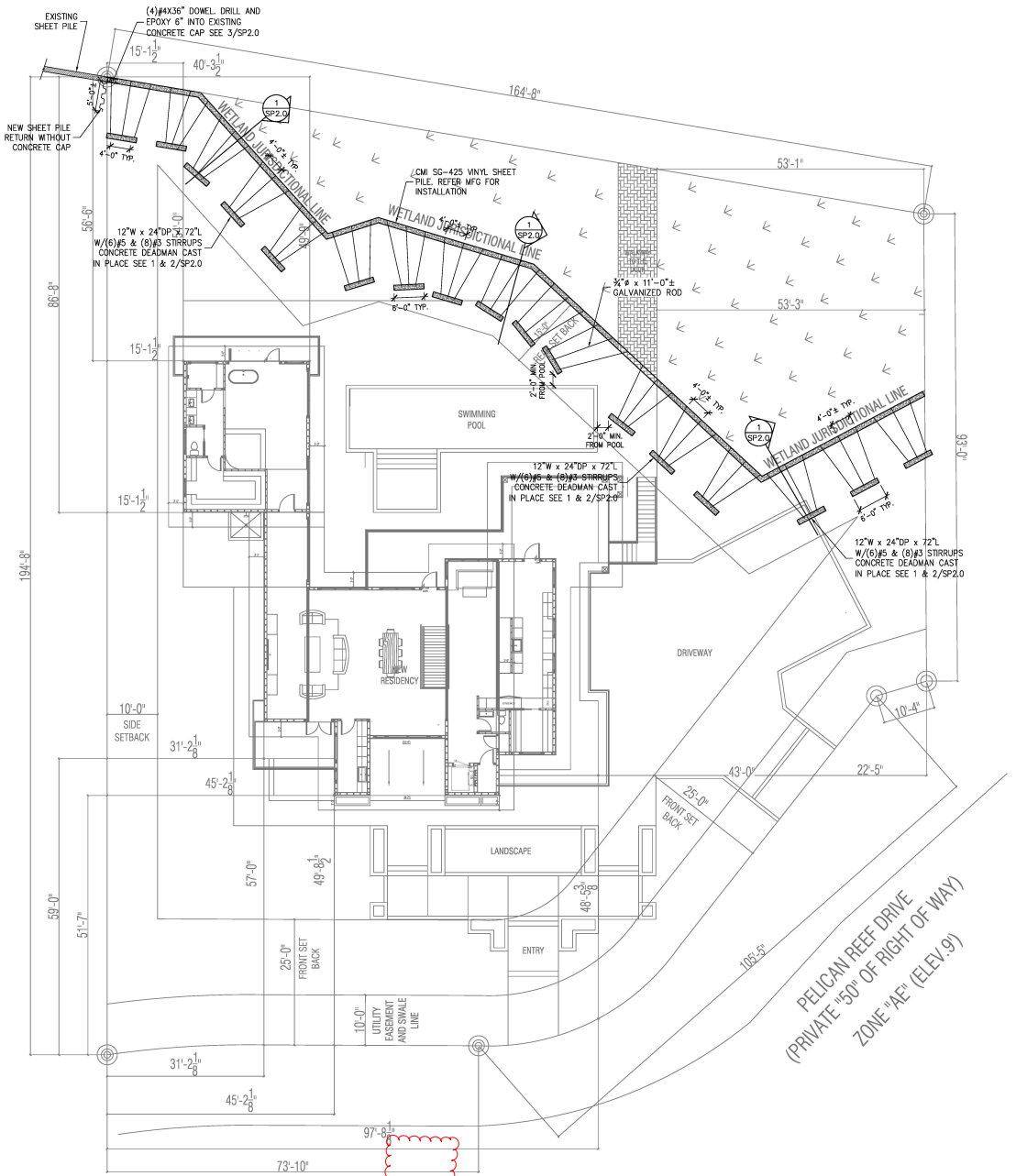
TIMBER BULKHEAD AT STORMWATER RETENTION POND

ø = 30° Pa = 40 PSF LEVEL BACKFILL
w = 110 PCF Pp = 330 PSF NO SURCHARGE

SURCHARGE LOADING FROM CONCRETE FOUNDATIONS OF ANY ADJOINING BUILDINGS SHALL BE A MINIMUM DISTANCE OF 15'–0" FROM THE FACE OF THE 2"x8" VERTICAL SHEETING

THE PRECEEDING DESIGN ASSUMPTIONS ARE BASED ON SUITABLE STRUCTURAL FILL AND BACKFILL MATERIAL WITH NO ORGANIC MATERIAL PRESENT. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF UNSUITABLE SOIL IS ENCOUNTERED.

1 A-2 SITE PLAN
SCALE 3/32" = 1'



SHEET PILE WALL PLAN
SCALE: 3/32" = 1'–0"

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER
10.16.24
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
WOLKOFF RESIDENCE
SSE No.
24-0459

ISSUE	DATE
PERMIT	10.16.24
REVISIONS	DATE

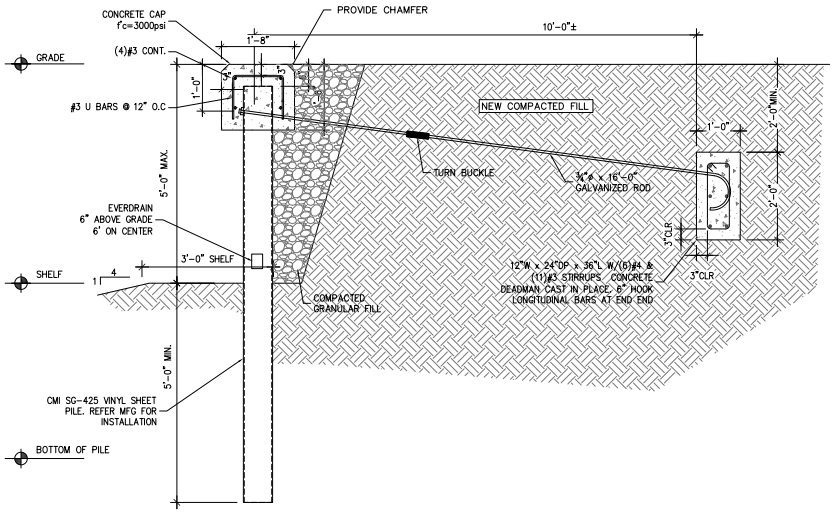
STRUCTURAL ENGINEERING FOR SHEET PILE BULK HEAD PELICAN REEF DRIVE

FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY FIELD ALTERATIONS OR MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

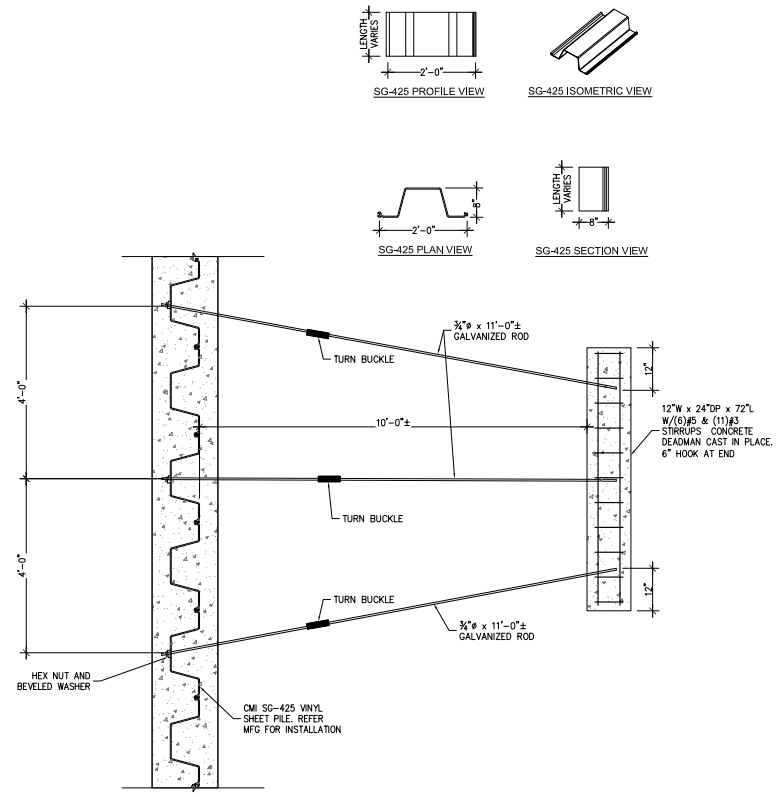
SCALING
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS MISSING REFER TO ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

SHEET PILE WALL PLAN

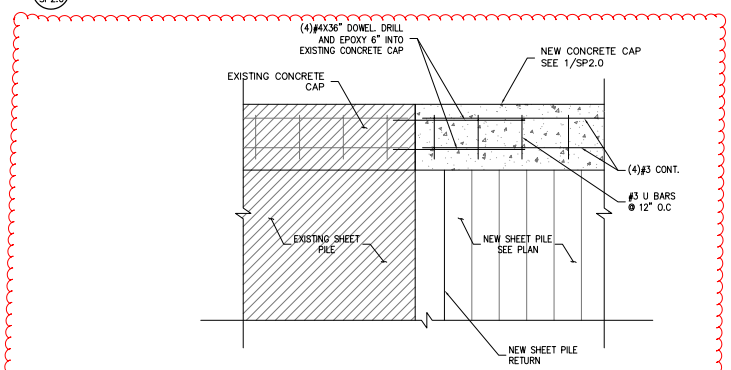
SHEET
S0.0
SHEET 1 OF 2



1 SP2.0 SHEET PILE DETAIL–SECTION VIEW



2 SP2.0 SHEET PILE DETAIL–PLAN VIEW



3 SP2.0 NEW CAP TO EXISTING CAP DETAIL

CHRISTOPHER J. SABOURIN
LICENSE
No. 71461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

10.16.24
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
WOLKOFF RESIDENCE
SSE No.
24-0459

ISSUE	DATE
PERMIT	10.16.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
SHEET PILE BULK HEAD
PELICAN REEF DRIVE

FIELD ALTERATION

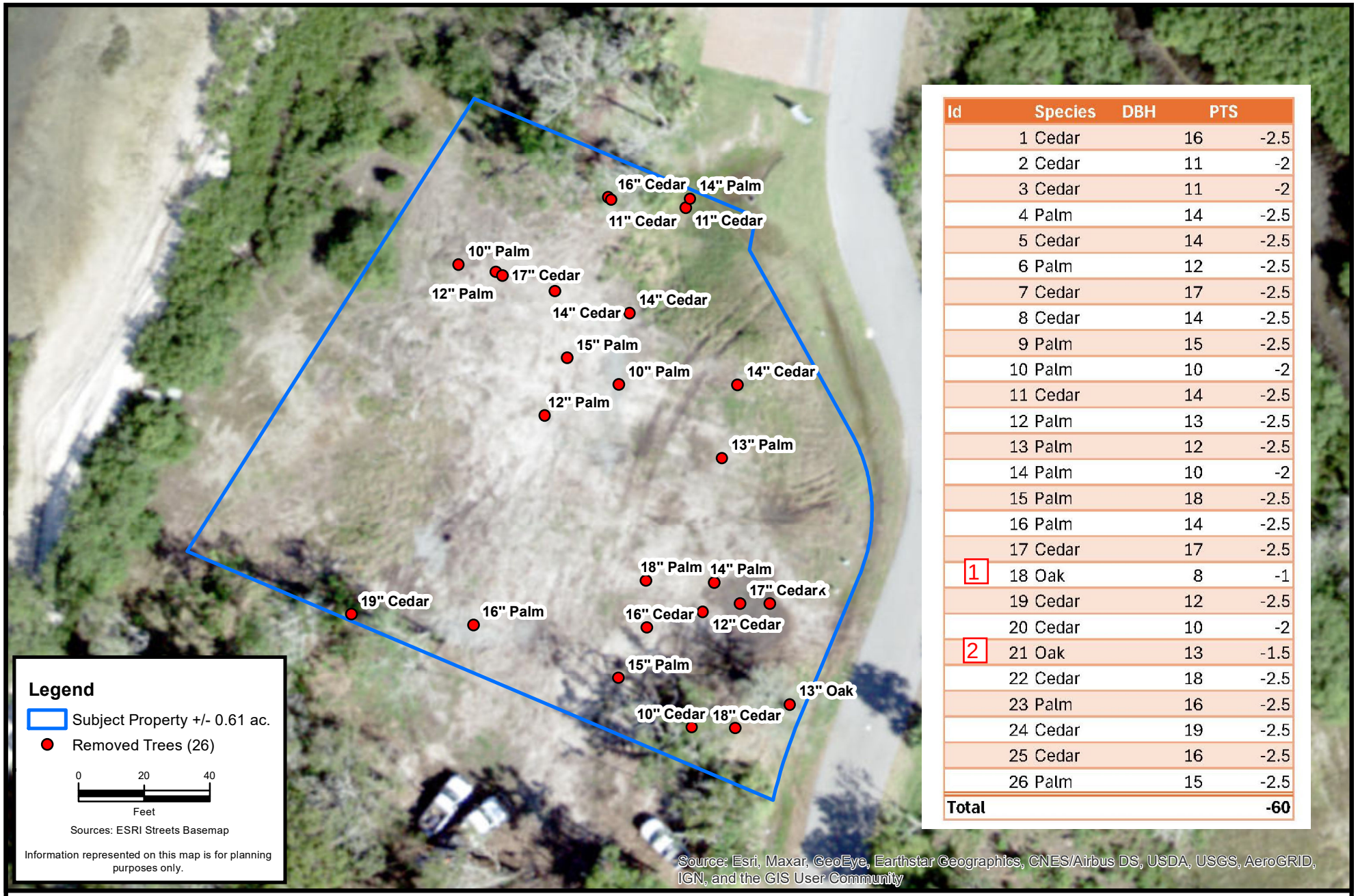
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OF THE OFFICIAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO RECEIVING APPROVED BY CHRISTOPHER J SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR PROTECTION FEES

SCALING

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS LEFT AS REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

SHEET PILE
DETAILS

SHEET
SP2.0
SHEET 2 OF 2



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
1	18 Oak	8	-1
	19 Cedar	12	-2.5
	20 Cedar	10	-2
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

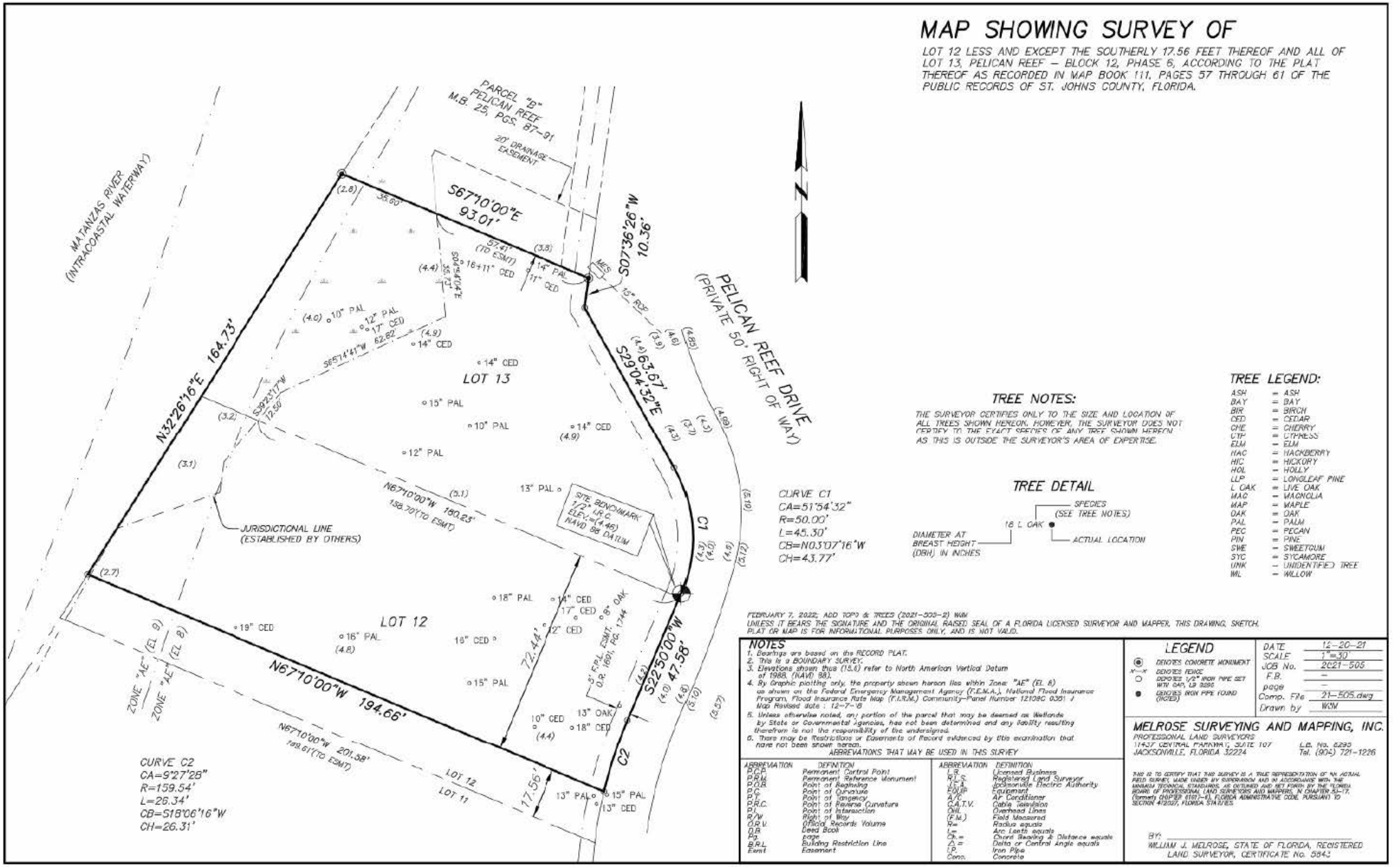
Pre-Clearing Tree Survey / Trees Removed

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.



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
CTP	= 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 (15.6) 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
EQUIP	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 6295
- ● 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. 6295
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. 5947

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0394

IN THE MATTER OF:

Wolkoff William J Trust,

Wolkoff William J Trustee

186 PELICAN REEF DR, Saint Augustine, FL, 32080 (Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 25, Section(s) 28 & 56, Tree removal and replacements.

VIOLATION SITE:	**186 PELICAN REEF DR, Saint Augustine, FL, 32080**
LEGAL DESCRIPTION:	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635
PARCEL NUMBER:	**1585730130**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON , AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on , in accordance with Chapter 162 F.S.

The respondent and/or representative _____ was / ✓ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 17, 2024:

Removal of the following trees without a permit as identified on the grading plan; 15 Cedar Trees, 2 Oak Trees, and 14 Palm Trees.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

City Code, Chapter 25, Section(s) 28 & 56 Tree removal and replacements.

4. On October 7, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On October 18, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for .

6. **On November 6, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

"You are hereby informed that you / your property has been found to be:"

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. ✓ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. ✓ Other: Once the property is developed must plant the maximum number of trees, up to 30 southern red cedars and to pay $300 per tree (southern red cedar) not replaced to the tree mitigation fund. It is also ordered that 2 oak trees be planted on the property, and the owner will pay $300 per oak tree not replaced to the tree mitigation fund.

First Violation, Fine shall not exceed $250.00 a day…FSS 162.09(2)(a)

a. _____ You have _____ days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

Repeat Violation, Fine shall not exceed $500.00 a day…FSS 162.09(2)(a)

a. _____ A fine of up to $_____ Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

Irreparable / Irreversible Violation, Fine not to exceed $5,000.00 per violation…FSS 162.09(2)(a)

a. _____ and the Fine is set at $_____ per violation totaling to $_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on _____ at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence and impose the fine provided herein, or a maximum fine of $500 per day, if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **6, NOVEMBER, 2024.** In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Gretchen R. H. Vose, Esq, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 6th day of November, A.D., 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Wolkoff William J Trust, Wolkoff William J Trustee, 390 A1A BEACH BLVD #12,

ST AUGUSTINE, FL 32080, 9489 0090 0027 6577 5126 83

Wolkoff William J Trust, Wolkoff William J Trustee, 186 Pelican Reef Dr, St. Augustine, FL 32080

9489 0090 0027 6577 5126 90

on this 7th day of November, 2024

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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	

2 Live Oaks

4 Palm Trees

Planting Plan:

Species	DBH	QTY	PTS_Per	PTS_Total
Cedar	4	10	2	20
Palm	4	4	2	8
live oak	4	2	2	4
Total				32

magistrate order 11-6-24				mit fund
	exist	planted	**deficit**	($300/tree)
cedar	13	10	3	$ 900.00
oak (only two)				

1 LS-4.0 PLANTING 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

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: 8/16/2024
SHEET # LS-4.0
DRAWING SCALE: 3/32" 1'-0"
DESIGNER: YM
REVISIONS:
8/17/2024
10/18/2024

City of St. Augustine
Planning & Building Department
P.O. Box 75
St. Augustine, FL 32085
Ph: 904.825-1065 | Fax: 904-209-4335

Tree Mitigation Fund Application

City Code Chapter 25, Section 25-56 prohibits anyone from removing any tree in the city without first obtaining permission. When permission is granted by the Planning & Zoning Board or the Code Enforcement, Adjustment and Appeals Board each removed tree is required to be replaced with two similar trees on the site.

When it is not feasible for the applicant to replant replacement trees on the site where the removal took place, the applicant may be provided the opportunity to donate $300, per required replacement tree, to the Tree Mitigation Fund. This enables the city to plant the replacement tree in a more appropriate location within the city limits to ensure the health and well-being of the tree(s) and to provide a benefit to the public as a whole.

A $300.00 fee to the City of St. Augustine covers the cost of the tree, its installation, maintenance, and if necessary, replacement.

Name Ryan Carter c/o William Wolkoff

Address Pelican Reef Drive (PID 158573-0130)

Phone Number 904-540-1786

I prefer to contribute $300 per required replacement tree(s) in lieu of replacement of the tree(s) on my property:

Replacement for trees removed from:

Address: Pelican Reef Drive (PID 158573-0130

Type of tree removed: Cedar, Palm, Oak Number of trees 26

Reason replacement trees cannot be replanted on the site:

10 Cedars, 4 Palms and 2 oaks will be replaced on site, but large horse can't accomodate that many trees in landscape

Please make checks payable to: **City of St. Augustine**

check for $5,100, per attached

Wolkoff Palican Reef Drive (PID 158573-0130)

Tree Debits / Mitigation

Debits:

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**

Planting Plan:

Species	DBH	QTY	PTS_Per	PTS_Total
Cedar	4	10	2	20
Palm	4	4	2	8
live oak	**4**	**2**	**2**	**4**
Total				**32**

magistrate order 11-6-24				mit fund
	exist	planted	**deficit**	($300/tree)
cedar	13	10	**3**	$ 900.00
oak (only two)				

Tree Credit Surplus/Deficit:			**-28**
deficit/ 2 pts per tree		-14	
trees X $300 to fund	$	4,200	(includes the 3 deficit oaks)
3 trees good faith payment	$	900	
Total Fund Payment	**$**	**5,100**	

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	5.e.	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.

The applicant appeared before the Board on November 5, 2024, and continued so that the applicant could modify their dock plans to be within the riparian lines of the property.

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.

(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.

The site has approximately fifty-two feet of bulkheaded shoreline at the southern branch of Hospital Creek. There is an existing dock, and the proposed dock modification expands the dock to the south by twenty-eight (28) feet.

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

There is an existing dock, and the proposed dock modification expands the dock to the south by twenty-eight (28) feet to include an after-the-fact approval of a boat lift and proposed floating dock.

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

Aerial images show a vegetated shoreline. It appears that proposed docks expansion should be waterward of the vegetated portions of the shoreline.

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

Aerial images show a vegetated shoreline. It appears that proposed docks expansion should be waterward of the vegetated portions of the shoreline.

(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.)

Not applicable**.**

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

(17) (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Dock height is limited to eight (8) feet above the mean high water (MHW). The application lists the 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. Bathymetric contours would be helpful in determining if the proposed expansion of the dock's footprint would impede the navigable channel.

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.

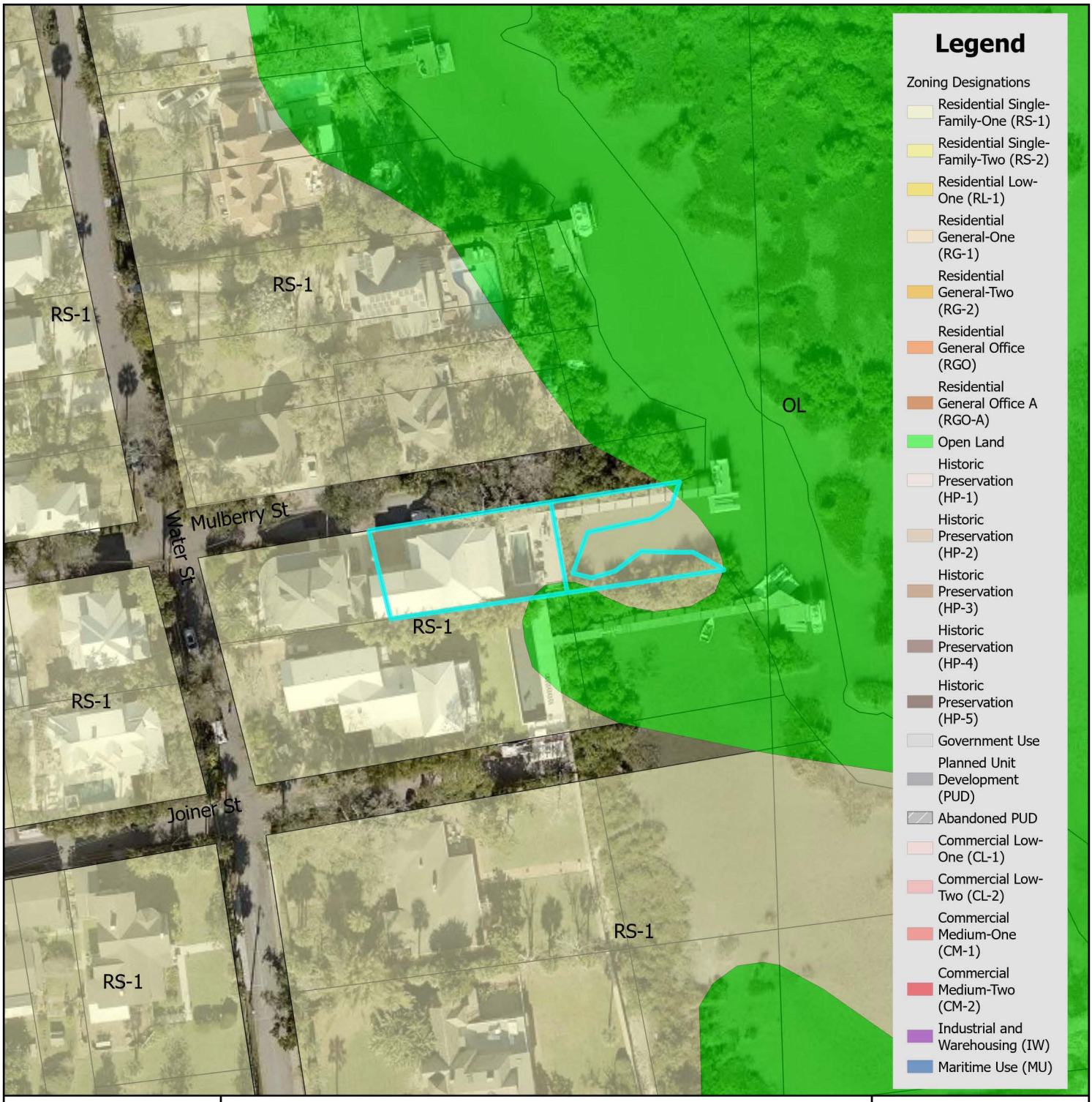
Attachments

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

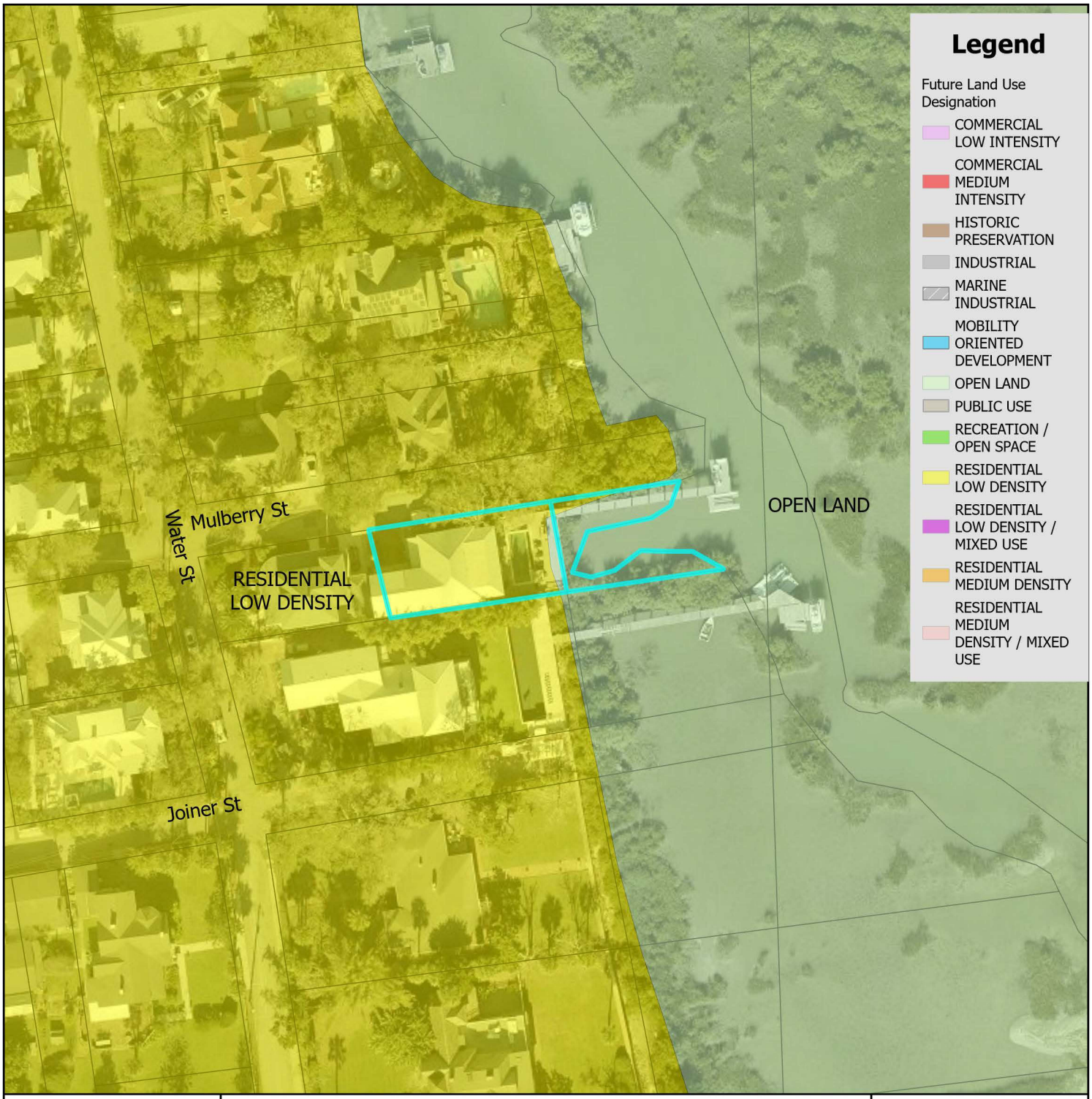
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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
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2024

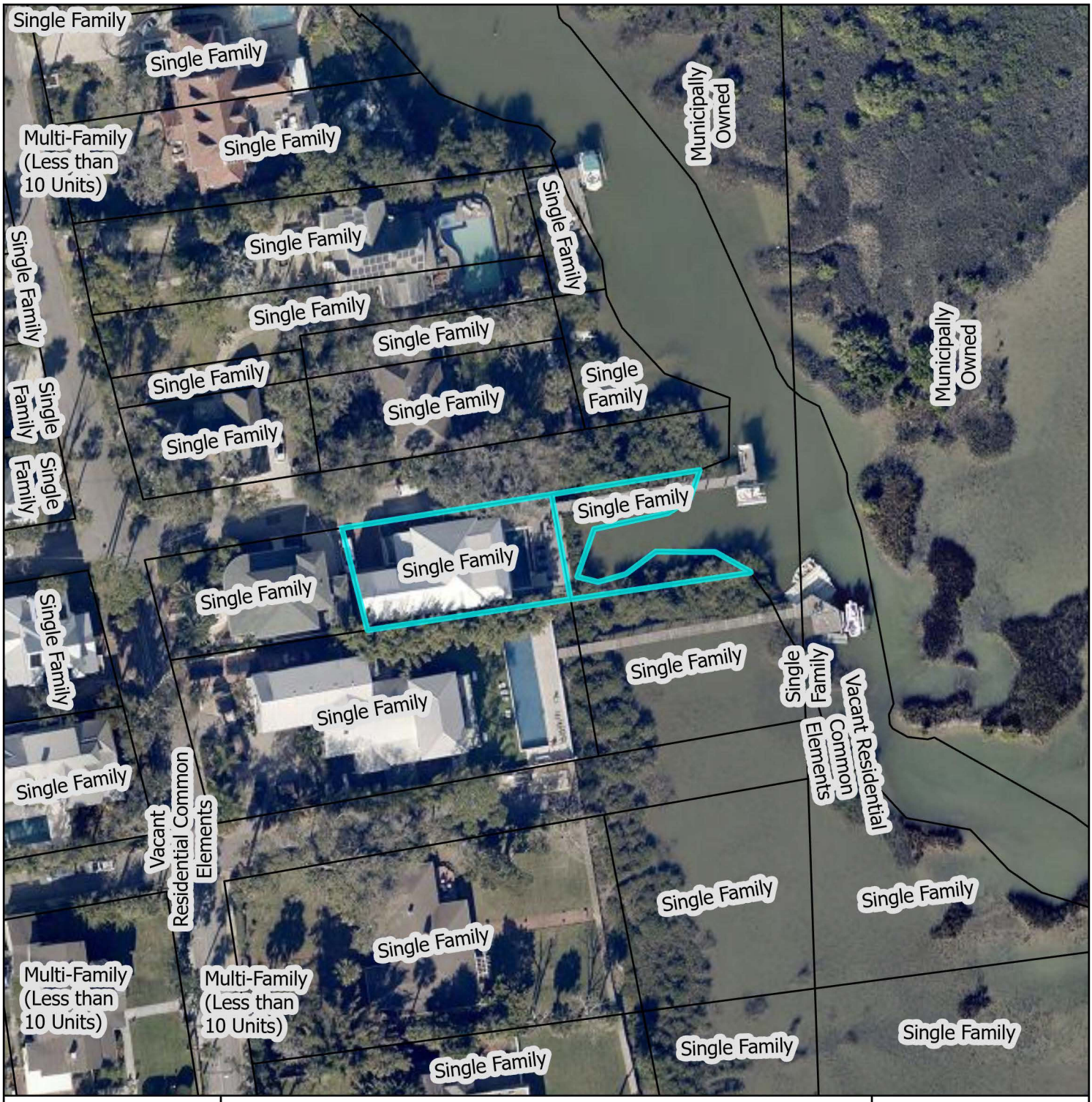
N

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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for the accuracy or completeness of the data shown hereon.

2024

N

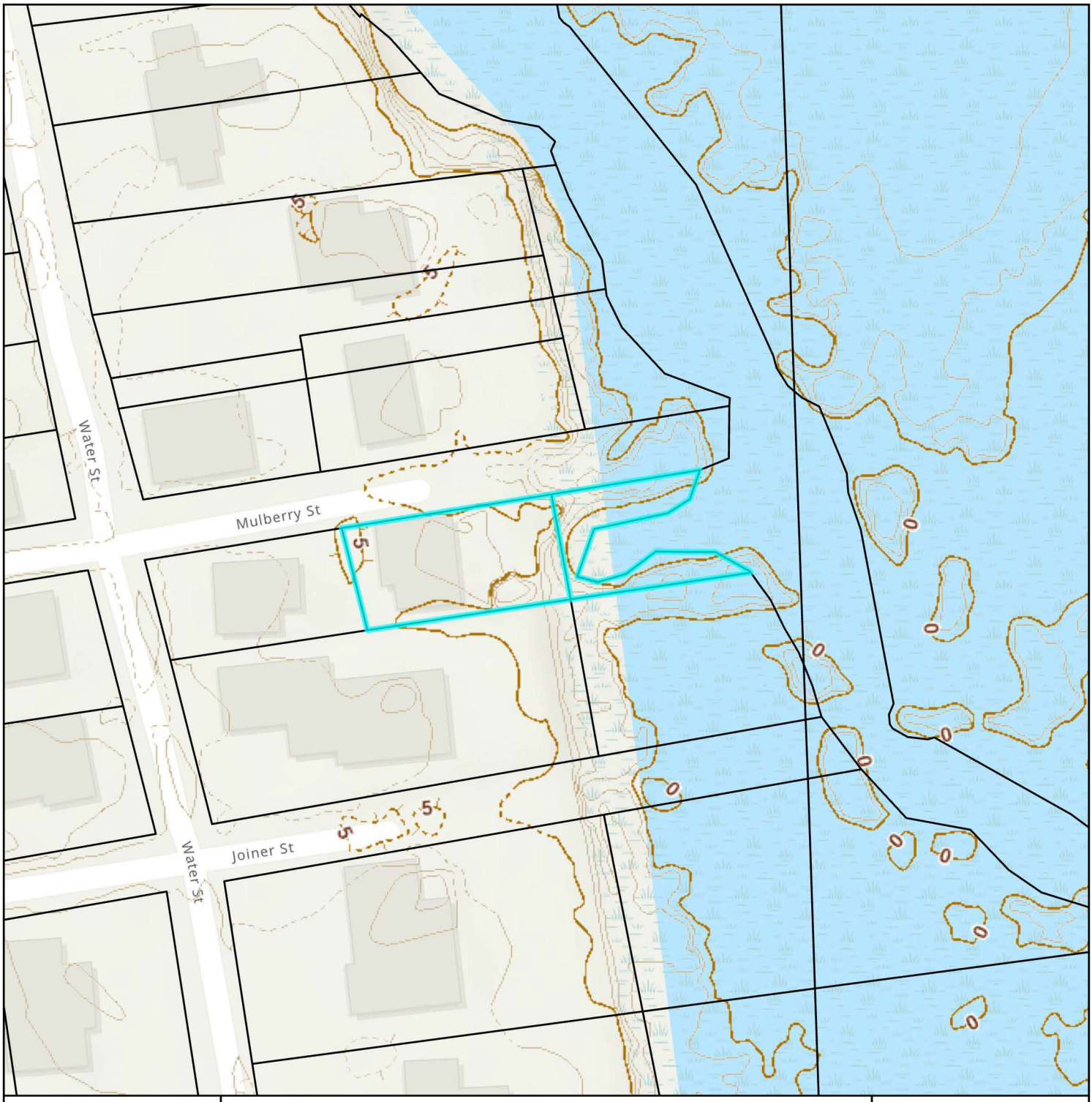
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 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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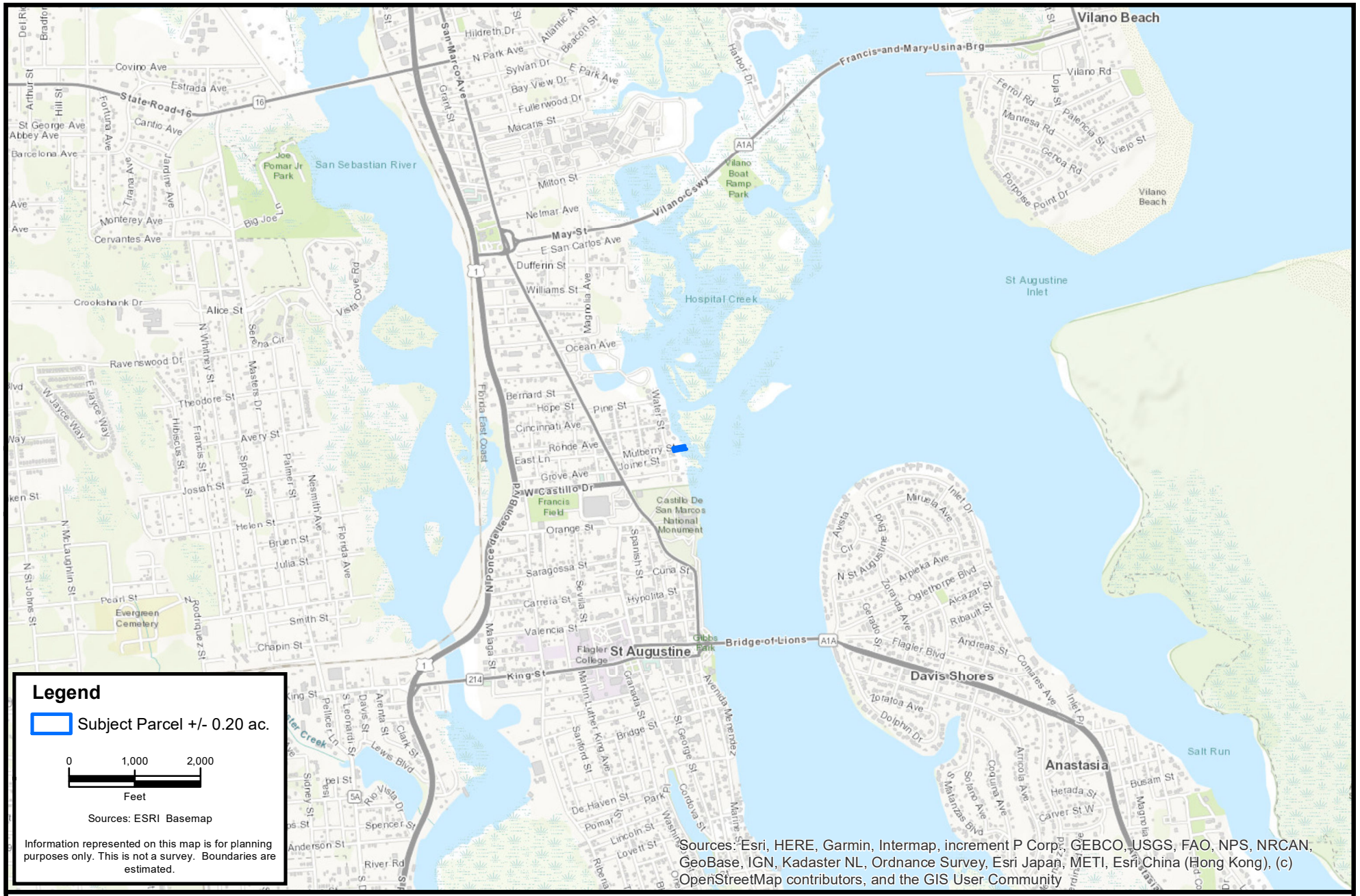
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 7:

Application


Legend
Subject Parcel +/- 0.20 ac.
0
1,000
2,000
Feet
Sources: ESRI Basemap
Information represented on this map is for planning purposes only. This is not a survey. Boundaries are estimated.
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Vilano Beach
St Augustine
Anastasia
Davis Shores
San Sebastian River
Hospital Creek
St Augustine Inlet
Salt Run
Castillo De San Marcos National Monument
Flagler College
Francis Field
Evergreen Cemetery
Joe Pomar Jr Park
Vilano Boat Ramp Park
Gibbs Park
State Road 16
Francis and Mary Usina Brg
Bridge of Lions
King St
W Castillo Dr
N Ponce de Leon Blvd
San Marco Ave
Florida East Coast
A1A
Flagler Blvd
Ocean Ave
May St
Mulberry St
Joiner St
Dufferin St
Williams St
Bay View Dr
Fullerwood Dr
Macaris St
Milton St
Nelmar Ave
Vilano Cswy
Hildreth Dr
N Park Ave
Sylvan Dr
F Park Ave
Covino Ave
Estrada Ave
Cantio Ave
St George Ave
Abbey Ave
Barcelona Ave
Monterey Ave
Cervantes Ave
Crookshank Dr
Alice St
Ravenswood Dr
Theodore St
Avery St
Josiah St
Helen St
Bruen St
Julia St
Smith St
Chapin St
Pearl St
Rodriguez St
N St Johns St
N McLaughlin St
Hibiscus St
Francis St
Spring St
Palmer St
Nesmith Ave
Florida Ave
Serena Cir
Masters Dr
N Whitney St
E Jaycee Way
W Jaycee Way
Vista Cove Rd
Big Joe Ln
Bernard St
Hope St
Pine St
Cincinnati Ave
Rhode Ave
East Ln
Grove Ave
Orange St
Saragossa St
Carreria St
Valencia St
Cuna St
Hypolita St
Spanish St
Sevilla St
Magnolia Ave
Water St
Granada St
Bridge St
Martin Luther King Ave
Sanford St
St George St
Avenida Menendez
Cordova St
Marine St
De Haven St
Pomar St
Lincoln St
Lovett St
Park Ct
Washington St
Riberia St
Arenta St
Clark St
Lewis Blvd
Davis St
S Leonardi St
Pellicer Ln
Sidney St
Anderson St
Spencer St
Rio Vista Dr
River Rd
Del Rio
Bradford
Arthur St
Hill St
Fortuna Ave
Tirana Ave
Ave
Ave

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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: Nov 21 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 30 60

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

35 Mulberry St.

Project:	5.24365	St. Augustine, FL	Date: Nov 21 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.

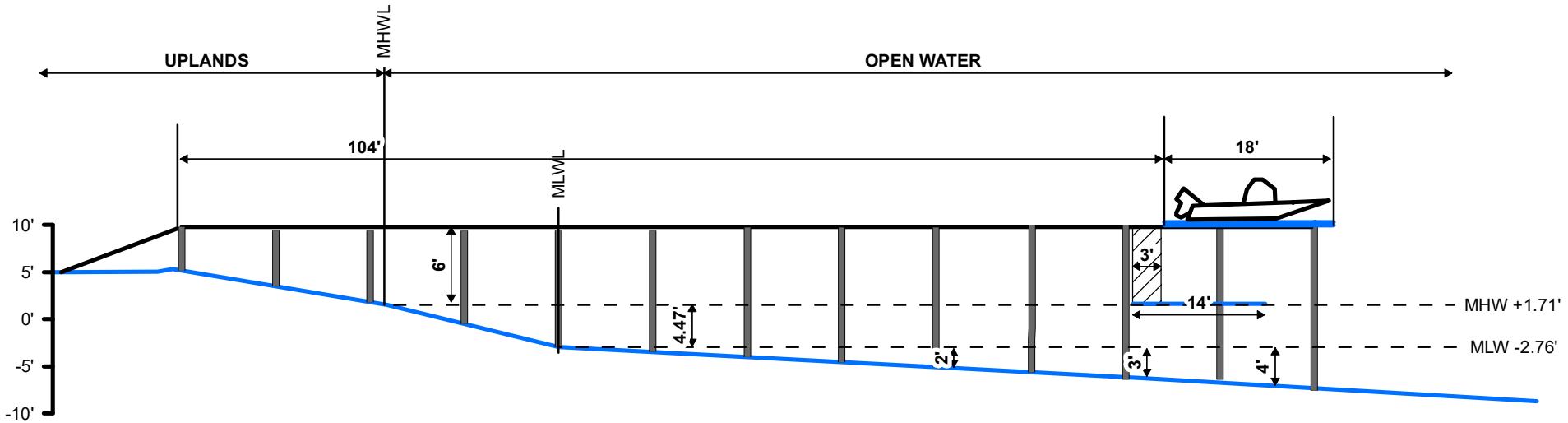
F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24365 Pulak 35 Mulberry St\GIS\MXD\06-Proposed.mxd

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\DEP Drawings\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: Nov 21 2024	Figure: 7

Attachment 8:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

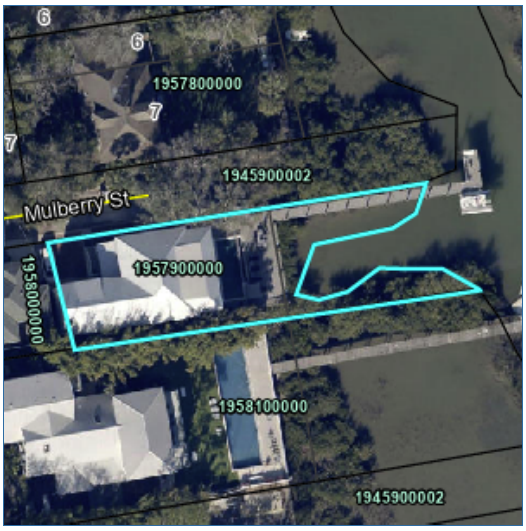
Parcel ID	1957900000
Location Address	35 MULBERRY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	(1) CITY OF ST AUG ABBOTT TR N48FT OF BLK M (EX W89FT INCL RIP RGTS) OR5890/1379 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
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

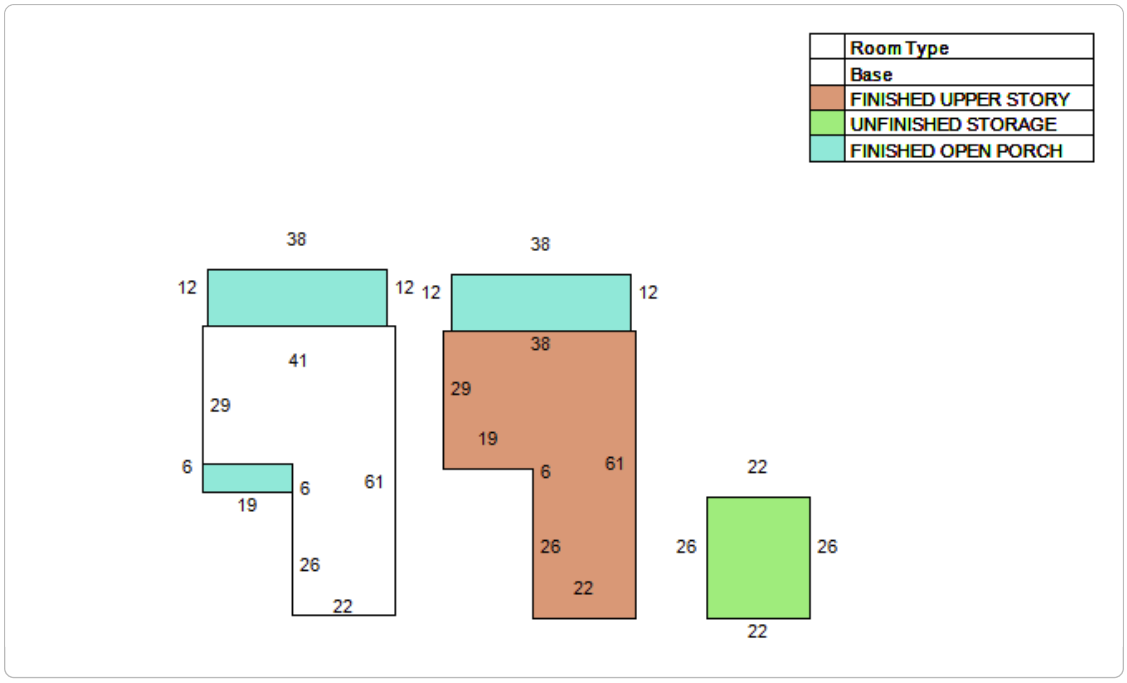
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,065,988	$122,156	$0	$0	$0	$1,985,644	$1,768,237	$267,407	$1,718,237
2023	$372,414	$84,797	$350,595	$0	$0	$807,806	$205,298	$707,508	$100,298
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
December 3, 2024	5.f.	PZB2024-0090
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	134 Pelican Reef Drive	158571-4060

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Eric Worthmann
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
Acreage:	0.57
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify an dock in COZ 1&2 at 134 Pelican Reef Drive. The approval of this application would allow for the addition of a floating platform to the dock terminus adding twenty-three feet to the length of the dock as well as after-the-fact approval for portions of the dock built inconstantly with previous Planning and Zoning Board approval.

Permit History

PZB2024-0005	Significant Tree Removal	Approved
BP2024-1505	Pool	Open
BP2023-2126	Addition	Issued
PR2021-1352	PZB-Dock	Closed
PR2021-1345	Dock building permit	Closed

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

The site contains a single-family home in Pelican Reef that has an issued building permit for additions and an open building permit for a pool and a recently approved PZB application for a significant tree removal. The dock is an existing dock that was not built according to the approved PZB file and BP according to the applicant.

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

The dock is proposed within Conservations Zones 1 and 2 and is within the waters of the Matanzas River. The site has approximately one hundred and eight feet of bulkheaded shoreline with riprap.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

The application provides limited information on soil and stabilization methods including silt fences and turbidity barriers.

(6) Impact on floodplain.

Unknown

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

Aerial images do not show vegetation or oyster beds in the area.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site.

(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.

The site has approximately one hundred and eight feet of bulkheaded shoreline with riprap. The dock is existing and will not change the linear feet of shoreline development and percent of site.

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

The dock is existing, and the proposed modification will add a floating platform to the dock terminus adding twenty-three feet to the length of the dock. The dock height will not be raised; however, the width of the floating platform will extend beyond the existing decking.

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

Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site.

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

Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project 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.)

Not applicable**.**

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

(17) (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 deck will be six (6) feet above the mean high water which is two feet below the maximum height of eight (8) feet. The applicant states that the boat lifts will be low-profile and not exceed 12,000 pounds. The application appears to be consistent with dock requirements.

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 modification of a dock at 134 Pelican Reef Drive / PID 158571-4060.

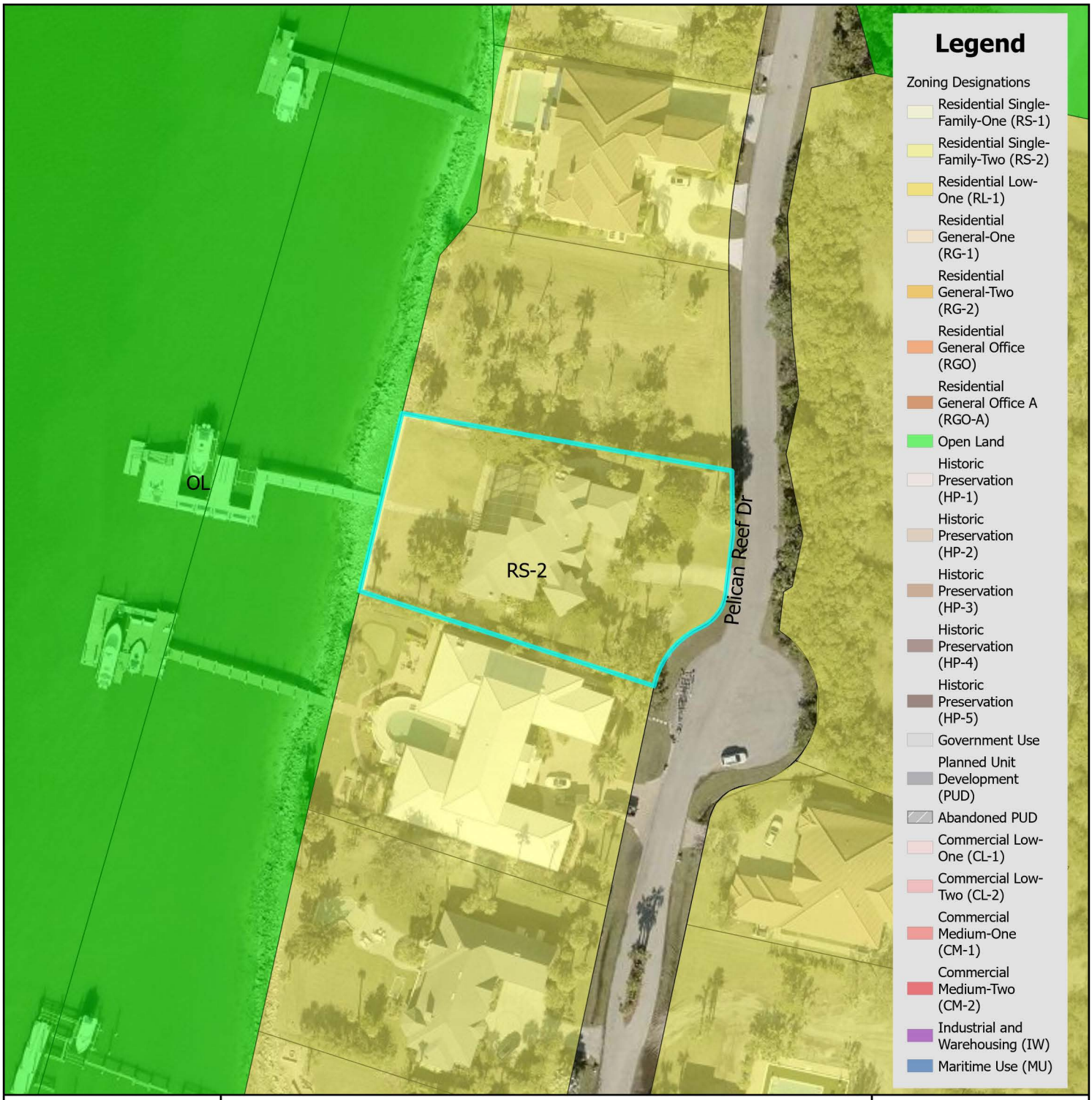
Attachments

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

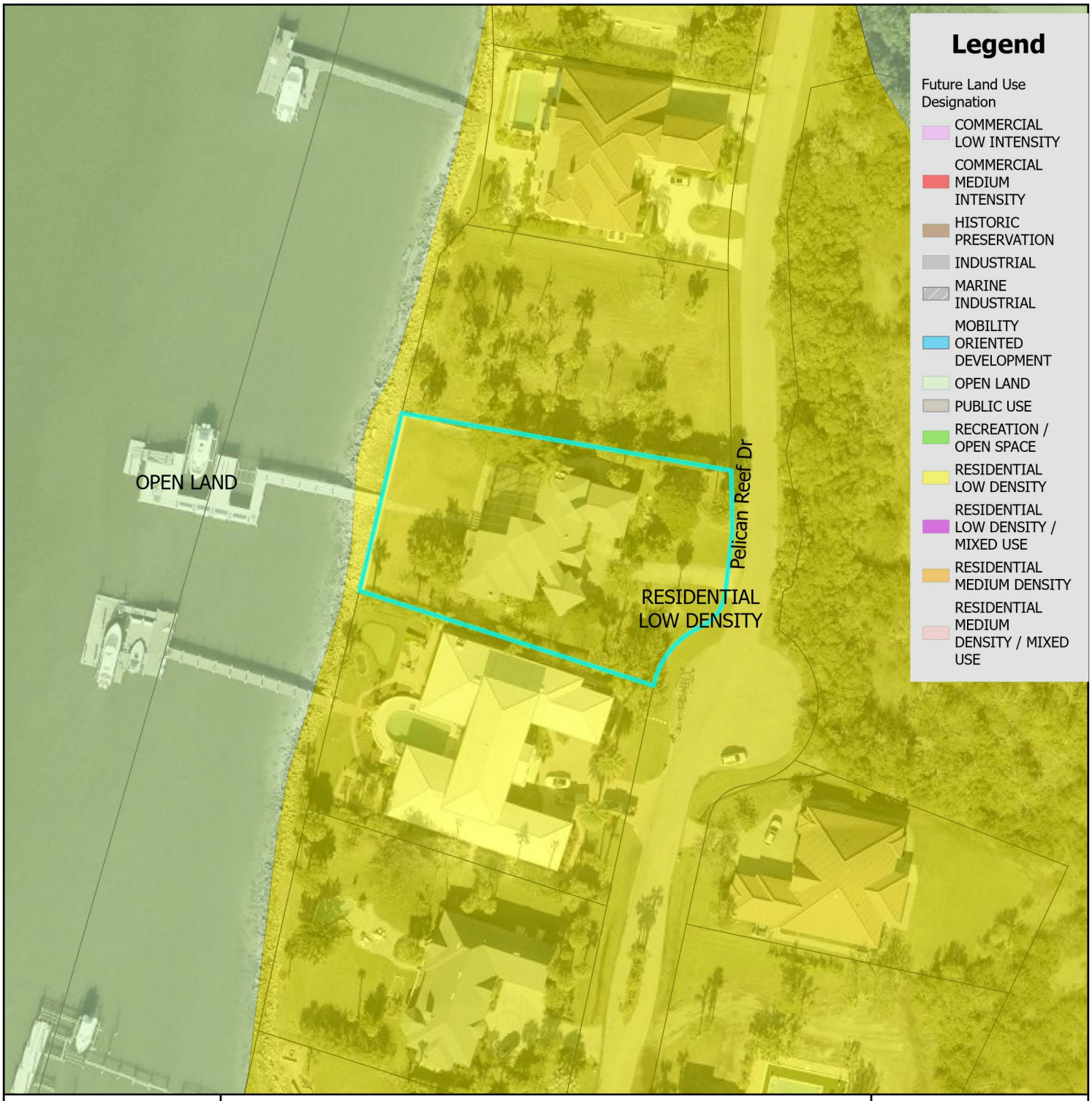
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

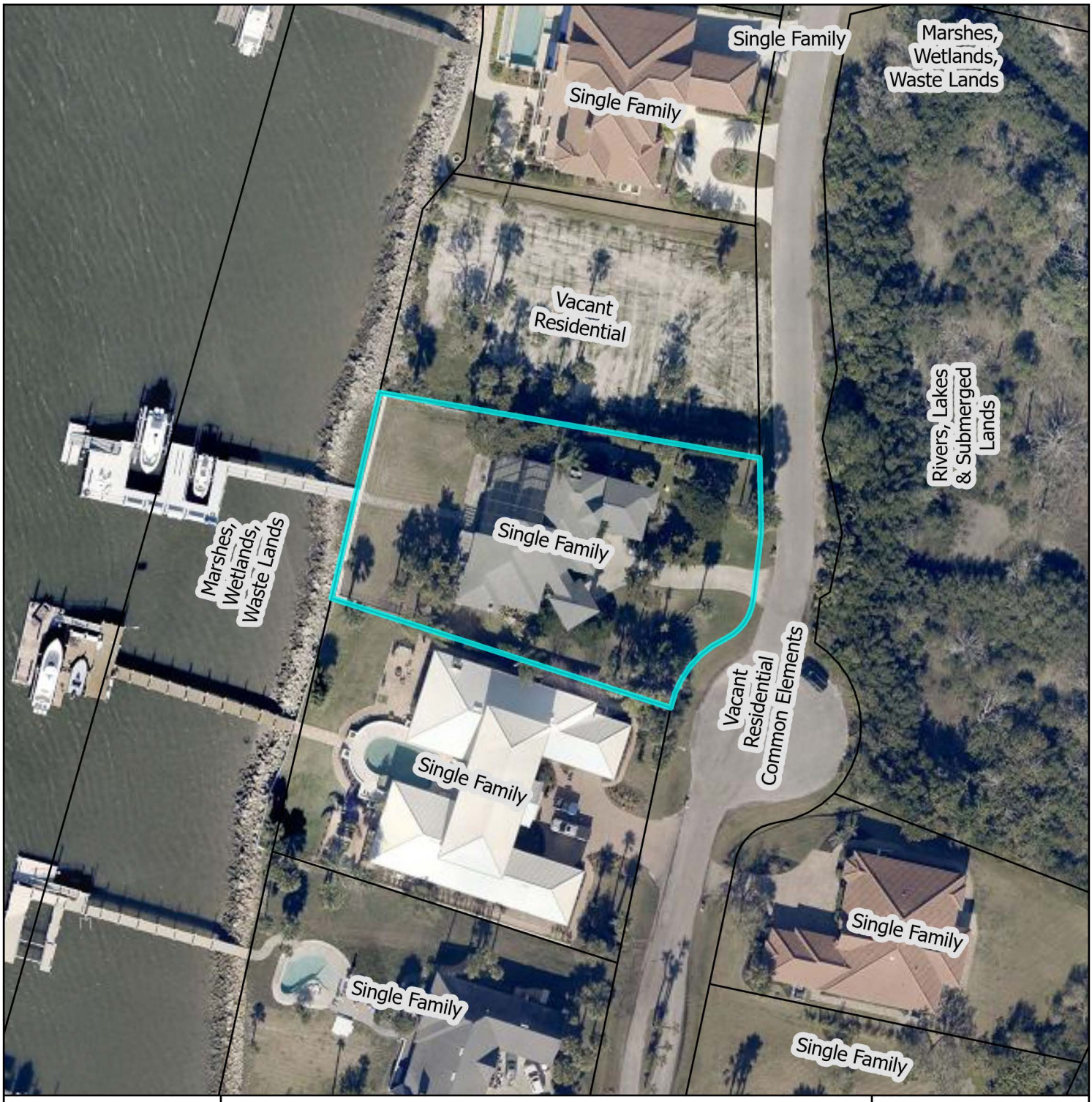
N

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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2024

N

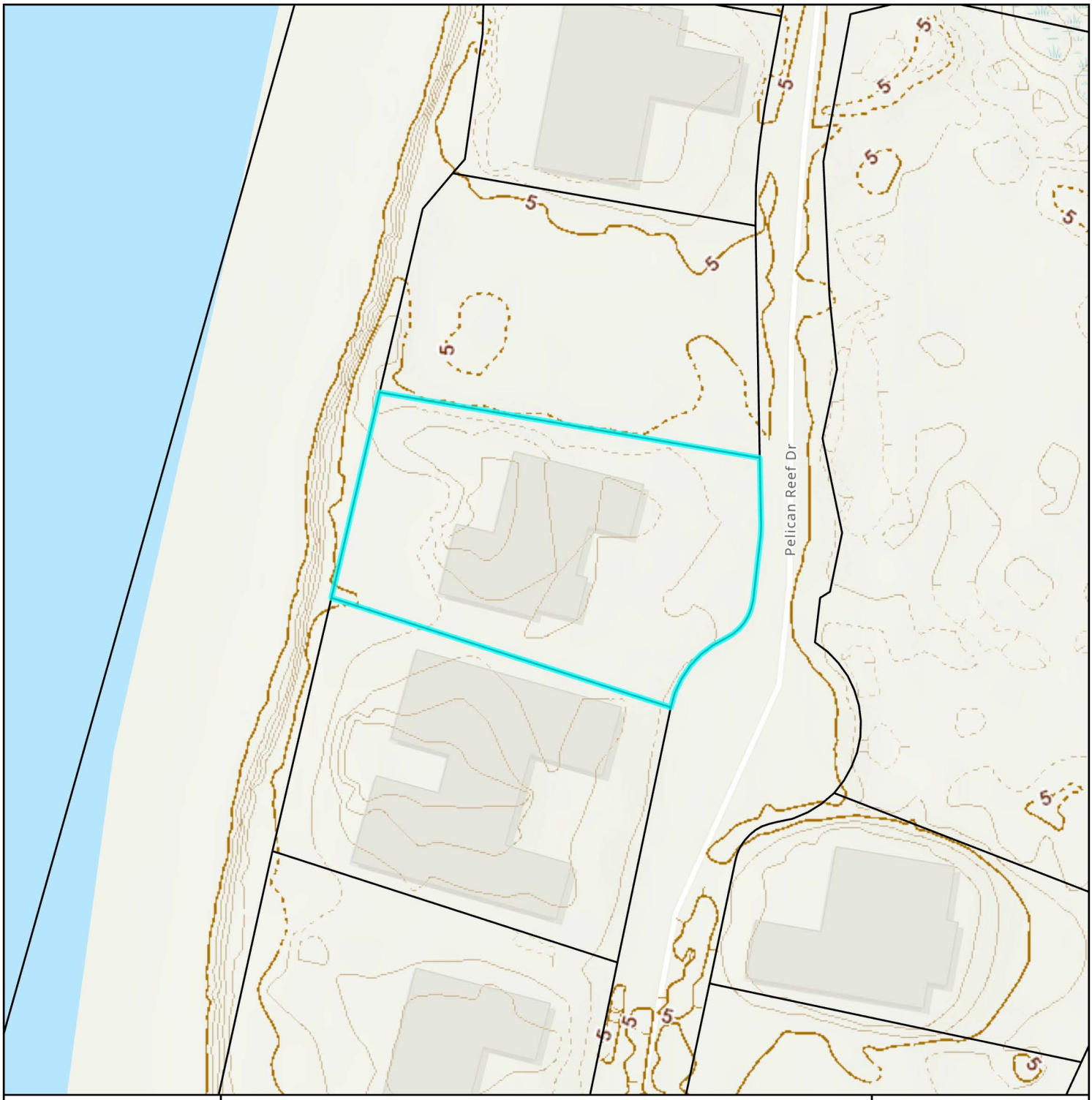
0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

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: $330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

---

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
   Business (*if applicable*): Carter Environmental Services
   Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: Ryan@carterenv.com
2. NAME OF PROPERTY OWNER: Erik Worthmann Contact Number: 352-226-0246
   Business *(if applicable)*: _____
   Address: 6412 NW 128th ST City: Gainesville State: FL Zip: 32563
   E-Mail Address: Erik@comforttemp.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: 4
   Subdivision: Pelican Reef Parcel Number: 1585714060
4. PROJECT STREET ADDRESS: 134 Pelican Reef Dr.
5. SPECIFIC PROPOSED USE: Boating access
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Please see attached narrative
8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached narrative

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.

K. A. Carter 8-14-24

Signature of Applicant Date

Erik Worthmann August 18, 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.

Ryan Carter

Print name of applicant

Signature of applicant

8-14-24

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within [x] 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: Erik Worthmann
Signature of Owner

Erik Worthmann
Print Name of Owner

352-226-0246
Telephone Number

DIANA MARIE WELDEN
Notary Public - State of Florida
Commission # HH 455042
My Comm. Expires Oct 17, 2027
Bonded through National Notary Assn.

State of FL

County of St Johns

Signed and sworn before me on this 19 day of August, 2024

By Erik Worthmann

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: D Welden

My Commission expires: 10/17/27

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.

134 Pelican Reef Drive

Project Address: _____

Ryan Carter

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

Erik Worthmann

Owner's Name: _____ Owner's Signature: Erik Worthmann

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice(PDF)

2019 TRIM Notice

2019 TRIM Notice(PDF)

Summary

Parcel ID	1585714060
Location Address	134 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 6 BLK 4 OR5063/1746 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.570
Homestead	N

Owner Information

Owner Name	Worthmann Erik W,Christine B 100% Worthmann Christine B 100%
Mailing Address	6412 NW 128TH ST GAINESVILLE, FL 32563-0000

Map

Valuation Information

	2021
Building Value	$442,003
Extra Features Value	$25,869
Total Land Value	$725,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,192,872**
Total Deferred	$0
Assessed Value	**$1,192,872**
Total Exemptions	$0
Taxable Value	**$1,192,872**

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
2020	$447,460	$27,567	$725,000	$0	$0	$1,200,027	$632,116	$617,911	$582,116
2019	$382,042	$25,648	$725,000	$0	$0	$1,132,690	$617,904	$564,786	$567,904
2018	$391,878	$3,846	$700,000	$0	$0	$1,095,724	$606,383	$539,341	$556,383
2017	$398,457	$3,517	$660,000	$0	$0	$1,061,974	$593,911	$518,063	$543,911
2016	$403,437	$6,722	$660,000	$0	$0	$1,070,159	$583,445	$536,714	$533,445
2015	$408,418	$6,787	$660,000	$0	$0	$1,075,205	$579,389	$545,816	$529,389
2014	$350,182	$7,450	$660,000	$0	$0	$1,017,632	$574,791	$492,841	$524,791
2013	$354,402	$8,114	$660,000	$0	$0	$1,022,516	$566,297	$506,219	$516,297
2012	$338,687	$8,777	$575,000	$0	$0	$922,464	$556,831	$415,633	$506,831
2011	$346,656	$9,441	$650,000	$0	$0	$1,006,097	$540,613	$515,484	$490,613
2010	$360,974	$10,105	$650,000	$0	$0	$1,021,079	$532,624	$538,455	$482,624

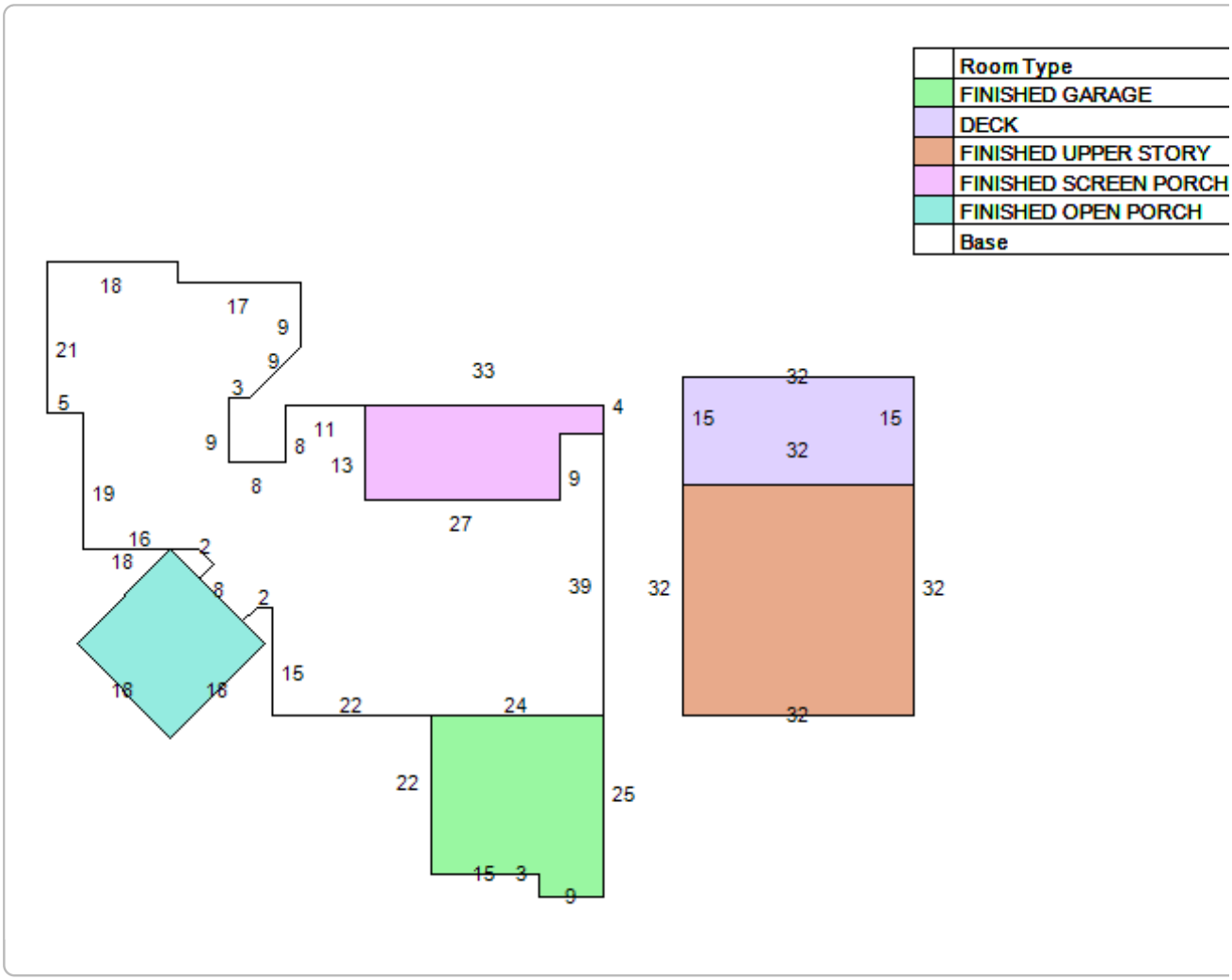
Building Information

Building	1
Actual Area	5523
Conditioned Area	3775
Actual Year Built	1995
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/7/2020	10/6/2020	$1,356,500.00	WD	5063	1746	Q	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	WORTHMANN ERIK W,CHRISTINE B
	10/30/2001	$100.00	QC	1669	1779	U	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)
	9/27/2001	$100.00	QC	1659	1163	U	I	AGNEW TERRY T	AGNEW TERRY T & EDMISTON MARGARET GREER (WIFE
	9/26/2001	$100.00	QC	1659	1165	U	I	TYMESON AMY L FKA AGNEW	AGNEW TERRY T
	9/1/1993	$200,000.00	WD	1009	646	Q	V	THOMPSON PIERRE D	AGNEW TERRY T,AMY L

Sketch Information



Attachment 1
Overlay Zone Application Narrative

134 Pelican Reef Dr.
Overlay Zone Development Application Supplement
October 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock modification at 134 Pelican Reef Dr. This existing dock was previously approved under case number 2021-0002. Please note that the entire dock was erroneously built approximately 15' landward of what was approved. Dimensions of the lifts also differ from the previous approval. This proposed dock modification request seeks approval consistent with the built dock, and also proposes an expansion of the floating dock. Total area over open water is proposed at 4,238 square feet. Please see attached drawings for design details.

The construction proposed in this application would occur on land 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 proposed dock does not cross 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 109 feet of river frontage. The shoreline is bulkheaded and armored with riprap.

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

   The property is adjacent to other single-family homes within the Pelican Reef Neighborhood. The Matanzas River is located to the west.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities*.

   <u>Vegetative impacts</u>: None

   <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 adjacent areas.

   <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 and shellfish should be negligible.

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

    The shoreline is armored with riprap, no vegetation is present, depth is adequate and the associated traffic will not differ from neighboring users so additional boat traffic should not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

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

    The access pier is 6' wide. The entire shoreline is armored with bulkhead and riprap.

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 will provide shelter for larval, juvenile, and adult fish.

       <u>Negative</u>: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

    b) The effects of the project on shellfish are as follows:

       <u>Positive</u>: The pilings used to construct the dock 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>: None

<u>Negative</u>: None

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 six (6) feet in height above the mean high water line*.

The deck will be built 6' above MHW.

c) *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.

Attachment 2
Overlay Zone Application Graphics

CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Location Map **134 Pelican Reef Dr.**		
	Project: 5.20361	St. Johns County, FL	Date: Oct 22 2024
			Figure: 1

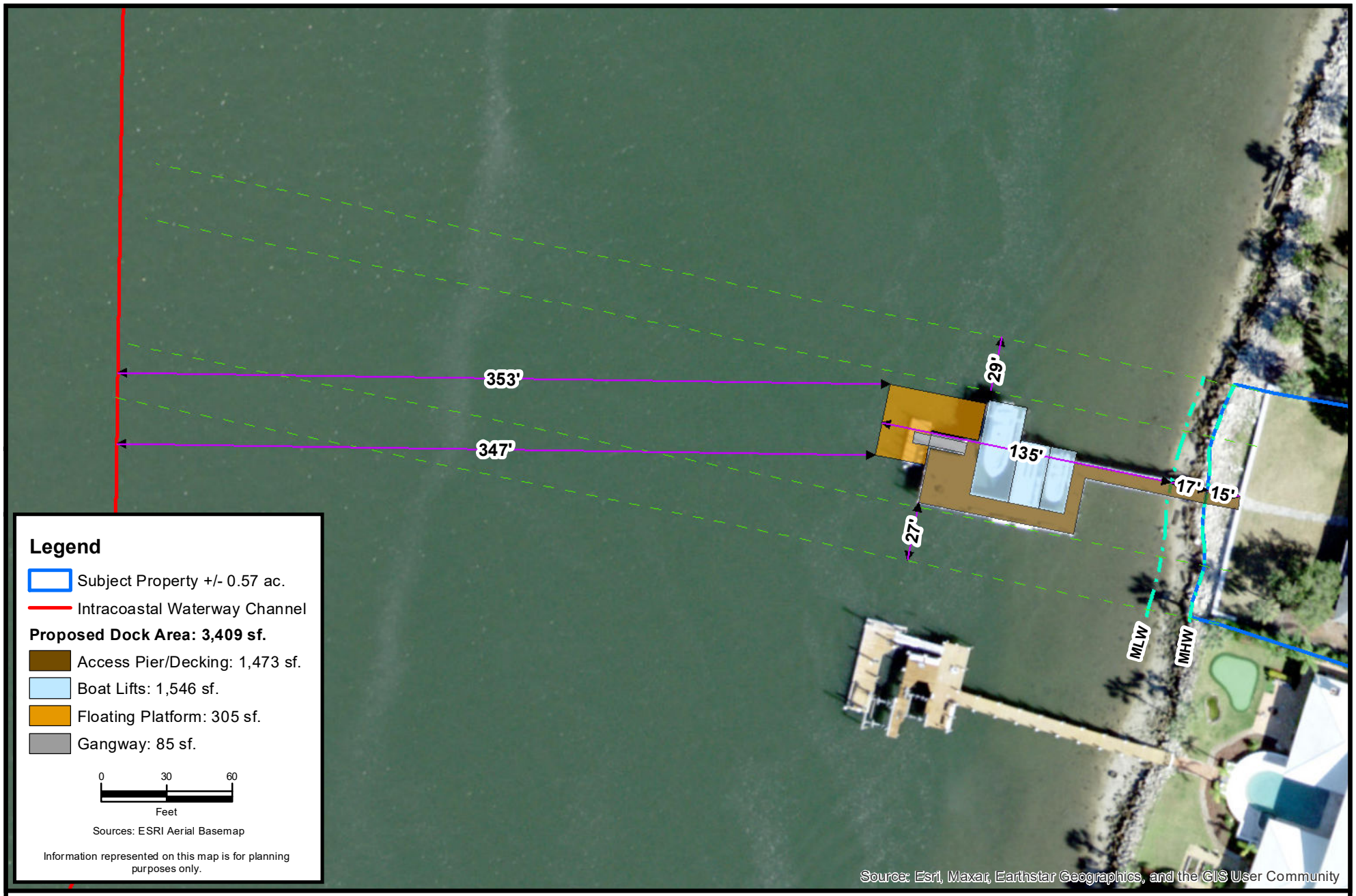
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Aerial Map

134 Pelican Reef Dr.

Project:	5.20361	St. Johns County, FL	Date: Oct 22 2024

Figure: **2**



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

Proposed Dock Alignment

134 Pelican Reef Dr.

Project:	5.20361	St. Johns County, FL	Date: Oct 22 2024

Figure: 3

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

Proposed Dock Dimensions

134 Pelican Reef Dr.

Project: 5.20361	St. Johns County, FL	Date: Oct 22 2024

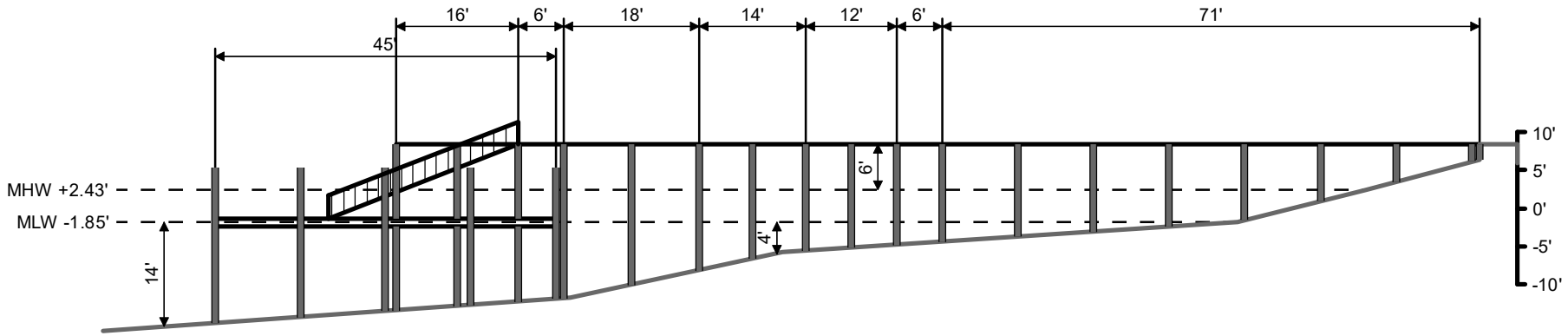
Figure: 4

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

Permitted vs. Proposed Dock

134 Pelican Reef Dr.

Project: 5.20361	St. Johns County, FL	Date: Oct 22 2024	Figure: 5



Information represented on this map is for planning purposes only.

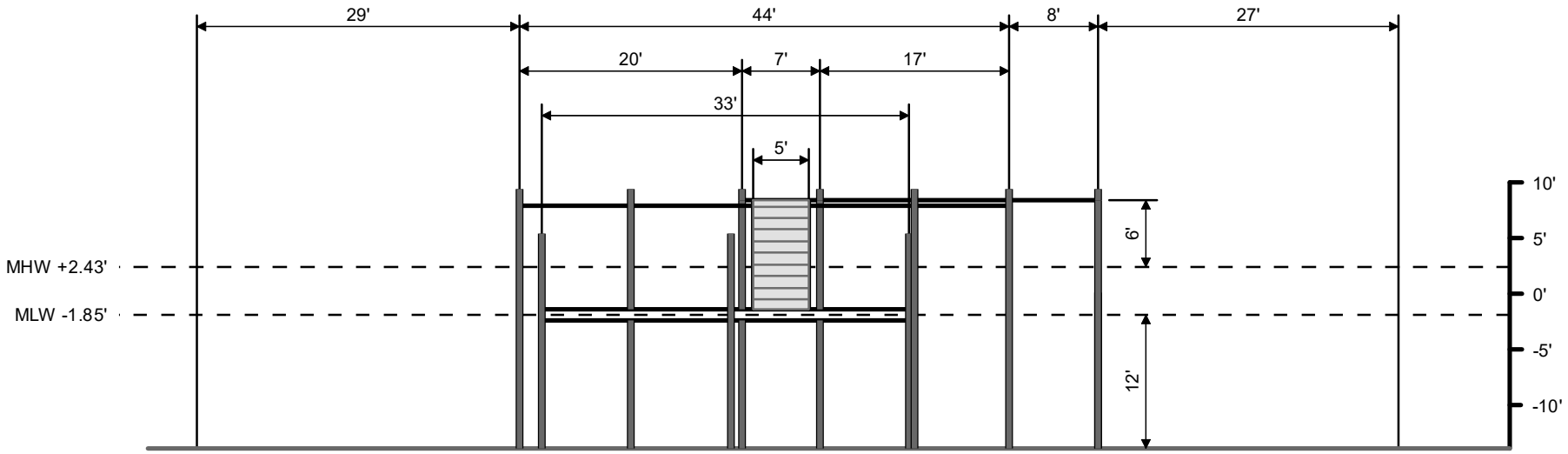
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Profile View

134 Pelican Reef Dr.

Project:	5.20361	St. Johns County, FL	Date: Oct 22 2024

Figure: **6**



Information represented on this map is for planning purposes only.

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

Proposed Dock Cross-Section

134 Pelican Reef Dr.

Project:	5.20361	St. Johns County, FL	Date: Oct 22 2024	Figure:	7

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	1585714060
Location Address	134 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 6 BLK 4 OR5063/1746 & 5097/1260 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.570
Homestead	N

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2/1/2023

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Owner Information

Owner Name	Worthmann Family Trust D:11/11/2020 100% Worthmann Erik W Trustee 0% Worthmann Christine B Trustee 0%
Mailing Address	6412 NW 128TH ST GAINESVILLE, FL 32563-0000

Map

Valuation Information

	2025
Building Value	$516,265
Extra Features Value	$117,417
Total Land Value	$1,150,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,783,682**
Total Deferred	$1,598
Assessed Value	**$1,782,084**
Total Exemptions	$0
Taxable Value	**$1,782,084**

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	$523,148	$103,457	$1,150,000	$0	$0	$1,776,605	$1,620,076	$156,529	$1,620,076
2023	$490,765	$108,134	$1,150,000	$0	$0	$1,748,899	$1,472,796	$276,103	$1,472,796
2022	$426,526	$25,155	$1,064,000	$0	$0	$1,515,681	$1,276,144	$239,537	$1,276,144
2021	$409,262	$25,869	$725,000	$0	$0	$1,160,131	$1,160,131	$0	$1,160,131
2020	$447,460	$27,567	$725,000	$0	$0	$1,200,027	$632,116	$617,911	$582,116
2019	$382,042	$25,648	$725,000	$0	$0	$1,132,690	$617,904	$564,786	$567,904
2018	$391,878	$3,846	$700,000	$0	$0	$1,095,724	$606,383	$539,341	$556,383
2017	$398,457	$3,517	$660,000	$0	$0	$1,061,974	$593,911	$518,063	$543,911
2016	$403,437	$6,722	$660,000	$0	$0	$1,070,159	$583,445	$536,714	$533,445
2015	$408,418	$6,787	$660,000	$0	$0	$1,075,205	$579,389	$545,816	$529,389
2014	$350,182	$7,450	$660,000	$0	$0	$1,017,632	$574,791	$492,841	$524,791

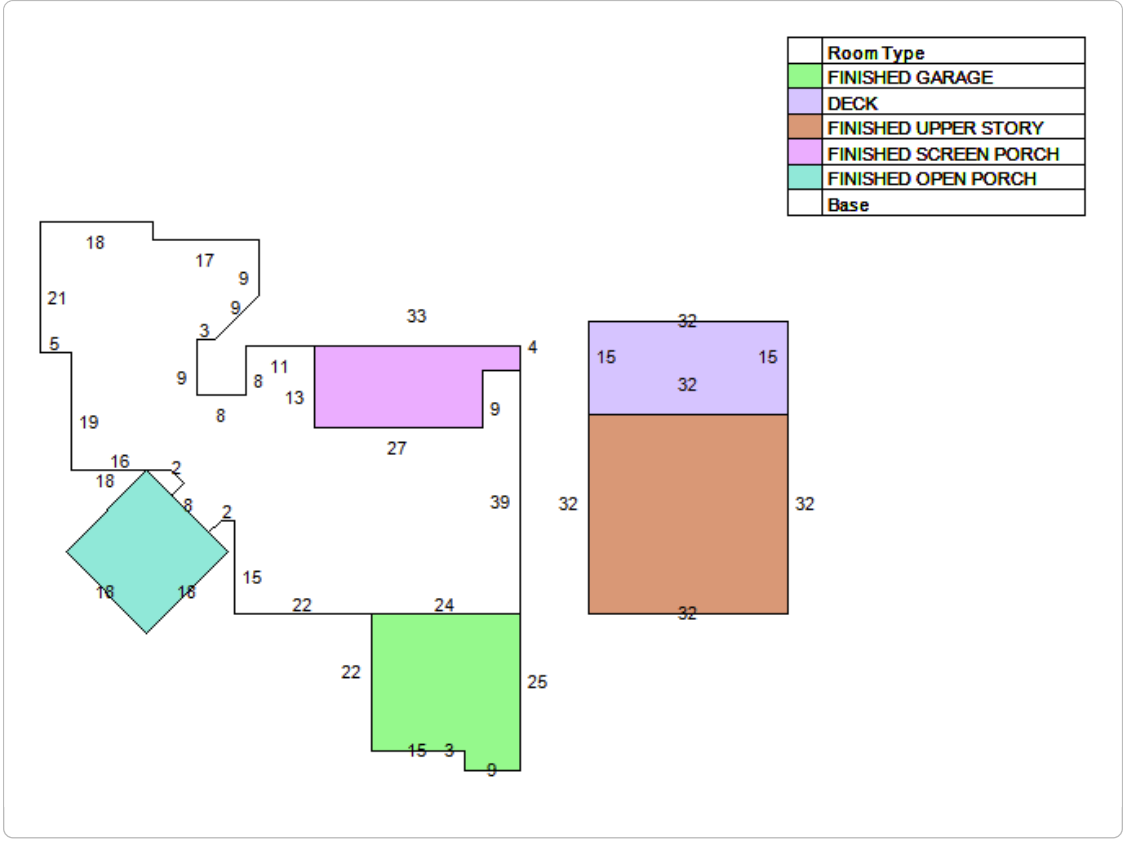
Building Information

Building 1
Building Value $516,265
Year Built 1995
Actual Area 5523
Conditioned Area 3775
Use Single Family Residence
Style 01
Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 4

Description	Square Footage
BASE AREA	2751
FINISHED OPEN PORCH	338
FINISHED SCREEN PORCH	375
FINISHED UPPER STORY	1024
FINISHED DECK	480
FINISHED GARAGE	555
Total SqFt	5523

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		13320
Boat Dock - Average (Mix)		38640
Pool - Average (RES)		31950
Screen Enclosure - Average (Mix)		7952
Bulkhead - Average (Mix)		25555

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	$1,150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
11/13/2020	11/11/2020	$100.00	WARRANTY DEED	5097	1260	U	I	WORTHMANN ERIK W,CHRISTINE B	WORTHMANN FAMILY TRUST D:11/11/2020
10/7/2020	10/6/2020	$1,356,500.00	WARRANTY DEED	5063	1746	Q	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	WORTHMANN ERIK W,CHRISTINE B
	10/30/2001	$100.00	QUIT CLAIM DEED	1669	1779	U	I	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)	AGNEW TERRY T & EDMISTON MARGARET GREER(WIFE)
	9/27/2001	$100.00	QUIT CLAIM DEED	1659	1163	U	I	AGNEW TERRY T	AGNEW TERRY T & EDMISTON MARGARET GREER (WIFE
	9/26/2001	$100.00	QUIT CLAIM DEED	1659	1165	U	I	TYMESON AMY L FKA AGNEW	AGNEW TERRY T
	9/1/1993	$200,000.00	WARRANTY DEED	1009	646	Q	V	THOMPSON PIERRE D	AGNEW TERRY T,AMY L

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: 11/21/2024, 1:21:41 AM

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	5.g.	PZB2024-0092
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	67 Water Street	196000-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Kyle Cregan
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:	0.23
Neighborhood:	Uptown
Archaeological Zone:	IIA

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a dock in COZ 1&2 at 67 Water Street. The approval of this application would allow for the construction of a four hundred and eighty-seven (487) square foot dock including a floating dock and gangway.

Permit History

BP2024-1314	BP - Bulkhead / Retaining Wall	Closed
BP2024-1421	BP - New Single Family	Issued
BP2024-2042	Pool	Open
PZB2024-0099	Variance: building height/front and side yard setbacks	Open
PZB2024-0029	Bulkhead	Closed

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 five (5) 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

The site is vacant and has an issued building permit for a single-family home and bulkhead that was approved by the Planning and Zoning Board the 63 feet of shoreline.

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

The dock is proposed within Conservations Zones 1 and 2. The site has 63 three feet of shoreline in close proximity to the mouth of the southern branch of Hospital Creek. A bulkhead has already been approved by the Board. Portions of Hospital creek are constrained in both depth and width.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

The application provides limited information on soil and stabilization methods including silt fences and turbidity barriers.

(6) Impact on floodplain.

Unknown

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

Aerial images show a vegetated shoreline of salt and brackish water marsh.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images show a vegetated shoreline of salt and brackish water marsh. Portions of Hospital Creek have mangroves and oyster beds but it is not clear from Aerial images or the Florida Fish and Wildlife Marine Resources GIS Map Viewer if any are present at the site.

(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.

The site has 63 three feet of shoreline in close proximity to the mouth of the southern branch of Hospital Creek. A bulkhead has already been approved by the Board. There is an existing dock, and the proposed dock does not appear to expand the footprint of development on the shoreline.

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

The dock is proposed to be constructed over the existing dock footprint as well as extend twenty-five (25) additional feet waterward with a gangway and floating dock extending to the north. The dock height is five above mean high water and which is three feet below the maximum height while still meeting the minimum height required by FDEP.

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

Aerial images show a vegetated shoreline. It appears that proposed docks expansion should be waterward of the vegetated portions of the shoreline.

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

Aerial images show a vegetated shoreline. It appears that proposed docks expansion should be waterward of the vegetated portions of the shoreline.

(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.)

Not applicable**.**

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

(17) (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 deck will be five (5) feet above the mean high water which is three feet below the maximum height of eight (8) feet. The applicant states that the boat lifts will be low-profile and not exceed a maximum capacity of 12,000

pounds. The application appears to be consistent with dock requirements. Bathymetric contours would be helpful in determining if the proposed expansion of the dock's footprint would impede the navigable channel.

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 67 Water Street / PID 196000-0000.

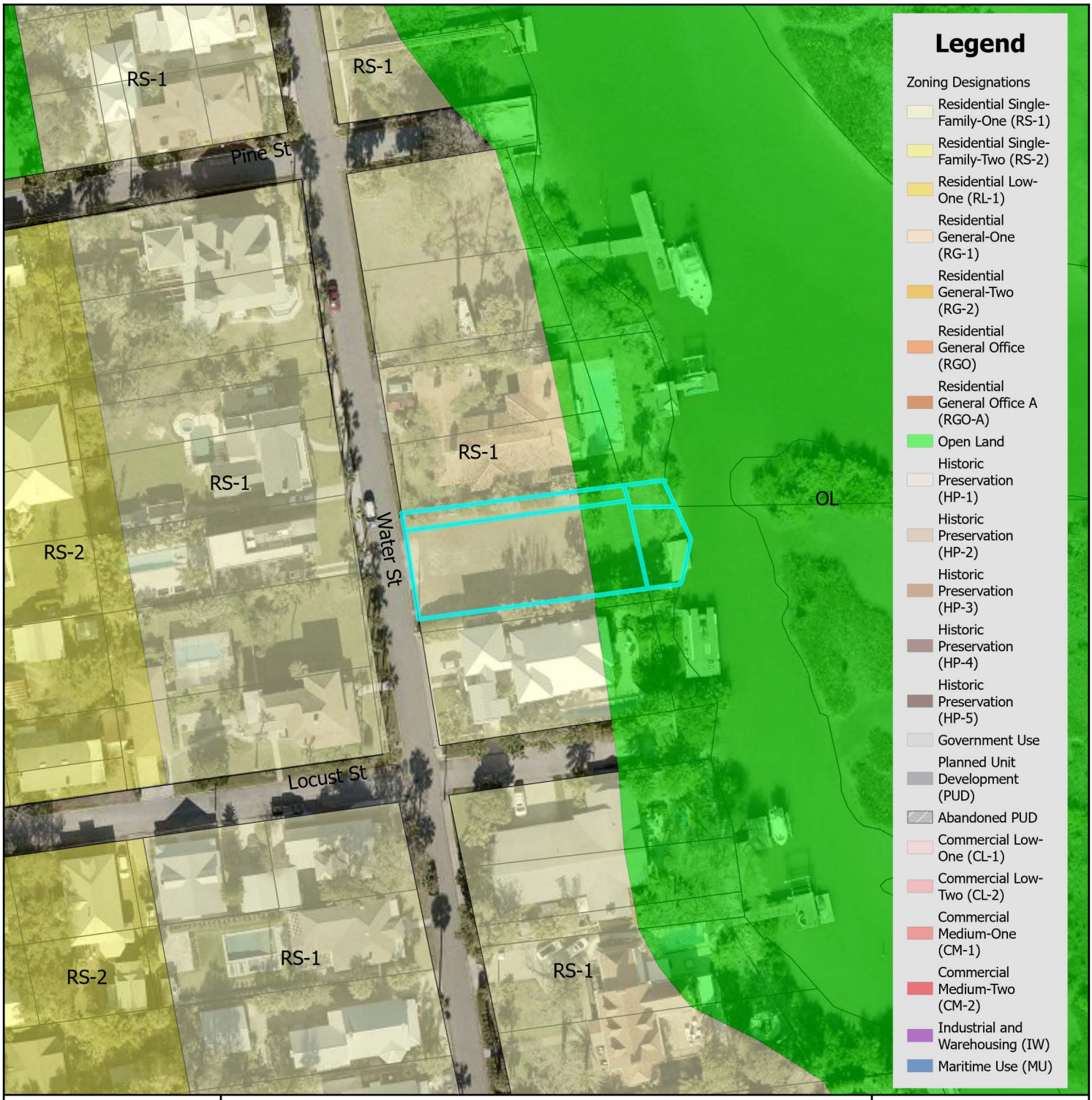
Attachments

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

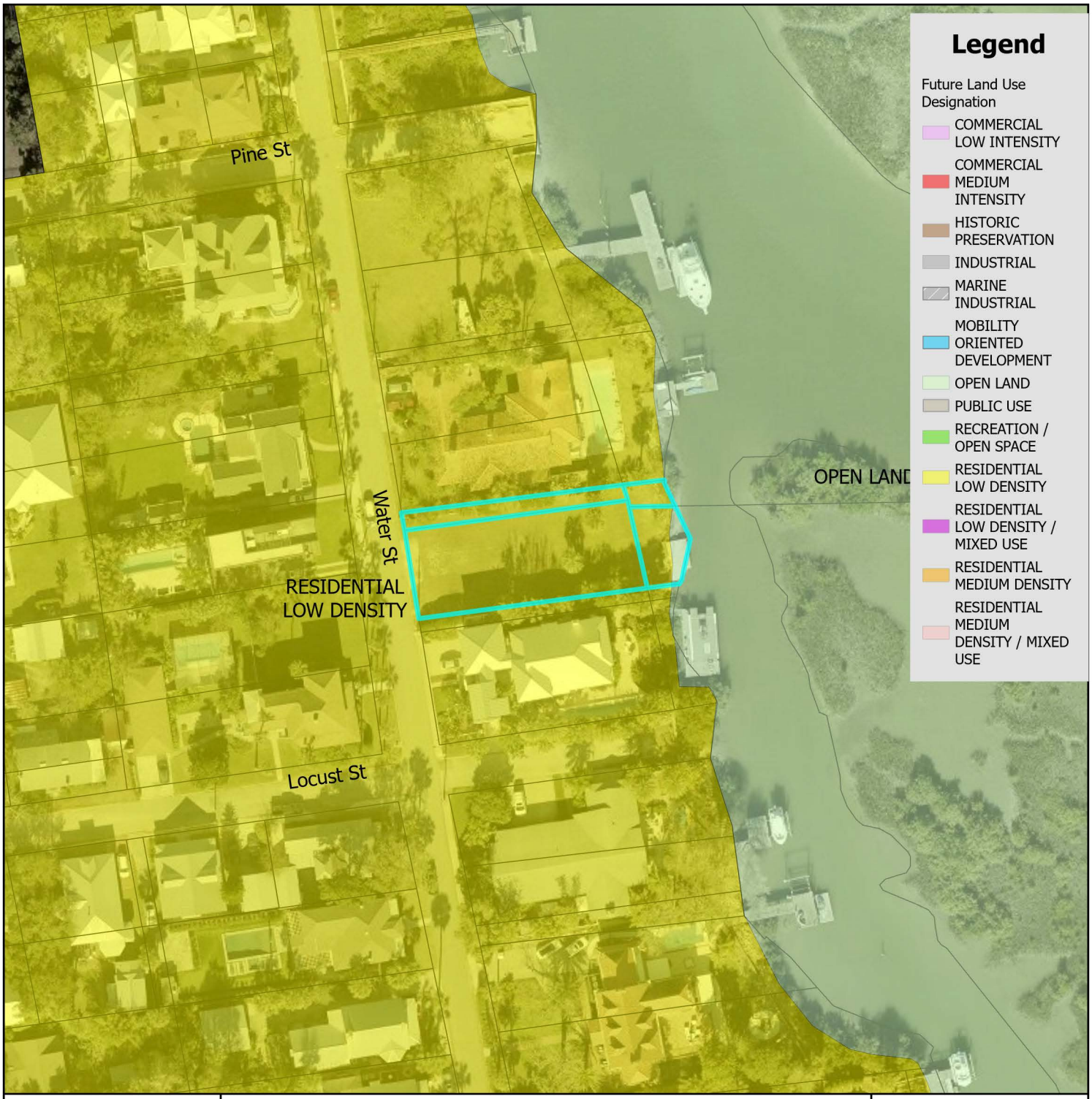
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

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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

Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)

Attachment 4:

Aerial Site Photograph

Attachment 5:

Flood Map

FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
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Phone: (904) 825-1065

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2024

N

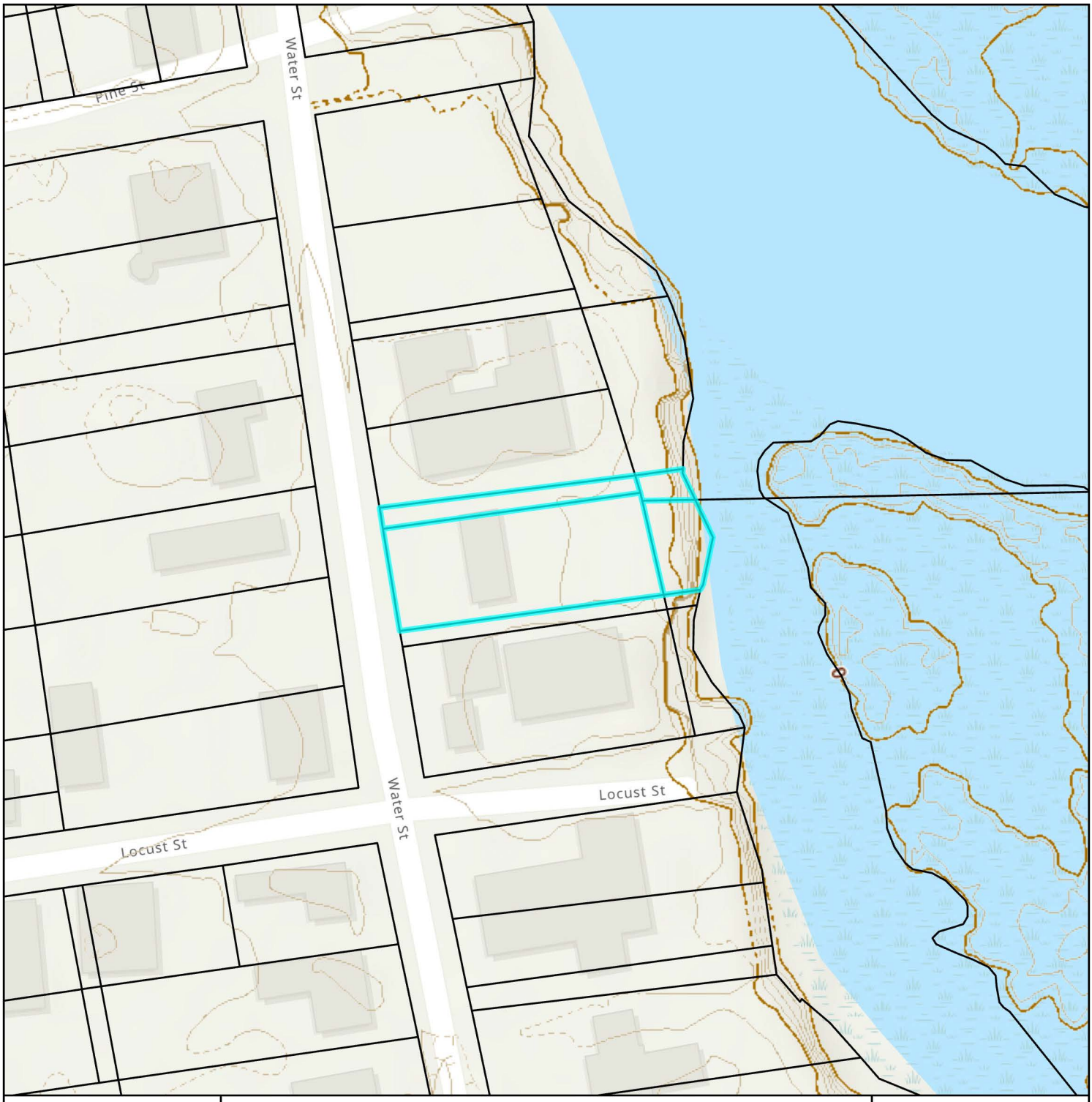
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

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: KYLE CREGAN Contact Number: 727-364-4024
   Business (*if applicable*):
   Address: 67 WATER STREET City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: khcregan@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 Block: 3
   Subdivision: DISMUKES Parcel Number: 196000000
4. PROJECT STREET ADDRESS: 67 WATER STREET. ST. AUGUSTINE,FL
5. SPECIFIC PROPOSED USE: Single-family dock
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Approval of a single-family 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.

PZB approval for a bulkhead and fill on 4-2-24

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 Carter 10-31-24

Signature of Applicant Date

10-31-24

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.

Kyle Cregan

Print name of applicant

Signature of applicant

2/1/24

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 Kyle Cregan, the owner(s) of those lands described within [X] 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

Kyle Cregan
Print Name of Owner

727-364-4024
Telephone Number

DIANA MARIE WELDEN
Notary Public - State of Florida
Commission # HH 455042
My Comm. Expires Oct 17, 2027
Bonded through National Notary Assn.

State of FL

County of St. Johns

Signed and sworn before me on this 1st day of March, 2024

By Kyle Cregan

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Diana M Welden

My Commission expires: 10/17/27

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: 67 Water St.

Applicant's Name: Ryan Carter Applicant's Signature: _____

Owner's Name: Kyle Cregan Owner's Signature: _____

67 Water St
Overlay Zone Development Application Supplement
October 2024

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock that includes a floating dock and gangway that is proposed to be constructed primarily over an existing dock footprint at 67 Water 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 487 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. The design has elected to utilize the existing dock footprint to avoid mangroves found to the North of the property.

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 62 feet of saltwater frontage.

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

   The property sits on the Water St. 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. The design has elected to utilize the existing dock structure to avoid any mangroves found to the North of the property.

   <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. The design has elected to utilize the existing dock structure to avoid any mangroves found to the North of the property.

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. The owners waterway is a No Wake Zone.

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*.

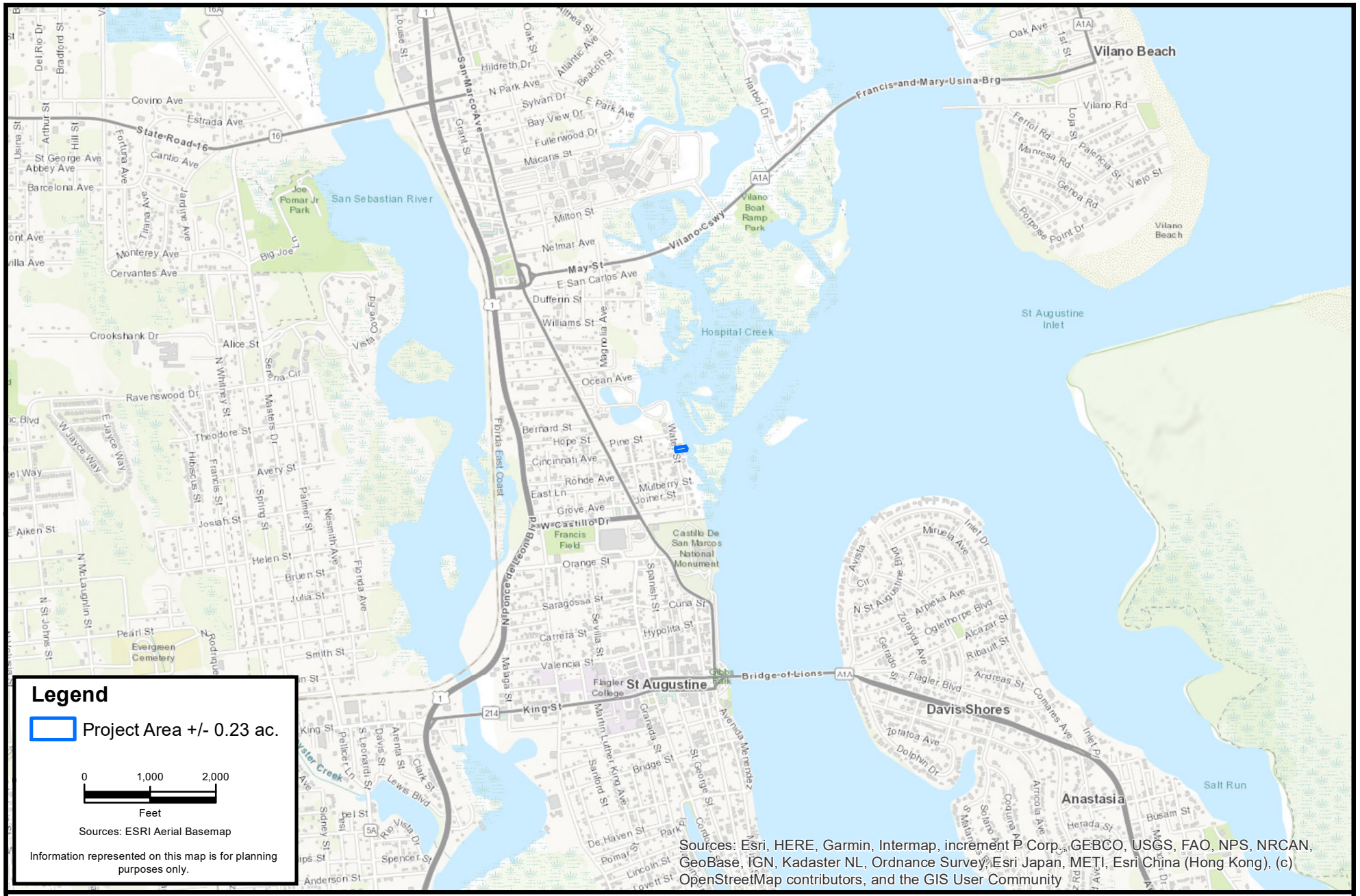
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

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.

N/A



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Location Map

Cregan 67 Water Street

Project:	5.23387	St. Augustine, FL	Date: Feb 09 2024	Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water St\GIS\MXD\01_Location.mxd

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water 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

Cregan 67 Water Street

Project:	5.23387	St. Augustine, FL	Date: Oct 31 2024	Figure: 2

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water St\GIS\MXD\03_CoSA_neighboring 10-31-24.mxd

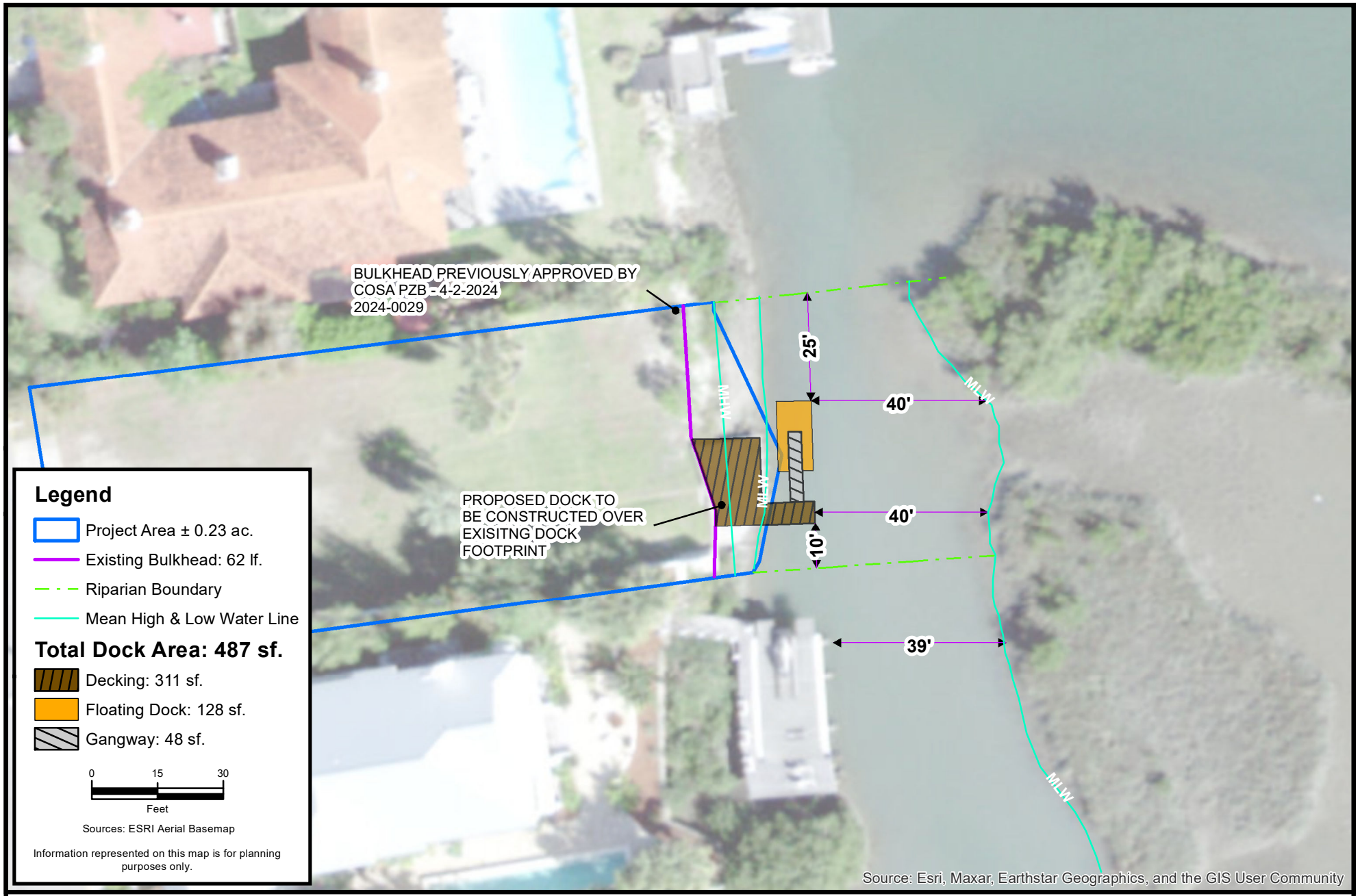
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Neighboring Structures

Cregan 67 Water Street

Project:	5.23387	St. Augustine, FL	Date: Oct 31 2024

Figure: 3



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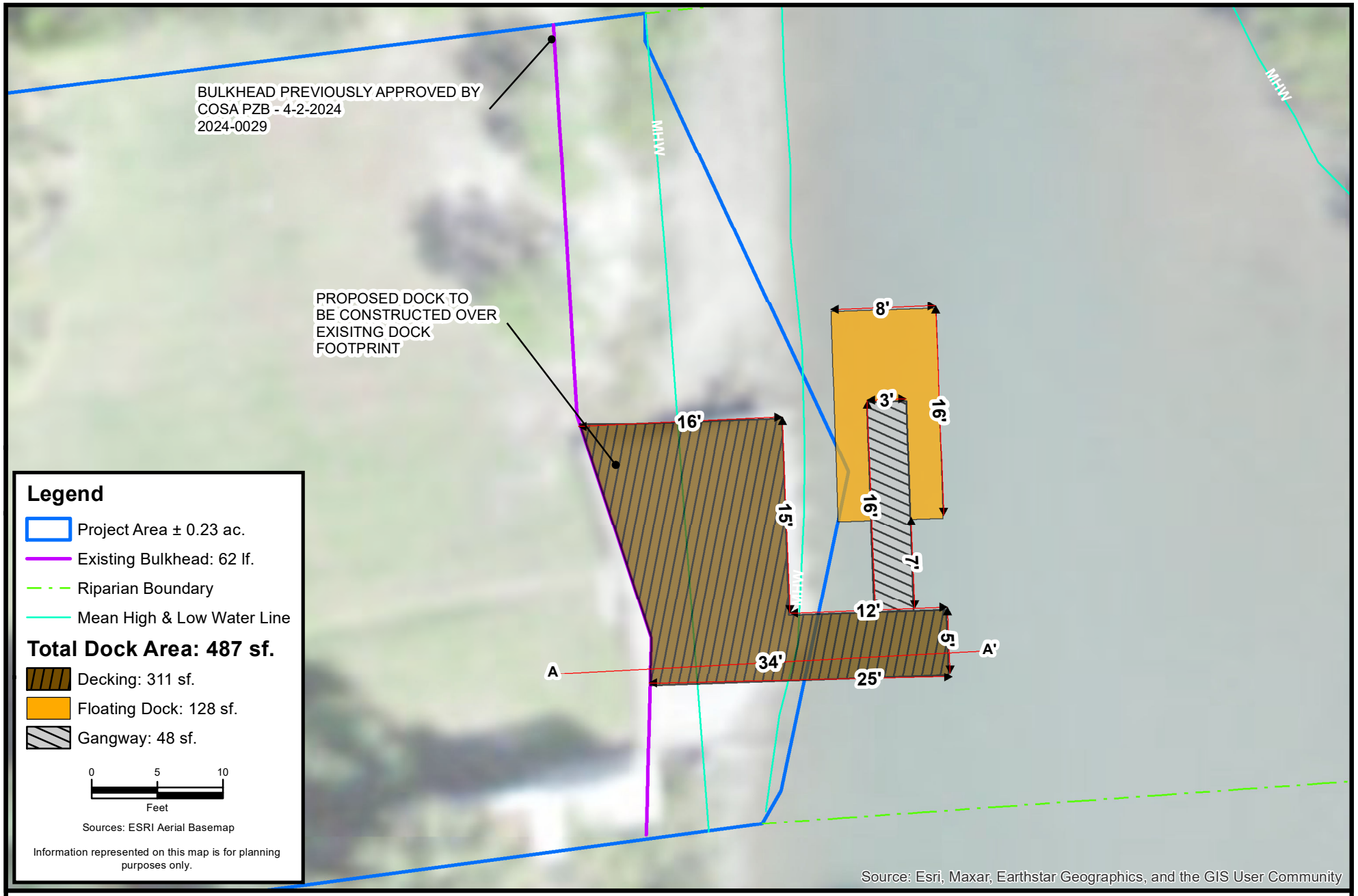
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Alignment

Cregan 67 Water Street

Project:	5.23387	St. Augustine, FL	Date: Oct 31 2024	Figure: 4



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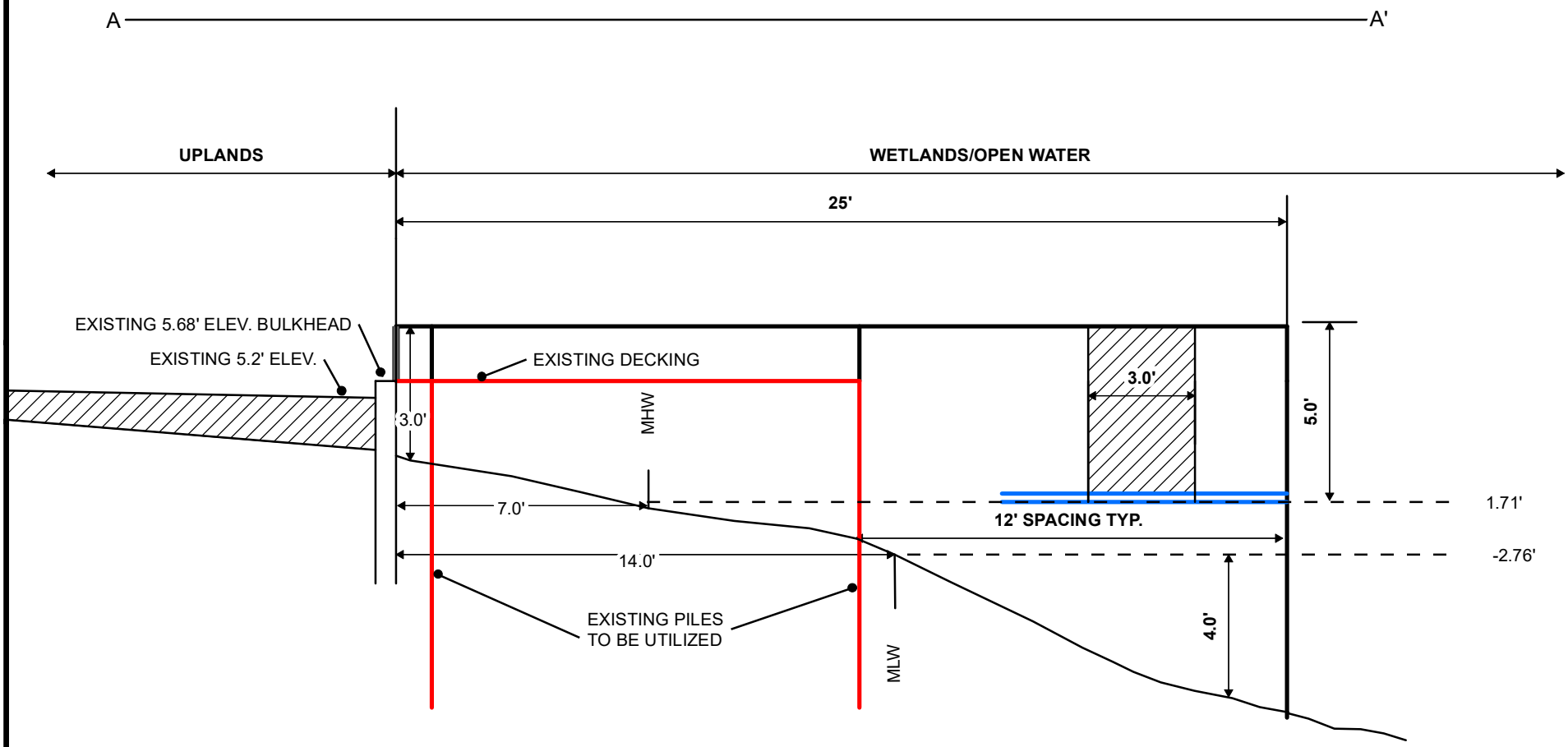
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dimensions

Cregan 67 Water Street

Project:	5.23387	St. Augustine, FL	Date: Oct 31 2024	Figure: 5



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

A - A' Profile View

Cregan 67 Water Street

Project:	5.23387	St. Augustine, FL	Date: Oct 31 2024	Figure:	6

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

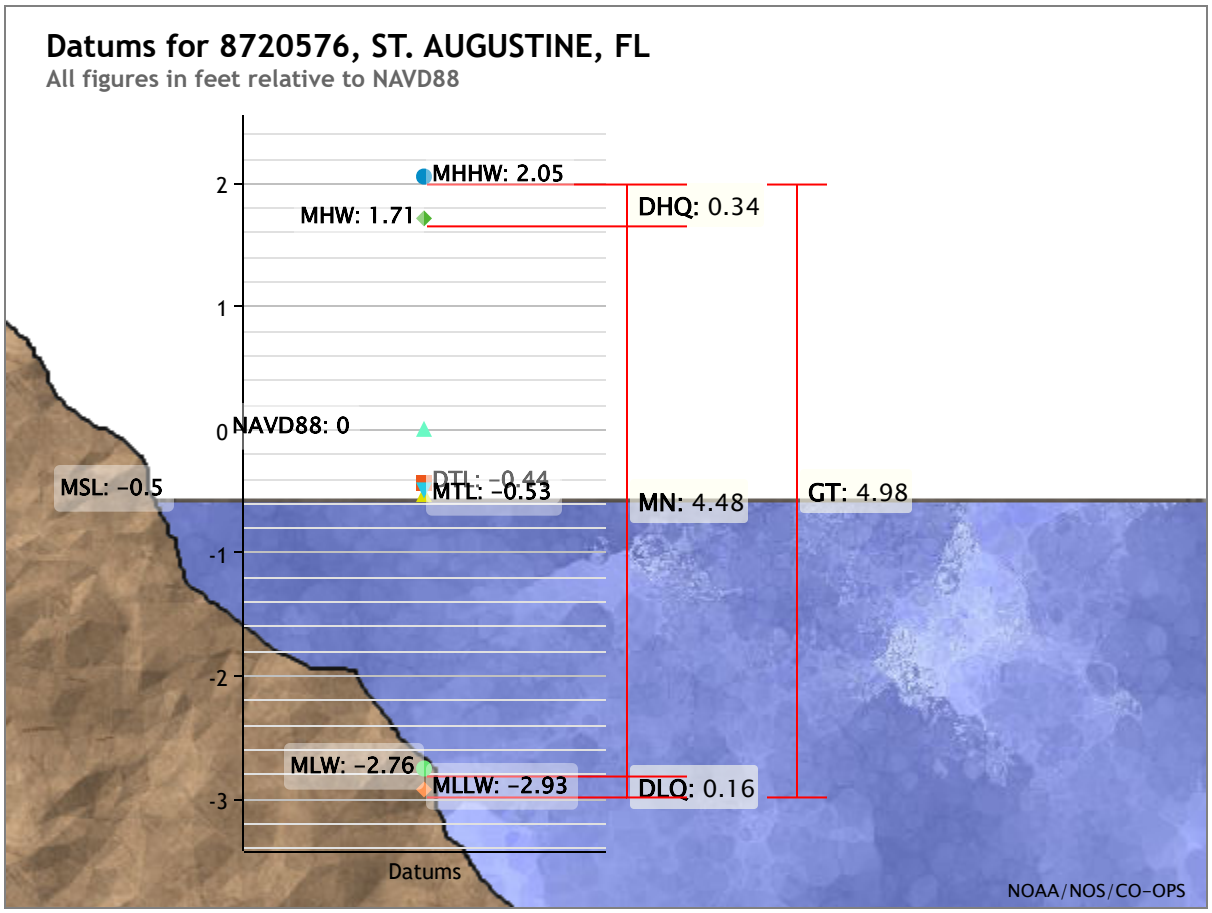
Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

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
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

Datum	Value	Description
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)

Website Owner: Center for Operational Oceanographic Products and Services

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	1960000000
Location Address	67 WATER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	3-85 DISMUKES SUB CITY ALL LOT 2 & S10FT OF LOT 3 BLK T & RIP RIGHTS OR5793/1460 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Dismukes Subdivision Of Block T-Abbott T
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Cregan Kyle,Ashley 100% Cregan Ashley 100%
Mailing Address	67 WATER ST SAINT AUGUSTINE, FL 32084-2890

Map

Valuation Information

	2024
Building Value	$0
Extra Features Value	$8,316
Total Land Value	$899,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$907,316**
Total Deferred	$0
Assessed Value	**$907,316**
Total Exemptions	$0
Taxable Value	**$907,316**

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	$8,791	$516,150	$0	$0	$524,941	$482,406	$42,535	$482,406
2022	$0	$4,228	$434,323	$0	$0	$438,551	$438,551	$0	$438,551
2021	$0	$4,755	$387,801	$0	$0	$392,556	$392,556	$0	$392,556
2020	$0	$5,283	$387,801	$0	$0	$393,084	$393,084	$0	$393,084
2019	$0	$5,084	$387,801	$0	$0	$392,885	$392,885	$0	$392,885
2018	$0	$5,545	$387,801	$0	$0	$393,346	$393,346	$0	$393,346
2017	$203,020	$5,518	$387,801	$0	$0	$596,339	$596,339	$0	$596,339
2016	$208,660	$3,203	$387,801	$0	$0	$599,664	$599,664	$0	$599,664
2015	$159,474	$3,240	$387,801	$0	$0	$550,515	$550,515	$0	$550,515
2014	$125,349	$2,209	$387,801	$0	$0	$515,359	$181,111	$384,748	$130,611
2013	$123,899	$2,227	$387,801	$0	$0	$513,927	$178,434	$385,993	$127,934

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		8316

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	62	165	62	FF	$899,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/18/2023	7/7/2023	$1,100,100.00	WARRANTY DEED	5793	1460	Q	V	INNOVATIVE INVESTMENTS OF FLORIDA LLC	CREGAN KYLE,ASHLEY
4/27/2021	4/21/2021	$100.00	QUIT CLAIM DEED	5248	299	U	V	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC	INNOVATIVE INVESTMENTS OF FLORIDA LLC
3/28/2019	3/19/2019	$200,000.00	WARRANTY DEED	4701	47	U	V	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC
7/21/2017	7/21/2017	$965,000.00	WARRANTY DEED	4407	1828	Q	I	PRICE JEFFREY PAUL ETAL	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017
7/21/2017	6/2/2014	$0.00	DEATH CERTIFICATE	4407	1827	U	I	PRICE ELERY PERSHING (DECD)	PRICE ELERY JAMES & JEFFREY P
	10/11/2007	$100.00	QUIT CLAIM DEED	2997	1867	U	I	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS	PRICE ELERY
	10/24/2001	$100.00	QUIT CLAIM DEED	1668	1786	U	I	PRICE ELERY	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS
	9/1/1982	$0.00		554	95	U	V		PRICE ELERY
9/26/1962	9/25/1962	$0.00	QUIT CLAIM DEED	30	103	U	I	WHIITFORD MARGARET WAINWRIGHT ESTATE	PRICE ELERY,JOSIE O

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: 2/22/2024, 2:06:21 AM

Contact Us

Developed by Schneider GEOSPATIAL

Existing dock

Shoreline without bulkhead north of dock

Neighbor to the south bulkhead and section of existing bulkhead

Neighbor to the south’s dock

Neighbor to the north’s dock

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

April 2, 2024

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084

Re: Conservation Overlay Zone Development – 67 Water Street – 2024-0029

Dear Mr. Carter,

On Tuesday, April 2, 2024, the Planning and Zoning Board (PZB) met and discussed your application to request to approve for development within Conservation Overlay Zone 2, for property located at 67 Water Street.

Specifically, the PZB **approved** your application, as described in the attached copy of the executed Order.

Conservation Overlay Zone Development is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved, shall render the Conservation Overlay Zone Development invalid.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

Amy Skinner, AICP
Director, Planning & Building

AS:sp
Attachment

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PZB2024-0029
Applicant:	Carter Environmental Services
Owner:	KYLE CREGAN
Address:	67 Water St, Saint Augustine, Florida, 32084
Parcel Number:	196000000

Re: Conservation Overlay Zone Development, pursuant to Section ~~29~~ 11-29, City of St. Augustine Code, to To approve a request for development within Conservation Overlay Zone 2.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, APRIL 2, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 11 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, April 2, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density, and a zoning classification of Residential single-family-one (RS-1).
4. The above-described Conservation Overlay Zone Development is subject to Section ~~29~~ 11-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section ~~29~~ 11-29, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To approve a request for development within Conservation Overlay Zone 2..

Subject to the following findings by the PZB:

- _____
- _____
- _____

Subject to the following conditions:

- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 2nd day of April, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0029 **REQUEST** **APPROVED / DENIED / CONTINUED**

_____
Sign Name

Charles Pappas
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 2nd day of April, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

_____
Notary Public, State of Florida

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	1960000000
Location Address	67 WATER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	3-85 DISMUKES SUB CITY ALL LOT 2 & S10FT OF LOT 3 BLK T & RIP RIGHTS OR5793/1460 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Dismukes Subdivision Of Block T-Abbott T
Sec/Twp/Rng	18-7-30
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

12/25/2022

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Owner Information

Owner Name	Cregan Kyle,Ashley 100% Cregan Ashley 100%
Mailing Address	67 WATER ST SAINT AUGUSTINE, FL 32084-2890

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$10,098
Total Land Value	$928,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$938,098**
Total Deferred	$0
Assessed Value	**$938,098**
Total Exemptions	$0
Taxable Value	**$938,098**

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	$10,573	$928,000	$0	$0	$938,573	$938,573	$0	$938,573
2023	$0	$8,791	$516,150	$0	$0	$524,941	$482,406	$42,535	$482,406
2022	$0	$4,228	$434,323	$0	$0	$438,551	$438,551	$0	$438,551
2021	$0	$4,755	$387,801	$0	$0	$392,556	$392,556	$0	$392,556
2020	$0	$5,283	$387,801	$0	$0	$393,084	$393,084	$0	$393,084
2019	$0	$5,084	$387,801	$0	$0	$392,885	$392,885	$0	$392,885
2018	$0	$5,545	$387,801	$0	$0	$393,346	$393,346	$0	$393,346
2017	$203,020	$5,518	$387,801	$0	$0	$596,339	$596,339	$0	$596,339
2016	$208,660	$3,203	$387,801	$0	$0	$599,664	$599,664	$0	$599,664
2015	$159,474	$3,240	$387,801	$0	$0	$550,515	$550,515	$0	$550,515
2014	$125,349	$2,209	$387,801	$0	$0	$515,359	$181,111	$384,748	$130,611

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		10098

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	64	165	64	FF	$928,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
7/18/2023	7/7/2023	$1,100,100.00	WARRANTY DEED	5793	1460	Q	V	INNOVATIVE INVESTMENTS OF FLORIDA LLC	CREGAN KYLE,ASHLEY
4/27/2021	4/21/2021	$100.00	QUIT CLAIM DEED	5248	299	U	V	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC	INNOVATIVE INVESTMENTS OF FLORIDA LLC
3/28/2019	3/19/2019	$200,000.00	WARRANTY DEED	4701	47	U	V	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC
7/21/2017	7/21/2017	$965,000.00	WARRANTY DEED	4407	1828	Q	I	PRICE JEFFREY PAUL ETAL	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017
7/21/2017	6/2/2014	$0.00	DEATH CERTIFICATE	4407	1827	U	I	PRICE ELERY PERSHING (DECD)	PRICE ELERY JAMES & JEFFREY P
	10/11/2007	$100.00	QUIT CLAIM DEED	2997	1867	U	I	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS	PRICE ELERY
	10/24/2001	$100.00	QUIT CLAIM DEED	1668	1786	U	I	PRICE ELERY	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS
	9/1/1982	$0.00		554	95	U	V		PRICE ELERY
9/26/1962	9/25/1962	$0.00	QUIT CLAIM DEED	30	103	U	I	WHIITFORD MARGARET WAINWRIGHT ESTATE	PRICE ELERY,JOSIE O

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: 11/21/2024, 1:21:41 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
December 3, 2024	5.h.	PZB2024-0088
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	207 Carver Street West	222180-0170

Site & Background Information

Applicant & Owner:	Darren & Christina DeGuire
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
Acreage:	0.33
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove one (1) significant tree for the construction of a pool within COZ 3 at 207 Carver Street West. The approval of this application would allow for the removal of one 18–20-inch dbh Red Cedar tree.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**CCM Objective 2.6** The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of 18-20 dbh red cedar tree which is significant is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

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

The application for 207 Carver Street West includes the removal of one (1) significant Red Cedar tree. The arborist report indicates the tree has suffered significant canopy loss with 70-80 percent of its crown already diminished. The tree is within the footprint of the proposed pool.

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.

New construction is required to meet the requirements of Sec. 25-53(d)(4) for tree mitigation, requiring new construction to mitigate tree removal with a positive number of tree credits for the site. 207 Carver Street West 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. Further each Red Cedar tree removed must be replaced by a minimum of two red cedar trees. The applicant is proposing to plant two red cedar trees. The application is consistent with 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 3. This application is for the removal of one significant tree at 207 Carver Street West / PID 222180-0170.

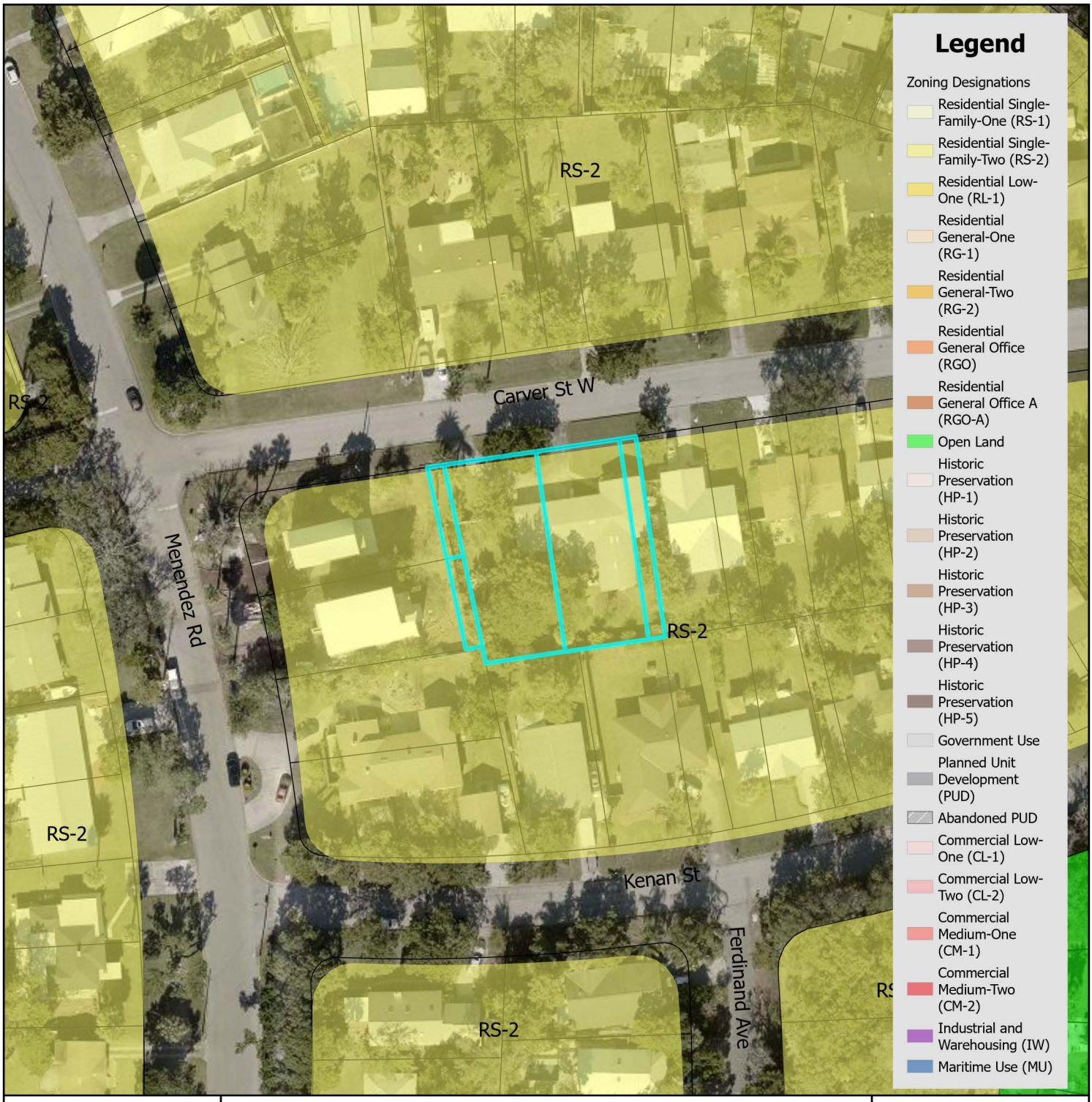
Attachments

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

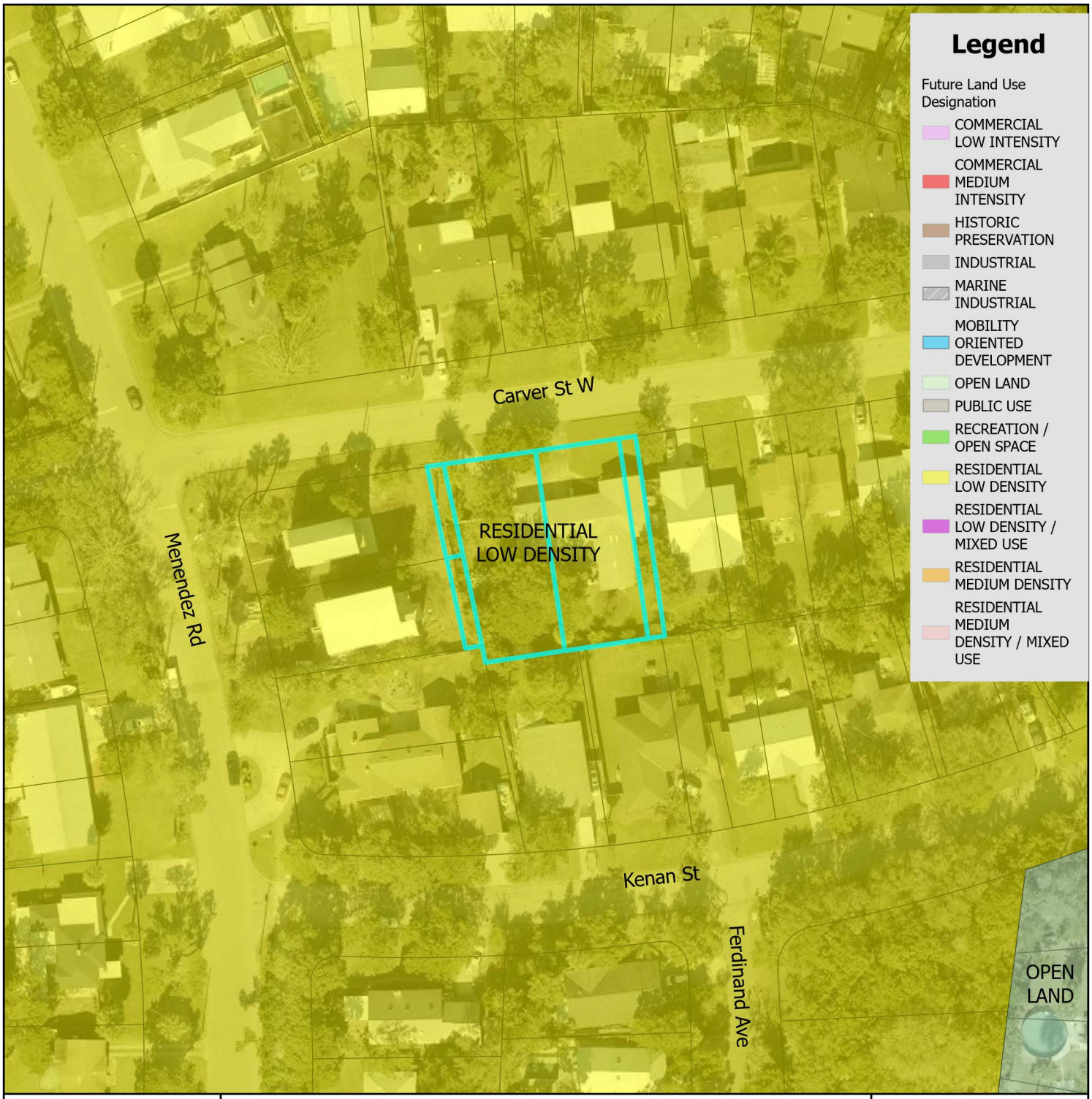
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

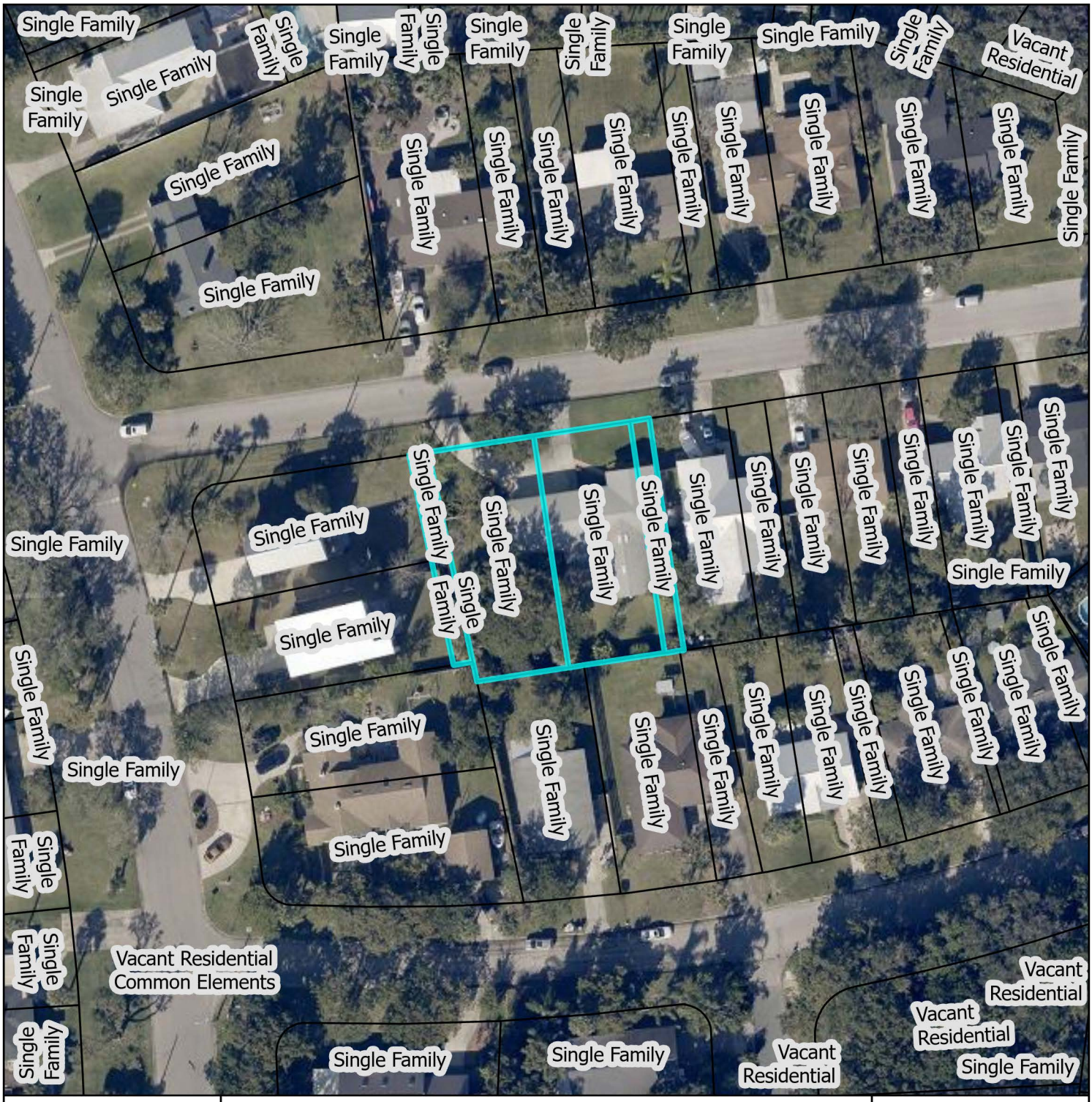
N

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

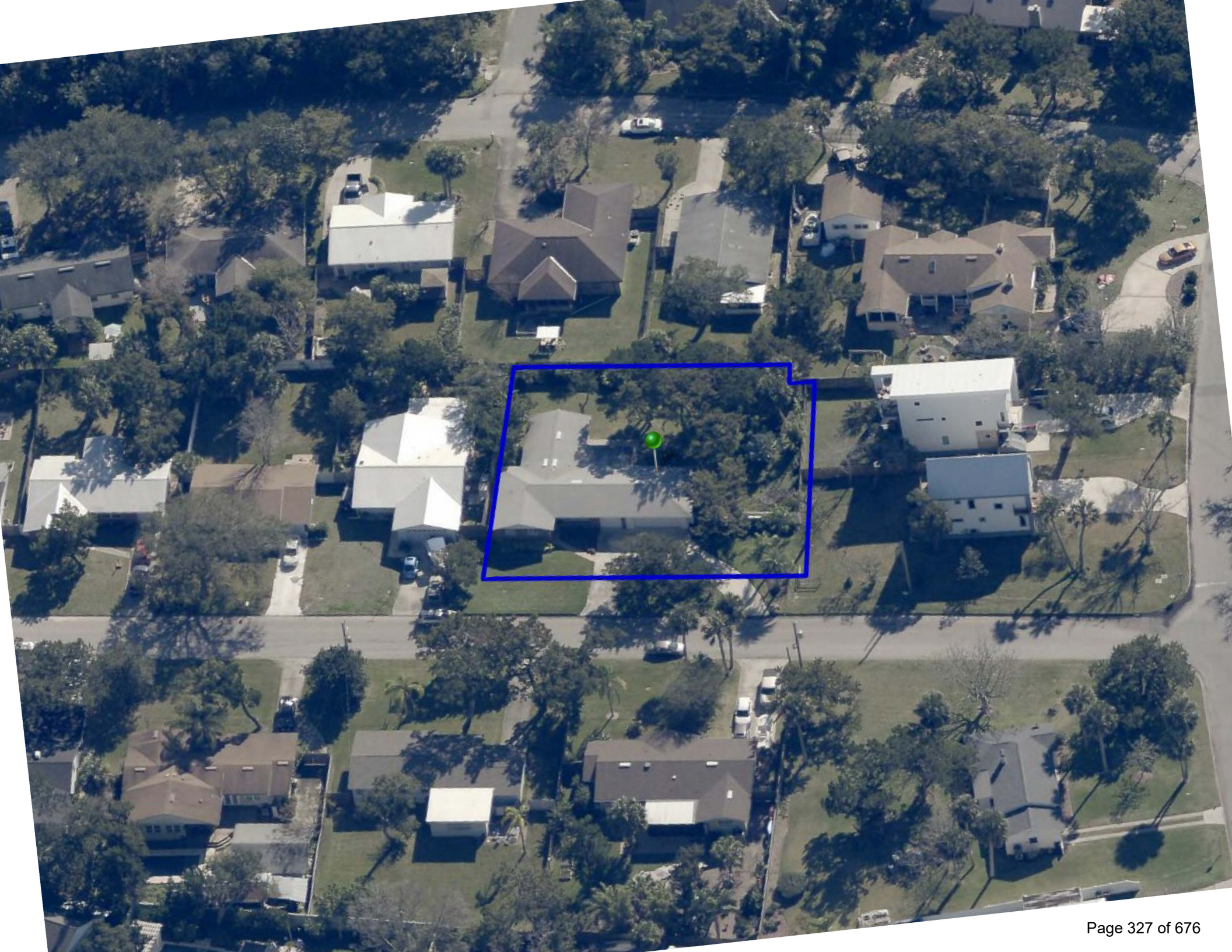
0 0.01 0.01 Miles

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

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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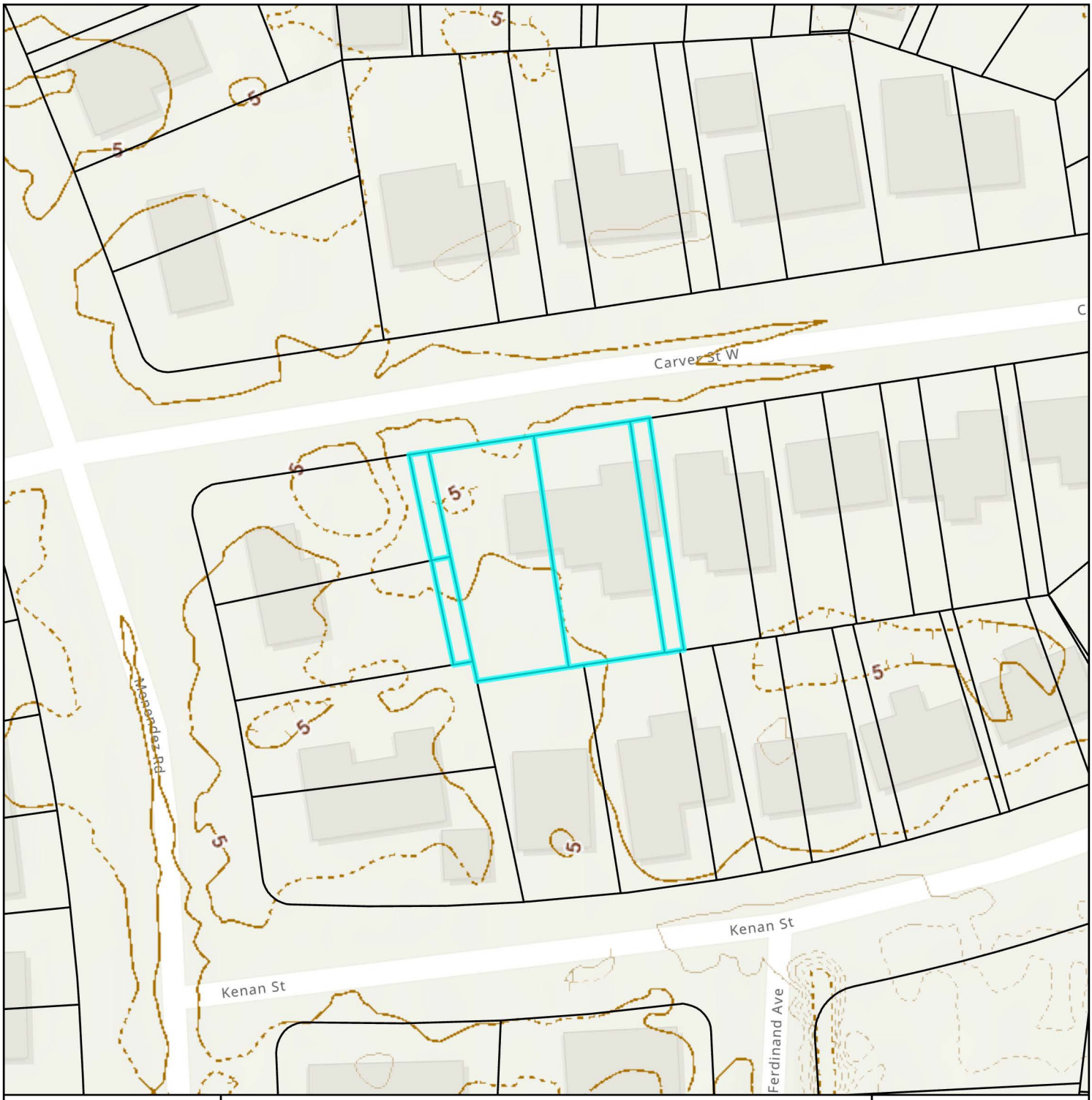
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:

Elevation Map



Elevation Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
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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: Darren & Christina DeGuire Contact Number: 954-371-7977
   Business *(if applicable)*:
   Address: 207 Carver St W City: St Augustine State: FL Zip: 32080
   E-Mail Address: dadeguire@gmail.com
2. NAME OF PROPERTY OWNER: Darren & Christina DeGuir Contact Number: 954-371-7977
   Business *(if applicable)*:
   Address: 207 Carver St W City: St Augustine State: FL Zip: 32080
   E-Mail Address: dadeguire@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Block: 56
   Subdivision: Davis Shores Parcel Number: 2221800170
4. PROJECT STREET ADDRESS: 207 Carver St W, St Augustine FL 32080
5. SPECIFIC PROPOSED USE:
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Removal of Tree for construction of in ground swimming pool
7. DESCRIPTION OF ACTION REQUESTED:

   Request removal of eastern red cedar tree to accomodate in ground swimming pool.
8. JUSTIFICATION FOR ACTION REQUESTED:

   Arborist report shows no other viable option for pool on lot. Current location is least impa

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

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

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

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

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

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

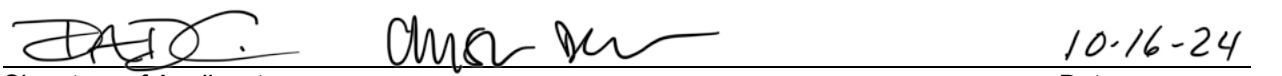
_____

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

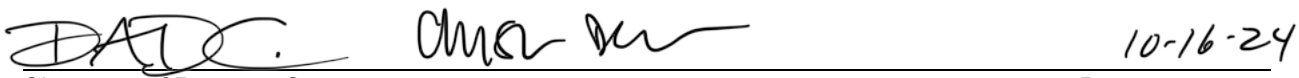
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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



Signature of Applicant Date



Signature of Property Owner Date

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.

Darren & Christina DeGuire

Print name of applicant

Signature of applicant

10-16-24

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.

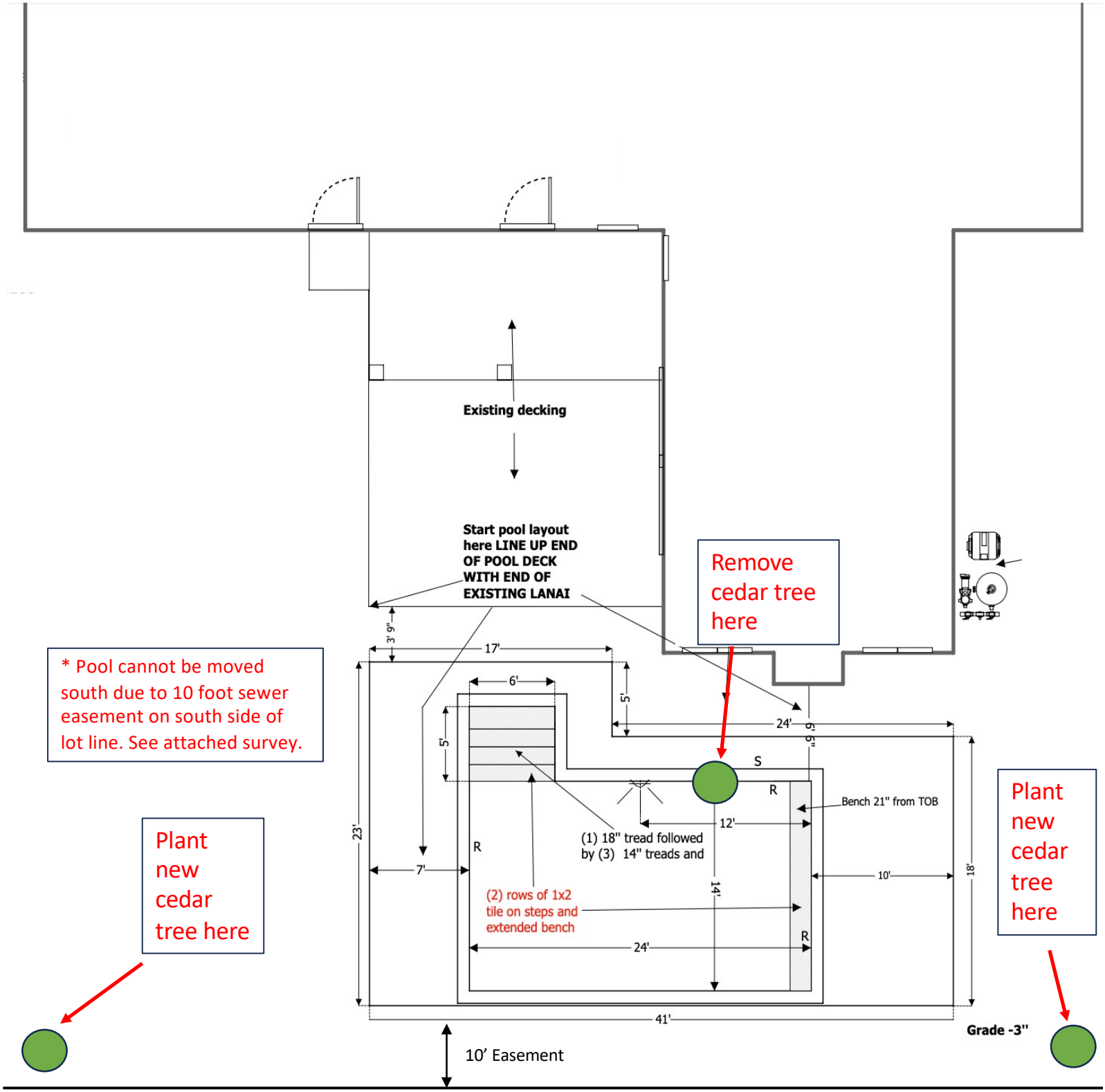
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

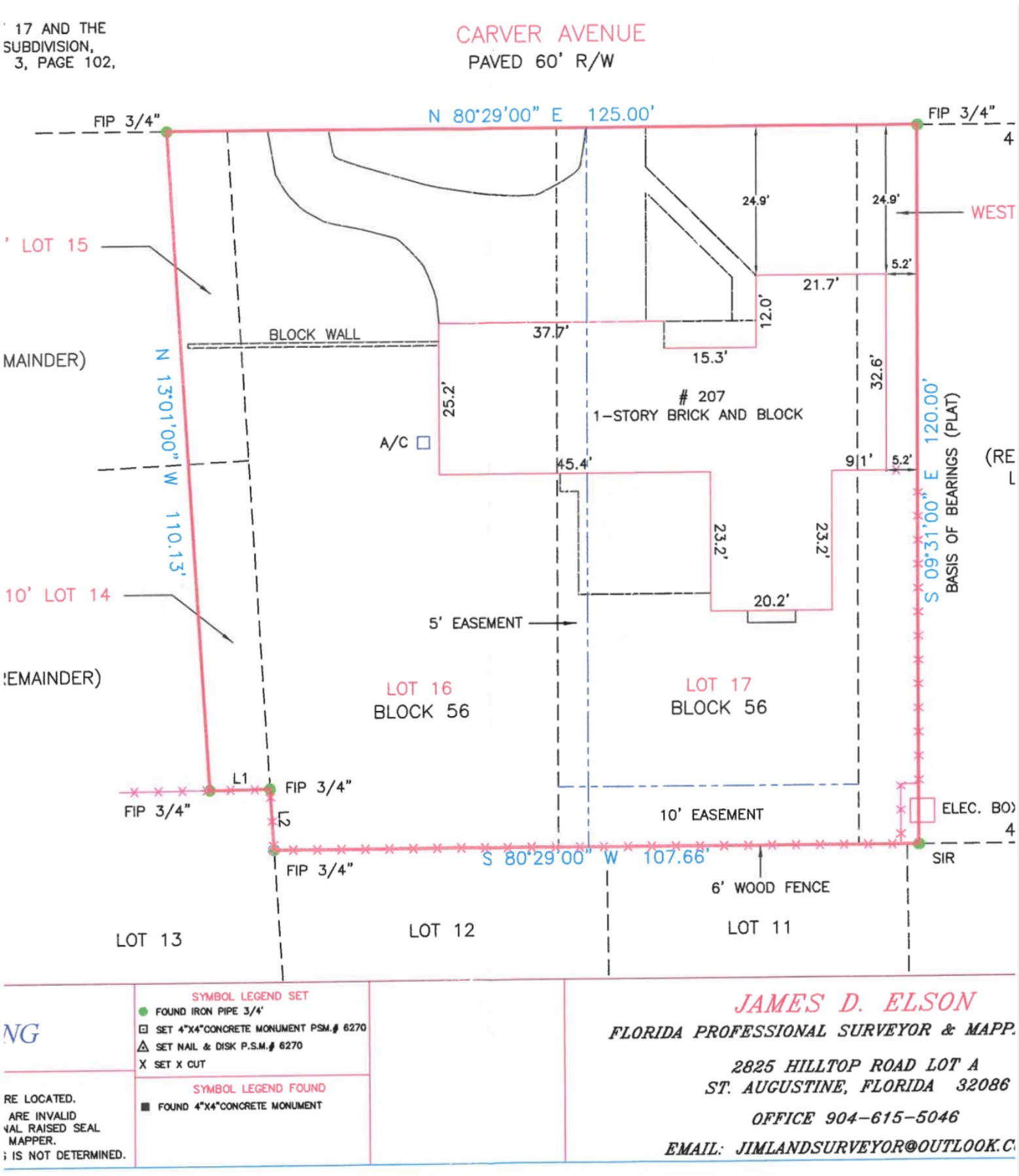
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing 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: 207 Carver St W, St. Augustine FL 32080

Applicant's Name: Darren & Christina DeGuire Applicant's Signature: [signature]

Owner's Name: Darren & Christina DeGuire Owner's Signature: [signature]


Existing decking
Start pool layout here LINE UP END OF POOL DECK WITH END OF EXISTING LANAI
Remove cedar tree here
* Pool cannot be moved south due to 10 foot sewer easement on south side of lot line. See attached survey.
Plant new cedar tree here
Plant new cedar tree here
3' 9"
17'
6'
5'
5'
24'
6"
S
R
Bench 21" from TOB
12'
(1) 18" tread followed by (3) 14" treads and
R
7'
23'
14'
10'
18'
(2) rows of 1x2 tile on steps and extended bench
24'
R
41'
Grade -3"
10' Easement


17 AND THE
SUBDIVISION,
3, PAGE 102,
CARVER AVENUE
PAVED 60' R/W
FIP 3/4"
N 80°29'00" E 125.00'
FIP 3/4"
WEST
LOT 15
MAINDER)
BLOCK WALL
N 13°01'00" W 110.13'
24.9'
24.9'
5.2'
21.7'
12.0'
37.7'
15.3'
25.2'
32.6'
207
1-STORY BRICK AND BLOCK
A/C
45.4'
9.1'
5.2'
23.2'
23.2'
20.2'
S 09°31'00" E 120.00'
BASIS OF BEARINGS (PLAT)
10' LOT 14
5' EASEMENT
EMAINDER)
LOT 16
BLOCK 56
LOT 17
BLOCK 56
L1
FIP 3/4"
FIP 3/4"
10' EASEMENT
ELEC. BOX
S 80°29'00" W 107.66'
FIP 3/4"
SIR
6' WOOD FENCE
LOT 13
LOT 12
LOT 11
SYMBOL LEGEND SET
FOUND IRON PIPE 3/4'
SET 4"X4"CONCRETE MONUMENT PSM.# 6270
SET NAIL & DISK P.S.M.# 6270
SET X CUT
SYMBOL LEGEND FOUND
FOUND 4"X4"CONCRETE MONUMENT
RE LOCATED.
ARE INVALID
AL RAISED SEAL
MAPPER.
IS NOT DETERMINED.
JAMES D. ELSON
FLORIDA PROFESSIONAL SURVEYOR & MAPP.
2825 HILLTOP ROAD LOT A
ST. AUGUSTINE, FLORIDA 32086
OFFICE 904-615-5046
EMAIL: JIMLANDSURVEYOR@OUTLOOK.C

Arborist Report

Date: October 14, 2024
Prepared By: Michael Guillotte, ISA Certified Arborist FL-9471A
Prepared For: Darren DeGuire
Property Address: 207 Carver St W, Saint Augustine, FL 32080

Tree Evaluation

- **Species**: Eastern Red Cedar (*Juniperus virginiana*)
- **DBH (Diameter at Breast Height)**: 18-20 inches
- **Height**: Approximately 15 feet
- **Canopy Spread**: Approximately 10 feet

Condition of the Tree

Upon inspection, the subject Eastern Red Cedar has suffered significant canopy loss, with approximately 70-80% of its crown already diminished. The tree is currently being sustained by a single remaining lead, which appears to be healthy. This remaining lead displays good vigor and foliar density.

Impact of Proposed Construction

I have reviewed the proposed plans for pool construction at the property. In consideration of the layout and placement of the pool, I explored alternative configurations that might allow the tree to remain in its current location. Unfortunately, these alternatives would require the removal or severe damage of other, healthier and more established Red Cedars on the property due to excavation needs.

Conclusion and Recommendation

While the remaining lead of the subject tree shows signs of vigor, the overall condition of the tree, combined with the proposed construction plans, make preservation impractical. Mr. DeGuire has expressed a willingness to replace the Red Cedar with another of the same species, to be planted elsewhere on the property.

I recommend proceeding with the removal of the subject tree and replacing it with a healthy Eastern Red Cedar as soon as practical following the construction process.

If you have any further questions or require, please do not hesitate to contact me.

Sincerely,
Michael Guillotte
ISA Certified Arborist FL-9471A
Phone: 904-687-8145

Subject Tree

Subject Tree

Attachment 8:

St. Johns County Property Appraiser Report

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	2221800170
Location Address	207 CARVER ST W SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES E'LY 10FT OF LOTS 14 & 15 & ALL LOTS 16 & 17 & W10FT OF LOT 18 BLK 56 OR5859/1285 *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	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.330
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

12/29/2022

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Owner Information

Owner Name	Deguire Darren,Christina 100% Deguire Christina 100%
Mailing Address	207 CARVER ST W SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2025
Building Value	$194,413
Extra Features Value	$0
Total Land Value	$319,410
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$513,823**
Total Deferred	$11,242
Assessed Value	**$502,581**
Total Exemptions	$50,000
Taxable Value	**$452,581**

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	$199,813	$0	$319,410	$0	$0	$519,223	$487,943	$81,280	$437,943
2023	$17,877	$1,765	$421,890	$0	$0	$441,532	$107,916	$388,616	$52,916
2022	$224,949	$1,761	$324,011	$0	$0	$550,721	$168,501	$432,720	$118,001
2021	$154,334	$1,497	$241,080	$0	$0	$396,911	$163,593	$283,818	$113,093
2020	$136,132	$1,585	$216,972	$0	$0	$354,689	$161,334	$243,855	$110,834
2019	$121,560	$1,673	$216,972	$0	$0	$340,205	$157,707	$232,998	$107,207
2018	$123,061	$1,761	$216,972	$0	$0	$341,794	$154,766	$237,528	$104,266
2017	$57,779	$2,788	$195,878	$0	$0	$256,445	$123,710	$183,235	$73,210
2016	$85,181	$1,338	$195,878	$0	$0	$282,397	$142,685	$190,212	$92,185
2015	$88,170	$1,338	$150,675	$0	$0	$240,183	$141,693	$148,990	$91,193
2014	$84,390	$1,338	$126,567	$0	$0	$212,295	$140,568	$122,227	$90,068

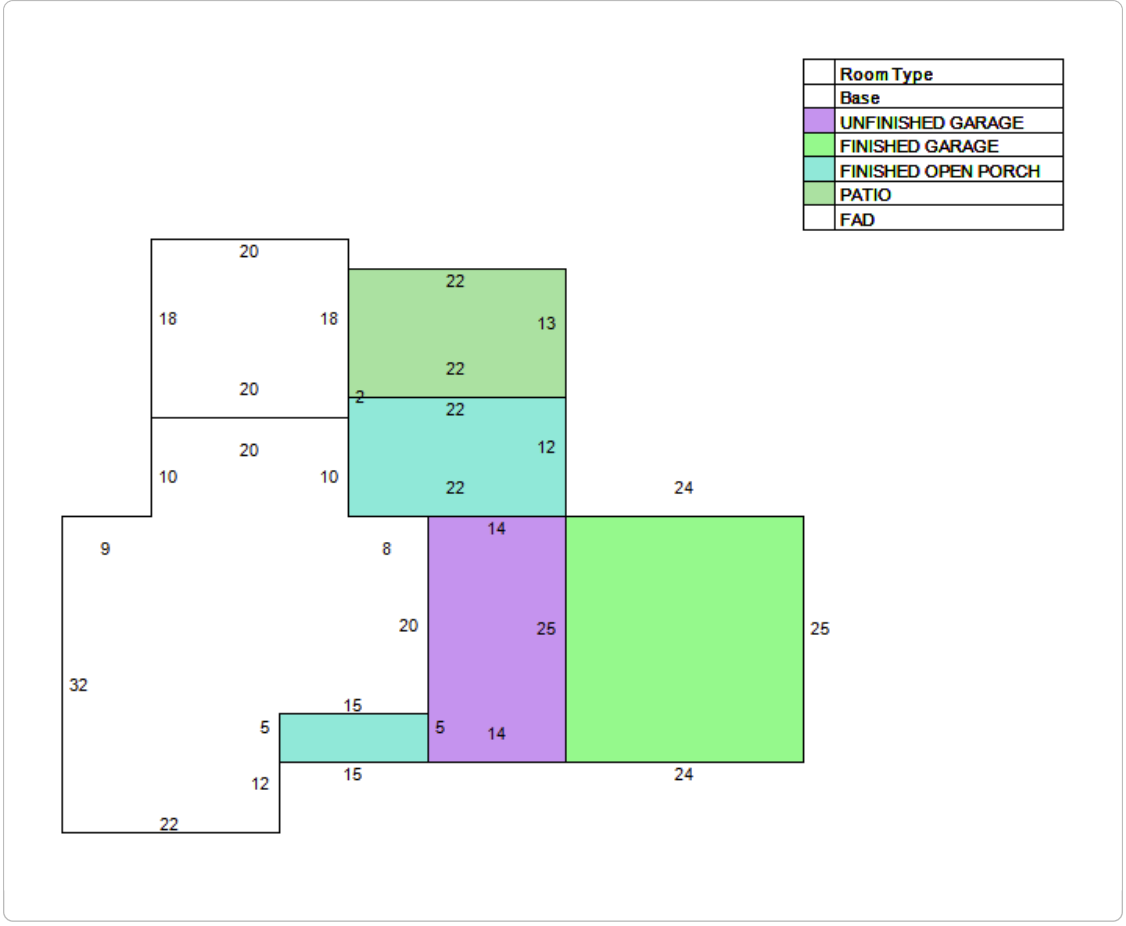
Building Information

Building 1
Building Value $194,413
Year Built 1973
Actual Area 3139
Conditioned Area 1564
Use Single Family Residence
Style 01
Exterior Wall Concrete Block, Brick

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Wood Laminate
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
BASE AREA	1204
ADDITION	360
FINISHED OPEN PORCH	264
PATIO/SLAB	286
UNFINISHED GARAGE	350
FINISHED GARAGE	600
FINISHED OPEN PORCH	75
Total SqFt	3139

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	123	120	117	EF	$319,410

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/20/2023	11/16/2023	$536,000.00	WARRANTY DEED	5859	1285	Q	I	YOUNG JOAN B ***	DEGUIRE DARREN,CHRISTINA
10/27/2011	10/25/2011	$100.00	LIFE ESTATE	3488	8	U	I	YOUNG JOAN B ***	YOUNG JOAN B ***
11/21/2023	11/26/2010	$0.00	DEATH CERTIFICATE	5860	705	U	I	YOUNG CHARLES HILLIARD (DECD)	YOUNG JOAN B
	12/31/1997	$100.00	WARRANTY DEED	1286	1672	U	I	YOUNG CHARLES H & JOAN B	YOUNG CHARLES H & JOAN B
	6/10/1993	$21,500.00	WARRANTY DEED	997	338	Q	V	HOWELL JOSEPH N,ELLEN	YOUNG CHARLES H,JOAN B
	4/1/1990	$0.00		853	1177	U	I		YOUNG CHARLES H,JOAN B
	5/1/1981	$0.00		492	205	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/21/2024, 1:21:41 AM

Contact Us

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	5.i.	PZB2024-0095
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	89 Dolphin Street	219910-0000

Site & Background Information

Applicant & Owner:	Scott Michaels
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:	0.41
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify an existing bulkhead and construct a dock in COZ 1&2 at 89 Dolphin Drive. The approval of this application would allow for the addition of a concrete cap raising the height of the bulkhead to seven and one-half (7.5) feet. The existing dock is proposed to be relocated along with the floating dock, gangway and hoist.

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 heigh is not included in the application so it may or may not 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

89 Dolphin Dr. has approximately one hundred forty-four (144) feet of shoreline located along the Matanzas River with existing bulkhead and dock. The applicant is proposing to add an eighteen by twenty-four (18X24) inch concrete cap to the bulkhead raising the height from five and one-half (5.5) feet to seven and one-half (7.5) feet. The existing dock is proposed to be relocated along with floating dock, gangway and hoist.

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

The property is within Conservation Overlay 1, 2, and 3 with the proposed dock within Conservation Overlay Zone 1 and bulkhead modification in Zone 1 and 2. The property to the north and south have existing docks and bulkheads.

(3) Natural and proposed drainage patterns.

St. Johns County iMap indicates the highest point of the property is 7.3-feet along the center of the lot. The front portion is approximately 4.5-feet and the rear 4.8-feet. The property is likely to have a split drainage plan with a portion draining to the front and the remainder draining toward the rear. It is unknown how raising the bulkhead two feet will affect the natural drainage pattern.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

Unknown.

(6) Impact on floodplain.

The property is with AE-1% Annual BFE 7.0 NAVD88. Raising the bulkhead above the 7.0 BFE may limit the flood carrying capacity and change the natural drainage pattern.

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

Unknown.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate the presence of salt marsh, mangroves, or shellfish in the area.

(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.

The site has approximately one hundred forty-four (144) feet of shoreline located along the Matanzas River with an existing bulkhead and dock. The applicant is proposing to add a 18X24 inch concrete cap to the bulkhead raising the height from 5.5 feet to 7.5 feet along the entirety of the shoreline.

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

The dock height is not given and the impacts to vistas and scenic opportunities are unknown.

(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.

Unknown.

(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.)

Not applicable**.**

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

(17) (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 dock height and boat lift specifications are not given. It is not clear if the application is consistent with criteria 17.

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 modification of an existing bulkhead and construction of a dock at 29 Dolphin Street / PID 219910-0000.

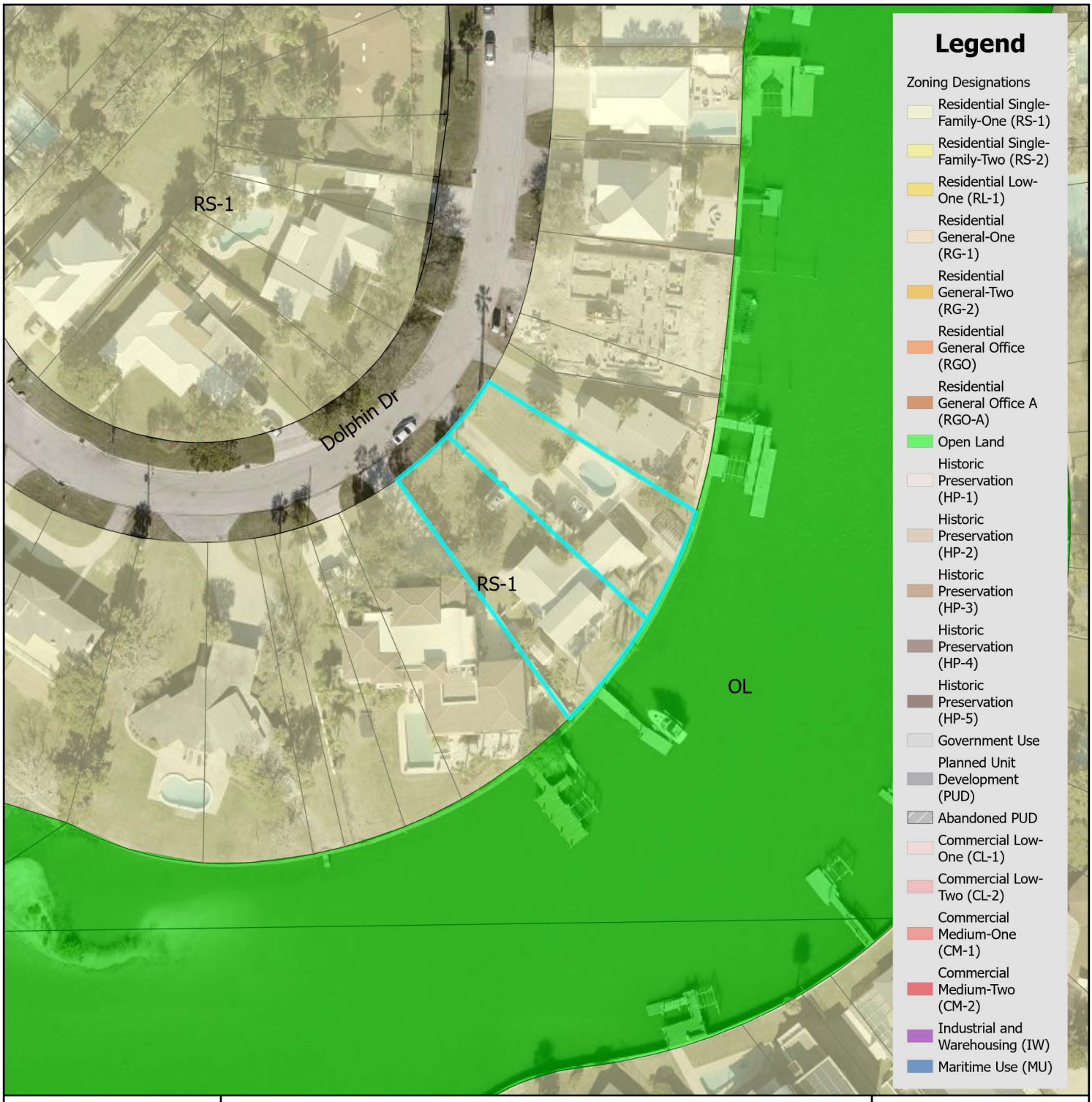
Attachments

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

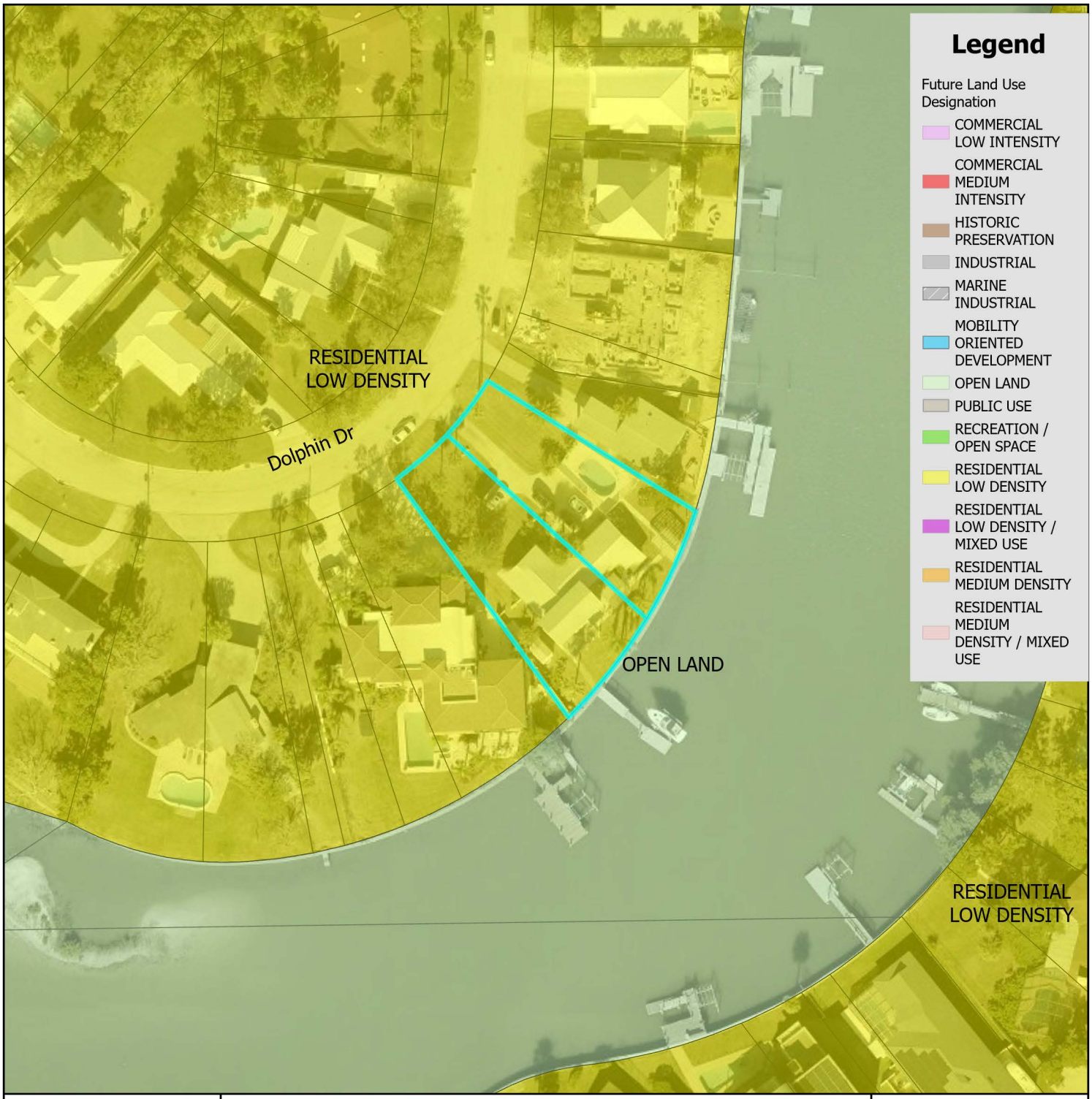
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

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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

Single Family
Single Family
Single Family

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

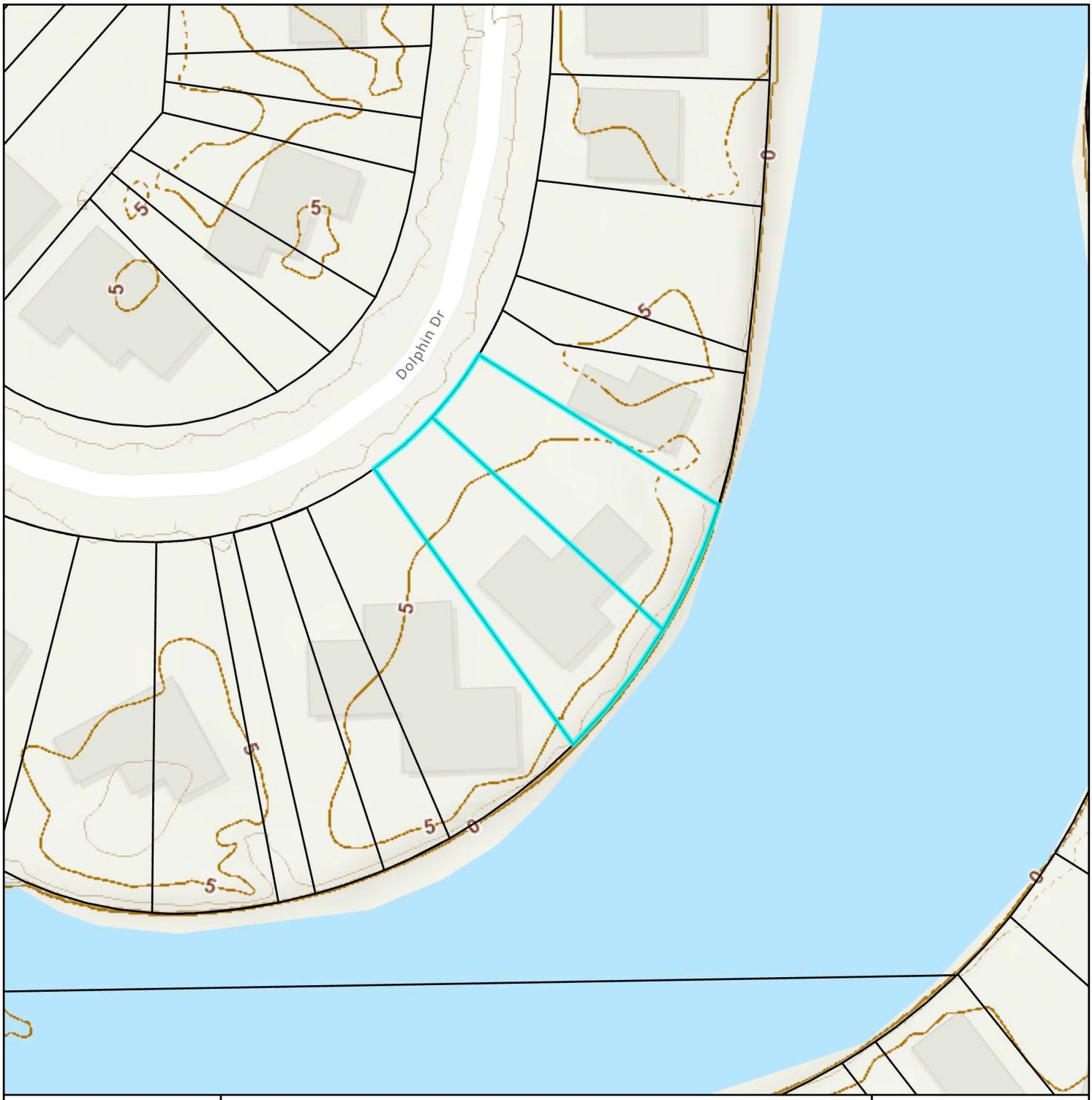
0 0.17 0.35 Miles

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:_____

---

1. NAME OF APPLICANT: SCOTT MICHAELS Contact Number: 904-434-8196
   Business (*if applicable*):_____
   Address: 89 DOLPHIN DRIVE City: ST. AUGUSTINE State: FL Zip: 32080
   E-Mail Address: smichaelsmd1@gmail.com
2. NAME OF PROPERTY OWNER: SCOTT MICHAELS Contact Number: 904-434-8196
   Business (*if applicable*):_____
   Address: 89 DOLPHIN DRIVE City: ST. AUGUSTINE State: FL Zip: 32080
   E-Mail Address: smichaelsmd1@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 22&23 Block: 46
   Subdivision: Davis Shores Ocean View Section Parcel Number: 2199100000
4. PROJECT STREET ADDRESS: 89 DOLPHIN DR, SAINT AUGUSTINE 32080-0000
5. SPECIFIC PROPOSED USE:_____
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONCRETE BULKHEAD CAP EXTENSION -
   CONSTRUCT A 18X24" CONCRETE BULKHEAD CAP EXTENSION TO RAISE ELEVATION OF BULKHEAD FROM 5.5' TO 7.5'.
   MAINTENANCE AND REPAIR TO EXISTING DOCK.
8. JUSTIFICATION FOR ACTION REQUESTED:_____

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

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

_____

_____

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

_____

_____

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

_____

_____

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

_____

_____

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

Signature of Applicant — Date 11/4/24

Signature of Property Owner — Date 11/4/24

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

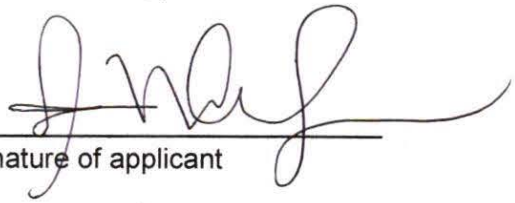
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

SCOTT MICHAELS

Print name of applicant



Signature of applicant

11/4/24

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

P&G CONSTRUCTION, INC. is/are hereby authorized TO ACT ON BEHALF OF SCOTT MICHAELS, 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

SCOTT MICHAELS
Print Name of Owner

904-434-8196
Telephone Number

State of Florida

County of St. Johns

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

By Scott Michaels

Identification verified:

Oath sworn: ✓ Yes ___ No

ABBY BURGOS
MY COMMISSION # HH 444943
EXPIRES: December 18, 2027

Notary Signature: aBurgos

My Commission expires: 12-18-2027

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.

89 DOLPHIN DRIVE, ST. AUGUSTINE, FL 32080

Project Address: _____

SCOTT MICHAELS

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

SCOTT MICHAELS

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

Concrete Bulkhead Extension

- Backfill to be clean pervious “sand” fill.

• Performance-based erosion and sediment control BMPs shall be installed immediately prior to and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands.

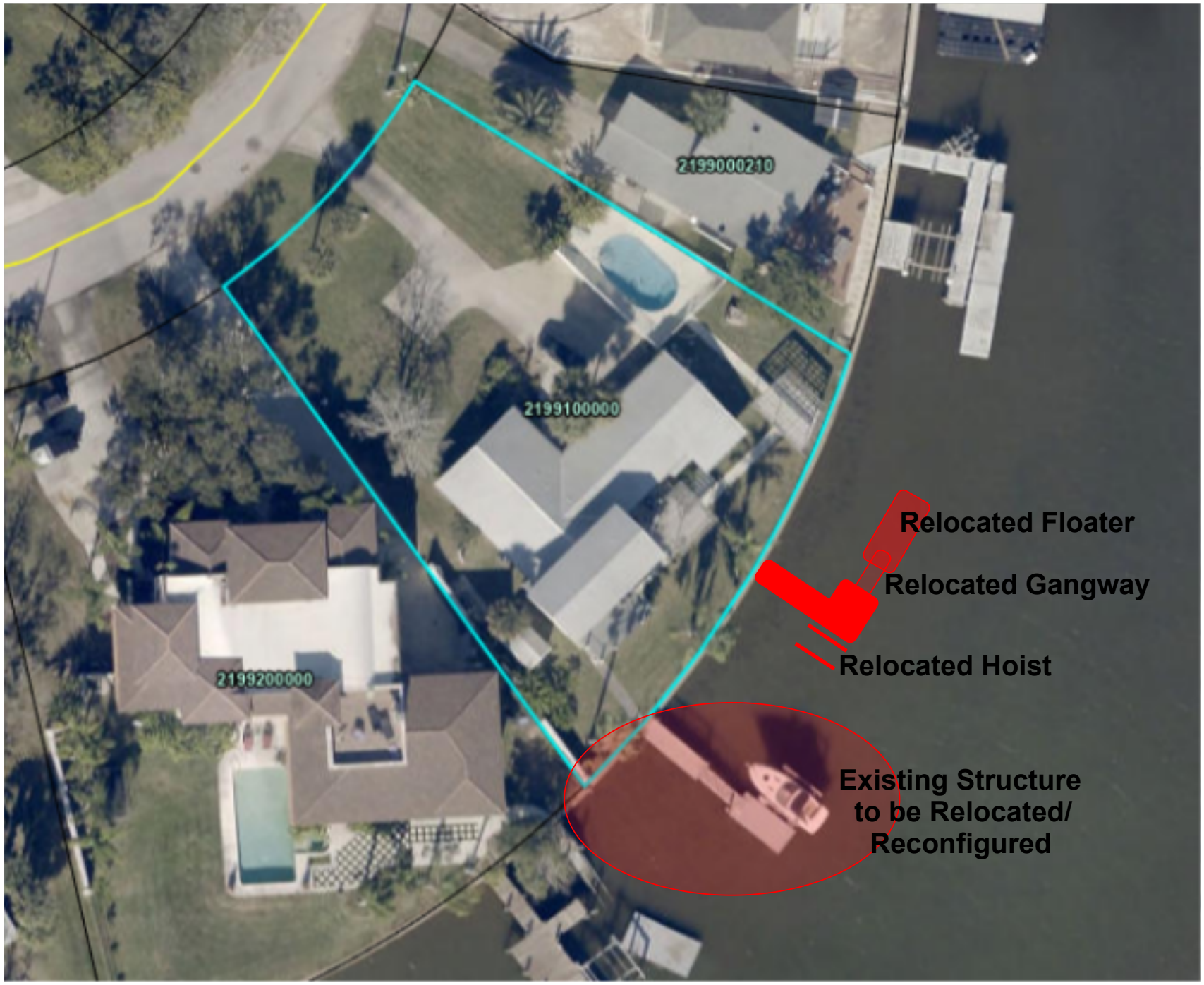
• Wall extension will elevate the seawall 24” from the existing elevation. (Elevation change from 5.5’ to 7.5’)

P&G CONSTRUCTION

1401 State Road 207
Saint Augustine, FL 32086
904-342-5746
office@pgconstructioninc.com

Michaels Residence

89 Dolphin Drive, St. Augustine, FL 32080


2199000210
2199100000
2199200000
Relocated Floater
Relocated Gangway
Relocated Hoist
Existing Structure
to be Relocated/
Reconfigured

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	2199100000
Location Address	89 DOLPHIN DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-99 DAVIS SHORES LOTS 22 & 23 BLK 46 OR4676/656 *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	0.410
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Michaels Scott 100%
Mailing Address	89 DOLPHIN DR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$0
Tot/Perm DV		$789,811

Additional Exemptions: Homestead

Map

Valuation Information

	2025
Building Value	$252,630
Extra Features Value	$62,154
Total Land Value	$1,006,720
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,321,504**
Total Deferred	$531,693
Assessed Value	**$789,811**
Total Exemptions	$789,811
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
2024	$259,648	$65,996	$1,006,720	$0	$0	$1,332,364	$766,807	$1,332,364	$0
2023	$263,156	$17,927	$1,011,375	$0	$0	$1,292,458	$744,473	$1,292,458	$0
2022	$243,386	$41,058	$913,500	$0	$0	$1,197,944	$722,789	$1,197,944	$0
2021	$158,183	$41,058	$561,150	$0	$0	$760,391	$701,737	$760,391	$0
2020	$160,265	$41,058	$505,035	$0	$0	$706,358	$692,048	$706,358	$0
2019	$191,846	$28,101	$587,250	$0	$0	$807,197	$400,707	$456,490	$350,707
2018	$165,941	$27,317	$587,250	$0	$0	$780,508	$393,236	$437,272	$343,236
2017	$170,751	$25,233	$587,250	$0	$0	$783,234	$385,148	$448,086	$335,148
2016	$173,156	$24,879	$587,250	$0	$0	$785,285	$377,226	$458,059	$327,226
2015	$143,236	$25,017	$587,250	$0	$0	$755,503	$374,604	$430,899	$324,604
2014	$136,632	$25,155	$587,250	$0	$0	$749,037	$371,631	$427,406	$321,631

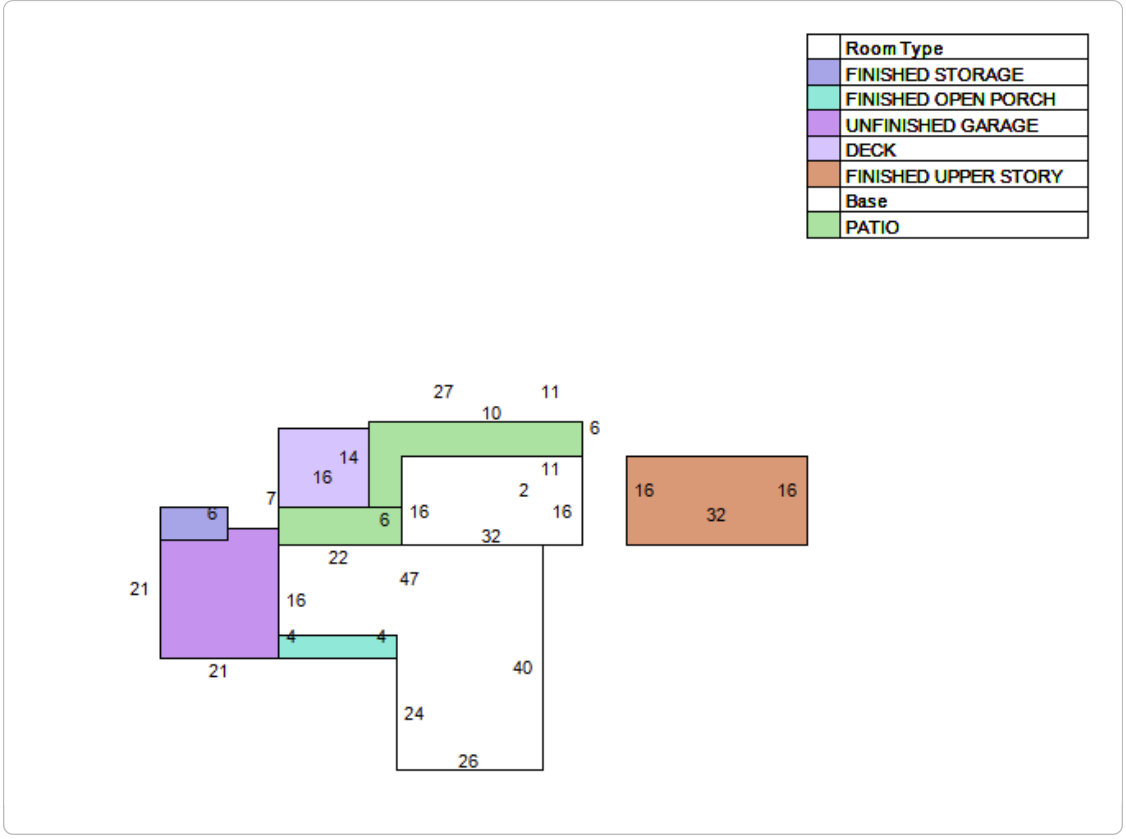
Building Information

Building 1
Building Value $252,630
Year Built 1968
Actual Area 3761
Conditioned Area 2420
Use Single Family Residence
Style 01
Exterior Wall Stucco, Brick 2

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 3

Description	Square Footage
PATIO/SLAB	282
BASE AREA	512
BASE AREA	20
FINISHED UPPER STORY	512
FINISHED DECK	224
UNFINISHED GARAGE	459
PATIO/SLAB	154
BASE AREA	1376
FINISHED OPEN PORCH	84
FINISHED DECK	66
FINISHED STORAGE/UTILITY	72
Total SqFt	3761

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		684
Pool - Average (RES)		31950
Bulkhead - Average (Mix)		19008
Boat Dock - Average (Mix)		5694
Boat Lift - Average (Mix)		1500
Pergola (Mix)		1750
Pergola (Mix)		1568

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	143	160	143	FF	$1,006,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/14/2022	2/14/2022	$0.00	MARRIAGE CERTIFICATE	5491	1483	U	I	MICHAELS SCOTT	CUI SHUYING
2/5/2019	1/25/2019	$775,000.00	WARRANTY DEED	4676	656	Q	I	WAMPLER ARTHUR D,JUDITH R	MICHAELS SCOTT
	10/9/1998	$325,000.00	WARRANTY DEED	1355	750	Q	I	COLIN EUGENE R,CAROL A	WAMPLER ARTHUR D,JUDITH R
	9/13/1996	$165,000.00	WARRANTY DEED	1195	1460	Q	I	SHEAHAN ELIZABETH	COLIN EUGENE R & CAROL A
	6/1/1989	$180,000.00		823	165	Q	I		SHEAHAN ELIZABETH
	4/1/1983	$110,000.00		581	264	Q	I		
	1/1/1980	$86,000.00		477	249	U	I		

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: 11/21/2024, 1:21:41 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
December 3, 2024	6.a.	PZB2024-0097
Request	**Address**	**Parcel ID**
Use by Exception	105 S Ponce de Leon Boulevard, Suite C	119280-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Stephanie Angel c/o Capybara Café / Noah's Ark Anctuary
Owner:	Jena Dennis
Property Class: (St. Johns County Property Appraiser)	1705 – Office Buildings (1 Story) (Owner Occupied)
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.31
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to operate a tourist attraction, a use by exception, within the CM-2 zoning district.

The proposed tourist attraction is for small animal meet and greets. The applicant states that the proceeds from these meet and greets go "directly to Noah's Ark Sanctuary which is a St. Johns non-profit animal sanctuary housing injured, abandoned or non-release native wildlife & exotic pet surrenders."

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.

Tourist attraction means an area, structure, building, park, institution or other place, commercial or noncommercial, which attracts visitors from out of state or other parts of the state. An example of such an attraction would be an aquatic stadium with trained animal shows; historical restoration area; museum; natural garden and springs; state or national park; theme ride park; and zoo, to include animal, bird and reptile exhibits.

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 tourist attraction use by exception at 105 S Ponce de Leon Boulevard, Suite C / PID 119280-0000.

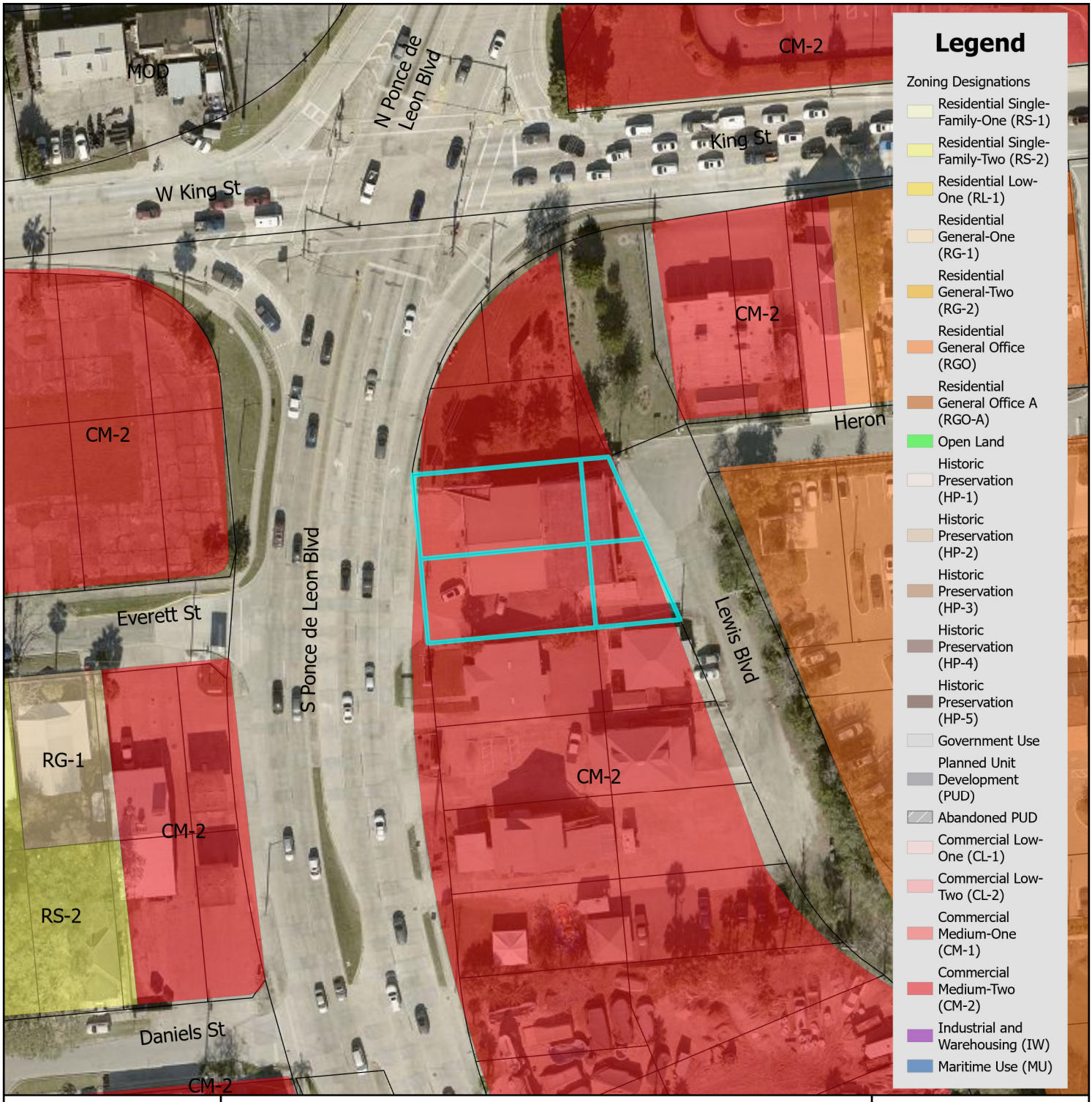
Attachments

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. Floor Plan
10. Mission Statement

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

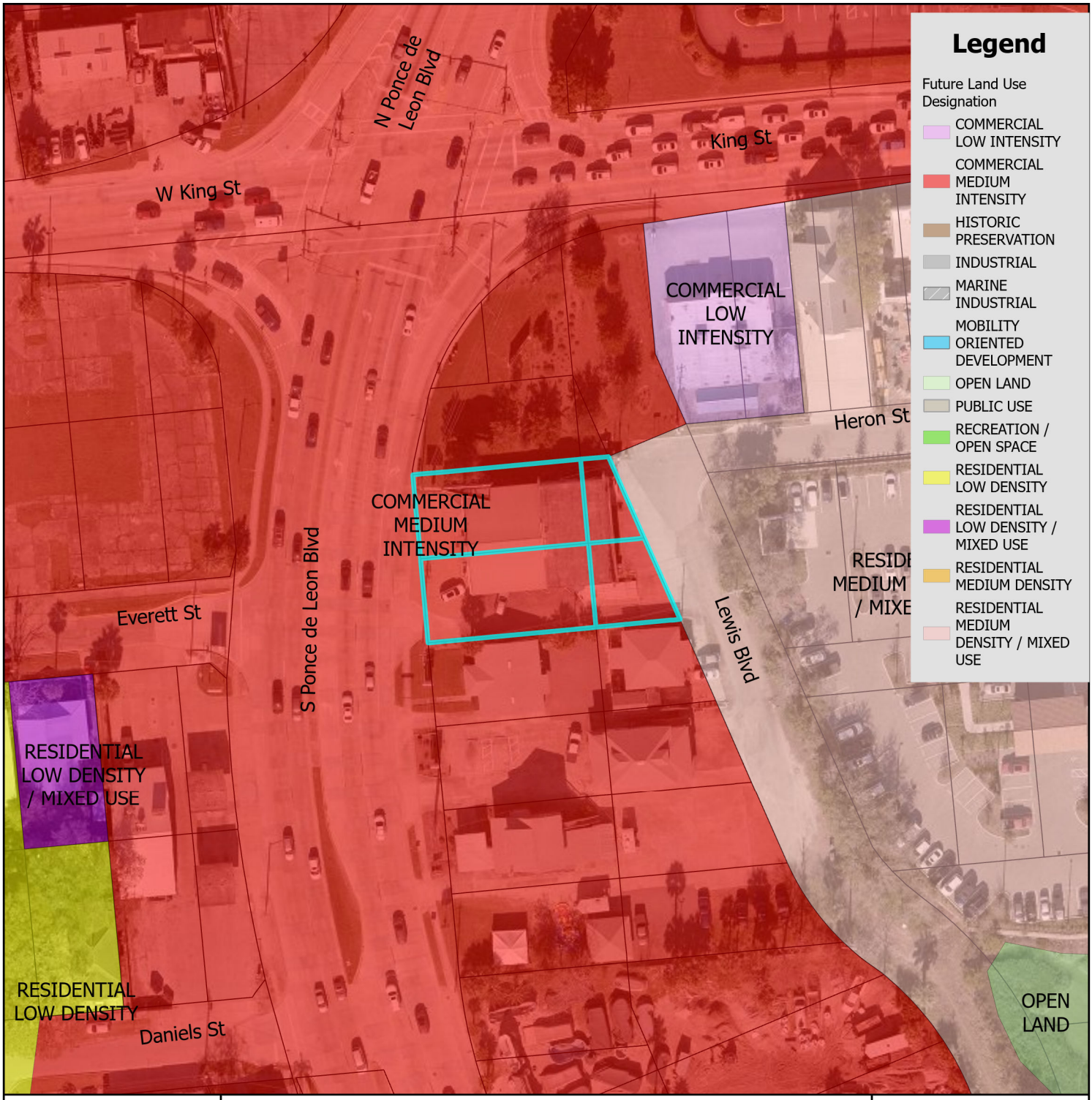
N

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

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

N

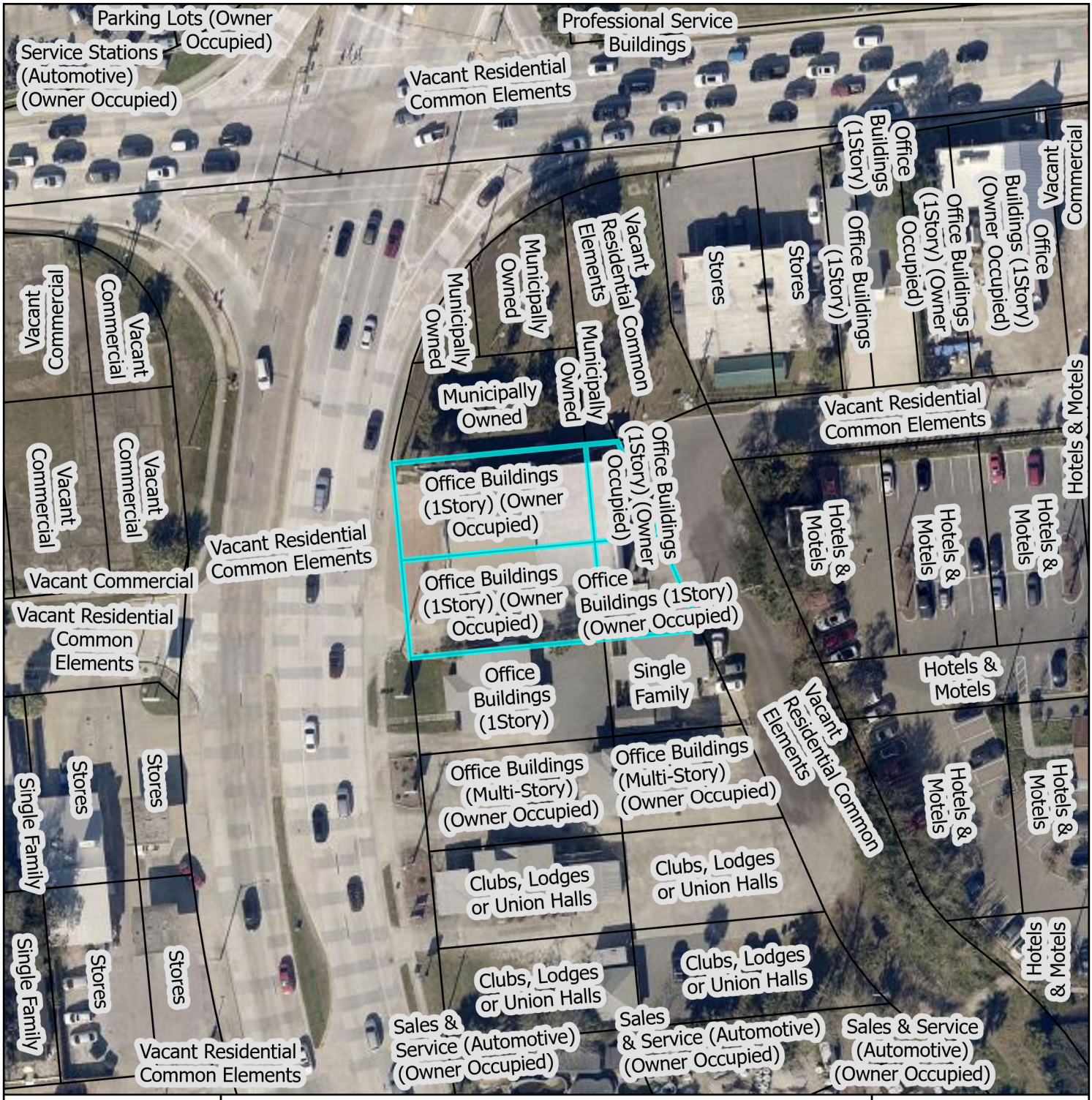
0 0.17 0.35 Miles

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

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

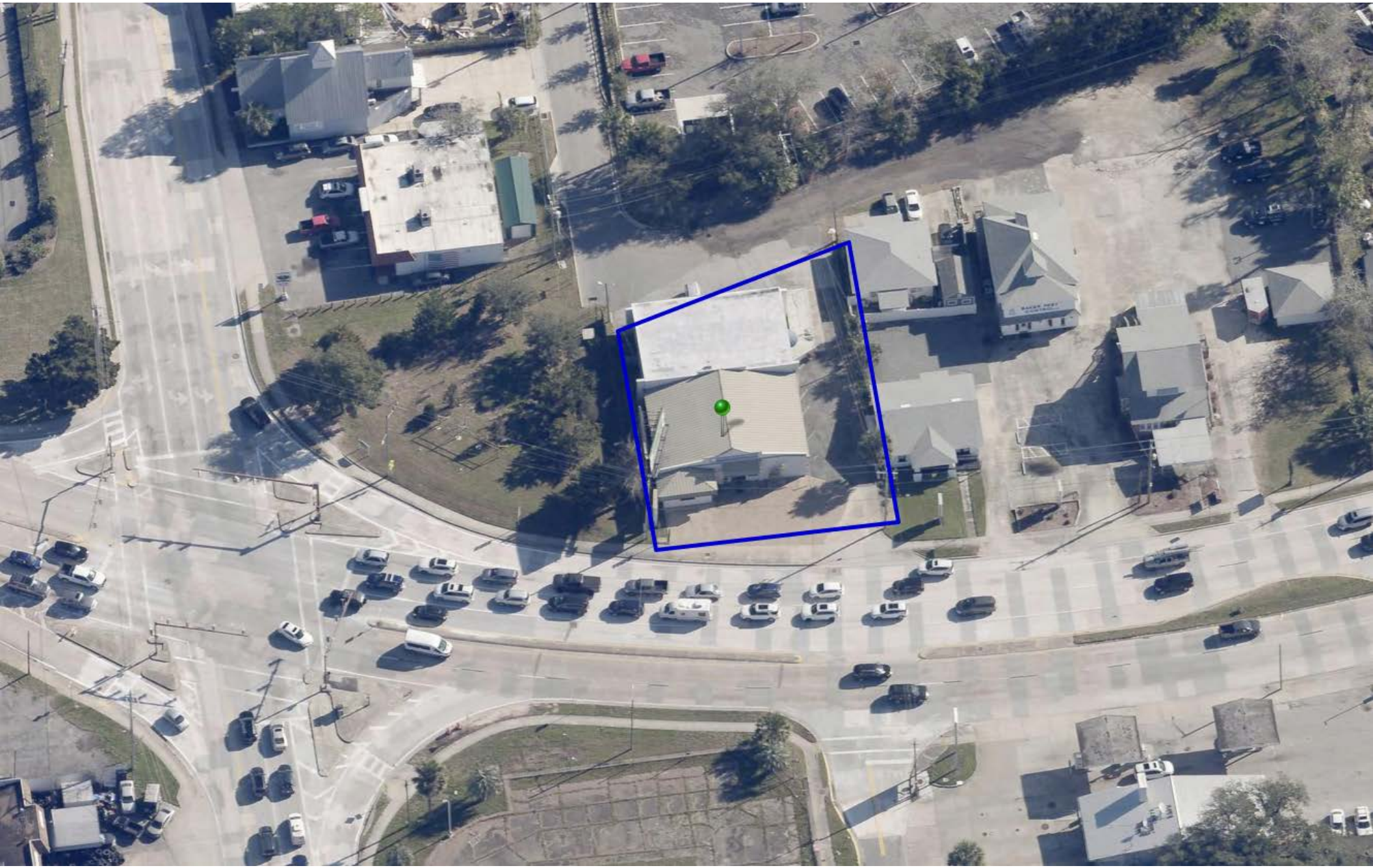
N

0 0.01 0.01 Miles

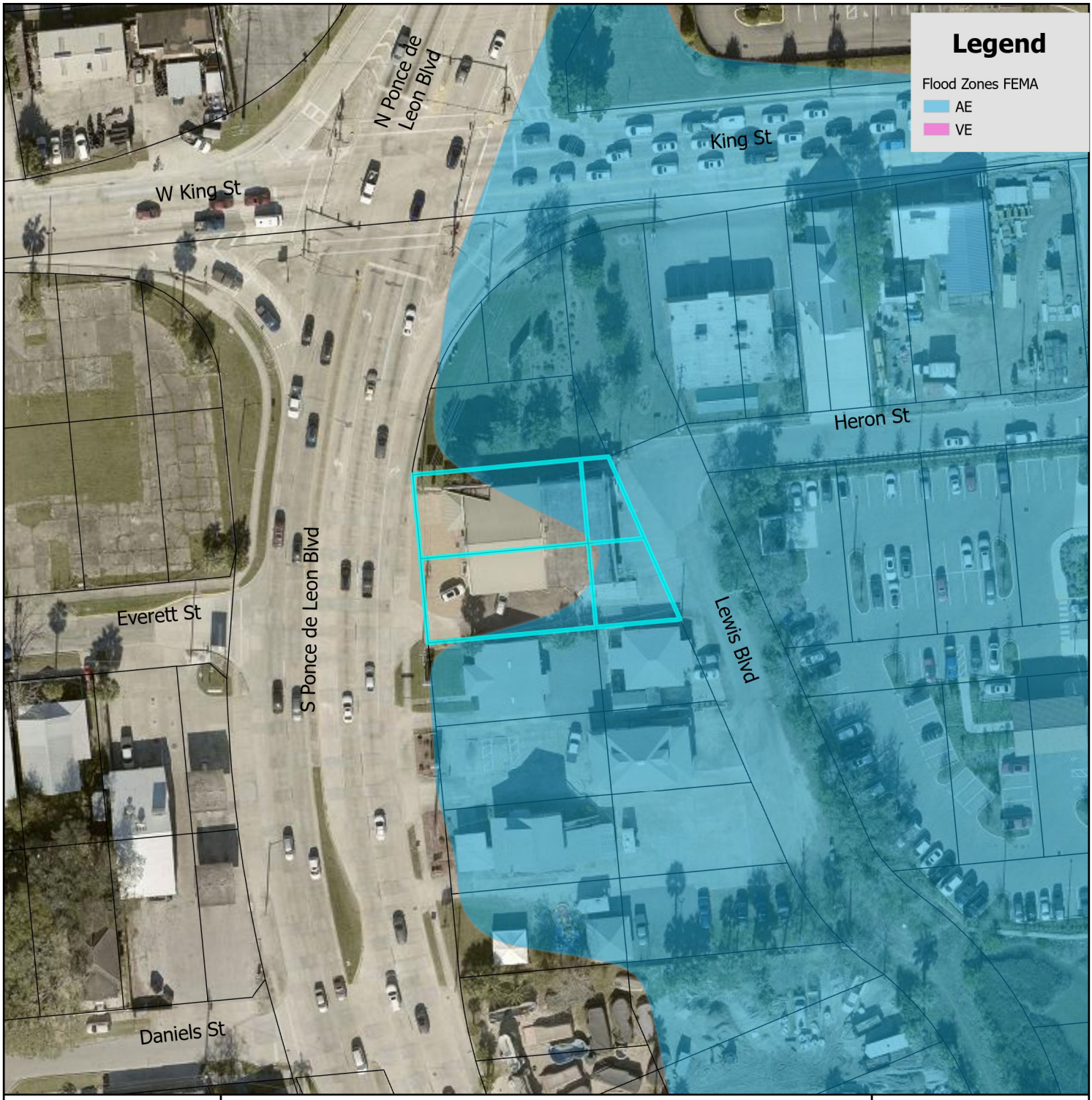
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph



Attachment 5:
Flood Map



FEMA Flood Zone Map

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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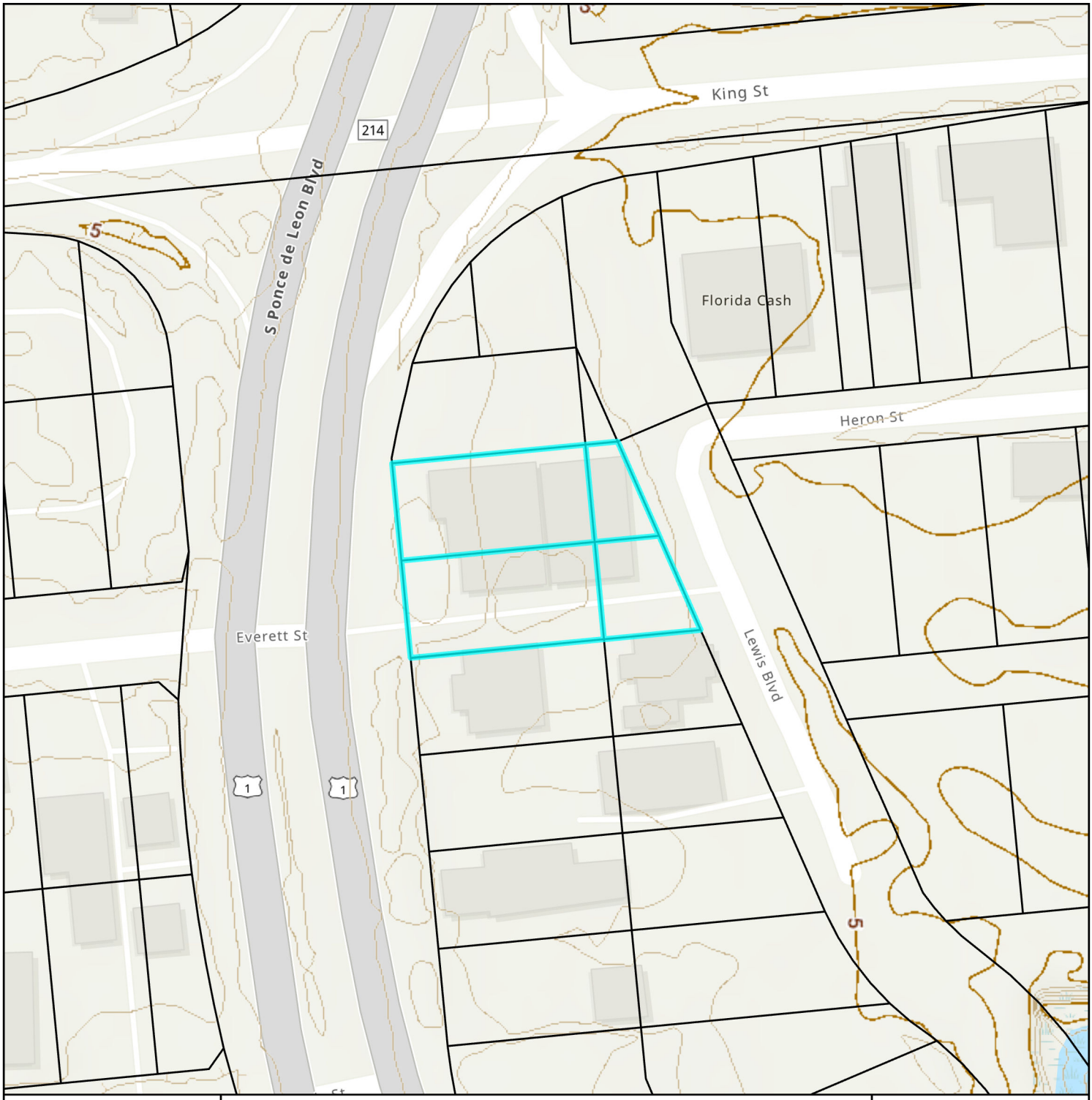
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 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: STEPHANIE ANGEL Contact Number: 916 561 3934
   Business (*if applicable*): CAPYBARA CAFE - NOAHS ARK SANCTUARY
   Address: 6215 LIGHT AVE City: HASTINGS State: FL Zip: 32145
   E-Mail Address: noahsarksanctuary@aol.com

2. NAME OF PROPERTY OWNER: JENNA DENNIS Contact Number: 904-806-4274
   Business (*if applicable*): _____
   Address: 105 S. PONCE DE LEON City: ST Augustine State: FL Zip 32084
   E-Mail Address: jennadennis@gerealty.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: _____ Block: _____
   Subdivision: _____ Parcel Number: 1192800000

4. PROJECT STREET ADDRESS: 105 S. PONCE DE LEON BL

5. SPECIFIC PROPOSED USE: SMALL ANIMAL MEET & GREETS

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

7. DESCRIPTION OF ACTION REQUESTED: REQUESTING USE BY EXCEPTION TO ALLOW SMALL ANIMAL MEET & GREETS AT THE LOCATION. ALL PROCEEDS FROM THE MEET & GREETS GO DIRECTLY TO NOAHS ARK SANCTUARY WHICH IS A ST. JOHNS NON-PROFIT ANIMAL SANCTUARY HOUSING INJURED, ABANDONED OR NON RELEASE NATIVE WILDLIFE & EXOTIC PET SURRENDERS.

8. JUSTIFICATION FOR ACTION REQUESTED: _____
   EXCEPTION NEEDED TO CONDUCT THE MEET & GREETS

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.

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Signature of Applicant 11-8-24 Date

Signature of Property Owner 11-8-24 Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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STEPHANIE ANGEL

Print name of applicant

Signature of applicant

11-8-24

Date

10/31/17

ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

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

BY: Jena Dennis
Signature of Owner

Jena Dennis
Print Name of Owner

904-806-4274
Telephone Number

State of Florida

County of Saint Johns

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

By Jena Dennis

Identification verified

Oath sworn. ✓ Yes ___ No

Notary Public State of Florida
Jessica N Hurtubise
My Commission HH 070775
Expires 12/10/2024

Notary Signature Jessica Hurtubise

My Commission expires 12-10-2024

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.

Project Address: 105 S. PONCE DE LEON BL

Applicant's Name: STEPHANIE ARNELL Applicant's Signature: [signature]

Owner's Name: Jena Dennis Owner's Signature: [signature]

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	1192800000
Location Address	105 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Office (Class B) Countywide (COM) (202.02)
Tax Description*	3-15 WILDWOOD PARK LOTS 9 10 & 11 12 BLK F OR4932/1479 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (1Story) (Owner Occupied) (1705)
Subdivision	Wildwood Park, Plat Amending Blocks F &
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.310
Homestead	N

No Image Available

Owner Information

Owner Name	Legendary Futures LLC 100%
Mailing Address	105 S PONCE DE LEON BLVD SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2025
Building Value	$659,630
Extra Features Value	$30,549
Total Land Value	$338,775
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,028,954**
Total Deferred	$0
Assessed Value	**$1,028,954**
Total Exemptions	$0
Taxable Value	**$1,028,954**

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

Historical Assessment Information

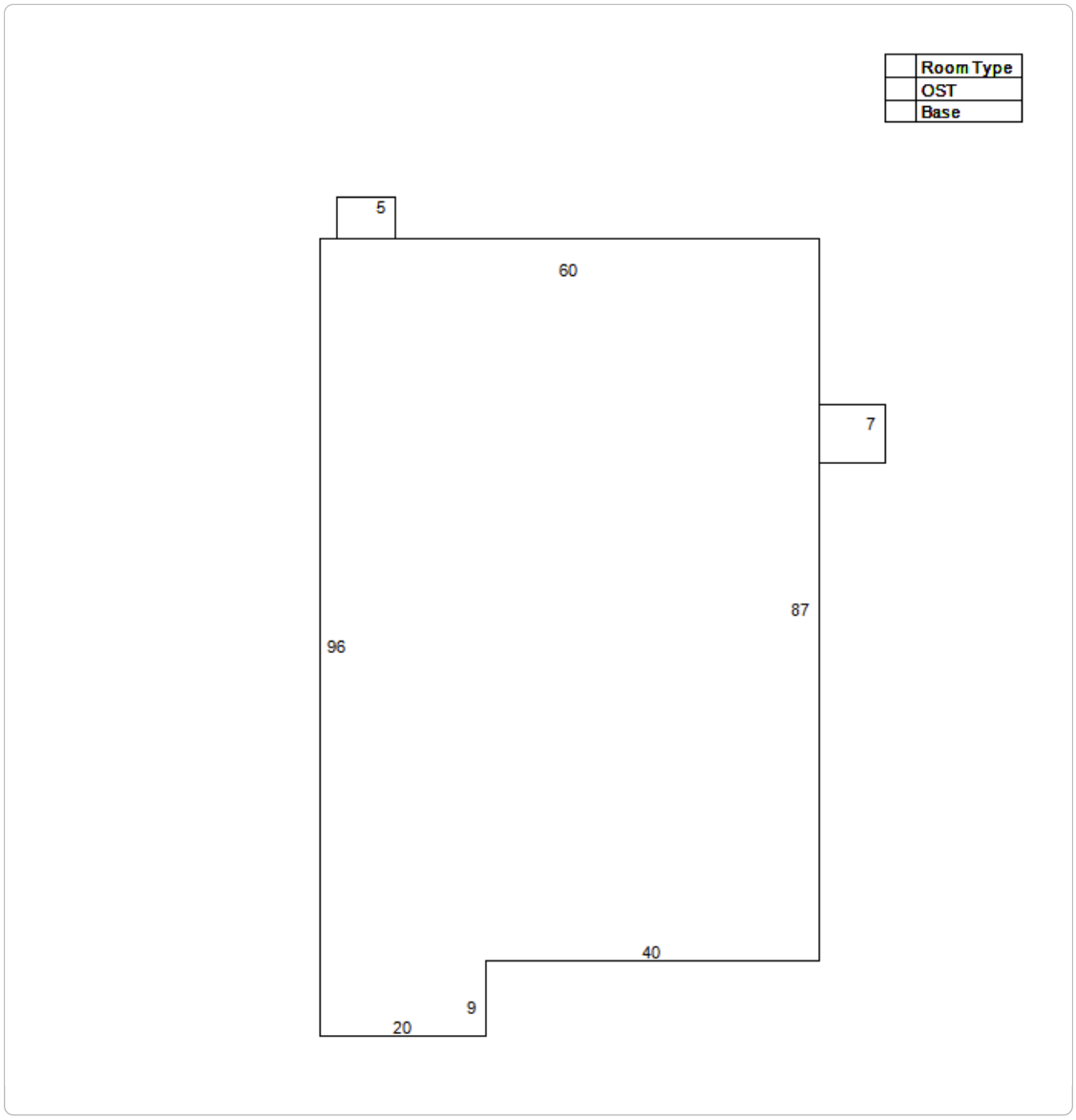
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$675,719	$32,723	$338,775	$0	$0	$1,047,217	$1,020,746	$26,471	$1,020,746
2023	$616,723	$34,578	$338,775	$0	$0	$990,076	$927,951	$62,125	$927,951
2022	$473,873	$30,944	$338,775	$0	$0	$843,592	$843,592	$0	$843,592
2021	$479,724	$31,725	$338,775	$0	$0	$850,224	$850,224	$0	$850,224
2020	$361,689	$32,622	$203,265	$0	$0	$597,576	$438,489	$159,087	$438,489
2019	$165,280	$30,081	$203,265	$0	$0	$398,626	$398,626	$0	$398,626
2018	$170,979	$30,688	$203,265	$0	$0	$404,932	$385,768	$19,164	$385,768
2017	$159,862	$29,466	$203,265	$0	$0	$392,593	$350,698	$41,895	$350,698
2016	$85,478	$30,073	$203,265	$0	$0	$318,816	$318,816	$0	$318,816
2015	$198,308	$30,680	$203,265	$0	$0	$432,253	$432,253	$0	$432,253
2014	$193,079	$31,286	$125,347	$0	$0	$349,712	$349,712	$0	$349,712

Building Information

Building	1	**Roof Cover**	Built Up, Metal
Building Value	$659,630	**Roof Structure**	Rigid Frame
Year Built	1925	**Interior Flooring**	Ceramic Tile
Actual Area	5491	**Interior Wall**	Drywall
Conditioned Area	5400	**Heating Type**	Air Duct
Use	Office Class B	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	5400
OUTSIDE STAIRS	56
OUTSIDE STAIRS	35
Total SqFt	5491

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		3951
Handicap Ramp (COM)		3927
Curb (COM)		1290
Sprinkler Wet (COM)		6801
Brick Pavers (COM)		10159
Asphalt Paving (COM)		4421

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	0	0	13551	SF	$338,775

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
4/29/2020	4/16/2020	$1,003,500.00	WARRANTY DEED	4932	1479	Q	I	R & B PROPERTY V LLC	LEGENDARY FUTURES LLC
8/6/2014	7/28/2014	$100.00	QUIT CLAIM DEED	3914	4	U	I	R & B MANAGEMENT GROUP INC	R & B PROPERTY V LLC
6/19/2013	6/14/2013	$350,000.00	WARRANTY DEED	3748	667	Q	I	KALLER JEFFREY,SOFIA	R & B MANAGEMENT GROUP INC
5/25/2011	5/20/2011	$0.00	LIS PENDENS	3440	297	U	I	BANK OF AMERICA NA	KALLER JEFFREY,SOFIA
	11/21/2007	$374,300.00	WARRANTY DEED	3012	1748	U	I	HISTORIC RESTORATION TRUST(G A MORRIS,TRSTEE)	KALLER JEFFREY,SOFIA

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
	8/26/2003	$443,200.00	WARRANTY DEED	2032	84	U	I	PUTNAM STATE BANK	HISTORIC RESTORATION TRUST(G A MORRIS,TRSTEE)
	6/24/2002	$1,000.00	CERTIFICATE OF TITLE	1775	1588	U	I	PRIME INVESTMENT LLC & DAVID F POWELL	PUTNAM STATE BANK
	1/25/1999	$148,400.00	WARRANTY DEED	1380	959	U	I	PRIME LAND CORPORATION	PRIME INVESTMENT LLC
	10/19/1998	$275,000.00	WARRANTY DEED	1357	602	Q	I	HARRY LILLIAN F TRUSTEE	PRIME LAND CORPORATION
	10/13/1992	$100.00	QUIT CLAIM DEED	961	1232	U	I	HARRY LILLIAN F	HARRY LILLIAN F TRUSTEE

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

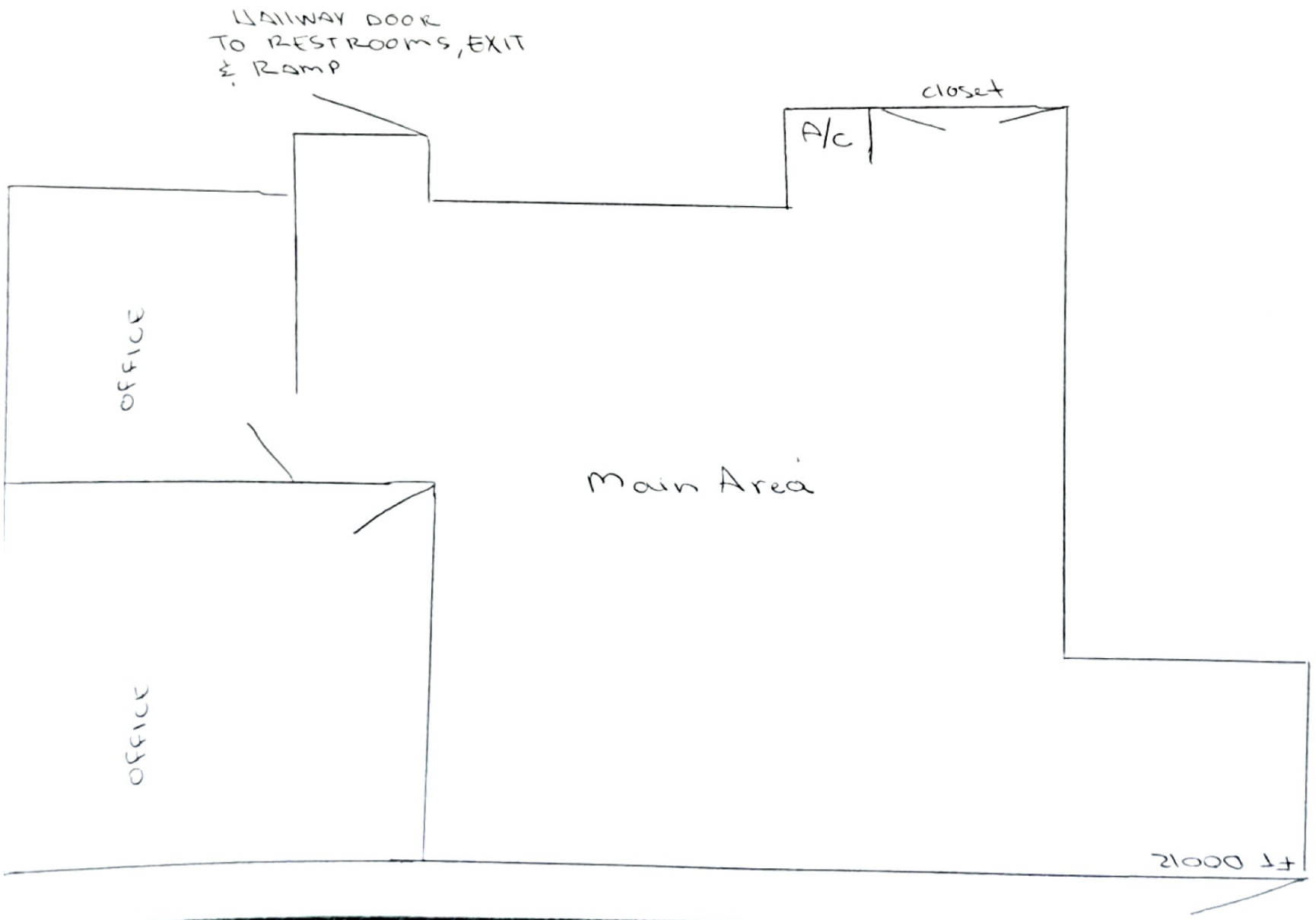
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Floor Plan

105 S. PONCE DE LEON BL
SUITE C



Attachment 10:
Mission Statement

Noah’s Ark mission statement:

At Noah’s Ark Sanctuary, we are dedicated to the rescue, rehabilitation, and compassionate care of native wildlife and exotic animals surrendered by previous owners. Through our Capybara Café, we provide unique, educational encounters that foster an appreciation for wildlife conservation, offering visitors an opportunity to learn, interact, and build empathy toward animals in a safe and controlled environment. Each meet-and-greet is designed to inspire a deeper connection to nature and an understanding of conservation’s role in safeguarding ecosystems and species.

Our commitment to animal welfare and education drives all aspects of our operations. The animal meet-and-greets are integral to our mission, allowing us to deliver hands-on learning experiences that engage, educate, and support our nonprofit initiatives. These encounters directly fund the care of our sanctuary residents and enable us to continue rescuing, rehabilitating, and releasing animals back to their natural habitats. We believe that personal interaction with animals is vital to our educational outreach and conservation efforts, creating advocates for animal welfare and supporting our broader mission.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	7.a.	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 related to the construction of a proposed guest house. It was originally heard during the November 5th, 2024, PZB Regular Meeting where it was continued. [LINK TO PZB MEETING FILES]

Since then, the applicant has provided an updated site plan as well as a response for the PZB to review. The applicant states in their response letter:

"The proposed guest house includes a total of 83 square feet dedicated to stairs and stair landings necessary for accessing the living space. If the addition were designed as a first-floor apartment, these stairs would not be required, and the total living area would be reduced to 466 square feet, which is well within the 500 square feet allowed under zoning regulations."

The variance requests the applicant is now seeking are to

1. Reduce the minimum side yard setback requirement of twenty (20) feet down to eight (8) feet, and
2. Increase the maximum lot coverage to seventeen (17) percent.

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	**Eight (8) feet**
Maximum lot coverage	Ten (10) percent	**Seventeen (17) percent**
Maximum impervious surface	Seventy (70) percent	Information not provided

The applicant cites in their application that the justification for these variance requests would "provide much-needed storage and functionality." In addition, the applicant states that "this slight increase does not result in a larger or more intrusive structure; instead, it reflects a practical and necessary feature to maintain accessibility. We respectfully request that the board consider this unique aspect of the design and approve the variance to allow for the additional square footage required for the stairs and landings."

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
Staff does not find that the particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section.

The applicant cites the Open Lands: OL zoning designation as the unique disadvantage at this property. Sec 28-246. – Open lands district: OL states that this district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Staff is unable to identify a singular disadvantage at the subject property.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that the property at 402 Old Quarry Road was assigned an OL zoning designation following their purchase of the property. County property records show the current owner purchasing the property in the summer of 1990, approximately fifteen years after the adoption of the City's contemporary zoning map.

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 **DENY** the variance requests to reduce the minimum side yard setback and increase lot coverage to allow for the permitting of a guest house at 402 Old Quarry Road / PID 164420-0010 as no singular disadvantage has been identified.

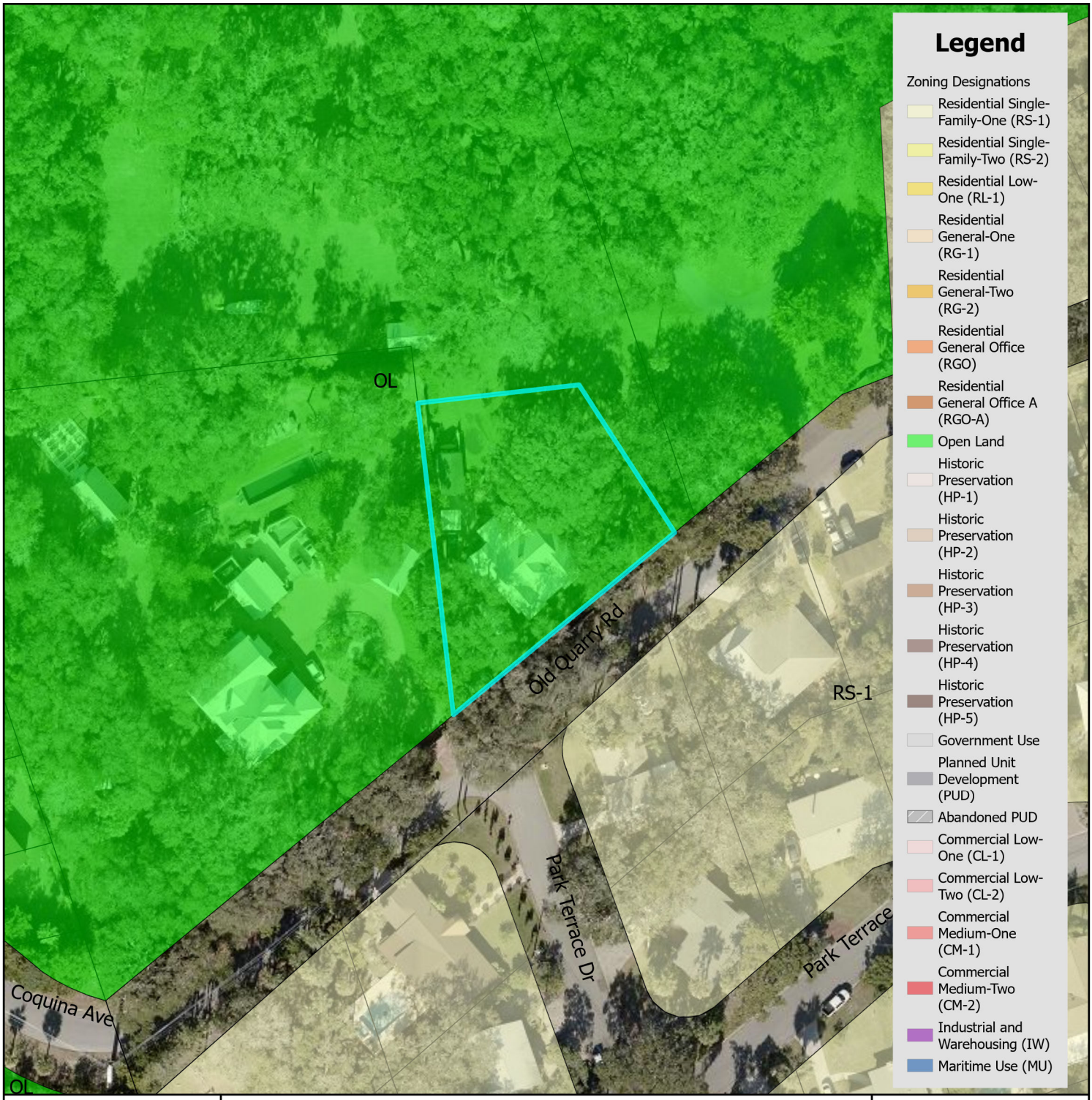
Attachments

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. Updated Proposed Site Plan
11. Proposed Floor Plan
12. PZB Response Letter

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

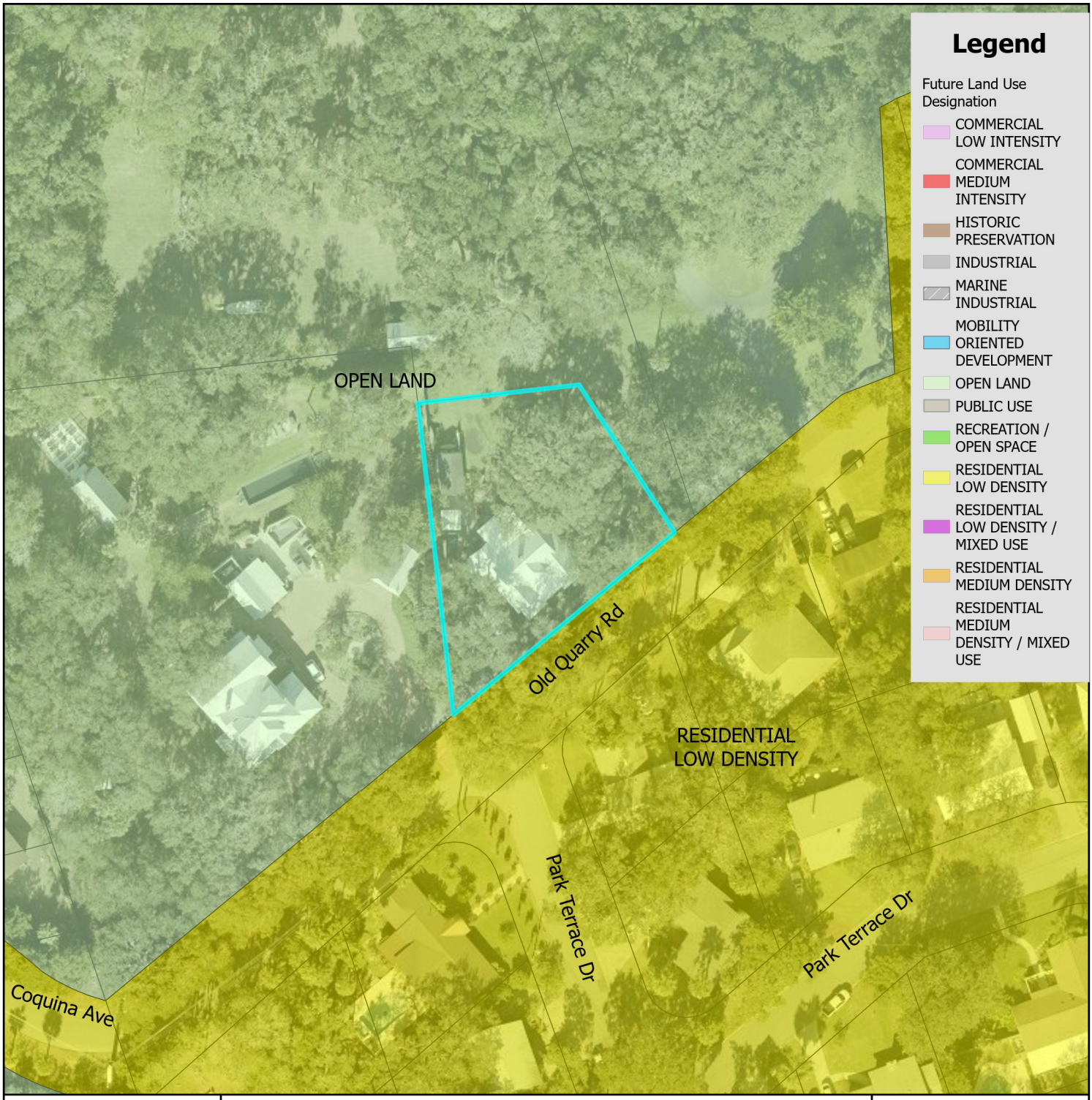
N

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

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

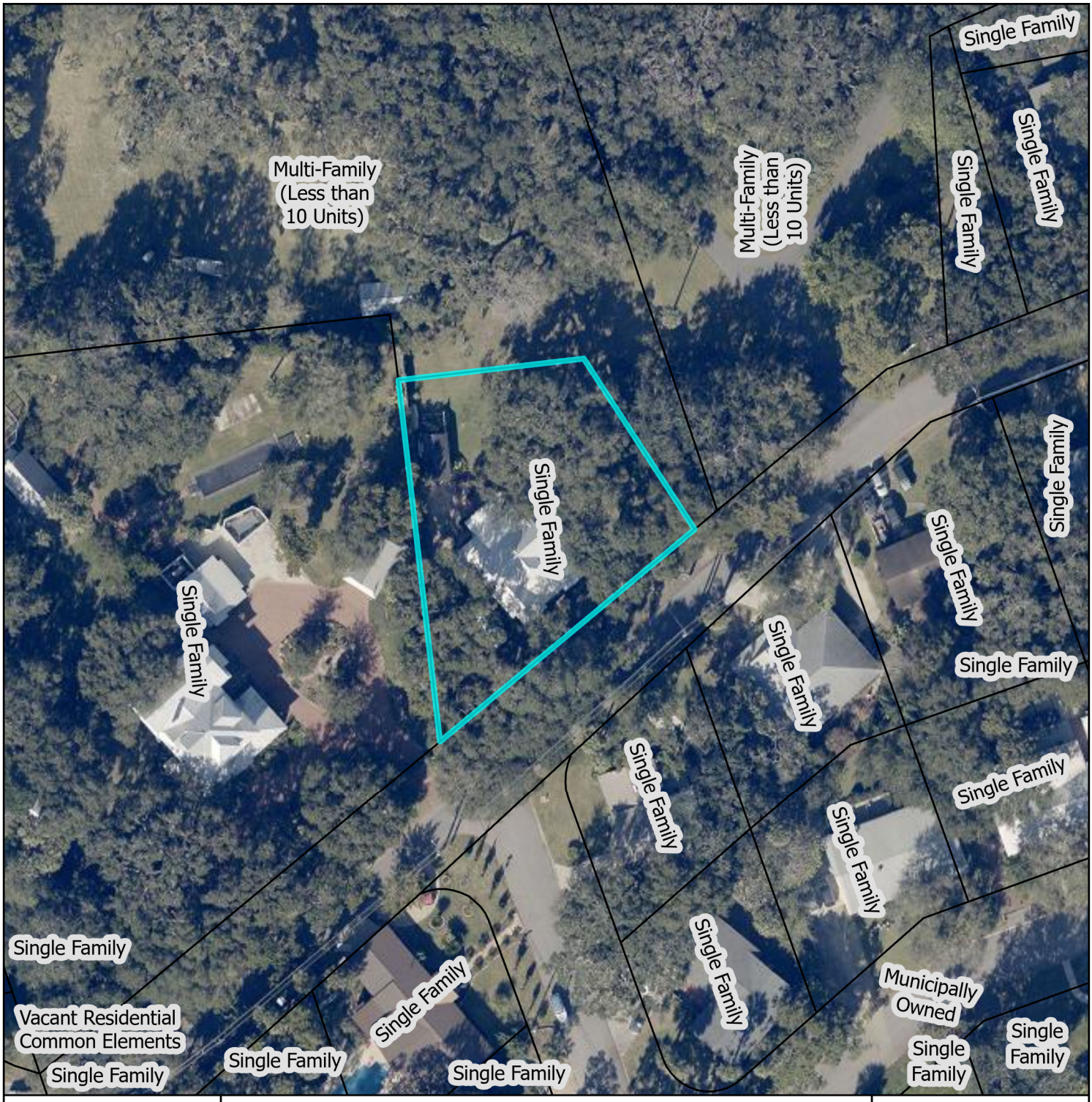
0 0.17 0.35 Miles

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



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
Phone: (904) 825-1065

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 4:
Aerial Site Photograph

Attachment 5:
Flood Map

FEMA Flood Zone Map

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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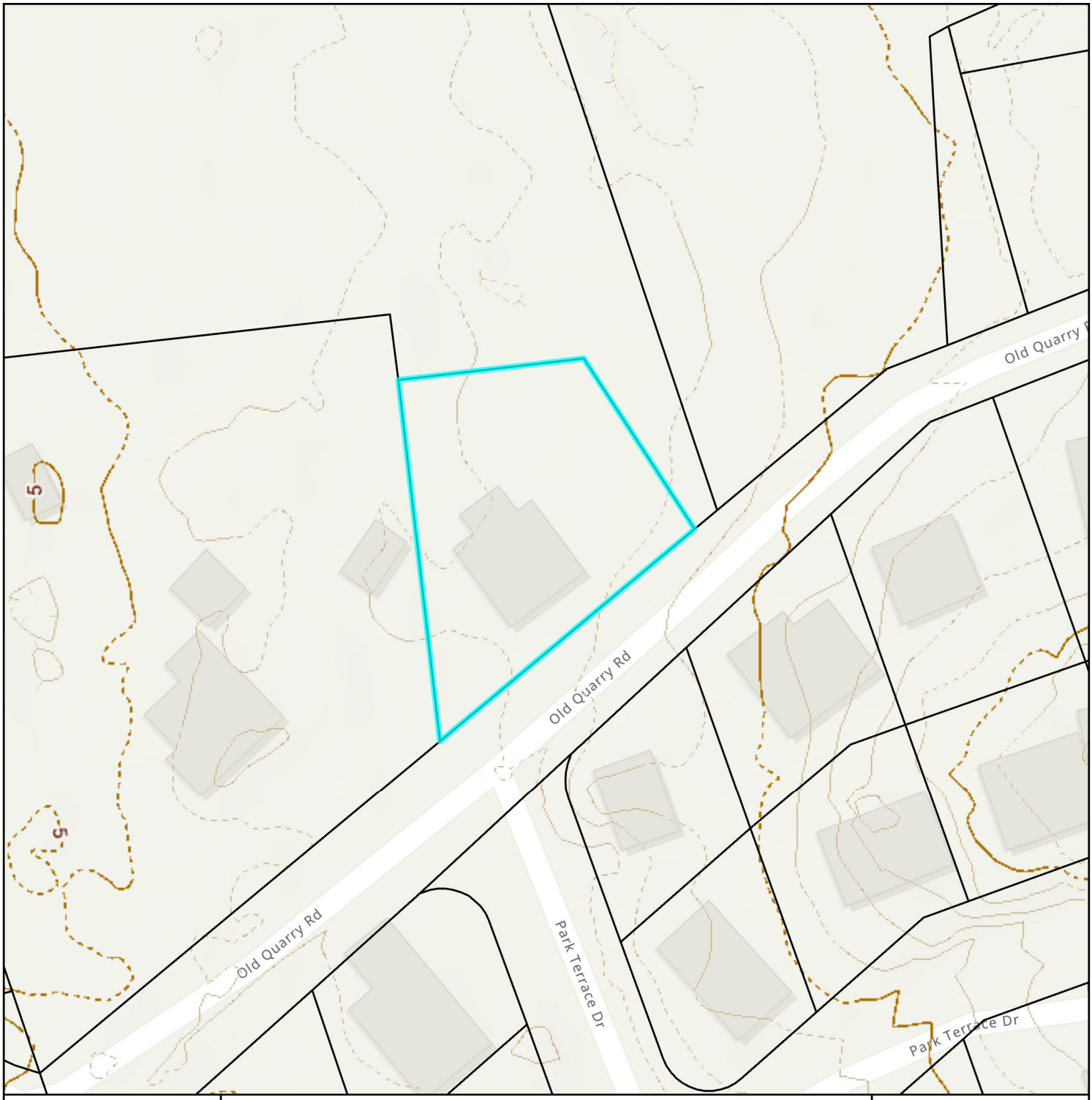
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 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: _____
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

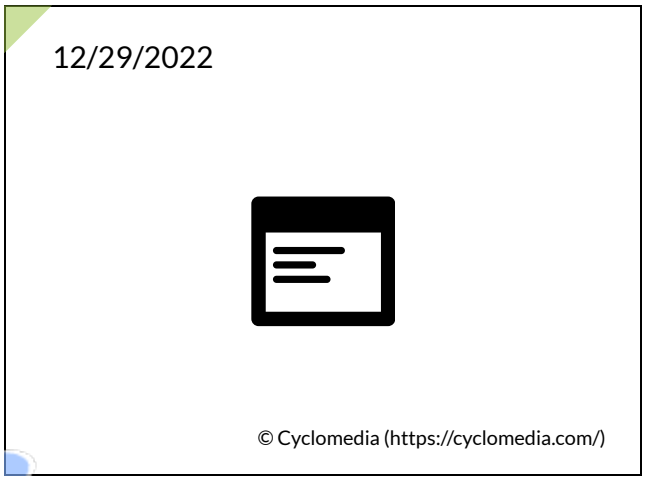
2024 TRIM Notice

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

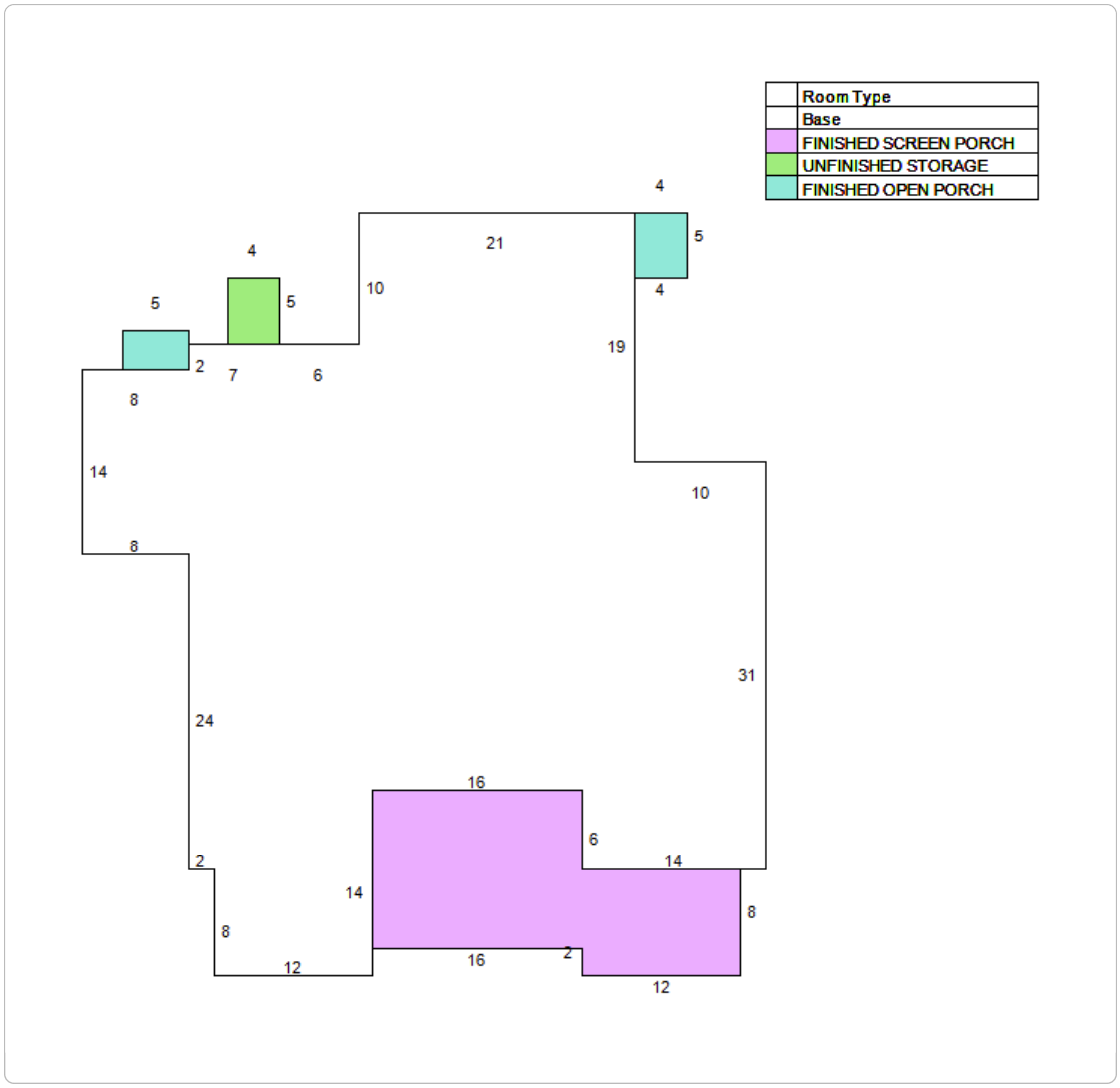
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$291,340	$2,474	$0	$0	$0	$560,040	$72,501	$535,040	$25,000
2023	$290,115	$2,474	$266,226	$0	$0	$558,815	$70,389	$533,815	$25,000
2022	$257,408	$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		

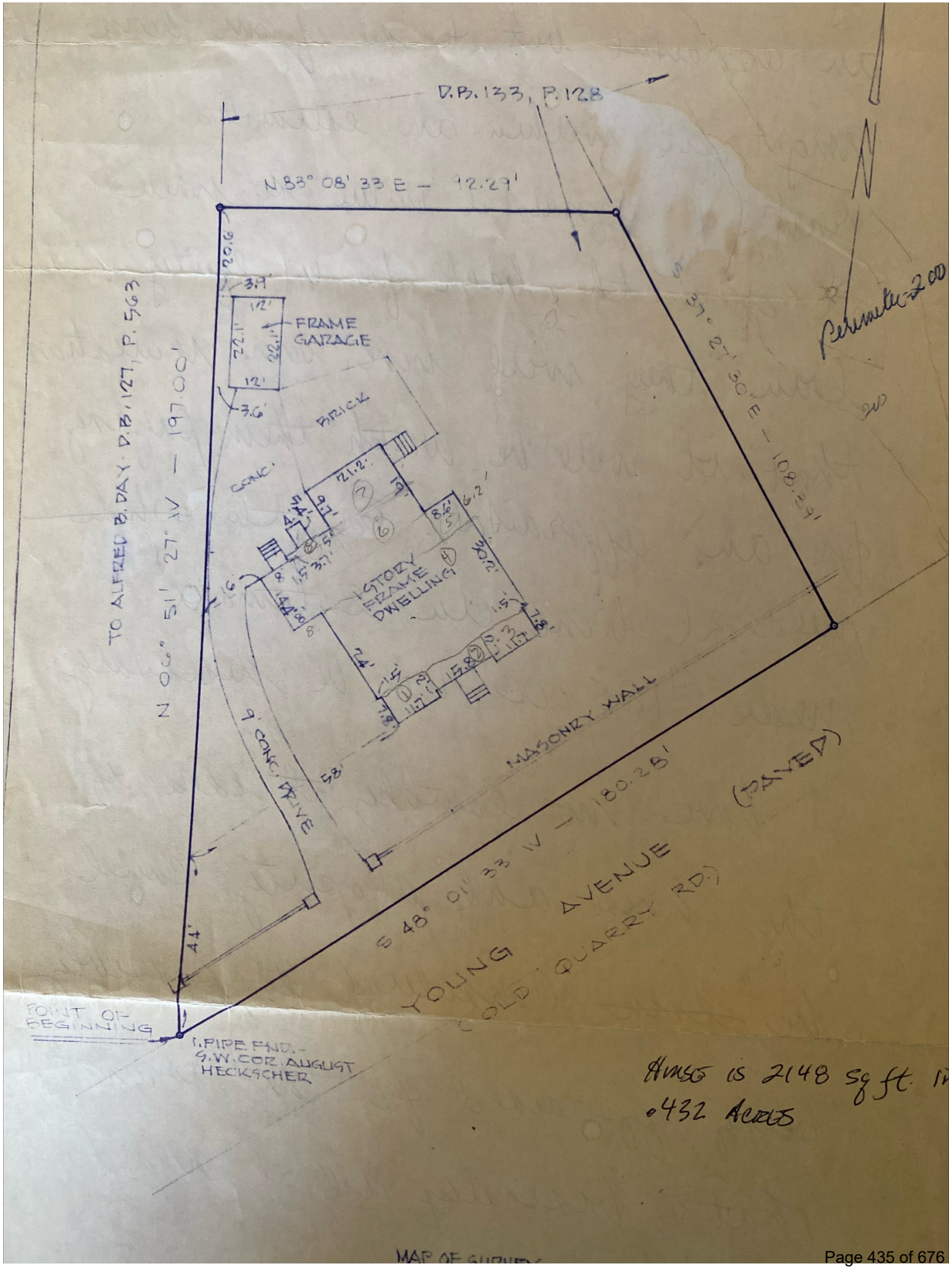
No data available for the following modules: Sales Questionnaire Form.

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

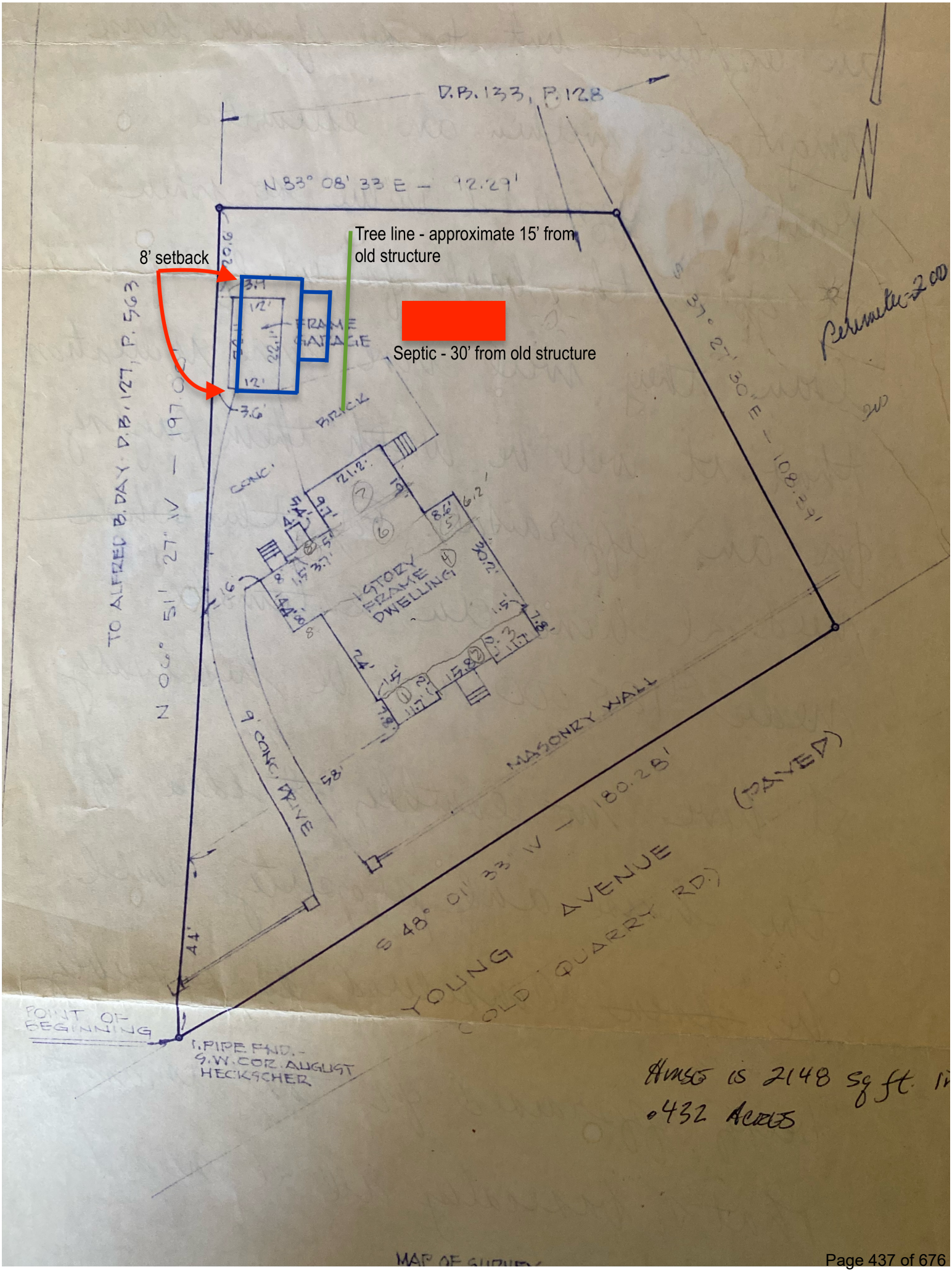
Contact Us

Developed by SCHNEIDER GEOSPATIAL

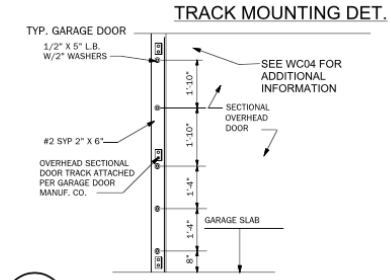
Attachment 9:
Existing Site Plan


D.B. 133, P. 128
N 83° 08' 33" E — 92.29'
S 37° 27' 30" E — 108.39'
Perimeter = 200
TO ALFRED B. DAY D.B. 127, P. 563
N 06° 51' 27" W — 197.00'
FRAME GARAGE
BRICK
CONC.
1 STORY FRAME DWELLING
9' CONC. DRIVE
MASONRY WALL
S 48° 01' 33" W — 180.28'
YOUNG AVENUE
(PAVED)
(OLD QUARRY RD.)
POINT OF BEGINNING
I. PIPE FND. - S.W. COR. AUGUST HECKSCHER
Hmse is 2148 sq ft. in
.432 Acres
MAP OF SURVEY

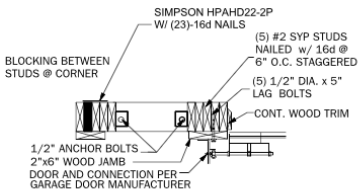
Attachment 10:
Updated Proposed Site Plan


D.B. 133, P. 128
N 83° 08' 33" E — 92.29'
8' setback
Tree line - approximate 15' from old structure
Septic - 30' from old structure
FRAME GARAGE
BRICK
CONC.
1 STORY FRAME DWELLING
TO ALFRED B. DAY · D.B. 127, P. 563
N 06° 51' 27" W — 197.0'
S 37° 21' 30" E — 108.24'
MASONRY WALL
9' CONC. DRIVE
58'
S 48° 01' 33" W — 180.28'
YOUNG AVENUE
(COLD QUARRY RD.)
(PAVED)
POINT OF BEGINNING
I. PIPE FND. - S.W. COR. AUGUST HECKSCHER
House is 2148 sq ft.
.432 Acres

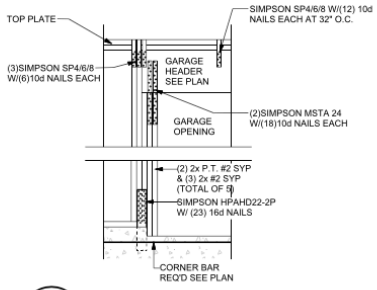
Attachment 11:
Proposed Floor Plan



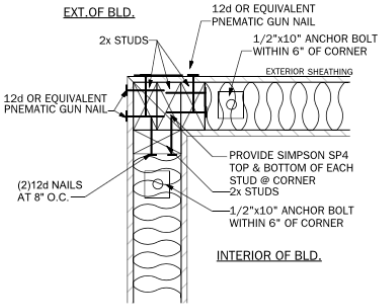
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
N.T.S.



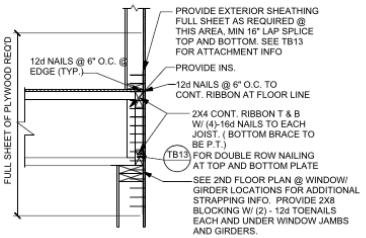
TYP. CORNER @ GARAGE



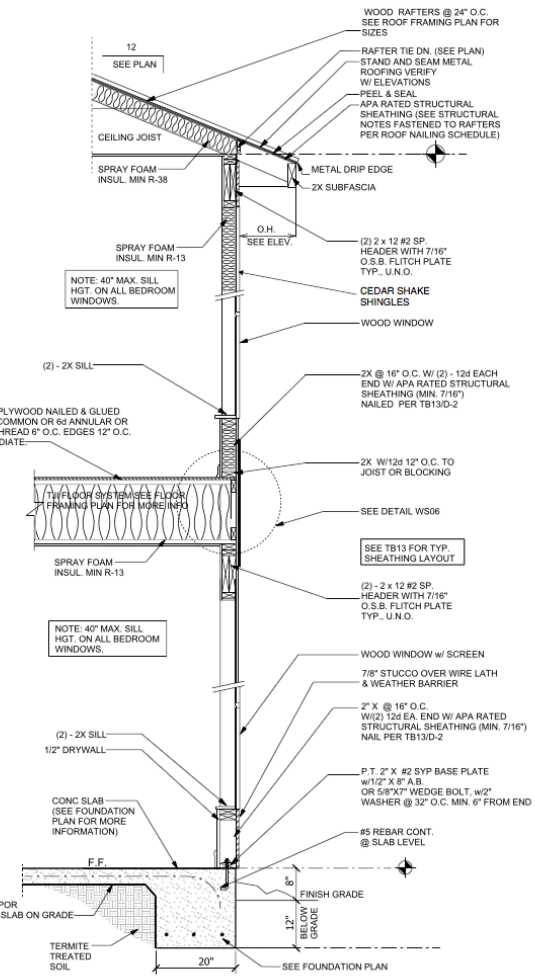
WC04 GARAGE HEADER ANCHOR
SCALE:1/2"=1'-0"



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

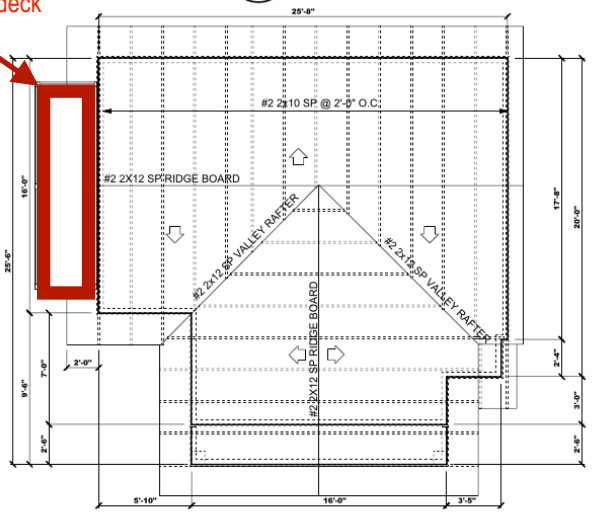


WS06 FLOOR ATTACHMENT DETAIL
SCALE: 3/4" = 1' - 0"

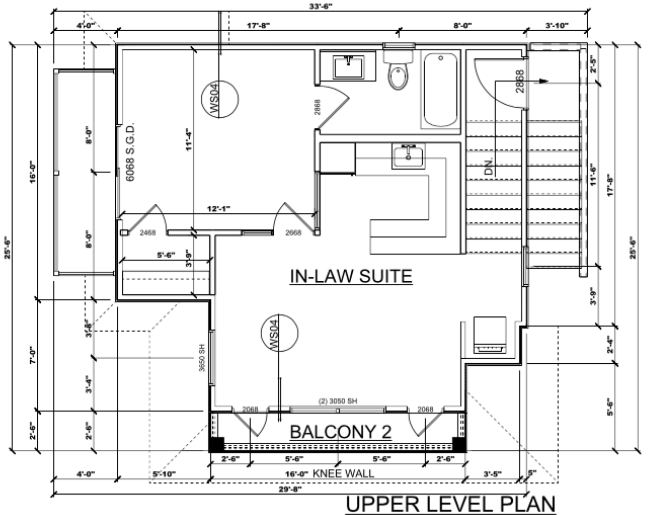


WS04 2-STORY FRAME WALL SETION
SCALE: 3/4" = 1'-0"

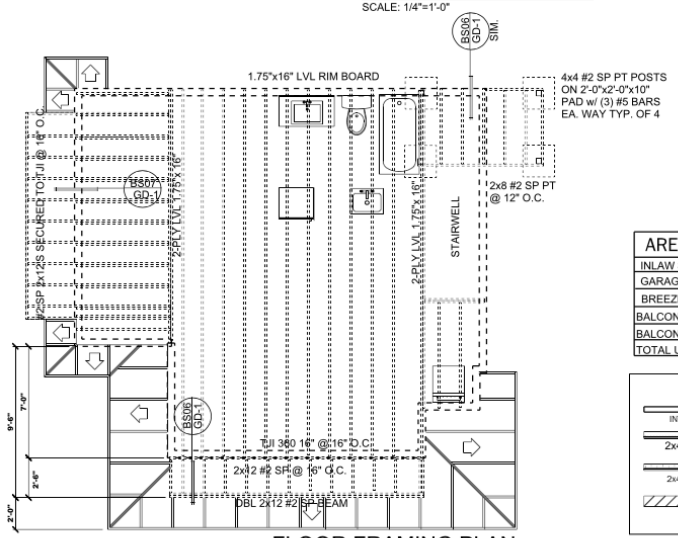
Remove this deck



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



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

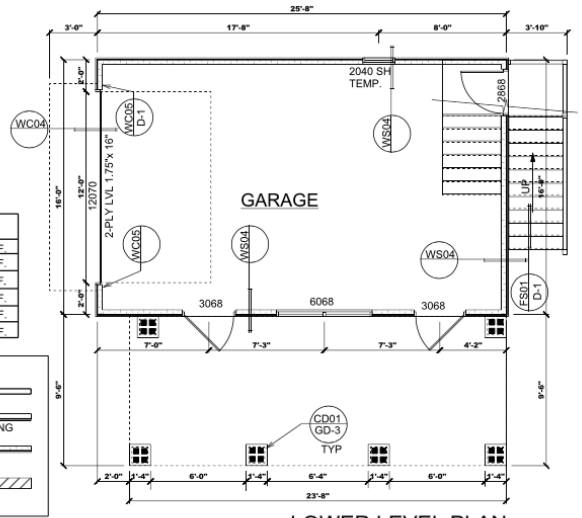


FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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"

Attachment 12:
PZB Response Letter

Property Address: 402 OLD QUARRY RD, Saint Augustine, FL, 32080
PZB #: PZB2024-0082
Applicant Name: Stephen Bradshaw c/o Honey Tree Properties
Phone #: 8107282504
Email: steve@clinkit.app

Provide a written narrative with justification for the guest house square footage increase.

The proposed guest house includes a total of 83 square feet dedicated to stairs and stair landings necessary for accessing the living space. If the addition were designed as a first-floor apartment, these stairs would not be required, and the total living area would be reduced to 466 square feet, which is well within the 500 square feet allowed under zoning regulations.

We believe the 83 square feet of stairs and landings should not be counted towards the maximum square footage because they serve purely as access to the living space, rather than contributing to the functional or habitable area of the guest house. This design ensures safe and compliant access to the living space while minimizing the overall footprint and preserving the intent of the zoning restrictions.

Furthermore, this slight increase does not result in a larger or more intrusive structure; instead, it reflects a practical and necessary feature to maintain accessibility. We respectfully request that the board consider this unique aspect of the design and approve the variance to allow for the additional square footage required for the stairs and landings.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	7.b.	PZB2024-0079
Request	**Address**	**Parcel ID**
Variance	21 Miruela Avenue	215080-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Edward Bowman
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:	0.27
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is composed of variance requests related to the proposed construction of a new closet and covered patio at 21 Miruela Avenue. The proposed plans show the provision of a seven (7) foot side yard setback and a lot coverage ratio at thirty-three (33) percent.

	Code Requirements	Proposed Site Conditions at 21 Miruela Avenue
Minimum side yard	Fifteen (15) feet	Seven (7) feet
Maximum lot coverage	Twenty-five (25) percent	Thirty-three (33) percent
Maximum impervious surface	Seventy (70) percent	Forty-three (43) percent

The applicant states in their application that the existing closet is "an inconvenience with just the two of us home, but becomes a major inconvenience when we have house guests."

Approval of this request would allow for building permit application review of a new proposed closet space and covered patio at 21 Miruela Avenue.

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
The applicant cites the location of the existing structure, particularly the location of the master bedroom and exterior wall, being the physical conditions that does not apply to other properties in the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant wishes to construct a reasonably sized closet a reduce the inconveniences that come with the size of the existing one. A covered patio that stays in line with the existing exterior wall of the home could also be considered a reasonable use.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The existing structure was built and the property was assigned a zoning designation prior to the current owner purchasing the home.

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** the variance requests to reduce the minimum side yard setback and increase lot coverage to allow for the permitting of an addition of a closet and covered patio at 21 Miruela Avenue / PID 215080-0000.

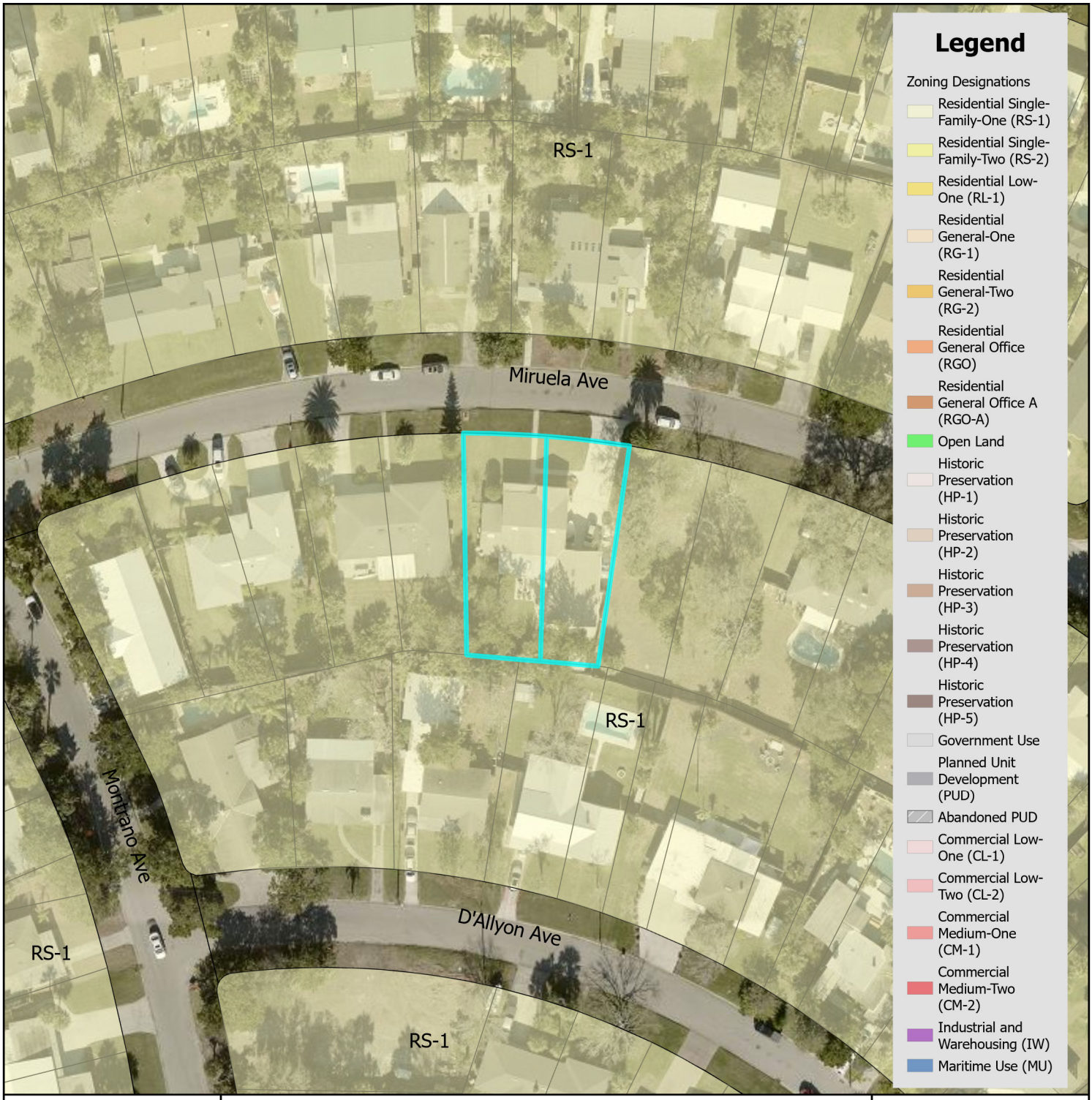
Attachments

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. Proposed Site Plan
10. Proposed Floor 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

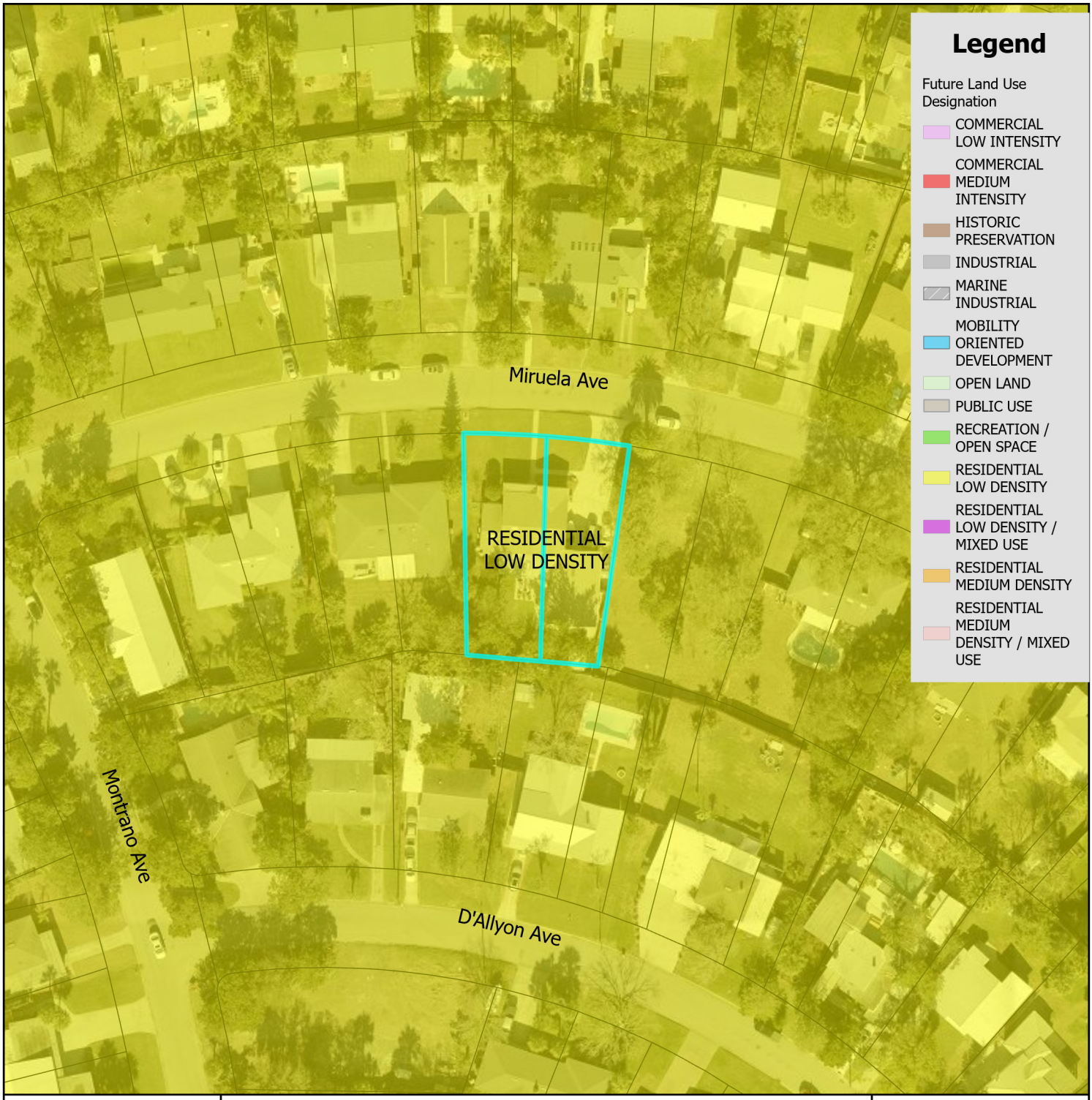
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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
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

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
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

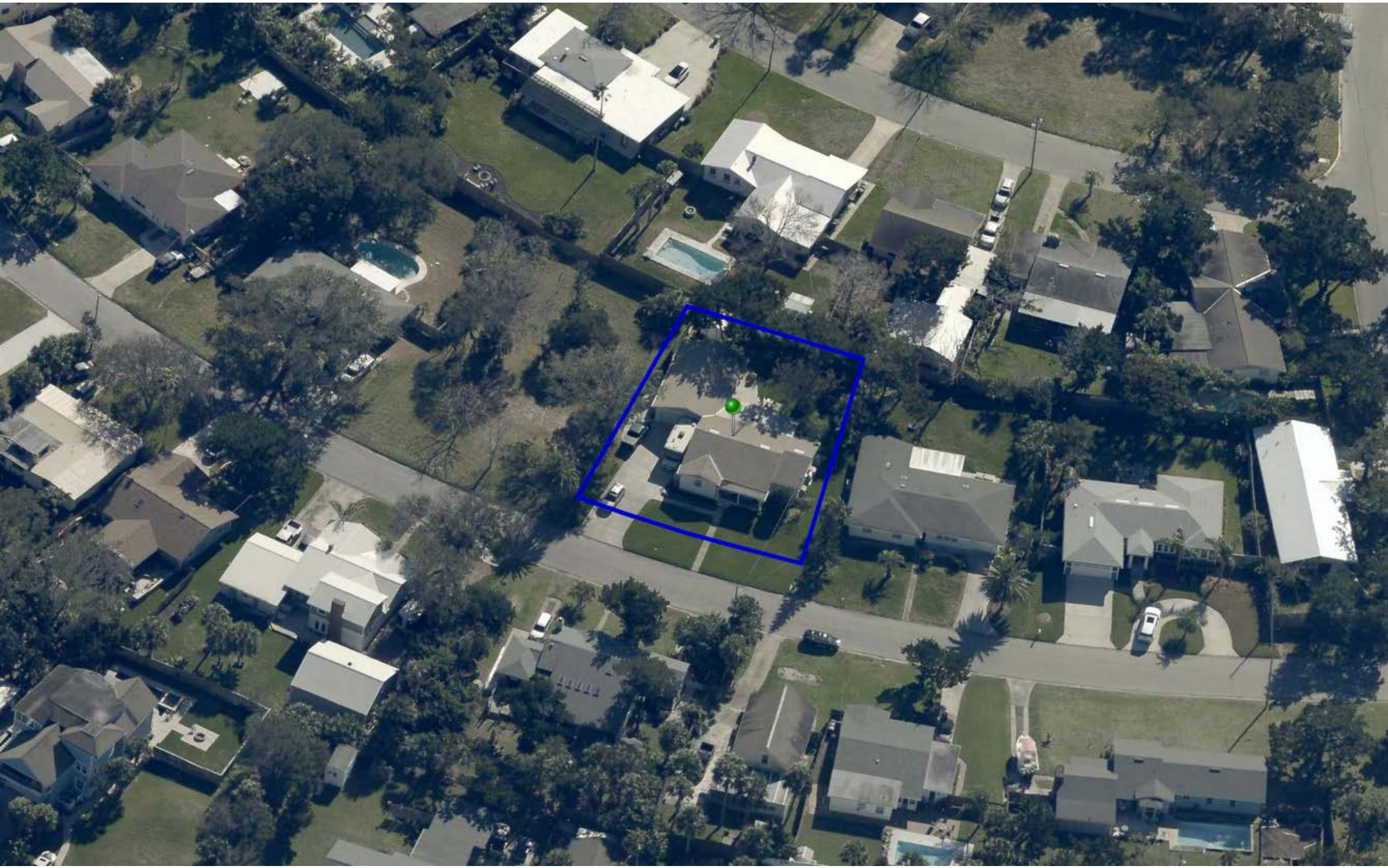
N

0 0.01 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

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

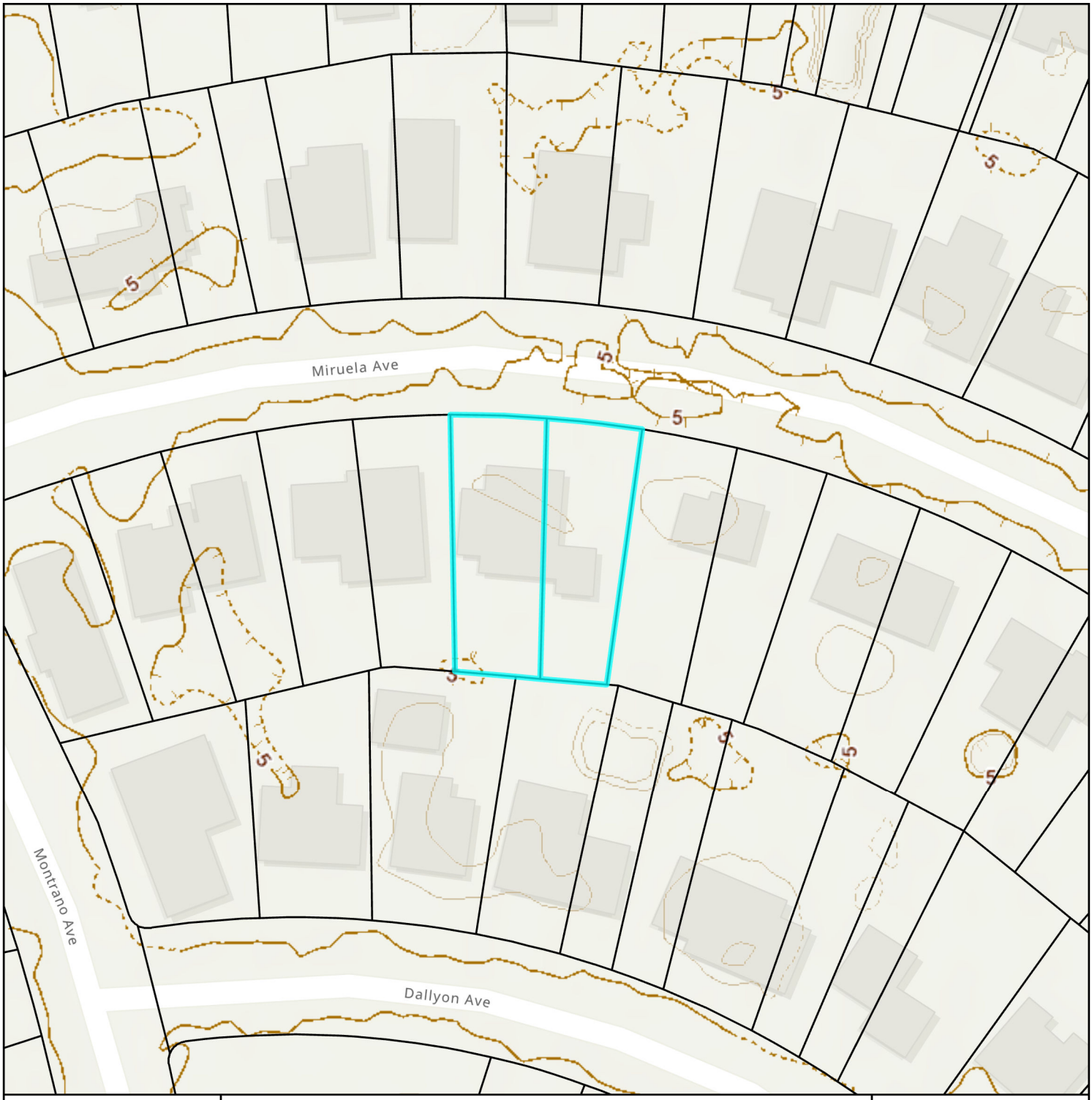
N

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

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 0.01 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: Edward Bowman Contact Number: (561) 818-5575
   Business *(if applicable)*: N/A
   Address: 21 Mirueta Ave City: St Augustine State: FL Zip: 32080
   E-Mail Address: bowmanme@bellsouth.net
2. NAME OF PROPERTY OWNER: Edward Bowman Contact Number: (561) 818-5575
   Business *(if applicable)*: N/A
   Address: 21 Mirueta Ave City: St Augustine State: FL Zip: 32080
   E-Mail Address: bowmanme@bellsouth.net
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lots: 17 & 18 Block: 6
   Subdivision: 3-97 DAVIS SHORES Parcel Number: 215080 0000
4. PROJECT STREET ADDRESS: 21 Mirueta Ave
5. SPECIFIC PROPOSED USE: Add MASTER Bedroom Closet
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: SEE NOTE 7 SEE PAGE 3
8. JUSTIFICATION FOR ACTION REQUESTED: SEE NOTE 8 PAGE 3

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: SEE NOTE 9(a) PAGE 3

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: SEE NOTE 9(b) PAGE 3

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: SEE NOTE 9(c) PAGE 4

(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: SEE NOTE 9(d) PAGE 4

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.

Edward Bowman — 8/14/2024

Signature of Applicant — Date

Edward Bowman — 8/14/2024

Signature of Property Owner — Date

Application to Planning and Zoning Board

Note 7 Description of Action Requested: Add a closet behind the existing master bedroom bath. The existing bath window would be converted to a doorway into the new closet. The size of the closet would be approximately 12 ½ by 9 feet. Just over 100 square feet. The proposed addition would be 7.29 feet from the property line. The existing bath is 7.66 feet from the property line. So, no significant change from the existing set back.

Note 8 Justification for Action Requested: Existing master bedroom closet takes up a 5-foot by 5-foot area of our bedroom. This space could be better utilized as additional bedroom space. Additionally, a 5' by 5' (25 square feet) master bedroom closet is too small for even one person. Today the average master bedroom closet is 100 square feet. Our closet space requirements spread into two additional bedrooms. One for all the men's cloths and the other as overflow for the woman's cloths. This is an inconvenience with just the two of us home, but becomes a major inconvenience when we have house guests.

Note 9 (a) The existing Master Bedroom was not in compliance with the set back code. The only way to add additional space to the master bedroom/bath is to follow the existing structure back 9 feet.

Note 9 (b) Without the set back variance we would not be able to add additional closet space.

Note 9 (c) The existing bedroom and bath were there when we bought the house.

Note 9 (d) By increasing the square footage of our house the appraised value thereby favorably affecting the surrounding property value. As the house sits today, you look out of the dining room window directly into the neighbors' master bedroom window. The proposed closet addition would eliminate this problem, thereby favorably affecting the neighbors' property value.

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.

EDWARD BOWMAN
Print name of applicant

Edward Bowman
Signature of applicant

8/14/2024
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: 21 MIRUELA AVE

Applicant's Name: EDWARD BOWMAN Applicant's Signature: Edward Bowman

Owner's Name: EDWARD BOWMAN Owner's Signature: Edward Bowman

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	2150800000
Location Address	21 MIRUELA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 17 & 18 BLK 6 OR3989/1265(TR/D) *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	0.270
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Bowman Edward S,Mary F 100% Bowman Mary F 100%
Mailing Address	21 MIRUELA AVE SAINT AUGUSTINE, FL 32080-3863

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2025
Building Value	$173,953
Extra Features Value	$0
Total Land Value	$351,488
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$525,441**
Total Deferred	$231,952
Assessed Value	**$293,489**
Total Exemptions	$50,000
Taxable Value	**$243,489**

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

Historical Assessment Information

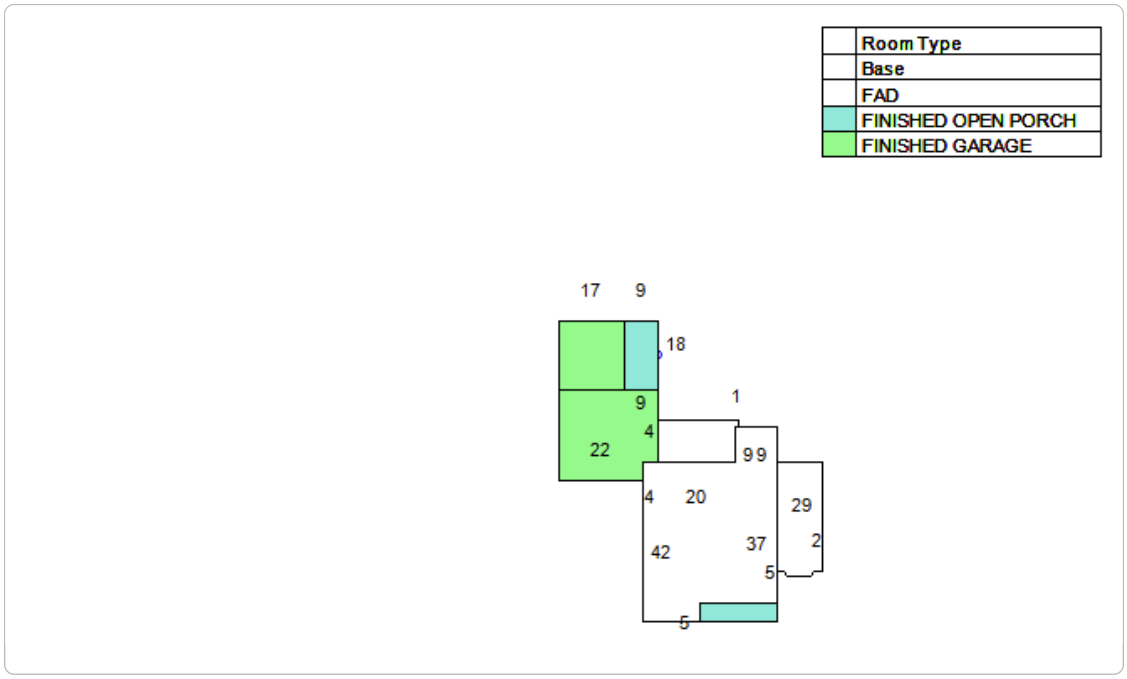
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$176,272	$0	$351,488	$0	$0	$527,760	$284,941	$292,819	$234,941
2023	$178,591	$0	$351,488	$0	$0	$530,079	$276,642	$303,437	$226,642
2022	$252,930	$1,680	$278,191	$0	$0	$532,801	$268,584	$314,217	$218,584
2021	$190,481	$1,680	$210,892	$0	$0	$403,053	$260,761	$192,292	$210,761
2020	$193,021	$1,680	$178,087	$0	$0	$372,788	$257,161	$165,627	$207,161
2019	$126,392	$0	$178,087	$0	$0	$304,479	$236,139	$118,340	$186,139
2018	$121,246	$0	$168,714	$0	$0	$289,960	$231,736	$108,224	$181,736
2017	$124,613	$0	$152,311	$0	$0	$276,924	$226,970	$99,954	$176,970
2016	$126,298	$0	$152,311	$0	$0	$278,609	$222,302	$106,307	$172,302
2015	$121,974	$0	$117,162	$0	$0	$239,136	$123,594	$165,542	$73,594
2014	$118,126	$0	$98,416	$0	$0	$216,542	$122,613	$143,929	$72,613

Building Information

Building	1
Building Value	$173,953
Year Built	1960
Actual Area	3218
Conditioned Area	2046
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
FINISHED GARAGE	306
FINISHED OPEN PORCH	162
ADDITION	355
BASE AREA	1469
ADDITION	222
FINISHED GARAGE	604
FINISHED OPEN PORCH	100
Total SqFt	3218

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	91	133	91	EF	$351,488

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
2/19/2015	2/16/2015	$290,000.00	WARRANTY DEED	3989	1265	Q	I	GREEN MASTER TRUST	BOWMAN EDWARD S,MARY F
2/19/2015	12/20/2014	$0.00	DEATH CERTIFICATE	3989	1256	U	I	GREEN MARY REBECCA (DECD)	GREEN MARY REBECCA (DECD)
2/19/2015	12/13/2014	$0.00	DEATH CERTIFICATE	3989	1255	U	I	GREEN DAVID BENJAMIN JR (DECD)	GREEN DAVID BENJAMIN JR (DECD)
	11/28/1995	$100.00	WARRANTY DEED	1141	1072	U	I	GREEN DAVID B,REBECCA W	GREEN DAVID B
	5/1/1984	$54,500.00		647	1068	Q	I		GREEN DAVID B,REBECCA W

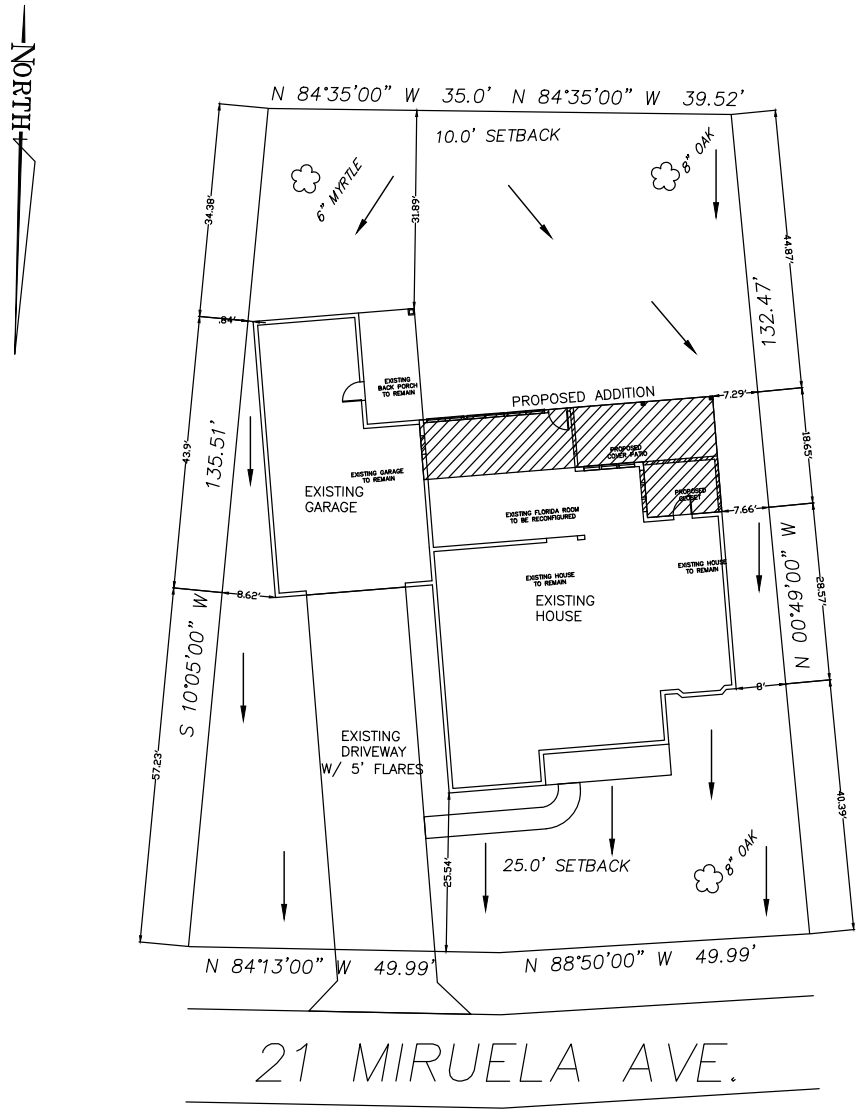
No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

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: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Proposed Site Plan



ISR = .63%
LOT = 11,738 SF
LOT = .27 ACRE
BUILDING COVERAGE = 3,852 SF
BUILDING COVERAGE = .33%
DRIVEWAY AND WALKWAY COVERAGE = 1,210 SF
DRIVEWAY AND WALKWAY COVERAGE = .10%
SILT FENCE WILL BE INSTALLED AROUND PROPERTY
SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION
THIS LOT DOES NOT REQUIRE SIDEWALKS IN THE RIGHT OF WAY
PUBLIC UTILITY WILL BE USED FOR WATER
A/C PADS WILL BE AT A MINIMUM OF 6" ABOVE FINISH GRADE
A/C PADS WILL BE A MIN. OF 5' FROM PROPERTY LINE
MAXIMUM OF 100 YARDS OF LIKE FILL WILL BE BROUGHT IN
A MINIMUM OF 1% SLOPE SHALL BE PROVIDED PER SECTION
6.04.06 OF THE LAND DEVELOPMENT CODE
A MINIMUM OF 10" OF TREE CALIPER MUST BE ON THE LOT
LOT WILL HAVE ROUGHLY 22" OF TREE CALIPER

NOTE: TREE
TREE CREDIT TABLE – 40" PER ACRE
LOT HAS BEEN CLEAR – TREES HAVE BEEN SAVED

LOT S.F. (LESS ESMTS. & WETLANDS)	11,738 SQ.FT.
% OF ACRE (DIV. BY 43,560 SQ.FT.)	.27 ACRE
ACRE % X 40" PER ACRE	10
# OF INCHES REQ'D TREES	10
# OF INCHES EXISTING TREES	22
# OF INCHES NEEDED (MINUS EXIST)	0

70% OF TREES TO BE CANOPY TYPE WITH NO MORE
THAN 50% OF ONE SPECIES AND 50% MUST BE NATIVE.
LAND DEVELOPMENT CODE 4.01.05.E1.

TRESS TO BE PLANTED

IF ARCHAEOLOGICAL & HISTORICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBED ACTIVITIES, ALL WORK SHALL HALT & THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION, HISTORIC RESOURCE MANAGEMENT OFFICE CONTACTED IMMEDIATELY, (904) 209-0623 (OBJECTIVE A.1.4.6, ST. JOHNS COUNTY COMPREHENSIVE PLAN).

UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATED, & UNDISTURBED. THE UPLAND BUFFER WILL BE IDENTIFIED & STAKED WITH A SILT FENCE/ PROTECTIVE BARRIER PRIOR TO ANY LAND CLEANING. CONTRACTOR / OWNER WILL BE RESPONSIBLE IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER(S). .

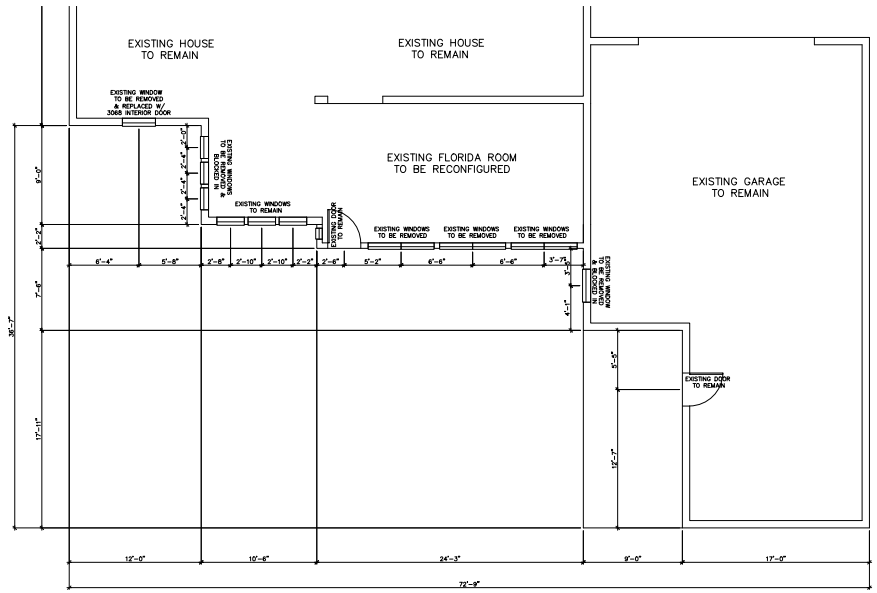
20 0 20 40
SCALE IN FEET
1" = 20'

CONTRACTOR:

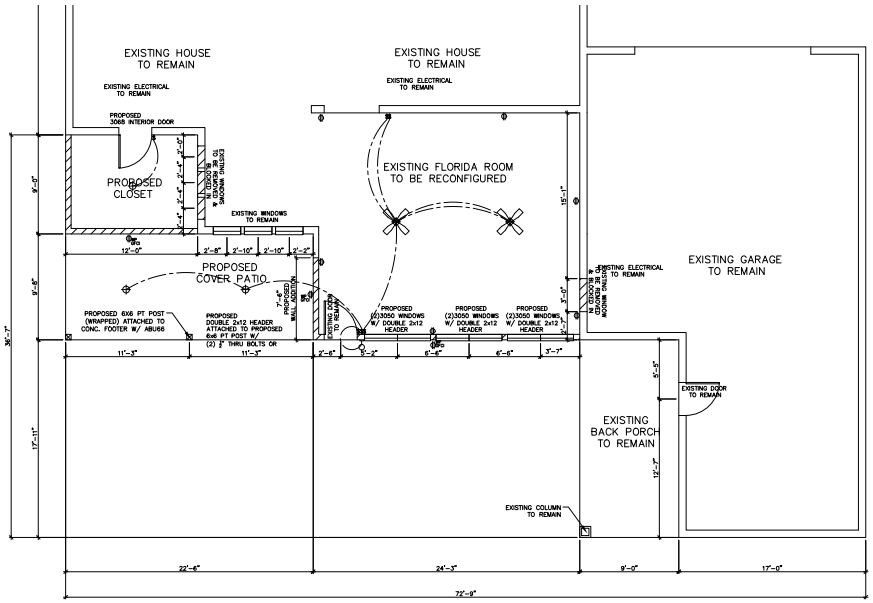
DAVID MCDONALD
21 MIRUELA AVE.
ST. JOHNS COUNTY
(904) 669-0157

DRAWN BY: KEB
DATE: 8-6-24

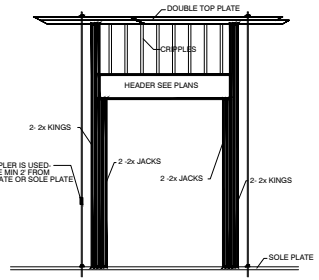
Attachment 10:
Proposed Floor Plan



EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"



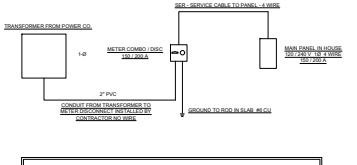
TYPICAL DOOR/WINDOW OPENING

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)

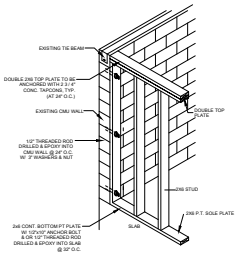
NOTE:
- Location of electric outlets are recommendation only. outlets will be located per local building code.
- Provide AFCI(arc-fault circut interrupters) in all dwelling unit bedrooms per NEC article 210-12)

ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RLC VP	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RFC LED	RECESSED EYEBALL CAN LIGHT	DC	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		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)		CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET		SMOKE DETECTOR
WP	WATER-PROOF OUTLET		SMOKE DETECTOR / CARBON MONOXIDE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		GARBAGE DISPOSAL
WP	WP GFI SOFFIT OUTLET		CEILING FAN W/ FULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
GEN	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT

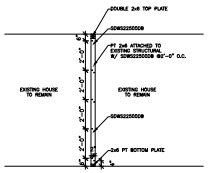


ELECTRICAL NOTES

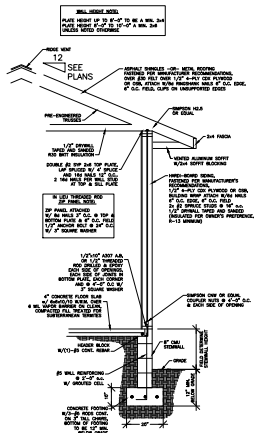
1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" A/F (GENERAL) - KITCHEN 44" A/F - BATHROOM 39" A/F (44" A/F WITH RAISED VANITY) - LAUNDRY ROOM 39" A/F - EXTERIOR WATERPROOF 12" A/F TO 42" A/F - GARAGE GENERAL PURPOSE - 44" A/F - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ALL ELECTRICAL 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 OF ALL ELECTRICAL WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, SECTIONS R314 AND R315.
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER 2023 NEC
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2023 NEC
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER 2023 NEC
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 2023 NEC



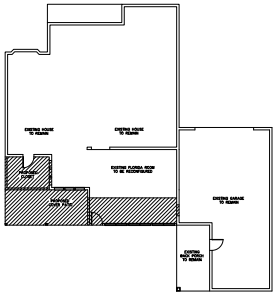
ATTACHMENT DETAIL
FRAME TO CONCRETE BLOCK WALL
NO TO SCALE



TYP. ATTACHMENT DETAIL
FRAME TO FRAME WALL
NO TO SCALE



TYPICAL WALL SECTION
SCALE ¾"=1'



KEY MAP
SCALE: 1/16"=1'-0"
AREA TO BE ADDED

SCOPE OF WORK:
1. ADD ADDITIONAL SQ.FT. TO SITTING ROOM & COVER PATIO

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 7-22, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

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

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

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

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

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

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

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

STRUCTURAL CALCULATIONS USING GRAVITY 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:

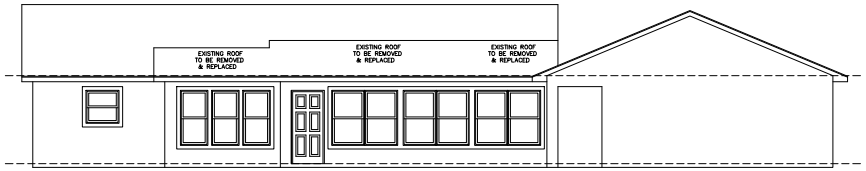
1) THE 8TH EDITION 2023 FLORIDA BUILDING CODE

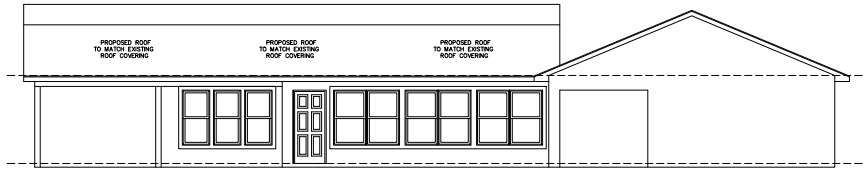
SIGNED (DESIGNER)

ROBERT G. MORGEN JR., P.E.
#58118
RGM Engineers, INC.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7823

NEW ADDITION PLANS FOR
21 MIRUELA AVE
ST. JOHNS COUNTY

DRAWN BY: K.E.B.
DATE: 8-1-24
SCALE: SCALE
CHECKED BY: K.E.B.
PLAN NO:
SHEET NO: 1 OF 2





CONVENTIONAL FRAME ROOF AREAS – SHINGLE ROOFS (SYP)

SPAN TABLES FOR NO. 2 SYP RAFTERS
NO CEILING LOAD – 20 psf LL, 10 psf DL

SIZE	12" O.C.	16" O.C	19.2" O.C.	24" O.C.
2x4	9'–0"	8'–2"	7'–8"	7'–2"
2x6	14'–2"	12'–11"	12'–1"	10'–11"
2x8	18'–8"	17'–0"	15'–6"	13'–11"
2x10	23'–4"	20'–2"	18'–5"	16'–6"
2x12	27'–6"	23'–10"	21'–9"	19'–5"

SPAN TABLES FOR NO. 2 SYP RAFTERS – NO CEILING JOIST – W/ DRYWALL CEILING – 20 psf LL, 15 psf DL

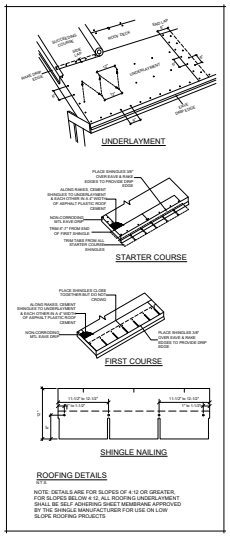
SIZE	12" O.C.	16" O.C	19.2" O.C.	24" O.C.
2x6	13'–6"	12'–3"	11'–4"	10'–2"
2x8	17'–9"	15'–9"	14'–5"	12'–10"
2x10	21'–7"	18'–8"	17'–1"	15'–3"
2x12	25'–5"	22'–0"	20'–1"	18'–0"

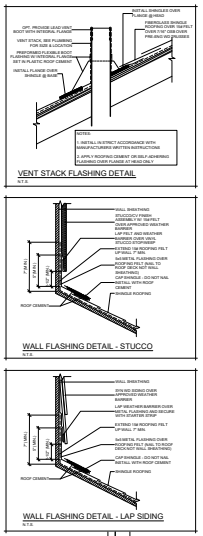
SPAN TABLES FOR NO. 2 SYP CEILING JOIST – 20 psf LL, 10 psf DL

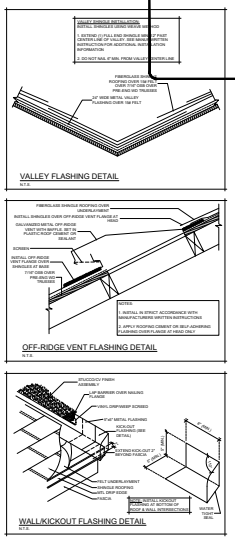
SIZE	12" O.C.	16" O.C	19.2" O.C.	24" O.C.
2x4	8'–2"	7'–5"	7'–0"	6'–6"
2x6	12'–11"	11'–8"	10'–11"	9'–9"
2x8	17'–0"	15'–3"	13'–11"	12'–5"
2x10	20'–11"	18'–1"	16'–6"	14'–9"
2x12	24'–7"	21'–3"	19'–4"	17'–5"

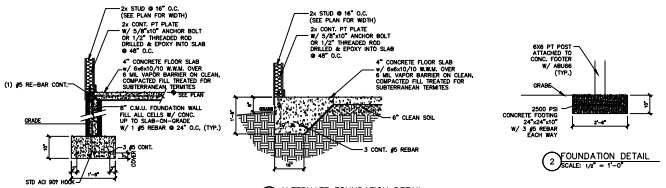
ROOF FRAMING NOTES:

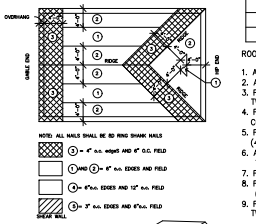
1. ALL CONVENTIONAL FRAMING SHALL BE NO. 2 OR BETTER. SYP
2. ALL RAFTERS SHALL BE 2x___ @24" O.C. (U.O.N.)
3. FASTEN ALL RAFTERS TO PLATES W/ SIMPSON H8 TWIST STRAPS OR EQUAL
4. FASTEN ALL RAFTERS AT RIDGES W/ COLLAR TIES . FACE–NAIL COLLAR TIES TO RAFTERS W/ (5) 0.131"x3–1/4" NAILS
5. FASTEN ALL JACKS RAFTERS TO HIPS & VALLEYS W/ (4) 0.131" x 3–1/4" TOE–NAILS.
6. ALL RIDGES, HIPS, & VALLEYS SHALL BE (1) NORMAL SIZE LARGER THAN ADJOINING RAFTERS (U.O.N.)
7. FASTEN RAFTERS TO CEILING JOISTS W/ (4) 0.131" x 3–1/4" NAILS
8. FASTEN RAFTERS & CEILING JOISTS TO TOP PLATE W/ (3) 0.131" x 3–1/4" TOENAILS
9. FASTEN ALL HIPS AND VALLEYS TO PLATES W/ (2) SIMPSON H8 TWIST STRAPS OR EQUAL

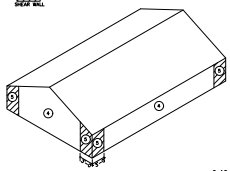




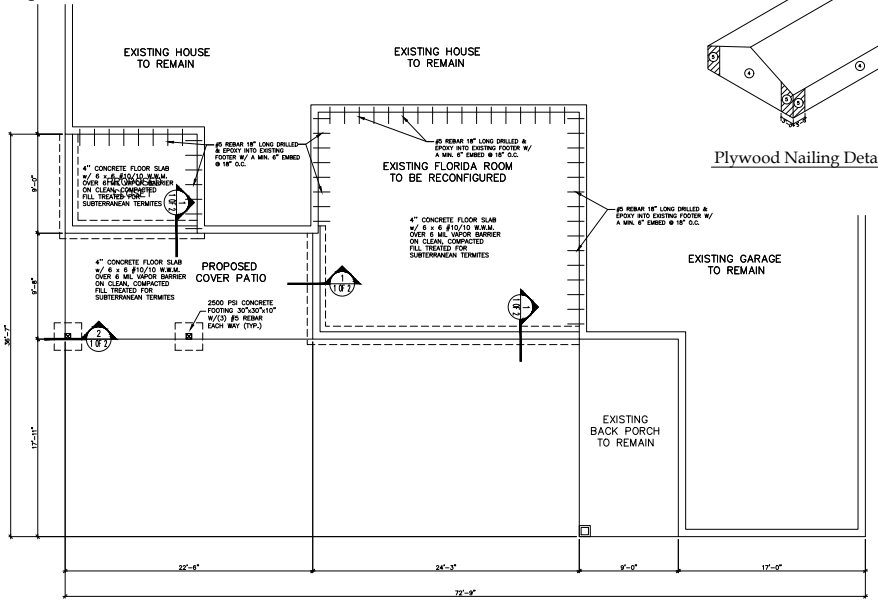




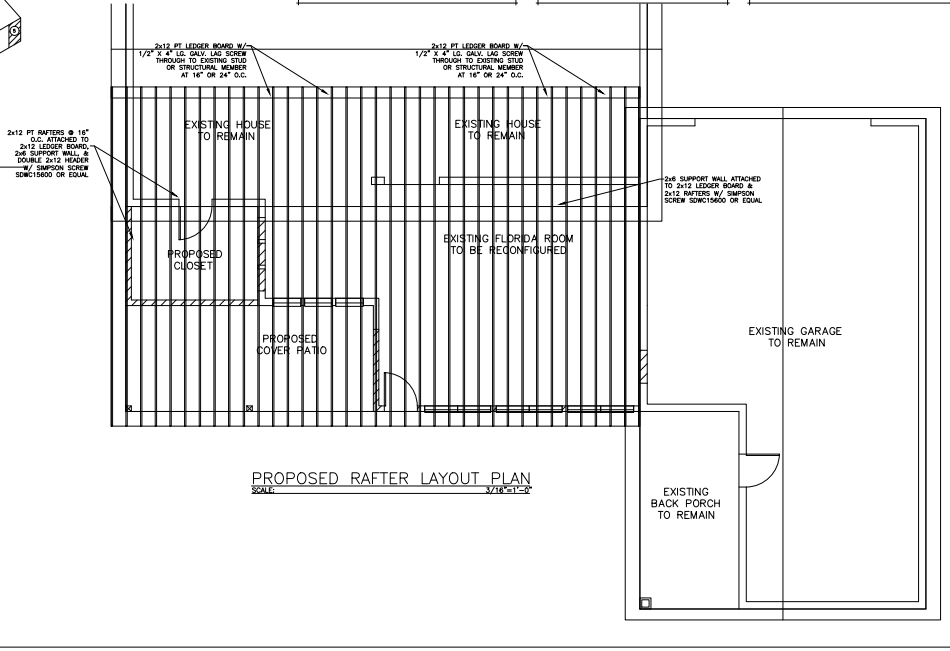




Plywood Nailing Details



PROPOSED FOUNDATION PLANS
SCALE: 3/16"=1'–0"



PROPOSED RAFTER LAYOUT PLAN
SCALE: 3/16"=1'–0"

SIGNED (DESIGNER)

ROBERT G. MORGEN JR., P.E.
#58118
RGM Engineers, Inc.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7033

NEW ADDITION PLANS FOR
21 MIRUELA AVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	8–1–24
SCALE	SCALE
CHECKED BY	K.E.B.
PLAN NO	
SHEET NO	2 OF 2

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	7.c.	PZB2024-0089
Request	**Address**	**Parcel ID**
Variance	19 Hope Street	192180-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Matthew Brown
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:	0.11
Neighborhood:	Uptown
Archaeological Zone:	N/A

Request Summary

This application is composed of variance requests related to the proposed construction of home office space above the existing garage at 19 Hope Street and adjacent to the alley between Hope Street and Cincinnati Avenue. The proposed site plan shows the provision of a two (2) foot nine (9) inch side yard and a four (4) foot eleven (11) inch yard along the rear alley.

	Code Requirements	Proposed Site Conditions at 19 Hope Street
Minimum side yard	Five (5) feet*	Two (2) feet nine (9) inches
Minimum front yard	Fifteen (15) feet	Four (4) feet eleven (11) inches
Maximum lot coverage	Thirty-five (35) percent**	Approximately thirty-two (32) percent
Maximum impervious surface	Seventy (70) percent	Information not provided by the applicant

*Requirements for non-conforming RS-2 properties. [LINK TO SECTION]
**Requirements for non-conforming RS-2 properties. [LINK TO SECTION]

The applicant states in their application that the proposed two hundred eight-six (286) square foot addition on top of the existing garage would "consist of two small rooms, to be used as office/bonus space, and a small bathroom." The applicant's justification is that they are "desperately in need of office space" as the owners work from home and their daughters are too old to share a bedroom.

Approval of this request would allow for building permit application review of the proposed office space above the existing garage at 19 Hope Street.

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.

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

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

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 location of the existing garage being within minimum setback requirements, layout of the existing home, and location of "mature tree in our back yard" as physical conditions serving as disadvantages which do not apply to other properties in the vicinity. In addition, the property at 19 Hope Street is a non-conforming lot of record which proves to be a disadvantage when attempting to meet minimum code requirements.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
These disadvantages negatively impact the owners' ability to make reasonable use of the property given the fact that the owners work from home following COVID-19 and trying to maintain privacy with a family of four.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The existing structures were built, and the property was assigned a zoning designation prior to the current owners purchasing the property at 19 Hope 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 do not appear be contrary to the public interest nor adversely affect other properties in the vicinity. An approval would most likely be in harmony with the spirit, intent and purpose of this section given the neighboring properties' existing building setbacks along the subject alley.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the minimum side and front yard setback requirements to allow for the permitting of additional office space at 19 Hope Street / PID 192180-0000.

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. Proposed Site Plan
10. Letter from Neighbor
11. Applicant Provided Photographs of Structures adjacent to rear alley.

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

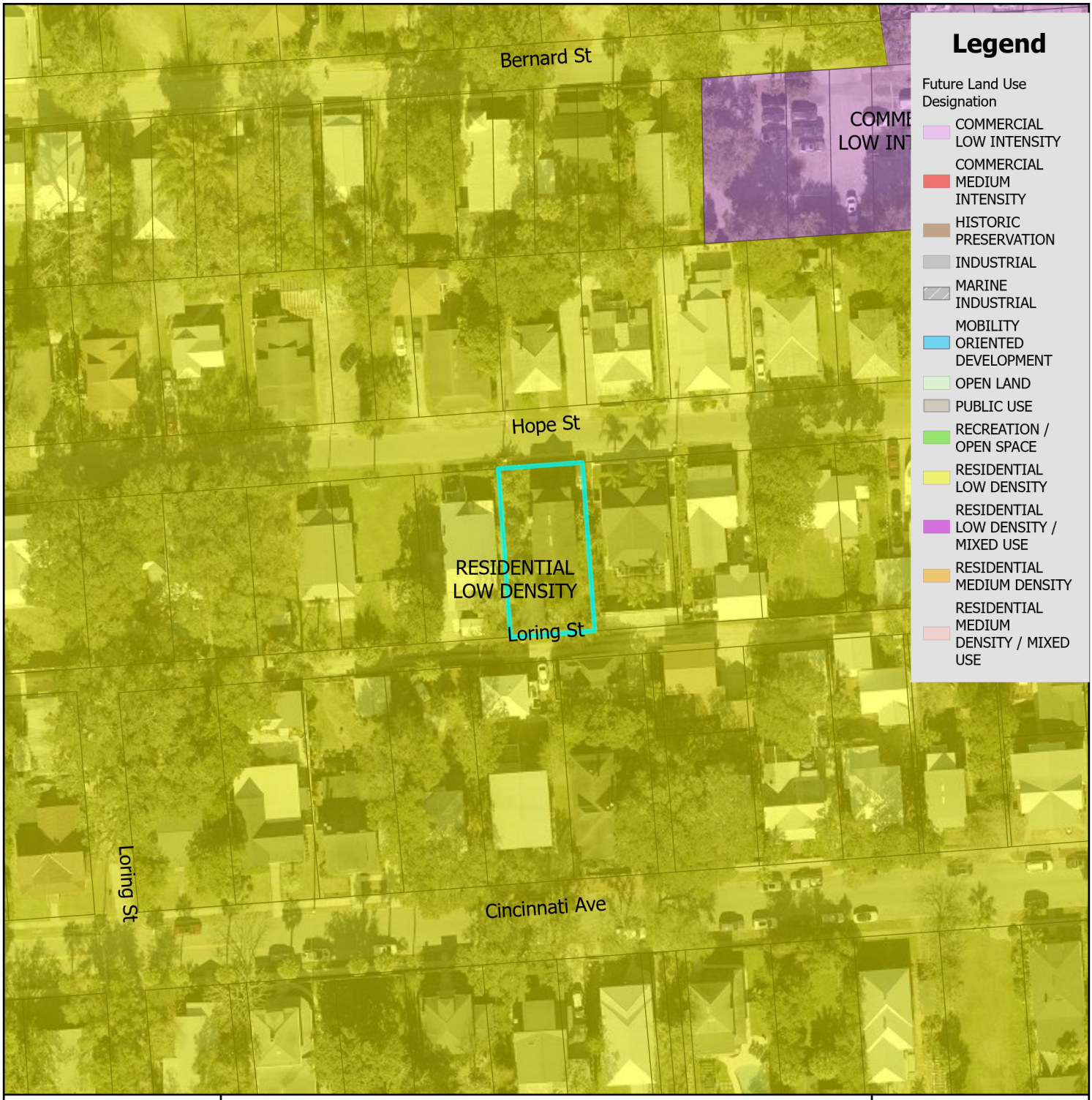
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

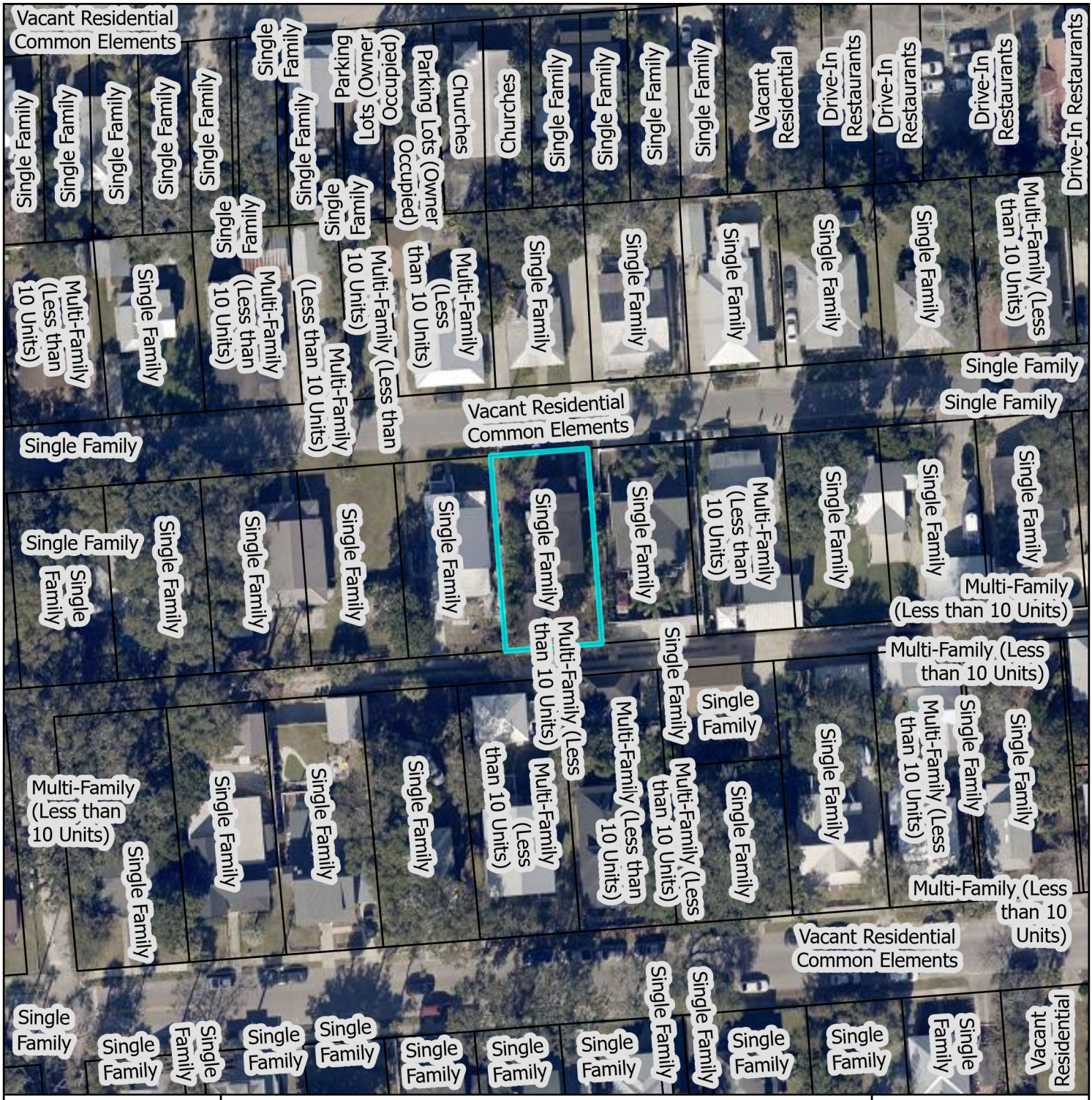
0 0.17 0.35 Miles

Feet
0 1,250 2,500

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

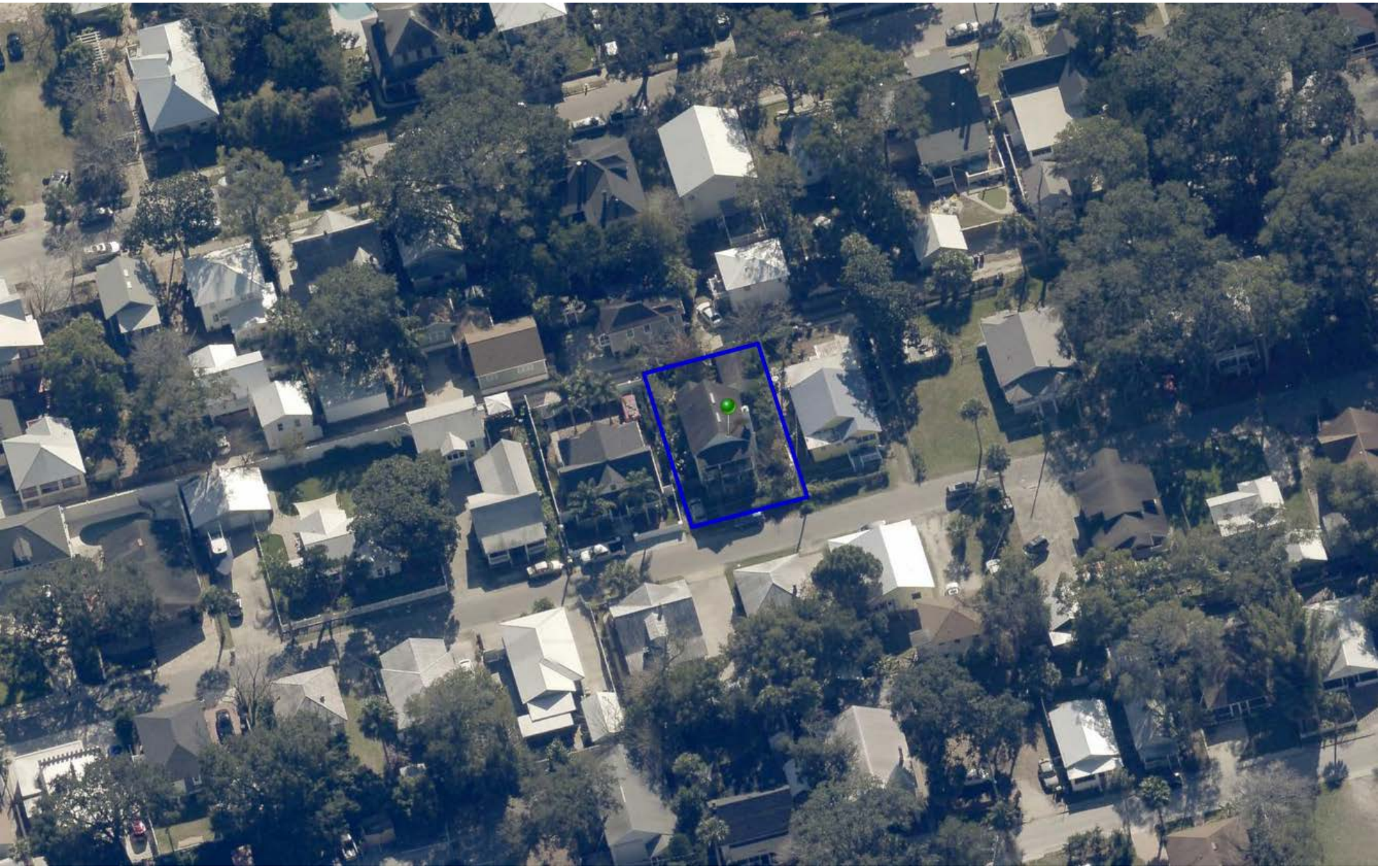
N

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

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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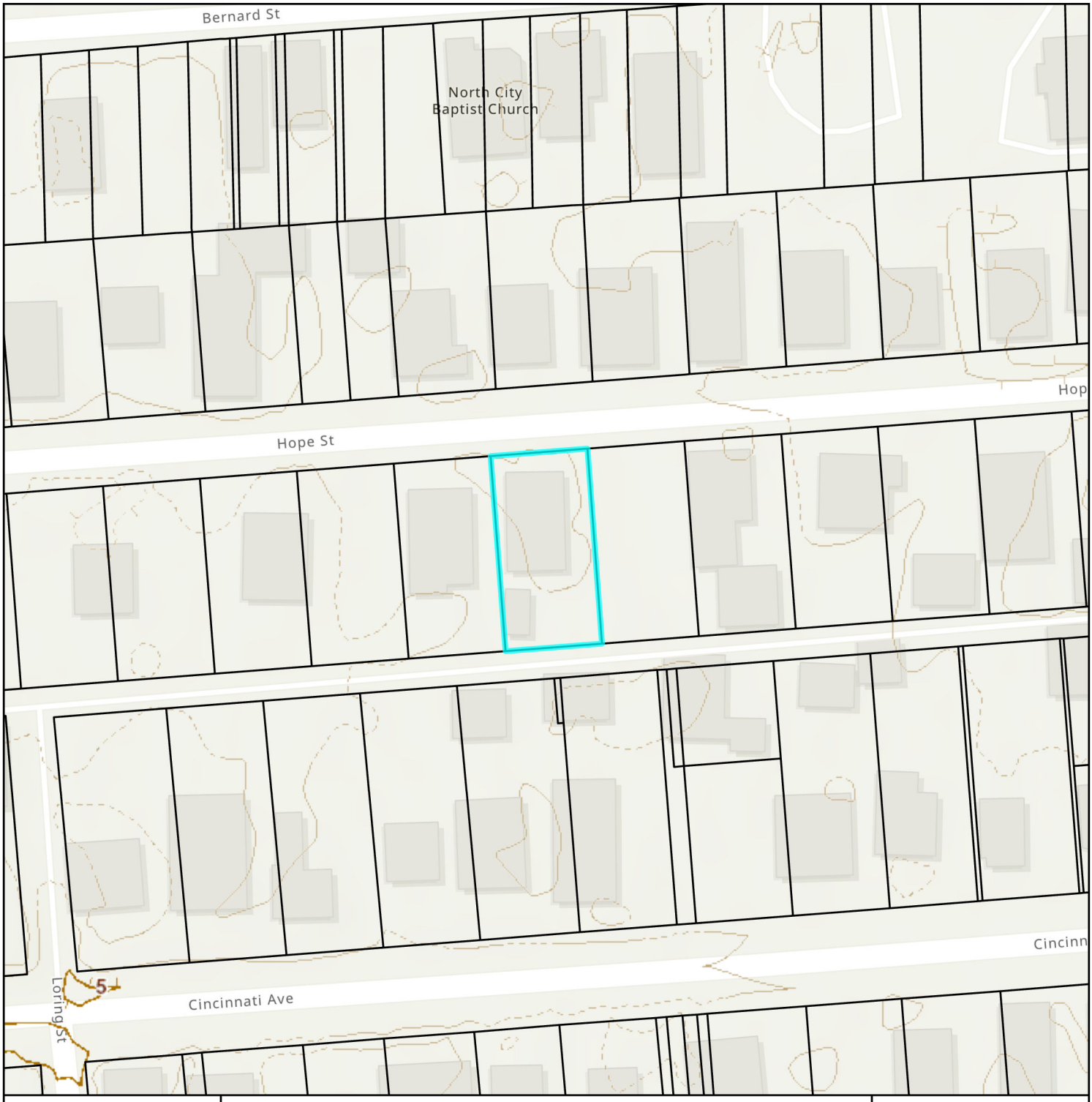
2024

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
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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: Matt Brown Contact Number: 646-247-7837
   Business (*if applicable*):
   Address: 19 Hope Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: mattybrown@gmail.com
2. NAME OF PROPERTY OWNER: Matt Brown Contact Number: 646-247-7837
   Business (*if applicable*):
   Address: 19 Hope Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: mattybrown@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: A
   Subdivision: Masters Tract Parcel Number: 192180 0000
4. PROJECT STREET ADDRESS: 19 Hope Street
5. SPECIFIC PROPOSED USE: Home Office
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 us to add an approximately 286 sf addition on top of our existing detached garage. The addition would consist of two small rooms, to be used as office/bonus space, and a small bathroom.
8. JUSTIFICATION FOR ACTION REQUESTED: We are desperately in need of offic e space as both my wife and I work from home, and our daughters (12 and 8) are too old to share a bedroom. Our attic is unavailable for expansion (spider trusses) and there is nowhere else on the parcel that could realistically accomodate additional square footage. Many other structures along the same alley are similarly situated, so this project would not deviate from community norms.

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: See attached

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

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

(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: See attached

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: 10/18/2024

Signature of Property Owner — Date: 10/18/2024

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.

Matt Brown

Print name of applicant

Signature of applicant

10/18/2024

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: 19 Hope Street

Applicant's Name: Matt Brown Applicant's Signature: MB

Owner's Name: Matt Brown Owner's Signature: MB

Matt Brown – 19 Hope Street – Variance Application

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. Our garage was built (not by us) within the setback. The layout of the house, back porch, windows, and mature trees in our back yard are all based on the current location of the garage.

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

We are both professionals, but since COVID-19, we have had to adjust to working from home. Our house only has three bedrooms and we have two daughters, so space and privacy is already at a premium. We are currently working out of a combination of our bedroom and our younger daughter's bedroom, which makes it basically impossible for us both to be on a Zoom call or similar at the same time. Our solution is to add a modest office space above the garage.

Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant.

Yes. As noted above the garage was built prior to our purchasing the house.

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. The new garage office will complement the existing streetscape and not adversely affect other properties in the vicinity. Many other similar structures exist along this same alleyway and the other adjacent alleyways within the neighborhood (see attached pictures), several of which are as close or closer to their respective property lines than the structure we are proposing. Because it will be built within the existing footprint of the garage, this is a low impact structure and will not increase the intensity of the property. And because it will be used as a teleworking office, it will not create any traffic or parking impacts. Our immediate neighbor is in full support of this application (see attached letter).

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	1921800000
Location Address	19 HOPE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Masters Tract (602)
Tax Description*	MASTERS TRACT CITY LOT 6 BLK A OR4066/637 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Masters Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Mahon Katie S Etal 100% Brown Matthew D 100%
Mailing Address	19 HOPE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2025
Building Value	$450,558
Extra Features Value	$0
Total Land Value	$182,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$632,558**
Total Deferred	$292,850
Assessed Value	**$339,708**
Total Exemptions	$50,000
Taxable Value	**$289,708**

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

Historical Assessment Information

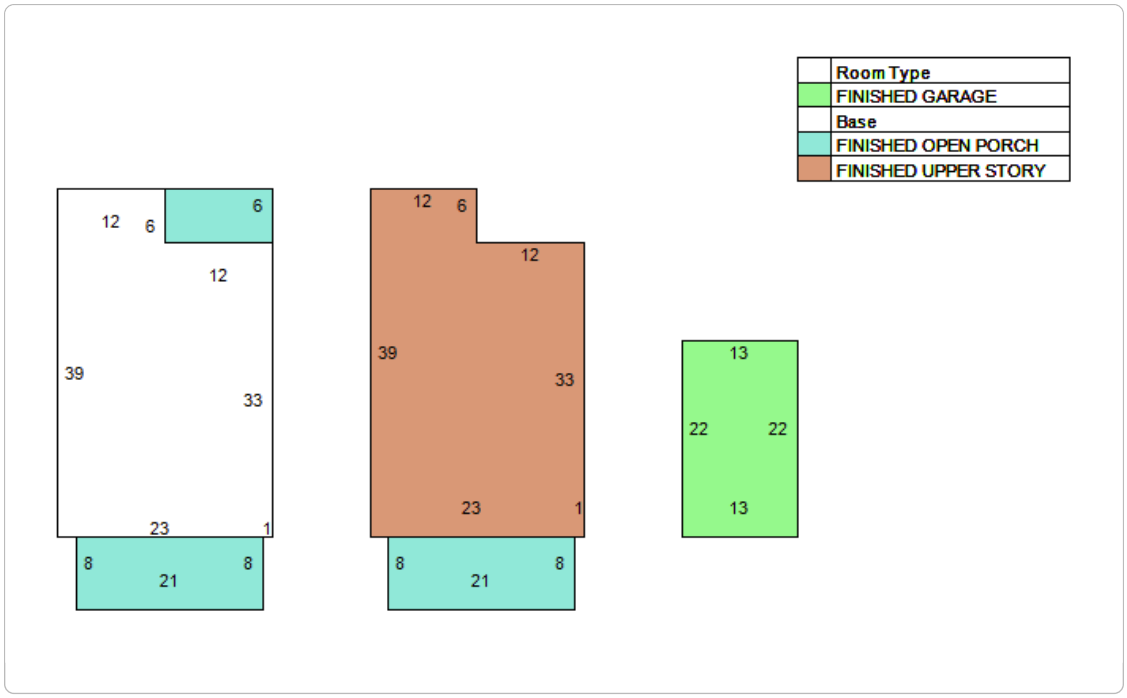
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$455,678	$0	$182,000	$0	$0	$637,678	$329,814	$357,864	$279,814
2023	$419,657	$0	$182,000	$0	$0	$601,657	$320,208	$331,449	$270,208
2022	$352,764	$0	$178,360	$0	$0	$531,124	$310,882	$270,242	$260,882
2021	$261,956	$0	$141,050	$0	$0	$403,006	$301,827	$151,179	$251,827
2020	$230,373	$0	$113,750	$0	$0	$344,123	$297,660	$96,463	$247,660
2019	$197,220	$0	$113,750	$0	$0	$310,970	$290,968	$70,002	$240,968
2018	$199,412	$0	$95,550	$0	$0	$294,962	$285,543	$59,419	$235,543
2017	$201,603	$1,656	$95,550	$0	$0	$298,809	$279,670	$69,139	$229,670
2016	$185,671	$1,797	$86,450	$0	$0	$273,918	$273,918	$50,000	$223,918
2015	$155,624	$1,054	$63,700	$0	$0	$220,378	$214,589	$55,789	$164,589
2014	$148,027	$1,159	$63,700	$0	$0	$212,886	$212,886	$50,000	$162,886

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$450,558	**Roof Structure**	Gable Hip
Year Built	2007	**Interior Flooring**	Carpet, Hardwood
Actual Area	2422	**Interior Wall**	Drywall
Conditioned Area	1728	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Concrete Siding	**Baths**	2.5

Description	Square Footage
FINISHED UPPER STORY	864
FINISHED OPEN PORCH	168
FINISHED OPEN PORCH	72
BASE AREA	864
FINISHED OPEN PORCH	168
FINISHED GARAGE	286
Total SqFt	2422

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	$182,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
8/3/2015	7/31/2015	$330,000.00	WARRANTY DEED	4066	637	Q	I	BALLOU MARY JANE REV LIVING TRUST	MAHON KATIE S ET VIR
5/6/2011	5/3/2011	$265,000.00	WARRANTY DEED	3434	1193	Q	I	OSCEOLA PLANTATION PARTNERS LLC	BALLOU MARY JANE REV LIVING TRUST
	1/20/2006	$359,000.00	WARRANTY DEED	2633	1786	Q	I	HESTER JAMES A ETUX	OSCEOLA PLANTATION PARTNERS LLC
	4/11/1995	$63,400.00	WARRANTY DEED	1104	980	Q	I	POTTERFIELD ELIZABETH M	HESTER JAMES A ETUX
	1/15/1992	$49,500.00	WARRANTY DEED	922	185	Q	I	MAC MULLEN SHIRLEY USINA,RICHARD	POTTERFIELD ELIZABETH M
	12/3/1991	$48,500.00	CERTIFICATE OF TITLE	918	1024	U	I	GAZZOLA NANCY LEE	MAC MULLEN SHIRLEY USINA,RICHARD
	11/1/1987	$58,000.00		764	1580	Q	I		GAZZOLA NANCY LEE
	12/1/1985	$0.00		690	1357	U	I		
	11/1/1985	$0.00		688	1987	U	I		

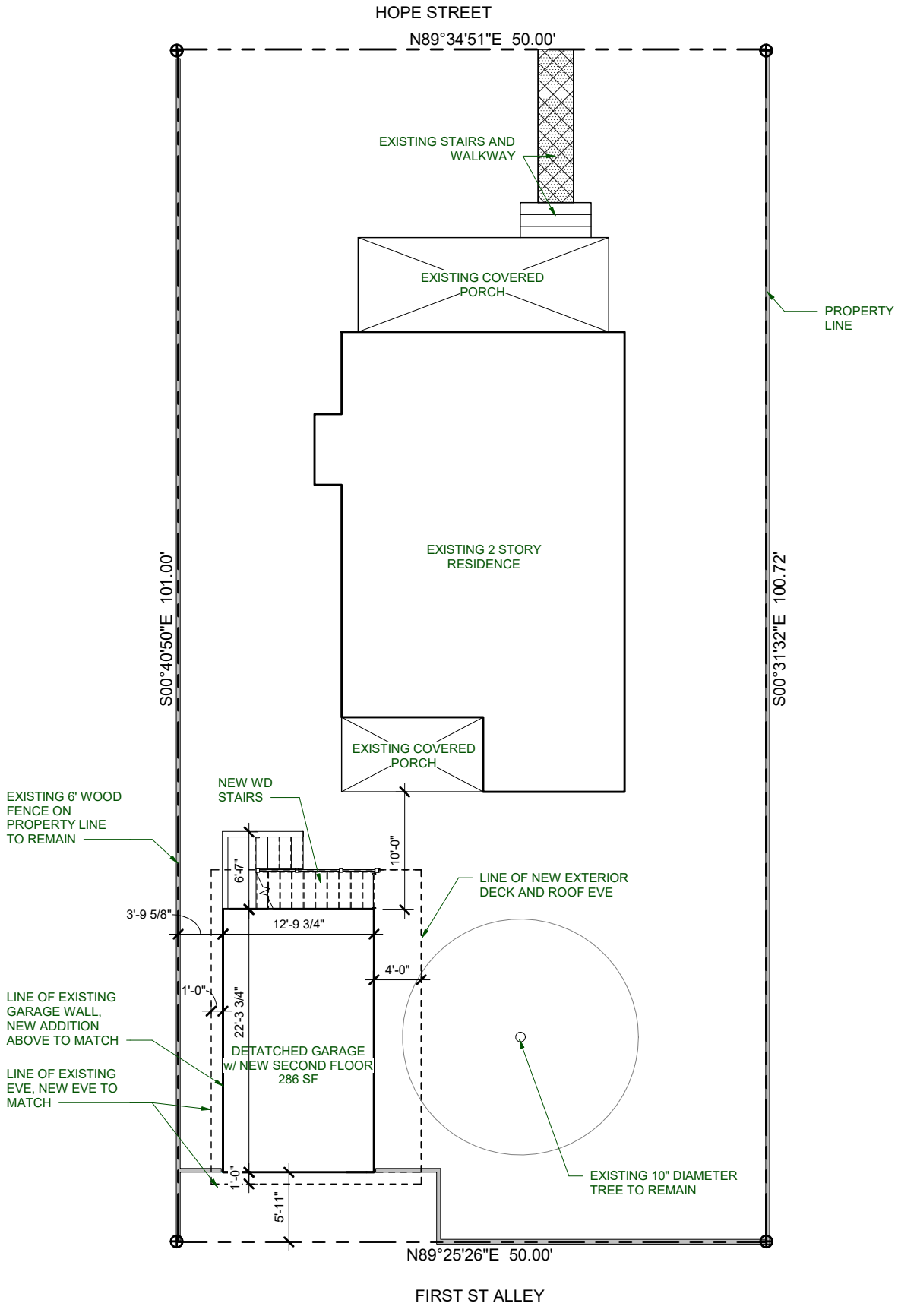
No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

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: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Proposed Site Plan



1 01 SITE PLAN
1/8" = 1'-0"

Attachment 10:
Letter from Neighbor

Karen Jaeger
21 Hope Street
St. Augustine, FL 32084

October 18, 2024

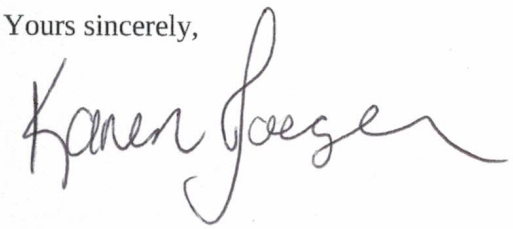
St. Augustine Planning and Zoning Board
75 King Street
St. Augustine, FL 32084

To Whom it May Concern,

My name is Karen Jaeger. I am the homeowner of 21 Hope Street, the property immediately adjacent to the detached garage at 19 Hope Street. I write today to express my support for the variance being sought by Matt Brown and Katie Mahon, my neighbors, to add an additional floor to the garage in question.

Please do not hesitate to contact me if you have any questions regarding this letter.

Yours sincerely,



Karen Jaeger

Attachment 11:

Applicant Provided Photographs of Structures adjacent to rear alley

14 Cincinnati Street Alley (wooden fence in foreground is 16 Cincinnati)

18 Cincinnati Street

24 Cincinnati Street

26 Cincinnati Street

32 Cincinnati Street

33 Loring Street

15 Hope Street

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	7.d.	PZB2024-0093
Request	**Address**	**Parcel ID**
Variance	228 Riberia Street	213280-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Kimberly J. Hartwick
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Recreation/Open Space
Zoning Designation:	Open Lands District: OL [LINK FOR DISTICT REGULATIONS]
Acreage:	4.55
Neighborhood:	Lincolnville
Archaeological Zone:	N/A

Request Summary

This application is composed of variance requests related to the proposed construction of a "swim spa/hot tub" area at 228 Riberia Street along the southern property line. The proposed site plan shows a proposed deck with a two (2) foot side yard setback and a proposed fence ten (10) feet in height.

	Code Requirements	Proposed Site Conditions at 228 Riberia Street
Minimum side yard	Twenty (20) feet	Two (2) feet
Minimum front yard	Fifteen (15) feet	Approximately thirty-four (34) feet
Maximum fence height [LINK TO SECTION]	Eight (8) feet	Ten (10) feet
Maximum lot coverage	Ten (10) percent	Unclear
Maximum impervious surface	Seventy (70) percent	Nineteen (19) percent

The applicant states in their application that the proposed swim spa/hot tub is for "arthritis and need this for my health benefits being I am 71."

Approval of this request would allow for building permit application review of the proposed swim spa/hot tub along the southern property line at 228 Riberia Street.

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]

Lot coverage means that portion of the lot, excluding open water bodies determined using the mean high water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures.

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

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

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

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 topography of the site as being the singular disadvantage since the northern portion of the property "slopes towards the marsh" and "it is very deep when it floods." This leaves the southern portion of the property as the preferred area for the proposed work, in addition the need for a fence in excess of eight (8) feet is needed for additional privacy due to the space's proximity to property lines.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Citing flooding concerns, the applicant believes the required side yard is the only area where they can make reasonable use of their property.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that these are existing drainage conditions and are not results of modifications carried out by the property owner.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
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** the variance requests to reduce the minimum side yard requirement and exceed the maximum height of fences at 228 Riberia Street / PID 213280-000.

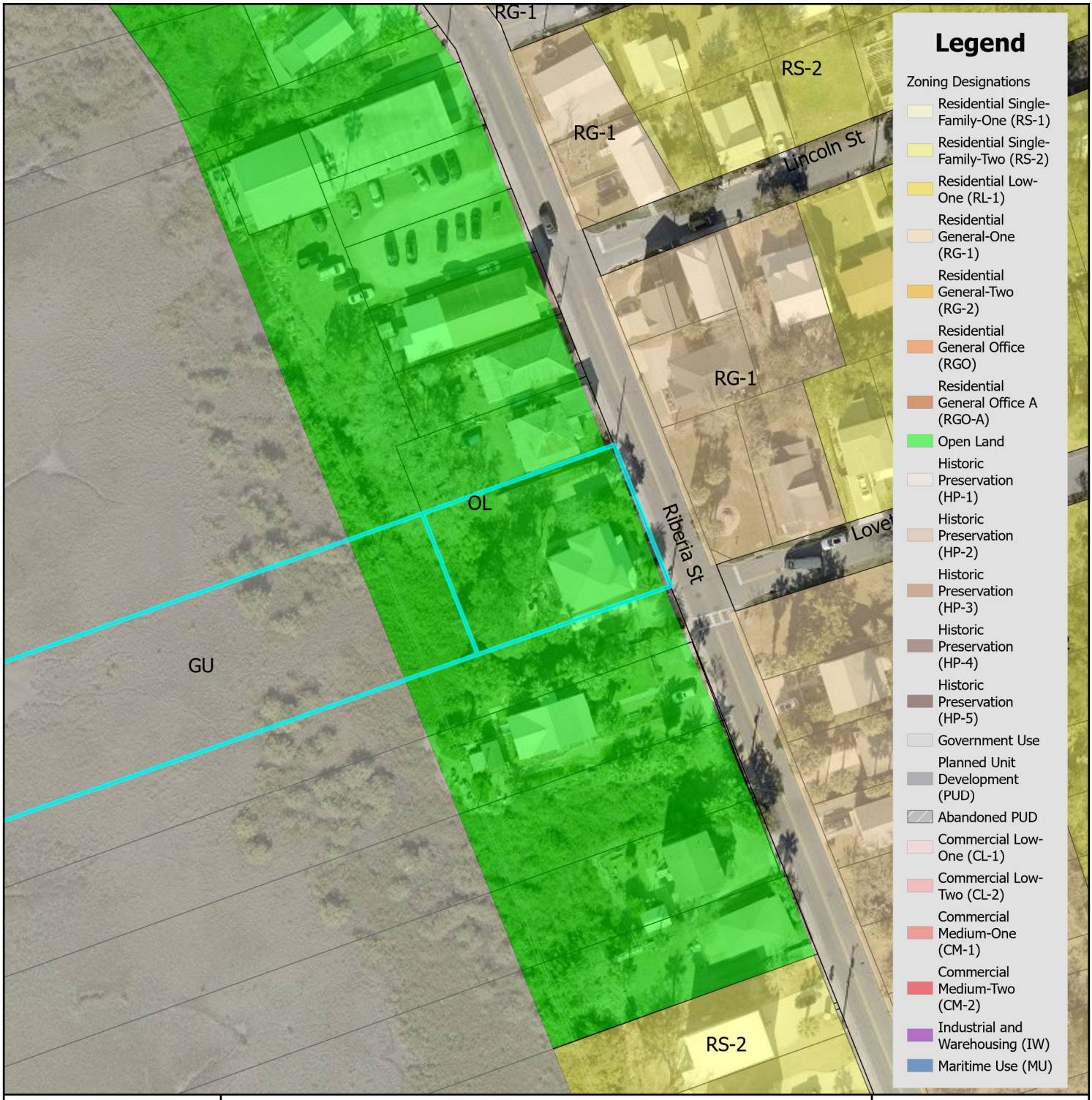
Attachments

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. Proposed Site Plan
10. Email from Applicant: Response to Variance Criteria
11. 3D Renderings of Proposal

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

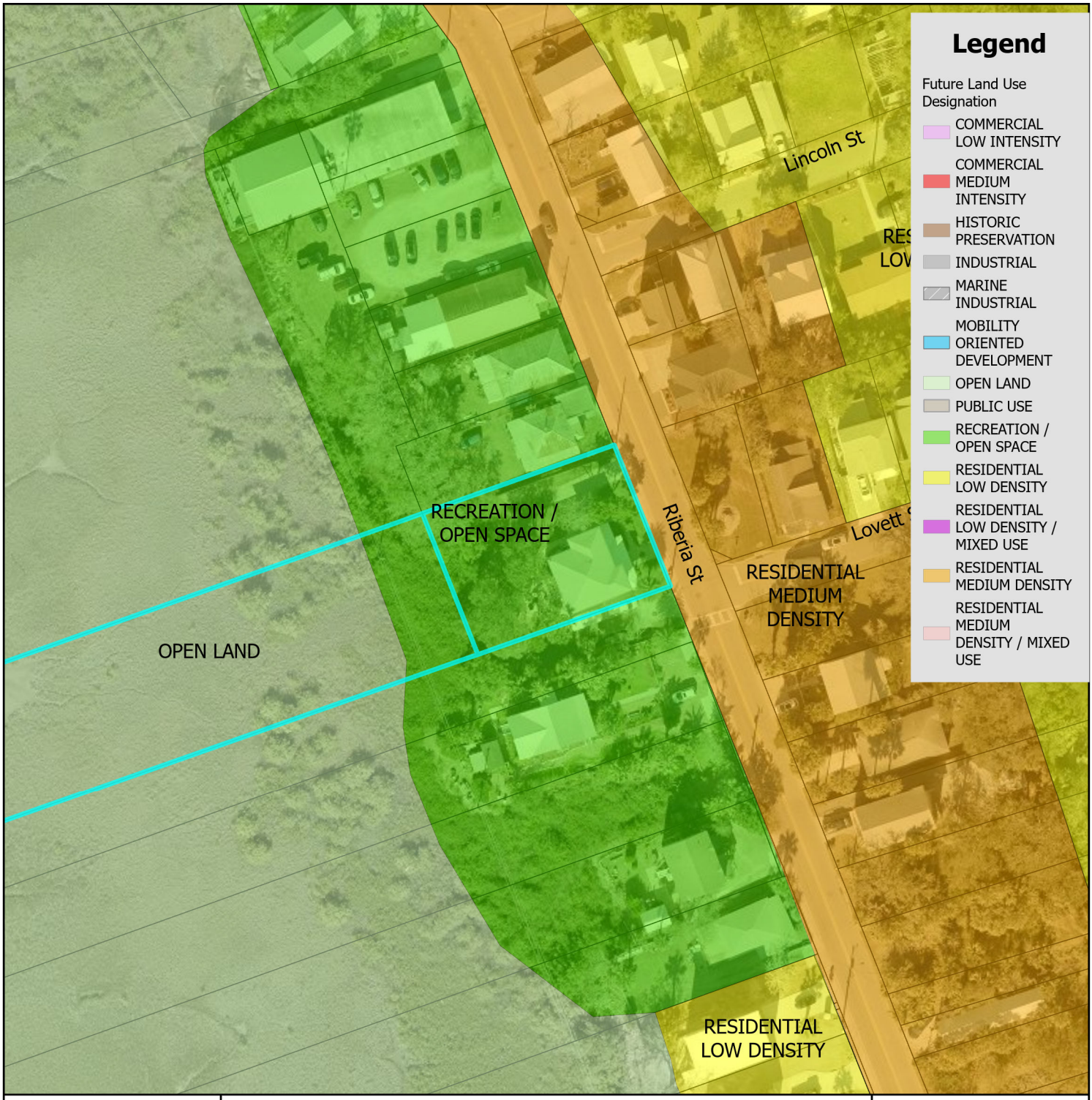
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

Feet
0 1,250 2,500

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

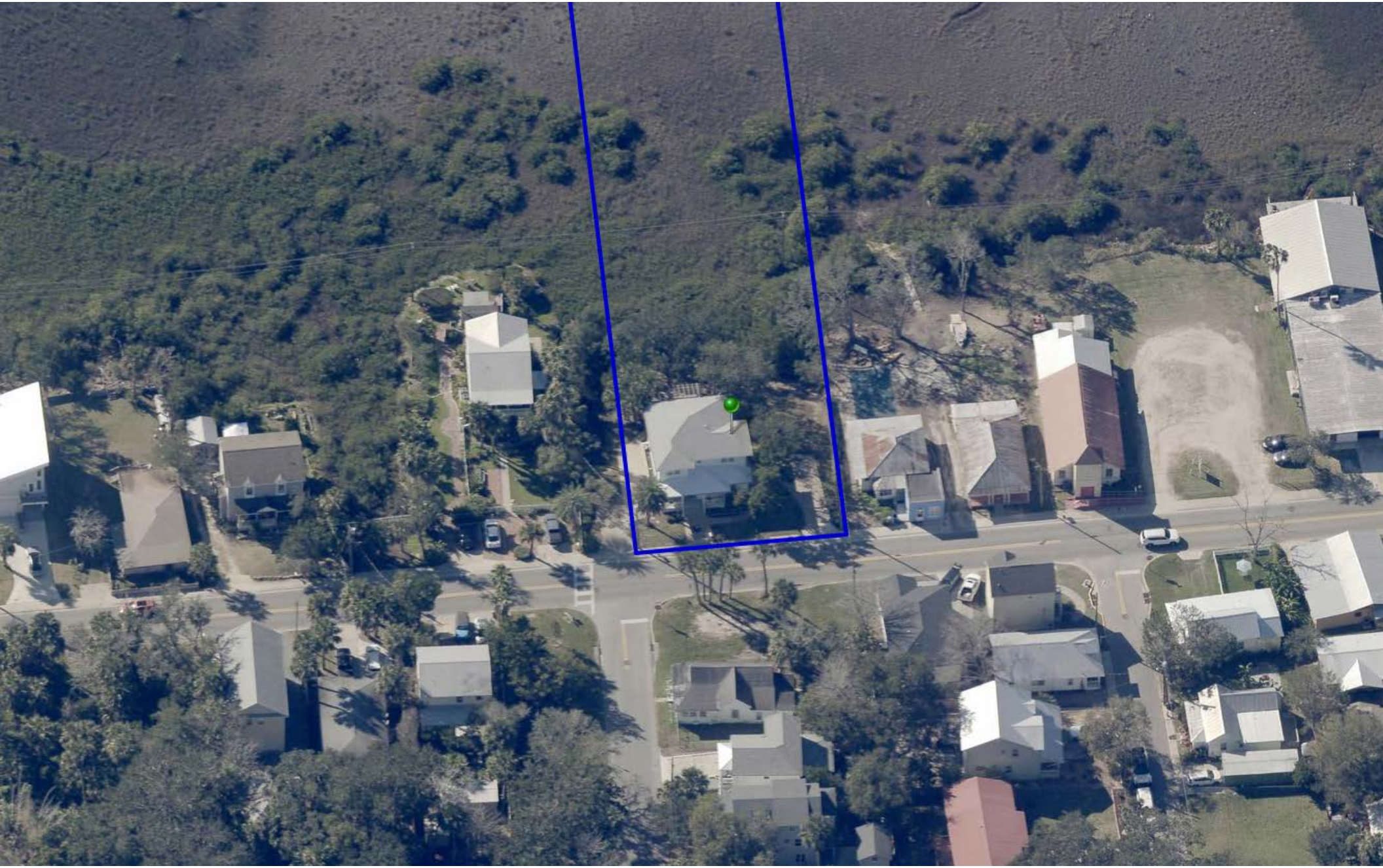
N

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
Phone: (904) 825-1065

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2024

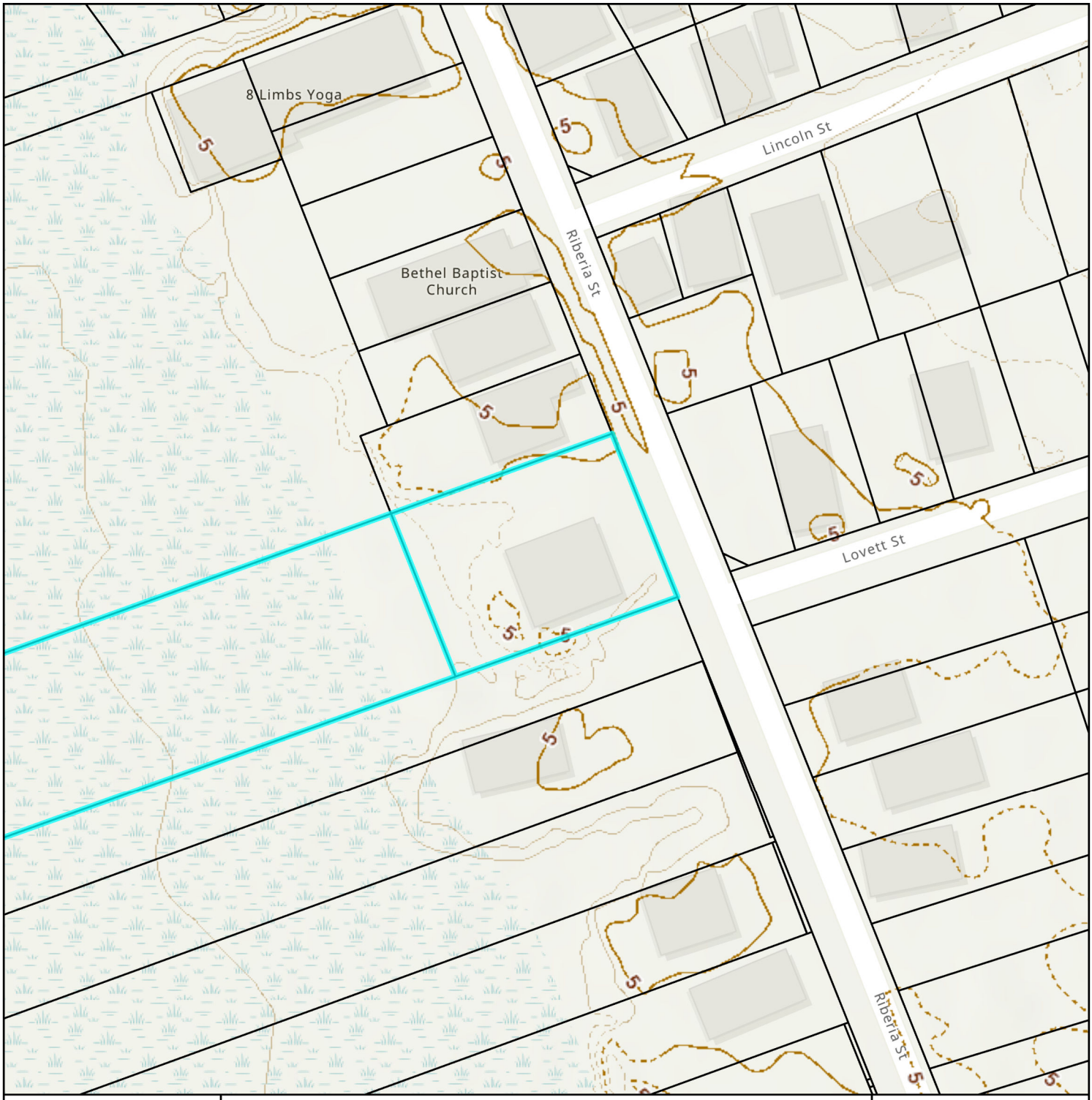
N

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: 200.00 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Kimberly Hartwick Contact Number: 904-669-2002
   Business *(if applicable)*: none
   Address: 228 Riberia St City: St Augustine State: FL Zip: 32084
   E-Mail Address: Kim.hartwick@gmail.com
2. NAME OF PROPERTY OWNER: same as above Contact Number: _____
   Business *(if applicable)*: _____
   Address: _____ City: _____ State: _____ Zip: _____
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 & Marsh Land w/ to river Block: _____
   Subdivision: marsh lots west of Riberia Parcel Number: 213280000
4. PROJECT STREET ADDRESS: 228 Riberia St
5. SPECIFIC PROPOSED USE: Land on South to place a hot tub
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☑ Exception
   - ☑ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: I have a survey and description attached
8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

(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: It won't because there is a drainage ditch next to me and marsh land in the back, really not visible from street

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.

Kimberly Hartwick 11-3-24
Signature of Applicant Date

Kimberly Hartwick 11-3-24
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.

Kim Hartwick

Print name of applicant

Kim Hartwick

Signature of applicant

10-1-24

Date

7. DESCRIPTION OF ACTION REQUESTED

Attached is a survey showing on the southside of my house a stretch of land that is 11 feet wide.
I would like to place a swim spa/hot tub there. I am going to have to pour a slab for it, although there are paver bricks that are there for use for parking.
South and next to my property is a drainage ditch and land that I maintain and cut the grass along that drainage ditch
The hot tub is 7.4 feet wide. I wish to place it on a concrete slab which would place it about 2 feet from the boundary and then I want to build a privacy fence along my boundary, and a deck around the spa. I cannot put the spa in ground bc of the flooding, but it is a special spa that has all the equipment 24inches from the bottom of it.
I am getting a letter from my doctor because I have arthritis and need this for my health benefits being I am 71
I would also like to have permission to build a deck around the hot tub and the deck would wind up being more than 30 inches high probably 50 " high. So there would be. A place to walk around the hot tub and also a place to hold the spa cover (which is very big and heavy) when the spa is being used. It would be very very difficult for me to manage the cover if I can't have the deck surface about the same height as the spa.

So I'm asking for 3 things

1. to be granted permission to place the spa/hot tub 2 ' from my boundary.
2. to be able to build a deck higher than 30 inches, so approx the height of the spa which is 55"
3. I would like to have permission to build a privacy fence higher than 8 feet. since it is on the back side of the house and up against the drainage ditch, I would hope I could have a little more privacy from the Neighbor. The fence would be connected to my house running parallel to riberia and then down the southern border of my house around the spa.

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: 228 Riberia St.

Applicant's Name: Kim Hartwick Applicant's Signature: Kim Hartwick

Owner's Name: Kim Hartwick Owner's Signature: Kim Hartwick

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	2132800000
Location	228 RIBERIA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Marsh Lots West of Riberia & Marsh Front Replat (625)
Tax Description*	MARSH LOTS W OF RIBERIA ST (1) LOT 6 & MARSH LAND LYING W TO ST SEBASTIAN RIVER OR3832/504 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Marsh Lots West of Riberia
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	4.550
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

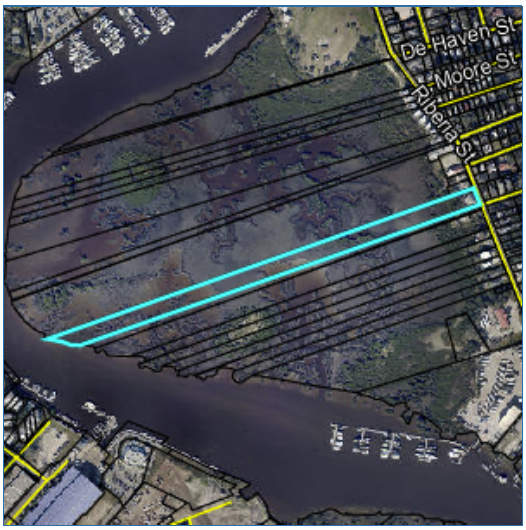
Owner Information

Owner Name	Hartwick Kimberly J 100%
Mailing Address	228 RIBERIA ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2025
Building Value	$425,283
Extra Features Value	$864
Total Land Value	$405,730
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$831,877**
Total Deferred	$471,230
Assessed Value	**$360,647**
Total Exemptions	$50,000
Taxable Value	**$310,647**

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

Historical Assessment Information

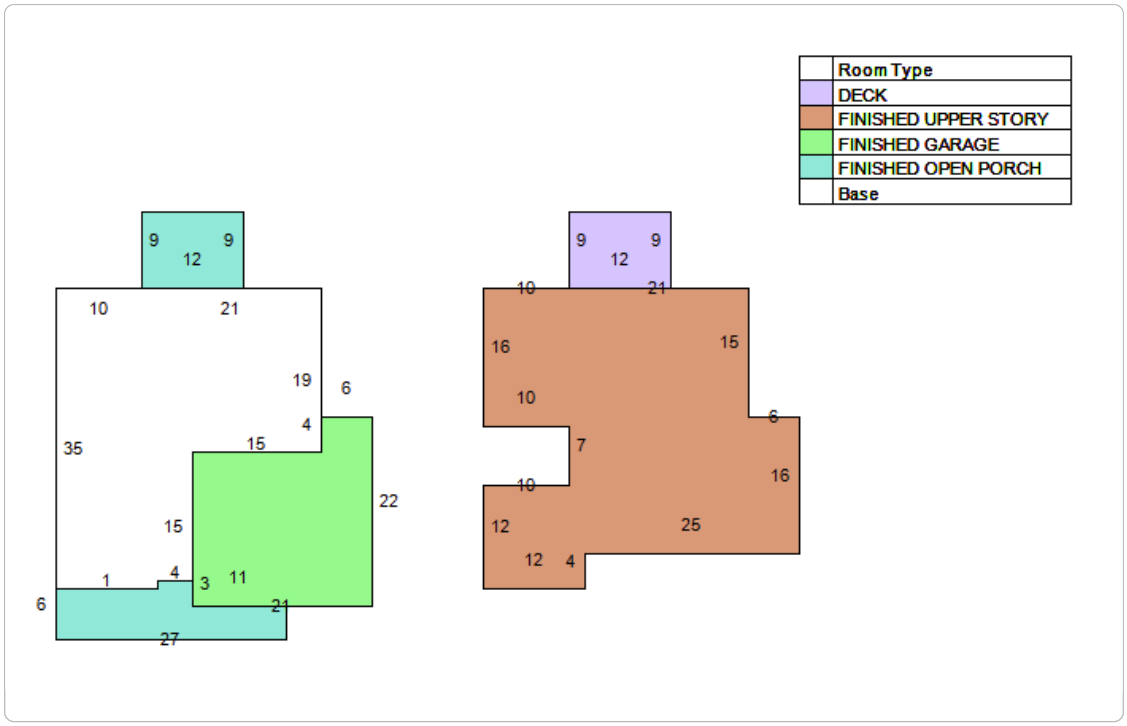
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$425,283	$918	$405,730	$0	$0	$831,931	$346,160	$535,771	$296,160
2023	$525,214	$972	$397,630	$0	$0	$923,816	$332,457	$641,359	$282,457
2022	$451,456	$3,480	$346,474	$0	$0	$801,410	$319,482	$531,928	$269,482
2021	$255,148	$3,480	$315,730	$0	$0	$574,358	$307,185	$317,173	$257,185
2020	$201,441	$0	$216,730	$0	$0	$418,171	$299,549	$168,622	$249,549
2019	$185,391	$0	$216,730	$0	$0	$402,121	$292,175	$159,946	$242,175
2018	$187,303	$0	$216,730	$0	$0	$404,033	$287,628	$166,405	$237,628
2017	$160,835	$0	$195,130	$0	$0	$355,965	$269,637	$136,328	$219,637
2016	$162,460	$0	$169,480	$0	$0	$331,940	$264,091	$117,849	$214,091
2015	$0	$0	$135,730	$0	$0	$135,730	$135,730	$0	$135,730
2014	$0	$0	$83,530	$0	$0	$83,530	$38,454	$45,076	$38,454

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$425,283	**Roof Structure**	Gable Hip
Year Built	2015	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	2638	**Interior Wall**	Drywall
Conditioned Area	1876	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Concrete Siding	**Baths**	2.5

Description	Square Footage
BASE AREA	841
FINISHED OPEN PORCH	108
FINISHED GARAGE	402
FINISHED OPEN PORCH	144
FINISHED UPPER STORY	1035
FINISHED DECK	108
Total SqFt	2638

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pergola (Mix)		864

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	120	90	FF	$405,000
Marshes & Tidal Lands	0	0	2.92	AC	$730

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
1/3/2014	1/2/2014	$115,000.00	WARRANTY DEED	3832	504	Q	V	FERRAN LUCY ANN TRUSTEE	HARTWICK KIMBERLY J
	8/31/2000	$42,500.00	WARRANTY DEED	1524	495	Q	V	DEXTER SARAH J	FERRAN LUCY ANN TRUSTEE
	6/20/2000	$35,000.00	WARRANTY DEED	1505	1121	Q	V	BROUDY BEATRICE TRUSTEE	DEXTER SARAH J
	6/1/1991	$0.00		899	46	U	V		BROUDY BEATRICE TRUSTEE
	6/1/1991	$0.00		899	26	U	V		

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: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:
Proposed Site Plan

Please note the pool is not drawn in the proper place. It will be over to right more like 2 feet.
90.00' Mean high water line
N21°15'31"W
H LOT 6
PROPERTY GOES TO East BANK OF THE San SEBASTIAN RIVER
TO THE SAN EAST BANK
37.50'
N27°56'56"W
N65°16'16"W
18.35'
S72°15'14"W
ISO:
property to mean high water line 13042 sf
Under roof coverage 1544 sf
12 % coverage of house,
Pool coverage 150 sf foot
drive & sidewalk 705 sf plus
total impervious coverage = 2399 sf ISO 19%
ASSUMED MERIDIAN
N
10' clg
20'x7.5'
145.0'
145.00'
Proposed drive
Drive
AREA: 1111.0 SQ FT.
sidewalk
AREA: 157.7 SQ FT.
90.00'
BACK OF CURB
S21°15'31"E
EDGE OF PAVING
228 RIBERIA STREET
POLE ELEV. :
BENCH MARK: NA
Builder of plans is responsible to check plans for errors, and address before constructing
Kimmie Addition
228 Riberia
FARWOOD HOME & DESIGN, Inc.
Fred
PHONE:
obhomes@gmail.com
JOB LOC.
228 Riberia
DATE: 10/5/2024
plan
PAGE: 2

Attachment 10:

Email from Applicant: Response to Variance Criteria

From: Kim
To: Victoria Murphy
Subject: Re: PZB COMMENTS - 228 RIBERIA ST
Date: Friday, November 8, 2024 2:05:02 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.

Hi Victoria,

I hope this answers the questions well enough to understand what I want to do..

- Application is missing answers to #9 variance criteria. Please provide a response to the following questions:

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

My Property on the North side slopes towards the marsh. It is very deep when it floods. The South side doesn't get much flooding and it would be easy to install a large
hot tub from the street The hot tub is 4 feet high and it has to be sitting on a poured concrete slab. It would be very easy to pour one on the south side
The neighbors have a privacy fence and I need to have permission to put the hot tub and fence close to my boundary.

I want to build the deck around the hot tub, and then I still need 6 feet of privacy fence around the surface. That is why I am asking for a 10 foot fence.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
As Stated above it would be difficult to access the north side bc concrete trucks cannot drive over the paver driveway.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:
It is just the way the land is, It is much lower on the North side, I have videos of the water that comes in when we have a NorEaster or a full moon during a storm

Conditions: * Failure to provide the requested information may result in continuation of the application. Submittal Deadline: November 8, 2024 by 5pm Thank you, Victoria Murphy vmurphy@citystaug.com - Include in writing the requested fence height for the variance.

On Fri, Nov 8, 2024 at 10:27 AM Victoria Murphy <vmurphy@citystaug.com> wrote:

> Good morning!
>
> Please see the PZB comments attached.
>
> 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.

Attachment 11:
3D Renderings of Proposal

Builder of plans is responsible to check plans for errors, and address before constructing

Kimmie Addition 228 Riberia	FARWOOD HOME & DESIGN, Inc.	Fred PHONE: obhomes@gmail.com	JOB LOC. 228 Riberia	3 d DATE: 10/5/2024 PAGE: 1

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	7.e.	PZB2024-0099
Request	**Address**	**Parcel ID**
Variance	67 Water Street	196000-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Karen Cowart c/o Karen Cowart Design Associate Inc.
Owner:	Ashley Cregan
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 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.23
Neighborhood:	Uptown
Archaeological Zone:	IIA

Request Summary

This application is composed of variance requests related to the proposed construction of a new single-family home on a non-conforming lot at 67 Water Street. The requested variances are for:

1. Exceeding maximum building height,
2. Reduced front yard setback requirement to accommodate stairs, and
3. Side yard setback requirement to accommodate the proposed pool equipment and pad.

	Code Requirements	Proposed Site Conditions at 67 Water Street
Maximum lot coverage* [LINK TO SECTION]	Twenty-nine (29) percent	Twenty-nine (29) percent
Minimum front yard	Twenty (20) feet	Seventeen (17) feet
Minimum side yard* [LINK TO SECTION]	Six and two tenths (6.2) feet	Two and two tenths (2.2) feet
Maximum height of structures* [LINK TO SECTION]	Thirty (30) feet	Thirty-one (31) feet eleven (11) inches
Maximum fence height [LINK TO SECTION]	Eight (8) feet	Eight (8) feet
Maximum impervious surface [LINK TO SECTION]	Seventy (70) percent	Fifty-nine (59) percent

*Requirements for non-conforming lots of record.

The applicant states in their application that the proposed construction includes precautions for future extreme storm events and that the requests are minimal when planning for protection in the long term.

Approval of these requests would allow for the building permit application review of a new single-family home at 67 Water Street.

Consistency with the City of St. Augustine's Comprehensive Plan 2040
Future Land Use Element [LINK TO DOCUMENT]

Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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.

Lot coverage means that portion of the lot, excluding open water bodies determined using the mean high water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures.

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

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

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

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 nonconforming size of the lot as the singular disadvantage. This disadvantage is also present among other properties within the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Sec. 28-119. – Nonconforming lots of record. provides relief for minimum side yard setback requirements for nonconforming lots of record to allow for reasonable use of properties. This section also states that front yards will still need to meet code requirements.

Sec. 28-159. - Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2). provides relief from maximum lot coverage requirements by increasing the limit to allow for reasonable use of properties.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The lot at 67 Water Street was platted long before both the implementation of the City's zoning ordinance and the current owner purchasing the property.

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

Staff Recommendation

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

- **APPROVE** the variance requests to the building height, front yard setback requirement, and side yard setback requirement at 67 Water Street / PID 196000-0000 if it finds that the disadvantage as a nonconforming lot is one that applies to other properties in the vicinity, or
- **DENY** the variance requests to the building height, front yard setback requirement, and side yard setback requirement at 67 Water Street / PID 196000-0000 if it finds that the disadvantage as a nonconforming lot is not unique to this property and applies to other properties in the vicinity.

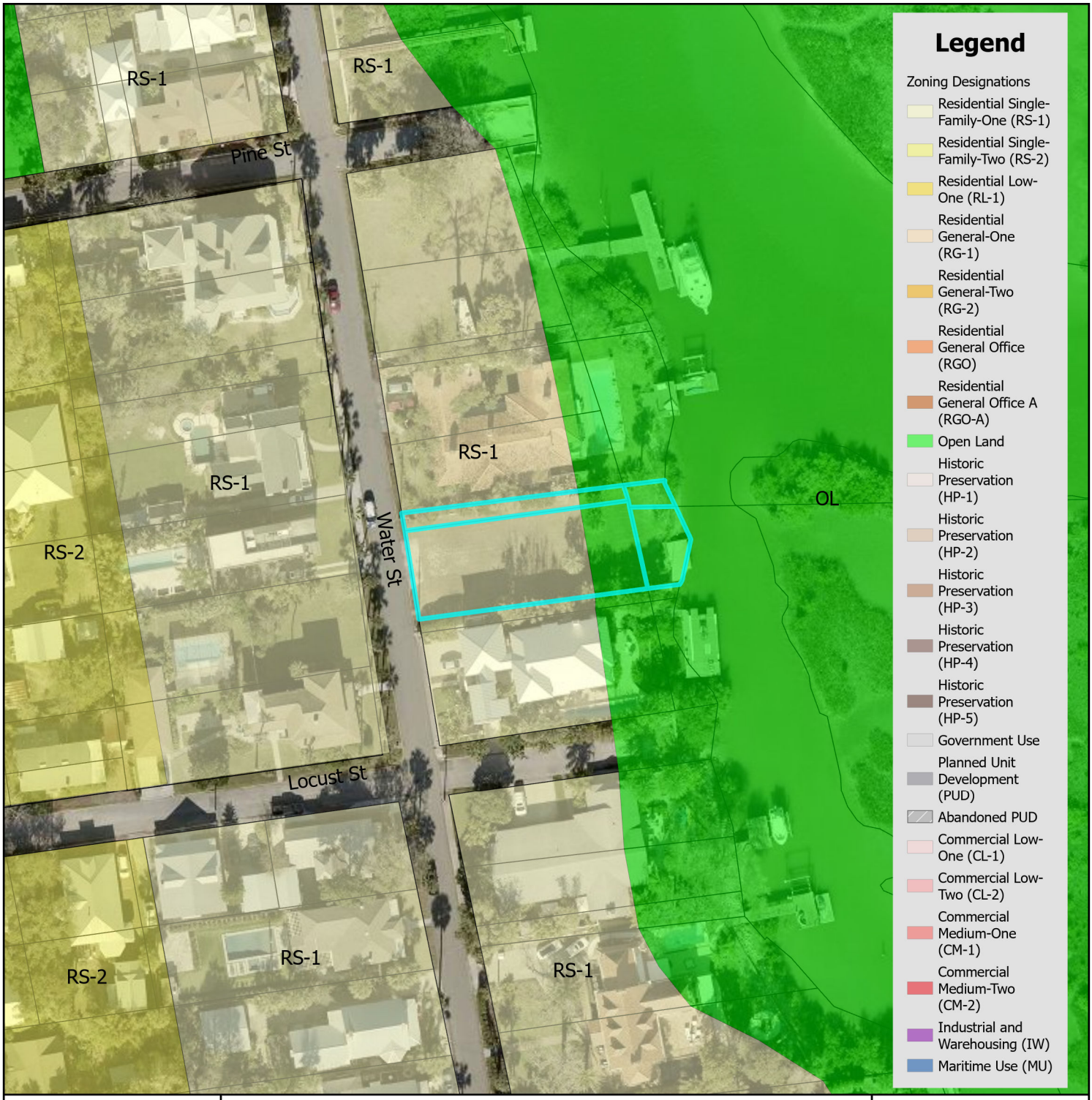
Attachments

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. Proposed Site Plan, Elevations, and Floor Plans
10. Applicant Provided Photographs of Views from the Site
11. Applicant Provided Photographs of Neighboring Houses
12. Aerial View of Property Size in the Vicinity of 67 Water Street

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

Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)

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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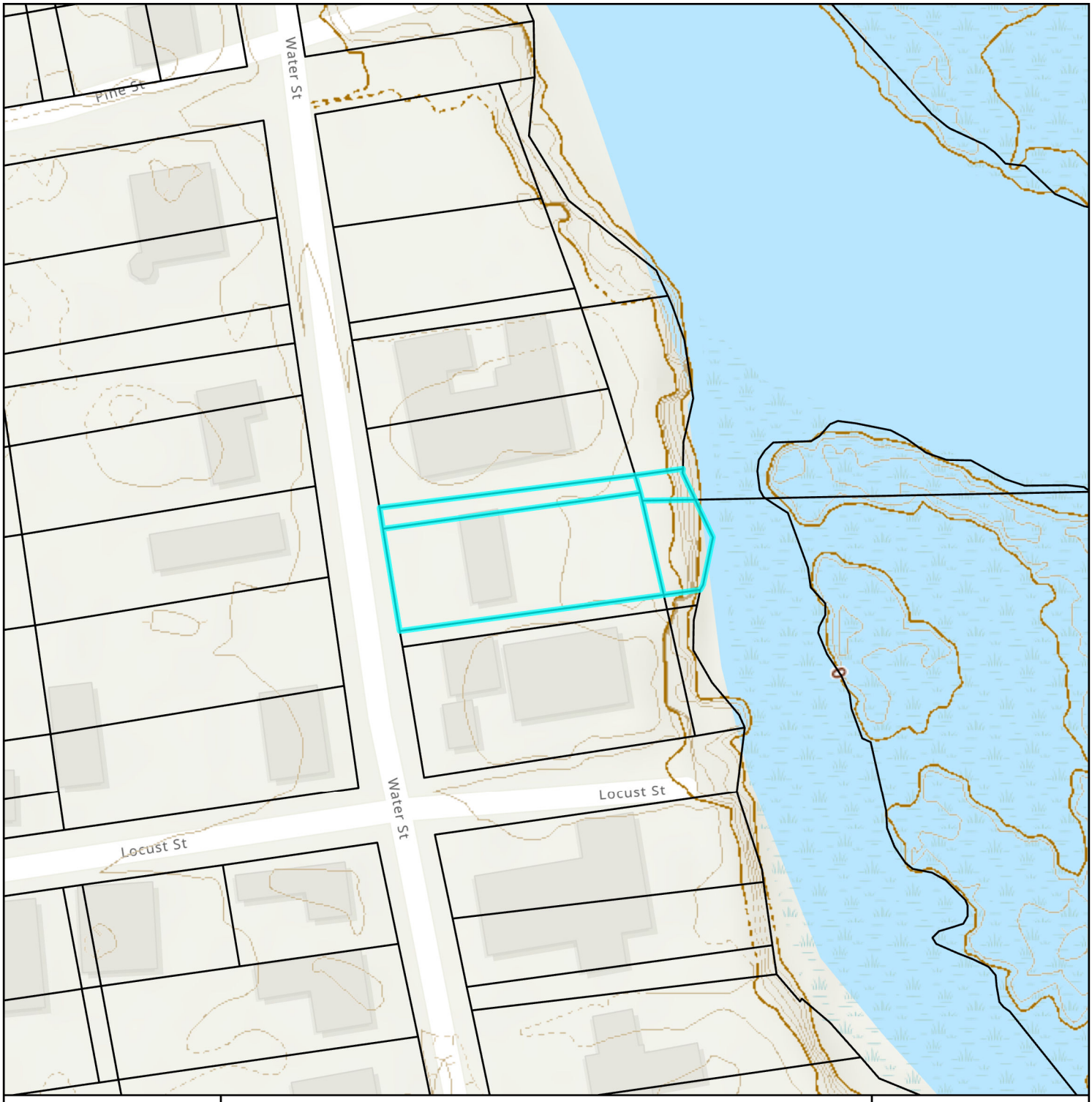
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 6:
Elevation Map



Elevation Map

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: Karen Cowart Contact Number: 904-669-4904
   Business (*if applicable*): Karen Cowart Design Associates Inc
   Address: 4220 S Francis Rd City: St Augustine State: FL Zip: 32092
   E-Mail Address: karencowartda@gmail.com
2. NAME OF PROPERTY OWNER: Ashley Cregan Contact Number: 727-967-1036
   Business *(if applicable)*:
   Address: 4 Althea St City: St Augustine State: FL Zip: 32084
   E-Mail Address: amcregan5@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 & South 10' of Lot 3 Block: "T" Abbott Tract North City of St Aug
   Subdivision: John T. Dismukes Parcel Number: 1960000000
4. PROJECT STREET ADDRESS: 67 Water Street
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: Request variance for building height of 31'-11" and front stairs to encroach into front setback by a distance of 3'-5" which is necessary when the house is lifted 2 feet. The maximum stair height in the setback is 26 inches. The maximum height of the guardrail in the setback is 63 inches. Request approval for 8' tall block wall at north property line to match 8' tall block wall at south property line and to extend pool equipment pad 4 feet to the east for access from the pool deck.
8. JUSTIFICATION FOR ACTION REQUESTED: Hurricanes Helene and Milton are a reminder of the devastation that flooding causes and the unpredictable nature of intense storms. The house would meet the 30 ft. building height if it is built at the required minimum flood elevation of 9' NAVD (1ft. freeboard). The owners want to be prepared for the future and projected rising water levels and flooding events. A 2 foot increase in building height is a minimal request that could make a significant difference in protection for the long term. There is significant vegetation on both sides of the lot for a buffer.

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 non conforming and is surrounded by conforming and non conforming lots. The non conforming designation limits the height of the building to 30 feet and limits my clients ability to protect their property from flood damage.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Building at the required minimum elevation does not take into account that water levels are continuing to rise along with flooding probabilities. This will be my clients' forever home and they want to be prepared for the future and protect against flood damage.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Rising water levels are not created by my client

(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 grade around the house and pool deck will not change. This site plan was approved by the PZB April 2, 2024. The building height if allowed to be increased to 31'-11" will be 3 ft. below what is allowed on conforming lots. Tall vegetation on both sides will buffer the height.

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.

PZB approved site plan and bulkhead on April 2, 2024

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.

Kara Cowart — 11/5/24

Signature of Applicant — Date

11/5/24

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.

Karen Cowart

Print name of applicant

Karen Cowart

Signature of applicant

11/4/24

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: 67 Water Street

Applicant's Name: Karen Cowart Applicant's Signature: Karen Cowart

Owner's Name: Ashley Cregan Owner's Signature: Ashley Regan, M.S., CCC-SLP

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Karen Cowart is/are hereby authorized TO ACT ON BEHALF OF Ashley Cregan, 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

Ashley M Cregan
Print Name of Owner

727-364-40245
Telephone Number

State of Florida

County of St. Johns

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

By Ashley Cregan

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 7/5/2026

GARRETT MILLER
Notary Public - State of Florida
Commission # HH 284509
My Comm. Expires Jul 5, 2026
Bonded through National Notary Assn.

Rev:022117

ST. JOHNS COUNTY
TAX COLLECTOR
DENNIS W. HOLLINGSWORTH, CFC

DENNIS W. HOLLINGSWORTH, CFC
ST. JOHNS COUNTY TAX COLLECTOR
P.O. Box 9001, St Augustine, FL 32085
Phone: (904) 209-2250

Receipt
2023.1601049

Receipt Number	Payment Date	Effective Date	Till	Batch	Paid By
2023 1601049	7/18/2024	7/18/2024	144	17302	CREGAN, KYLE

Item	Description	Units	Unit Charge	Amount Paid
Property Tax	Tax Year:2023 Account: 196000-0000 Tax Bill: 135719.0000			10,625.75

Payment Made By
CREGAN, KYLE

Item	Number	Amount Tendered
Check	5303470613	10,625.75

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	1960000000
Location Address	67 WATER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	3-85 DISMUKES SUB CITY ALL LOT 2 & S10FT OF LOT 3 BLK T & RIP RIGHTS OR5793/1460 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Dismukes Subdivision Of Block T-Abbott T
Sec/Twp/Rng	18-7-30
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

12/25/2022

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Owner Information

Owner Name	Cregan Kyle,Ashley 100% Cregan Ashley 100%
Mailing Address	67 WATER ST SAINT AUGUSTINE, FL 32084-2890

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$10,098
Total Land Value	$928,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$938,098**
Total Deferred	$0
Assessed Value	**$938,098**
Total Exemptions	$0
Taxable Value	**$938,098**

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	$10,573	$928,000	$0	$0	$938,573	$938,573	$0	$938,573
2023	$0	$8,791	$516,150	$0	$0	$524,941	$482,406	$42,535	$482,406
2022	$0	$4,228	$434,323	$0	$0	$438,551	$438,551	$0	$438,551
2021	$0	$4,755	$387,801	$0	$0	$392,556	$392,556	$0	$392,556
2020	$0	$5,283	$387,801	$0	$0	$393,084	$393,084	$0	$393,084
2019	$0	$5,084	$387,801	$0	$0	$392,885	$392,885	$0	$392,885
2018	$0	$5,545	$387,801	$0	$0	$393,346	$393,346	$0	$393,346
2017	$203,020	$5,518	$387,801	$0	$0	$596,339	$596,339	$0	$596,339
2016	$208,660	$3,203	$387,801	$0	$0	$599,664	$599,664	$0	$599,664
2015	$159,474	$3,240	$387,801	$0	$0	$550,515	$550,515	$0	$550,515
2014	$125,349	$2,209	$387,801	$0	$0	$515,359	$181,111	$384,748	$130,611

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		10098

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	64	165	64	FF	$928,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
7/18/2023	7/7/2023	$1,100,100.00	WARRANTY DEED	5793	1460	Q	V	INNOVATIVE INVESTMENTS OF FLORIDA LLC	CREGAN KYLE,ASHLEY
4/27/2021	4/21/2021	$100.00	QUIT CLAIM DEED	5248	299	U	V	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC	INNOVATIVE INVESTMENTS OF FLORIDA LLC
3/28/2019	3/19/2019	$200,000.00	WARRANTY DEED	4701	47	U	V	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC
7/21/2017	7/21/2017	$965,000.00	WARRANTY DEED	4407	1828	Q	I	PRICE JEFFREY PAUL ETAL	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017
7/21/2017	6/2/2014	$0.00	DEATH CERTIFICATE	4407	1827	U	I	PRICE ELERY PERSHING (DECD)	PRICE ELERY JAMES & JEFFREY P
	10/11/2007	$100.00	QUIT CLAIM DEED	2997	1867	U	I	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS	PRICE ELERY
	10/24/2001	$100.00	QUIT CLAIM DEED	1668	1786	U	I	PRICE ELERY	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS
	9/1/1982	$0.00		554	95	U	V		PRICE ELERY
9/26/1962	9/25/1962	$0.00	QUIT CLAIM DEED	30	103	U	I	WHIITFORD MARGARET WAINWRIGHT ESTATE	PRICE ELERY,JOSIE O

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: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:

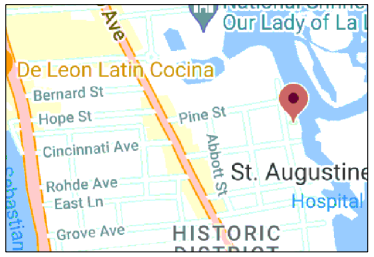
Proposed Site Plan, Elevations, and Floor Plans

LEGAL DESCRIPTION

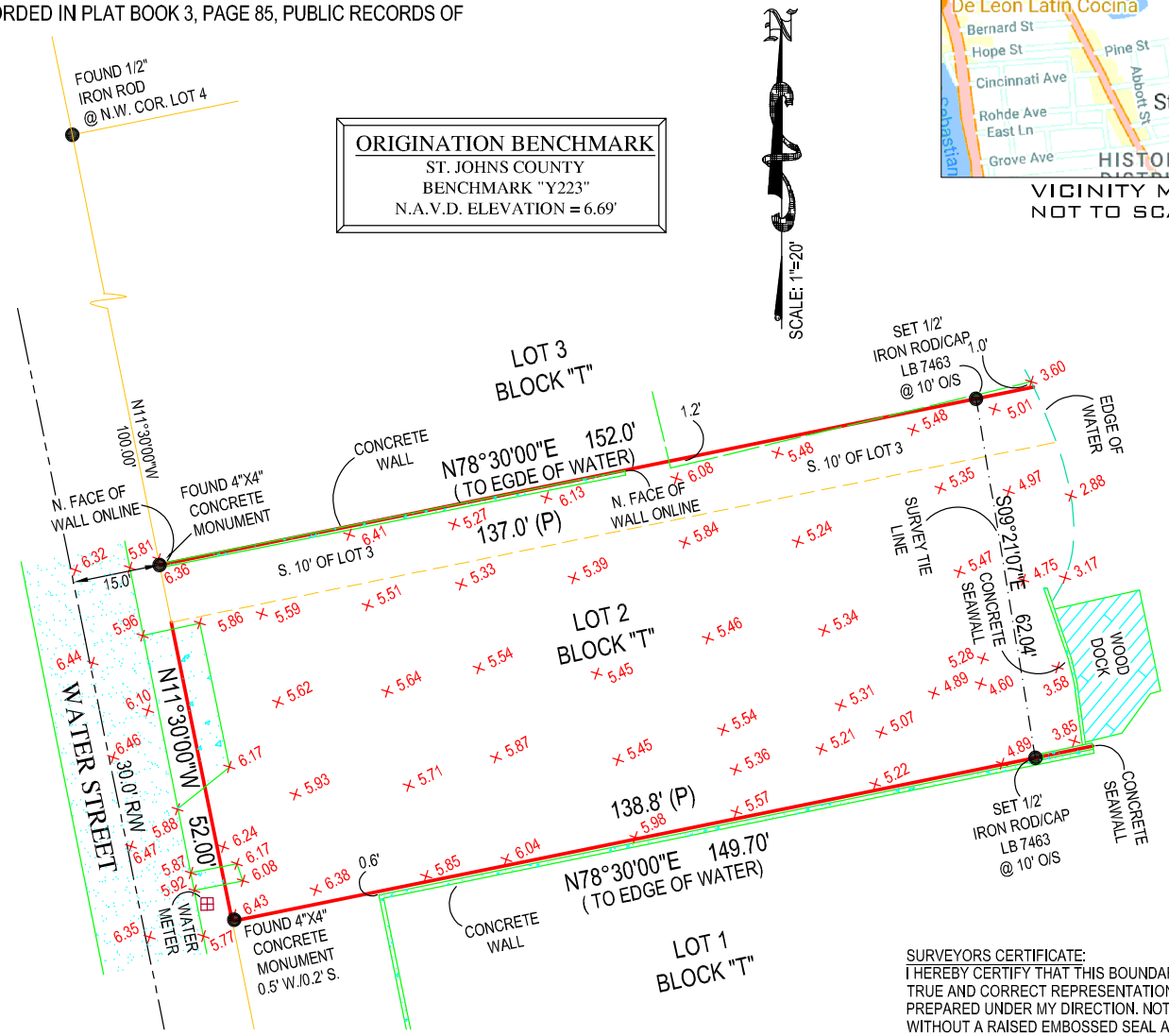
LOT TWO (2) AND THE SOUTH TEN (10) FEET OF LOT THREE (3) OF JOHN T. DISMUKES SUBDIVISION OF BLOCK "T" ABBOTT TRACT NORTH CITY OF ST AUGUSTINE, FLA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FLOOD ZONE: AE
COMMUNITY NUMBER: 125145
PANEL: 12109C0314
SUFFIX: J
BASE FLOOD ELEVATION: 8.0'
FIRM DATE: 12-07-2018
FIRM EFFECT./REV DATE: 12-07-2018

ORIGINATION BENCHMARK
ST. JOHNS COUNTY
BENCHMARK "Y223"
N.A.V.D. ELEVATION = 6.69'



VICINITY MAP
NOT TO SCALE



LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF N 78° 30' 00" E.

DATE OF FIELD WORK: 08-03-2023
DATE OF MAP: 08-07-2023

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY AND TOPOGRAPHICAL SURVEY OF
67 WATER STREET
ST. AUGUSTINE, FL 32084
PREPARED FOR
KYLE CREGAN

Project C-598649 | Sheet 1 OF 1
Date 08-03-2023
Scale 1"=20'

COMPASS SURVEYING
6250 N. MILITARY TRAIL SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
PHONE: 561.640.4800 FAX: 561.640.0576
LB. 7463

WETLAND LINE TABLE		
	BEARING	LENGTH
L1	N08°45'23"W	11.39'
L2	N13°29'26"W	18.29'
L3	N05°13'54"W	19.70'
L4	N07°59'01"W	12.78'

SITE SURVEY PROVIDED TO KAREN COWART BY OWNER. KAREN COWART DESIGN ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF THE SURVEY.

LOT INFORMATION:

ZONING: RS-1 NON CONFORMING LOT
SETBACKS 20' FRONT, 20' REAR, 10% LOT WIDTH = 6.2' SIDE SETBACK

9,225 SQ. FT. LOT TO BULKHEAD
2,675 SQ. FT. MAXIMUM BUILDING (29%)

2,496 SQ. FT. BUILDING + 160 SQ. FT. CABANA = 2,656 SQ. FT., 29% COMPLIES

9,225 SQ. FT. LOT X 70% = 6,457 SQ. FT. MAXIMUM IMPERVIOUS
2,496 SQ. FT. HOUSE + 160 SQ. FT. CABANA + 704 SQ. FT. PAVER DRIVEWAY & SIDEWALK + 2,045 SQ. FT. POOL, POOL DECK, POOL EQUIPMENT + 18 SQ. FT. A/C PADS = 5,423 SQ. FT. = 59% IMPERVIOUS, COMPLIES

FLOOD ZONE: AE 8.0' N.A.V.D. 88, F.I.R.M. 12109C 0314 J
EFFECTIVE DATE: 12/7/2018

ARCHAEOLOGICAL ZONE IIA ABBOTT TRACT HISTORIC DISTRICT

31'-11" BUILDING HEIGHT ABOVE 9' N.A.V.D. 88 (1FT. FREE BOARD) REQUESTING VARIANCE

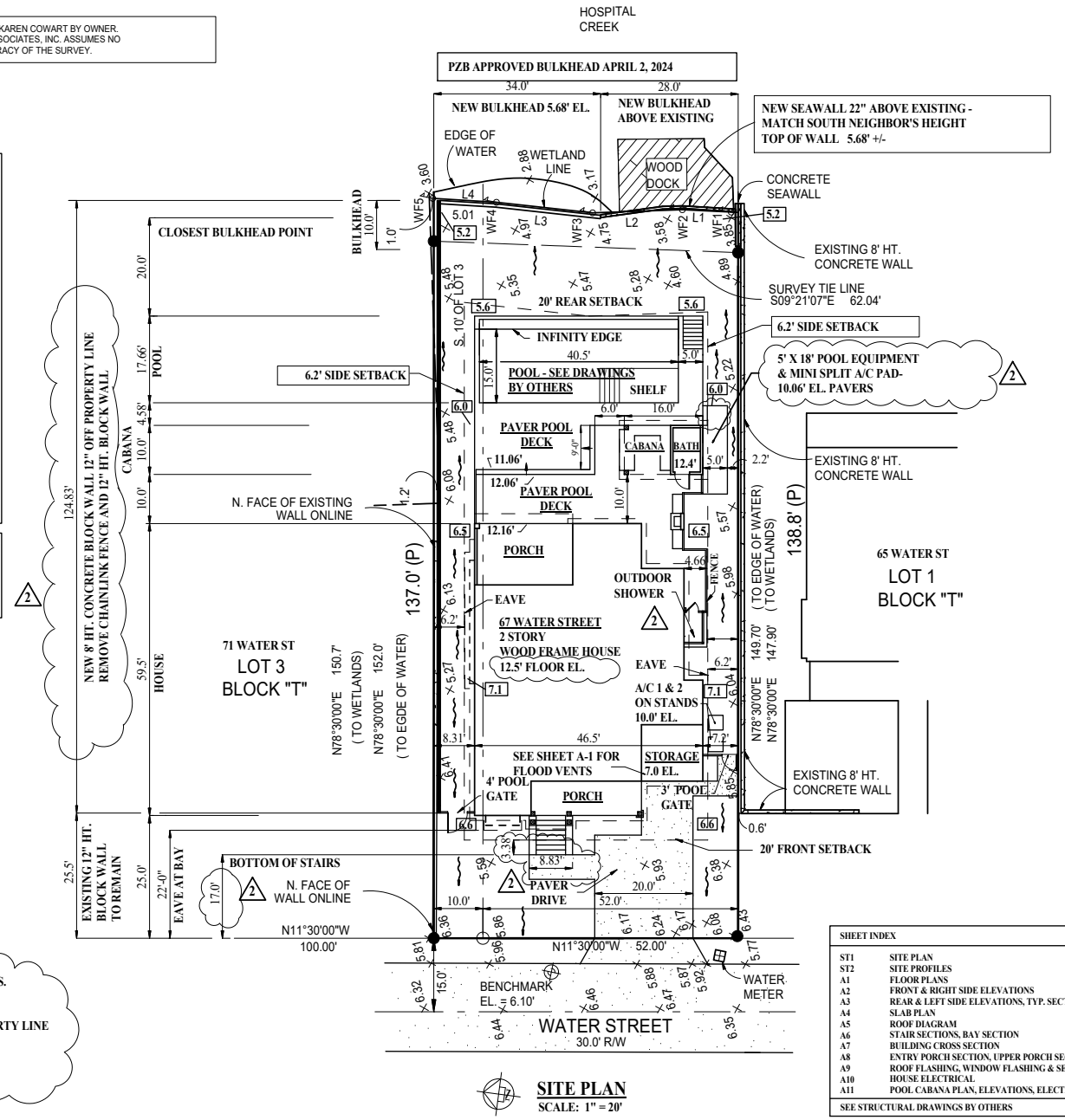
TYPE 'B' DRAINAGE TO FRONT AND REAR. NO DRAINAGE INTO HOSPITAL CREEK. BULKHEAD IS 6 INCHES HIGHER THAN GRADE.

PROVIDE SILT FENCE AT PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.

FENCES / WALLS IN SETBACK AREAS SHALL NOT BE TALLER THAN 8 FT. ABOVE THE LOWEST GRADE ADJACENT TO THE FENCE / WALL.

PALM TREES BEING REMOVED. NO OTHER TREES ON LOT.

DIRECT WATER FROM IMPERVIOUS SURFACES TOWARDS WATER STREET. USE GUTTERS WITH DOWNSPOUTS, POOL DECK DRAINS TO FRENCH DRAINS ALONG SIDES OF HOUSE WITH POP UPS NEAR WATER STREET PROPERTY LINE.
POOL BARRIER -
SEE POOL CONTRACTOR'S DRAWINGS



SITE PLAN
SCALE: 1" = 20'

REQUESTING VARIANCE FOR 31'-11" BUILDING HEIGHT AND FRONT STAIRS TO ENCROACH INTO FRONT SETBACK 3'-4 1/2". MAXIMUM GUARDRAIL HEIGHT IN SETBACK IS 63 INCHES. MAXIMUM BRICK STAIR HEIGHT IN SETBACK IS 26 INCHES.

REQUESTING PZB APPROVAL OF 8' TALL WALL AT NORTH PROPERTY LINE AND 4 FT. EXTENSION OF POOL EQUIPMENT PAD TO THE EAST.

PZB APPROVED BULKHEAD AND SITE PLAN ON APRIL 2, 2024. NO CHANGES TO GRADING.

SHEET INDEX

ST1	SITE PLAN
ST2	SITE PROFILES
A1	FLOOR PLANS
A2	FRONT & RIGHT SIDE ELEVATIONS
A3	REAR & LEFT SIDE ELEVATIONS, TYP. SECTION
A4	SLAB PLAN
A5	ROOF DIAGRAM
A6	STAIR SECTIONS, BAY SECTION
A7	BUILDING CROSS SECTION
A8	ENTRY PORCH SECTION, UPPER PORCH SECTION
A9	ROOF FLASHING, WINDOW FLASHING & SECTIONS
A10	HOUSE ELECTRICAL
A11	POOL CABANA PLAN, ELEVATIONS, ELECTRICAL

SEE STRUCTURAL DRAWINGS BY OTHERS

REVISIONS:
OCT. 31, 2024 LIFTED HOUSE & POOL DECK 2 FT.

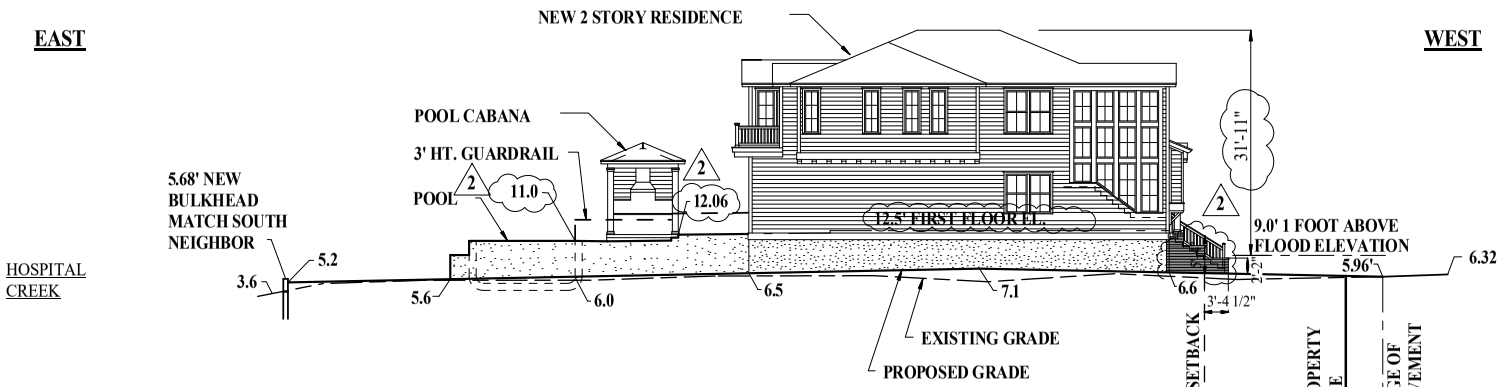
DESIGN DRAWINGS FOR CONSTRUCTION PROPERTIES OF KAREN COWART DESIGN ASSOCIATES, INC. AND SHALL BE USED ONLY FOR THE SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED. SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES. CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

PLANNER/DESIGNER:
karen cowart DESIGN ASSOCIATES, INC.
4220 North Francis Road
St. Augustine, Florida 32092
(904) 669-4004
karencowartdal@gmail.com

SHEET TITLE: SITE PLAN

67 WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DBS MUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

DESIGN BY:	KC
DWG BY:	KC
DATE	FEBRUARY 8, 2024
SCALE	AS NOTED
JOB NAME	CREGAN
SHEET	ST-1
	1 OF 13 SHEETS



EAST / WEST PROFILE (NORTH SIDE)

SCALE: 1" = 20'

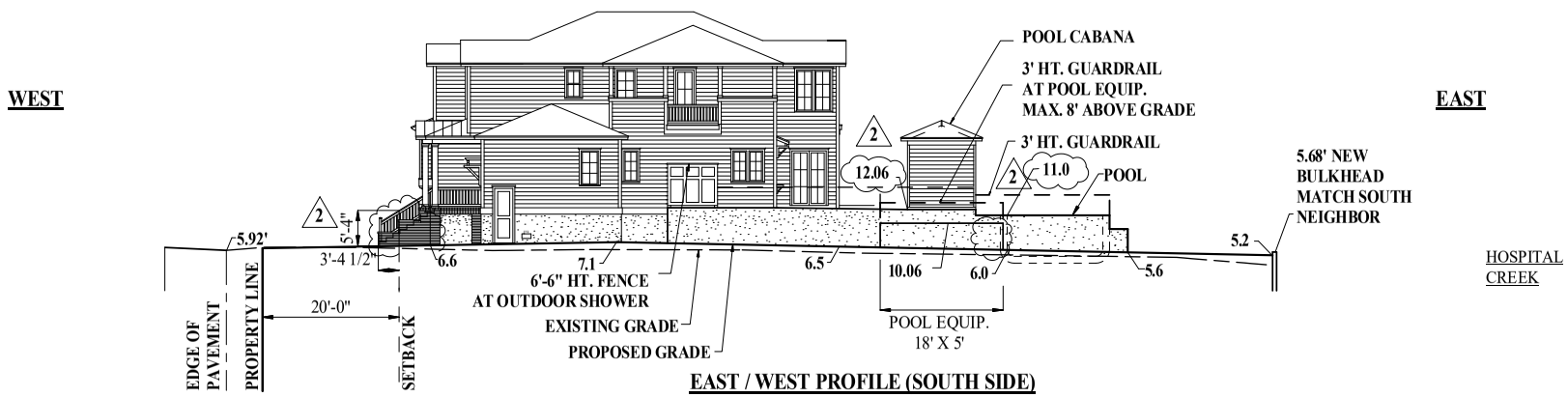
SEE SITE PLAN FOR NEW 8' TALL CONCRETE BLOCK WALL AT NORTH PROPERTY LINE

REQUESTING VARIANCE FOR 31'-11" BUILDING HEIGHT AND FRONT STAIRS TO ENCROACH INTO FRONT SETBACK 3'-4 1/2". MAXIMUM GUARDRAIL HEIGHT IN SETBACK IS 63 INCHES. MAXIMUM BRICK STAIR HEIGHT IN SETBACK IS 26 INCHES.

REQUESTING PZB APPROVAL OF 8' TALL WALL AT NORTH PROPERTY LINE AND 4 FT. EXTENSION OF POOL EQUIPMENT PAD TO THE EAST.

PZB APPROVED BULKHEAD AND SITE PLAN ON APRIL 2, 2024. NO CHANGES TO GRADING.

DIRECT WATER FROM IMPERVIOUS SURFACES TOWARDS WATER STREET. USE GUTTERS WITH DOWNSPOUTS, POOL DECK DRAINS TO FRENCH DRAINS ALONG SIDES OF HOUSE WITH POP UPS NEAR WATER STREET PROPERTY LINE.



EAST / WEST PROFILE (SOUTH SIDE)

SCALE: 1" = 20'

SEE SITE PLAN FOR EXISTING 8' TALL CONCRETE BLOCK WALL AT SOUTH PROPERTY LINE

REVISIONS:

△ OCT. 31, 2024 LIFTED HOUSE & POOL DECK 2 FT.

DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES. SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL STRUCTURAL ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THIS DRAWING. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

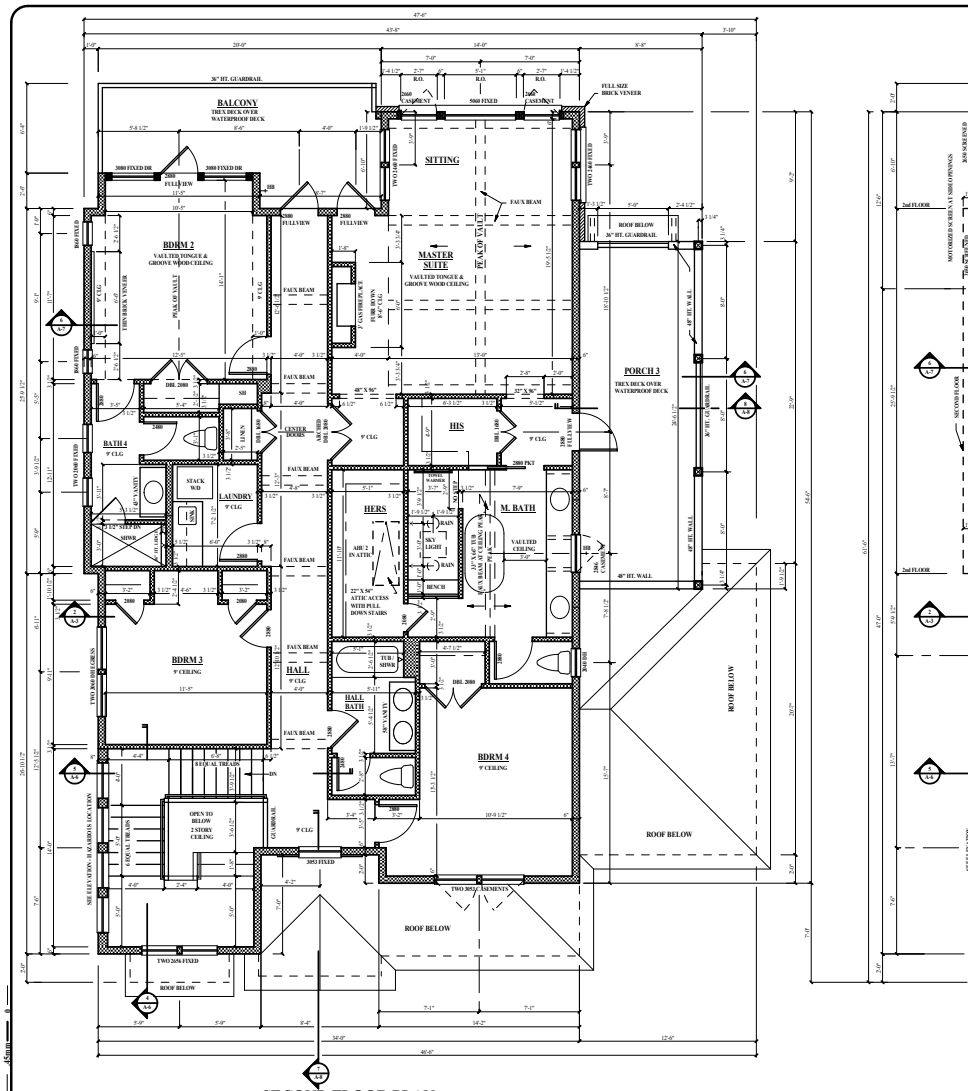
PLAN DESIGNER:
karen cowart DESIGN ASSOCIATES, INC.
4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904
karencowartdsi@gmail.com

SHEET TITLE: SITE PROFILES

67 WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DISMUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

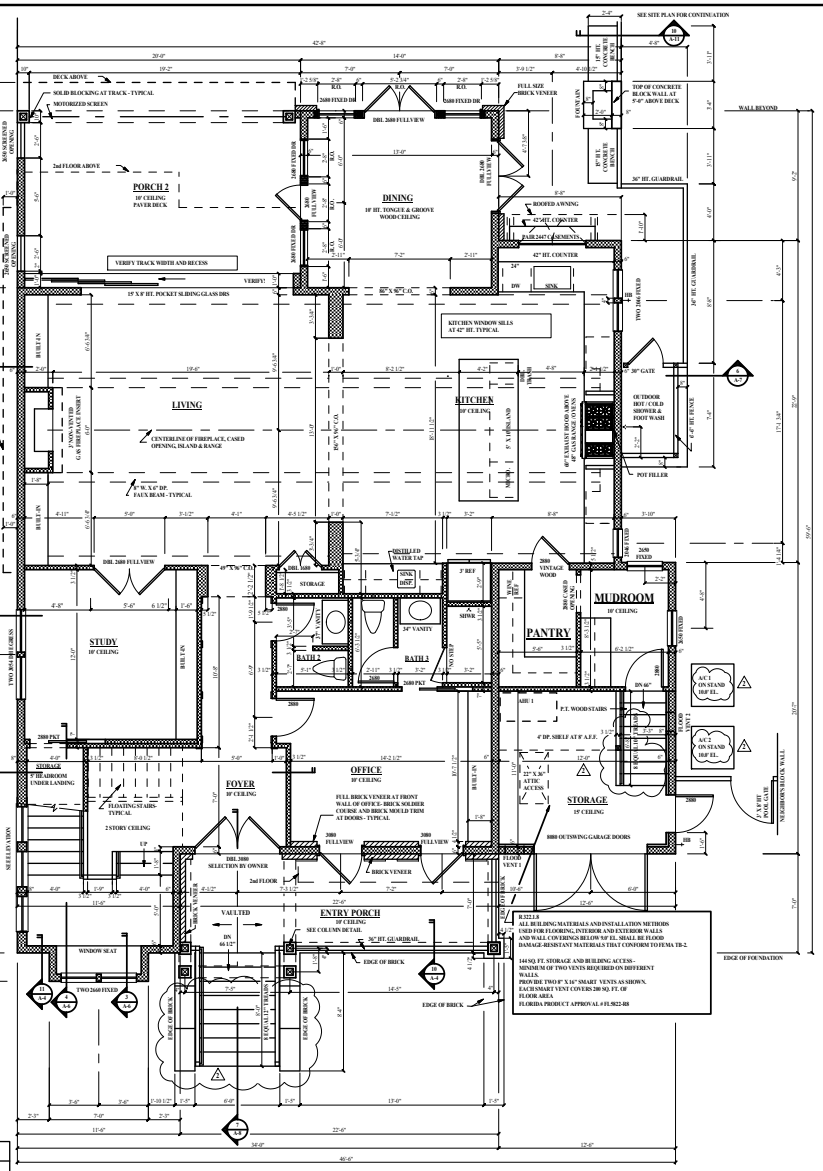
DESIGN BY:	KC
DWG BY:	KC
DATE:	FEBRUARY 8, 2024
SCALE:	AS NOTED
JOB NAME:	CREGAN

SHEET
ST-2
2 OF 11 SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

WINDOW & DOOR KEY:

SIZES ARE NOMINAL

EXAMPLE:

	FEET	INCHES	FEET	INCHES
2880 =	2	8	8	0
	WIDTH	WIDTH	HEIGHT	HEIGHT

NOTES:

1. THE FOLLOWING WINDOWS SHAL BE RATED FOR HUMAN IMPACT LOADS:
   A) WINDOWS THAT ARE WITHIN 24" OF EITHER SIDE OF A DOOR (R308.4.2)
   B) GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: (308.4.3)
      1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.
      2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
      3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR
      4. WALKING SURFACE IS WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
   C) ALL WINDOWS IN BATHROOMS (R308.4.5)
   D) WINDOWS IN THE STAIRWAY THAT ARE LESS THAN 36" ABOVE THE PLANE OF THE WALKING SURFACE (R308.4.6)
2. ALL POCKET DOORS TO BE SOLID CORE AND HAVE 'JOHNSON' HEAVY DUTY HARDWARE OR EQUAL
3. ALL INTERIOR DOORS TO BE SOLID CORE
4. INSULATE ALL INTERIOR WALLS WITH UNFACED BATT INSULATION TO FILL CAVITY FOR SOUND CONTROL. INSULATE ALL FLOOR TRUSSES WITH R-30 UNFACED BATT INSULATION FOR SOUND CONTROL.
5. PROVIDE 2 X 6 BLOCKING FOR BATH ACCESSORY LOCATIONS.
6. LOCATE WATER SHUT OFF VALVE IN 1st FLOOR STORAGE.

DIMENSIONS FOR EXTERIOR WOOD FRAMED WALLS ARE TO EXTERIOR FACE OF SHEATHING ON 2 X 6 WOOD STUDS.

INTERIOR WALLS ARE 2 X 4 WOOD STUDS UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE CALCULATIONS
1,940 SQ. FT. LIVING FIRST FLOOR (A/C)
1,643 SQ. FT. LIVING SECOND FLOOR (A/C)
3,583 SQ. FT. LIVING TOTAL
171 SQ. FT. ENTRY PORCH
144 SQ. FT. STORAGE
250 SQ. FT. PORCH 2
212 SQ. FT. PORCH 3
777 SQ. FT. TOTAL NON A/C AREA
4,332 SQ. FT. TOTAL UNDER ROOF
149 SQ. FT. WATERPROOF DECK

REVISIONS:

1 OCT. 31, 2024

DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, SIZE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL, STRUCTURAL ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

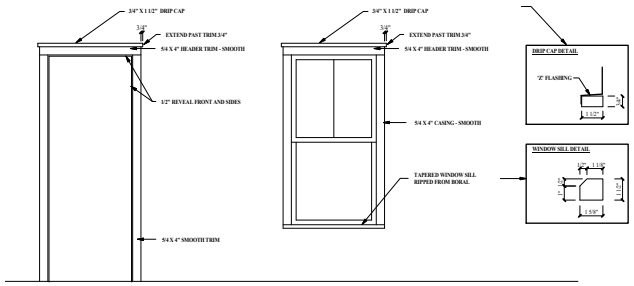
PLAN DESIGNER:
karen cowart DESIGN ASSOCIATES, INC.
4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904
karencowartda@gmail.com

SHEET TITLE: FLOOR PLAN STUDY

67 WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DISMUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

DESIGN BY:	KC
DWG BY:	KC
DATE	AUGUST 6, 2024
SCALE	AS NOTED
JOB NAME	CREGAN
SHEET	A-1
	3 OF 13 SHEETS

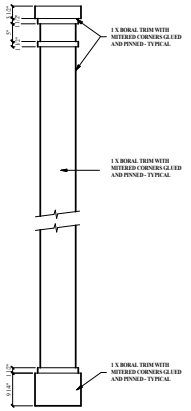
DIRECT WATER FROM IMPERVIOUS SURFACES TOWARDS WATER STREET. USE GUTTERS WITH DOWNSPOUTS, POOL DECK DRAINS TO FRENCH DRAINS ALONG SIDES OF HOUSE WITH POP UPS NEAR WATER STREET PROPERTY LINE.



EXTERIOR TRIM DETAILS

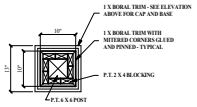
SEE ELEVATIONS FOR EXCEPTIONS

COMPOSITE TRIM TYPICAL UNLESS NOTED OTHERWISE



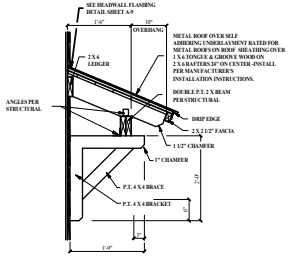
COLUMN ELEVATION

SCALE: 3/4" = 1'-0"



1 COLUMN DETAIL

SCALE: 3/8" = 1'-0"



2 BRACKET AND ROOF DETAIL

SCALE: 3/4" = 1'-0"

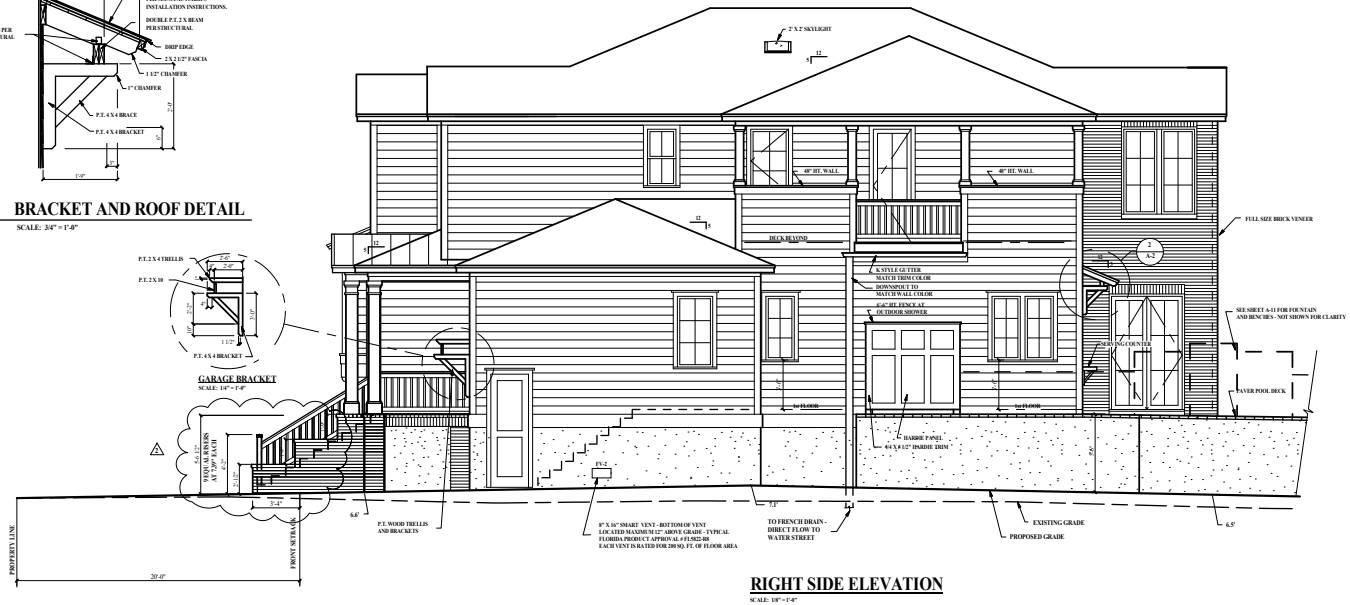
GARAGE BRACKET

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

FRONT ELEVATION

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

LIFTED FIRST FLOOR 2 FEET - REVISED STAIRS



RIGHT SIDE ELEVATION

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

REVISIONS:

1 OCT. 31, 2024

DESIGN DRAWINGS HAVE CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, INC. & SEALED ENGINEERED DRAWINGS BY OTHERS FOR SOME ITEMS. CONTRACTOR OR OWNER/BUILDER SHALL PAY FOR PRICING TO OBTAIN THE INFORMATION OF THE ENGINEERED DRAWINGS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

PLAN DESIGNER:

karen cowart DESIGN ASSOCIATES, INC.

4220 South Francis Road
St. Augustine, Florida 32092

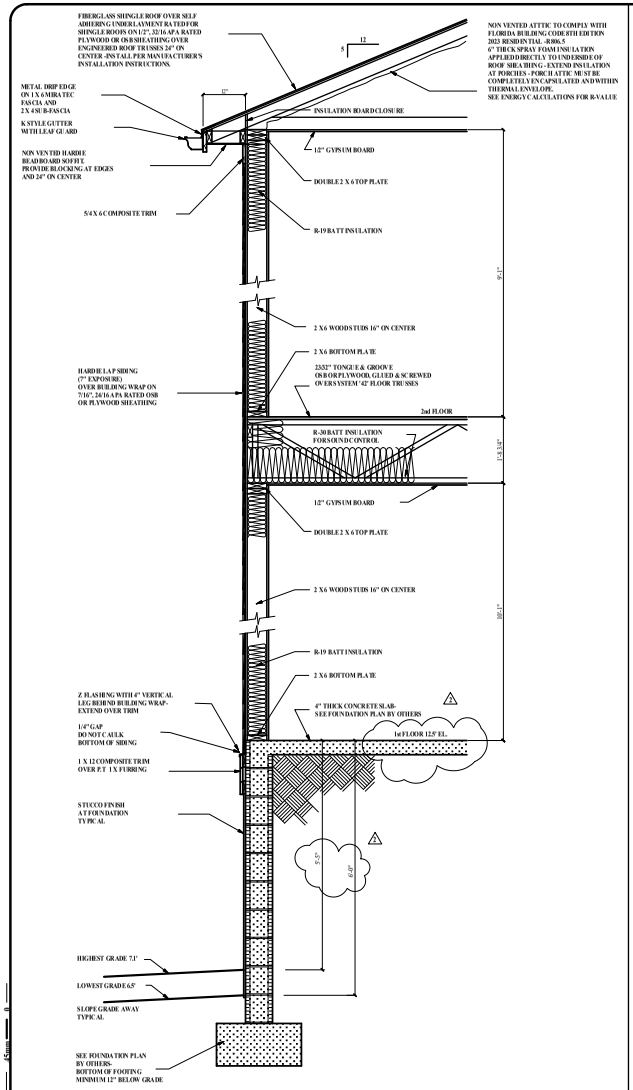
(904) 669-4904
karencowartdesign@gmail.com

SHEET TITLE: ELEVATIONS

6' WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DISMUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

DESIGN BY:	KC
DWG BY:	KC
DATE:	AUGUST 6, 2024
SCALE:	AS NOTED
JOB NAME:	CREGAN

SHEET
A-2
4 OF 13 SHEETS



2 TYPICAL WALL SECTION

SCALE: 3/8" = 1'-0"

DESIGN & INSTALLATION OF ALL WATERPROOFING, FLASHING AND ROOF / WALL COVERING ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

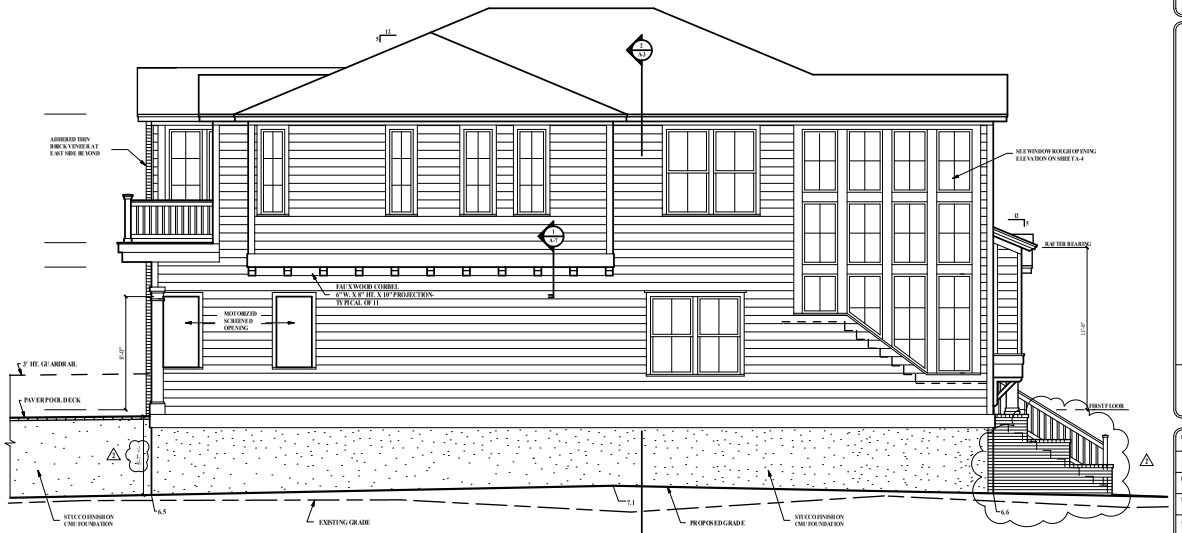
USE STAINLESS STEEL FASTENERS FOR ALL TRIM AND SIDING - TYPICAL

SEE ENGINEER'S SIGNED AND SEALED DRAWINGS FOR ALL STRUCTURAL COMPONENTS - TYPICAL

REAR ELEVATION

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

LIFTED FIRST FLOOR AND POOL DECK 2 FEET- REVISED STAIRS



LEFT SIDE ELEVATION

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

REVISIONS

1 OCT. 31, 2024

DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, INC. ARE SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL ITEMS. THESE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON STRUCTURAL DRAWINGS. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

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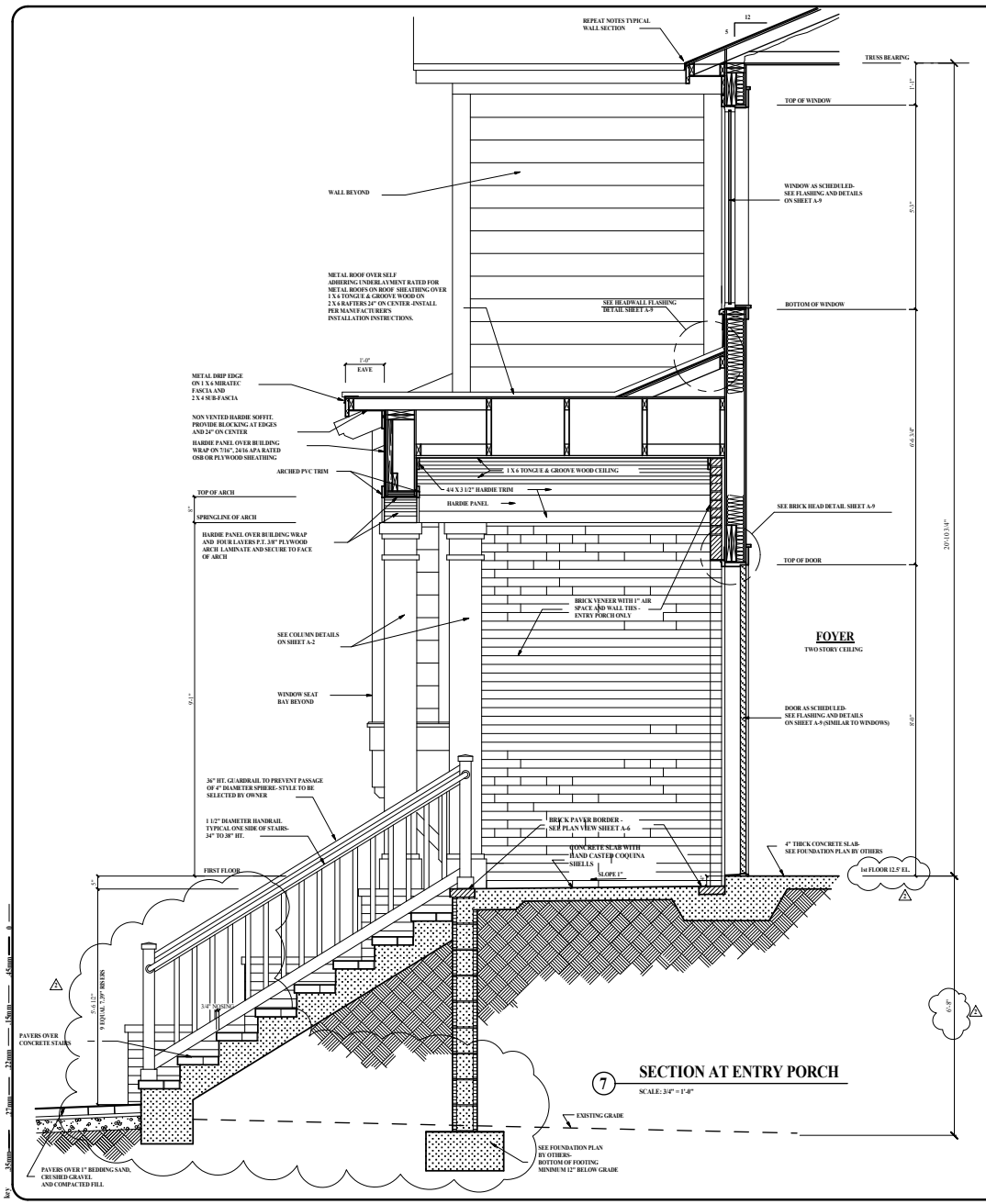
SHEET TITLE: ELEVATIONS

6' WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DISMUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

DESIGN BY:	KC
DWG BY:	KC
DATE:	AUGUST 6, 2024
SCALE:	AS NOTED
JOB NAME:	CREGAN

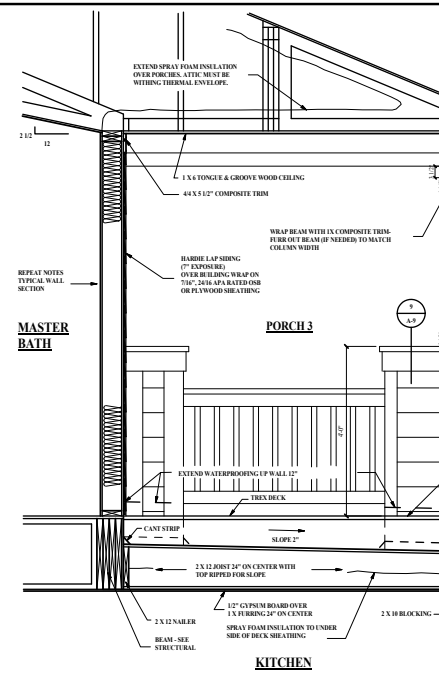
SHEET
A-3
3 OF 13 SHEETS

key



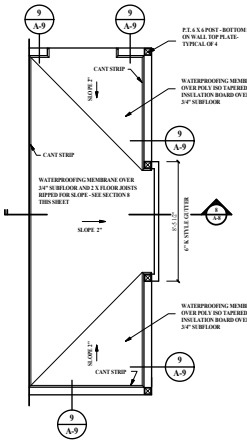
7 SECTION AT ENTRY PORCH

SCALE: 3/4" = 1'-0"



8 SECTION AT UPPER PORCH

SCALE: 3/4" = 1'-0"



SECOND FLOOR PORCH 3 WATERPROOF DECK

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

DESIGN & INSTALLATION OF ALL WATERPROOFING, FLASHING AND ROOF / WALL COVERING ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

USE STAINLESS STEEL FASTENERS FOR ALL TRIM AND SIDING - TYPICAL

SEE ENGINEER'S SIGNED AND SEALED DRAWINGS FOR ALL STRUCTURAL COMPONENTS - TYPICAL

REVISIONS:

1 OCT. 31, 2024

DESIGN DRAWINGS ISSUED FOR CONSTRUCTION SHOULD BE SIGNED AND SEALED BY THE ARCHITECT AND ENGINEER. SIGNED AND SEALED ENGINEERED DRAWINGS BY OTHERS FOR FOUNDATION, FRAMING, ROOF TRUSSES AND ROOF SHEATHING SHALL TAKE PRECEDENCE OVER THE INFORMATION SHOWN ON THESE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY ARCHITECTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

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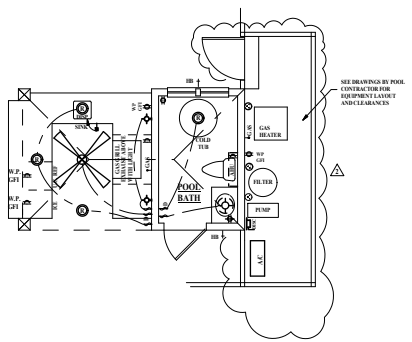
(904) 669-4904
karencowartsda@gmail.com

SHEET TITLE: ROOF DIAGRAM / TRUSS PROFILES

67 WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DISMUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

DESIGN BY:	KC
DRWG BY:	KC
DATE:	AUGUST 6, 2024
SCALE:	AS NOTED
JOB NAME:	CREGAN

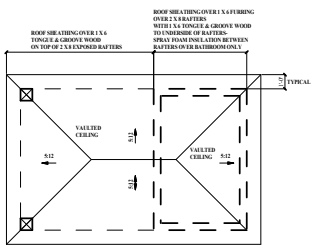
SHEET
A-8
10 OF 13 SHEETS



ELECTRICAL LAYOUT

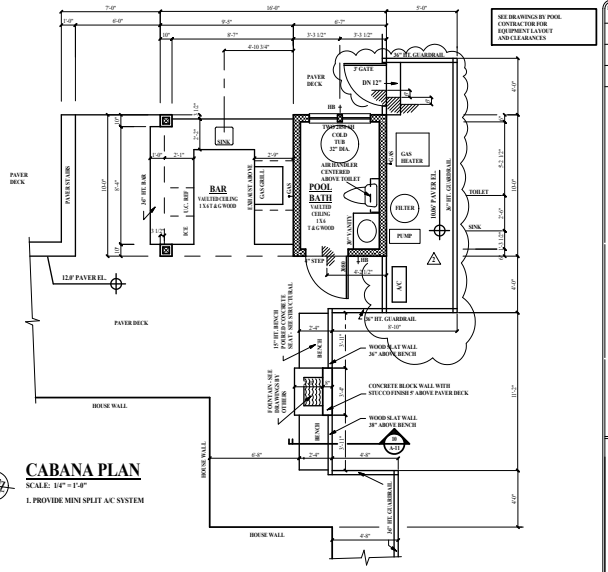
SCALE: 1/4" = 1'-0"

SEE ELECTRICAL LEGEND ON SHEET A-10



ROOF DIAGRAM

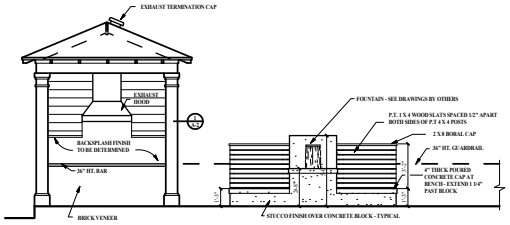
SCALE: 1/4" = 1'-0"



CABANA PLAN

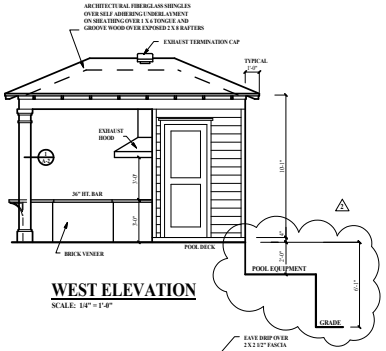
SCALE: 1/4" = 1'-0"

1. PROVIDE MINI SPLIT A/C SYSTEM



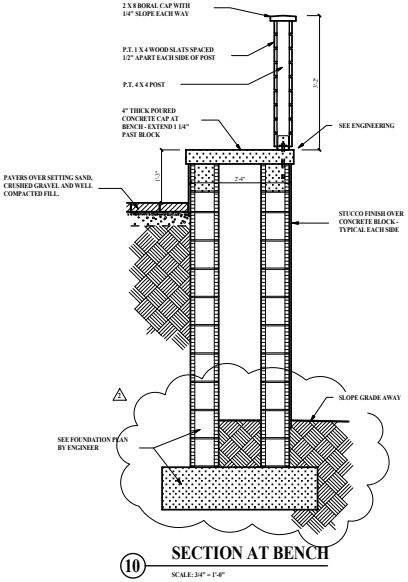
NORTH ELEVATION

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



WEST ELEVATION

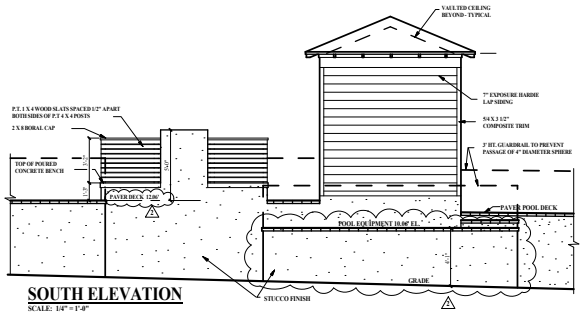
SCALE: 1/4" = 1'-0"



SECTION AT BENCH

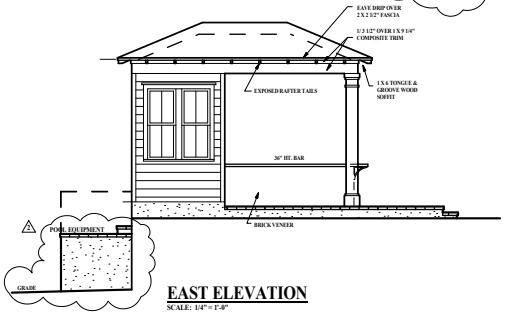
10

SCALE: 3/4" = 1'-0"



SOUTH ELEVATION

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



EAST ELEVATION

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

REVISIONS:

1 OCT. 31, 2024

PLAN DESIGNER:

karen cowart DESIGN ASSOCIATES, INC.

4220 South Francis Road
St. Augustine, Florida 32092

(904) 669-4904
karencowartds@gmail.com

SHEET TITLE: POOL CABANA

6' WATER ST
ALL LOT 2 & S 10 FT OF LOT 3 DISMUKES SUB CITY
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
KYLE & ASHLEY CREGAN

DESIGN BY:	KC
DWG BY:	KC
DATE:	AUGUST 6, 2024
SCALE:	AS NOTED
JOB NAME	CREGAN

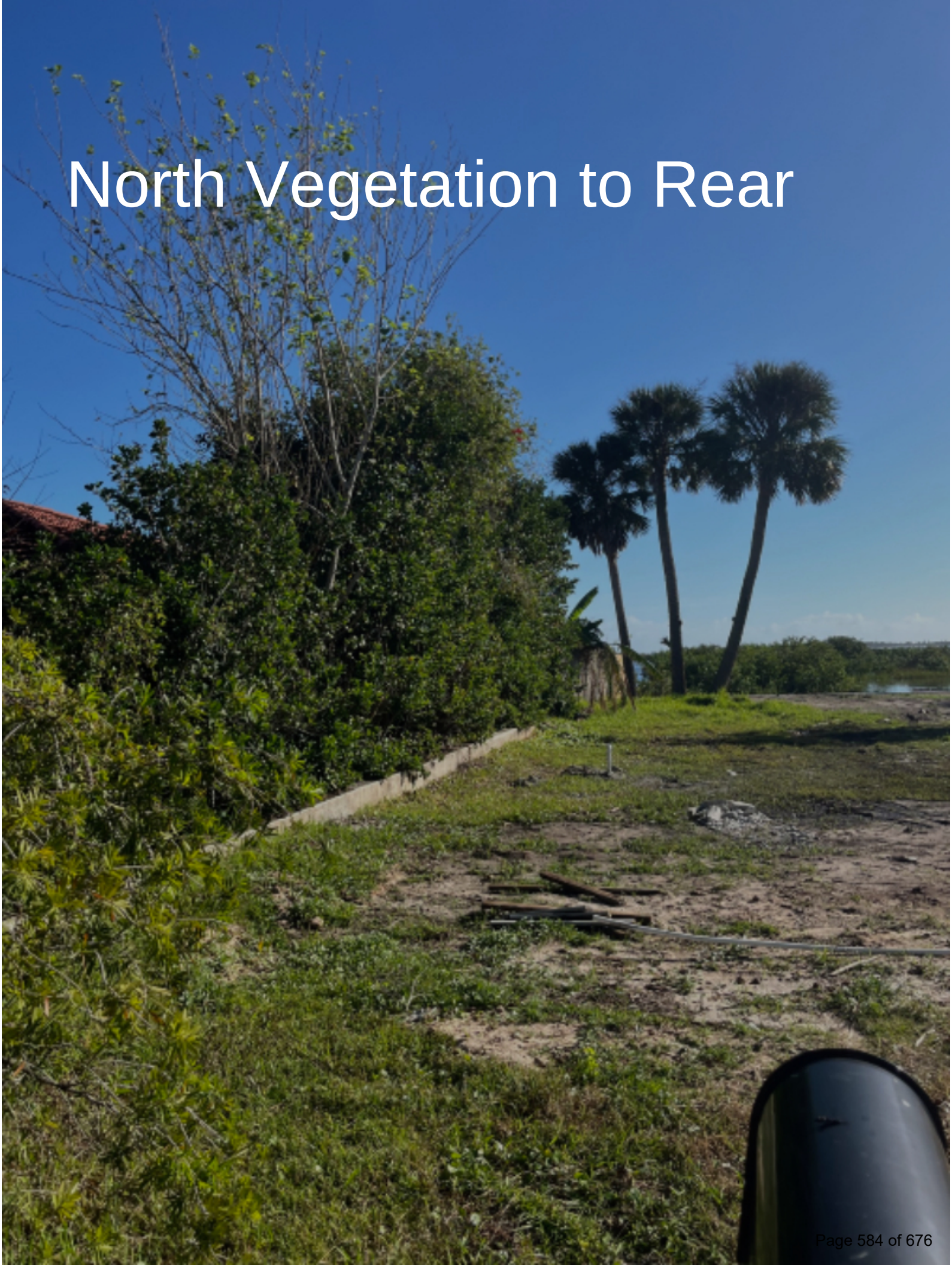
SHEET
A-11
11 OF 13 SHEETS

Attachment 10:

Applicant Provided Photographs of Views from the Site

East Water View

North Vegetation near front


North Vegetation to Rear

8' tall south wall and vegetation

Attachment 11:

Applicant Provided Photographs of Neighboring Houses

65 WATER ST. (SOUTH OF LOT)

Google Maps

St. Augustine, Florida

Google Street View

Jan 2023 See more dates

71 WATER ST. (NORTH OF LOT)

Google Maps

Attachment 12:

Aerial View of Property Size in the Vicinity of 67 Water Street

*All numbered properties have an RS-1 zoning designation.

Number	Address	Approximate Lot Width (feet)
1	80 Water Street	114
2	70 Water Street	73
3	71 Water Street	87
4	68 Water Street	48
5	67 Water Street	64
6	64 Water Street	109
7	65 Water Street	75
8	60 Water Street	53
9	57 Water Street	79
10	56 Water Street	48
11	54 Water Street	52
12	51 Water Street	115
13	50 Water Street	53
14	48 Water Street	93
15	47 Water Street	82
16	42 Water Street	47
17	41 Water Street	64

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 3, 2024	8.a.	PZB2024-0100
Request	**Address**	**Parcel ID**
Appeal of Staff Determination and Variance	3 South Street	201230-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Julia Moiseeva
Owner:	Craig Van Horn
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:	Old City South
Archaeological Zone:	IC

Request Summary

Appeal of Staff Determination Related

The first part of this application is a request for an appeal of staff decision allowing one (1) guest house per property with an RS-1 zoning designation. Guest houses are allowable accessory uses and structures in the RS-1 zoning district. [LINK TO SECTION]

Variance Related

The second part of this application is for variance requests related to the proposed construction of new guest houses at 3 South Street.

1. Exceed maximum square footage of a guest house, and
2. Reduction of side yard setback requirements.

	Code Requirements	Proposed Site Conditions at 3 South Street
Maximum lot coverage [LINK TO SECTION]	Twenty-five (25) percent	Eleven and seven tenths (11.7) percent
Minimum front yard	Twenty (20) feet	Twenty (20) feet
Minimum side yard	Fifteen (15) feet	Three (3) feet
Maximum impervious surface [LINK TO SECTION]	Seventy (70) percent	Fourteen and eight tenths (14.8) percent
Maximum size of a guest house	Five hundred (500) square feet	First floor: seven hundred (700) square feet Second floor: seven hundred sixty-seven (767) square feet

The applicant states in their application that the justification for their proposal is that "the design of the guest house integrated within the lot and main dwelling unit, aims to maximize space utilization and provide seamless access, enhancing both functionality of the property and connection between main dwelling and the guest house and as well provide perspective on the aesthetic of the Linconville area."

Approval of these requests would allow for the building permit application review of a new structure containing two (2) guest houses and a storage structure at 3 South Street.

Consistency with the City of St. Augustine's Comprehensive Plan 2040
Future Land Use Element [LINK TO DOCUMENT]

Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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

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

Appeal means a means for obtaining review of a decision, determination, order, or failure to act pursuant to the terms of this chapter as expressly authorized by the provisions of article II, division 2 and article II, division 3.

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.

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.

Lot coverage means that portion of the lot, excluding open water bodies determined using the mean high water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures.

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

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

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

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

(b) *Variances*:

1. *Requirements for grant of variance*. The 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; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. 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 "regulatory restrictions, topography and practical limitations" as the unique conditions at 3 South Street that prove to be disadvantages.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Applicant's response is "practical limitations cause the owner to be unable to make reasonable use."

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
Applicant's response is "zoning regulations and terminology of guest house is created by the city."

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.
Applicant's response is "granting of the variance will demonstrate aesthetic, style, and spirit of the architecture."

(d) *Appeals: Review of planning and building department; decision by the board*:

(1) *In general*. Any appeal as provided herein, including requests for variances from the design standards for off-street parking, may be taken by any person aggrieved by any decision of the planning and building department or any administrative official or official body in the administration or enforcement of this chapter, provided such appeal is filed with the planning and building department within thirty (30) days of the date of the action which is the subject of such appeal. The party filing the appeal shall have legal standing, as determined under the laws of the State of Florida and rules of civil procedure or appellate procedure as established by the Supreme Court of the State of Florida.

(2) *Reviewing authority*. For the purposes of this Code, "reviewing authority" shall mean the person, board or commission which is designated by this Code to hear and render a decision on an appeal.

(3) *Written application*. A written application shall be filed on the forms provided by the planning and building department and shall state, with particularity, specific grounds for the appeal, including the factual and legal basis, which must be based on established law as it relates to the action taken by the official, board or commission upon which the appeal is filed. The official, board or commission which will hear the appeal as the reviewing authority may review the application for appeal prior to hearing and may request that additional information be filed, in writing, in the form of a brief or other formal statement. Based upon the application for appeal and such other information that is filed, such reviewing authority may summarily affirm the order to be reviewed if the authority finds that no preliminary basis for reversal has been demonstrated, or may summarily reverse the order to be reviewed if the reviewing authority finds that no meritorious basis exists for affirmance and the order otherwise is subject to reversal.

(4) *Hearing*. In the event that the board, commission or other reviewing authority has not summarily reversed or affirmed the order in question, the reviewing authority shall, within thirty (30) days after receipt of such application, set a reasonable time for hearing thereon and shall give notice of the time and place of the hearing to the applicant and the planning and building department and any other parties to the proceeding.

(5) *Stay of proceedings*. An appeal shall stay all administrative proceedings in furtherance of the action appealed until such time as final determination has been made by the reviewing authority on such appeal, and no action shall be taken by the applicant or the planning and building department during such time which would change the status of the matter being appealed.

(e) *Procedures for hearing for zoning exceptions, zoning; variances, conservation zone developments and appeals:*

(1) *Scope*. The board shall adhere to the standards applicable in quasi-judicial hearings consistent with Florida law, and may utilize the rules for the conduct of hearings adopted by the city commission, or provide for guidelines specific to hearings related to the granting of zoning exceptions, zoning variances, conservation zone developments and appeals, which shall include at least the right of any party to:
   a. Present their case or defense by oral and documentary evidence.
   b. Submit rebuttal evidence, and conduct such cross-examination as may be required for a full and true disclosure of the facts.
   c. Submit proposed legal argument, findings and conclusions and supporting reasons therefor.
   d. Make offers of compromise or proposals of adjustments.
   e. Be accompanied, represented and advised by counsel or represent themselves.
   f. Be promptly notified of any action taken on any zoning exception request or a zoning variance, conservation zone development, or appeal of any action of the board affecting substantive or procedural rights taken in connection with proceedings.

(2) *Evidence*. The board shall receive into evidence that which could be admissible in civil proceedings in the courts of this state, but in receiving evidence due regard shall be given to the technical and highly complicated subject matter which must be handled and the exclusionary rules of evidence shall not be used to prevent the receipt of evidence having substantial probative effect. Otherwise, however, effect shall be given to rules of evidence recognized by state law.

(3) *Record*. The board shall provide for the establishment and maintenance of a record of the hearing by the city clerk for all application requests considered by it. The board shall establish such record in a sufficient degree to disclose the factual basis for its final determination with respect to such requests and appeals. The board shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or failing to vote indicating such fact, and shall keep records of its official actions, all of which shall be a public record and filed immediately in the planning and building department and preserved with the city clerk. A verbatim transcript of the hearing is required for an appeal to the city commission, and may be required for other judicial proceedings. It is the responsibility of the appellant to obtain a complete record of the hearing from the city clerk and to retain a certified court reporter to transcribe the hearing at appellant's cost. For purposes of appeals to the city commission, persons who meet the qualifications of indigency and who have filed a complete indigency application with the city clerk pursuant to this code, may provide an alternative to the certified court reporter transcript, such as providing an audio-visual recording of the proceedings on appeal.

(4) *Orders*. A final order on each request for a zoning exception or zoning variance and each appeal shall be made within thirty (30) calendar days of the last hearing at which such request or appeal was considered. Each final order shall contain the citation to the applicable legal authority for the denial of the permit upon which the board's order is based and may include additional findings and conclusions of law, as well as, such conditions and safeguards as prescribed by the board as are appropriate in the matter, including but not limited to, reasonable time limits within which action pursuant to such order shall be begun or completed or both. The record shall contain all evidence, testimony and findings placed in the record of the hearing without the need to reiterate the same in the final order. The originals of the application and all orders of the board and one (1) copy of the final order shall be furnished to the planning and building department and to the applicant.

Sec. 28-161. - Residential, single-family-one: RS-1.

Intent. This district is intended to apply to those neighborhoods designated for single-family dwellings and uses compatible with low density single-family uses, so as to create and maintain a stable low intensity residential character.

Sec. 28-348. - Accessory uses and structures.

Accessory uses and structures are permitted in all districts provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principal use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

(1) Accessory uses and structures shall not be located in required front or side yards, or within three (3) feet of rear property lines, in any residential district except as follows:
   a. On multiple-frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard but not less than three (3) feet from any side lot line.
   b. Accessory structures for residential purposes such as guesthouses shall not be located in any required yard.
   c. 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.
   d. Air conditioning compressors serving central systems (other than window units) or other mechanical equipment designed to serve the main structure may be located in any required rear yards, but not in any required front yard, and not less than ten (10) feet from any side lot line, except in the following instances:
      1. When a compressor is proposed within a yard and is enclosed by a masonry wall at least five (5) feet high, it may be located within two (2) feet of any side lot line.
      2. When a compressor is proposed within a yard and is enclosed by a solid board fence at least five (5) feet high, it may be located within five (5) feet of any side lot line.
   e. Tennis courts may be located in a required side or rear yard but not in any required front yard (see subsection (5)).

(2) Household pets are a permitted accessory use in all residential districts provided the number of such pets over ten (10) weeks in age shall not exceed four (4).

(3) Accessory uses and structures in any residential district shall include noncommercial greenhouses and plant nurseries; guest- houses; carports; private garages and boathouses or shelters (provided boathouses or shelters shall not exceed six hundred (600) square feet in area); tool, storage and garden sheds; swimming pools and similar water features; tennis, basketball and similar recreational courts; barbecue pits; facilities for security guards and caretakers; children's playhouses; gazebos; skateboard ramps; compost area; workshops or studios; structures for hot tubs or saunas; satellite dishes and other antennas; aboveground fuel tanks; and similar uses and structures which:
   a. Do not involve the conduct of business of any kind.
   b. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
   c. Do not involve operations or structures not in keeping with the character of a residential neighborhood.

Staff Recommendation

A review of Sec. 28-29 must be conducted by the Board to

1. Determine the regulations for number of guest houses allowed on a property with an RS-1 zoning designation as well as
2. Review the associated variance requests related to the proposed construction at 3 South Street / PID 201230-0000.

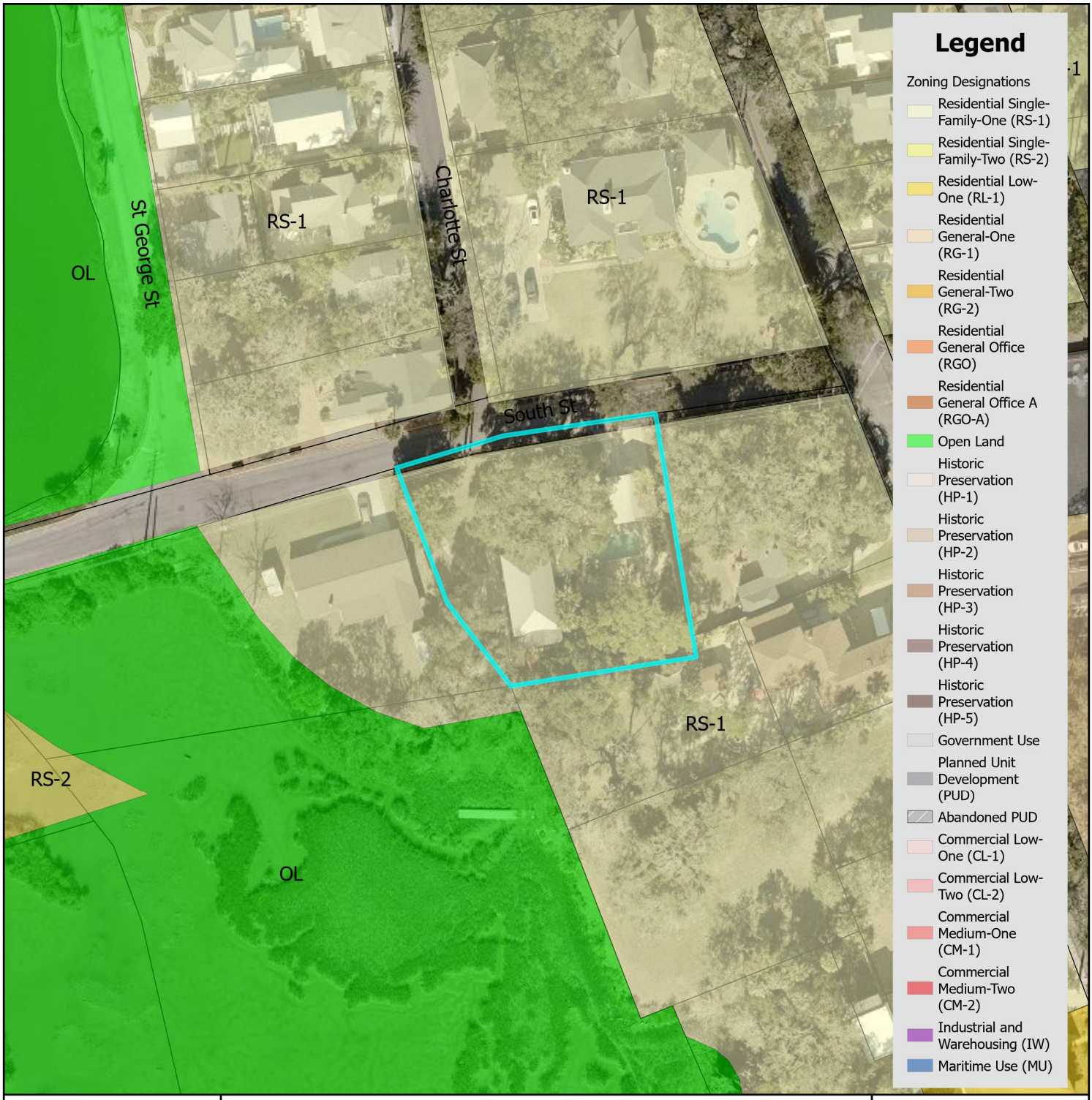
Attachments

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. Plans Set and Supporting Evidence from Applicant

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

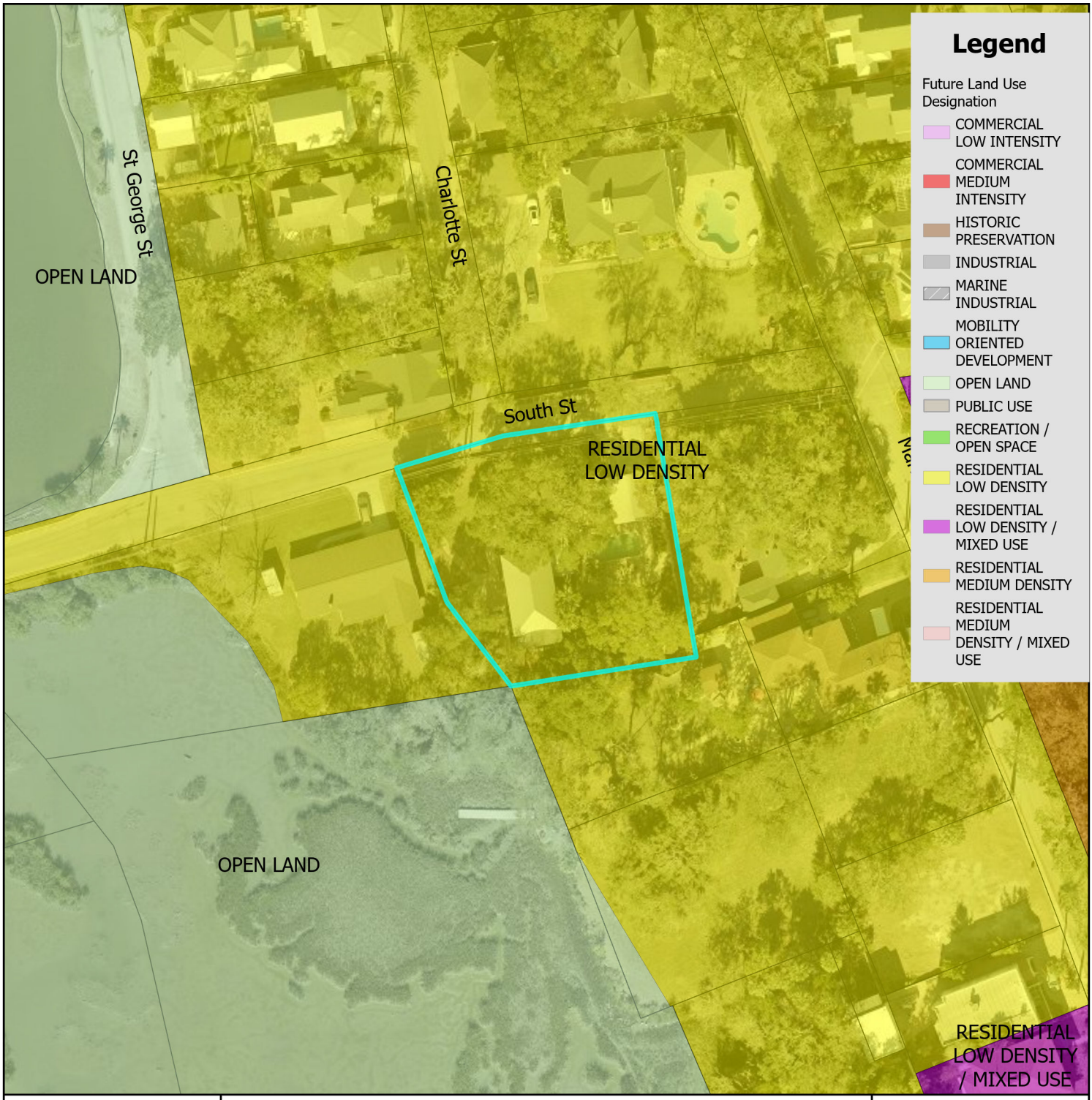
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

City of St. Augustine
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map

St. Johns County Property Appraiser Use Classification Map

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

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2024

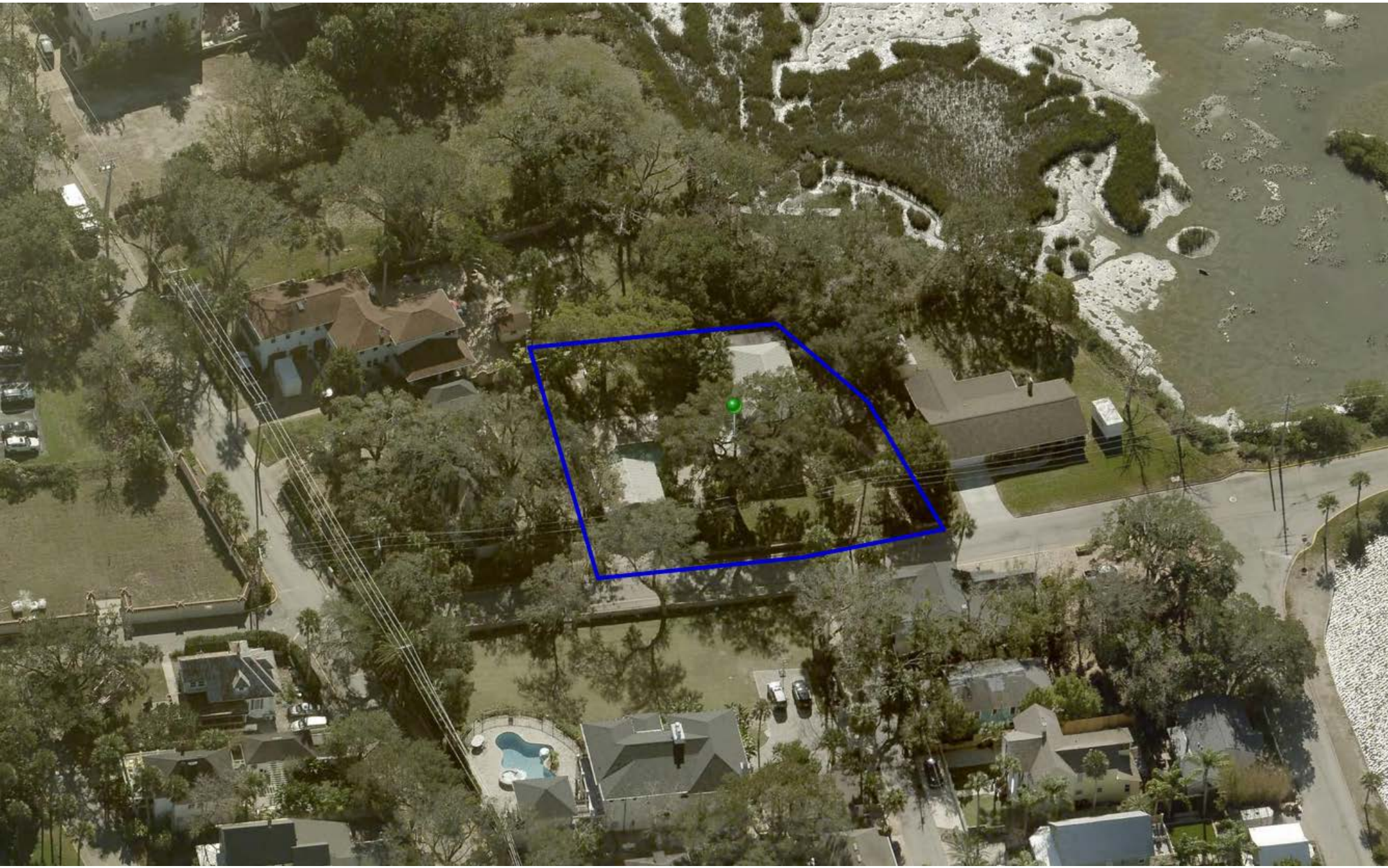
N

0 0.01 0.01 Miles

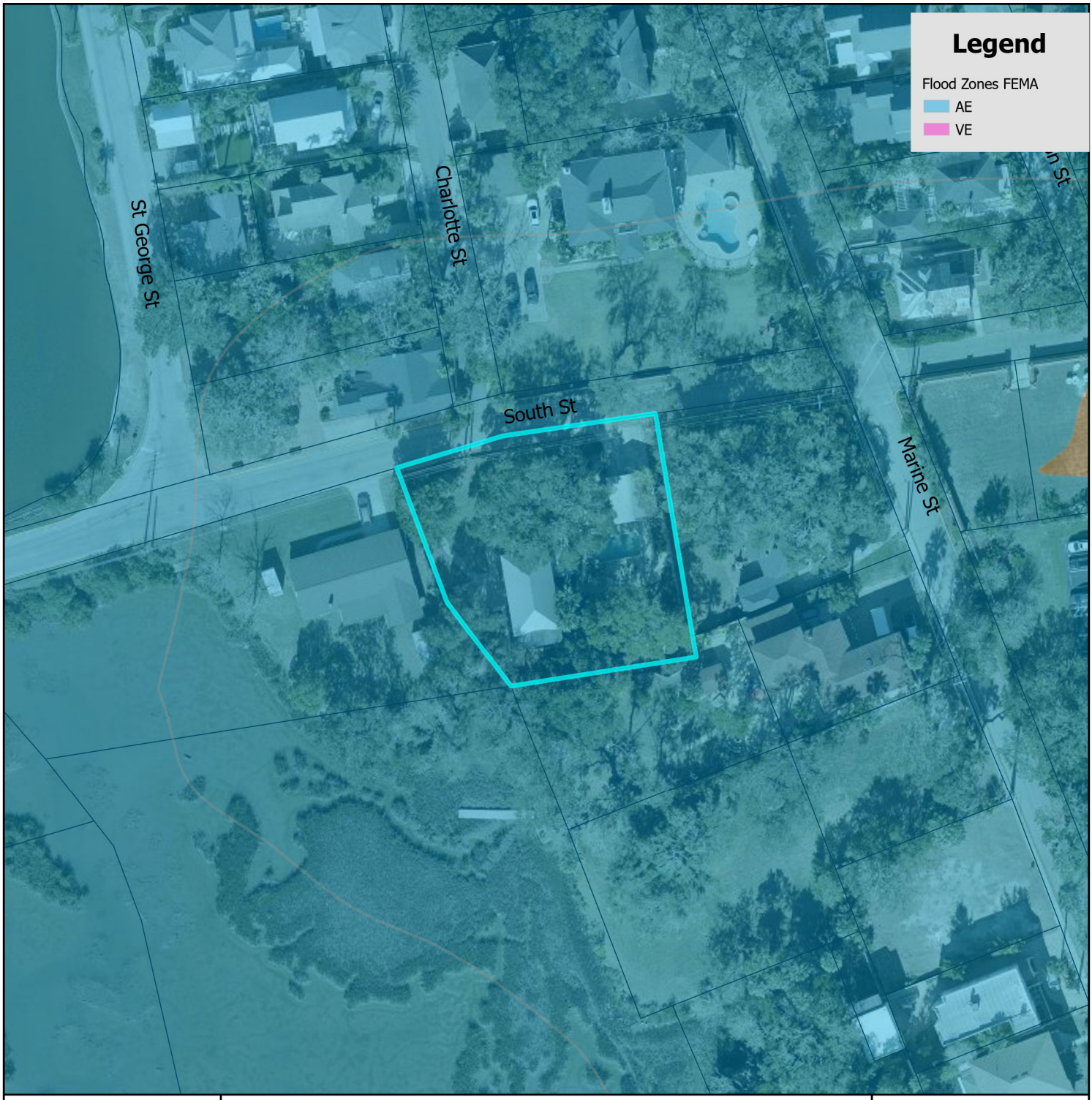
0 40 80 Feet

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

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

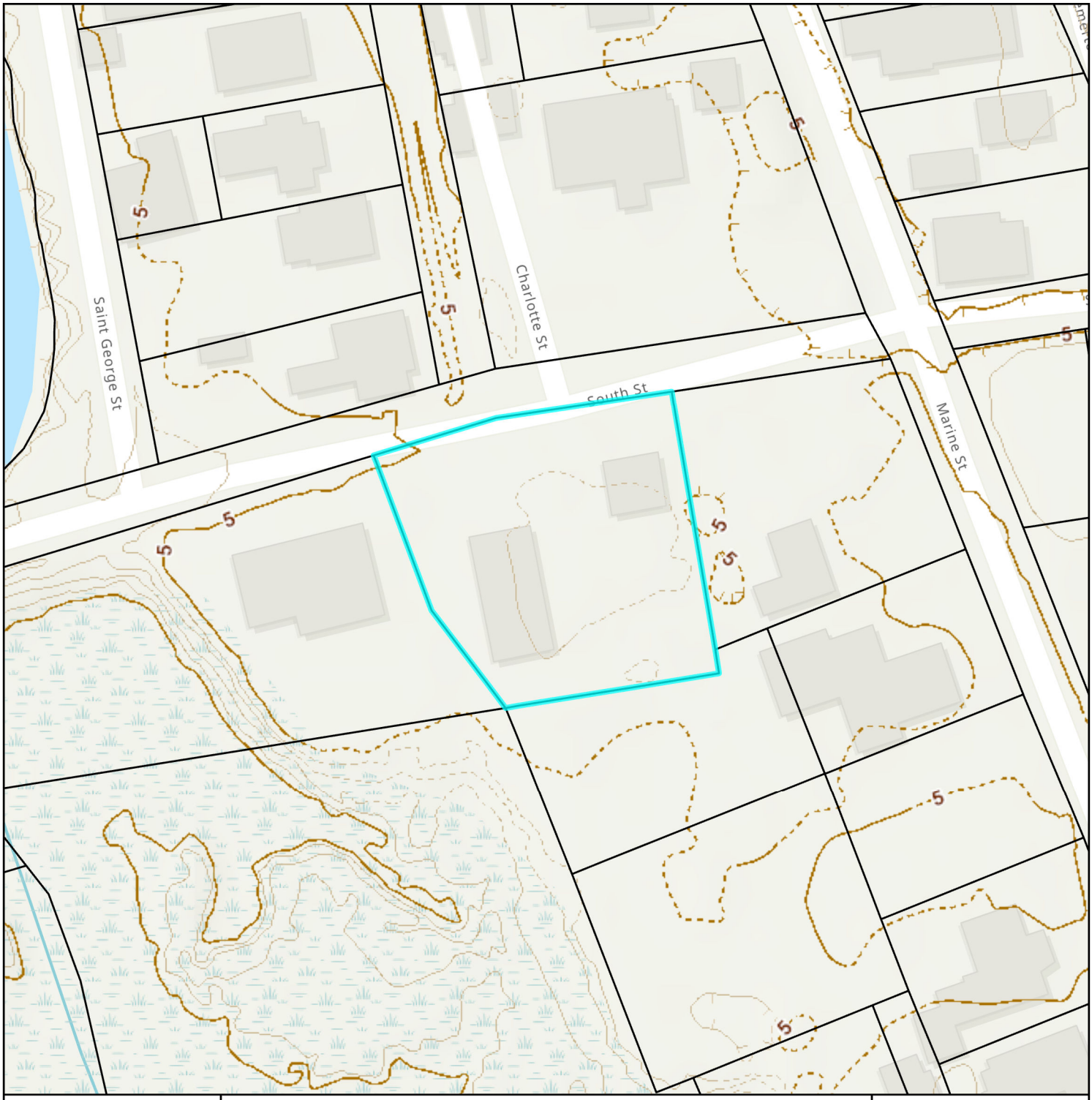
N

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

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 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: Julia Moiseeva Contact Number: (954) 801-5705
   Business (*if applicable*):
   Address: 101 Spring St City: St.Augustine State: FL Zip: 32084
   E-Mail Address: yuliia.archtech@gmail.com
2. NAME OF PROPERTY OWNER: Craig Van Horn Contact Number: (904) 994-3403
   Business (*if applicable*):
   Address: 3 South St City: St.Augustine State: FL Zip: 32084
   E-Mail Address:
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Block:
   Subdivision: City of St Augustine Parcel Number: 2012300000
4. PROJECT STREET ADDRESS: 3 South St, St.Augustine, FL,32084
5. SPECIFIC PROPOSED USE: Storage/Guest House/(Mother in Law Suite)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other:
7. DESCRIPTION OF ACTION REQUESTED:
   Increase Square Footage of Guest House from 500 sq.ft to 1,464 sq.ft. (2 story guest house).
8. JUSTIFICATION FOR ACTION REQUESTED:
   The design of the guest house Integrated within the lot and main dwelling unit, aims to maximize space utilization and provide seamless access, , enhancing both functionality of the property and connection between main dwelling and the guest house and as well provide perspetive on the aesthetic of the Linconville area.

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:

Property suffers regulatory restrictions ,topography and practical limitations.

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

Practical Limitations cause the owner to be unable to make reasonable use.

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

Zoning Regulations and terminolgy of guest house is created by the city.

(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 the variance will demonstrate aesthetic, style,and spirit of the architecture.

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.

11/7/2024
Signature of Applicant Date

11/7/2024
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.

Julia Moiseeva

Print name of applicant

Signature of applicant

11/7/2024

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Julia Moiseeva is/are hereby authorized TO ACT ON BEHALF OF Craig Van Horn, 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

Craig Van Horn
Print Name of Owner

904-994-3403
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 23 day of Sept., 2024

By Craig Van Horn

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: Suzanne M Ferrell

My Commission expires: 10/16/2026

SUZANNE M. FERRELL
Notary Public
State of Florida
Comm# HH294285
Expires 10/16/2026

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: 3 South St, St. Augustine, FL, 32084

Applicant's Name: Julio Moiseeva Applicant's Signature:

Owner's Name: Craig Van Horn Owner's Signature:

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	2012300000
Location Address	3 SOUTH ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	(7) CITY OF ST AUG PT BLK 43-B 156FT ON SOUTH ST OR1452/81 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
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	Van Horn Craig S,Laura C 100% Van Horn Laura C 100%
Mailing Address	3 SOUTH ST SAINT AUGUSTINE, FL 32084-5109

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2025
Building Value	$336,248
Extra Features Value	$65,802
Total Land Value	$1,042,912
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,444,962**
Total Deferred	$1,030,222
Assessed Value	**$414,740**
Total Exemptions	$50,000
Taxable Value	**$364,740**

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

Historical Assessment Information

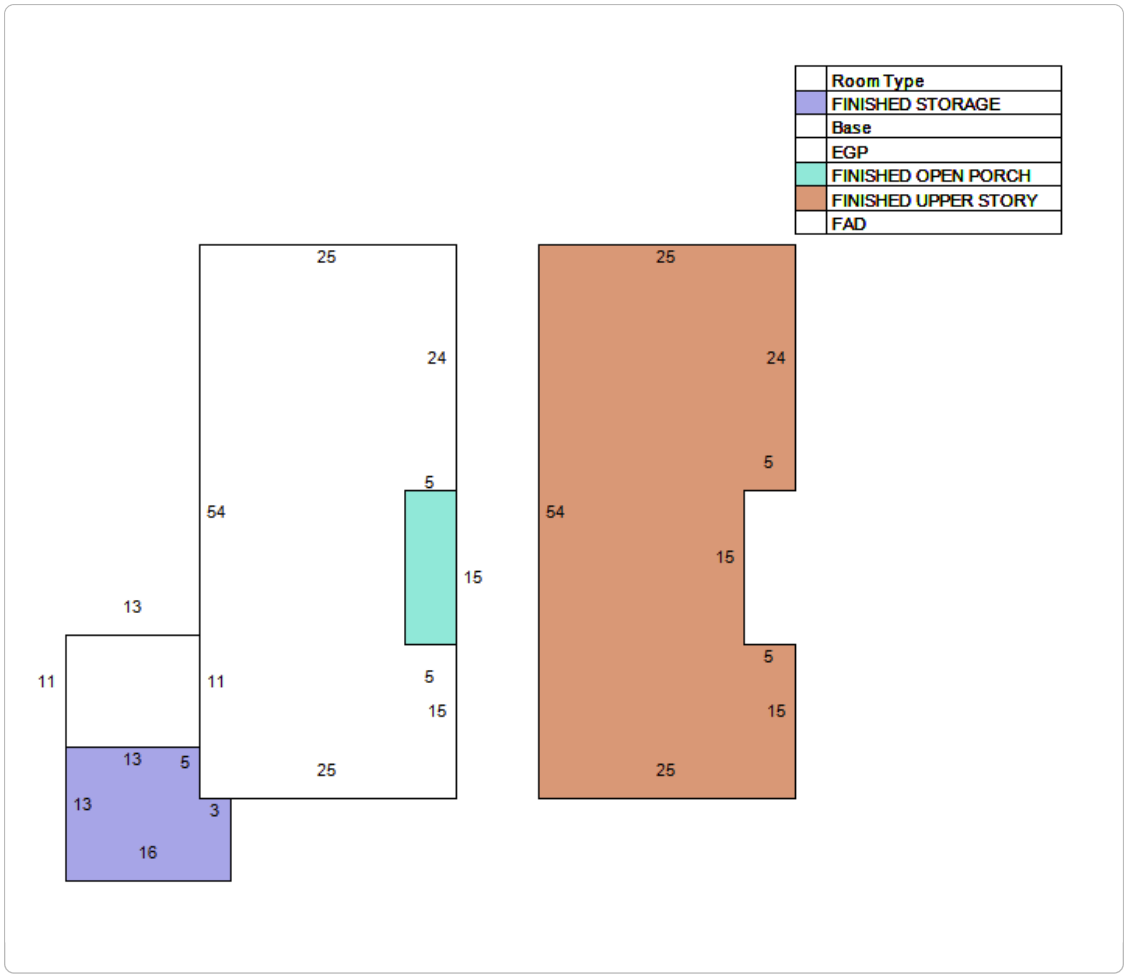
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$348,046	$47,336	$1,042,912	$0	$0	$1,438,294	$402,660	$1,085,634	$352,660
2023	$382,278	$13,093	$1,042,912	$0	$0	$1,438,283	$390,932	$1,097,351	$340,932
2022	$260,656	$33,412	$741,115	$0	$0	$1,035,183	$379,546	$705,637	$329,546
2021	$199,435	$33,412	$661,710	$0	$0	$894,557	$368,491	$576,066	$318,491
2020	$221,184	$33,412	$553,822	$0	$0	$808,418	$363,403	$495,015	$313,403
2019	$199,155	$31,112	$553,822	$0	$0	$784,089	$355,233	$478,856	$305,233
2018	$191,536	$31,112	$553,822	$0	$0	$776,470	$348,609	$477,861	$298,609
2017	$198,765	$30,160	$553,822	$0	$0	$782,747	$341,439	$491,308	$291,439
2016	$205,992	$27,641	$503,475	$0	$0	$737,108	$334,416	$452,692	$284,416
2015	$191,888	$27,725	$388,395	$0	$0	$608,008	$332,091	$325,917	$282,091
2014	$146,252	$27,726	$349,556	$0	$0	$523,534	$329,455	$244,079	$279,455

Building Information

Building	1
Building Value	$336,248
Year Built	1928
Actual Area	3036
Conditioned Area	2625
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
ADDITION	1275
FINISHED UPPER STORY	1275
FINISHED OPEN PORCH	75
UNFINISHED ENCLOSED PORCH	143
BASE AREA	75
FINISHED STORAGE/UTILITY	193
Total SqFt	3036

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Excellent (Mix)		23203
Pool - Average (RES)		36450
Masonry Wall (Mix)		6149

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	137	140	137	EF	$1,042,912

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
	10/29/1999	$310,000.00	WARRANTY DEED	1452	81	Q	I	ELLERT ROBERT B,JOANN C	VAN HORN CRAIG S,LAURA C
	10/1/1988	$0.00		801	253	U	I		ELLERT ROBERT B,JOANN C
	6/1/1983	$111,000.00		591	806	Q	I		
	11/1/1982	$0.00		562	484	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: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 9:

Plans Set and Supporting Evidence from Applicant

VARIANCE

3 SOUTH STREET,
ST.AUGUSTINE, FLORIDA,32084

REVISIONS

DATE:	NO.:	BY:

ARCHITECH DESIGN INC.

yuliia.architech@gmail.com + 1 (954) 801-5705 https://www.architech.design

VARIANCE

3 SOUTH STREET,
ST.AUGUSTINE,
FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOSIEIEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-0

GENERAL INFORMATION

PROPERTY OWNER NAME: VAN HORN CRAIG S,LAURA C
PARCEL ID: 2012300000
LEGAL DESCRIPTION OF THE LOT: (7) CITY OF ST AUG PT BLK 43-B 156FT ON SOUTH ST OR1452/81
ZONING CLASSIFICATION: RS-1 - SINGLE FAMILY (0100)
LOT SIZE (IN ACRES): 0.470
TOTAL AREA(IN SQ.FT.): 19,935 SQ.FT

KEY FEATURES OF THE LOT

SETBACKS (AS PER ZONING):
FRONT: 20'-0"
SIDE: 15'-0"
SIDE: 15'-0"
REAR: 20'-0"

MAX. ROOF HT.: 35'-0"
FLOOD ZONE: X

EASEMENTS:

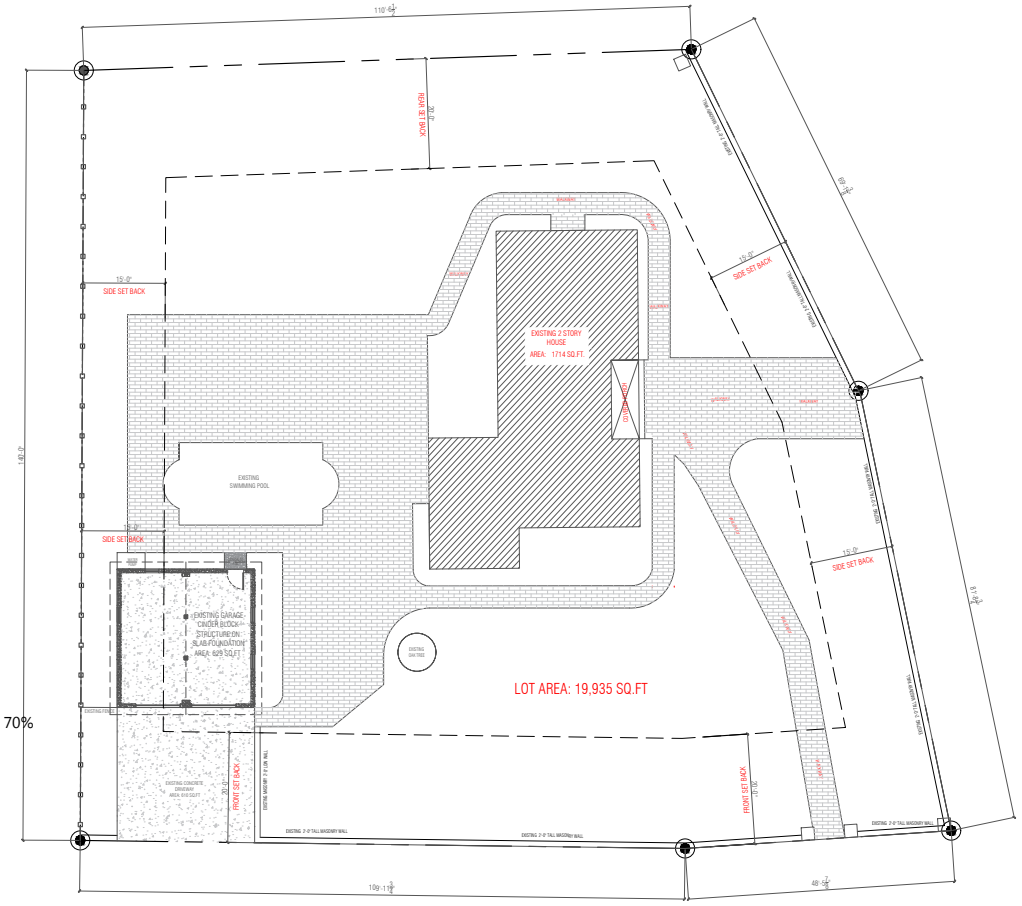
EXISTING BUILDING AND GARAGE SQ.FT

BLDG.FOOTPRINT, TOTAL SQ. FT. UNDER ROOF: 1,715 SQ.FT
BLDG.FOOTPRINT CONDITIONED: 1,644 SQ.FT
GARAGE SQ.FT UNDER ROOF: 629 SQ.FT
DRIVEWAY (IMPERVIOUS): 610 SQ.FT
WALKWAYS (PERMEABLE): 4,159 SQ.FT.
FOOTPRINT MAIN BLDG. & GARAGE: 2,344 SQ.FT
FOOTPRINT BLDG. UNDER ROOF,GARAGE & DRIVEWAY TOTAL SQ. FT.: 2,954 SQ.FT

EXISTING SITE CALCULATIONS:

ALLOWABLE LOT COVERAGE W/ BLDG. FOOTPRINT UNDER ROOF: 25 %
ALLOWABLE LOT COVERAGE PERCENTAGE W/ BLDG. FOOTPRINT, DRIVE & WALKWAYS: 70%

LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT AND GARAGE: 11.7 %
LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT,GARAGE AND DRIVEWAY: 14.8%



A
1 EXISTING SITE PLAN
SCALE:1/8" = 1'-0"

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

ARCHTECH DESIGN INC.
yuliia.archteech@gmail.com + 1 (954) 801-5705 https://www.archtech.design

PROPOSED REMODEL

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOISEEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-1

GENERAL INFORMATION

PROPERTY OWNER NAME: VAN HORN CRAIG S,LAURA C
PARCEL ID: 2012300000
LEGAL DESCRIPTION OF THE LOT: (7) CITY OF ST AUG PT BLK 43-B 156FT ON SOUTH ST OR1452/81
ZONING CLASSIFICATION: RS-1 - SINGLE FAMILY (0100)
LOT SIZE (IN ACRES): 0.470
TOTAL AREA(IN SQ.FT.): 19,935 SQ.FT

KEY FEATURES OF THE LOT

SETBACKS (AS PER ZONING):
FRONT: 20'-0"
SIDE: 15'-0"
SIDE: 15'-0"
REAR: 20'-0"

MAX. ROOF HT.: 35'-0"
FLOOD ZONE: X

EASEMENTS:

EXISTING BUILDING AND GARAGE SQ.FT

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BLDG.FOOTPRINT CONDITIONED: 1,644 SQ.FT
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FOOTPRINT BLDG. UNDER ROOF,GARAGE & DRIVEWAY TOTAL SQ. FT.: 2,954 SQ.FT

EXISTING SITE CALCULATIONS:

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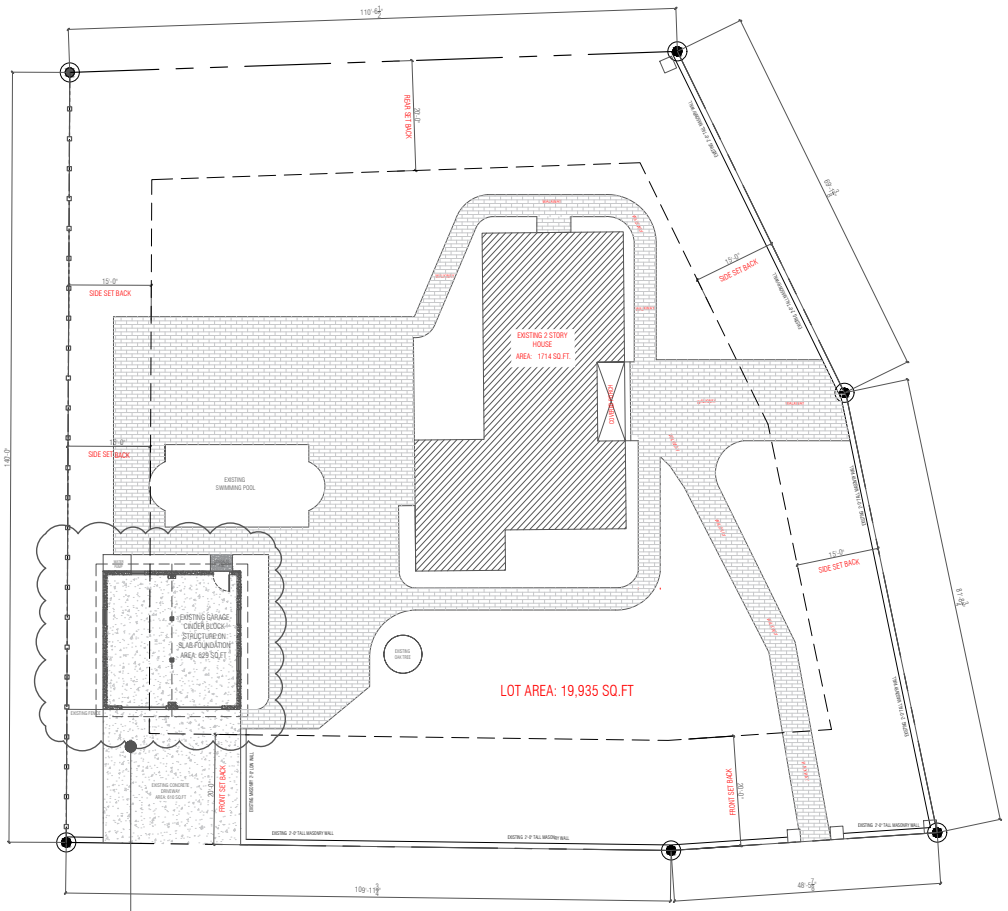
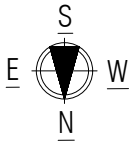
LOT COVERAGE PERCENTAGE W/ BLDG. FOOTPRINT, DRIVE & WALKWAYS: 70%

LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT AND GARAGE: 11.7 %
LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT,GARAGE AND DRIVEWAY: 14.8%



EXISTING GARAGE OF 629 SQ.FT TO BE DEMOLISHED



A
2 EXISTING SITE PLAN
SCALE:1/8" = 1'-0"

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REVISIONS

DATE:	NO.:	BY:

EXISTING SITE PLAN

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOISEEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-2

GENERAL INFORMATION

PROPERTY OWNER NAME: VAN HORN CRAIG S,LAURA C
PARCEL ID: 2012300000
LEGAL DESCRIPTION OF THE LOT: (7) CITY OF ST AUG PT BLK 43-B 156FT ON SOUTH ST OR1452/81
ZONING CLASSIFICATION: RS-1 - SINGLE FAMILY (0100)
LOT SIZE (IN ACRES): 0.470
TOTAL AREA(IN SQ.FT.): 19,935 SQ.FT

KEY FEATURES OF THE LOT

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FRONT: 20'-0"
SIDE: 15'-0"
SIDE: 15'-0"
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MAX. ROOF HT.: 35'-0"
FLOOD ZONE: X

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FOOTPRINT MAIN BLDG. & GARAGE: 2,344 SQ.FT
FOOTPRINT BLDG. UNDER ROOF,GARAGE & DRIVEWAY TOTAL SQ. FT.: 2,954 SQ.FT

EXISTING SITE CALCULATIONS:

ALLOWABLE PERCENTAGE OF DEVELOPMENT

LOT COVERAGE W/ BLDG. FOOTPRINT UNDER ROOF: 25 %
LOT COVERAGE PERCENTAGE W/ BLDG. FOOTPRINT, DRIVE & WALKWAYS: 70%

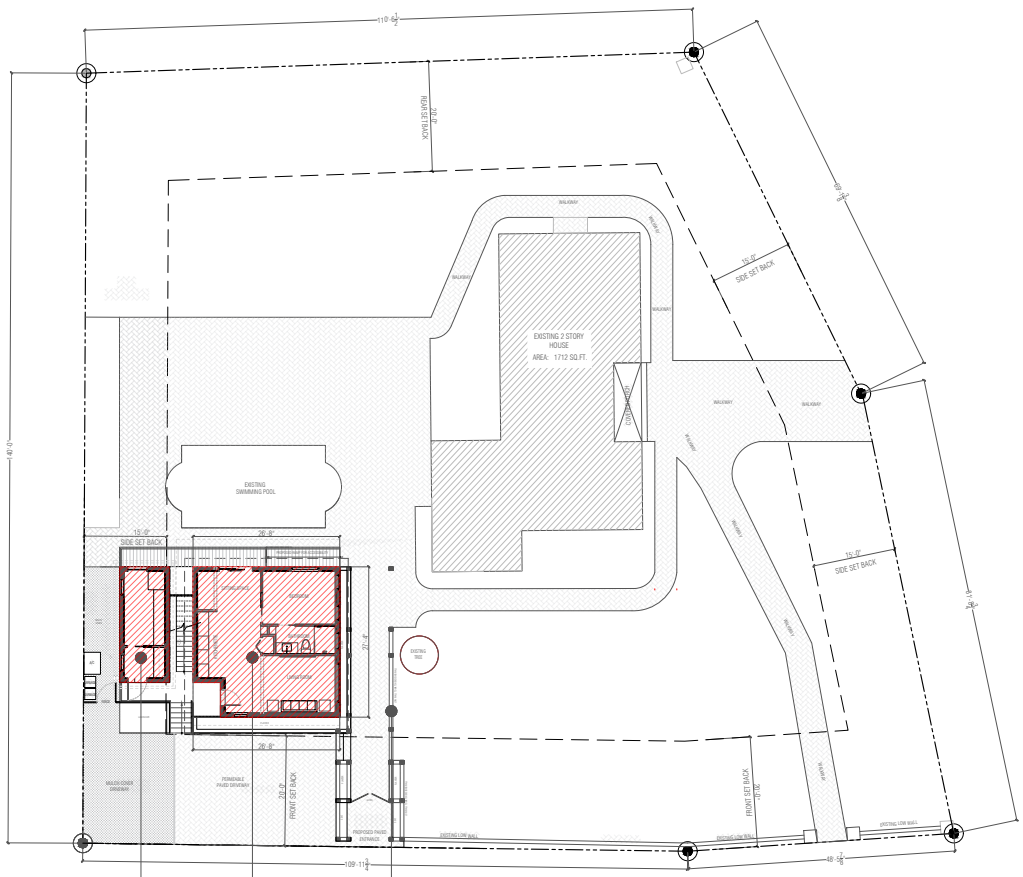
LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT AND GARAGE: 11.7 %
LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT,GARAGE AND DRIVEWAY: 14.8%

PROPOSED GUEST HOUSE DETAILS: 1,379 SQ.FT.

1ST FLOOR MOTHER IN LAW SUITE SQ.FT.: 700 SQ.FT
2ND FLOOR GUEST HOUSE: 767 SQ.FT.

STORAGE: 188 SQ.FT

LOT COVERAGE PERCENTAGE OF BLDG. FOOTPRINT,GUEST HOUSE, AND STORAGE: 13.3 %

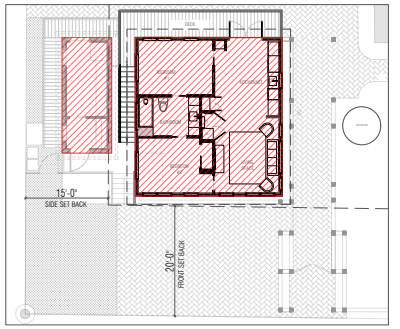


STORAGE ACCESSORY BUILDING-188 SQ.FT

ENTRANCE FREE STANDING PERGOLA

2 STORY GUEST HOUSE

- FIRST FLOOR - MOTHER IN LAW SUITE- 700 SQ.FT
- SECOND FLOOR -GUEST HOUSE-767 SQ.FT



SECOND LEVEL GUEST HOUSE

A
3 PROPOSED LOCATION OF TWO STORY GUEST HOUSE (PROTOTYPE)
SCALE:1/8"=1'-0"

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

ARCHTECH DESIGN INC.
yuliia.archtech@gmail.com + 1 (954) 801-5705 https://www.archtech.design

PROPOSED LOCATION OF TWO STORY GUEST HOUSE (PROTOTYPE)

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOISEEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-3

BEFORE

BEFORE

AFTER

AFTER

A
4 STREET VIEW PERSPECTIVE BEFORE AND AFTER
SCALE:1/8" = 1'-0"

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

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STREET VIEW PERSPECTIVE BEFORE AND AFTER

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOSIEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-4

BEFORE

AFTER

A
5 STREET VIEW PERSPECTIVE BEFORE AND AFTER
SCALE:1/8" = 1'-0"

ARCHTECH DESIGN

REVISIONS

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yulia.architech@gmail.com + 1 (954) 801-5705 https://www.architech.design

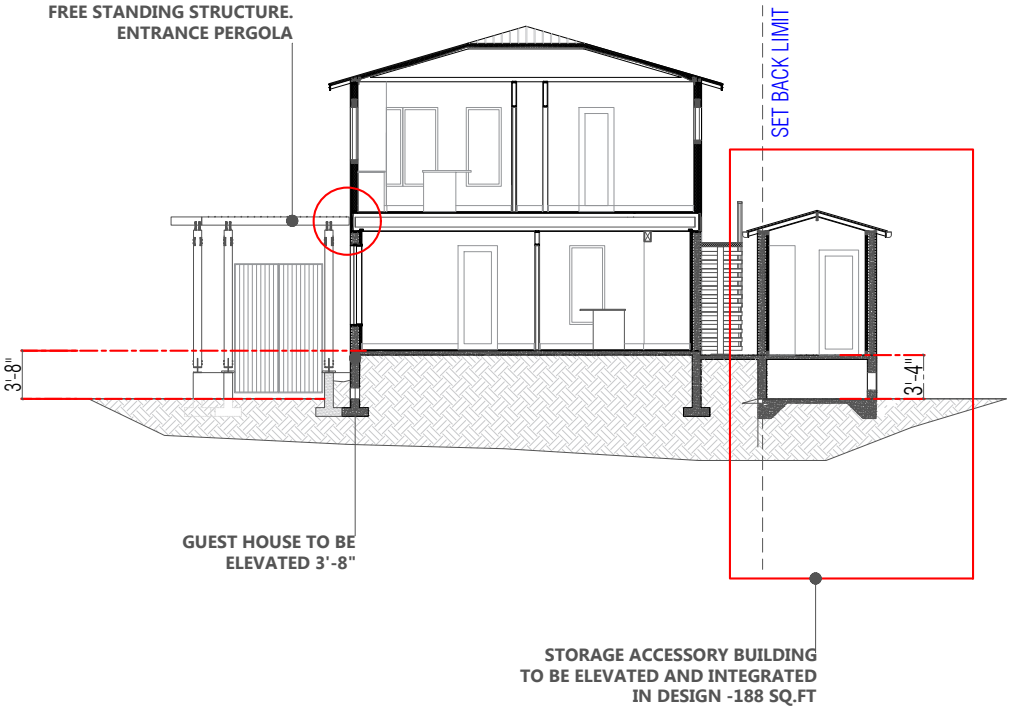
STREET VIEW PERSPECTIVE BEFORE AND AFTER

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOSEEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-5

COASTAL FLOOD PLAIN



A
6 FLOODING INFLUENCE
SCALE:1/8" = 1'-0"

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

ARCHTECH DESIGN INC.
yuliia.archtech@gmail.com + 1 (954) 801-5705 https://www.archtech.design

FLOODING INFLUENCE

3 SOUTH STREET,
ST.AUGUSTINE,
FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOISEEVA
SCALE:	3/32"
PROJ. NO.	001

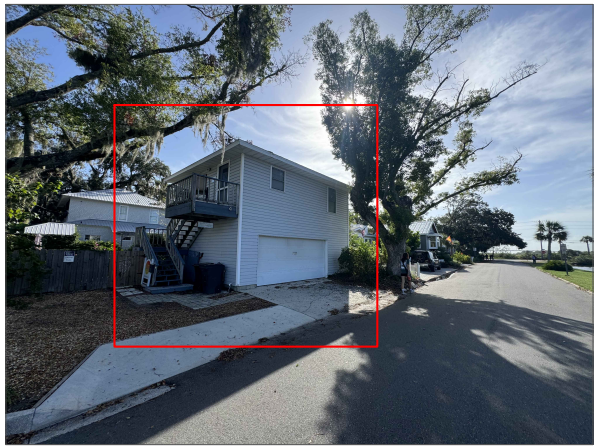
SHEET NUMBER
A-6

ONE STORY GUEST HOUSE-CORDOVA ST

GUEST HOUSE OVER GARAGE- ST.GEORGE ST

GUEST HOUSE OVER GARAGE-CHARLOTTE ST

GUEST HOUSE OVER GARAGE-EL SALVADOR ST



GUEST HOUSE OVER GARAGE- ST.GEORGE ST-CHARLOTTE ST

A
7 CASE STUDIES IN NEIGHBORHOOD
SCALE:1/8" = 1'-0"

REVISIONS

DATE:	NO.:	BY:

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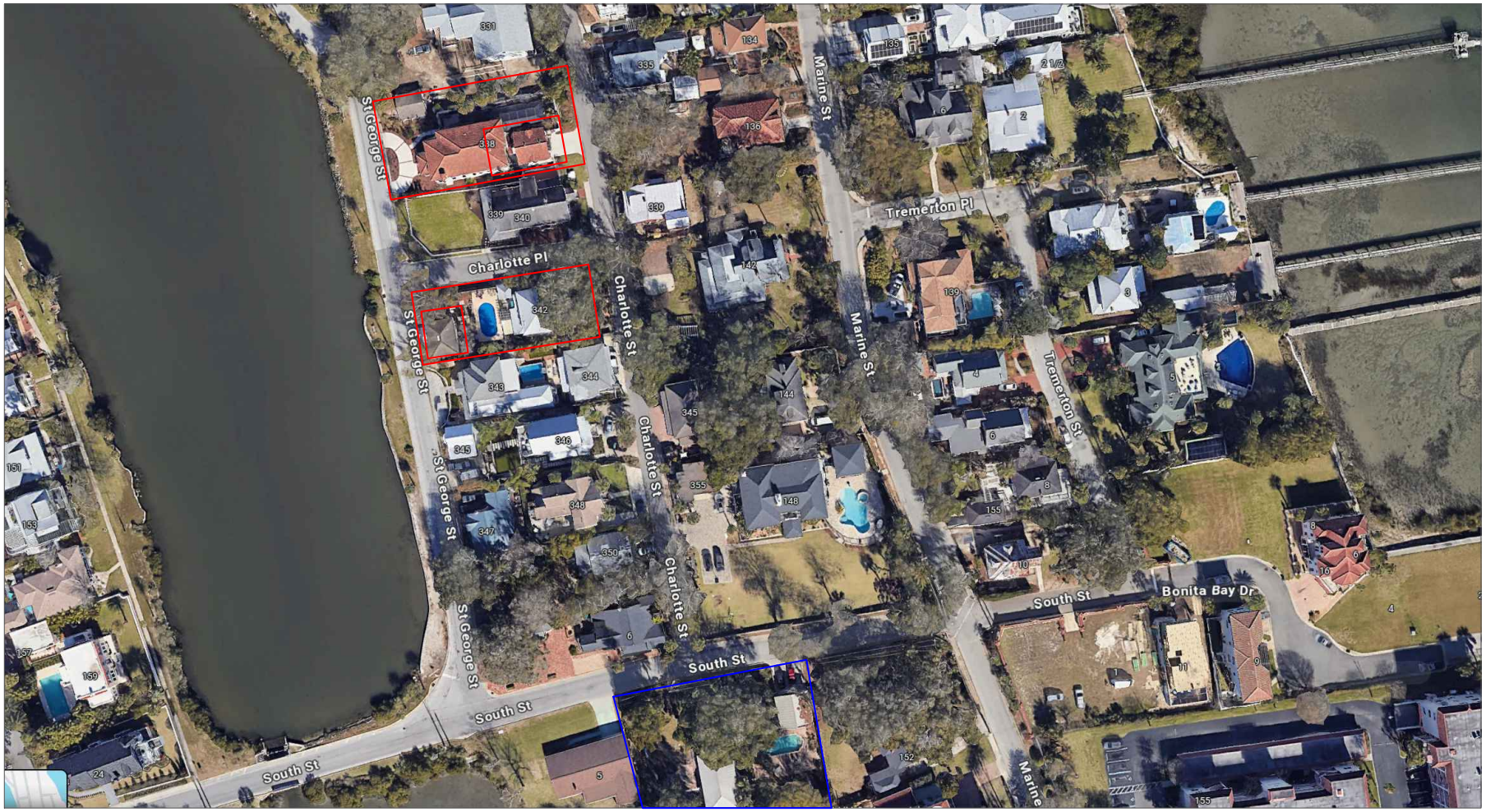
CASE STUDIES IN NEIGHBORHOOD

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOSIEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-7



A
8 CASE STUDIES IN NEIGHBORHOOD

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

REVISIONS

DATE:	NO.:	BY:

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CASE STUDIES IN NEIGHBORHOOD

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOSEEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-8

A
9 CASE STUDIES IN NEIGHBORHOOD -TOP VIEW

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

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

ARCHTECH DESIGN INC.

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CASE STUDIES IN NEIGHBORHOOD

3 SOUTH STREET, ST.AUGUSTINE, FL,32084

DATE:	11/23/2024
DRN BY:	JULIA MOSEEVA
SCALE:	3/32"
PROJ. NO.	001

SHEET NUMBER
A-9

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: December 3, 2024

RE: FDOT project update related to replacing the existing seawall with a new seawall between the proposed new National Park Service seawall to the north and to the city seawall to the south of the Bridge of Lions. (No PZB discussion or recommendation).

As you may be aware, the Florida Department of Transportation (FDOT) is in the process of designing a new seawall along the downtown bayfront of the city of St. Augustine. The new seawall will replace the existing seawall between the National Park Service (NPS) property on the north near the Fort and extend south to the Bridge of Lions as well as continuing south of the Bridge to the city property near the city marina.

The new seawall is designed to match the southernmost section of wall that is already completed at the southern end of Avenida Menendez. The FDOT new section of wall will be slightly higher with a design to between 8.5 to 9.0 feet NAVD88. This is considered a more resilient height.

Attached is a presentation prepared by the FDOT and current design plans for the proposed new seawall along the bayfront. This is a presentation for your information only.

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

SR A1A FDOT Seawall Project Update

FPID #428271-2

December 3, 2024

Darrell Locklear, P.E.
FDOT Project Manager

FDOT Seawall Project Update

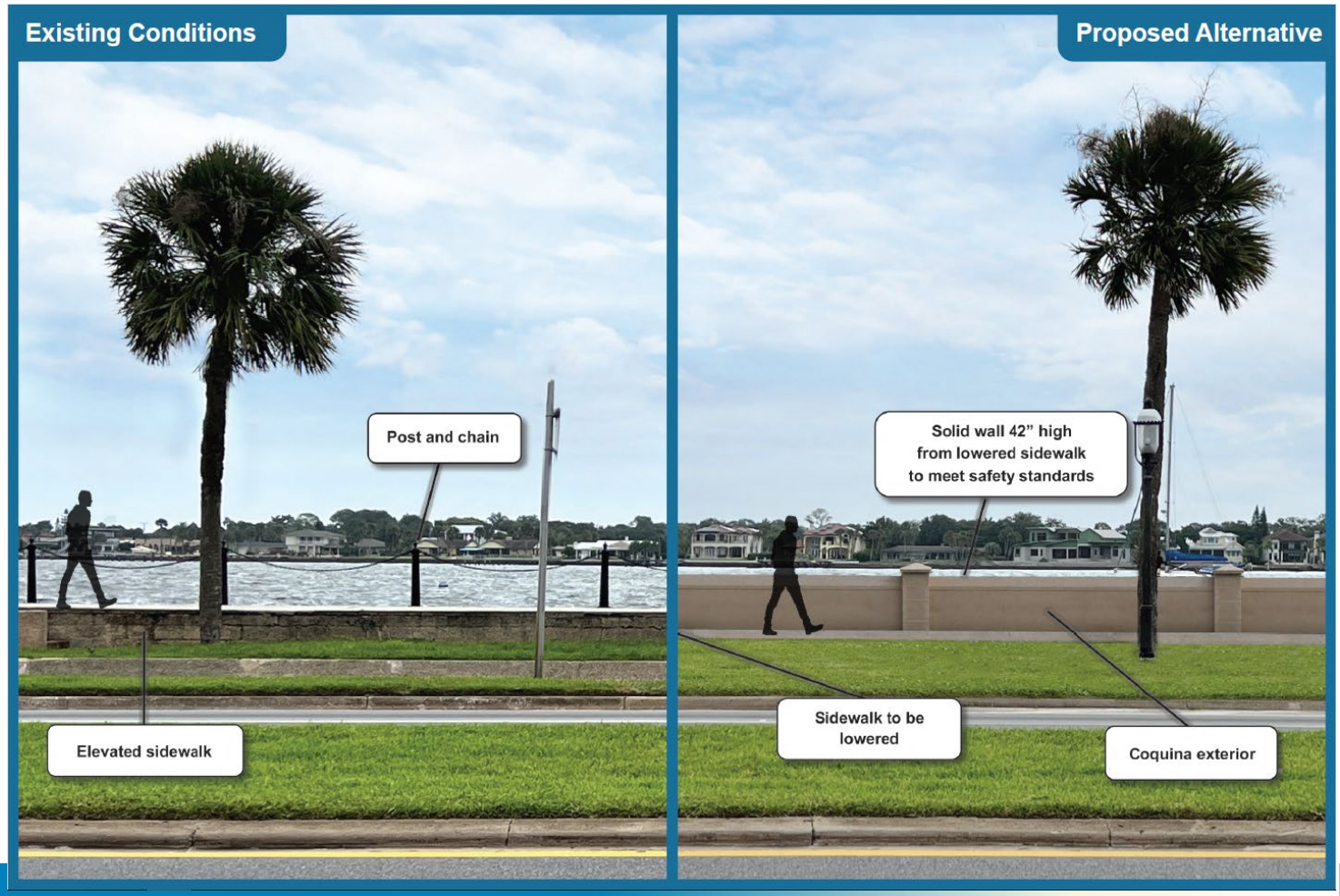
- Seawall replacement along SR A1A from Bridge of Lions to Charlotte Street (FM No. 428271-2)
- Need/Purpose:
  - ✓ Replace the deteriorating seawall
  - ✓ Improve pedestrian safety
  - ✓ Maintain aesthetics of the area
  - ✓ Enhance storm protection

FDOT Seawall Project Update

- Coordinated effort with the Public, City, FDOT and National Park Service from concept to construction
- Final design plans June 2025
- Construction letting November 2025
- Estimated construction cost $38.5
- Landscaping by the City with funds from FDOT
- Project website: www.nflroads.com/Seawall

FDOT Seawall Project Update

- Aesthetically similar to the seawall south of marina built 2013
- Wall height increase with solid pedestrian barrier from elevation ~6.7 to ~8.5 along A1A and to ~9 in Gibbs Park
- 12’ wide promenade and 6’ wide sidewalk
- Enhanced stormwater treatment



FDOT Seawall Project Update

Existing Conditions

FDOT Seawall Project Update

Existing Conditions – South Gibbs Park

FDOT Seawall Project Update

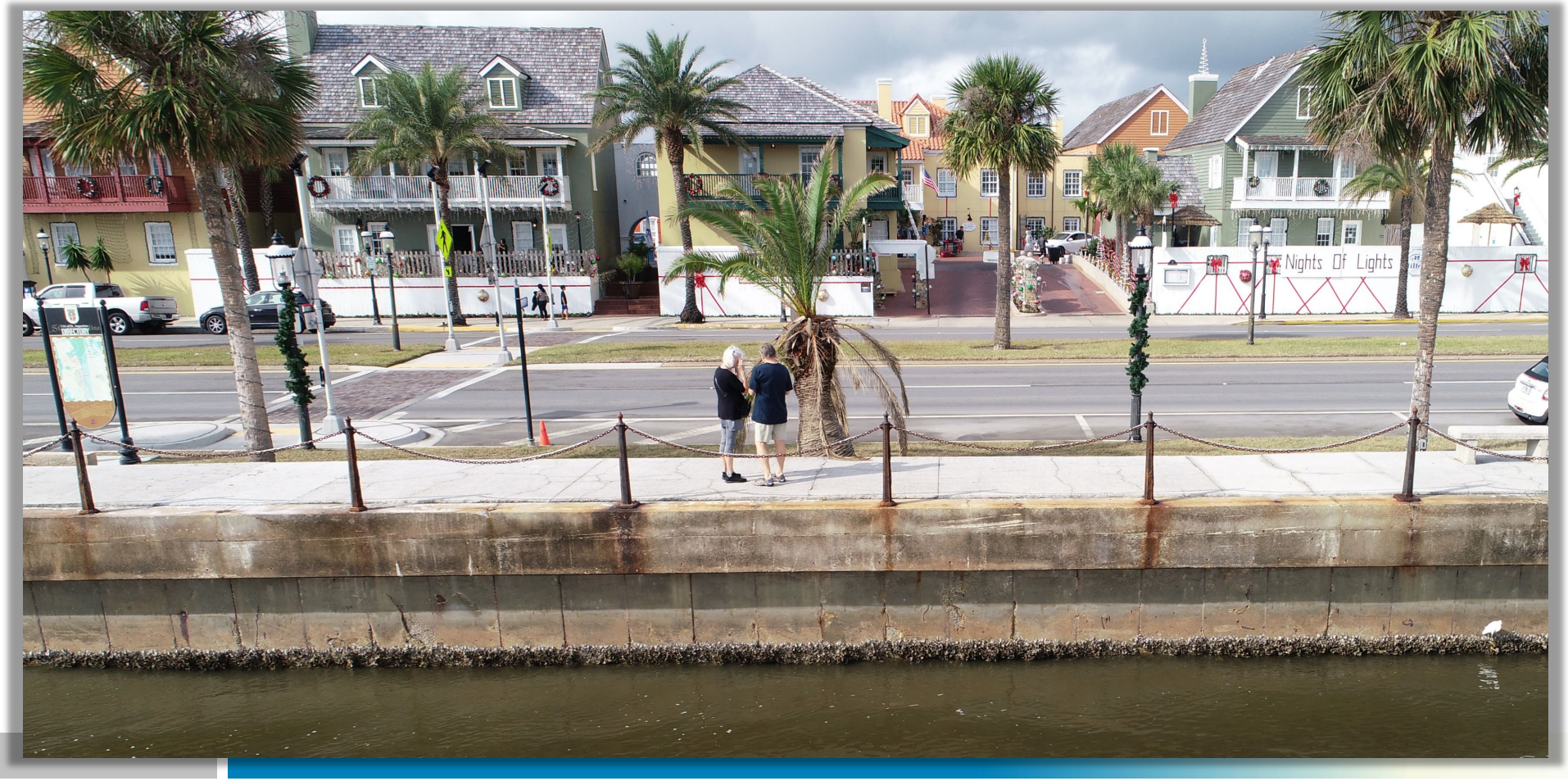
Existing Conditions – North Gibbs Park

FDOT Seawall Project Update

Existing Conditions – North Gibbs Park

FDOT Seawall Project Update

Existing Conditions – North Seawall



FDOT Seawall Project Update

Proposed Conditions

FDOT Seawall Project Update

Proposed Conditions – North Gibbs Park

FDOT Seawall Project Update

Proposed Conditions – North Gibbs Park

FDOT Seawall Project Update

Proposed Conditions – North Gibbs Park

FDOT Seawall Project Update

Sidewalk View Looking North

FDOT Seawall Project Update

Street View Looking Northeast along the Seawall

FDOT Seawall Project Update

Aerial View Looking East to Promenade

FDOT Seawall Project Update

Next Steps:

- Finalize Design (Plans, Permitting and Utilities) – June 2025
- Construction Letting - November 2025
  - Segmented and phased to minimize impact

PHASE	STATUS
Project Development & Environment (PD&E)	Complete
Design	On-going
Right of Way Acquisition	Complete
Construction	November 2025

SR A1A FDOT Seawall Project Update

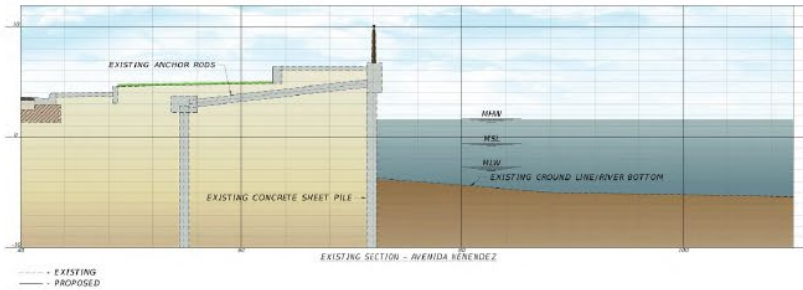
FPID #428271-2

www.nflroads.com/Seawall

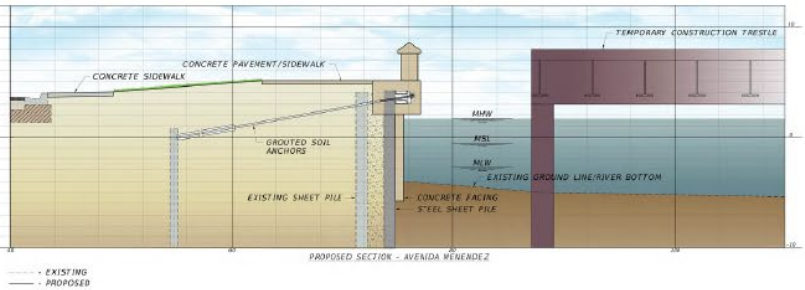
Seawall Replacement Along A1A

Typical Sections

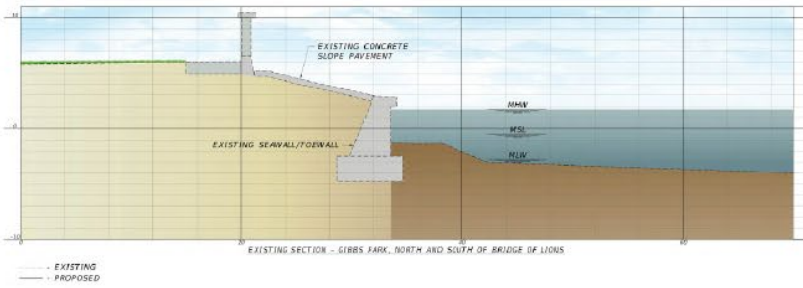
Existing



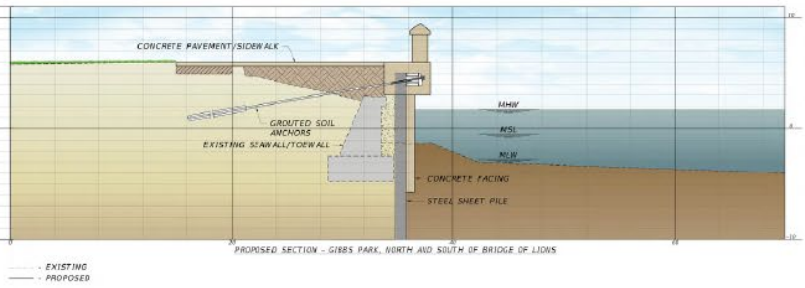
Proposed



Existing



Proposed



FDOT Seawall Project Update

Existing Conditions – Seawall South of Marina

CONTRACT PLANS COMPONENTS

ROADWAY
STRUCTURES

A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	TYPICAL SECTIONS
5	MODEL MANAGEMENT
6	PROJECT LAYOUT
7	PROJECT CONTROL
8	GENERAL NOTES
9 - 11	ROADWAY PLAN
12	DRAINAGE DETAIL
13 - 14	STORMWATER POLLUTION PREVENTION PLAN
15	TEMPORARY TRAFFIC CONTROL PLAN GENERAL NOTES
16	TEMPORARY TRAFFIC CONTROL PLAN DETAIL
17 - 18	TEMPORARY TRAFFIC CONTROL PLAN
19 - 21	UTILITY ADJUSTMENTS
22	SELECTIVE CLEARING AND GRUBBING

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

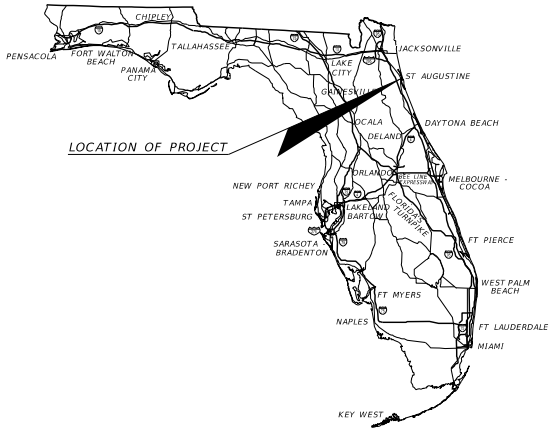
CONTRACT PLANS

FINANCIAL PROJECT ID 428271-2-32-01
(FEDERAL FUNDS)
ST. JOHNS COUNTY (78010)

STATE ROAD NO. 5A

SR 5A (SR A1A) FROM BRIDGE OF LIONS TO CHARLOTTE ST.

PROJECT LOCATION URL:	https://tinyurl.com/3camxb38
PROJECT LIMITS:	BEGIN MP 0.873 - END MP 1.444
EXCEPTIONS:	NONE
BRIDGE LIMITS:	NONE
RAILROAD CROSSING:	NONE



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2024-25 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

APPLICABLE IRs: IR - -

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY 2024-25 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

ANY STRUCTURES PLANS CONTAINED HEREIN ARE EXEMPT FROM DISCLOSURE PURSUANT TO S. 119.0731(3)(b). FL STAT. AS THE RECIPIENT OF THESE RECORDS, YOU MUST MAINTAIN THE EXEMPT STATUS OF THESE RECORDS. PLEASE REFER REQUESTOR OF RECORDS TO FLORIDA DEPARTMENT OF TRANSPORTATION.

ROADWAY PLANS ENGINEER OF RECORD:

KAREN ELAINE FALKENBERRY, P.E.
P.E. LICENSE NUMBER 54015
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST, SUITE 1520
JACKSONVILLE, FL 32202
CONTRACT NO.: CAN06
VENDOR NO.: 95-4081636

FDOT PROJECT MANAGER:

PETER WINKLER, P.E.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	26	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

5/2/2024 9:17:08 AM kfalkenb
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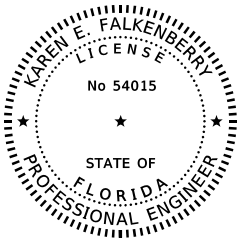

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST. SUITE 1520
JACKSONVILLE, FL 32202
KAREN E. FALKENBERRY, P.E. NO. 54015

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
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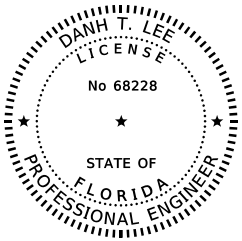
19 - 21	UTILITY ADJUSTMENTS
22	SELECTIVE CLEARING AND GRUBBING



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST. SUITE 1520
JACKSONVILLE, FL 32202
DANH T. LEE, P.E. NO. 68228

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
12	DRAINAGE DETAIL
13 - 14	STORMWATER POLLUTION PREVENTION PLAN

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING BIM FILES IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

BIM FILES IDENTIFIED AS PLANS TO SUPPORT EARTHWORK		
FILE NAME	FILE DESCRIPTION	SHA256 ENCRYPTION CODE
42827123201\3DDeliverables\M0DLEX01.dgn		
42827123201\3DDeliverables\M0DLRD01.dgn		
42827123201\3DDeliverables\M0DLRD01-EW.dgn		
42827123201\3DDeliverables\M0DLRD02.dgn		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
KAREN E. FALKENBERRY, PE
LICENSE NUMBER: 54015
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FL 32202

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

SIGNATURE SHEET

SHEET NO. 2

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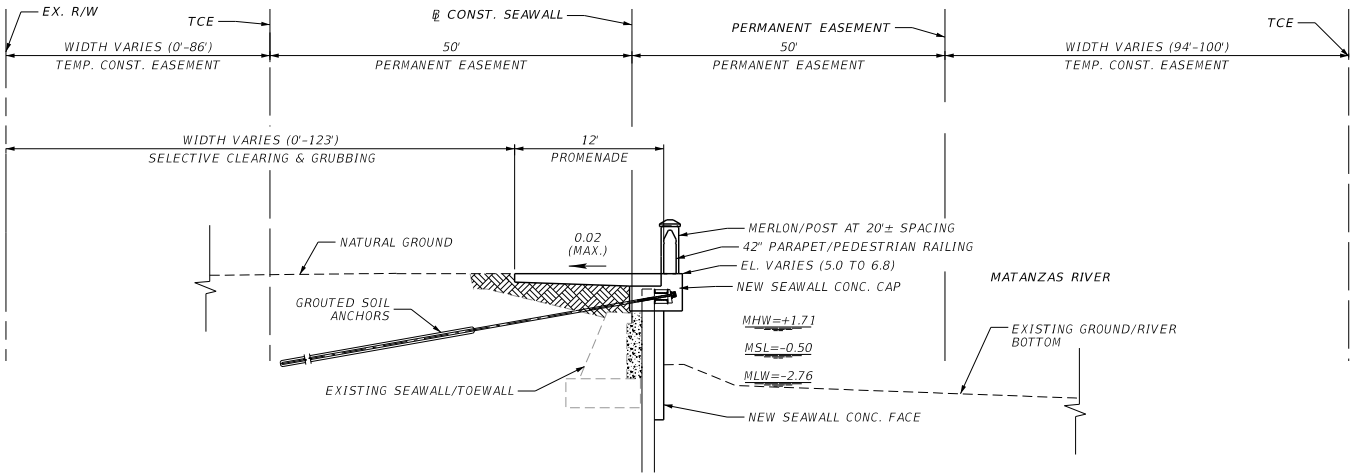
c:\pw_workdir\jacobs-amer-transp\d0170777\SIGNRD01.dgn : SIGNATURE SHEET 1 (SHEET)
kfalkenb 4/25/2024 10:04:36 AM



TYPICAL SECTION NO. 1
SR 5A SEAWALL
NORTH & SOUTH GIBBS PARK
STA. 99+80.20 TO STA. 106+14.89

TRAFFIC DATA

CURRENT YEAR = 2024 AADT = 17,700
K = 9% D = 56.4% T = 2.2% (24-HOUR)
DESIGN HOUR T = 1.1%
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH
CONTEXT CLASSIFICATION = C6

NOTE:
SEE SELECTIVE CLEARING AND GRUBBING SHEETS FOR DETAILS AND LIMITS OF SELECTIVE CLEARING AND GRUBBING.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTIONS (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST,, SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		3
					SR 5A	ST. JOHNS	428271-2-32-01		

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kfalkenb 4/24/2024 10:27:04 AM

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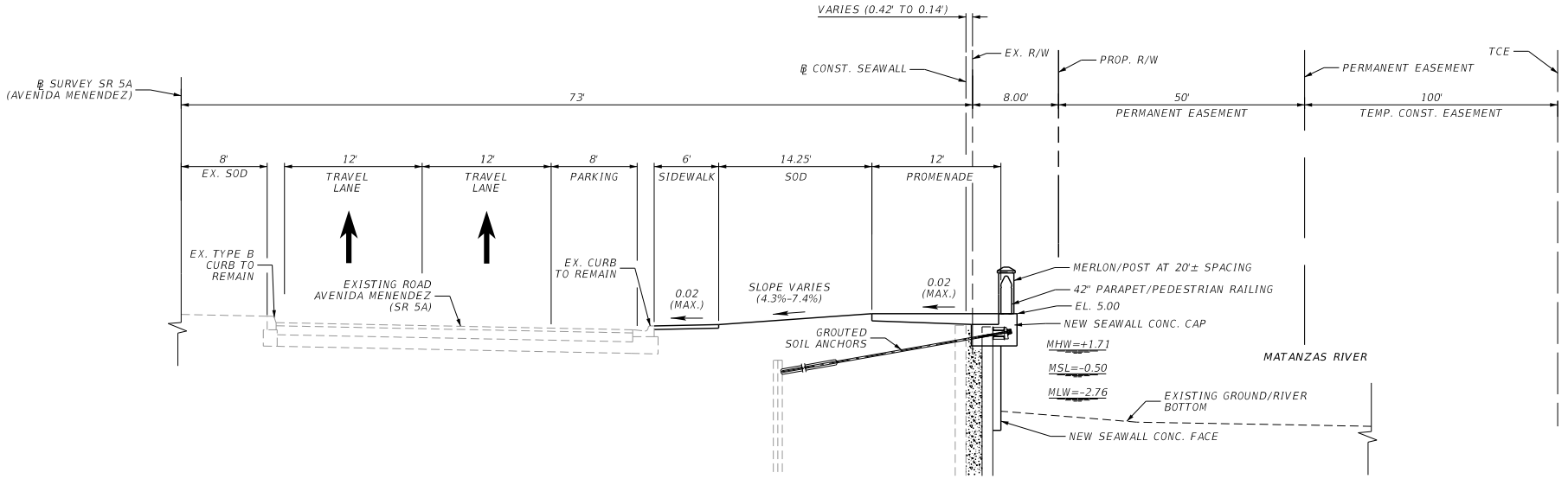

TYPICAL SECTION NO. 2
SR 5A SEAWALL
AVENIDA MENENDEZ
STA. 106+14.89 TO STA. 116+48.78

TRAFFIC DATA

CURRENT YEAR = 2024 AADT = 17,700
K = 9% D = 56.4% T = 2.2% (24-HOUR)
DESIGN HOUR T = 1.1%
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH
CONTEXT CLASSIFICATION = C6

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTIONS (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC, 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		4
					SR 5A	ST. JOHNS	428271-2-32-01		

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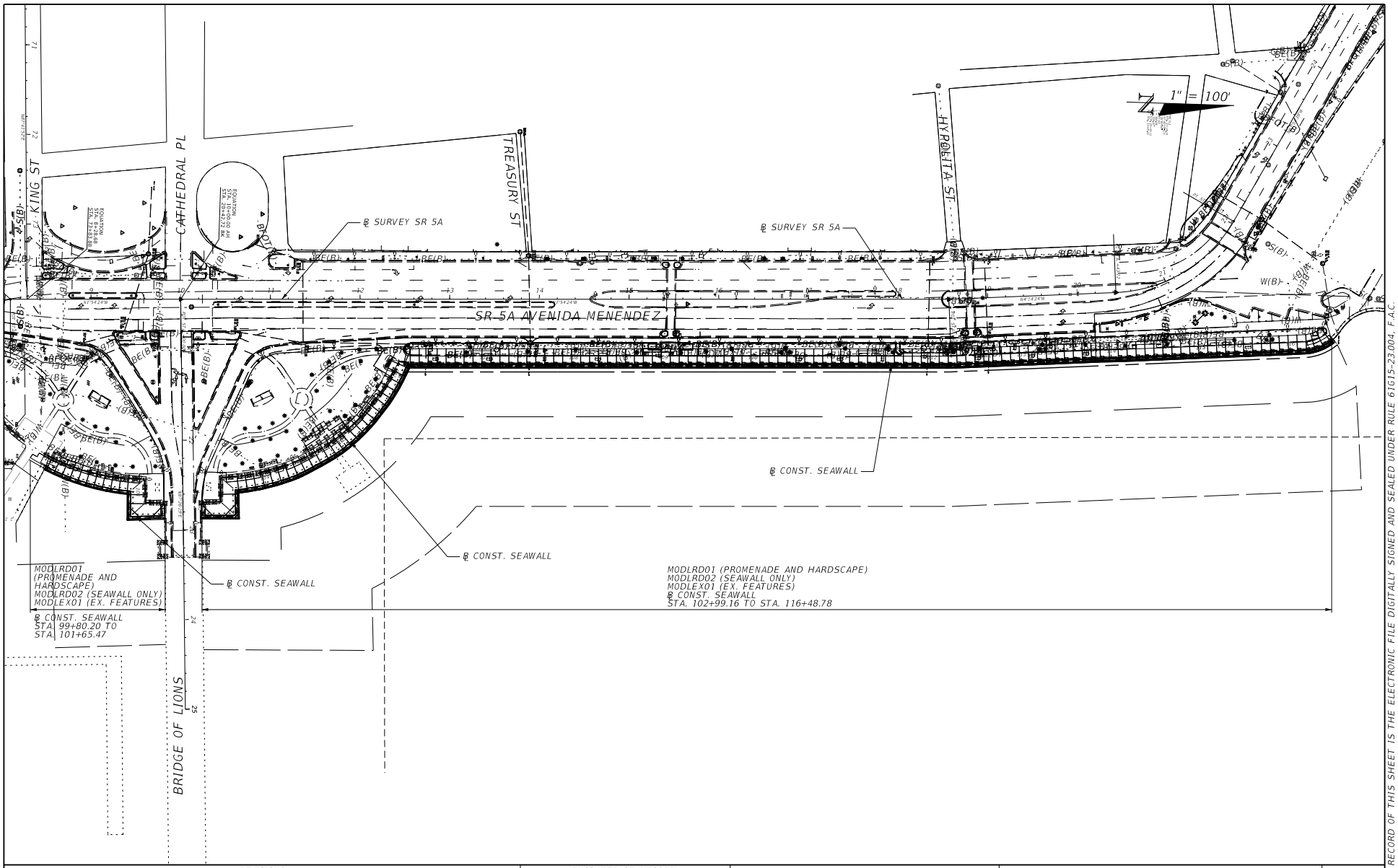


REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

KAREN E. FALKENBERRY, P.E.
LICENSE NUMBER: 54015
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FLORIDA 32202

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

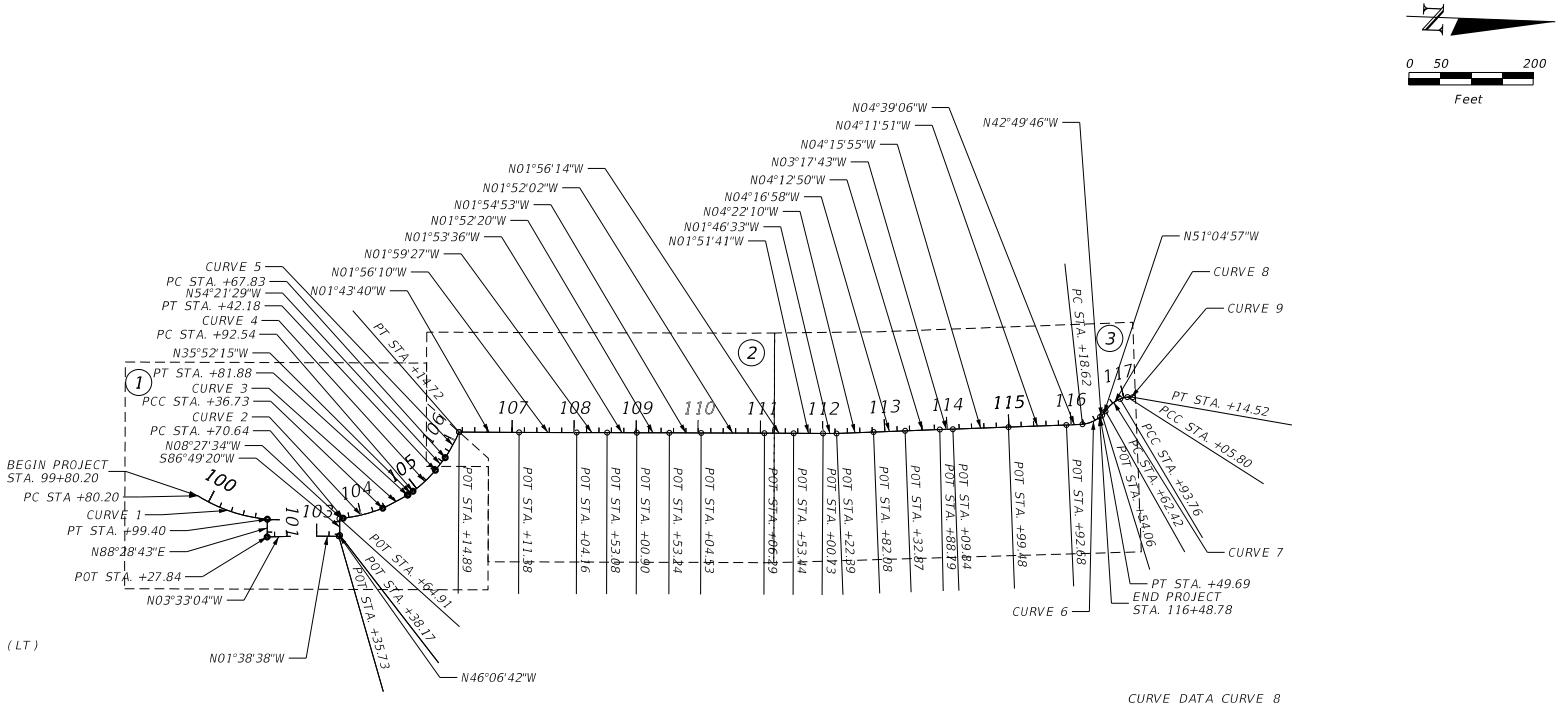
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

MODEL MANAGEMENT

SHEET NO. 5

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

c:\pw_workdir\jacobs-amer-transp\d0170777\PLAYRD02.dgn : MODEL MANAGEMENT (SHEET)
kfalkenb 4/25/2024 10:12:34 AM



CURVE DATA CURVE 1
PI STA. = 100+40.91
Δ = 26°47'58" (LT)
D = 22°29'00"
T = 60.71
L = 119.20
R = 254.84
PC STA. = 99+80.20
PT STA. = 100+99.40

CURVE DATA CURVE 2
PI STA. = 104+03.88
Δ = 15°13'16" (LT)
D = 23°01'52"
T = 33.24
L = 66.09
R = 248.77
PC STA. = 103+70.64
PT STA. = 104+36.73

CURVE DATA CURVE 3
PI STA. = 104+59.32
Δ = 05°15'14" (LT)
D = 11°38'07"
T = 22.59
L = 45.16
R = 492.43
PC STA. = 104+36.73
PT STA. = 104+81.88

CURVE DATA CURVE 4
PI STA. = 105+17.47
Δ = 13°11'10" (LT)
D = 26°33'37"
T = 24.93
L = 49.65
R = 215.72
PC STA. = 104+92.54
PT STA. = 105+42.18

CURVE DATA CURVE 5
PI STA. = 105+91.35
Δ = 11°15'54" (LT)
D = 24°01'20"
T = 23.52
L = 46.89
R = 238.51
PC STA. = 105+67.83
PT STA. = 106+14.72

CURVE DATA CURVE 6
PI STA. = 116+34.58
Δ = 32°30'18" (LT)
D = 104°36'48"
T = 15.97
L = 31.07
R = 54.77
PC STA. = 116+18.62
PT STA. = 116+49.69

CURVE DATA CURVE 7
PI STA. = 116+78.61
Δ = 35°26'07" (RT)
D = 113°04'47"
T = 16.19
L = 31.34
R = 50.67
PC STA. = 116+62.42
PT STA. = 116+93.76

CURVE DATA CURVE 8
PI STA. = 116+99.83
Δ = 17°35'34" (RT)
D = 146°04'45"
T = 6.07
L = 12.04
R = 39.22
PC STA. = 116+93.76
PT STA. = 117+05.81

CURVE DATA CURVE 9
PI STA. = 117+10.18
Δ = 12°43'41" (RT)
D = 146°03'04"
T = 4.38
L = 8.71
R = 39.23
PC STA. = 117+05.81
PT STA. = 117+14.52

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT LAYOUT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		6
					SR 5A	ST. JOHNS	428271-2-32-01		

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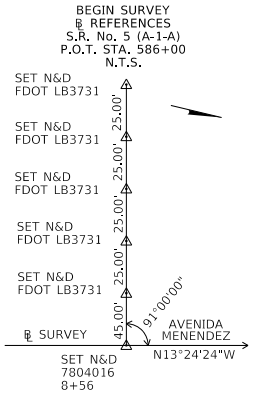
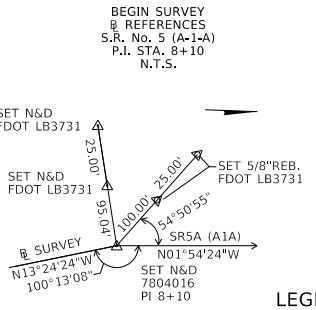
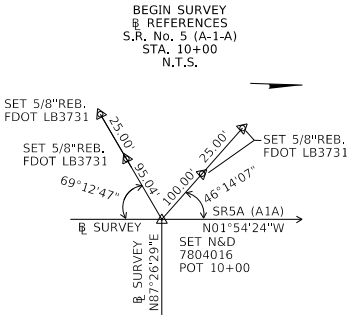
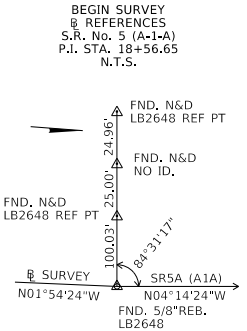
JW065179 4/17/2024 11:35:20 AM

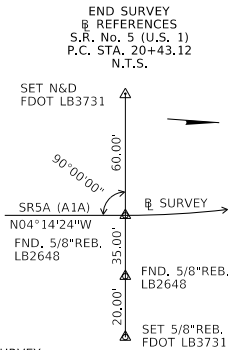
℄ REFERENCE POINTS











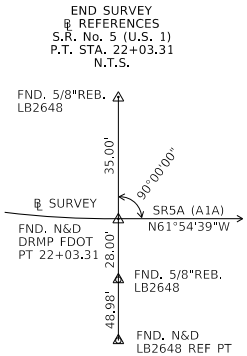
LEGEND

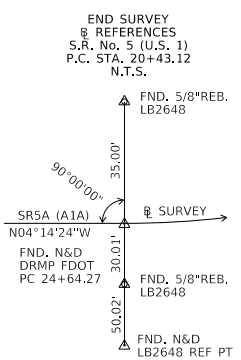
- △ = NAIL & DISK
- ▲ = 5/8" IRC
- ⊡ = 4"x4" CONCRETE MONUMENT
- ⊙ = 1/2" IRON PIPE
- × = DRILL HOLE
- ⊖ = STAMPED DISK
- ⊟ = STAMPED PLATE

CMON = 4"X4" CONCRETE MONUMENT.
IRC = IRON ROD AND CAP
ID. = IDENTIFICATION
I.P. = IRON PIPE
REB. = REBAR
℄ = BASELINE SURVEY

℄ REFERENCE POINTS

℄ STATION	NORTHING (Y)	EASTING (X)
5+86.00	2020655.0450	557689.1705
8+10.00	2020872.9408	557637.2336
10+00.00	2021062.8356	557630.9120
18+56.65	2021919.0113	557602.4100
20+43.12	2022104.9720	557588.6230
22+03.31	2022233.6099	557504.8437
24+64.27	2022356.4801	557274.6241





PROJECT CONTROL NOTE

1. PROJECT IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSYEM NAD 1983/2011 HORIZONTAL DATUM/EAST ZONE. HORIZONTAL CONTROL IS BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK.

2. ELEVATIONS ARE BASED ON NORTH AMEICAN VERTICAL DATUM (NAVD88).
SEE 7801026
BEGIN LEVEL RUN AT TBM1 ELEV=6.63'(NAVD88) DB7801016 THRU TBM2 ELEV= 6.65'(NAVD88) DB7801016
ENDING BACK AT TBM1. TBM1 & TBM2 TIED TO NGS J 15 & AQ1543 IN LEVEL NOTES DB7801016.

3. LOCALIZATION TO PROJECT CONTROL IS REQUIRED BY THE DEPARTMENT.

PRIMARY HORIZONTAL CONTROL

STAMPING ID	℄ STATION	OFFSET	ELEVATION (Z)	DESCRIPTION	NORTHING (Y)	EASTING (X)	LATITUDE	LONGITUDE
7801026H1	6+09.24	183.22'RT	6.92	4"X4" CMON & DISK STAMPED 7801026 H1,	2020720.1290	557862.0080	N 29°53'30.54930"	W 81°18'36.81522"
7801026H2	9+50.71	26.90'LT	5.09	4"X4" CMON & DISK STAMPED 7801026 H2,	2021012.6760	557605.6670	N 29°53'33.43842"	W 81°18'39.73640"
7801026S1	14+06.04	56.76'RT	4.15	5/8"REBAR & ALUMINUM CAP STAMPED 7801026 S1	2021470.5350	557674.1300	N 29°53'37.97269"	W 81°18'38.97268"
7801026S2	20+69.98	33.05'RT	4.37	5/8"REBAR & ALUMINUM CAP STAMPED 7801026 S2	2022139.4070	557616.4700	N 29°53'44.59243"	W 81°18'39.64831"
7801026S3	25+89.33	35.03'RT	4.51	5/8"REBAR & ALUMINUM CAP STAMPED 7801026 S3	2022455.2330	557198.7070	N 29°53'47.70763"	W 81°18'44.40428"

PRIMARY VERTICAL CONTROL

STAMPING ID	℄ STATION	OFFSET	ELEVATION (Z)	DESCRIPTION	NORTHING (Y)	EASTING (X)	LATITUDE	LONGITUDE
7801026V1	7+63.86	31.20'RT	3.23	4"X4" CMON & DISK STAMPED 7801026 V1	2020835	557678	N 29°53'31.68"	W 81°18'38.91"
7801026TBM1	16+00.45	48.81'RT	5.23	N&D STAMPED 7801026 TBM1	202166	557660	N 29°53'39.60"	W 81°18'39.14"
7801026TBM2	24+90.50	26.93'RT	4.91	N&D STAMPED 7801026 TBM2	2022392	557266	N 29°53'47.08"	W 81°18'43.64"

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION				SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200. W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	PROJECT CONTROL	7
					SR 5A	ST. JOHNS	428271-2-32-01		

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

GENERAL NOTES:

1. ALL SURVEY INFORMATION WAS OBTAINED FROM A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND UTILIZED AS SUPPORTING DATA IN THE PRODUCTION OF DESIGN PLANS AND FOR CONSTRUCTION ON SUBJECT PROJECT. THE PROFESSIONAL SURVEYOR AND MAPPER OF RECORD IS:

   MICHAEL COLLIGAN
   P.S.M. NO. 6788
   CLARY & ASSOCIATES, INC.
   3380 CROWN POINT ROAD
   JACKSONVILLE, FL 32257

2. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED Vv, Vh AND VvH) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS / ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.

3. UTILITY / AGENCY OWNERS:

COMPANY	CONTACT	TELEPHONE NUMBERS
COMCAST CABLE COMMUNICATIONS	ANDREW SWEENEY	(904) 738-6898
CITY OF ST. AUGUSTINE	STEPHEN SLAUGHTER	(904) 209-4274
FLORIDA POWER & LIGHT	JOEL BRAY	(386) 586-6403
FLORIDA POWER & LIGHT - SUBAQUEOUS	EDGAR AGUILAR	(386) 586-6403
TECO PEOPLES GAS	JOAN DOMNING	(813) 275-3783
AT&T DISTRIBUTION	DINO FARRUGGIO	(561) 683-2729

4. USE BAHIA SOD FOR ALL SODDED AREAS IN THE URBAN LIMITS (STA 99+80.20 TO STA. 116+48.78). MAINTAIN THE TURF AND VEGETATION, INCLUDING BUT NOT LIMITED TO MOWING AND LITTER REMOVAL, UNTIL THE TURF IS ESTABLISHED. ANTICIPATED DISTURBED SOIL AREA (ACRES): 0.260.

PHASE II NOTES FOR REVIEWERS:

1. COORDINATION WITH THE CITY OF ST. AUGUSTINE IS ONGOING, AND THE STATUS OF SOME AFFECTED ELEMENTS WITHIN THE PROJECT LIMITS HAVE NOT YET BEEN DETERMINED. THESE AFFECTED ELEMENTS INCLUDE BUT ARE NOT LIMITED TO THE EXISTING ARTESIAN WELL, THE EXISTING PUMPHOUSE, AND THE LOCATION OF EXISTING LIGHT POSTS LABELED TO REMAIN AND LIE IN THE MIDDLE OF THE PROPOSED SIDEWALK.

2. THE EXISTING BRIDGE OF LIONS WILL NOT BE MODIFIED BY THIS PROJECT. THE SEAWALL PROJECT WILL ABUT BUT NOT BE CONNECTED TO THE EXISTING BRIDGE OF LIONS.

3. FDOT DETERMINED THAT THE HARDSCAPE PLANS WILL RESIDE WITHIN THE STRUCTURAL PLANS FOR THIS PROJECT.

4. A SEPARATE LANDSCAPE AGREEMENT WITH THE CITY OF ST. AUGUSTINE WILL BE NEGOTIATED TO REPLACE TREES, IRRIGATION, AND DECORATIVE PLANTINGS AT THE CROSSWALK ENTRANCES TO THE NEW PROMENADE.

5. THE NORTH END OF THE PROJECT WILL CONNECT TO A WALL CURRENTLY UNDER DESIGN BY THE ENGINEERING CONSULTANT FOR THE NATIONAL PARKS SERVICE. THE LIMITS AND THE PROPOSED CONFIGURATION ARE NOT YET DETERMINED.

6. DIRECTION IS PENDING FROM FDOT AS TO NOTICE REQUIREMENTS IN CASE OF A HURRICANE EVACUATION OR OTHER EMERGENCY SITUATION AND THE CONTRACTOR'S REQUIRED RESPONSE(S).

7. DIRECTION IS PENDING FROM FDOT AS TO CONTRACTOR REQUIREMENTS IN TERMS OF SECURING THE WORK ZONE FROM THE MARINE SIDE.

8. DIRECTION IS PENDING FROM FDOT AS TO THE DISPOSITION OF TREES REMOVED BY THE CONTRACTOR. THEY WILL EITHER BE STORED, GIVEN TO A THIRD PARTY (SUCH AS THE CITY), OR REINSTALLED.

9. DIRECTION IS PENDING FROM FDOT FOR RELOCATION OF THE PERGOLAS LOCATED IN NORTH GIBBS PARK AND SOUTH GIBBS PARK.

10. DIRECTION IS PENDING FROM FDOT REGARDING NIGHT WORK (ALLOWED, ALLOWED EXCEPT CERTAIN HOURS, ETC.).

11. DIRECTION IS PENDING FROM FDOT REGARDING TEMPORARY LIGHTING RESTRICTIONS EITHER OVER LAND (POSSIBLY AFFECTING PEDESTRIANS, DRIVERS OR NEARBY HOTEL GUESTS) OR OVER WATER (POSSIBLY AFFECTING MARINE LIFE).

12. THE ELEVATION OF THE SEAWALL CAP IS STILL BEING ADJUSTED. THIS ELEVATION DIRECTLY AFFECTS THE TIE-IN ELEVATION AT EXISTING GRADE ALONG THE ENTIRE LENGTH OF THE PROJECT. UNTIL IT IS FINALIZD, THE CROSS-SECTIONS AND THE MODEL WILL SHOW THAT STORMWATER RUNOFF WILL BE TRAPPED BY THIS DESIGN. WHEN THE DESIGN IS FINAL, STORMWATER RUNOFF WILL NO LONGER BE TRAPPED.

13. THE PHASE II / 60% SUBMITTAL IS THE FIRST SUBMITTAL BEING MADE TO THE DEPARTMENT FOR REVIEW. ACCORDING TO THE FDM, THERE ARE SUBMITTALS AND APPROVALS WHICH ARE TYPICALLY ALREADY MADE AND/OR APPROVED BY THIS STAGE WHICH ARE NOT NECESSARILY COMPLETE AT THIS POINT FOR THIS PARTICULAR PROJECT.

14. THERE IS A MICROSTATION FILE OBTAINED FOR GIS PURPOSES FROM AN OUTSIDE SOURCE WHICH DOES NOT MEET CADD COMPLIANCY. JACOBS DID NOT PRODUCE THIS FILE, AND IT IS NOT SPECIFICALLY REFERENCED INTO THE PLANS. IT IS A FILE THAT IS ATTACHED TO THE PROPOS ED ROW FILE. WE CANNOT DELETE IT FROM THE FILE STRUCTURE YET BECAUSE THE INFORMATION IS STILL NEEDED TO MAKE DECISIONS.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

KAREN E. FALKENBERRY, P.E.
LICENSE NUMBER: 54015
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FL 32202

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

GENERAL NOTES

SHEET NO. 8

4/29/2024 11:49:43 AM kfalken6
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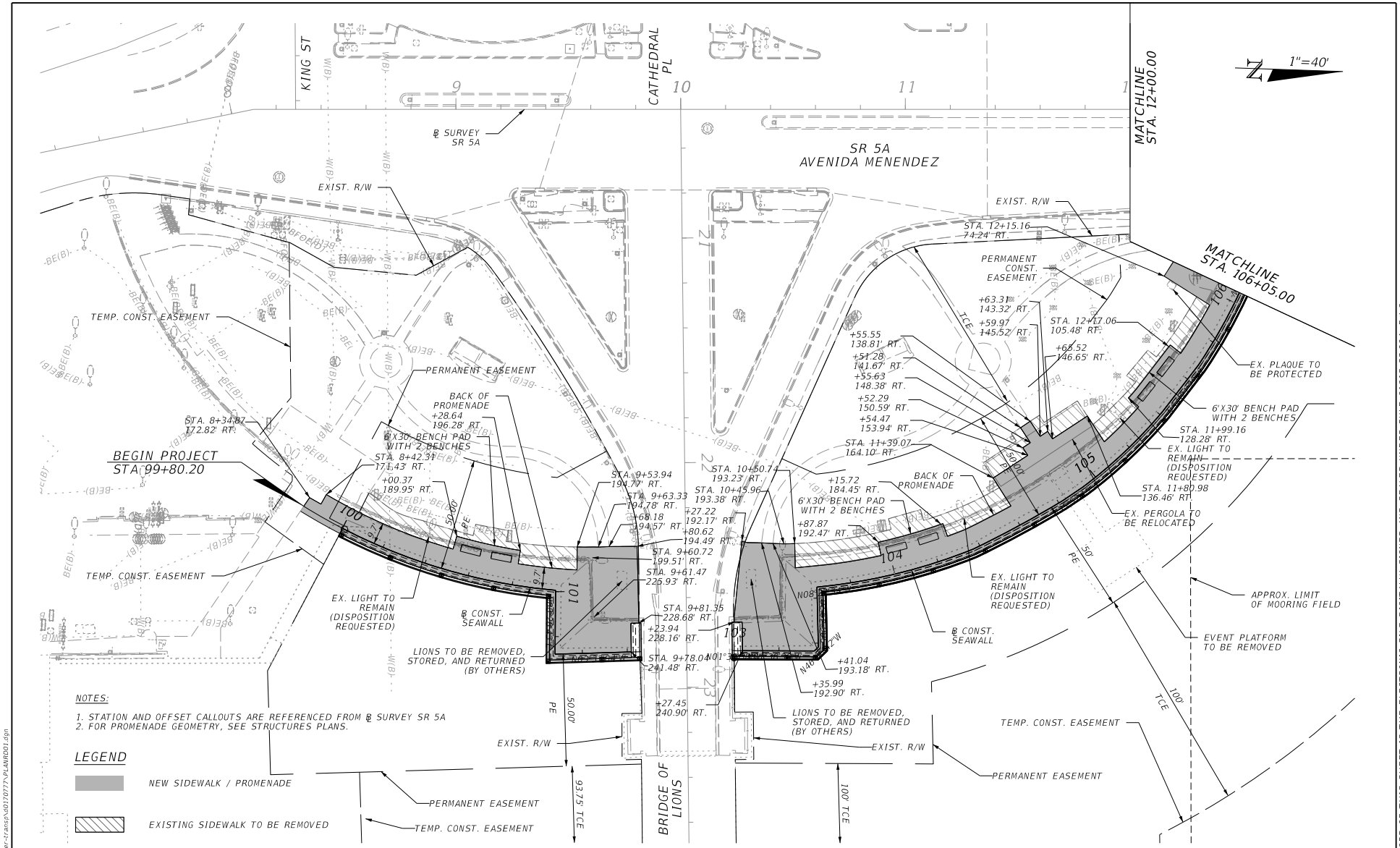

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
					SR 5A	ST. JOHNS	428271-2-32-01	9

ROADWAY PLAN (1)

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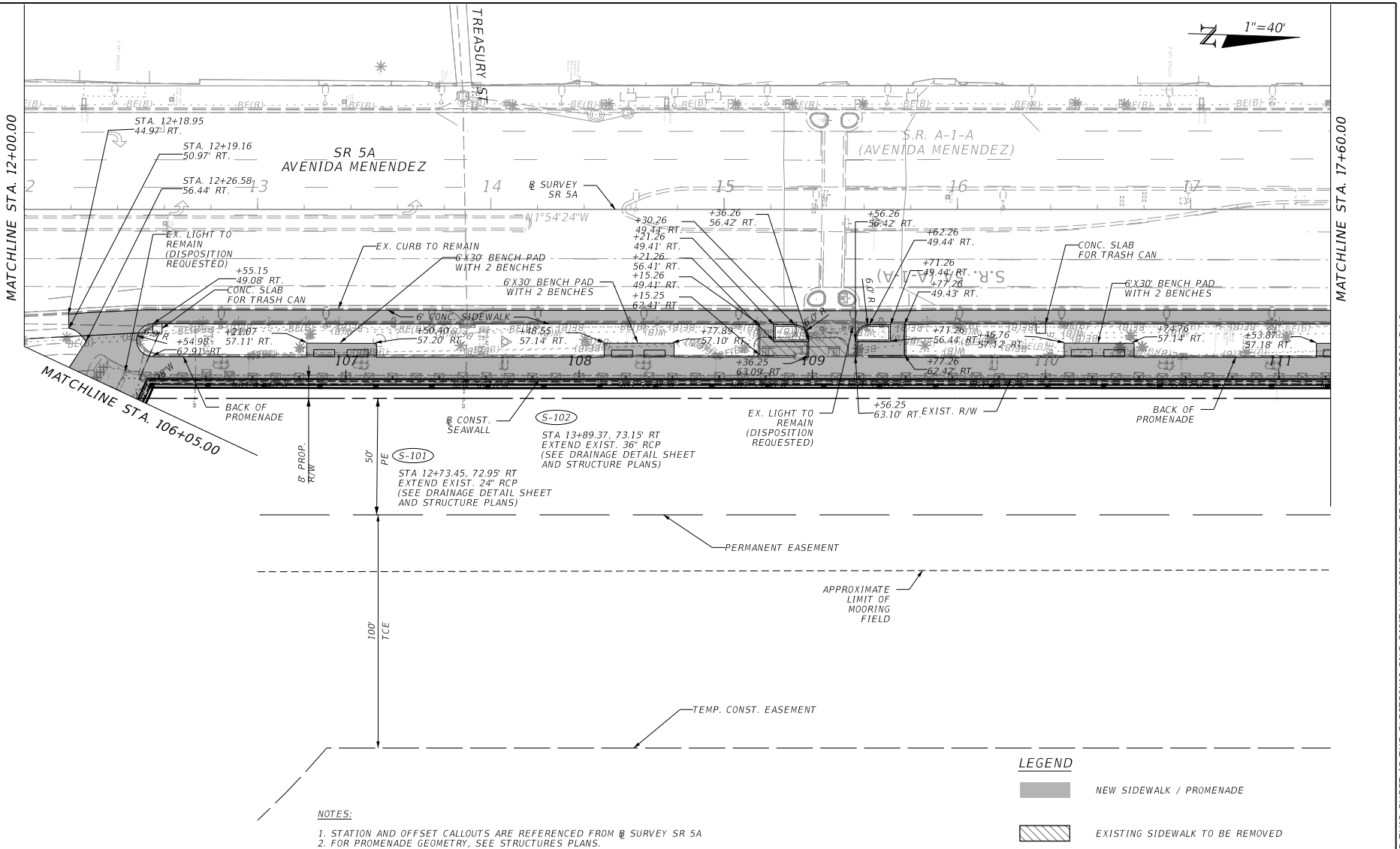

NOTES:

1. STATION AND OFFSET CALLOUTS ARE REFERENCED FROM ℄ SURVEY SR 5A
2. FOR PROMENADE GEOMETRY, SEE STRUCTURES PLANS.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		10
					SR 5A	ST. JOHNS	428271-2-32-01		

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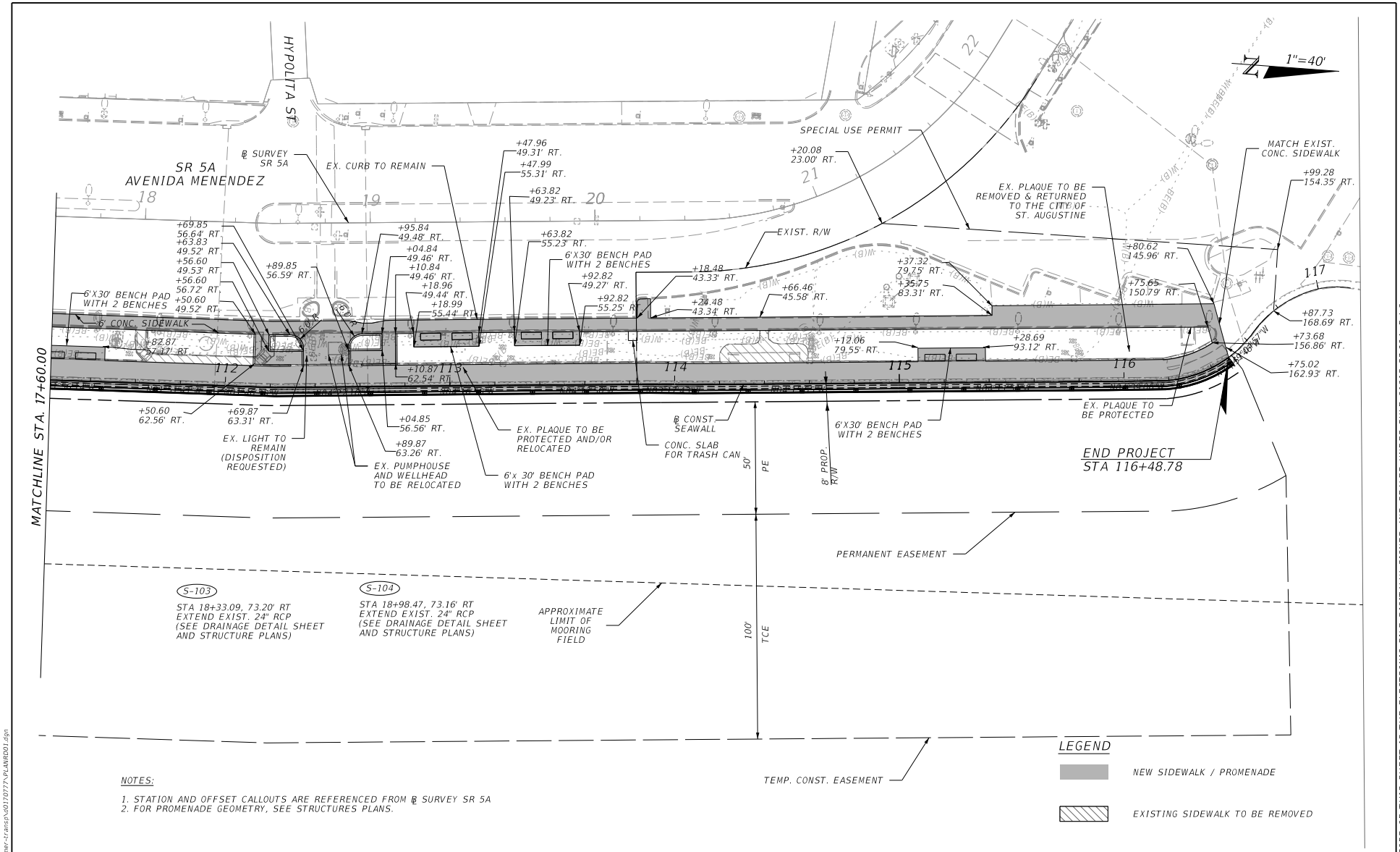

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN (3)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		11
					SR 5A	ST. JOHNS	428271-2-32-01		

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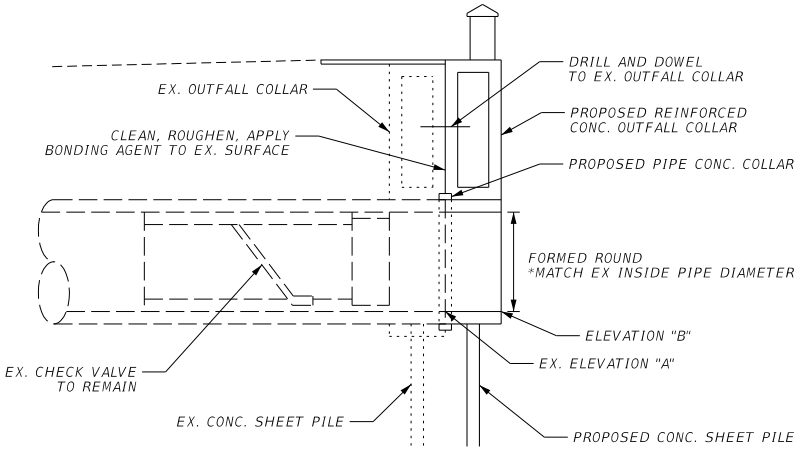

STRUCTURE NO.	STATION	EX. PIPE DIA.	ELEVATION "A"	ELEVATION "B"
S-101	12+73.46	24"	-1.89	-1.89
S-102	13+89.37	36"	-3.29	-3.29
S-103	18+33.09	24"	-1.98	-1.98
S-104	18+98.47	24"	-1.83	-1.83

STORM SEWER PIPE EXTENSION DETAIL, SECTION

NOTES:

1) THE EXISTING INSIDE PIPE DIAMETER TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF CONCRETE OUTFALL COLLAR.

2) PROPOSED ELEVATION "B" SHALL MATCH EX. ELEVATION "A".

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			DRAINAGE DETAIL	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	DANH T. LEE LICENSE NUMBER: 68228 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FL 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		12
					SR 5A	ST. JOHNS	428271-2-32-01		

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THE FOLLOWING NARRATIVE OF THE STORMWATER POLLUTION PREVENTION PLAN CONTAINS REFERENCES TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD PLANS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. THE FIRST SHEET OF THE CONSTRUCTION PLANS (CALLED THE KEY SHEET) CONTAINS AN INDEX TO THE OTHER SHEETS. THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION CONTROL PLAN REQUIRED BY SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1.0 SITE DESCRIPTION:

1.A NATURE OF CONSTRUCTION ACTIVITY:

THE PROJECT IS THE REPLACEMENT OF THE EXISTING ST. AUGUSTINE SEAWALL FROM SOUTH OF THE BRIDGE OF LIONS NORTH TO JUST SOUTH OF THE HISTORIC CASTILLO DE SAN MARCOS FORT FOR AN APPROXIMATE LENGTH OF 1,500 FT. THE PROJECT WILL ALSO INCLUDE RECONSTRUCTION OF THE EXISTING PROMENADE AND WIDENING OF THE EXISTING SIDEWALK ON THE EAST SIDE OF SR 5A.

1.B SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT IS PROPOSED AND IS APPROVED BY THE ENGINEER.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

1. CLEARING AND GRUBBING AND EARTHWORK.
2. CONSTRUCTION OF WIDENING SIDEWALK.
3. CONSTRUCTION OF SEAWALL AND PROMENADE.
4. PLACING SOD AND TURF.

1.C. AREA ESTIMATES:

TOTAL SITE AREA: 1.05 ACRES
TOTAL AREA TO BE DISTURBED: 1.05 ACRES

1.D. RUNOFF DATA:

RUNOFF COEFFICIENTS:
BEFORE: 0.76
DURING: 0.77
AFTER: 0.78

SOILS DATA: THE USDA NRCS SOIL SURVEY FOR THE PROJECT AREA INDICATES THAT SOIL TYPES CONSIST PRIMARILY OF ST. AUGUSTINE – URBAN LAN COMPLEX AND WATER. SOIL PROFILE GENERALLY CONSISTS OF VERY LOOSE TO MEDIUM DENSE SANDS (SP), SLIGHTLY SILTY SANDS (SP-SM), CLAYEY SANDS (SC), SLIGHTLY CLAYEY SHELLY SANDS (SP-SC), AND INTERMITTENT LAYERS OF VERY SOFT TO STIFF CLAYS (CL-CH).

OUTFALL INFORMATION:

THERE ARE 4 OUTFALLS.

#1 DESCRIPTION: STORMWATER PIPE (24" RCP) AT STA. 106+36
LOCATION: LATITUDE 29° 53' 37" N, LONGITUDE 81° 18' 39" W.
ESTIMATED DRAINAGE AREA SIZE: APPROXIMATELY SAME AS EXISTING
RECEIVING WATER NAME: MATANZAS RIVER

#2 DESCRIPTION: STORMWATER PIPE (42" RCP) AT STA. 107+51

LOCATION: LATITUDE 29° 53' 38" N, LONGITUDE 81° 18' 39" W.
ESTIMATED DRAINAGE AREA SIZE: APPROXIMATELY SAME AS EXISTING
RECEIVING WATER NAME: MATANZAS RIVER

#3 DESCRIPTION: STORMWATER PIPE (24" RCP) AT STA. 111+95

LOCATION: LATITUDE 29° 53' 42" N, LONGITUDE 81° 18' 39" W.
ESTIMATED DRAINAGE AREA SIZE: APPROXIMATELY SAME AS EXISTING
RECEIVING WATER NAME: MATANZAS RIVER

#4 DESCRIPTION: STORMWATER PIPE (24" RCP) AT STA. 112+64

LOCATION: LATITUDE 29° 53' 43" N, LONGITUDE 81° 18' 39" W.
ESTIMATED DRAINAGE AREA SIZE: APPROXIMATELY SAME AS EXISTING
RECEIVING WATER NAME: MATANZAS RIVER

1.E. SITE MAP:
THE FIRST SHEET OF THE CONSTRUCTION PLANS (CALLED THE KEY SHEET) HAS A MAP INDICATING THE PROJECT LOCATION AND LIMITS. SHEET NUMBERS OF THE PLAN SHEETS REFERENCED BELOW ARE IDENTIFIED ON THE KEY SHEET.

* DRAINAGE PATTERNS: RUNOFF FROM THE ROADWAY SURFACES WITHIN THE URBAN SECTION DISCHARGES TO CURB INLETS AND IS CONVEYED BY STORM SEWERS TO BE DISCHARGED TO THE OUTFALLS LISTED ABOVE.

* AREAS OF SOIL DISTURBANCE: THE AREAS TO BE DISTURBED ARE INDICATED ON THE TYPICAL SECTION SHEET, THE TYPICAL SECTION DETAIL SHEETS AND THE PLAN SHEETS. ANY AREAS WHERE PERMANENT FEATURES ARE SHOWN TO BE CONSTRUCTED ABOVE OR BELOW GROUND WILL BE DISTURBED.

* AREAS NOT TO BE DISTURBED: ALL AREAS WITHIN THE PROJECT RIGHT OF WAY NOT INDICATED FOR WORK ON THE TYPICAL SECTION SHEET, TYPICAL SECTION DETAIL SHEETS OR PLAN SHEETS WILL NOT BE DISTURBED.

* LOCATIONS OF TEMPORARY CONTROLS: THESE ARE SHOWN ON THE PLAN SHEET(S). A TABLE PROVIDING A SUMMARY OF TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS IS PROVIDED IN THE ESTIMATED QUANTITIES REPORT.

* LOCATIONS OF PERMANENT CONTROLS: SODDING AND PLACING TURF ON DISTURBED AREAS IS THE PERMANENT CONTROL FOR THIS PROJECT. LIMITS OF SODDING AND TURF ARE SHOWN ON THE TYPICAL SECTION SHEET, PLAN SHEETS AND THE TYPICAL SECTION DETAILS SHEETS.

* AREAS TO BE STABILIZED: TEMPORARY STABILIZATION PRACTICES ARE SHOWN IN THE SAME LOCATION AS THE TEMPORARY CONTROLS MENTIONED ABOVE. PERMANENT STABILIZATION IS SHOWN ON THE TYPICAL SECTION SHEET, PLAN SHEETS AND THE TYPICAL SECTION DETAILS SHEET.

* SURFACE WATERS: SURFACE WATERS WITHIN THE PROJECT LIMITS INCLUDE MATANZAS RIVER.

* DISCHARGE POINTS TO SURFACE WATERS: RUNOFF FROM THE PROJECT AREA DISCHARGES TO CURB INLETS AND IS CONVEYED BY STORM SEWERS TO BE DISCHARGED TO THE OUTFALLS.

1.F. RECEIVING WATERS:

WATER IS PRIMARILY CONVEYED BY CURB INLETS AND IS CONVEYED BY STORM SEWER TO BE DISCHARGED TO THE OUTFALLS. SEE ITEM 1.D. FOR THE OUTFALL LOCATIONS AND RECEIVING WATER NAMES.

2.0 CONTROLS:

2.A. EROSION AND SEDIMENT CONTROLS:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED STABILIZATION AND STRUCTURAL PRACTICES BASED ON THE PROPOSED TEMPORARY TRAFFIC CONTROL PLAN. THE FOLLOWING RECOMMENDED GUIDELINES ARE BASED ON THE TRAFFIC CONTROL PLAN OUTLINED IN THE CONSTRUCTION PLANS. WHERE FOLLOWING THE TRAFFIC CONTROL PLAN OUTLINED IN THESE CONSTRUCTION PLANS, CHOOSE TO ACCEPT THE FOLLOWING GUIDELINES OR MODIFY THEM IN THE SEDIMENT AND EROSION CONTROL PLAN, SUBJECT TO APPROVAL BY THE ENGINEER. AS WORK PROGRESSES, MODIFY THE PLAN TO ADAPT TO SEASONAL VARIATIONS, CHANGES IN CONSTRUCTION ACTIVITIES, AND THE NEED FOR BETTER PRACTICES.

FOR EACH CONSTRUCTION PHASE, INSTALL PERIMETER CONTROLS AFTER CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF CONTROLS BUT BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. REMOVE PERIMETER CONTROLS ONLY AFTER ALL UPSTREAM AREAS ARE STABILIZED.

DURING ALL PHASES OF THE TRAFFIC CONTROL PLAN, INSTALL SEDIMENT BARRIER AND INLET PROTECTION SYSTEMS AT LOCATIONS SPECIFIED IN THE CONSTRUCTION PLANS PRIOR TO DISTURBANCE OF SOIL UPSTREAM OF THE SEDIMENT BARRIER AND INLET PROTECTION SYSTEMS.

2.A.1 STABILIZATION PRACTICES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE STABILIZATION PRACTICES PROPOSED TO CONTROL EROSION. INITIATE ALL STABILIZATION MEASURES AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS. IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, THE STABILIZATION PRACTICES MUST INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

TEMPORARY:

* ARTIFICIAL COVERINGS IN ACCORDANCE WITH SPECIFICATION SECTION 104.

* SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT:

* SOD AND TURF IN ACCORDANCE WITH SPECIFICATION SECTION 570.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			STORMWATER POLLUTION PREVENTION PLAN (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	DANH T. LEE, PE LICENSE NUMBER: 68228 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FL 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		13
					SR 5A	ST. JOHNS	428271-2-32-01		

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2.A.2 STRUCTURAL PRACTICES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED STRUCTURAL PRACTICES TO CONTROL OR TRAP SEDIMENT AND OTHERWISE PREVENT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SEDIMENT CONTROLS MUST BE IN PLACE BEFORE DISTURBING SOIL UPSTREAM OF THE CONTROL. THE STRUCTURAL PRACTICES MUST INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

TEMPORARY:

* SEDIMENT BARRIERS IN ACCORDANCE WITH SPECIFICATION SECTION 104.

* INLET PROTECTION SYSTEMS IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT:

* SOD AND TURF IN ACCORDANCE WITH SPECIFICATION SECTION 570.

2.B. STORMWATER MANAGEMENT:

THE EXISTING DRAINAGE SYSTEM WILL REMAIN DURING AND AFTER CONSTRUCTION.

2.C. OTHER CONTROLS:

2.C.1 WASTE DISPOSAL:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED METHODS TO PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO WATERS OF THE UNITED STATES. THE PROPOSED METHODS MUST INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

* DISPOSING OF ALL FERTILIZER OR OTHER CHEMICAL CONTAINERS ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.

* DISPOSING OF SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS OFF THE PROJECT SITE BUT NOT IN SURFACE WATERS OR WETLANDS.

2.C.2 OFF-SITE VEHICLE TRACKING & DUST CONTROL:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROPOSED METHODS FOR MINIMIZING OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST. THE PROPOSED METHODS MUST INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

* COVERING LOADED HAUL TRUCKS WITH TARPAULINS.

* REMOVING EXCESS DIRT FROM ROADS ONLY.

* STABILIZING CONSTRUCTION ENTRANCES IN ACCORDANCE WITH SPECIFICATION SECTION 104.

* USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION AND MILLING OPERATIONS.

2.C.3 STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.

IN THE SECTION 104 EROSION CONTROL PLAN, DESCRIBE THE PROPOSED PROCEDURES TO COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, AND SANITARY SEWER OR SEPTIC SYSTEMS.

2.C.4 FERTILIZERS AND PESTICIDES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, DESCRIBE THE PROCEDURES FOR APPLYING FERTILIZERS AND PESTICIDES. THE PROPOSED PROCEDURES MUST COMPLY WITH APPLICABLE SUBSECTIONS OF SECTION 570 OF THE SPECIFICATIONS.

2.C.5 TOXIC SUBSTANCES:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A LIST OF TOXIC SUBSTANCES THAT ARE LIKELY TO BE USED ON THE JOB AND PROVIDE A PLAN ADDRESSING THE GENERATION, APPLICATION, MIGRATION, STORAGE, AND DISPOSAL OF THESE SUBSTANCES.

2.D APPROVED STATE AND LOCAL PLANS AND PERMITS:

* NO PERMITS WERE REQUIRED TO BE OBTAINED FOR THIS PROJECT.

3.0 MAINTENANCE:

IN THE SEDIMENT AND EROSION CONTROL PLAN, PROVIDE A PLAN FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROLS THROUGHOUT CONSTRUCTION. THE MAINTENANCE PLAN MUST AT A MINIMUM, COMPLY WITH THE FOLLOWING:

* FLOATING TURBIDITY BARRIERS AND INLET PROTECTION SYSTEMS: REMOVE SEDIMENT AS PER MANUFACTURER'S RECOMMENDATIONS OR WHEN WATER PONDS IN UNACCEPTABLE AMOUNTS OR AREAS.

4.0 INSPECTIONS:

PROVIDE THE ENGINEER WITH A MINIMUM OF 24 HOUR NOTICE PRIOR TO THE WEEKLY EROSION CONTROL INSPECTION REQUIRED BY FDOT SPECIFICATION 104-7.1.

INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE.

5.0 NON-STORMWATER DISCHARGES:

IN THE SECTION 104 EROSION CONTROL PLAN, IDENTIFY ALL ANTICIPATED NON-STORMWATER DISCHARGES (EXCEPT FLOWS FROM FIRE FIGHTING ACTIVITIES). DESCRIBE THE PROPOSED MEASURES TO PREVENT POLLUTION OF THESE NON-STORMWATER DISCHARGES. IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE DISTRICT CONSTRUCTION ENVIRONMENTAL MANAGER.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

DANH T. LEE, PE
LICENSE NUMBER: 68228
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FL 32202

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

STORMWATER POLLUTION PREVENTION PLAN (2)

SHEET NO. 14

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GENERAL NOTES:

1. THE EXISTING POSTED SPEED OF 25 MPH ON SR 5A SHALL REMAIN AS THE REGULATORY SPEED FOR ALL PHASES OF CONSTRUCTION.
2. LANE CLOSURE RESTRICTIONS ARE LISTED BELOW:

   07:30 AM TO 10:00 PM – NO LANE CLOSURES

   A SINGLE NORTHBOUND LANE CLOSURE WILL BE ALLOWED FOR MATERIAL OR EQUIPMENT DELIVERY NOT TO EXCEED 2 HOURS.
3. THE TWO MIDBLOCK CROSSWALK LOCATIONS (AT TREASURY AND HYPOLITA STREETS) SHALL REMAIN OPEN FROM 8:00 AM TO 12:00 AM EVERY DAY.
4. ALL TEMPORARY RAMPS FOR PEDESTRIANS CONNECTING THE PROMENADE TO THE SIDEWALK ADJACENT TO AVENIDA MENENDEZ (SR 5A) SHALL MEET ADA STANDARDS.
5. THE CONTRACTOR MUST SECURE THE ACTIVE WORK ZONE FROM THE MARINE SIDE TO PREVENT UNAUTHORIZED VESSELS FROM ENTERING THE WORK ZONE. COSTS ASSOCIATED WITH IMPLEMENTATION OF THIS NOTE SHALL BE INCLUDED IN THE LUMP SUM MOT PAY ITEM, 102-1.

PHASE NOTES:

PHASE 1: THE PURPOSE OF THIS PHASE IS TO CONSTRUCT THE SEAWALL IN APPROXIMATELY 200-FT CONSTRUCTION ZONE LENGTHS BEGINNING AT SOUTH GIBBS PARK. ONE WORK ZONE IS EXPECTED TO COVER ALL OF SOUTH GIBBS PARK, TWO WORK ZONES WILL COVER NORTH GIBBS PARK, AND FIVE WORK ZONES WILL COVER THE WALL SEGMENT NORTH OF GIBBS PARK TO THE END OF THE PROJECT. STEPS 3 AND 4 ARE NOT NEEDED FOR WORK WITHIN NORTH OR SOUTH GIBBS PARK.

1. PLACE WORK ZONE SIGNS.
2. PLACE EROSION CONTROL MEASURES.
3. USING PEDESTRIAN LONGITUDINAL CHANNELIZING DEVICES (LCDs), CLOSE A 200-FT LENGTH OF SIDEWALK ADJACENT TO AVENIDA MENENDEZ JUST BEYOND THE CURRENT 200-FT WORK ZONE.
4. WITHIN THE LIMITS OF THE CLOSED SIDEWALK, REMOVE THE LOW WALL AND WIDEN 5-FT SIDEWALK TO 7 FT USING TEMPORARY ASHPHALT. REOPEN SIDEWALK AND REMOVE PEDESTRIAN LCDs.
5. CONSTRUCT THE TEMPORARY PEDESTRIAN RAMP NORTH OF THE WORK ZONE.
6. ERECT 8-FT FENCING WITH OPAQUE BARRIER AROUND WORK ZONE. PLACE PEDESTRIAN LCDs AS SHOWN IN THE PHASE 1 TTCP TO CLOSE EXISTING PROMENADE WITHIN WORK ZONE.
7. CLEAR EXISTING RIVER BOTTOM RUBBLE FROM THE FRONT FACE (WATER SIDE) OF THE EXISTING SEAWALL/TOEWALL TO A DISTANCE OF 10 FT FROM THE WALL.
8. REMOVE EXISTING CONCRETE SLOPE PAVEMENT (IF LOCATED WITHIN WORK ZONE), PROMENADE PAVEMENT, RAISED CURBING, RAILINGS, AND OTHER EXISTING AMENITIES AS NEEDED. THE EXISTING SEAWALL SHALL REMAIN IN PLACE.
9. INSTALL THE STEEL SHEET PILES TO THE PRESCRIBED DEPTH.
10. FILL THE INTERSTITIAL SPACE BETWEEN THE EXISTING SEAWALL/TOEWALL, THE STEEL SHEET PILES, AND THE AREA ABOVE THE SLOPE UP TO THE LEVEL OF THE ANCHORS.
11. INSTALL THE ANCHOR SYSTEM.
12. CUT THE TOPS OF STEEL SHEET PILES TO THE PRESCRIBED ELEVATION.
13. COMPLETE THE FILL TO THE PRESCRIBED ELEVATION.
14. INSTALL CONCRETE FACING.
15. POUR THE CONCRETE CAP.
16. INSTALL THE 42-INCH PEDESTRIAN WALL.
17. INSTALL THE NEW CONCRETE PROMENADE PAVEMENT.
18. APPLY SURFACE FINISHES.
19. REGRADE GRASSY MEDIAN AREA BETWEEN THE PROMENADE AND THE SIDEWALK.

PHASE NOTES CONTINUED:

20. CLEAN UP WORK SITE, AND RELOCATE EROSION CONTROL MEASURES, FENCING, AND TEMPORARY PEDESTRIAN RAMP TO NEW WORK ZONE.
21. AT THE COMPLETION OF THE LAST SEGMENT, REMOVE ALL FENCING AND TTCP DEVICES. REMOVE ALL EROSION CONTROL MEASURES.

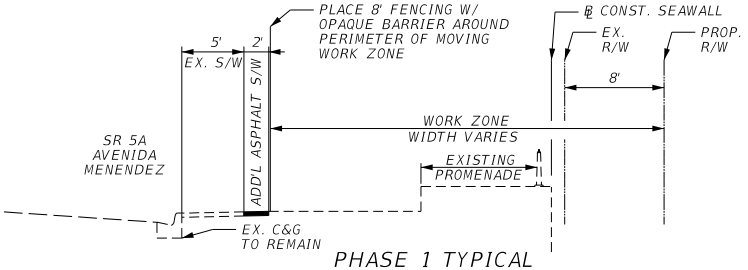
PHASE 2 – THE PURPOSE OF THIS PHASE IS TO RECONSTRUCT THE SIDEWALK ADJACENT TO SR 5A (AVENIDA MENENDEZ) FROM NORTH GIBBS PARK TO THE NORTHERN PROJECT LIMIT. THIS WORK WILL BE COMPLETED IN THE FOLLOWING THREE (3) SEGMENTS:

A. SEGMENT 1: BETWEEN NORTH GIBBS PARK AND THE FIRST CROSSWALK AT TREASURY STREET.

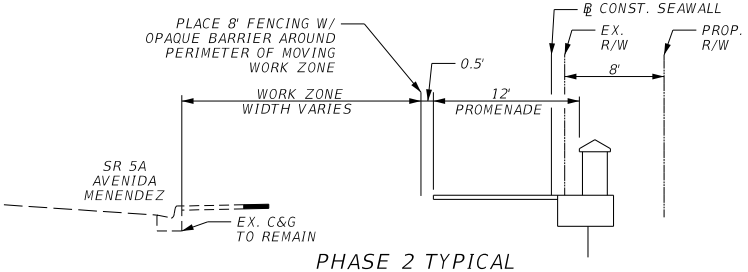
B. SEGMENT 2: BETWEEN THE FIRST CROSSWALK AT TREASURY STREET AND THE SECOND CROSSWALK AT HYPOLITA STREET.

C. SEGMENT 3: BETWEEN THE SECOND CROSSWALK AT HYPOLITA STREET AND THE NORTHERN PROJECT LIMITS.

1. PLACE PEDESTRIAN LCDs PER PLAN.
2. REMOVE EXISTING CONCRETE SIDEWALK AND ASPHALT WIDENING PLACED IN PHASE 1 WITHIN THE WORK ZONE FOR PHASE 2A. PROTECT EXISTING CURB TO REMAIN AS NEEDED.
3. CONSTRUCT NEW SIDEWALK WITHIN PHASE 2A.
4. COMPLETE GRASSY MEDIAN AREA GRADING BETWEEN THE PROMENADE AND THE SIDEWALK. PLACE SOD, CLEAN UP THE SITE, AND MOVE TO THE NEXT SEGMENT.
5. AT EACH OF THE CROSSWALK ENTRANCES TO THE PROMENADE, COMPLETE THE SIDEWALK CONSTRUCTION DURING NIGHTTIME OPERATIONS MONDAY TO THURSDAY. ENTRANCES SHALL REMAIN COMPLETELY OPEN ON FRIDAY, SATURDAY, AND SUNDAY.
6. UPON COMPLETION OF SEGMENT 1, MOVE TO SEGMENT 2 AND REPEAT STEPS 1-5. UPON COMPLETION OF SEGMENT 2, MOVE TO SEGMENT 3 AND REPEAT STEPS 1-5.
7. AT THE COMPLETION OF THE LAST SEGMENT, REMOVE ALL WORK ZONE SIGNS, FENCING, AND TTCP DEVICES.



PHASE 1 TYPICAL



PHASE 2 TYPICAL

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TEMP. TRAFFIC CONTROL PLAN GENERAL NOTES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN FALKENBERRY, PE LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FL 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SR 5A	ST. JOHNS	428271-2-32-01		15

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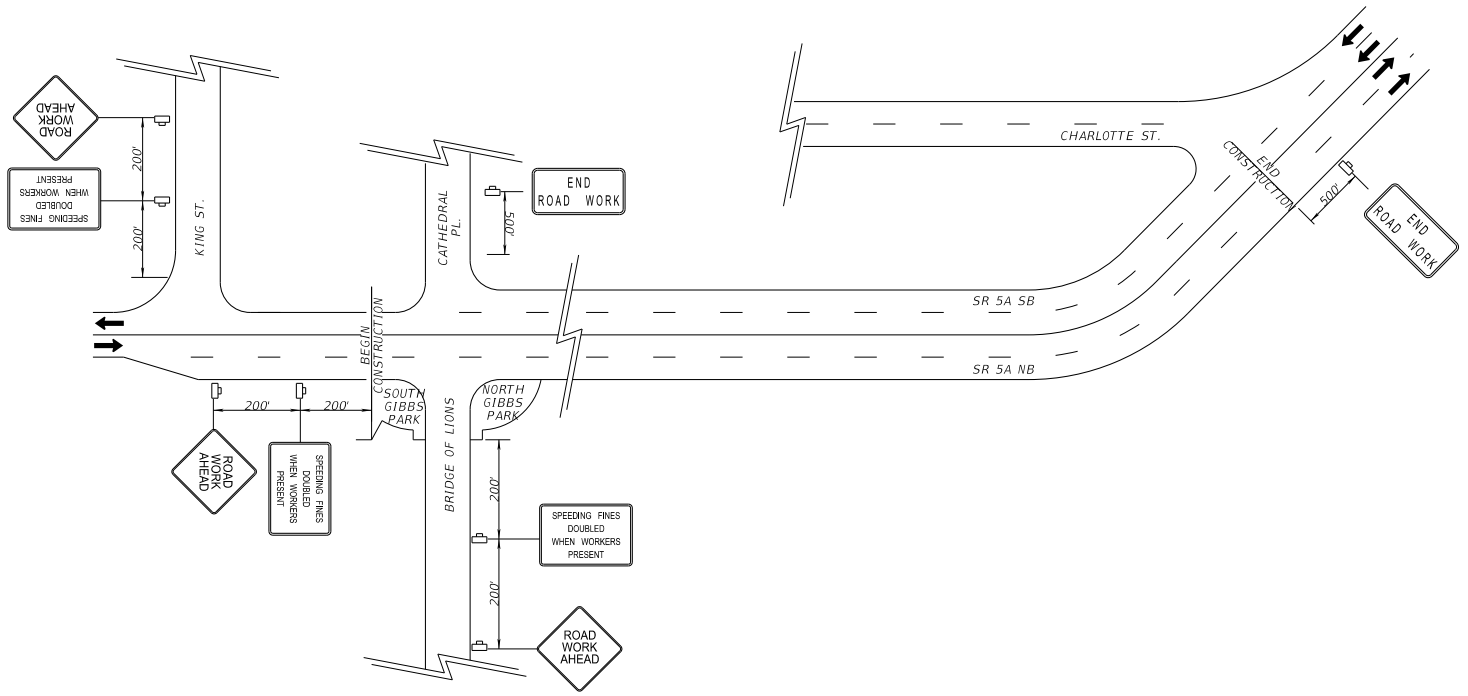

ADVANCED SIGNING DETAIL

N.T.S.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TEMP. TRAFFIC CONTROL PLAN DETAIL (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN FALKENBERRY, PE LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FL 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		16
					SR 5A	ST. JOHNS	428271-2-32-01		

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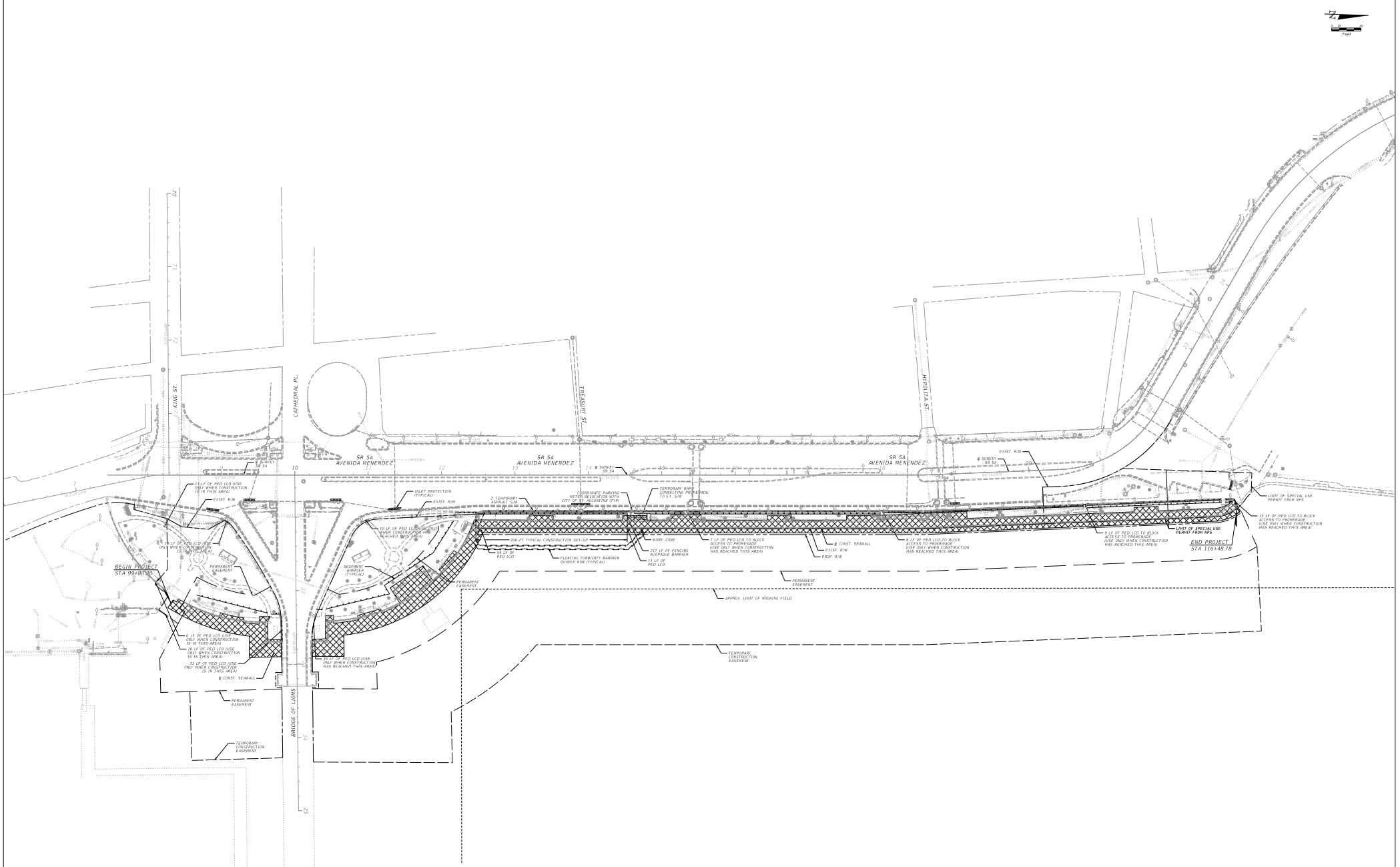

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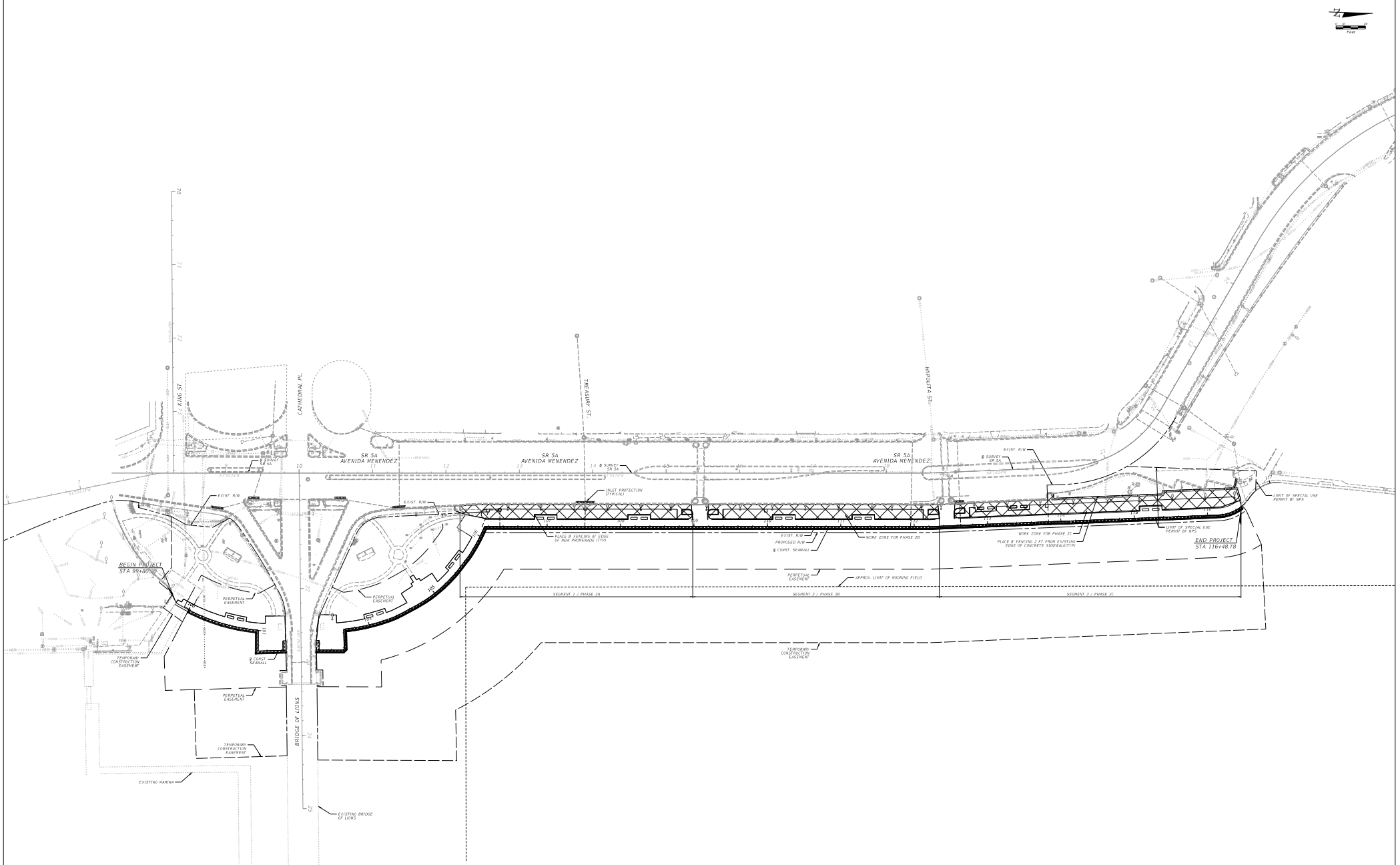
ENGINEER OF RECORD
KAREN FALKENBERG, PE
FLORIDA REGISTRATION #
GAUGES ENGINEERING GROUP INC.
700 W. KIRKPITE CT., SUITE 1500
JACKSONVILLE, FL 32205

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428375-2-32-01

TEMP. TRAFFIC CONTROL PLAN
PHASE 1

SHEET NO.
17



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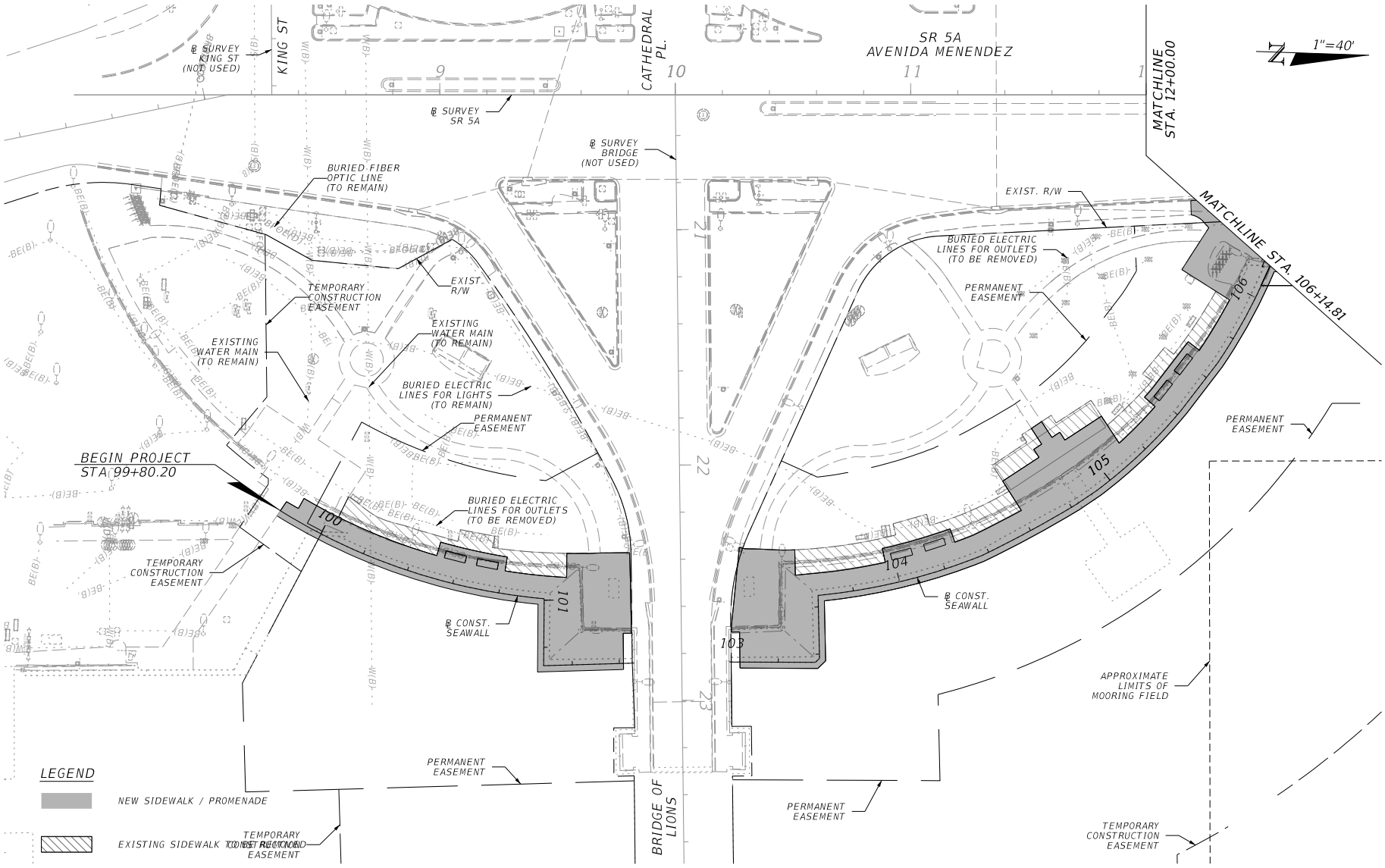

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			UTILITY ADJUSTMENTS (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		19
					SR 5A	ST. JOHNS	428271-2-32-01		

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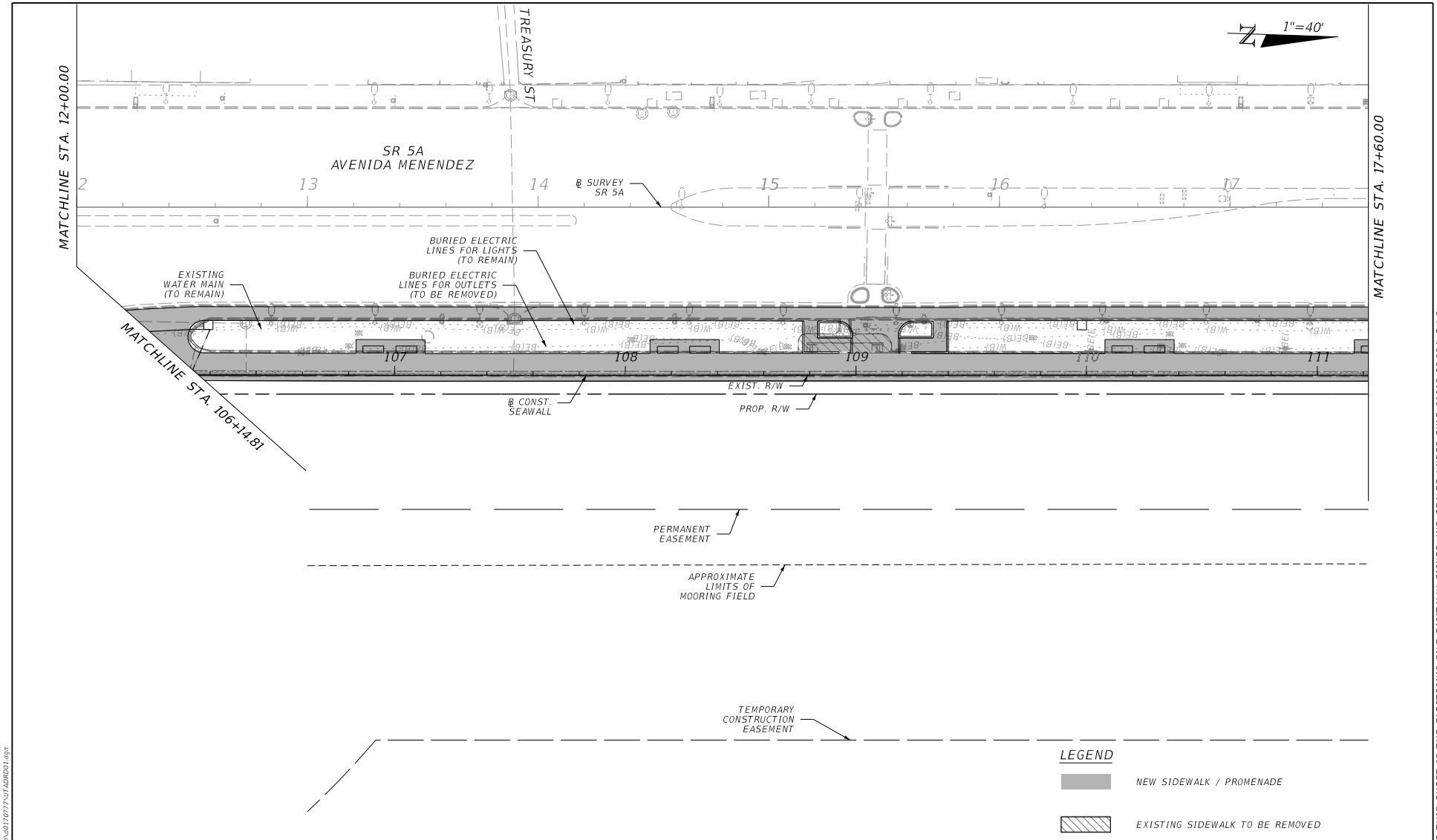

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			UTILITY ADJUSTMENTS (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		20
					SR 5A	ST. JOHNS	428271-2-32-01		

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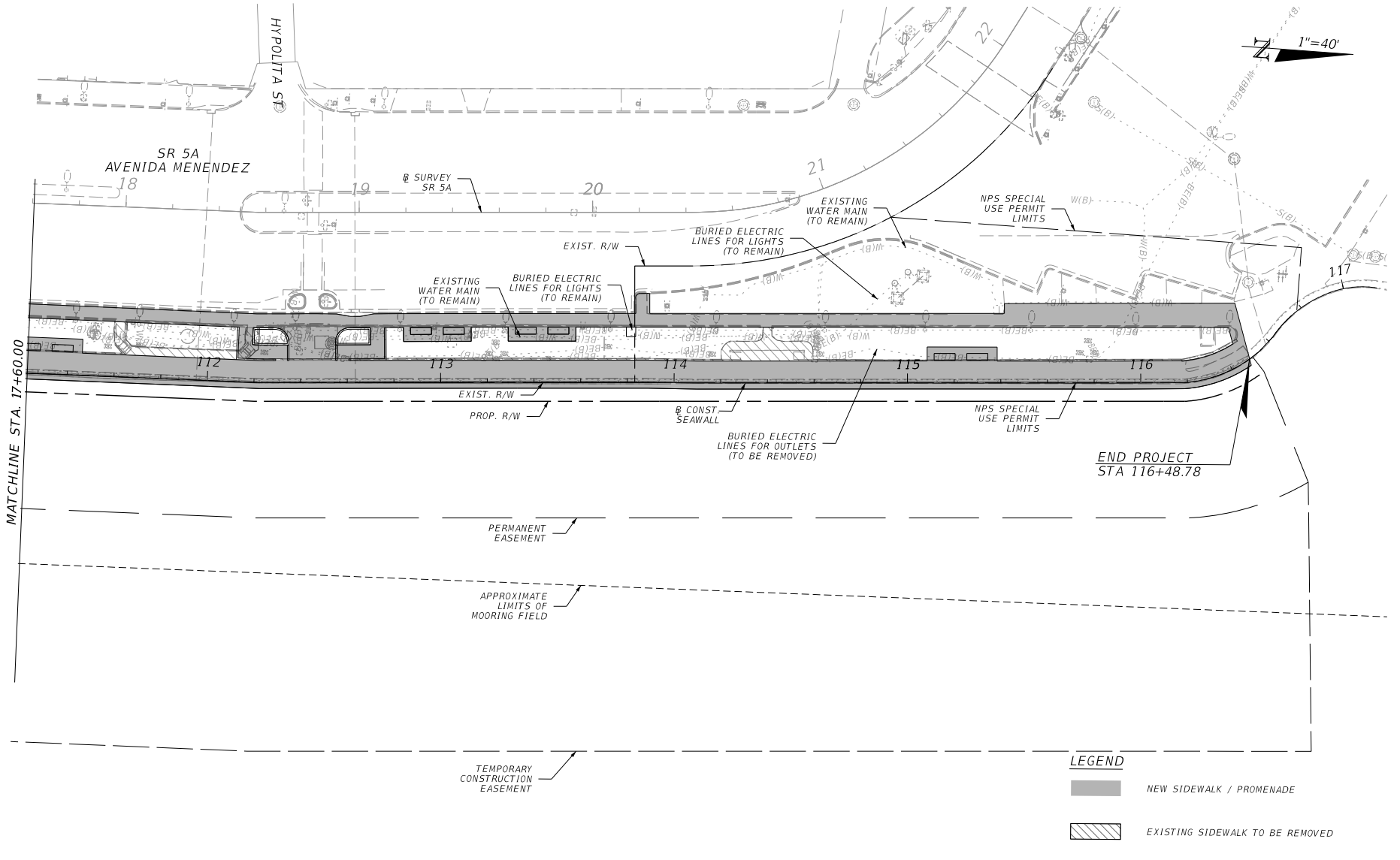

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			UTILITY ADJUSTMENTS (3)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		21
					SR 5A	ST. JOHNS	428271-2-32-01		

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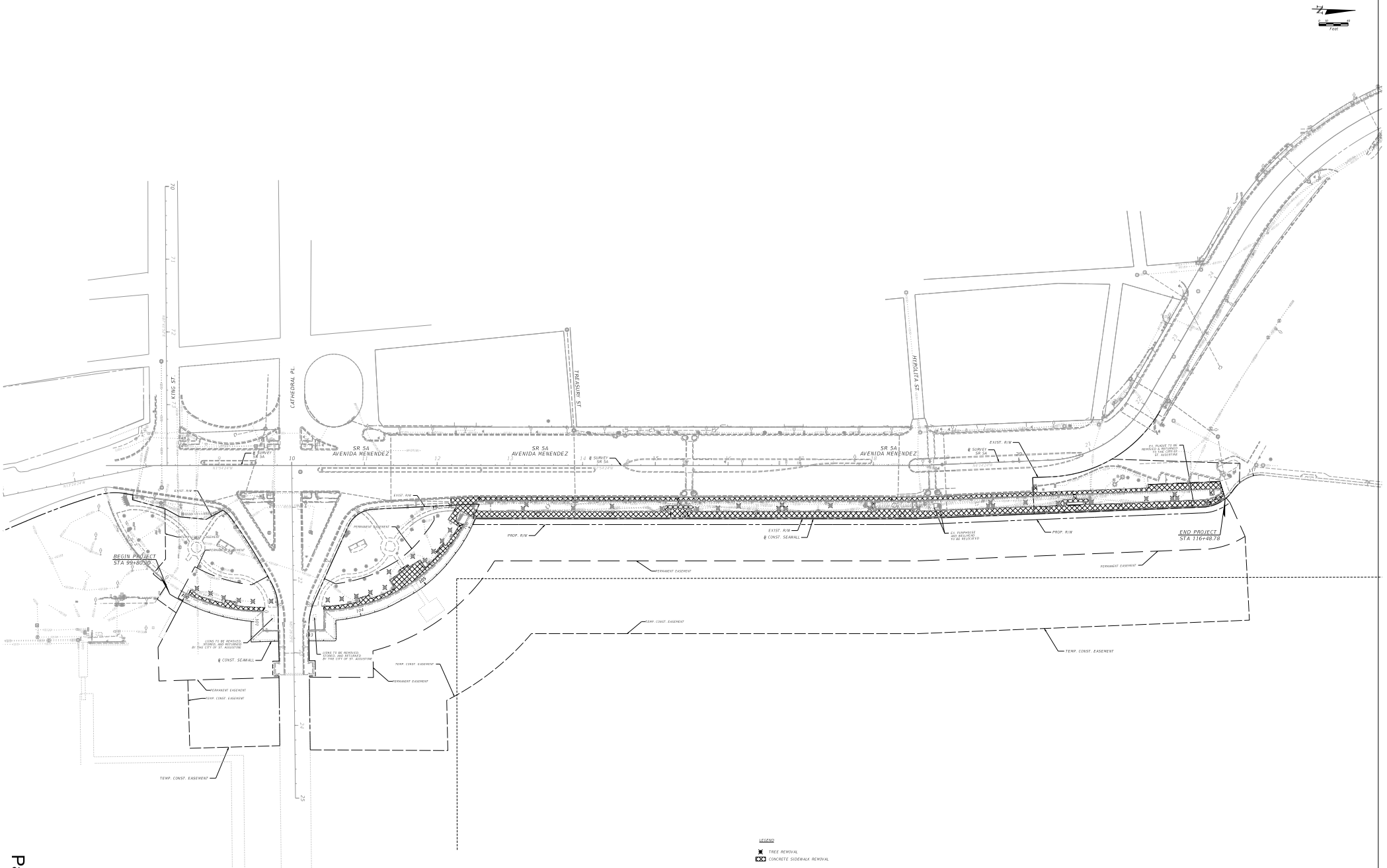

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.	ENGINEER OF RECORD KARA FALKENBERG, PE CLIENT: BURGER SUITS LAGOS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1320 JACKSONVILLE, FL 32202	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SELECTIVE CLEARING AND GRUBBING
		FLAG NO.	COUNTY	FINANCIAL PROJECT NO.	
		58 54	ST. JOHNS	428271-2-32-01	

CITY OF ST. AUGUSTINE, FLORIDA

Planning and Zoning Board

Meets the first Tuesday of each month at 1 p.m.

Meeting Schedule 2025

January 7, 2025
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 1, 2025
August 5, 2025
September 2, 2025
October 7, 2025
November 4, 2025
December 2, 2025

DRAFT