CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

# A G E N D A

## TUESDAY, JANUARY 7, 2025 - 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
   b) December 3, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development

a) PZB2024-0087
Continued from the December 3, 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.

b) PZB2024-0092
Continued from the December 3, 2024, Regular Meeting

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

c) PZB2024-0095
Continued from the December 3, 2024, Regular Meeting

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

d) PZB2024-0094

Charles Burgan - Applicant
c/o Charles Burgan LLC
George Chryssaidis - Owner
c/o Georgies Fresh Market LLC
415 S Ponce De Leon Blvd
To approve the construction of a new dock within Conservation Overlay Zones 1 and 2.

e) PZB2024-0111

City of St. Augustine - Applicant & Owner
111 Avenida Menendez
To approve the rehabilitation of the existing seawall within Conservation Overlay Zone 2.

6. Variance

a) PZB2024-0100
Continued from the December 3, 2024, Regular Meeting

Julia Moiseeva - Applicant
Craig Van Horn - Owner
3 South St
To approve a variance request to the maximum square footage of a guest house and reduce the side yard setback.

b) PZB2024-0102

Elizabeth & Samuel Snyder - Applicant
Samuel Snyder - Owner
4 Locust St
To approve a variance request to eliminate required off-street parking for a retail establishment.

c) PZB2024-0103

Harvey Stringer - Applicant
Henri Frederick Erkelens - Owner
22 N St. Augustine Blvd
To approve a variance request to reduce the side yard setback requirement.

d) PZB2024-0107

Michael Welsh - Applicant
Michael & Maria Welsh - Owner
33 Palmer St
To approve a variance request to reduce the side and rear yard setback requirements.

e) PZB2024-0109

John Valdes - Applicant
c/o John Valdes & Associates, Inc
John Valdes & Charlu Reigle - Owner
Lewis Blvd / PID #118860-0000
To approve a variance request to increase the maximum lot coverage.

f) PZB2024-0113

Garrett Schiavone - Applicant
c/o Real Peel Pizza LLC
Greg Dettra - Owner
213 W King St
To approve a variance request to the right of way setback requirement for a mobile food vendor.

g) PZB2024-0106 — Binh Dao - Applicant & Owner
c/o Cottage Homestay LLC
26 Vedder St
To approve a variance request to the rear yard setback requirement.

7. Use by Exception

a) PZB2024-0104 — Melissa Gangemi - Applicant
Thomas Gangemi - Owner
c/o Rock Beach Vacation Homes, LLC & JC17 Enterprises, LLC
201 Anastasia Blvd
To approve a use by exception for a commercial recreational facility.

b) PZB2024-0112 — Brandt's Child Care Center, Inc. - Applicant
c/o Old City Academy
Brian Kohn - Owner
c/o Brandt Realty LLC
142 Masters Dr
To approve a use by exception for a daycare establishment.

c) PZB2024-0116 — Elizabeth & Samuel Snyder - Applicant
Samuel Snyder - Owner
4 Locust St
To approve two (2) off-street parking spaces within private parking facility.

8. Rezoning & Land Use Plan Amendment

a) PZB2024-0108 — Beth Binns Schoellkopf - Applicant
c/o Ethical Markets Media, LLC
Ethical Markets Media, LLC - Owner
10 Carrera St
To amend the current land use from Residential Low Density to Residential Medium Density and approve a rezoning from Residential Single Family One: RS-1 to Residential General One: RG-1.

9. Other Business

10. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
November 5, 2024

The Planning and Zoning Board met in formal session Tuesday, November 5, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

**1. Roll Call:** Christina Tucker, Chairperson
Charles Pappas
Carl Blow
Matthew Shaffer
Susan Johns

Absent Mike Davis (Excused)
Ashleigh Barnes, Vice- Chairperson (Excused)

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

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**2. General Public hearings for Items Not on the Agenda**

None

**3. Approval of Minutes**

**MOTION**

**Mr. Shaffer MOVED to APPROVE the October 1, 2024 minutes as presented. The motion was SECONDED by Ms. Johns. The MOTION PASSED by UNANIMOUS VOICE VOTE.**

**4. Modification and Approval of Agenda**

Item 5.b had requested a continuance to the December 3, 2024 PZB Meeting.

Item 8.c. requested to be moved later in the agenda after item 8.d.

**MOTION**

**Ms. Tucker MOVED to APPROVE the Agenda with the following modifications: Item 5.b would be continued to the December 3 regular meeting and item 8.c would be heard after item 8.d. The motion was SECONDED by Mr. Blow and PASSED by UNANIMOUS VOICE VOTE.**

**5. Variance**

**5. (a) PZB2024- 0071 – Chad Ruziskey c/o All Angles Construction– Applicant**
**Thomas McKnew– Owner**
**2 Luwanna Circle**

**To approve a variance request to reduce the side yard setback requirement to allow for the construction of additional habitable space.**

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE, CONTINUE, or DENY the variance request to reduce the

minimum side yard setback at 2 Luwanna Circle / PID 221470-0060

Chad Ruziskey reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Katherine Burtin asked how close the proposed structure would be to the property line, and after viewing the site plan, she had no objection.

Public hearing was closed.

The Board discussed:

- Proposed addition used the same footprint
- For the record, there was no issue with this application; however, there were times when there could be because of the change from an accessory structure to a living space
- Reasonable space between the neighboring property
- Neighbors did not have an issue with this application

Mr. Blow had visited the site and asked about the appearance of a second story already in place.

Mr. Ruziskey said that the timing of the demolition and the delivery of the supplies allowed the framers to start work prior to the permit being issued. He said he would need to file for an after the fact review.

**MOTION**

**Mr. Pappas MOVED to APPROVE application PZB2024-0071 for the ten- and one-half foot set back. The motion was SECONDED by Mr. Shaffer.**

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

**5. (b) PZB2024- 0079 – Edward Bowman– Applicant & Owner**
**21 Miruela Avenue**

**To approve a variance request to reduce the side yard setback requirement.**

This item was continued to the December 3, 2024 PZB meeting. See item 4.

**5. (c) PZB2024- 0080 – John Reynolds c/o JHR Consultants, Inc– Applicant**
**Jacqueline Petty– Owner**
**7 Beacon Street**

**To approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage.**

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

John Reynolds reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- No objections from neighbors
- Met the four criteria

- Consistent with what had been approved in the past
- The addition did not extend any further into the setback
- Letters from the adjacent property owners were helpful
- Reasonable request that was in line with the city goal of allowing residents to expand and modernize to maintain residency
- There would be a mobility fee with this application

**MOTION**

**Mr. Pappas MOVED to APPROVE application PZB2024-0080 request to reduce the side yard setback and increase the maximum lot coverage. The motion was SECONDED by Mr. Shaffer.**

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

**5. (d) PZB2024- 0082 – Stephen Bradshaw c/o Honey Tree Properties– Applicant**
**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.**

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

Steve Bradshaw reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Traci Evling spoke in favor of the new structure.

Public hearing was closed.

The Board discussed:

- The existing garage would be demolished
- The structure could not be moved because of the placement of the septic system
- Jim Craig was sworn in for the record to answer questions regarding the septic system
- Confirmed that there would be living space above the proposed garage
- Wanted to maintain the same footprint
- It would be difficult to access the second floor from the outside with only three and half feet
- Drainage could be significant from the second floor
- There was an eight-foot wall on the property that maintained privacy
- Aesthetically nicer but needed to be mindful of the code allowances
- Needed to compromise on the asks in the application
- Lot coverage okay
- Current structure was not over 500 sq ft.
- Needed more information to include a survey for trees and septic
- No impervious calculations provided
- Felt that there was justification for the variance request for the set back
- Would like to see a modified request for the increased square footage for the guest house

DRAFT

Ms. Tucker advised the applicant what would need to be provided and asked if a continuance would be acceptable.

**MOTION**

**Mr. Blow MOVED to CONTINUE application PZB2024-0082 to the December 3, 2024 meeting of the PZB. The motion was SECONDED by Ms. Tucker.**

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

**6. Variance and Conservation Overlay Zone Development**

**6. (a) PZB2024-0077 – Chad Ruziskey c/o All Angles Construction – Applicant**
**Gregory Leo Sr. – Owner**
**30 Davis Street**

**To approve a variance request to the required side and rear yard setbacks and to approve the removal of trees within Conservation Overlay Zones 2 & 3.**

Mr. Fredriksson read the staff report and said Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 2 and 3 at Davis Street PID / 119921-0001. Based on a review of Sec. 28-29 staff finds that the Board may APPROVE, CONTINUE, or DENY the variance request to reduce the minimum rear yard setback at 30 Davis Street / PID 119921-0001.

Chad Ruziskey reviewed the application and presented an arborist report for the board to review.

Ms. Lopez clarified the request for the change in the setback from 10 to 7 feet.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi was concerned about the removal of trees that may have an effect on the canopy in the west city.

Public hearing was closed.

The Board discussed:

- This lot was difficult to develop any other way than was proposed
- The trees noted for removal were within the footprint of the proposed structure
- Accepted the arborist report regarding the removal of trees
- Supported the request
- Confirmed that the lots had been replatted in the recent past
- The owner had split one lot into 2 separate lots
- Preserving the large live oak was justification for the request
- Reviewed the health of the trees listed on the arborist report that were to be removed

**MOTION**

**Mr. Blow MOVED to APPROVE application PZB2024-0077 for the tree removal and the modification to the rear setback to seven feet off the property line. The motion was SECONDED by Mr. Shaffer**

**VOTE ON MOTION:**
**AYES: Blow, Shaffer, Johns, Tucker**
**NAYES: Pappas**
**MOTION CARRIED 4/1**

**7. Use by Exception**

**7. (a) PZB2024-0084 – Olga Holly c/o Moultrie Montessori School – Applicant**
**Jeannie Biskirk – Owner**

**37 S. Dixie Highway / PID 123950-0000 & 123960-0000 and 27 Spencer Street / PID 123940-0000**

**To approve a use by exception for a Montessori school.**

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

Olga Holly reviewed the application and asked if the application was approved, would she be able to use a different name.

Ms. Lopez advised that the name would be what was on the application. She said that if there was a change in ownership, than the Use by Exception would have to change to accomadate the new owner/operator.

A discussion followed to determine what special conditions had been in place for the school under the previous use by exception, and to clarify the application request to use the name of the applicant as the Montessori School name.
Mr. Fredrilksson advised that the use by exception request was generated because of the change in operator.

Ex Parte Communication: none

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

Public hearing was opened.

Jeannie Biskirk spoke to the comment regarding the special conditions that had been mentioned in the previous discussion.

BJ Kalaidi addressed dropping off and picking up students. She asked if it would still be a Montessori School. She also noted that it would be very close to Back 40 Urban Cafe which might sell alcohol.

Public hearing was closed.

Ms. Holley confirmed that the school was Montessori and would have two classrooms. She said the number of students would not change.

Mr. Fredriksson said that the Back 40 Urban Cafe would not be an issue

The Board discussed:

The Board determined that there were no code enforcement issues found, thus creating consensus with the Board for approval.

**MOTION**

**Ms. Tucker MOVED to APPROVE application PZB2024-0084 to approve a use by exception for a Montessori School. The motion was SECONDED by Mr. Blow**

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

**8. Conservation Zone Development**

**8. (a) PZB2024-0061 – Ryan Carter c/o Carter Environmental Services – Applicant**
**William Wolkoff – Owner**
**186 Pelican Reef Drive / PID 158573-0130**
**Continued from the October 1 2024 Meeting**

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

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

proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a bulkhead single-family home and the removal of significant trees at 186 Pelican Reef Drive / PID 158573-0130.

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

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- After the fact requests were not preferred
- A flood plain permit was issued on May 14, 2024
- Fill was placed on the property in September

Amy Skinner explained the process of the flood plain permit and how it did not allow for tree removal.

- Concerned with the pool's proximity to the wetland line
- The application was for the construction of a bulkhead and a dock

For clarification, Mr. Carter explained to the Board the processes that had been enacted on this property prior to this meeting to discuss the construction of a dock and bulkhead.

- No issue with the changes for the dock
- Any action for the tree removal that had not been approved would have to go through Code Enforcement
- PZB code would have to be applied
- The grade level was low in the Pelican Reef area
- When fill was added, trees would have to be removed
- Needed clarification for the correct drainage plan for the site. There were two in the packet
- There was a wall already existing on the adjacent parcel.
- Storm drain with backflow into the wetlands was in the approved flood plain permit
- The landscape plan met the mitigation requirements
- Suggested a continuance to allow for clarity in the reports provided for review by the Board

Mr. Shaffer said that the case had not been made for the trees to be removed from the property; however, there were no trees to look at, unless there was an old survey that had that information on it.

Ms. Lopez advised that regardless, the fill would have to come onto the property to get to the finished floor height and that would likely destroy any trees that were within the fill.

Mr. Pappas said a good faith effort would be to replace the trees that had been removed.

**MOTION**

**Mr. Blow MOVED to CONTINUE application PZB2024-0061 to the December 3, 2024 meeting. The motion was SECONDED by Ms. Tucker.**

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

**8. (b) PZB2024-0081 – Ryan Carter c/o Carter Environmental Services – Applicant**
**35 Mulberry LLC – Owner**
**35 Mulberry Street**

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the construction of a dock at 35 Mulberry Street / PID 195790-0000.

Ryan Carter reviewed the application.

Ex Parte Communication: none

21 certified notices were sent, 0 were returned in favor, 2 were returned opposed and 2 had comments.
Public hearing was opened; however, there was no response.

The Board discussed:

- The proposed changes would not impede navigation on the waterway
- There was already an encroachment on riparian rights that belong to the city

Ms. Lopez told the Board that the decision had been made to come to the PZB first to determine if the seventeen criteria had been met and any issues regarding the riparian rights would come later. The motion would be conditioned on the city commission not having an objection with the addition coming further into the riparian lane.

- Regarding the criteria scenic view shed no issues
- If the Board were to approve the application it would have to go before the city commission
- Unless staff was directing the board to not look at #2 of the criteria, felt that it would be relevant
- Was there another way to accomplish the goals of the applicant
- Agreed that it was not a good idea to build on a mistake
- Equitable apportionment related to riparian rights would require more research
- The boat lift was already in place and appeared to have net the seventeen criteria
- Mr. Carter requested a continuance

**MOTION**

**Mr. Pappas MOVED to CONTINUE application PZB2024-0081 35 Mulberry Street to the December 3, 2024 meeting. The motion was SECONDED by Ms. Tucker.**

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

**8. (c) PZB2024-0085 – Kevin Marks c/o Shoreland Home Builders– Applicant**
**Mark & Janice Matrazzo – Owner**
**171 Inlet Drive**

**To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 2 and 3. This application is for the construction of a retaining wall and associated fill at 171 Inlet Drive / PID 213920-0070.

Kevin Marks reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Dan Burkhardt asked how the building height was determined.

Ms. Daugherty explained that the building height was measured from the free board requirement, which was one foot above the base flood elevation and the highest point on the roof.

BJ Kalaidi asked for the comparison in the heights of the fill on the adjacent property to this application.

Public hearing was closed.

The Board discussed:

- Proposed structure was at a finished floor height of fifteen feet on a stem wall
- The dirt around the house would be twelve feet and would taper down to the stem walls, out to the street which would be nine feet and then down to eight feet from the driveway
- The house was under the limits for the maximum buildable height
- Different style of construction; auger cast concrete pilings
- The foundation was a system of pilings
- Proposed retaining wall would accommodate the fill
- The drainage easement between the lots was helpful
- The proposed stem wall construction was good; however, there was a significant amount of fill compared to the neighbors
- The twelve foot retaining wall would provide protection from storm surge
- Needed to know what an acceptable finished floor level would be
- The survey showed a proposed wall on the east side that appeared to be on the property line
- West side wall potentially would run the length of the property
- Utilize the space between the properties as a swale for drainage on the east side of the property
- There was an existing wall on the right
- With the proposed wall in place, there would be a gap between the two properties
- That gap would extend from the water to the street and would potentially be unattractive
- The space between the proposed structure and the wall would be green space
- Most of the seawalls have been raised to a height of eight to eight- and one-half feet
- It was not always necessary to fill to the height of the seawall
- The retaining wall stops at the seawall
- Current seawall was easily breached in the last storm event
- Decision to have the property raised to fifteen feet was an engineering process
- The process by which the elevations were determined was to use the NOAH Surface, Ocean, Lake, Wave Action Model
- Thought that the height was too much compared to the current grade on the property
- LIDAR information was presented for the Board to review
- Advised the applicant that a better site plan showing the walls and the proposed elevations as well as the additional information Mr. Blow had requested
- Finished floor elevations needed to be determined
- Wanted to see finished floor for this application between ten and eleven feet to allow for the grade to be brought down lower

Mark Matrazzo was sworn in for the record and said he wanted to work with the board to determine what would be an acceptable height for the finished floor as well as the retaining walls and the grade.

Mr. Marks asked for guidance regarding the elevations for grade to be ready for the December meeting.

**MOTION**

**Mr. Shaffer MOVED to CONTINUE Conservation Overlay Zone Development PZB2024-0085 at 171 Inlet Drive to the December 3, 2024 meeting. The motion was SECONDED by Mr. Blow**

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

**8. (d) PZB2024-0087 – Tom Bartlett c/o Matthews | DCCM – Applicant**
**Agan Prameshuber – Owner**
**173 Inlet Drive**

**To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3. This application is for the construction of a retaining wall and associated fill at 173 Inlet Drive / PID 213831-0010.

Tom Bartlett reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed

- Proposal was contrary to runoff or water flow according to the staff report
- Fill level was inconsistent
- Proposed fill height was thirteen feet and was four feet over the required height
- Other properties had tow walls up to eight feet
- For the property to be safely developed, it would have to be at the proposed height
- The code referred to the natural flow for the neighborhood, not just hurricane storm surge
- Each application was being reviewed on an individual basis
- Did not appear the best way to build on the shoreline
- Needed clarification of what exactly the flood plain height
- The city required that new construction be one foot above FEMA height
- Proposed construction was helical piles with a slab
- Retaining walls were necessary because of the fill
- Property to the east had a wall at twelve feet high
- Felt that the fill height could have a negative effect on the neighboring properties
- The ranking system was an attempt to help the Board to balance the impact in overlay zones, the least impactful would be to build the house on piers or piles
- The landscape plan was presented
- Tucker

Ms. Skinner advised that the building official and the flood plan coordinator had reviewed the Lidar data and had determined that based on the proposed application it would be about eight feet higher than the adjacent property. She said that the objective was to create a plan regarding retaining walls and building on the upland portion of these properties.

- Felt that this was adding a significant amount of fill and was out of character for the area
- This project would interrupt drainage patterns
- The house should use piers or piles as a construction method
- Thirteen feet was excessive
- Finished floor elevation at thirteen feet was not objectionable

- The fill had to be managed at a lower level
- Scale and impact on neighboring properties had to be taken into consideration
- Would the valuation of a home that was next to a house that is constructed at a higher level be affected
- Would it devalue the house at the lower level
- Could have the potential to negatively impact the value
- Easement on the west side of the lot was at five feet
- There was a catch basin on the front in the street
- Needed to take into consideration the age of the existing infrastructure

**MOTION**

**Ms. Tucker MOVED to CONTINUE application PZB2024-0087 at 173 Inlet to the December 3, 2024 meeting. The motion was SECONDED by Mr. Pappas.**

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

**8. (e) PZB2024-0086 – Brad Beach c/o New Day Design Company, LLC – Applicant Daniel and Barbara Burkhardt – Owner 189 Inlet Drive / PID 213780-0000 and 191 Inlet Drive / PID 213770-0000**

**To approve the removal of a significant tree, modify the existing bulkhead and construct a single-family home within Conservation Overlay Zones 1, 2 & 3.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the removal of one significant tree, to modify the existing bulkhead, and construct a single-family home within Conservation Overlay Zone 1, 2 and 3 at 189 and 191 Inlet Drive / PID 213770-0000 and PID 213780-0000.

Brad Beach and Matt Laude reviewed the application

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- A landscape plan was presented
- Tree credits had been mitigated
- Drainage plan looked good
- Storm water would be retained on site
- The grading was back down to natural grades
- Bulkhead would be no higher than seven-and one-half feet.
- Wall would turn back on to the property
- The swale would address the flooding issue
- The house would be built on stem wall, which would help
- The exposed bars would be repaired, and the extension would be built down into the existing wall
- The height of the bulkhead was driven by the bulkhead on the adjacent property

**MOTION**

**Mr. Shaffer MOVED to APPROVE application PZB2024-0086 Conservation Overlay Zone Development at 189 and 191 Inlet Drive. The motion was SECONDED by Ms. Tucker.**

**VOTE ON MOTION:**
**AYES: Shaffer, Tucker, Johns, Blow**

[1] Break 4:28 – 4:48 pm, Mr. Pappas left the meeting

**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY**

**9. Rezoning**

**9. (a) PZB2024-0066- James G. Whitehouse, Esq. c/o St. Johns Law Group – Applicant**
**St. Augustine Marine Center Partners, LLC – Owner**
**404 Riberia Street**
**Second Hearing from the October 1, 2024 Regular Meeting**

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

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

1) No adverse effect finding:
   a) The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
2) Consistency with the Comprehensive Plan and PUD regulations finding:
   a) The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of section 28-286 through 28-292, as applicable.
3) Need and justification finding:
   a) In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

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

James Whitehouse reviewed the application.

Ms. Lopez asked for a clear definition of clubhouse, as well as an explanation of whether there would be restaurants or hotels/special event venues on the site.

Mr. Whitehouse said that those items were excluded as an allowable use for the site.

Ex Parte Communication: none

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

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

The Board discussed:

- Wanted to confirm that the language “but not limited to” would be stricken from the text regarding hotels, etc.

A brief discussion followed to shape the language to include in the PUD text regarding allowable uses in the PUD. There was consensus with the Board to make a recommendation to the city commission.
**MOTION**

DRAFT

**Ms. Tucker MOVED to RECOMMEND application PZB2024-0066 to the City Commission for APPROVAL as it did not adversely affect the development of the city or the health and safety of the residents in the area and was consistent with the comprehensive plan. The motion was SECONDED by Ms. Johns.**

**VOTE ON MOTION**
**AYES: Tucker, Johns, Shaffer, Blow**
**NAYES:**
**MOTION CARRIED UNANIMOUSLY**

**10. Other Business**

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

Amy Skinner gave an update to the Board for the 2014 Vision Plan and advised the Board that demographic information had been provided and the meetings and surveys had been received well by the public. She said there was one more meeting for public comment.

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

**11. Adjournment**

Having no further business, Ms. Tucker adjourned the meeting at 6:40 P.M.[2]

Christina Tucker, Chairperson

[2] Transcribed by Michele Fudo

# CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
December 3, 2024

The Planning and Zoning Board met in formal session Tuesday, December 3, 2024, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

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

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**2. General Public hearings for Items Not on the Agenda**

BJ Kalaidi spoke about changes in the agenda and felt that there should be no changes moving forward with the board meetings.

Julianne Worling spoke about the petty cab industry; she highlighted that there were two types of petty cabs that did not meet regulations and was concerned that their customers were not safe in the event of an accident. She pointed out that these cabs were not used in other municipalities because of the safety issues.

Ms. Lopez suggested that Ms. Worling contact Rueben Franklin, the assistant city manager, who was currently looking at all of those modes of transportation. She said that he would be the person that would be able to effect any changes.

**3. Approval of Minutes**
**NONE**

**4. Modification and Approval of Agenda**

Item 5.a. PZB2024-0101 was withdrawn

Item 5.b. PZB2024-0087 at 173 Inlet Drive had requested a continuance to the January 7, 2025 Regular PZB Meeting

**MOTION**

**Mr. Pappas MOVED CONTINUE item 5.b. PZB2024-0087 to the January 7, 2025 meeting and to APPROVE the modification to the agenda. The motion was SECONDED by Mr. Blow and PASSED by UNANIMOUS VOICE VOTE.**

**5. Conservation Overlay Zone Development**

**5.(a) PZB2024-0101 – City of St. Augustine & FDOT– Applicant**
**City of St. Augustine, State of Florida, & United States Government (NPS) – Owner**
**111 Avenida Menedez & PID's 1961800000 & 1961700000 (Waterfront along A1A/ Avenida Menendez, beginning south of**

**the Bridge of Lions north to Charlotte Street)**
**This application was withdrawn**

See Item 4

**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.**

**5. (b) PZB2024-0087 – Tom Bartlett c/o Matthews | DCCM– Applicant**
**Agan Prameshuber – Owner**
**173 Inlet Drive**
**Continued from the November 5, 2023, Regular Meeting**

This item was continued to the January 7, 2025 Meeting. See Item 4.

**To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.**

**5. (c) PZB2024-0085 – Kevin Marks c/o Shoreland Home Builders – Applicant**
**Mark and Janice Matrazzo – Owner**
**171 Inlet Drive**
**Continued from the November 5, 2024 Regular Meeting**

**To approve the construction of a retaining wall within Conservation Overlay Zone 2 & 3.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2. This application is for the construction of a retaining wall and associated fill at 171 Inlet Drive / PID 213920-0070

Mark Matrazzo and Kevin Marks reviewed the revised application for the board, based on the feedback from the previous meeting.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- The applicant had done a very good job addressing the concerns of the Board
- The finished floor elevation had been lowered
- Fill had been brought down to match existing grades
- Swales and rain gardens had been added to address drainage
- Lot coverage was increased
- Lot coverage was below the 25%
- The rear retaining wall met the height of the adjacent wall
- The proposed retaining wall was higher than had been recently approved
- Drainage needed to be retained on the site
- The rain gardens and swales could not be in the right of way
- Secondary seawall set back 10 feet; secondary wall would tie into the wall for the neighboring property to the south
- The plan for the seawall would be uniform from the street
- Liked the idea of pulling back the seawall to the proposed 10 feet and tying it in with the neighbor so there would be no gap
- Would rather see the runoff water to the inlet not the right of way
- Lowering the grade down was a great compromise
- The water management plans had incorporated some good ideas

**MOTION**

**Ms. Tucker MOVED to APPROVE application PZB2024-0085 at 171 Inlet Drive to approve the construction of a**

**retaining wall within Conservation Overlay Zones 2 and 3 using the latest calculations and removing the rains gardens from the right of way. The motion was SECONDED by Mr. Pappas**

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

**5. (d) PZB2024-0061 – Ryan Carter c/o Carter Environmental Services – Applicant William Wolkoff – Owner**
**186 Pelican Reef Drive / PID 158573-0130**
**Continued from the November 5, 2024 Regular Meeting**

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

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

Ryan Carter reviewed the application, giving the history of the property for the board.
Ms. Daugherty spoke to Mr. Fox with Code Enforcement regarding the payment to the tree fund. She advised that direction was needed from the board.

direction needed from the board/code enforcement

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi said solving the problem with Pelican Reef, would be to build a smaller house. She asked if there would be 10 new cedar trees on the property. She added that she would have liked to see the 1988 survey.

Public hearing was closed.

Mr. Carter provided his rebuttal

The Board discussed:

- Needed clarification of the height of the bulkhead
- The proposed height of the bulkhead would be five feet of face from existing, which would make it between eight or nine feet and this was consistent with the existing wall to the south
- The drainage plan matched what the water management district had permitted
- The landscape plan looked good
- Tree mitigation would be handled through Code Enforcement
- Had there been an investigation of a violation with water management district
- The contractor had cleared to far along the wetland line. A survey had been done to place the silt fence on the wetland line and allow for natural revegetation
- There was a gap of representation in the process
- The height of the fill was four to five feet
- Finished floor would be ten- and one-half feet
- There was already five feet of fill on the site because of a flood plain permit
- With the entire site covered with fill, would the drainage change during a flood event
- There were swales to control the water flow
- The bulkhead cap would match the elevation of the adjacent property owner
- Accepted the findings of code enforcement

**MOTION**

**Mr. Pappas MOVED to APPROVE application PZB2024-0061 as presented with the condition that the plan would match the elevation to the south. The motion was SECONDED by Mr. Blow.**

**VOTE ON MOTION:**

DRAFT

**AYES: Pappas, Blow, Johns, Davis, Barnes, Tucker**
**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY**

**5. (e) PZB2024-0081 – Ryan Carter c/o Carter Environmental Services – Applicant**
**35 Mulberry Street – Owner**
**35 Mulberry Street**
**Continued from the November 5, 2024 Regular Meeting**

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the construction of a dock at 35 Mulberry Street/PID195790-0000.

Ryan Carter reviewed the application

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi wanted everyone to understand that after the fact approval was wrong and people should be dealt with that continually do work that was not permitted.

Public hearing was closed.

The Board discussed:

- The applicant had moved the additions outside of the right of way as requested
- This design did not impede on the natural navigation of the creek
- The 1,800 square foot dock was all in front of the owner's home and did not impede the neighbor to the south
- Would there be any blockage for kayaks to get through the gap shown
- The gap in question was probably filled with mangrove trees
- The changes made to the application were acceptable

Ms. Lopez advised that the bottom lands were owned by the city; however, the state managed the water above the bottom lands.

**MOTION**

**Mr. Pappas MOVED to APPROVE application PZB2024-0081. The motion was SECONDED by Mr. Davis.**

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

**5. (f) PZB2024-0090 – Ryan Carter c/o Carter Environmental Services – Applicant**
**Erik Worthmann – Owner**
**134 Pelican Reef Drive**

**To approve the modification of an existing dick within Conservation Overlay Zones 1 & 2.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the modification of a dock at 134 Pelican Reef Drive/PID158571-4060.

Ryan Carter reviewed the application.

Ex Parte Communication: none

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

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

[1] Break 2:29 – 2:39 pm

The Board discussed:

- The proposed floating dock was not in the no wake zone
- The poly-dock system or materials would attenuate the wave action

Ms. Lopez advised that the board would not be able to dictate what type of material to use for the dock.

After further discussion, there was consensus for approval.

**MOTION**

**Ms. Tucker MOVED to APPROVE application PZB2024-0090 at 134 Pelican Reef Drive to approve the modification of an existing dock within Conservation Overlay Zones 1 & 2. The motion was SECONDED by Mr. Davis.**

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

**5. (g) PZB2024-0092 – Ryan Carter c/o Carter Environmental Services – Applicant**
**Kyle Cregan – Owner**
**67 Water Street**

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the construction of a dock at 67 Water Street/PID 196000-0000.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Hurley Haywood spoke of his own dock and how it was constructed as well as how it weathered the recent storms. He was concerned that the use of the old dock as a base for the new dock was a bad idea. He provided photographs of the area showing established oyster beds.

Steve Hill showed pictures of the damage that the current dock had received. He also had photos of the existing pilings that remained on site. He wanted to be sure that the new dock would have sufficient strength to stand in the future.

Mr. Blow asked where the photos were taken from, and was advised that they were taken from the neighboring dock

Jeremiah Mulligan referred to the navigability of the channel and thought that the proposed dock would in fact block the waterway. He did not feel that this was a benefit to the public.

BJ Kalaidi felt that the people living in the area were concerned with the proposed dock, and they did not want the owners to not have a dock, just one that would not interfere with the people that were already in the area.

Public hearing was closed.

Mr. Carter provided his rebuttal saying that he would like to address the concerns of the neighbors. He requested a continuance.

**MOTION**

**Mr. Davis MOVED to CONTINUE application PZB2024-0092 to the January 7, 2025 meeting. The motion was SECONDED by Mr. Pappas**
**VOTE ON MOTION:**
**AYES: Davis, Pappas, Johns, Blow, Barnes, Tucker**

**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY**

**5. (h) PZB2024-0088 – Darren & Christina DeGuire – Applicant and Owner**
**207 Carver Street**
**To approve the removal of a significant tree within Conservation Overlay Zone 3.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. This application is for the removal of one significant tree at 207 Carver Street West/PID 222180-0170.

Darren DeGuire reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- There were eight other cedar trees on the property and new ones would be planted
- The arborist report indicated that the tree was in fairly good shape, having suffered significant canopy loss
- The tree being removed would be replaced with two new ones
- Property had a fairly dense coverage of trees
- There was a sewer easement connecting to the main sewer line that ran under the house, but would not interfere with the proposed project

**MOTION**

**Ms. Tucker MOVED to APPROVE application PZB2024-0088 at 207 Carver Street to approve the removal of a significant tree and include two new cedar trees. The motion was SECONDED by Mr. Davis.**

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

**5. (i) PZB2024-0095– Scott Michaels – Applicant and Owner**
**89 Dolphin Drive**

**To approve the modification of an existing bulkhead and construct a new dock within Conservation Overlay Zones 1 & 2.**

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the modification of an existing bulkhead and construction of a dock at 29 Dolphin Street/PID 219910-0000.

Abby Burgos of P&G construction reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Initial observation was that the application seemed to meet the criteria
- Confirmed that the proposed dock height would be seven and one-half feet
- The new cap would not affect the drainage, drainage flowed out through the wall
- The boatlift was existing and would be moved

- Wanted to see the cross-section diagram with better measurements and dimensions
- The dock was being moved to a more central location on the property
- The relocation of the dock was fine
- Needed a description of materials that would be used for the additional height on the seawall
- Needed information on how the new dock would tie into the existing seawall
- Needed details to show the reconfigured plans
- Look at the drainage on the lot so that no new drainage conditions would be created
- Needed to see the detail for the tie ins for the walls

**MOTION**

**Mr. Davis MOVED to CONTINUE application PZB2024-0088 at 89 Dolphin Drive to the January 7 meeting. The motion was SECONDED by Mr. Blow.**

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

**6. Use by Exception**

**6. (a) PZB2024-0097 – Stephanie Angel c/o Capybara Café / Noah's Ark Anctuary – Applicant**
**Jena Dennis – Owner**
**105 S. Ponce De Leon Boulevard, Suite C**

**To approve a use by exception for a tourist attraction.**

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE, APPROVE with conditions, CONTINUE, or DENY as tourist attraction use by exception at 105 Ponce de Leon Boulevard, Suite C/PID 11928-0000.

Jena Dennis and Stephanie Angel reviewed the application.

Ex Parte Communication: none
8 certified notices were sent, 0 were returned in favor, 0 returned opposed and 0 had comments.

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

The Board discussed:

- This was more of an educational opportunity than a tourist attraction; however, favored an approval
- Should the use by exception be limited to specific things
- There were 14 parking spaces and one handicap space
- The mission statement spoke of native wildlife and exotic animals surrendered by previous owners
- No rescue animals would be available for the public to interact with
- There were no large animals
- Each tour group was limited to six persons
- Thought this was a novel concept
- The website would provide the information for directions and parking

**MOTION**

**Mr. Pappas MOVED to APPROVE application PZB2024-0097. The motion was SECONDED by Ms. Tucker.**

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

**7. Variance**

**7. (a) PZB2024-0082 – Stephen Bradshaw c/o Honey Tree Properties – Applicant**
**Jim & Deborah Craggs – Owner**

**402 Old Quarry Road**
**Continued from the November 5, 2024 Regular Meeting**

**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.**

Mr. Fredriksson read the staff report and said 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 164420-0000 as no singular disadvantage has been identified.

Steve Bradshaw reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Advised the applicant that they must meet every condition in section 28-29 before approval could be granted
- Questioned what the pervious surface coverage was, and Mr. Fredriksson advised that was not a concern because of the lot size
- There was no singular disadvantage exhibited in the application.
- Asked for confirmation of the square footage of the proposed guest house
- The entire square footage was not livable space, there were stairs and landings
- The square footage of the guest house would be determined using the A/C space
- The survey with trees and the location of the septic system was provided as requested
- The zoning of open land could be considered a disadvantage
- Increasing the distance from two feet to eight feet was a positive change in the side yard setback
- The block wall that surrounded the property blocked any visibility from the outside of the property
- The house was built in 1925 and had been restored
- Current code issues did not exist when the house was built

**MOTION**

**Mr. Davis MOVED to APPROVE application PZB2024-0082 at 402 Old Quarry Road to approve a variance request to reduce side yard setback requirements and increase the maximum lot coverage and increase the guest house square footage limitation. The motion was SECONDED by Mr. Pappas.**

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

**7. (b) PZB2024-0079 – Edward Bowman – Applicant and Owner**
**21 Miruela Avenue**
**Continued from the November 5, 2024 Regular Meeting**

**To approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage.**

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board 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.
Edward Bowman reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened; however, there was no response

After a brief discussion it was determined there was consensus with the Board for approval.

**MOTION**

**Ms. Tucker MOVED to APPROVE application PZB2024-0079 at 21 Miruela Avenue to approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage as it met the criteria. The motion was SECONDED by Mr. Blow.**

**VOTE ON MOTION:**
**AYES: Tucker, Blow, Johns, Pappas, Davis, Barnes**
**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY[2]**

**7. (c) PZB2024-0089 – Matthew Brown – Applicant and Owner**
**19 Hope Street**

**To approve a variance request to reduce the front and side yard setbacks.**

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance request to reduce the minimum side and front yard setback requirements to allow for eh permitting of additional office space at 19 Hope Street/PID 192180-0000.
Matt Brown, Katie Mann, and Conner Dowling reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- This application met the criteria for a variance
- The proposal would stay within the footprint of the existing garage
- Met livability goals
- There would be an additional 150 square feet of impervious coverage

**MOTION**

**Mr. Blow MOVED to APPROVE application PZB2024-0089 at 19 Hope Street. The motion was SECONDED by Mr. Davis.**

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

**7. (d) PZB2024-0093 – Kimberly J Hartwick – Applicant and 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.**

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance request to reduce the minimum side yard requirement and exceed the maximum height of fences at 228 Riberia Street/PID 213280-000.

Kimberly Hartwick reviewed the application.

[2] Break 4:09 – 4:23 pm

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi was concerned with the proposed height of the fence which was between ten and twelve feet.

Public hearing was closed.

The Board discussed:

- Could not see a disadvantage with the property
- The placement of the proposed pool was in the smallest area on the property
- The height of the proposed fence was inconsistent with the rest of the area
- Having a creative design for the deck might help to screen the pool
- There were other ways to achieve the goals stated in the application
- Did not see a singular disadvantage for the increase in the fence height
- There were other options for the placement of the pool that would better accommodate the applicant

**MOTION**

**Mr. Blow MOVED to DENY application PZB2024-0093 because it did not meet the criteria of the code. The motion was SECONDED by Mr. Pappas.**

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

**7. (e) PZB2024-0099 Karen Cowart c/o Cowart Design Associates Inc – Applicant**
**Ashely Cregan – Owner**
**67 Water Street**

**To approve a variance request to the maximum building height and reduce the front and side yard setback requirements.**

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

APPROVE the variance 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.

Karen Cowart and Ashley Cregan reviewed the application. She advised that the request for the side yard setback was being removed.

The Board presented their Ex Parte Communication.

9 certified notices were sent, 0 were returned in favor, 2 were returned opposed and 5 had comments.

Public hearing was opened.

Steve Hill said he saw no practical difficulty or unnecessary hardship demonstrated by the applicant. He felt the applicants had not done their due diligence prior to purchasing the property.

Hurley Haywood mentioned that 9 palm trees had been removed without a permit. He said that a stop work order was issued; however, the contractor did not heed the warning and the trees were removed.

BJ Kaladi told the chair that she appreciated that the comments on the response letters had been read into the record. She said that the proposed house did not fit the character of the area. She did not think that a real hardship existed on the property.

Jeremy Mulligan spoke as a representative for the neighbors to the south of the property in the application. He felt that there was no disadvantage and that the owner should build in a way that met local requirements and met their needs. He asked for a denial of the variance request.

Public hearing was closed.

Ms. Cowart presented her rebuttal.

The Board discussed:

- Did not see undue hardship
- Appreciated the concern for flooding
- Did not think that the criteria had been met
- Appreciated that the request for the side yard had been removed
- New construction had the option to get the front stairs into the current code
- No support currently as presented
- Was a tree survey available for review
- There were no protected trees removed; however there had been no permit issued for the removal
- Agreed that the criteria were not met
- Thought that there could be minimal changes that would negate the request for any variance
- The existing driveway would allow for two cars

**MOTION**

**Mr. Blow MOVED to DENY application PZB2024-0099 at 67 Water Street as it did not meet the criteria presented in the city's code. The motion was SECONDED by Ms. Barnes.**

**VOTE ON MOTION:**

**AYES: Blow, Barnes, Johns, Pappas, Davis, Tucker**
**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY**

**8. Appeal of Staff Determination and Variance**

**8. (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.**

Mr. Fredriksson read the staff report and said a review of Sec. must be conducted by the Board to

1) Determine the regulation for number of houses allowed on a property with an RS-1 designation as well as

2) Review the associated variance requests related to the proposed construction at 3 South Street/PID 201230-0000.

Julia Moiseeva reviewed the application.

The Board presented their Ex Parte Communication.

12 certified notices were sent, 2 were returned in favor, 2 returned opposed and 3 had comments.

Public hearing was opened.

BJ Kalaidi said that there was already one house on the property as well as a guest house. She felt that given the fact that there was no way to know what the property would be used for, this was too much for the property. She was concerned that this could possibly be a short term rental.

Public hearing was closed.

The Board discussed:

- Guest houses had been limited to 500 square feet because there was no way to control the use of the property
- Felt that the new structure overwhelmed the existing structures
- Did not see a disadvantage that existed to meet the criteria
- It appeared that there was other space available to build this structure on the property.
- Did not see any attempts to meet the code requirements
- This was an appeal of a previous determination by staff limiting development to only one guest house
- No need to exceed the side yard setback
- Needed to get back to 500 square feet for the guest house
- Needed to address the parking in the area
- No justification for the variance

Mr. Blow made a motion to deny; however, the applicant, Ms. Moiseeva requested continuance.

Ms. Lopez confirmed that the applicant was withdrawing the appeal.

**MOTION**

**Mr. Blow MOVED to CONTINUE variance request PZB2024-0100 to the January 7, 2025 meeting. The motion was SECONDED by Ms. Barnes.**

Mr. Pappas advised the applicant how to modify the request going forward.

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

## 9. Other Business

### 9.(a) FDOT project update related to replacing the existing seawall with a new seawall between the proposed ne 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)

Darrell Locklear, FDOT project manager for the St. Augustine seawall project, gave a presentation for the Board as an update to the proposed seawall renovations.

Mr. Blow asked if the new wall would be seaward of the existing wall or would there be a demolition of the current wall.

Ms. Barnes asked for the fundamental motivations for the project to be stated in order.

Ms. Lopez advised that one of the motivations was the obsolete state of the current wall. She stated that public safety was also an issue.

Mr. Davis asked what the new elevations would be. He also asked what the height of the new wall would be

Mr. Locklear advised that the new wall would be eight to eight and one-half feet.

There were concerns that traffic would be affected in a negative way. The Board was told that no deliveries would occur during peak times.

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

**MOTION**

**Ms. Tucker moved to APPROVE the 2025 Meeting Schedule for the PZB. The motion was SECONDED by Ms. Johns and PASSED by UNANIMOUS VOICE VOTE.**

## 10. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 6:03 P.M.[3]

Christina Tucker, Chairperson

DRAFT

[3] Transcribed by Michele Fudo

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 5.a. | PZB2024-0087 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 173 Inlet Drive | 213831-0010 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Tom Bartlett<br>c/o Matthews \| DCCM |
| **Owner:** | Agan Prameshuber |
| **Property Class:**<br>**(St. Johns County Property Appraiser)** | 0000 – Vacant Residential |
| **Future Land Use Designation:** | Residential Low Density |
| **Zoning Designation:** | Residential Single Family-One: RS-1 |
| **Acreage:** | 0.39 |
| **Neighborhood:** | North Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a retaining wall within COZ 2 & 3 at 173 Inlet Drive. The approval of this application would allow for the construction of a retaining wall with associated fill to construct a new single-family residence.

The applicant first 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.

The applicant requested a continuance to the January 7th Planning and Zoning Board meeting as they were still working on obtaining the requested information.

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

## Staff Analysis

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

| Comprehensive Plan Element | Goal, Policy, or Objective | Staff Analysis |
|---|---|---|
| Future Land Use | | |
| Historic Preservation | | |
| Conservation and Coastal Management | **Policy 1.3.4**<br>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**<br>The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains. | 171 Inlet Drive is within Flood zone AE – 1% Annual. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1 |
| Recreation and Open Space | | |

| | | |
|---|---|---|
| Transportation and Mobility | | |
| Housing | | |
| Infrastructure | | |

**Review of Applicable City of St. Augustine Code of Ordinances**

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

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

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

*(1) Site specific conditions.*

173 Inlet Drive is a vacant lot within the North Davis Shores neighborhood. Previously a single-family home occupied both 171 and 173 Inlet Drive. This home was removed with an approved demolition permit in July of 2020 (PR2020-0955). The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The applicant is proposing to build a retaining wall to fill the lot. However, the location of the retaining walls is not clear. The applicant stated that the location of the retaining walls is in red on their exhibit. The exhibit only indicates a retaining wall along the rear of the property and two smaller retaining walls at the front in red. It appears from the submitted drawings and from the application of 171 Inlet Drive that there will be retaining walls along the side property lines as well. The applicant should clarify the location of the retaining walls.

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

173 Inlet drive is a waterfront lot on Salt Run with an existing bulkhead along the shoreline. The property is within Conservation Overlay Zones 1 and 2.

*(3) Natural and proposed drainage patterns.*

Elevation maps show the property currently has split drainage with the rear portion draining to Salt Run and the front draining to Inlet Drive. The current elevation is between five and six feet. The submitted drainage plan shows a height of 13.25 feet for the retaining walls on the northwest and a height of 10.75 feet on the southwest. The finished grade will be 10.80 feet with the house pad at 12.25 feet. The proposed finished floor elevation for the primary structure is 13 feet. The construction of a retaining wall and corresponding fill will change the drainage pattern so that the lot will drain towards Inlet Drive.

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

Unknown

*(5) Proposed soil stabilization and erosion control methods.*

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and Salt Run.

*(6) Impact on floodplain.*

The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The current elevation is between five and six feet. The submitted drainage plan shows a height of 13.25 feet for the retaining walls on the northwest and a height of 10.75 feet on the southwest. The finished grade will be 10.80 feet with the house pad at 12.25 feet. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity of the site.

*Scale of Impact on Neighboring Properties*

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

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0). Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

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

## Ranking System for Conservation Overlay 2 Impacts

**Applicant:173 Inlet Dr Proposed Impacts**

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

**Adjacent Property 1: 171 Inlet Dr (as proposed PZB2024-0085)**

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

**Adjacent Property 2: 175 Inlet Dr.**

| Category | Criteria | | | | | Score |
|---|---|---|---|---|---|---|
| Floodplain Impacts | | | | | | |
| Type | Unimproved | Pilings | On grade | Stem Wall | Filled | |
| | 0 | 1 | 2 | 3 | 4 | 2 |
| Lot Impact % | 0 | 5 -25% | 25-45% | 50-75% | 75-100% | |
| | 0 | 1 | 2 | 3 | 4 | 0 |
| Shoreline Impacts | | | | | | |
| Type | Natural | Riprap | Bulkhead 1-3ft | Bulkhead 4-6ft | Bulkhead 7-9ft | |
| | 0 | 1 | 2 | 3 | 4 | 3 |
| Improved Shoreline % | None | 5-25% | 25-50 % | 50-75% | 75-100% | |
| | 0 | 1 | 2 | 3 | 4 | 4 |
| | | | | | **Total** | **9** |

*height of bulkhead includes adjacent retaining wall

The ranking system scored 173 Inlet Drive at 16 with the same score as 171 Inlet Drive and seven points higher than 175 Inlet Drive. The scale of proposed improvements at 171 Inlet Drive ranks the same or higher than neighboring properties. Mitigation strategies could be employed to reduce floodplain and shoreline impacts.

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

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

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

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a significant tree.

f. Impact upon the urban and natural environment, including:

    1. Ground and surface water stabilization.

    2. Water quality and aquifer recharge.

    3. Ecological impacts.

    4. Noise pollution.

    5. Air movement.

    6. Air quality.

    7. Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The applicant is proposing to remove six trees, however none of the trees are significant trees and do not require Planning and Zoning Board approval. The applicant will have to meet the requirements of Sec. 25-56(g) that requires that each tree that is removed either be relocated or replaced during the building permit process.

| Removed Trees |
|---|
| Norfolk Island Pine 7" |
| Plum Pine 7" |
| Sabel Palm 8" |
| Sabel Palm 8" |
| Sugarberry 7" |
| Sabel Palm 7" |

Staff notes that the neighboring property at 171 Inlet Drive has a significant tree, a Live Oak with a dbh of nineteen (19) inches. COSA Code of Ordinances - Section 25-53(d)(5) states,

> *…that during all phases of permitted construction, trees retained for credit shall be protected from activities such as driving or parking vehicles, adding fill soil, excavation, temporary soil storage, mechanical and chemical injury and mechanical compaction within the tree protection zone. To protect trunks, limbs and roots from injury, a fence or barrier shall be erected to enclose the tree protection zone.* ***All development activities such as clearing and grade changes within the tree protection zone shall be supervised by a certified arborist.***

The required area of the tree protection zone is equal to a distance of three times the diameter of the tree. This would be distance of fifty-nine inches measured from the base of the tree.

**Staff Recommendation**

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a retaining wall and associated fill at 173 Inlet Drive / PID 213831-0010.

**Because the applicant has not submitted the requested information Staff recommends Continuation for additional information or reconsideration or Denial of the application.**

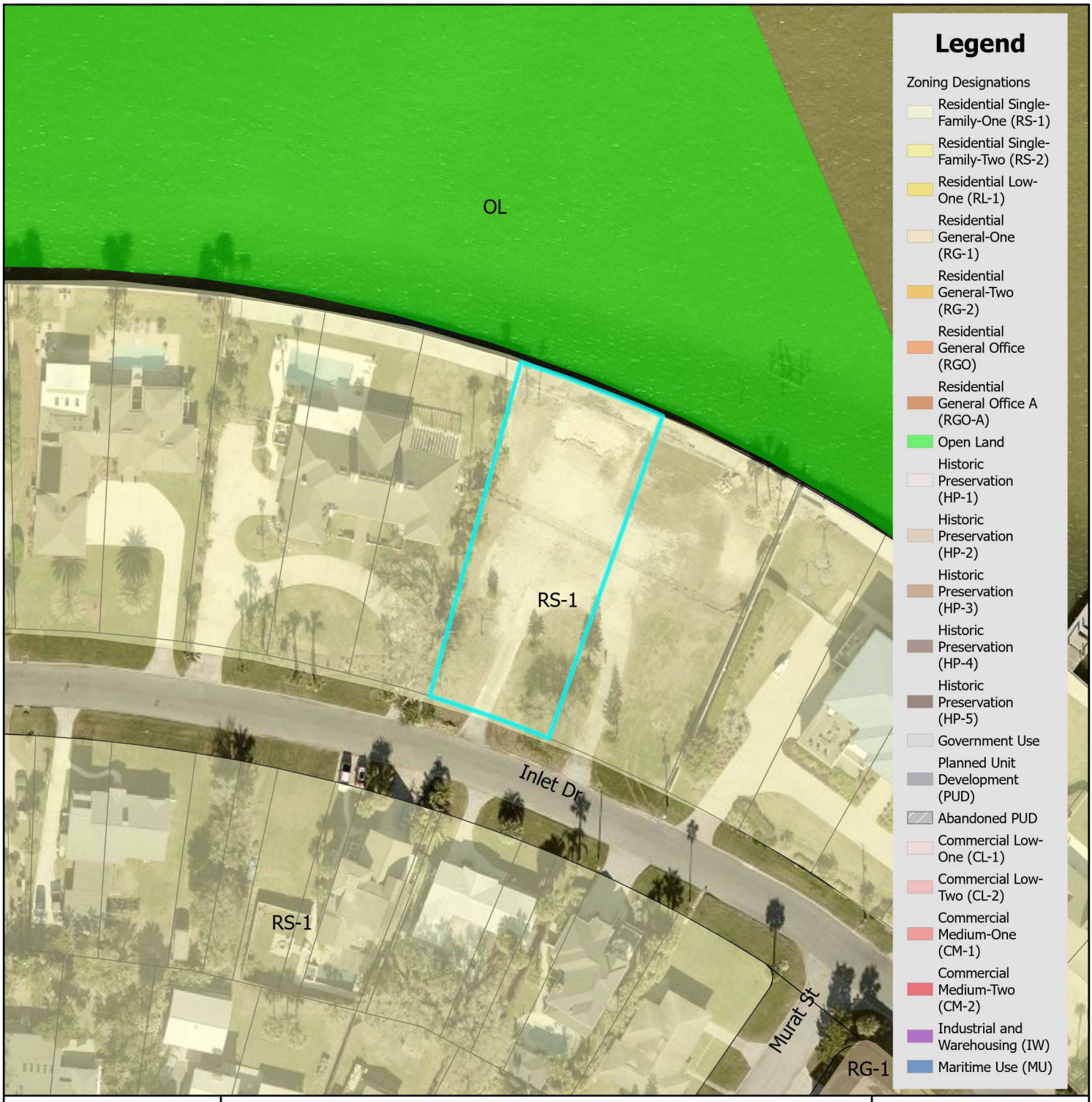
**Attachments**

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

**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

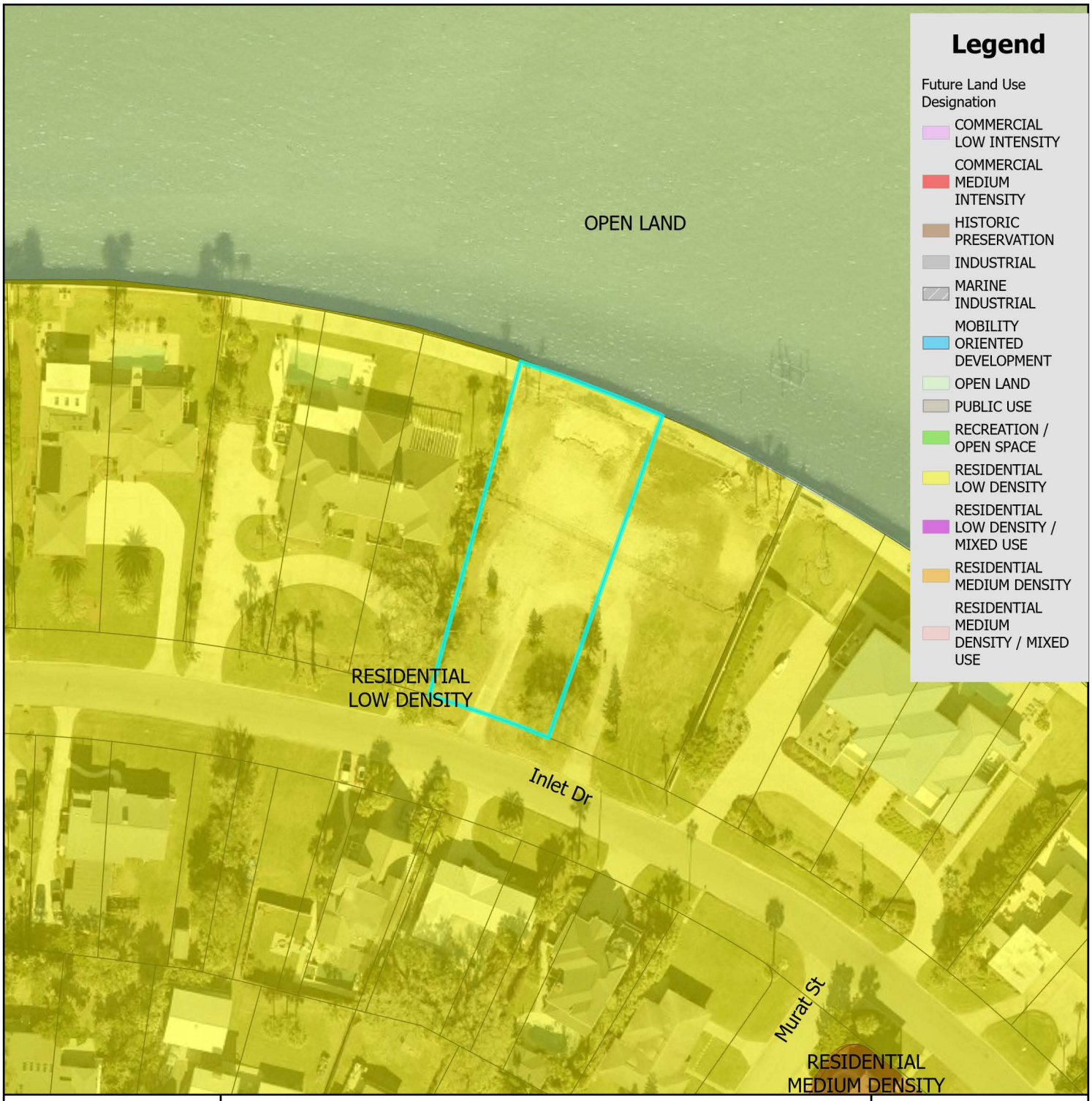
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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
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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
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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
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2024

N

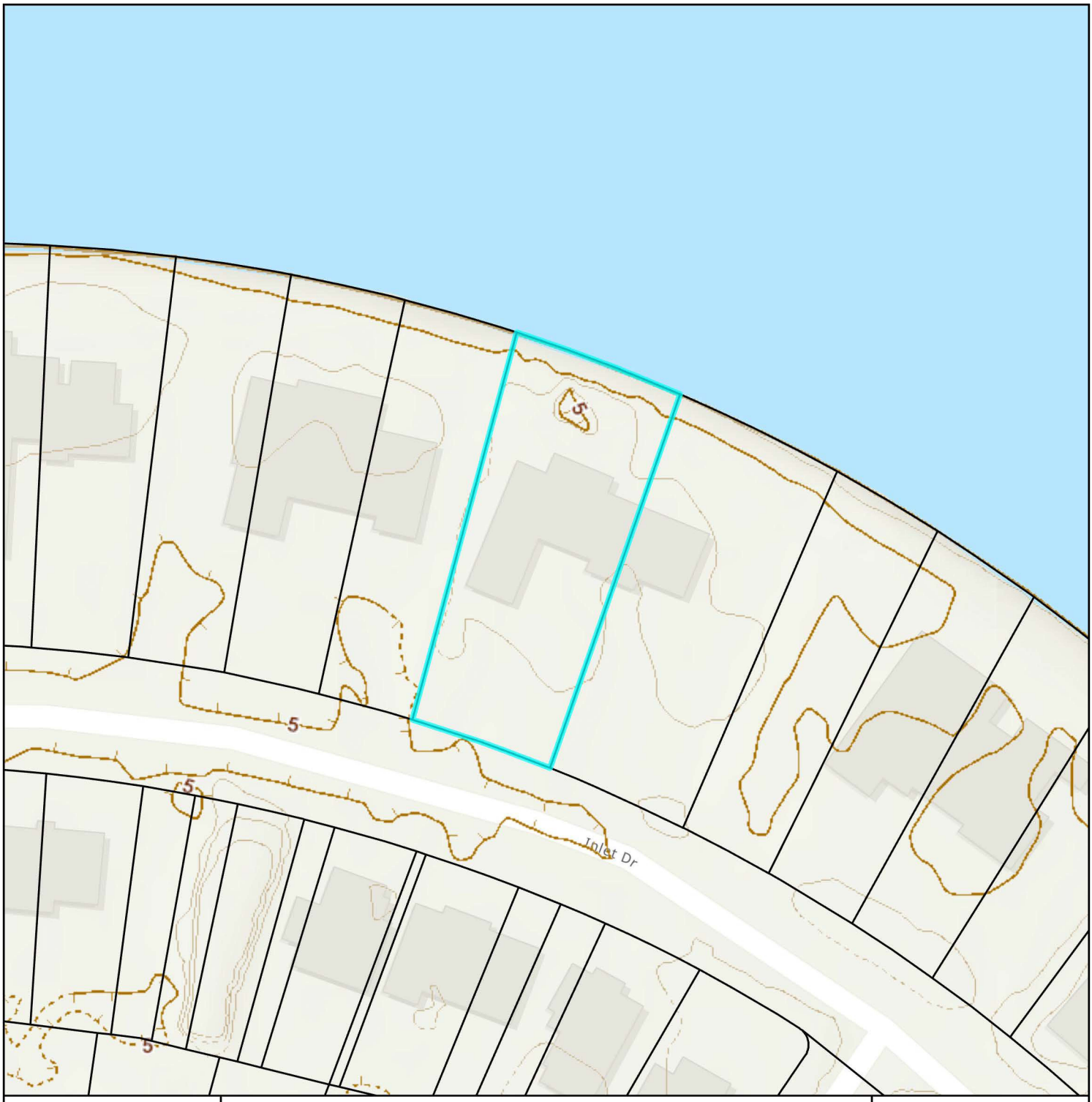
0 0.17 0.35 Miles

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
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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 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 7:

# Application

# Attention

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

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

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

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

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

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

## Conservation Overlay Zone Developments:

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

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

## Planned Unit Development (PUD) Applications:

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

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

## Subdivision Requirements:

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

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

# CITY OF ST AUGUSTINE
# APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Tom Bartlett Contact Number: 904-826-1334
   Business (*if applicable*): Matthews I DCCM
   Address: 7 Waldo Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: tbartlett@dccm.com
2. NAME OF PROPERTY OWNER: Agan Prameshuber Contact Number: 928-710-4162
   Business (*if applicable*):
   Address: 3653 Eastbury Dr City: Jacksonville State: FL Zip: 32224
   E-Mail Address: aganprameshuber@gmail.com , ajohnson@pcbuilders-fl.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 107/16-17 INLET VIEW LOT A OR5556/701 Block:_____
   Subdivision: Inlet View Parcel Number: 2138310010
4. PROJECT STREET ADDRESS: 173 Inlet Drive St. Augustine, FL 32080
5. SPECIFIC PROPOSED USE: Residential
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Applicant is requesting tree removal permit for the trees shown in Demo Plan attached. Additionally a variance is requested for the retaining wall proposed. As proposed the retaining wall exceeds the allowable 75% of the lot width.
8. JUSTIFICATION FOR ACTION REQUESTED: The site must be built up to meet FEMA requirements for finish floor. The FEMA elevation for this site is 8.0' The lot is narrow and long, coupled with and existing elevation of ~5.5-6. To build up the site will require retaining walls to meet grading requirements.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The existing topography of the site poses a disadvantage to development, the low grades must be built up to build. All existing tree, (none are significant per COSA standards) need to be removes due to their location and low elevations.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: It isthe owner intent to build a home and pool. To acomplish this and meet the building code requirements the site must be be raised.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The Davis Shores area is an older neighborhood with many older homes low in elevation. To build a new home and maintain drainage buffers the site must be builtup in the middle.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The proposed variance seeks to increase the allowable retaining wall length across the property frontage. The design of the proposed structure has been considered to maintain visual compatibility with the existing area. It is not contrary to public interest, Keeps character of the surroundings and maintains property value

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

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

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

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

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

Tom Bartlett — 10-04-2024

Signature of Applicant — Date

10-4-24

Signature of Property Owner — Date

04/18/2019

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

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

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

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

Tom Bartlett

Print name of applicant

Tom Bartlett

Signature of applicant

10/04/2024

Date

CITY OF
ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

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

BY: _____
Signature of Owner

AGAN PRAMESHUBER
Print Name of Owner

904 708-4200
Telephone Number

State of FLORIDA

County of DUVAL

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

By Agan Prameshuber

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Aliana Ganic

ALDIANA GANIC
Notary Public - State of Florida
Commission # HH 371996
My Comm. Expires Mar 9, 2027
Bonded through National Notary Assn.

My Commission expires: 03/09/2027

Rev:022117

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

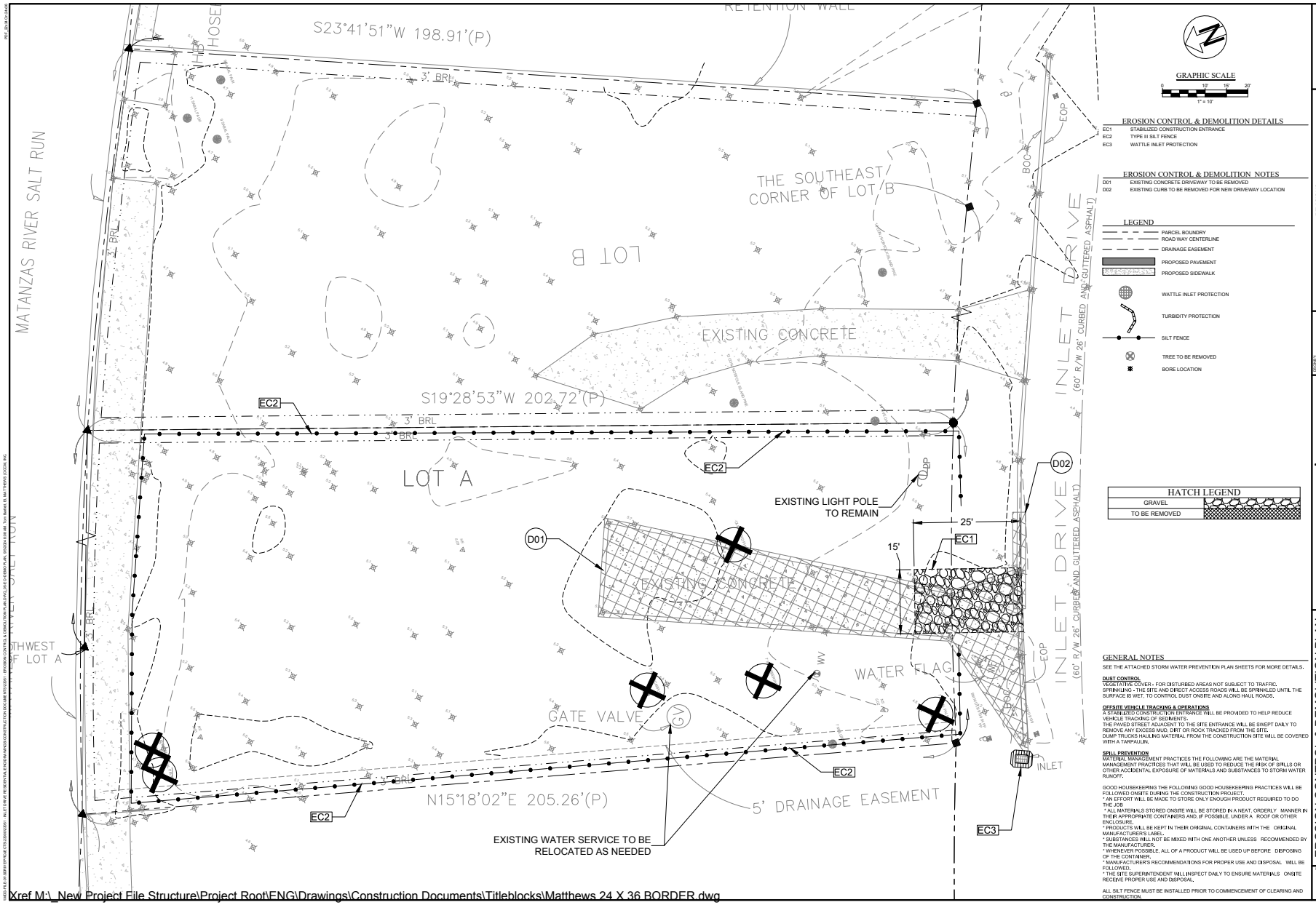
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

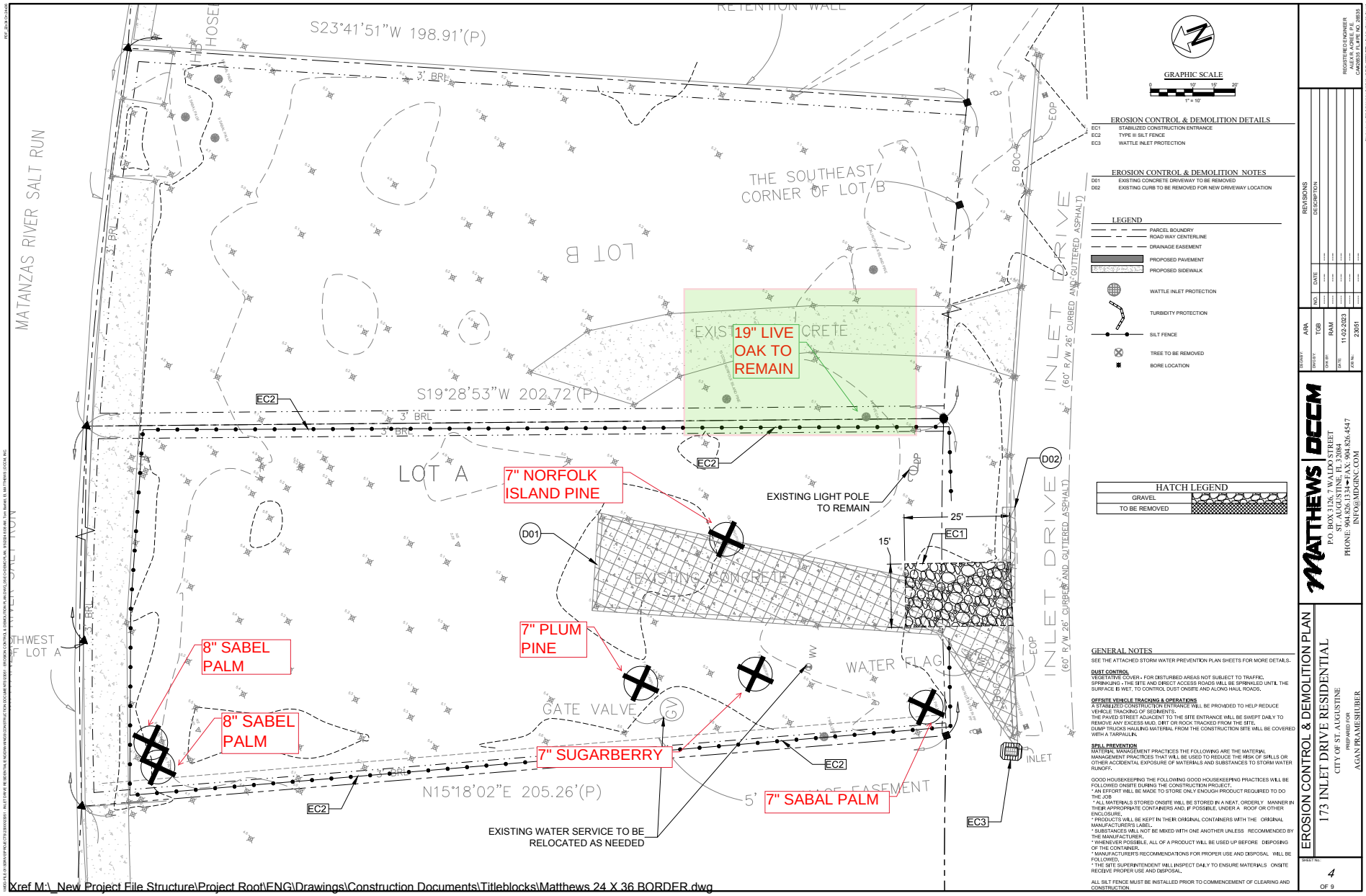
Project Address: 173 Inlet Drive St. Augustine, FL 32080

Applicant's Name: Tom Bartlett Applicant's Signature: Tom Bartlett

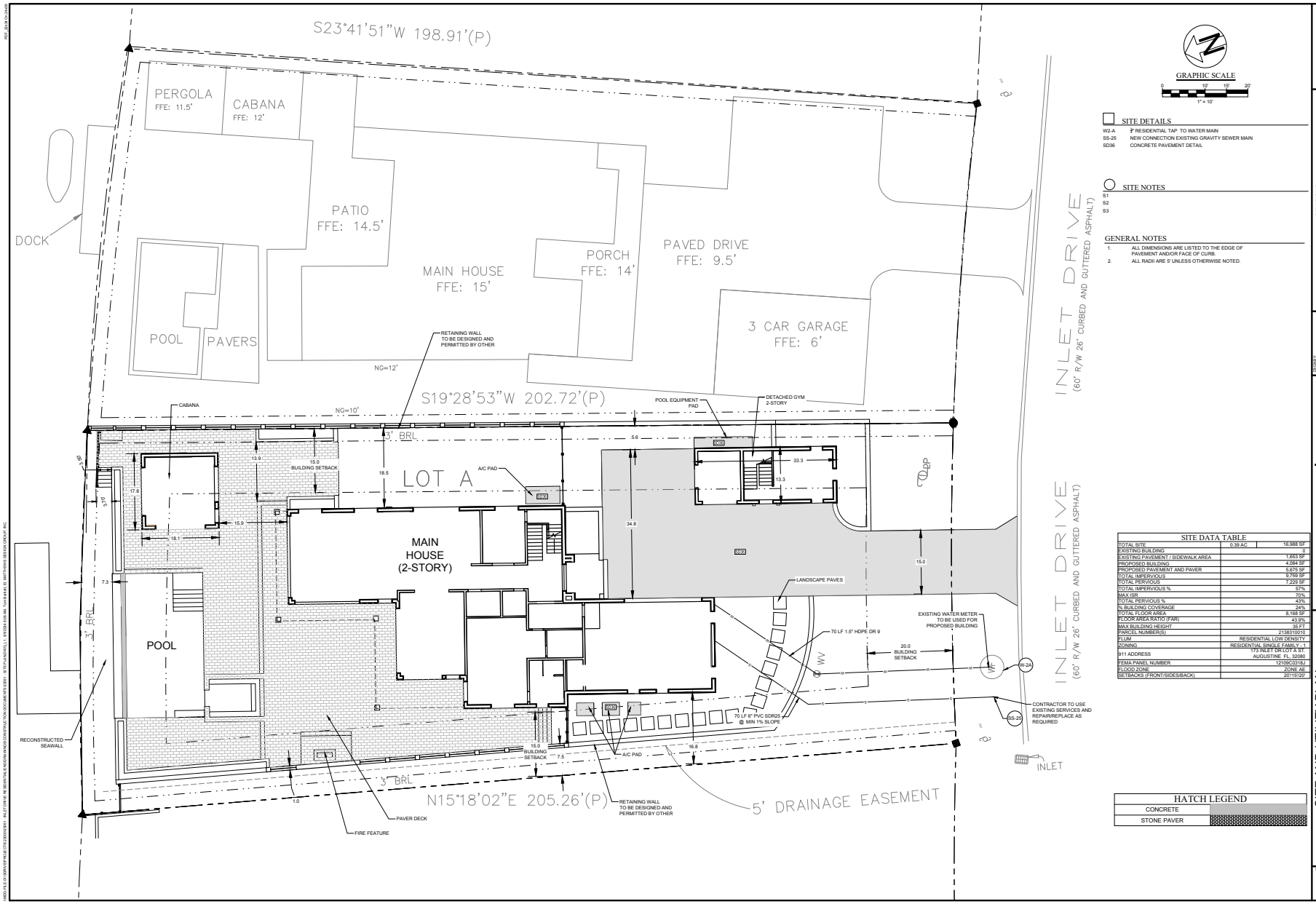
Owner's Name: AGAN PRAMESHUBER Owner's Signature:




Xref M:_New Project File Structure\Project Root\ENG\Drawings\Construction Documents\Titleblocks\Matthews 24 X 36 BORDER.dwg




Xref M:_New Project File Structure\Project Root\ENG\Drawings\Construction Documents\Titleblocks\Matthews 24 X 36 BORDER.dwg




## SITE DETAILS

| | |
|---|---|
| W2-A | 1" RESIDENTIAL TAP TO WATER MAIN |
| SS-25 | NEW CONNECTION EXISTING GRAVITY SEWER MAIN |
| SD36 | CONCRETE PAVEMENT DETAIL |

## SITE NOTES

S1
S2
S3

## GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

## SITE DATA TABLE

| | | |
|---|---|---|
| TOTAL SITE | 0.39 AC | 16,988 SF |
| EXISTING BUILDING | | 0 |
| EXISTING PAVEMENT / SIDEWALK AREA | | 1,653 SF |
| PROPOSED BUILDING | | 4,084 SF |
| PROPOSED PAVEMENT AND PAVER | | 5,675 SF |
| TOTAL IMPERVIOUS | | 9,759 SF |
| TOTAL PERVIOUS | | 7,229 SF |
| TOTAL IMPERVIOUS % | | 57% |
| MAX ISR | | 70% |
| TOTAL PERVIOUS % | | 43% |
| % BUILDING COVERAGE | | 24% |
| TOTAL FLOOR AREA | | 8,168 SF |
| FLOOR AREA RATIO (FAR) | | 43.9% |
| MAX BUILDING HEIGHT | | 35 FT |
| PARCEL NUMBER(S) | | 2138310010 |
| FLUM | | RESIDENTIAL LOW DENSITY |
| ZONING | | RESIDENTIAL SINGLE FAMILY - 1 |
| 911 ADDRESS | | 173 INLET DR LOT A ST. AUGUSTINE FL. 32080 |
| FEMA PANEL NUMBER | | 12109C0318J |
| FLOOD ZONE | | ZONE AE |
| SETBACKS (FRONT/SIDES/BACK) | | 20'/15'/20' |

## HATCH LEGEND

| | |
|---|---|
| CONCRETE | |
| STONE PAVER | |

REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#26535 FL#PE NO. 26535

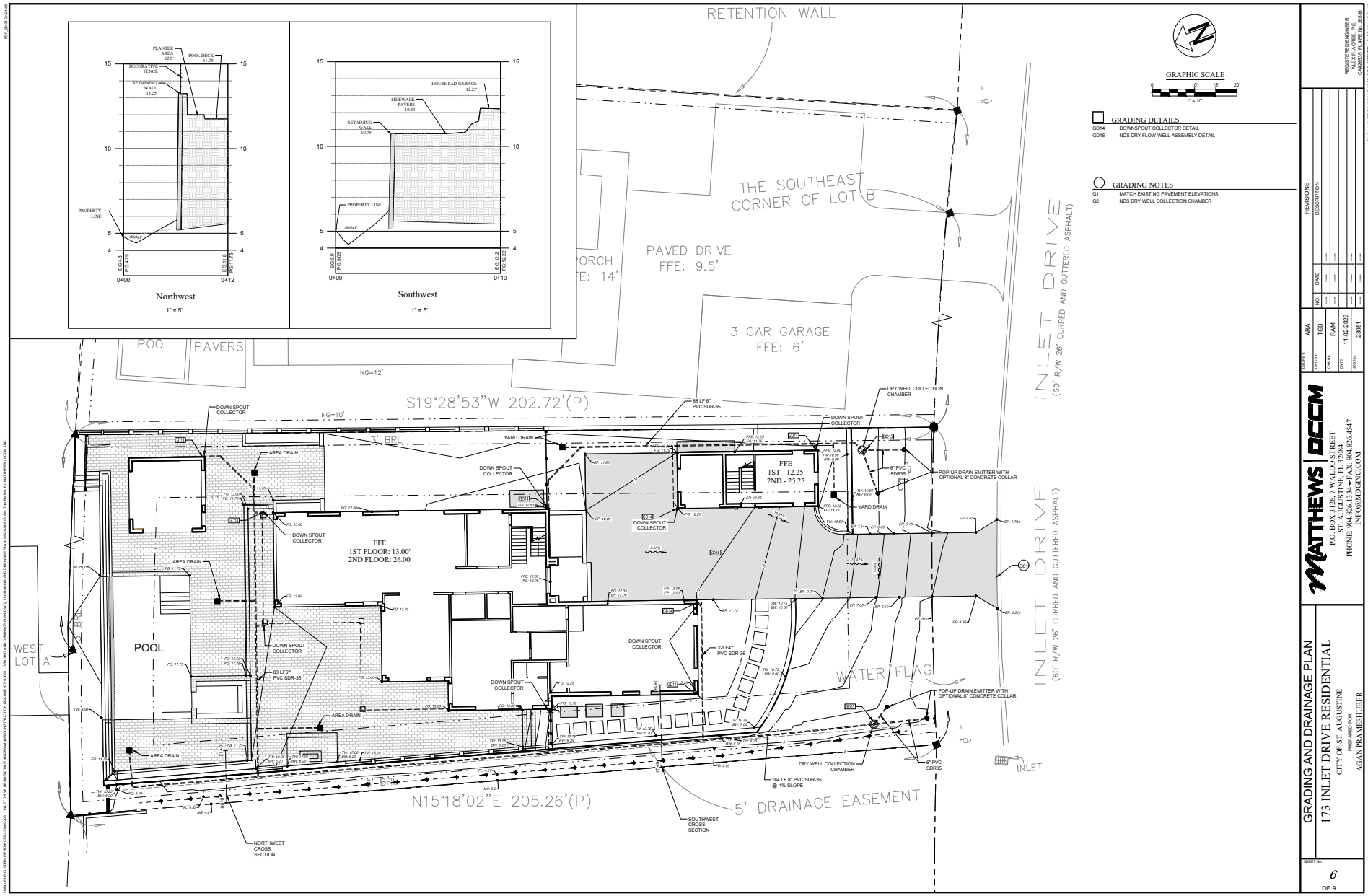
| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

DESIGNED BY: ARA
DWN BY: TGB
CHK BY: RAM
DATE: 11-02-2023
JOB No.: 23051

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ➔ FAX: 904.826.4547
INFO@MDGINC.COM

# SITE AND UTILITY PLAN
## 173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 5 OF 9




REGISTERED ENGINEER
ALEX R. AGNE, P.E.
CA#63835 FLAPE No. 26535

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |

| | |
|---|---|
| DESIGN BY: | ARA |
| DRAWN BY: | TGB |
| CHK BY: | RAM |
| DATE: | 11-02-2023 |
| JOB No. | 23051 |

MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ➔ FAX: 904.826.4547
INFO@MDGINC.COM

GRADING AND DRAINAGE PLAN
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.
6
OF 9

PDF 30x42 On Grid
DWG FILE: G:\DRIVE\PROJECTS\23051\DESIGN\23051 - INLET DRIVE RESIDENTIAL\CONSTRUCTION DOCS\SHEETS\23051 - GRADING AND DRAINAGE PLAN_WEDGE 8.DWG, Feb 08,2024, 8:16 AM, Alex R. Matthews
Plotted Users may not modify, distribute or use construction plans prepared by Matthews Design Consultants, Inc. for any purpose not specifically authorized by Matthews Design Consultants, Inc. in writing. Any unauthorized use of these plans shall be at the user's sole risk and without liability to Matthews Design Consultants, Inc.

Matthews | DCCM
Engineering - Landscape Architecture - Surveying

October 25, 2024

Victoria Murphy
City of St. Augustine
Public Works Department
75 King Street, Lobby B, 4th Floor
St. Augustine, FL 32084
vmurphy@citystaug.com

**Re: 173 Inlet Drive**
**PZB#: PZB2024-0087**
**Responses to Comments 23051.00**

Dear Victoria

On behalf of our client, please find the following information enclosed for your review.

- RAI Response Letter
- Site Plan
- Demo Plan

The following is a list of the comments provided to us by your letter dated October 25, 2024, followed by responses by Matthews | DCCM.

## General Comments

1. Provide list of trees with species and dbh and whether to be removed or retained

***Matthews | DCCM:*** ***Please see the Demo Exhibit attached listing all Tree proposed to be removed. The 19" Live Oak is to remain on Site***

2. Show the location of 171 Inlet DR 19" live oak and tree protection zone overlayed with proposed structures on the site plan.

***Matthews | DCCM:*** ***Please see the attached exhibit showing the 19" Live Oak Location***

3. Provide lot coverage and ISR calculations

***Matthews | DCCM:*** ***Please Site Data Table with LOT coverage and ISR Calculations***

4. Height of current bulkhead

***Matthews | DCCM:*** ***The height of the current bulkhead is 8.0'***

5. Clearly show the limits of the retaining wall on site plan.

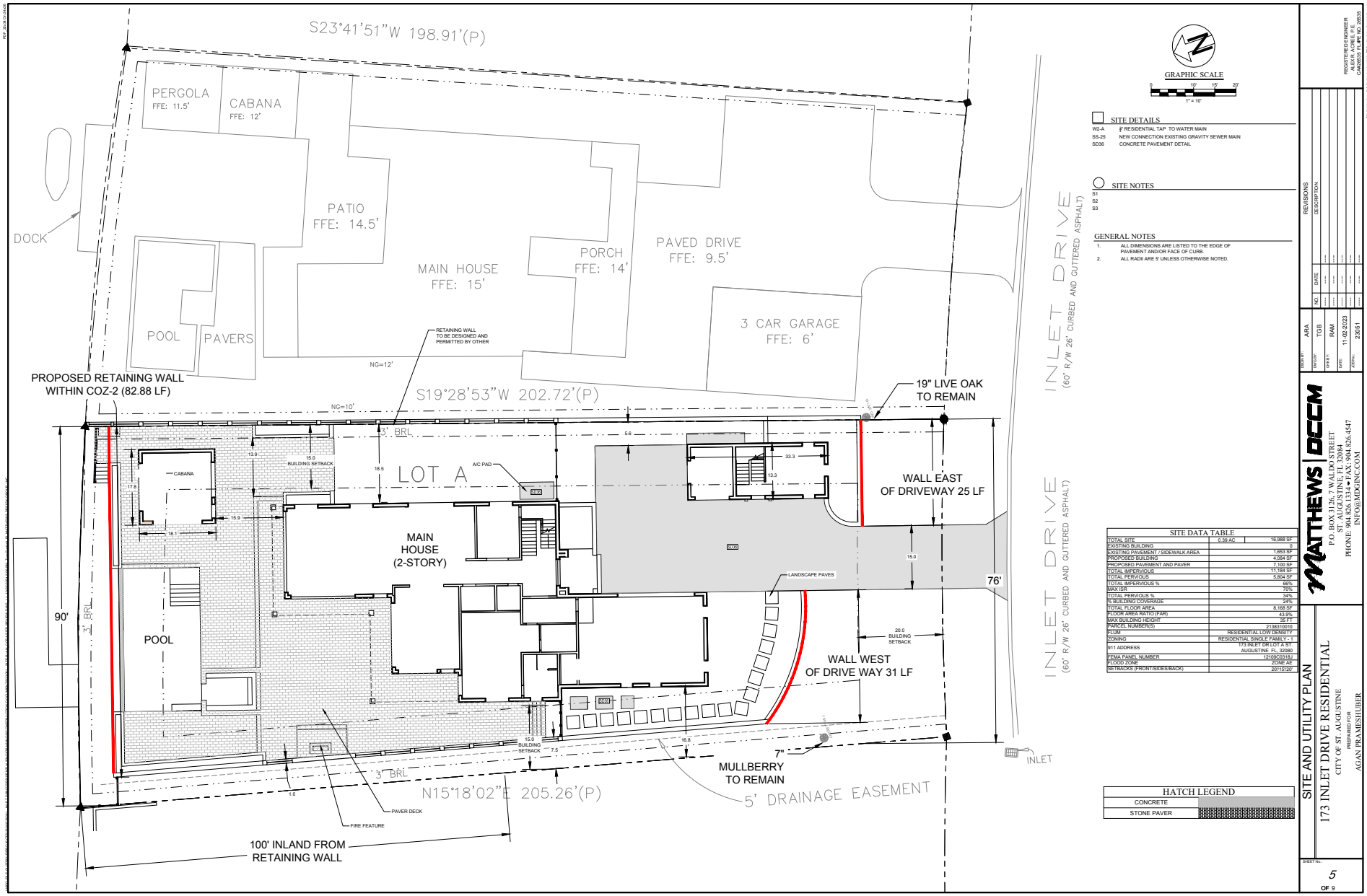
***Matthews | DCCM:*** ***Please see the attached exhibit showing the retaining walls red***

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
**Matthews | DCCM**

Tom Bartlett, EI
Project Manager

23051cosarai
TB/kb


S23°41'51"W 198.91'(P)
PERGOLA
FFE: 11.5'
CABANA
FFE: 12'
PATIO
FFE: 14.5'
MAIN HOUSE
FFE: 15'
PORCH
FFE: 14'
PAVED DRIVE
FFE: 9.5'
3 CAR GARAGE
FFE: 6'
DOCK
POOL
PAVERS
RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHER
NG=12'
PROPOSED RETAINING WALL WITHIN COZ-2 (82.88 LF)
S19°28'53"W 202.72'(P)
NG=10'
19" LIVE OAK TO REMAIN
INLET DRIVE
(60' R/W 26' CURBED AND GUTTERED ASPHALT)
3' BRL
LOT A
A/C PAD
CABANA
BUILDING SETBACK
MAIN HOUSE (2-STORY)
WALL EAST OF DRIVEWAY 25 LF
LANDSCAPE PAVES
76'
90'
POOL
WALL WEST OF DRIVE WAY 31 LF
20.0 BUILDING SETBACK
7"
MULLBERRY TO REMAIN
INLET
N15°18'02"E 205.26'(P)
5' DRAINAGE EASEMENT
PAVER DECK
FIRE FEATURE
100' INLAND FROM RETAINING WALL
GRAPHIC SCALE
1" = 10'
SITE DETAILS
W2-A 4" RESIDENTIAL TAP TO WATER MAIN
SS-25 NEW CONNECTION EXISTING GRAVITY SEWER MAIN
SD36 CONCRETE PAVEMENT DETAIL
SITE NOTES
S1
S2
S3
GENERAL NOTES
1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
SITE DATA TABLE
TOTAL SITE 0.39 AC 16,988 SF
EXISTING BUILDING 0
EXISTING PAVEMENT / SIDEWALK AREA 1,853 SF
PROPOSED BUILDING 4,084 SF
PROPOSED PAVEMENT AND PAVER 7,100 SF
TOTAL IMPERVIOUS 11,184 SF
TOTAL PERVIOUS 5,804 SF
TOTAL IMPERVIOUS % 66%
MAX ISR 70%
TOTAL PERVIOUS % 34%
% BUILDING COVERAGE 24%
TOTAL FLOOR AREA 8,168 SF
FLOOR AREA RATIO (FAR) 43.9%
MAX BUILDING HEIGHT 35 FT
PARCEL NUMBER(S) 213831010
FLUM RESIDENTIAL LOW DENSITY
ZONING RESIDENTIAL SINGLE FAMILY - 1
911 ADDRESS 173 INLET DR LOT A ST. AUGUSTINE FL, 32080
FEMA PANEL NUMBER 12109G0318J
FLOOD ZONE ZONE AE
SETBACKS (FRONT/SIDES/BACK) 20'/15'/20'
HATCH LEGEND
CONCRETE
STONE PAVER
REVISIONS
NO. DATE DESCRIPTION
DESIGN ARA
DRAWN TGB
CHKD RAM
DATE 11-02-2023
JOB NO. 23051
MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM
SITE AND UTILITY PLAN
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER
SHEET No. 5 OF 9

**City of St Augustine**
**PZB 2024-0087**
**Project Name: Casa Del Mar - 173 Inlet Drive**

To the Planning and Zoning Board Members:

I am the owner of 171 INLET DRIVE/Parcel ID: 2138310020 located adjacent to the proposed single-family home and retaining wall at of 173 INLET DRIVE / Parcel ID: 2138310010. I am in support of the proposed development within COZ Zone 2.

Best Regards,

Mark Matrazzo

Owner of 171 INLET DRIVE/Parcel ID: 2138310020

Date 10/19/2024

| | |
|---|---|
| **From:** | Tom Bartlett, EI |
| **To:** | Victoria Murphy |
| **Subject:** | RE: PZB REVIEW COMMENTS - 173 INLET DR |
| **Date:** | Monday, October 28, 2024 4:11:52 PM |
| **Attachments:** | image002.png<br>image003.png<br>image004.png<br>doc00300020241023114556.pdf |

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

Hi Victoria,

Thanks, This one thing I would like to clarify, The existing bulkhead has a current height of 8.5' not 8.0. I visited the site today, spoke with contractors and they told me the bulkhead is 8.5. Last, I plan to include this our presentation and bring to meeting but attached is a letter from Mark Matrazzo who is the adjoining property owner (171 Inlet Dr.), He will also be attending the meeting.

Thanks for all your help,

**Tom Bartlett, EI**
*Project Manager*

**Matthews | DCCM**
(904) 593-8543 p

*Please note that our e-mail addresses have changed.*

**From:** Victoria Murphy <vmurphy@citystaug.com>
**Sent:** Monday, October 28, 2024 9:51 AM
**To:** Tom Bartlett, EI <tbartlett@dccm.com>
**Subject:** RE: PZB REVIEW COMMENTS - 173 INLET DR

**Caution:** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Received!

Thank you

**Victoria Murphy**
Planner I
E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com

**City of St. Augustine**
P.O. Box 210, St. Augustine, FL 32085
Office: 75 King Street, Lobby B

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

---

**From:** Tom Bartlett, EI <tbartlett@dccm.com>
**Sent:** Friday, October 25, 2024 5:13 PM
**To:** Victoria Murphy <vmurphy@citystaug.com>
**Subject:** RE: PZB REVIEW COMMENTS - 173 INLET DR

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

Hi Victoria,

Please see the attached response letter and exhibits providing explanations for the comments.

Thank you, have a great weekend

**Tom Bartlett, EI**
*Project Manager*

**Matthews | DCCM**
(904) 593-8543 p

*Please note that our e-mail addresses have changed.*

---

**From:** Victoria Murphy <vmurphy@citystaug.com>
**Sent:** Monday, October 21, 2024 2:24 PM

**To:** Tom Bartlett, EI <tbartlett@dccm.com>
**Subject:** PZB REVIEW COMMENTS - 173 INLET DR

**Caution:** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon!

Please see the attached comments for 173 Inlet Dr.
Please let me know if you have any questions.

Thank you

**Victoria Murphy**
Planner I
E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com

**City of St. Augustine**
P.O. Box 210, St. Augustine, FL 32085
Office: 75 King Street, Lobby B

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# Attachment 8:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

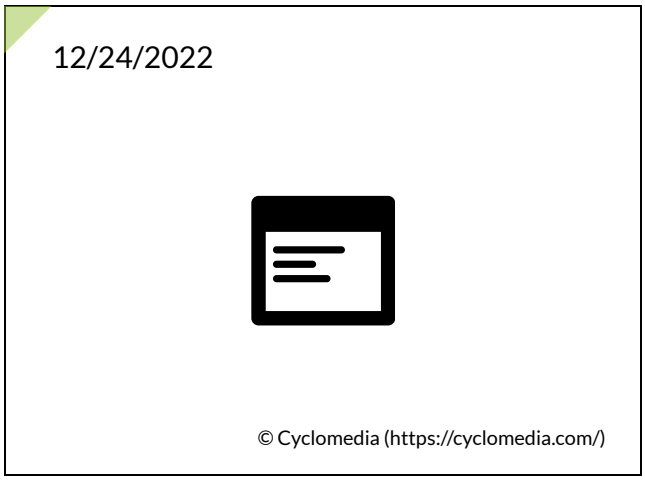
## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 2138310010 |
| **Location Address** | INLET DR<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Davis Shores (ICWFR) (590.05) |
| **Tax Description*** | 107/16-17 INLET VIEW LOT A OR5556/701<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Vacant Residential (0000) |
| **Subdivision** | INLET VIEW |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.390 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | Prameshuber Agan 100% |
| **Mailing Address** | 3653 EASTBURY DR<br>JACKSONVILLE, FL 32224-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $0 |
| Extra Features Value | $13,306 |
| Total Land Value | $1,144,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$1,157,306** |
| Total Deferred | $4,860 |
| Assessed Value | **$1,152,446** |
| Total Exemptions | $0 |
| Taxable Value | **$1,152,446** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $0 | $14,193 | $0 | $0 | $0 | $1,158,193 | $1,047,678 | $110,515 | $1,047,678 |
| 2023 | $0 | $4,435 | $948,000 | $0 | $0 | $952,435 | $952,435 | $0 | $952,435 |
| 2022 | $0 | $13,054 | $731,136 | $0 | $0 | $744,190 | $744,190 | $0 | $744,190 |
| 2021 | $0 | $0 | $5,000 | $0 | $0 | $0 | $0 | $0 | $0 |

## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Bulkhead - Average (Mix) | | 13306 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Vacant Residential | 88 | 202 | 88 | FF | $1,144,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/ Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 5/11/2022 | 5/4/2022 | $1,250,000.00 | WARRANTY DEED | 5556 | 701 | Q | V | ANTONATOS ANN CAROLYN REVOCABLE TRUST D: 09/23/2015 | PRAMESHUBER AGAN |

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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 5.b. | PZB2024-0092 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 67 Water Street | 196000-0000 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Ryan Carter<br>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 application was CONTINUED from the December 3rd Planning and Zoning Board meeting and has been amended. The approval of the amended application would allow for the construction of a five hundred eighty-one (581) square foot dock including a floating dock, gangway, and jet ski lift.

## 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 | Denied |
| 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 2.1.1**<br>Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. | Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is consistent with Policy 2.1.1. |
| | **Policy 2.1.3**<br>Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: | 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. |

| | | |
|---|---|---|
| | (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. | |
| 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 for the 63 feet of shoreline. The applicant is proposing the construction of a five hundred eighty-one (581) square foot dock including a floating dock, gangway, and jet ski lift.

*(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. The amended application depicts mangrove locations outside of the proposed dock site.

*(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. The amended application depicts mangrove locations outside of the proposed dock 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. The amended application proposes to remove the existing dock and construct a new dock more centrally on site with a floating dock and gangway to the north and a jet ski lift to the south.

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

The amended application proposes to remove the existing dock and construct a new dock more centrally located on site with a floating dock and gangway to the north and a jet ski lift to the south. The dock height is five (5) feet above mean high water, which is three (3) 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 dock 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 dock 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 original applicant states that the boat lifts will be low-profile and not exceed a maximum capacity of 12,000 pounds. The original application appears to be consistent with dock requirements. The applicant should clarify if the amended application will continue to meet the requirement for boatlifts.

**The effect of the dock location on the navigability of the southern branch of Hospital Creek was a concern that was raised by the public at the December 3rd PZB meeting. The applicant has provided information on water depth within the channel of Hospital Creek and a new dock layout and location for the Boards review.**

## Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the construction of a dock at 67 Water Street / PID 196000-0000.

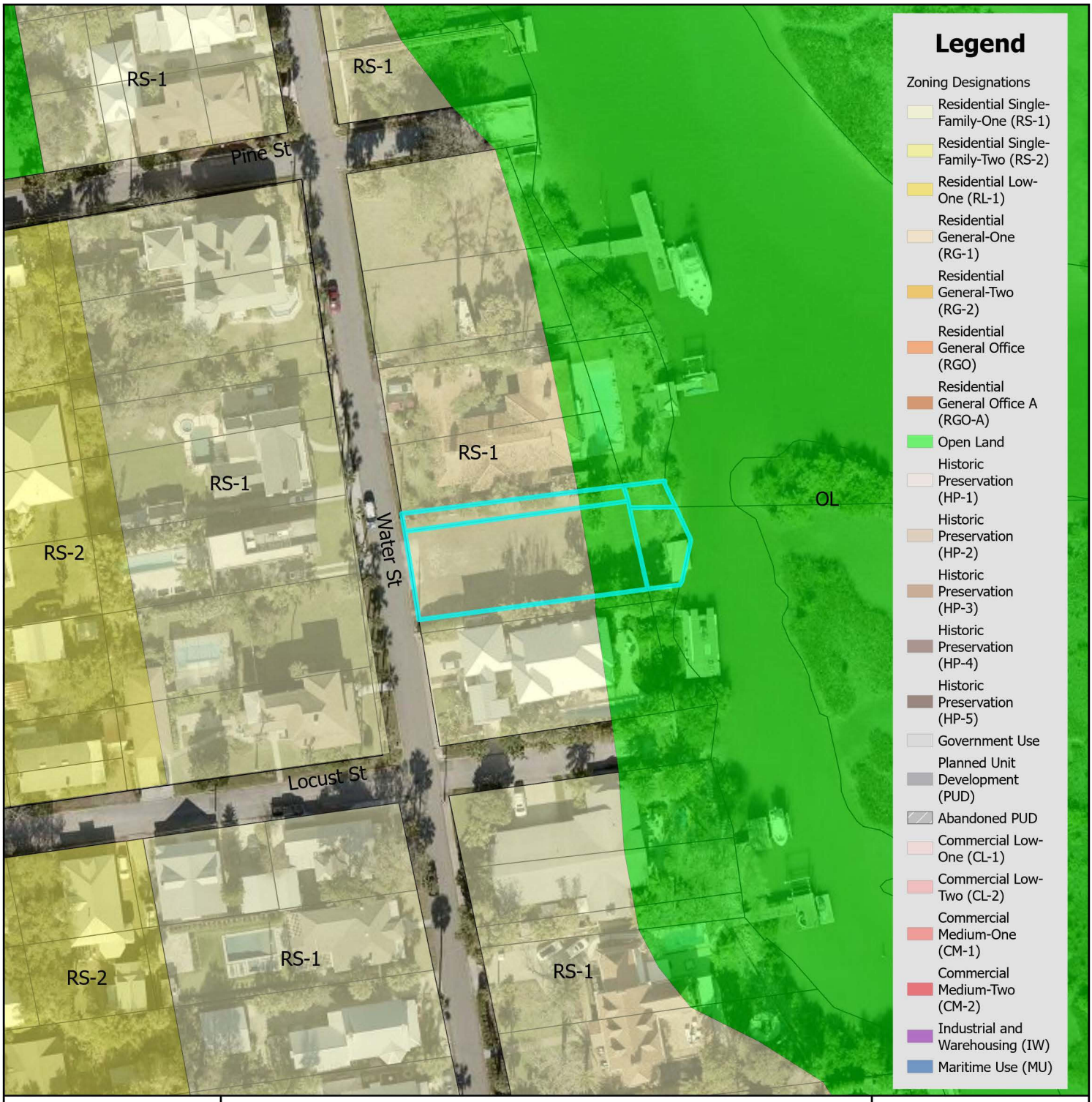
**Attachments**

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

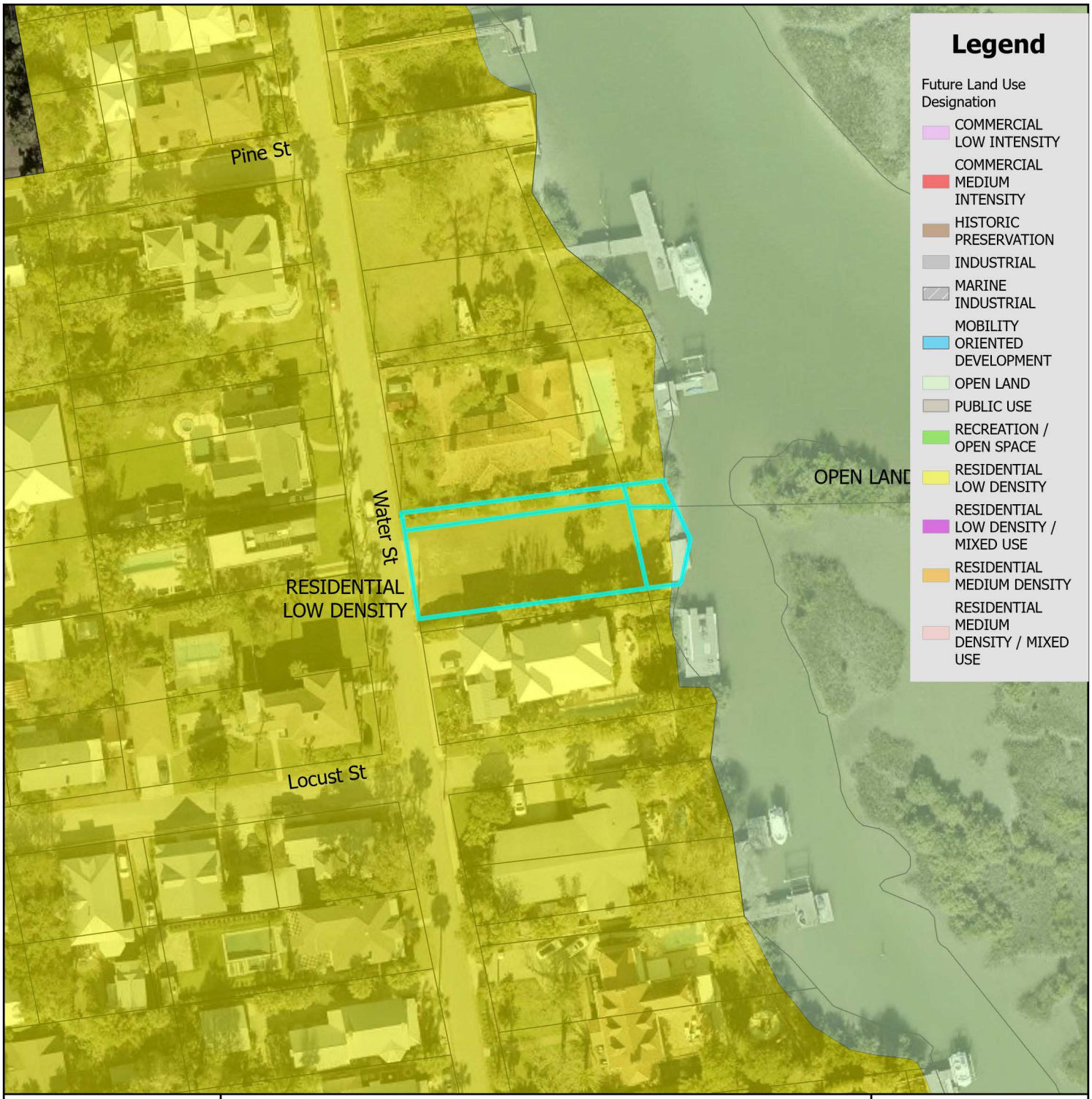
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

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

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
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

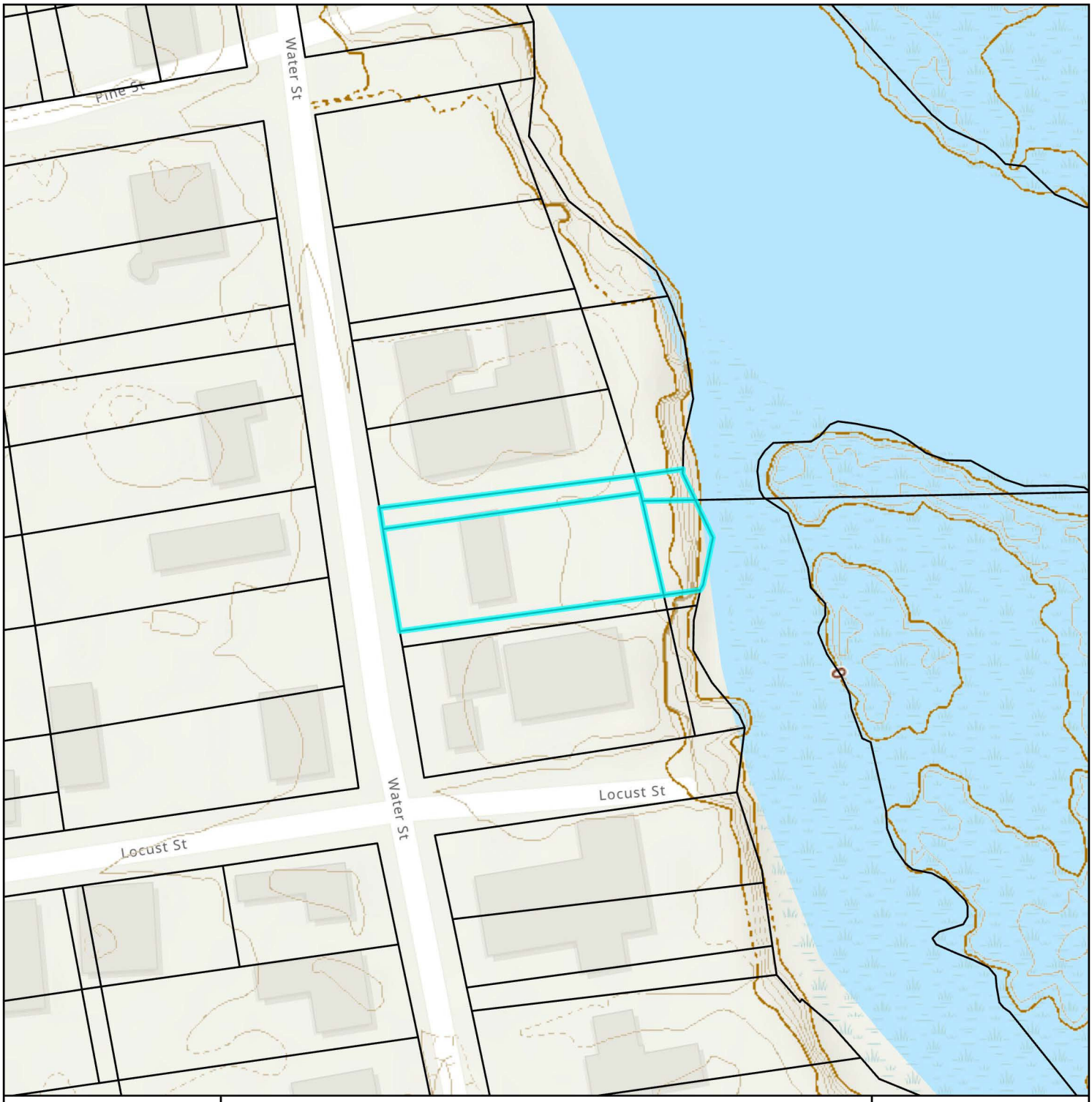
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 6:

# Elevation Map




# Elevation Map

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

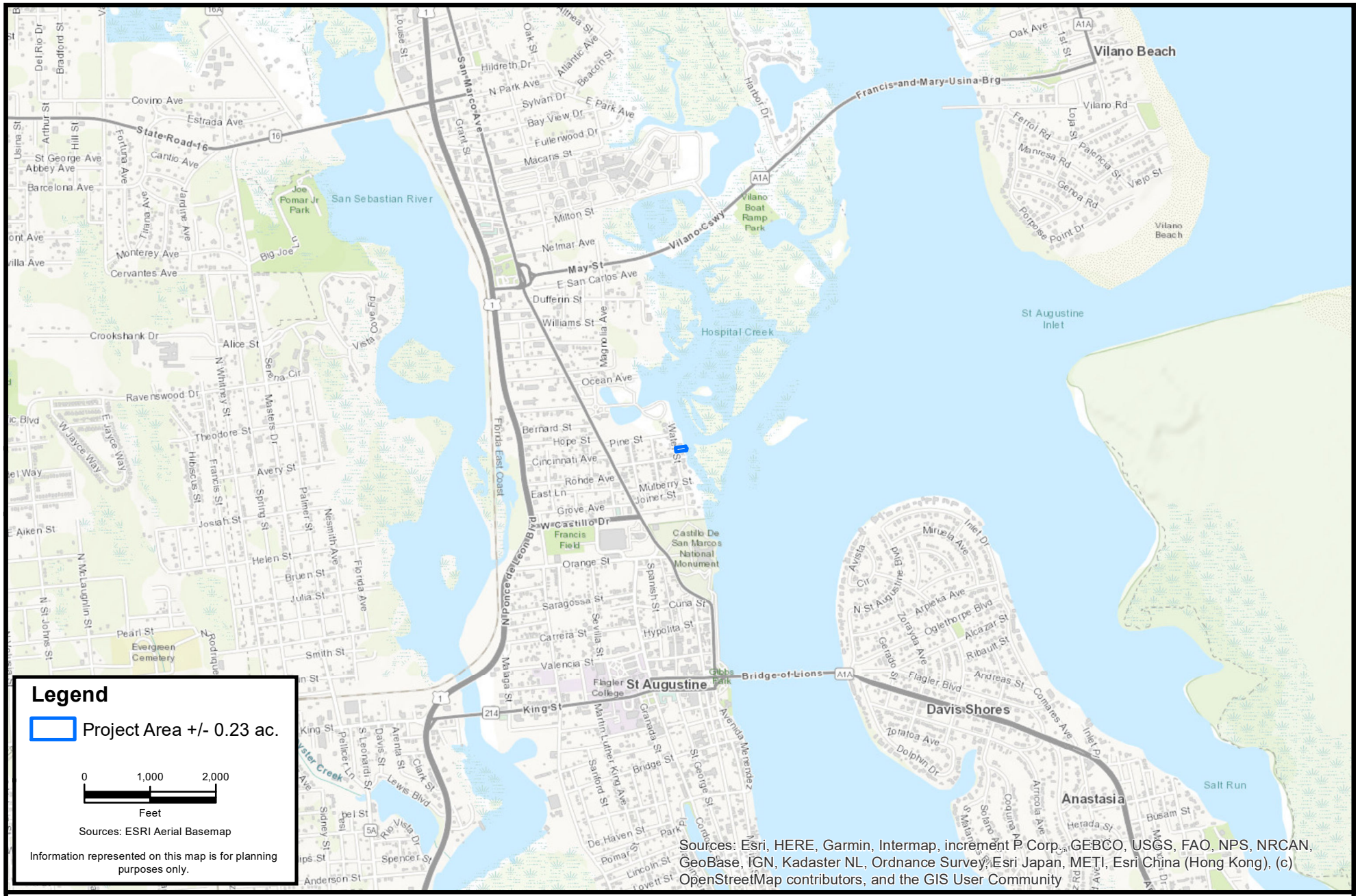
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 7:

# Application




**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

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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 12-24-24.mxd

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St. Augustine, FL 32084
904-540-1786
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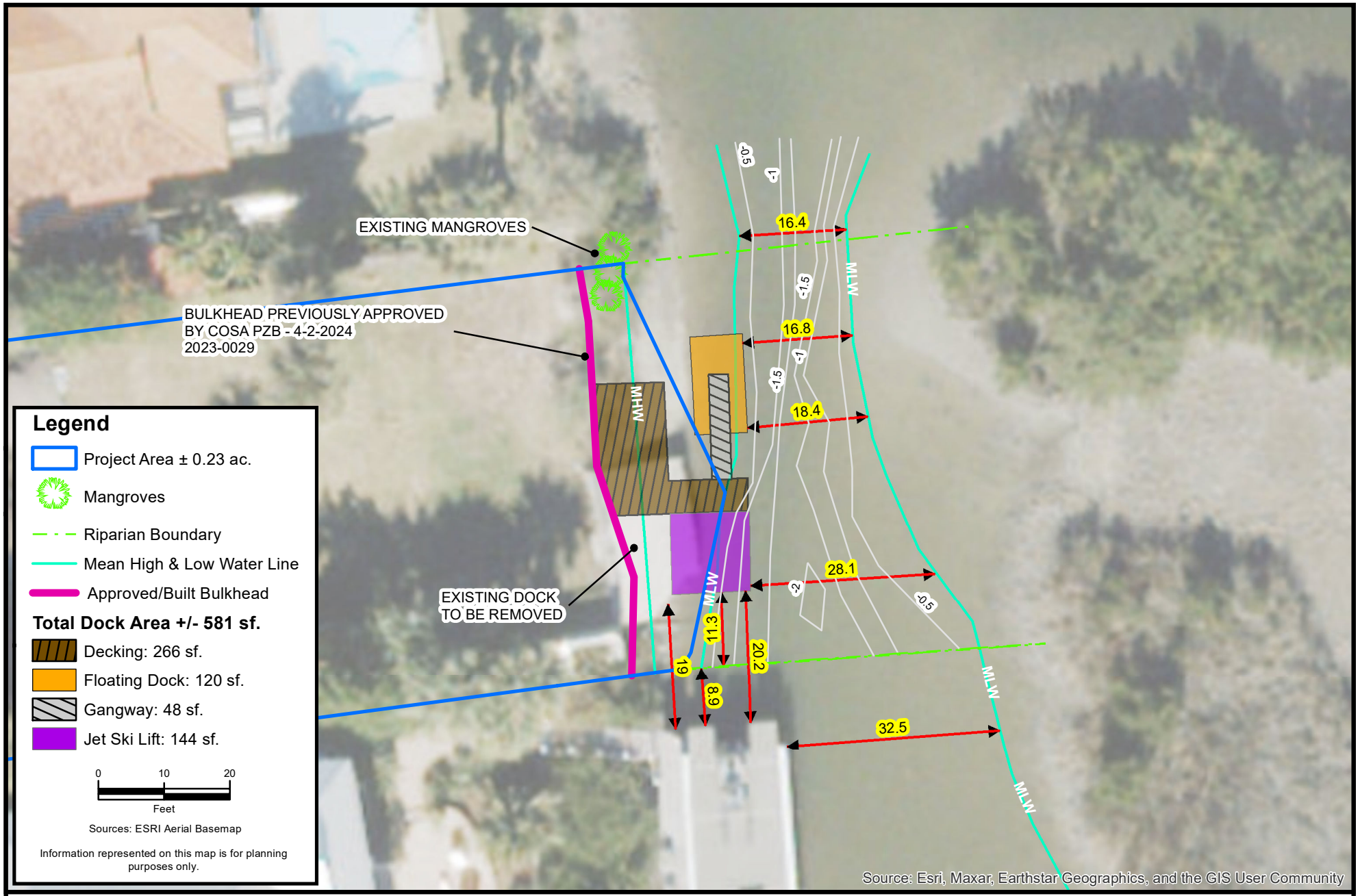
Neighboring Structures

# Cregan 67 Water Street

| Project: | 5.23387 | St. Augustine, FL | Date: Dec 24 2024 | Figure: | 3 |
|---|---|---|---|---|---|




F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water St\GIS\MXD\04_CoSA_Alignment 12-24-24.mxd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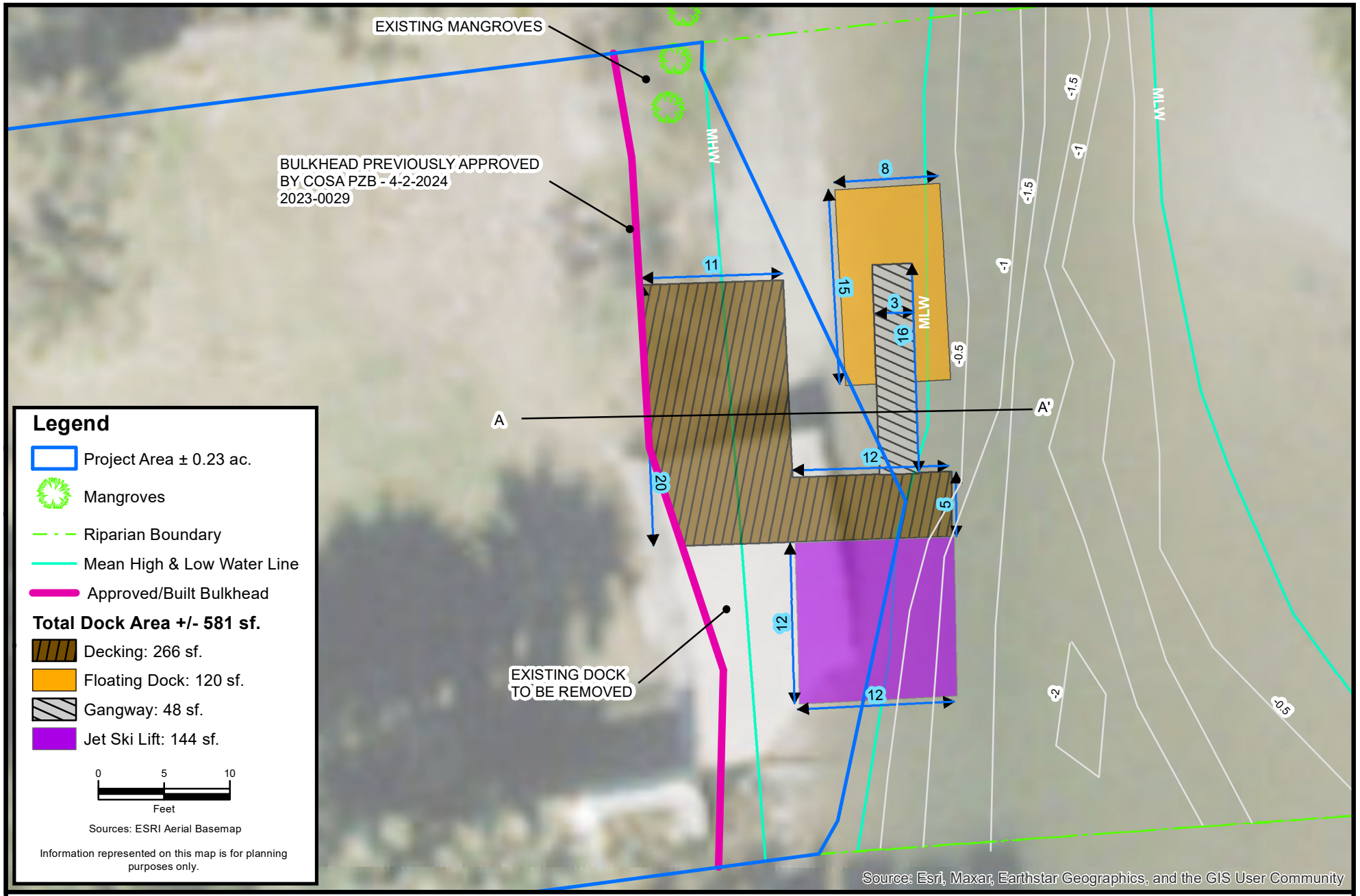
St. Augustine, FL 32084
904-540-1786
www.carterenv.com


Proposed Alignment

# Cregan 67 Water Street

| Project: | 5.23387 | St. Augustine, FL | Date: Dec 24 2024 | Figure: 4 |
|---|---|---|---|---|




## Legend

- Project Area ± 0.23 ac.
- Mangroves
- Riparian Boundary
- Mean High & Low Water Line
- Approved/Built Bulkhead

**Total Dock Area +/- 581 sf.**

- Decking: 266 sf.
- Floating Dock: 120 sf.
- Gangway: 48 sf.
- Jet Ski Lift: 144 sf.

0 5 10
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water St\GIS\MXD\04_CoSA_Dims 12-24-24.mxd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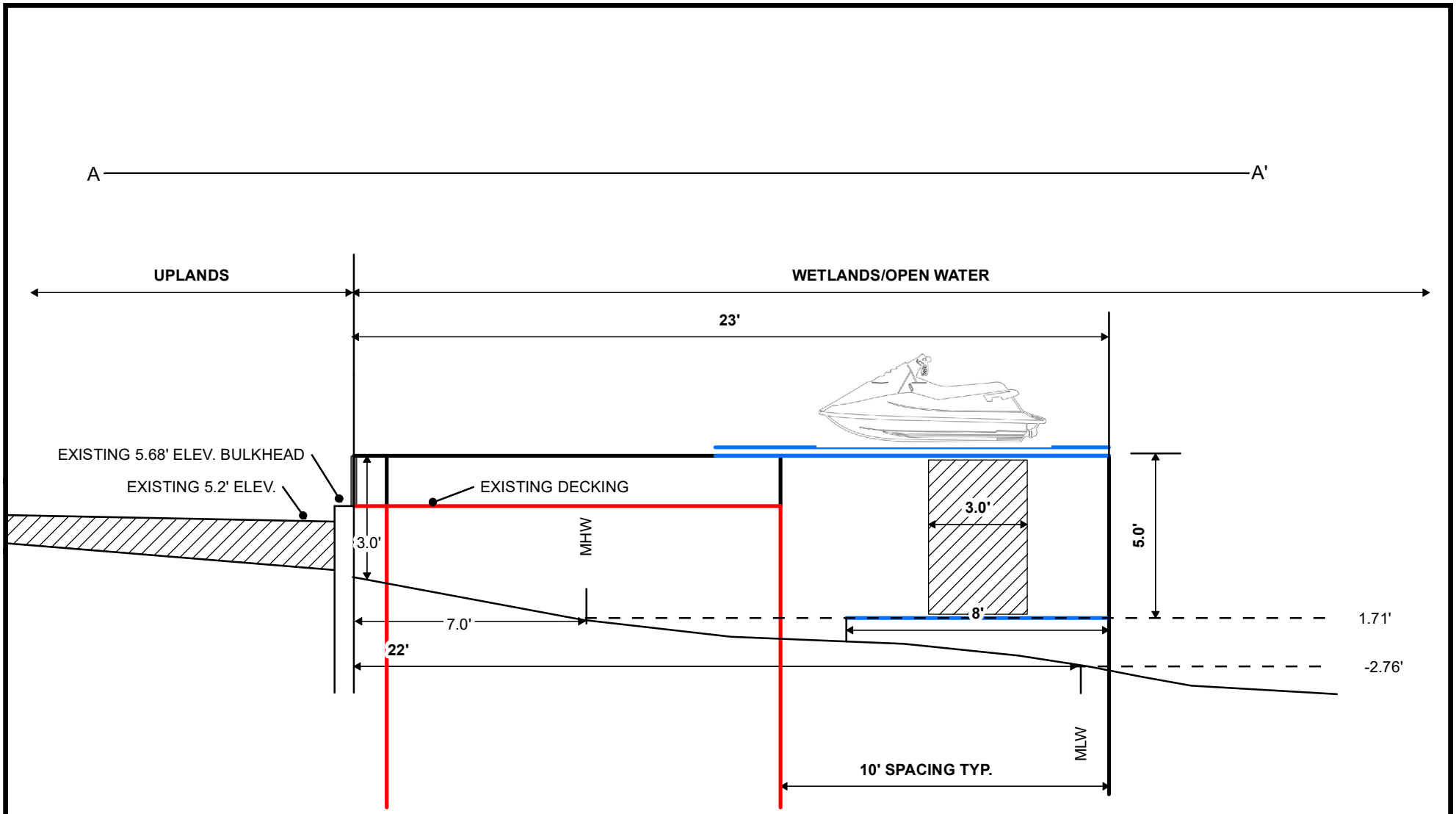
www.carterenv.com


Proposed Dimensions

# Cregan 67 Water Street

| Project: | 5.23387 | St. Augustine, FL | Date: Dec 24 2024 | Figure: 5 |
|---|---|---|---|---|




F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water St\GIS\MXD\5_Profile_View_Detail.mxd


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 |
|---|---|---|---|---|---|

# 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<br>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<br>*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%<br>Cregan Ashley 100% |
| **Mailing Address** | 67 WATER ST<br>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 |
|---|---|---|
| January 7, 2025 | 5.c. | PZB2024-0095 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 89 Dolphin Drive | 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. The existing dock is proposed to be relocated along with the floating dock, gangway and hoist.

**The application was continued at the December 3rd Planning and Zoning Board meeting so the applicant could provide further information including:**

- A site plan with dimensions,
- Cross section with height of dock measured from the mean high water,
- Boat lift specifications, and
- Structural diagrams of bulkhead with drainage plans and tie in details.

The applicant has provided the requested information.

## Staff Analysis

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

| Comprehensive Plan Element | Goal, Policy, or Objective | Staff Analysis |
|---|---|---|
| Future Land Use | | |
| Historic Preservation | | |
| Conservation and Coastal Management | **Policy 2.1.3**<br><br>Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:<br><br>(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. | The amended application depicts the mean high water at an elevation of 1.70 (datum not listed) and the typical deck elevation of 6.7 (datum not listed). The proposed dock height would be five feet above mean high water and is **consistent** with policy 2.1.3 (12) impacts on scenic vistas.<br><br>The bulkhead would raise the height from five and one-half (5.5) feet to seven and one-half (7.5) feet over the entirety of the approximately one hundred forty-four (144) feet of shoreline located along the Matanzas River. The impacts to the viewshed should be negligible and therefore **consistent** with Policy 2.1.3 |
| 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 Drive has approximately one hundred forty-four (144) feet of shoreline located along the Matanzas River with existing bulkhead and dock. The original application proposed 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 amended application sheet "C-2" indicates that the applicant is adding an 18 X 24 cap with a final elevation of 5.8 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 Zone 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. The applicant has provided additional information on drainage showing fill placed behind the concrete cap allowing water to flow over the top of the cap. The original application proposed 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 amended application sheet "C-2" indicates that the applicant is adding an 18 X 24 cap with a final elevation of 5.8 feet. The applicant should clarify the difference in final elevation of bulkhead as it would affect the proposed drainage pattern. Also, the applicant should demonstrate that the proposed fill will not displace water onto adjacent properties.

*(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. The applicant should clarify the final height of the bulkhead modification.

*(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 original application proposed 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 amended application sheet "C-2" **indicates** that the applicant is adding an 18 X 24 cap with a final elevation of 5.8 feet. The applicant should clarify the final height of the bulkhead modification.

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

The amended application depicts the mean high water at an elevation of 1.70 (datum not listed) and the typical deck elevation of 6.7 (datum not listed). The proposed dock height would be five (5) feet above mean high water and would meet the requirements of Sec. 11-29(c)(17).

*(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 amended application depicts the mean high water at an elevation of 1.70 (datum not listed) and the typical deck elevation of 6.7 (datum not listed). The proposed dock height would be five (5) feet above mean high water and would meet the requirements of Sec. 11-29(c)(17).

The amended application sheet "C-2" includes boat lift details that appear to depict a 10,000 lb. capacity that would be consistent with maximum requirement of 12,000 lb. capacity.

**Summary**

The application was continued at the December 3rd Planning and Zoning Board meeting so the applicant could provide further information to address drainage concerns and provide more details on dock and bulkhead construction. That applicant has provided additional information as requested. Staff remains concerned that because of conflicting information on the final elevation of the bulkhead modification and the placement of fill, there still may be onsite drainage concerns as well as concerns with displacing water onto adjacent properties. Depending on the elevation of the bulkhead, placing fill behind the bulkhead may result in directing water toward the current dwelling.

## 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.

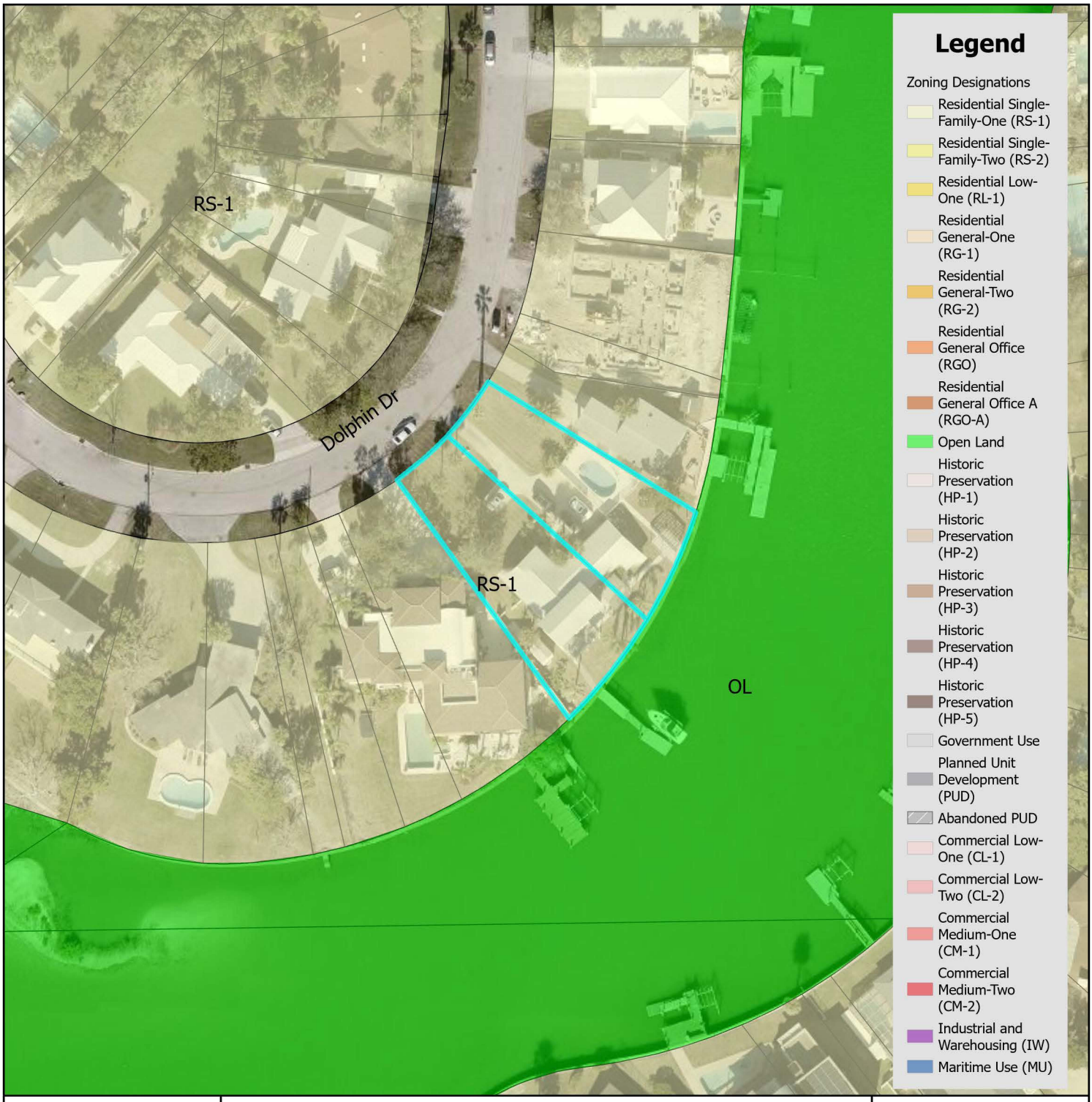
**Attachments**

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Amended Application
8. Application
9. 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

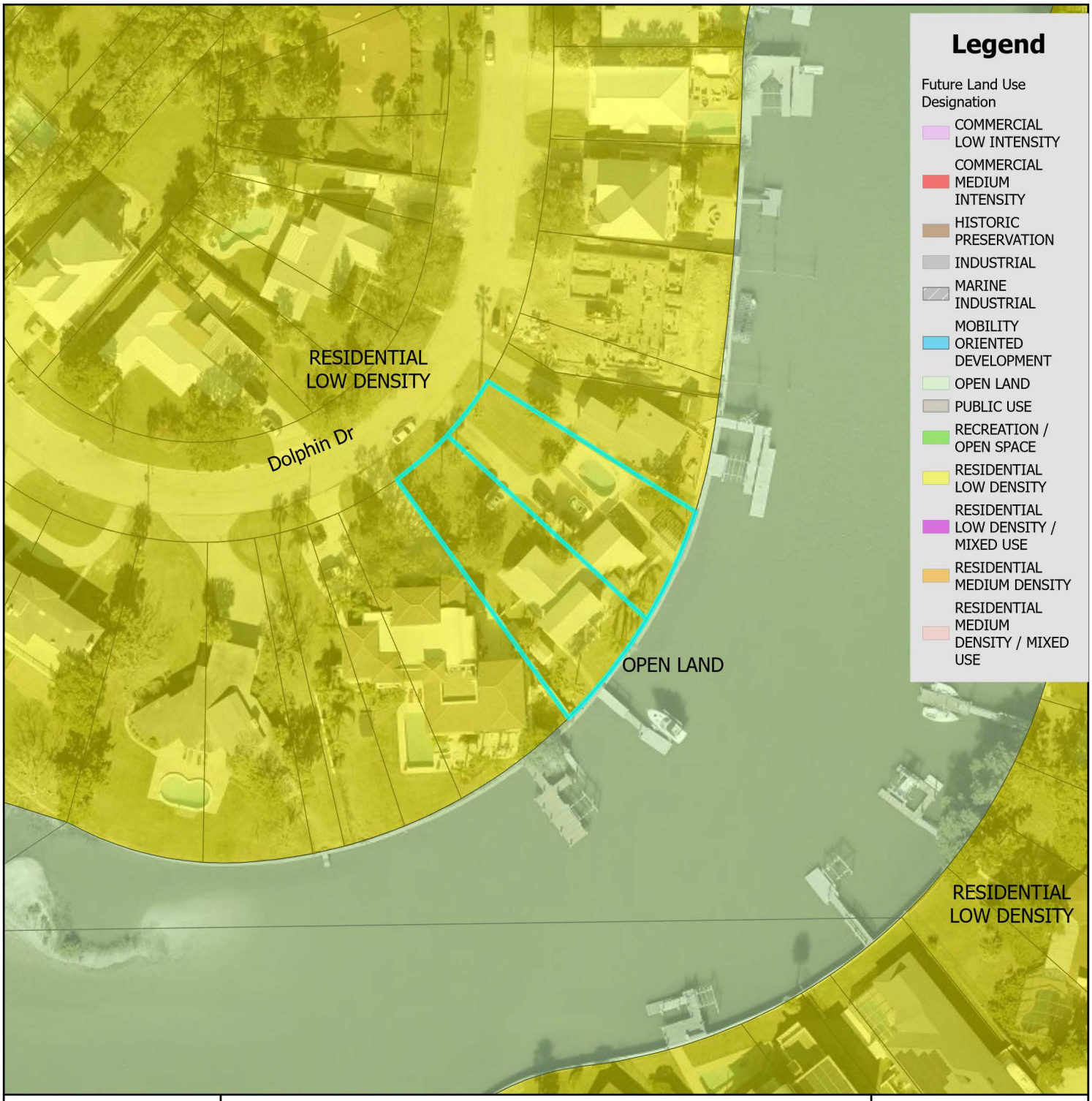
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

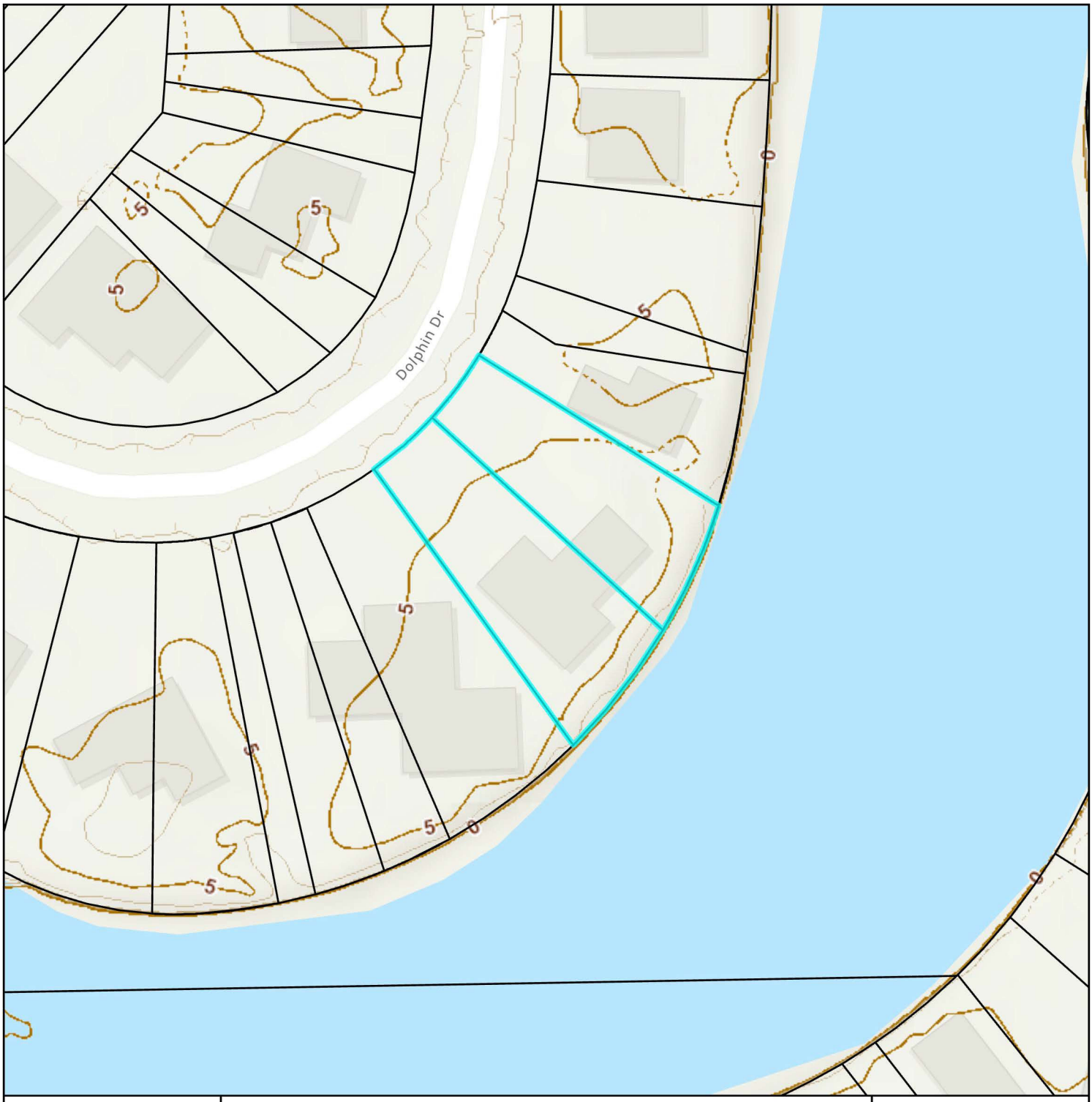
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 6:

# Elevation Map




# Elevation Map

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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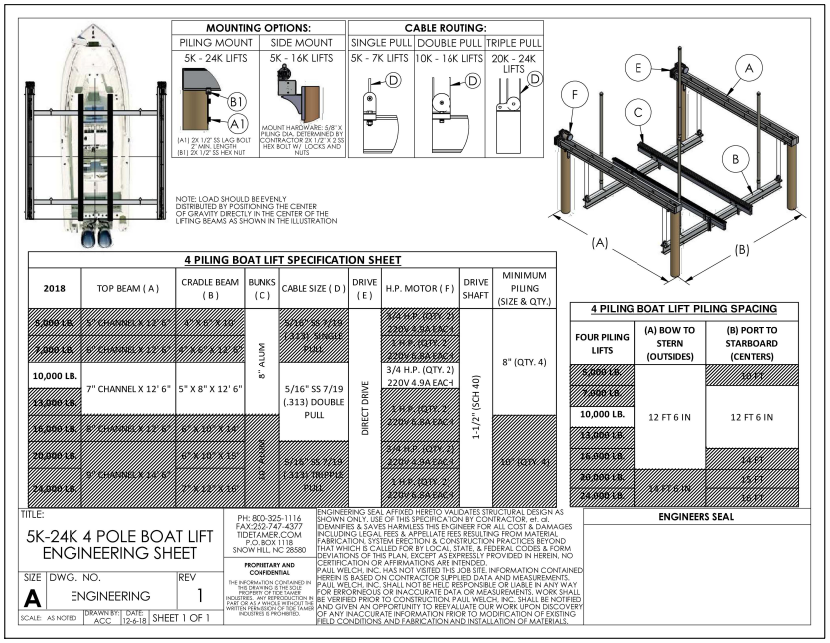
2024

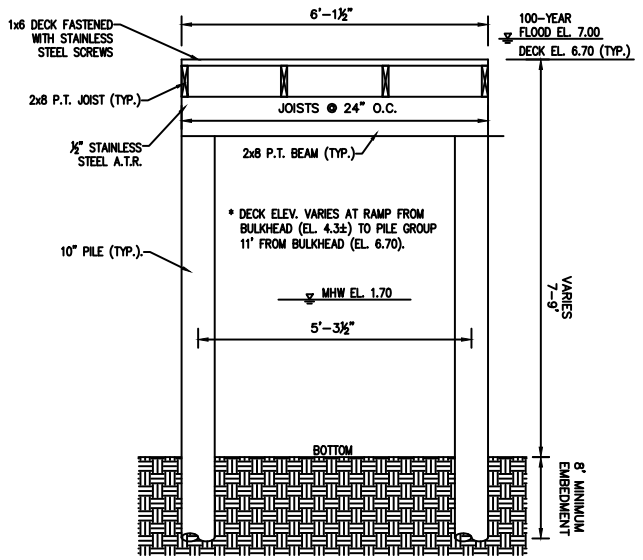
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 7:

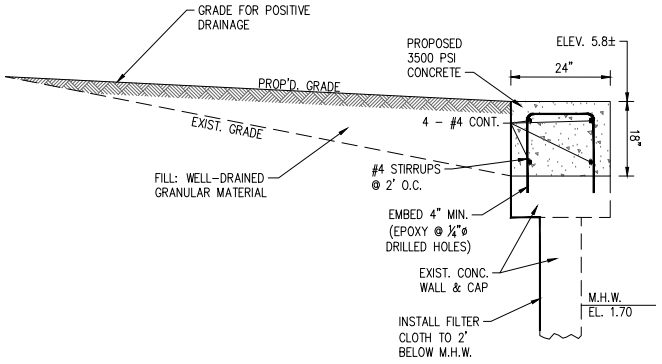
# Amended Application




BOAT LIFT DETAILS
NTS




DOCK SECTIONS
NTS




BULKHEAD CAP MODIFICATION
NTS

**MATERIAL SPECIFICATIONS**

1. STEEL CONSTRUCTION, ANCHOR BOLTS, THREADED RODS, WASHERS, AND NUTS MUST BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A307 OR ASTM F GRADE 36.
2. UNLESS SPECIFIED OTHERWISE, WOOD FRAMING MUST CONFORM WITH 2023 FLORIDA BUILDING CODE.
3. PRESSURE-TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER, TREATED ACCORDING TO AWPA STANDARDS, AS FOLLOWS:
   A. PILES SHALL BE GRADED ACCORDING TO ASTM D25.
   B. SUBMERGED SALTWATER CONDITIONS: CCA 2.50.
   C. SUBMERGED FRESH WATER CONDITIONS: CCA 0.80.
   D. ALL OTHER WOOD MEMBERS, TREATMENT SHALL BE CCA/ACQ.

**CONSTRUCTION SPECIFICATIONS**

1. WALL CONSTRUCTION MUST CONFORM WITH 2023 FLORIDA BUILDING CODE.
2. BACKFILL MUST BE CLEAN, GRANULAR FILL CONTAINING LESS THAN 12% FINES AND FREE OF DEBRIS, CLAY, ORGANICS, AND SOLUBLE MATERIALS.
3. COMPACT BACKFILL MATERIAL TO 98% MAX. RELATIVE DENSITY (MOD. PROCTOR METHOD, ASTM D1557).
4. DRAINAGE PIPE PENETRATIONS AT BULKHEAD/WALL:
   A. PLACE WALERS ABOVE AND BELOW PIPE.
   B. PLACE FILTER FABRIC AT PIPE AND WALL-PENETRATION IN A MANNER THAT ENSURES NO SOIL OR BACKFILL MATERIAL CAN PASS THROUGH THE PENETRATION.
   C. BACKFILL AND COMPACT SOIL AND BACKFILL MATERIAL AROUND PIPE AT PENETRATION TO 98% MAX. RELATIVE DENSITY (PER MODIFIED PROCTOR METHOD, ASTM D1557).

This item has been digitally signed and sealed by David M. Gile, P.E. 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.

| NO. | BY | DATE | REVISIONS |
|---|---|---|---|
| 1 | DMG | 12-26-24 | PLANNING & ZONING SUBMITTAL |

GHEELAY Corporation
FL C.A. No. 26781

David M. Gile, P.E.
FL P.E. No. 43292
1701 Sheridan Street
Jacksonville, FL 32207
TEL. (904) 307-1345

DESIGNER DMG
DRAWN BY DMG
DATE 12-26-24
CHECKED BY DMG
DATE 12-26-24

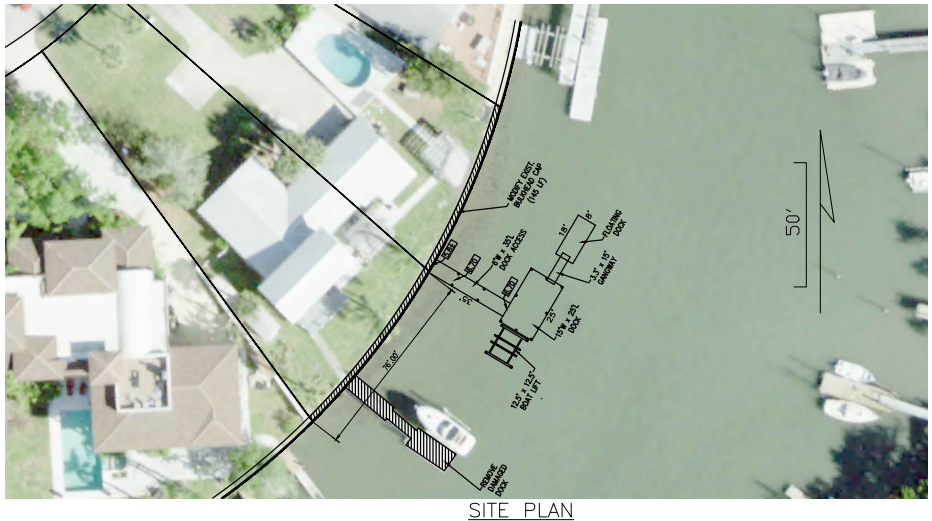
PROPOSED SCOTT MICHAELS DOCK
89 DOLPHIN DRIVE, ST. AUGUSTINE, FL 32080

PROJECT NO.
DATE DEC. 2024
SCALE AS NOTED

CONSTRUCTION DETAILS

SHEET NO. C-2
DRAWING NO.

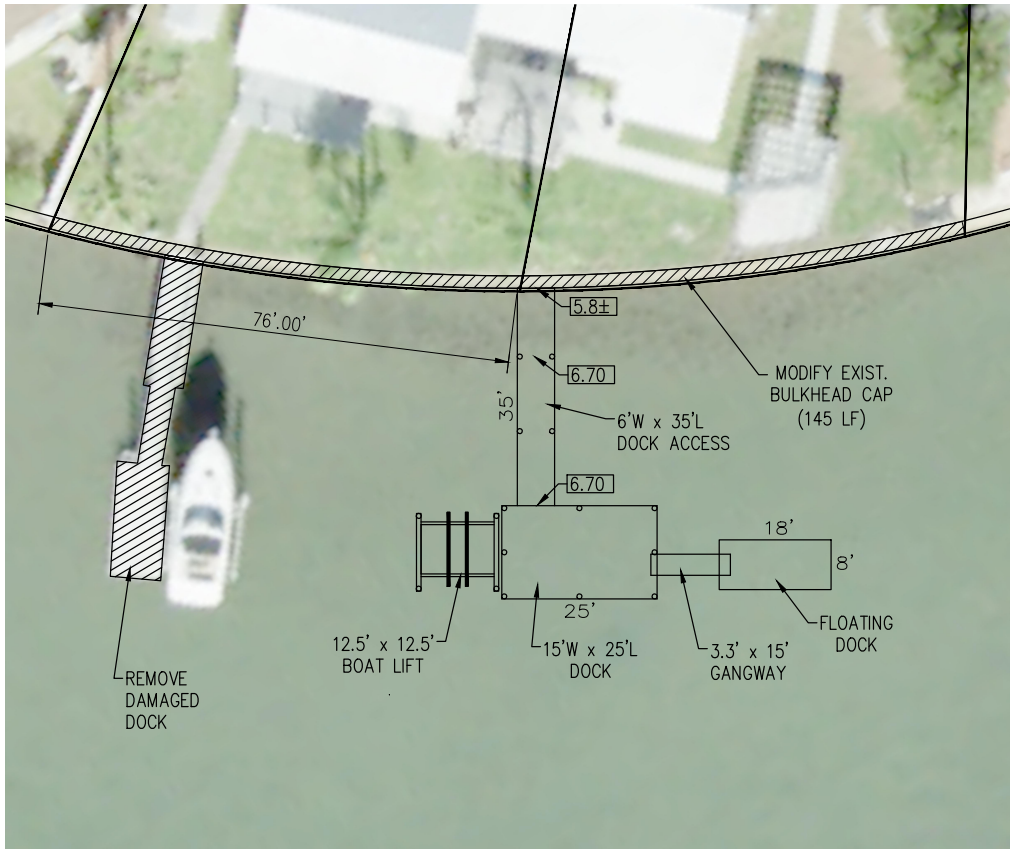
C:\Users\dave\Documents\0 - GilePE\0 - Projects\P&G\Michaels @ Dolphin Dr\dwg\Michaels Dock.dwg, Details, 12/27/2024 2:19:41 PM




SITE PLAN

## GENERAL NOTES:

1. NO BOUNDARY OR TOPO SURVEY WAS PERFORMED FOR THIS PROJECT. EXISTING CONDITIONS ARE BASED ON THE ORIGINAL PLATTED DIMENSIONS FOR DAVIS SHORES (PLAT BOOK 3, PG. 99 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL), ELEVATIONS FROM THE COUNTY G.I.S. MAPS, AND FIELD MEASUREMENTS AND ESTIMATES.
2. THIS PROPERTY LIES IN FEMA FLOOD ZONE "AE" (EL. 7 FT). BASE FLOOD INFORMATION SHOWN HEREON IS FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12109C0318J DATED 12/7/18.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
4. PRIOR TO CONSTRUCTION, HIRE A GEOTECHNICAL ENGINEER TO PERFORM SOIL INVESTIGATION TO VERIFY SUITABLE SUBSURFACE CONDITIONS EXIST FOR THE PROPOSED BULKHEAD AND ANCHOR CONSTRUCTION.
5. PRIOR TO COMMENCING CONSTRUCTION, VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE AND INFORM ENGINEER OF ANY DEVIATIONS THAT MAY IMPACT DESIGN, CONTINUING WORK IN THAT AREA ONLY AFTER WRITTEN AUTHORIZATION BY ENGINEER.
6. PLANS REFLECT BEST AVAILABLE INFORMATION. UNFORESEEN CONDITIONS AND OBSTRUCTIONS NOT REFLECTED IN PLANS, INCLUDING UNDERGROUND UTILITIES, MAY BE PRESENT. FIELD-VERIFY ITEMS LOCATED PRIOR TO BEGINNING WORK. EXERCISE CAUTION DURING EXCAVATION OPERATIONS TO AVOID DAMAGE TO UNDERGROUND FACILITIES. UPON DISCOVERY OF CONFLICTS, STOP WORK AND NOTIFY ENGINEER.
7. AT LEAST 3 DAYS PRIOR TO DIGGING, CALL 800-432-4770 TO HAVE BURIED UTILITIES LOCATED IN THE FIELD. DO NOT DIG UNTIL AFTER BURIED UTILITIES ARE LOCATED AND MARKED. PROTECT THE MARKS AND USE EXTREME CAUTION WHEN DIGGING WITHIN 2 FEET OF MARKS TO AVOID HITTING BURIED UTILITIES. ADJUST UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION.
8. CONSTRUCTION MUST CONFORM WITH GOVERNING CODES, RULES, AND REGULATIONS. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND INSURANCE REQUIRED.
9. PERFORM CONSTRUCTION AS DIRECTED BY THESE PLANS. DO NOT DEVIATE FROM THE PLANS WITHOUT PRIOR EXPLICIT AND WRITTEN AUTHORIZATION BY THE ENGINEER FOR SAID DEVIATION.
10. ANY LEGAL CONSTRUCTION SEQUENCE, MEANS, OR METHODS MAY BE UTILIZED TO PERFORM THE WORK INSOFAR AS THEY DO NOT CONFLICT WITH THE PLANS AND SPECIFICATIONS.
11. PERFORM WORK SAFELY, COMPLY WITH APPLICABLE SAFETY RULES AND GUIDELINES, AND ASSUME RESPONSIBILITY FOR ALL INJURIES AND DAMAGE DUE TO PROJECT OPERATIONS.
12. PROTECT AND PRESERVE ALL PROPERTY AND IMPROVEMENTS TO REMAIN. PROTECT ALL SURVEY MONUMENTS & RESTORE ALL DISTURBED MONUMENTS.
13. EROSION & SEDIMENT CONTROL MEASURES MUST MEET STATE REQUIREMENTS. INSTALL EFFECTIVE MEASURES PRIOR TO COMMENCEMENT AND MAINTAIN THEM FOR PROJECT DURATION. CORRECT ANY AND ALL DEFICIENCIES IMMEDIATELY AND AS DIRECTED BY ENGINEER.
16. BURNING OF DEBRIS ONSITE IS PROHIBITED. REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS, EXCESS SOIL, AND UNSUITABLE MATERIALS.
17. MINIMIZE TRACKING OF SOIL AND DEBRIS FROM PROJECT SITE AND CLEAN REGULARLY.
18. SEED & MULCH OR SOD EARTH AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE.
19. THE PROPOSED WALL AS SHOWN IN THE PLANS IS DESIGNED TO CARRY LOADS CONSISTENT WITH THE CONDITIONS REFLECTED IN THESE PLANS. ANY FURTHER CONSTRUCTION ACTIVITIES PLANNED IN THE VICINITY OF THE WALL MAY SUBJECT IT TO LOADS NOT ANTICIPATED BY THIS DESIGN. ANY FURTHER WORK IN THE VICINITY OF THE PROPOSED WALL MUST BE DESIGNED AND EVALUATED BY A QUALIFIED PROFESSIONAL PRIOR TO CONSTRUCTION.




DETAILED PLAN
SCALE: 1"=20'

CERTIFICATION

This item has been digitally signed and sealed by David M. Gile, P.E. 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.

| NO. | BY | DATE | REVISIONS |
|---|---|---|---|
| 1 | DMG | 12-26-24 | PLANNING & ZONING SUBMITTAL |

GHEELAY Corporation
FL C.A. No. 26781

David M. Gile, P.E.
FL P.E. No. 43292
1701 Sheridan Street
Jacksonville, FL 32207
TEL. (904) 307-1345

DESIGNER DMG
DRAWN BY DMG
DATE 12-26-24
CHECKED BY DMG
DATE 12-26-24

PROPOSED SCOTT MICHAELS DOCK
89 DOLPHIN DRIVE, ST. AUGUSTINE, FL 32080

PROJECT NO.
DATE DEC. 2024
SCALE AS NOTED

PLANS & NOTES

SHEET NO. C-1
DRAWING NO.

C:\Users\dave\Documents\0 - GilePE\0 - Projects\P&G\Michaels @ Dolphin Dr\dwg\Michaels Dock.dwg, Plan, 12/27/2024 2:17:09 PM

# Attachment 8:

# 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**

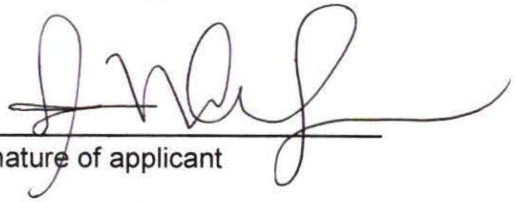
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

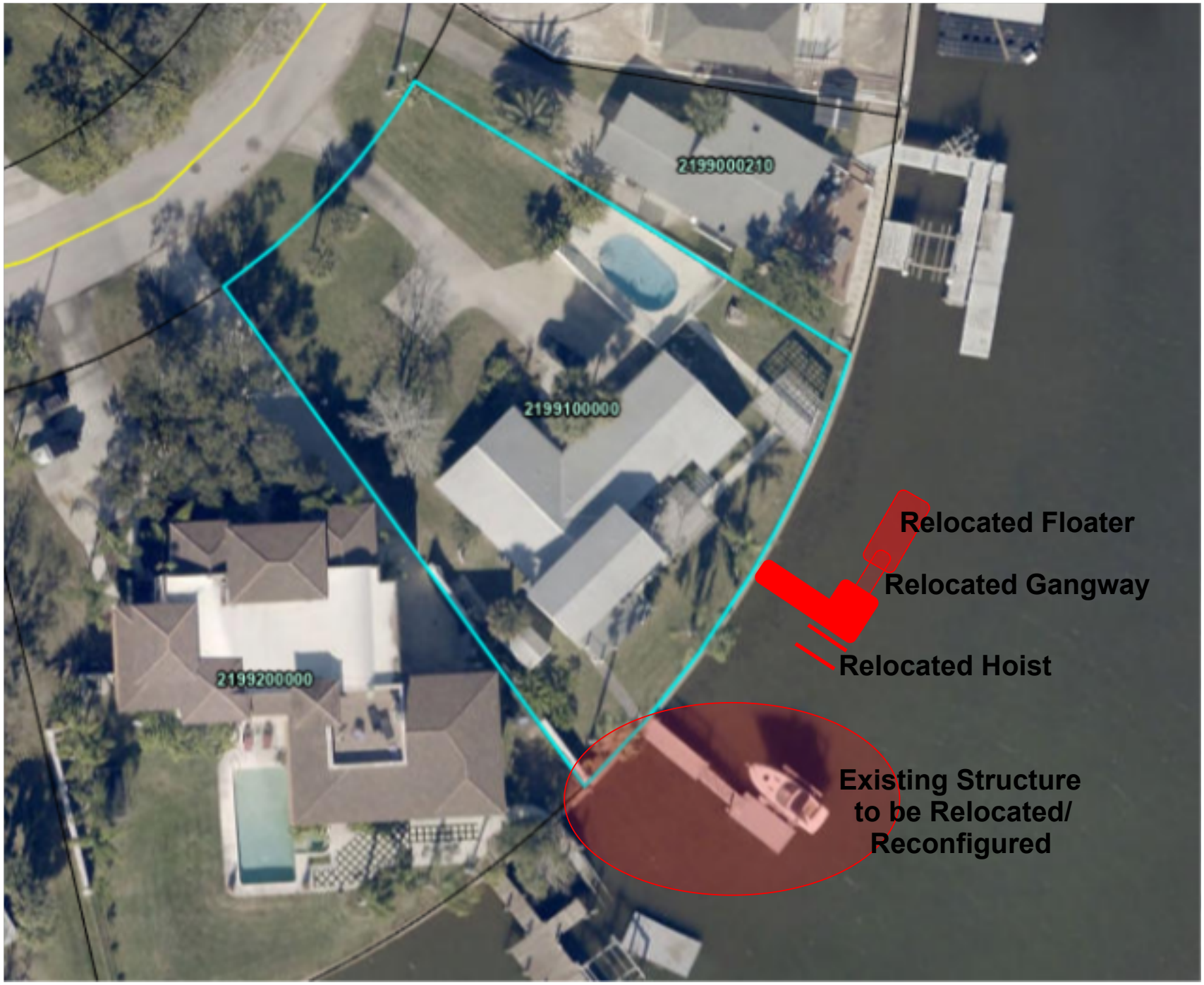
• Wall extension will elevate the seawall 24” from the existing elevation. (Elevation change from 5.5’ to 7.5’)

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 9:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 2199100000 |
| **Location Address** | 89 DOLPHIN DR<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Davis Shores (ICWFR) (590.05) |
| **Tax Description*** | 3-99 DAVIS SHORES LOTS 22 & 23 BLK 46 OR4676/656<br>*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<br>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 |

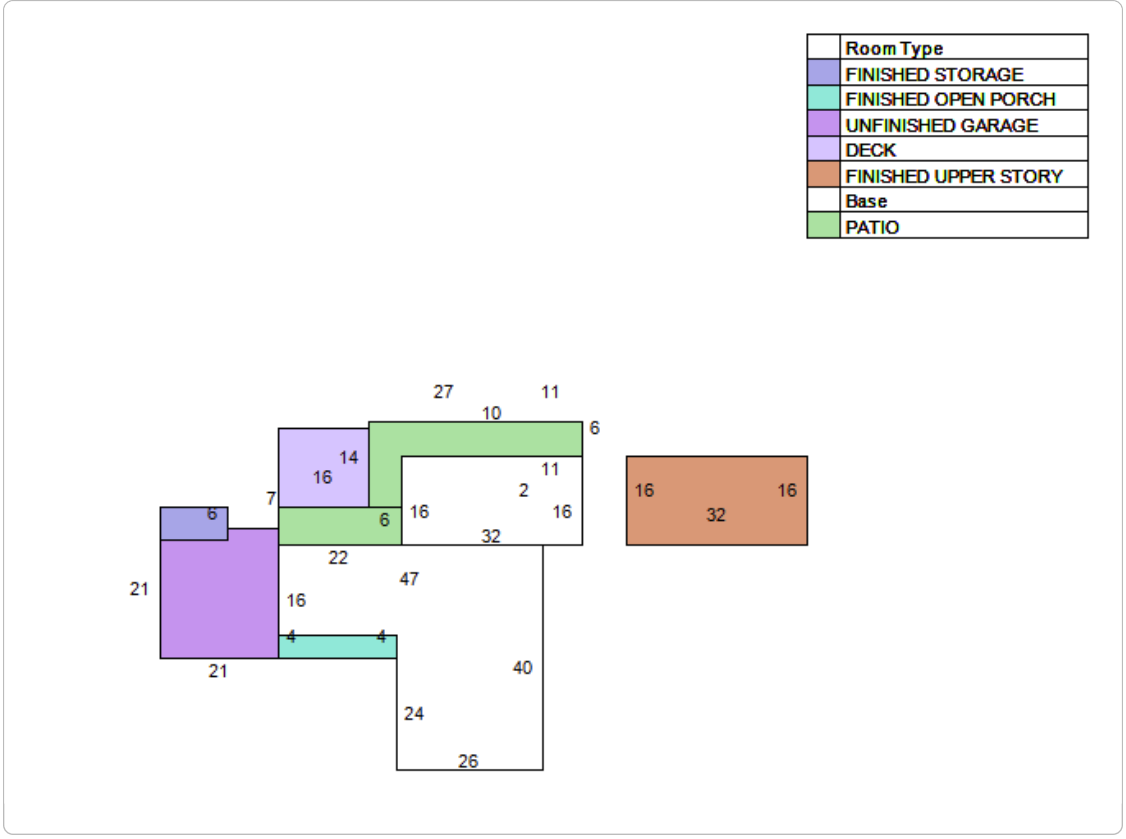
## Building Information

**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 |
|---|---|---|
| January 7, 2025 | 5.d. | PZB2024-0094 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 415 S Ponce De Leon Blvd. | 119530-0000 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Charles Burgan<br>c/o Charles Burgan LLC |
| **Owner:** | George Chryssaidis |
| **Property Class:** (St. Johns County Property Appraiser) | 1100 – Stores |
| **Future Land Use Designation:** | Commercial Medium Intensity |
| **Zoning Designation:** | Commercial Medium-Two (CM-2) |
| **Acreage:** | 1.5 |
| **Neighborhood:** | Oyster Creek |
| **Archaeological Zone:** | N/A |

## Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a dock in COZ 1&2 at 415 S Ponce De Leon Blvd. The approval of this application would allow for the construction of a dock and terminal platform.

## 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 2.1.1**<br><br>Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. | Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is consistent with Policy 2.1.1. |
| | **Policy 2.1.3**<br><br>Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:<br><br>(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. | The proposed dock height is not included in the application and 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*

The site is a commercial property east of US Highway 1 and north of the mouth of Oyster Creek. The property is waterfront with a natural or hybrid shoreline on the San Sebastian River and Oyster Creek. The properties to the north and south along the San Sebastian River are marinas.

*(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 approximately two hundred and fifty (250) feet of natural shoreline composed of salt and brackish water marsh.

*(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.*

Unknown

*(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. It appears the shoreline is predominated by mangroves and other salt marsh vegetation.

*(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. It appears the shoreline is predominated by mangroves and other salt marsh vegetation. The general location of the dock appears to be in close proximity to a peninsula of mangroves as seen on aerial images. The applicant should clarify if the location of the dock is placed to minimize impacts to mangroves marsh grasses and other environmentally sensitive vegetation.

*(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 two hundred and fifty (250) feet of natural or hybrid shoreline along the San Sabastian River and the mouth of Oyster Creek. The dock is proposed to be approximately four feet wide with a fifty-foot-wide terminal platform and a length of approximately one hundred and forty-five (145) feet.

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

The dock proposed is smaller than the docks used for marinas to the north and south and should not have a large impact to the vista.

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

Unknown

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

Aerial images show a vegetated shoreline of salt and brackish water marsh. It appears the shoreline is predominated by mangroves and other salt marsh vegetation. The general location of the dock seems to be in close proximity to a peninsula of mangroves as seen on aerial images. The applicant should clarify if the location of the dock is placed to minimize impacts to mangroves marsh grasses and other environmentally sensitive vegetation.

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

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

The application did not indicate the height of the dock from mean high water. Boatlifts were not included in this application. **The applicant should clarify the height of the dock to determine if it is consistent with dock requirements.**

This portion of the San Sebastian River is a confined area for boat navigation, but it appears from the bathymetric data included in the application that the dock location should not impede navigable waters.

## 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 415 S Ponce De Leon Boulevard / PID 119530-0000.

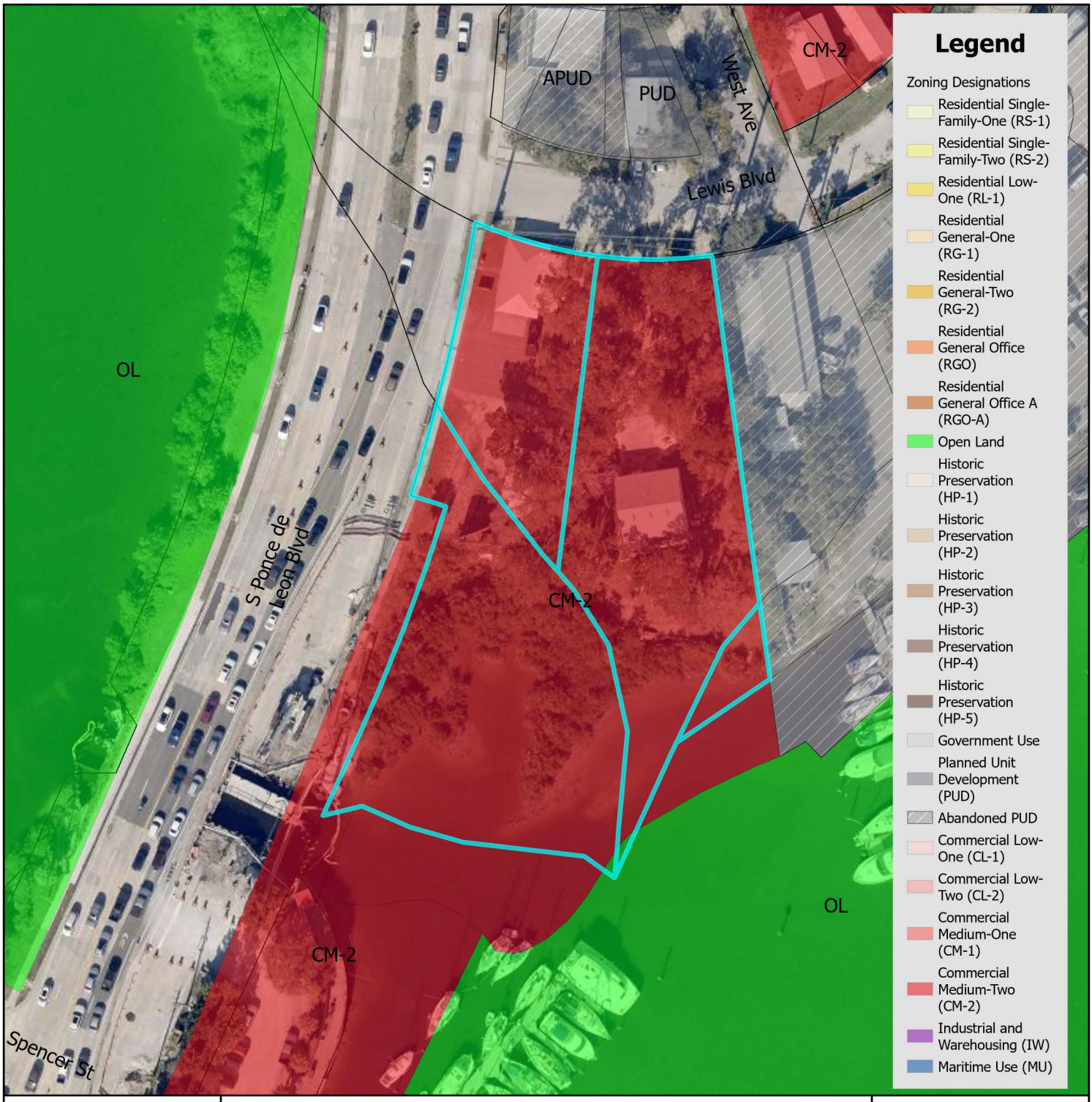
## Attachments

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

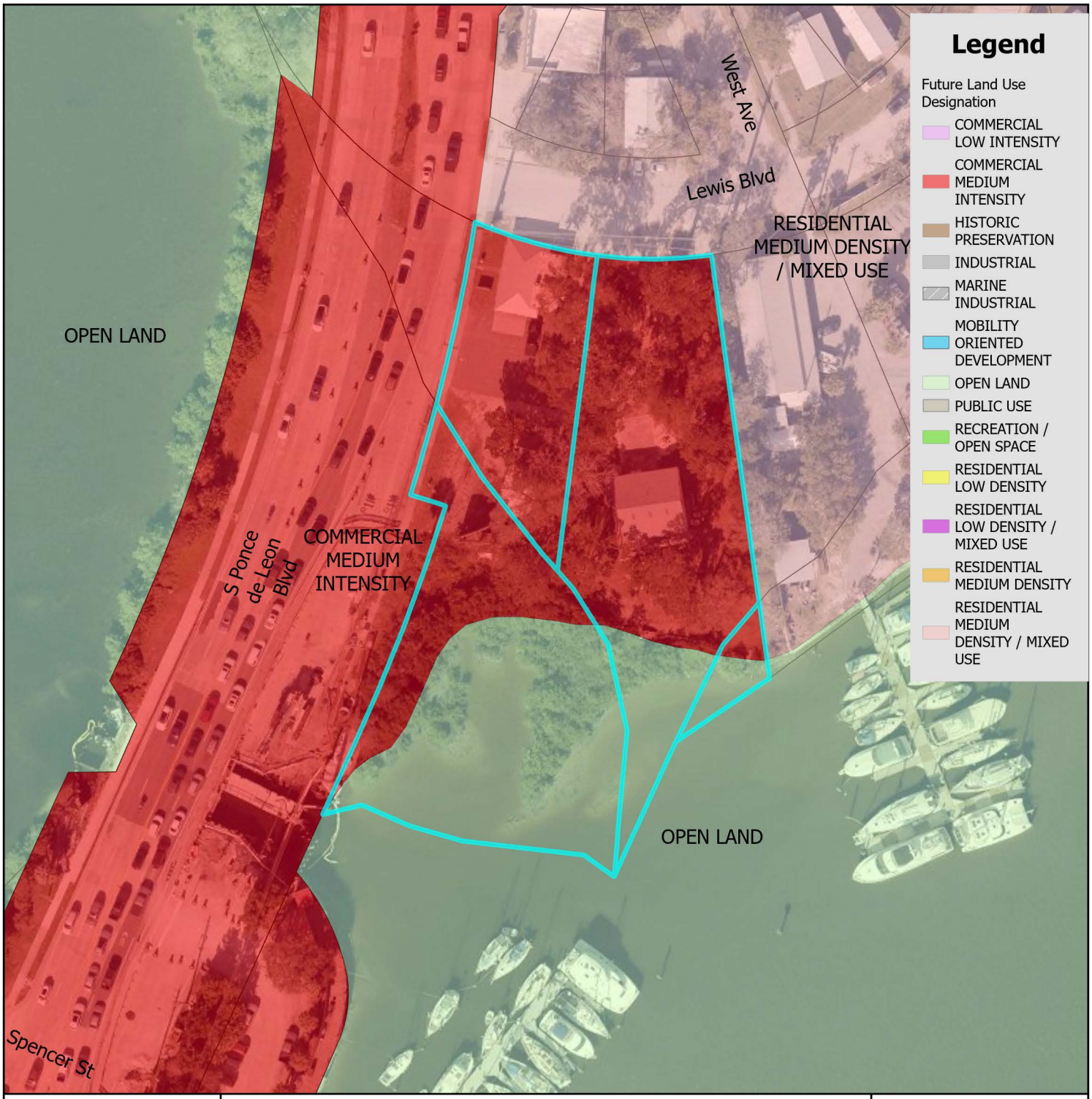
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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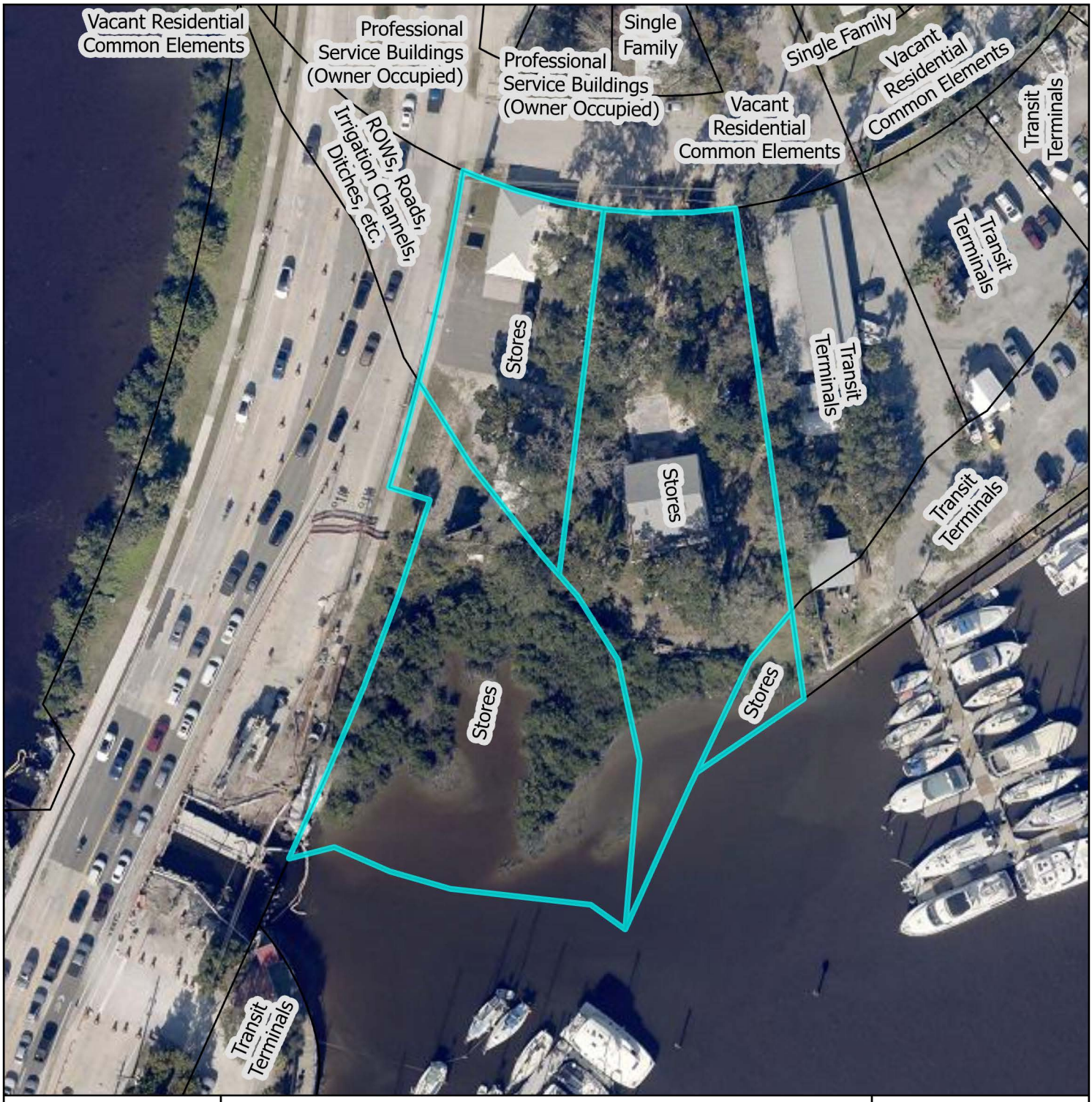
2024

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
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 0.01 0.01 Miles

0 40 80 Feet

# Attachment 4:

# Aerial Site Photograph

# Attachment 5:

# Flood Map

# FEMA Flood Zone Map

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

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2024

N

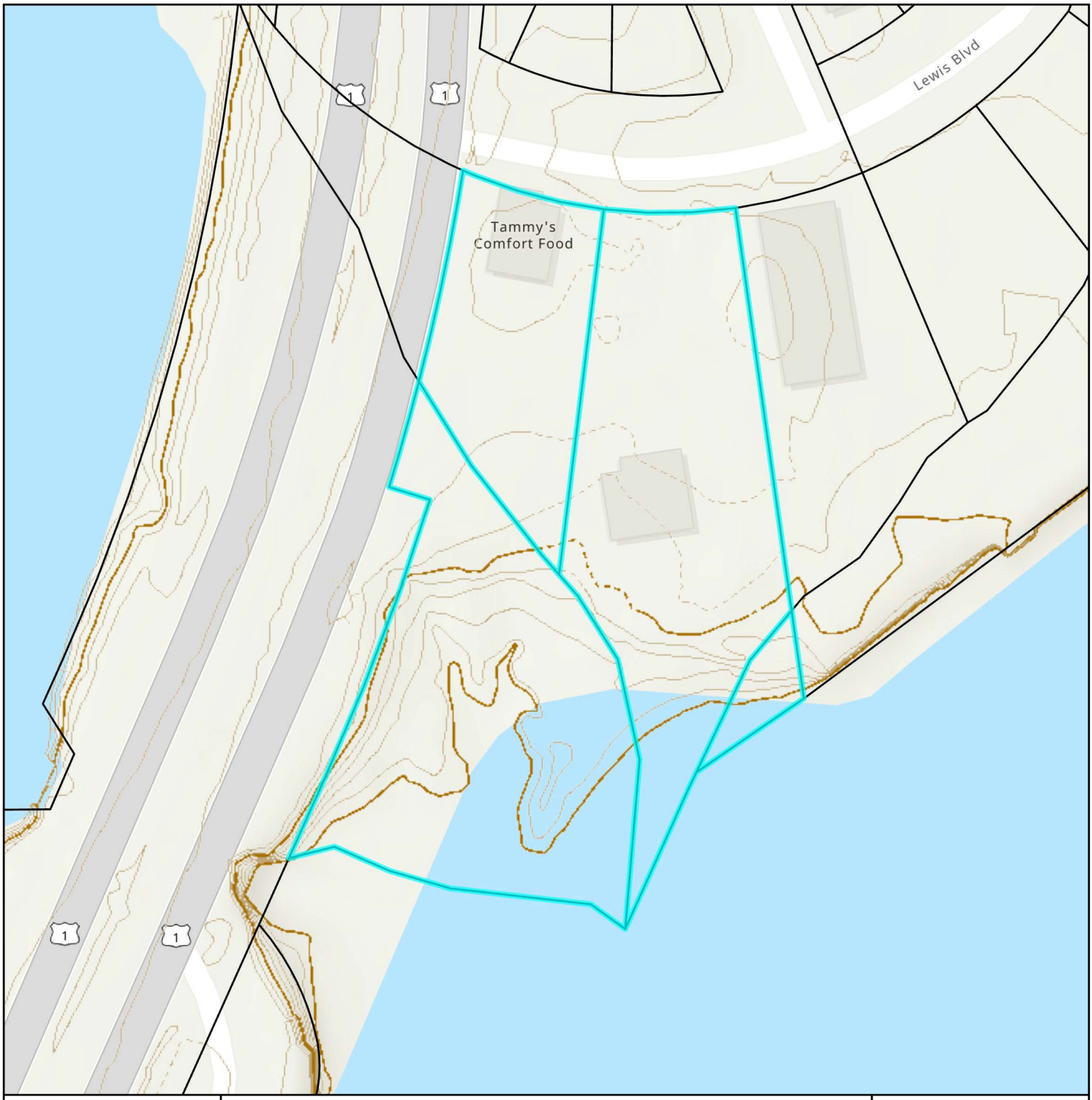
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 6:

# Elevation Map



# Elevation Map

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

DISCLAIMER
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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

# 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: 415 S. Ponce De Leon Blvd. St. Augustine FL 32084

Applicant's Name: Charles Burgyd III Applicant's Signature: Charles M Burgyd III

Owner's Name: GEORGE CHRISSIANOS Owner's Signature:

# Attention

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

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

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

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

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

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

## Conservation Overlay Zone Developments:

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

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

## Planned Unit Development (PUD) Applications:

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

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

## Subdivision Requirements:

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

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

# CITY OF ST AUGUSTINE
# APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Charles Burgan Contact Number: 386-569-1483
   Business *(if applicable)*: Charles Burgan LLC
   Address: 1132 Hardy St. City: Bunnell State: FL Zip: 32110
   E-Mail Address: cburgandrafting@yahoo.com
2. NAME OF PROPERTY OWNER: George Chryssaidis Contact Number: 904-377-5306
   Business *(if applicable)*: Georgies Fresh Market LLC
   Address: 14 Cathedral PL City: St. Augustine State: FL Zip: 32084
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 & 3 Block: G
   Subdivision: Wildwood Park Parcel Number: 119530-0000
4. PROJECT STREET ADDRESS: 415 S Ponce DeLeon Blvd.
5. SPECIFIC PROPOSED USE: Replace existing dock
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Construction of new dock
8. JUSTIFICATION FOR ACTION REQUESTED: The existing dock is old and damaged

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: 11/2/24

Signature of Property Owner — Date: 10-30-24

04/18/2019

CITY OF
ST AUGUSTINE
EST. 1565

# Owner's Authorization For Agent

Charles Bourgeois is/are hereby authorized TO ACT ON BEHALF OF George Chrysaidis 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: 75 King St. St. Augustine, FL 32084

BY: _____
Signature of Owner

GEORGE CHRYSSAIDIS
Print Name of Owner

904 377 5306
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 30 day of October, 2024

By George Chryssaidis

Identification verified: personally known

Oath sworn: _____ Yes ✓ No

Notary Signature: Heather Carre

HEATHER CARRE
MY COMMISSION # HH 341212
EXPIRES: April 14, 2027

My Commission expires: Apr. 14, 2027

Rev:022117

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

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

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

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

Charles Burgan

Print name of applicant

Signature of applicant

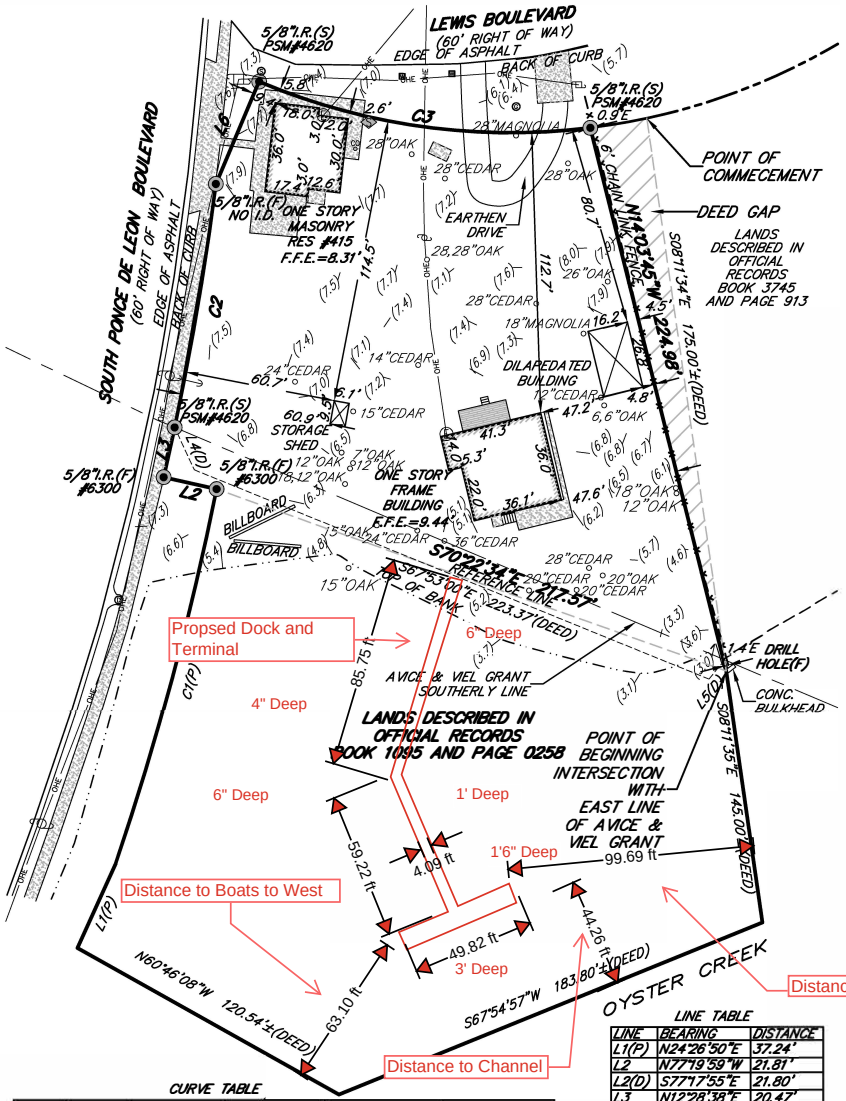
11/4/2024

Date

xx/xx/xx

# MAP SHOWING SURVEY OF

CERTIFIED TO:
GEORGE CHRYSSAIDIS
BARWICK BANKING COMPANY
ESTATE TITLE OF ST. AUGUSTINE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY




LOTS TWO (2) AND THREE (3) OF BLOCK O OF WILDWOOD PARK A SUBDIVISION IN THE SOUTHEAST PORTION OF THE AVICE AND VIEL GRANT IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. AND ALSO A PARCEL OF SUBMERGED LAND IN THE UNSURVEYED PART OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK G, WILDWOOD PARK SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 8° 11' 34" EAST 175 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE AVICE & VIEL GRANT, SECTION 39 TOWNSHIP 7 SOUTH, RANGE 30 EAST, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 8° 11' 35" EAST 145 FEET, MORE OR LESS, TO THE INTERSECTION WITH AN ESTABLISHED BULKHEAD LINE WHICH IS RECORDED IN MAP BOOK 10, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 67° 54' 57" WEST 138.8 FEET ALONG THE ESTABLISHED BULKHEAD LINE TO THE POINT WHERE THE ESTABLISHED BULKHEAD LINE CHANGES ITS DIRECTION FROM SOUTH 67° 54' 57" WEST TO SOUTH 29° 46' 44" WEST, THENCE NORTH 60° 46' 08" WEST 120.54 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5 AT STATE ROAD STATION 166+70.00; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, 195 FEET, MORE OR LESS, TO THE POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 JOGS 22 FEET WESTERLY AT STATE ROAD STATION 168+50; THENCE WESTERLY 22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 50 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE AVICE & VIEL GRANT, SECTIO 39, TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 24° 53' EAST 10 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE & VIEL GRANT; THENCE SOUTH 67° 53' EAST 198 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE & VIEL GRANT; THENCE 39° 07' EAST 10 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE VIEL GRANT TO THE POINT OF BEGINNING. CONTAINING 1.2 ACRES, MORE OR LESS.

WATER DEPTH MEASERED AT MEAN HIGH WATER

**CURVE TABLE**

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1(P) | 1221.28' | 156.42' | 7°20'18" | N15°01'48"E | 156.31' |
| C2 | 1199.28' | 99.27' | 4°44'33" | N09°37'00"E | 99.24' |
| C3 | 260.00' | 136.00' | 29°58'12" | N82°03'54"W | 134.45' |
| C3(P) | 260.00' | 136.00' | 29°58'12" | N82°03'54"W | 134.45' |

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1(P) | N24°26'50"E | 37.24' |
| L2 | N77°19'59"W | 21.81' |
| L2(D) | S77°17'55"E | 21.80' |
| L3 | N12°28'38"E | 20.47' |
| L3(D) | N12°28'38"E | 50.00' |
| L4(D) | S24°53'00"E | 10.00' |
| L5(D) | N39°07'10"E | 10.00' |
| L6 | N22°55'10"E | 44.62' |

## LEGEND

| | | | |
|---|---|---|---|
| A/C | – AIR CONDITIONER PAD | sq. ft. | – SQUARE FEET |
| I.D. | – IDENTIFICATION | R | – RADIUS |
| N.A.V.D. | – NORTH AMERICAN VERTICAL DATUM | Δ | – DELTA |
| I.R.(F) | – IRON ROD FOUND | L | – ARC LENGTH |
| I.P.(F) | – IRON PIPE FOUND | T | – TANGENT |
| I.R.(S) | – 5/8" IRON ROD SET (PSM# 4620) | CD | – CHORD DISTANCE |
| P.C. | – POINT OF CURVATURE | CB | – CHORD BEARING |
| P.T. | – POINT OF TANGENCY | | – EXPOSED CONCRETE |
| Ⓦ | – WELL | | – COVERED AREA |
| | – WOOD POWER POLE | TYP. | – TYPICAL |
| ↯ | – DENOTES NOT TO SCALE | | – WATER METER |
| –OHE– | – OVERHEAD ELECTRIC | | – CLEANOUT |
| CONC. | – CONCRETE | Ⓢ | – SANITARY MANHOLE |
| Ⓔ | – ELECTRIC METER | | – SEWER VALVE |
| (D) | – DEED BOOK | | – GUY ANCHOR |
| (P) | – PLAT OF RECORD | | – CONCRETE POWER POLE |
| | – TREE | Ⓖ | – UNDERGROUND GAS |
| | – WOOD DECK | Ⓓ | – DRAINAGE MANHOLE |

AREA =1.74 ± ACRES
OR 75,847 ±, sq. ft.

GRAPHIC SCALE
50 0 25 50
1"=50'

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314J effective date 12/07/2018 , the property described hereon appears to lie in Zone AE7', AE8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

| JOB NO. | LAST FIELD DATE | SCALE: | F.B./PAGE | CHK. BY | DWG. BY |
|---|---|---|---|---|---|
| 21-0897 | 07/12/2021 | 1" = 50' | 791/67 | N.H.F. | R.J.B. |

TYPE: BOUNDARY

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

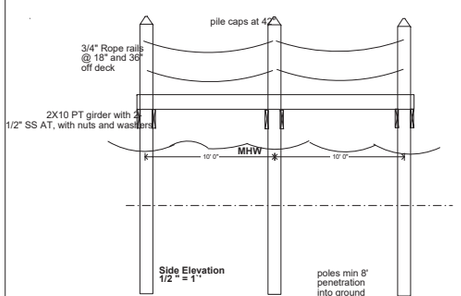
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

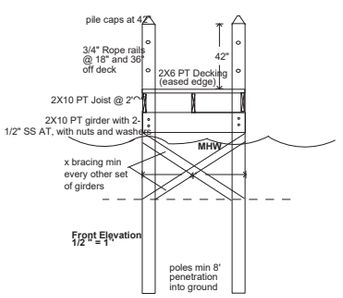
## Joist Spans Table

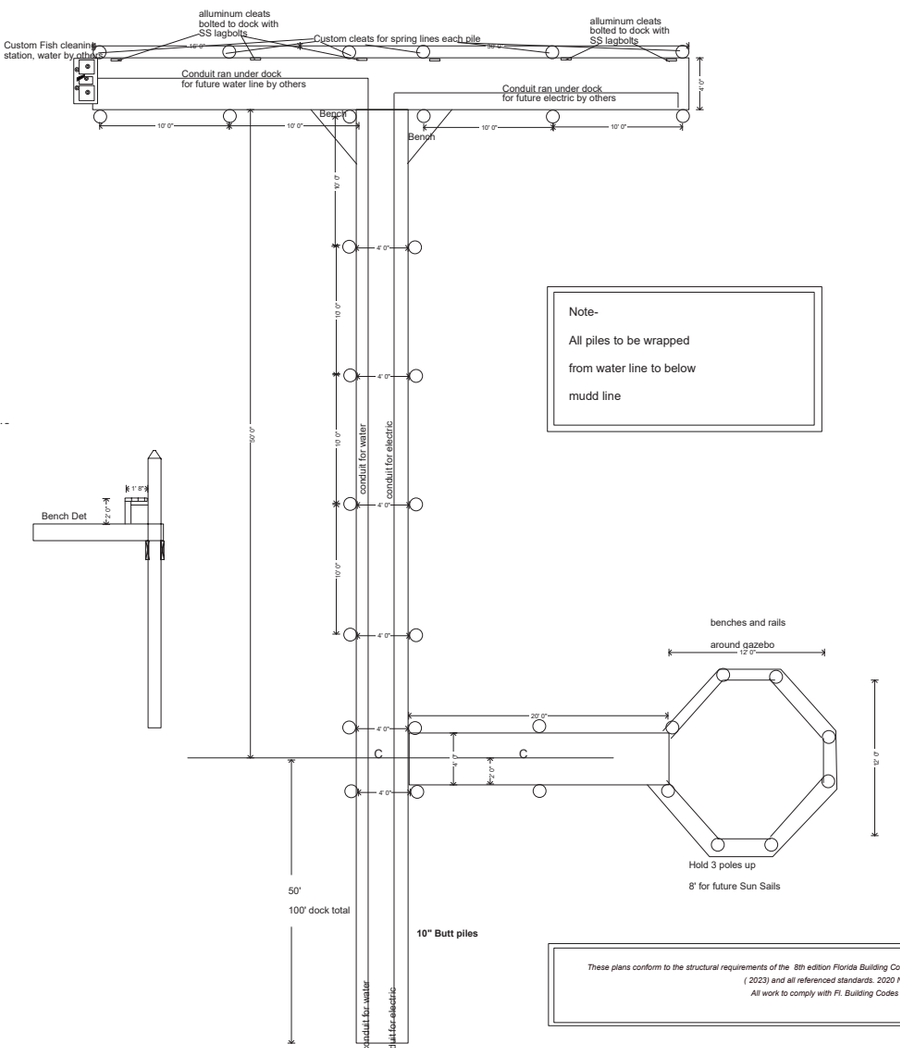
TABLE R507.5
DECK JOIST SPANS FOR COMMON LUMBER SPECIES[f] (ft. - in.)

| SPECIES[f] | SIZE | SPACING OF DECK JOISTS WITH NO CANTILEVER[d] (Inches) | | | SPACING OF DECK JOISTS WITH CANTILEVERS[d] (Inches) | | |
|---|---|---|---|---|---|---|---|
| | | 12 | 16 | 24 | 12 | 16 | 24 |
| Southern pine | 2 × 6 | 9-11 | 9-0 | 7-7 | 6-8 | 6-8 | 6-8 |
| | 2 × 8 | 13-1 | 11-10 | 9-8 | 10-1 | 10-1 | 9-8 |
| | 2 × 10 | 16-2 | 14-0 | 11-5 | 14-6 | 14-0 | 11-5 |
| | 2 × 12 | 18-0 | 16-6 | 13-6 | 18-0 | 16-6 | 13-6 |
| Douglas fir-larch[a], hem-fir[a] spruce-pine-fir[a] | 2 × 6 | 9-6 | 8-8 | 7-2 | 6-3 | 6-3 | 6-3 |
| | 2 × 8 | 12-6 | 11-1 | 9-1 | 9-5 | 9-5 | 9-1 |
| | 2 × 10 | 15-8 | 13-7 | 11-1 | 13-7 | 13-7 | 11-1 |
| | 2 × 12 | 18-0 | 15-9 | 12-10 | 18-0 | 15-9 | 12-10 |
| Redwood, western cedars, ponderosa pine[e], red pine[e] | 2 × 6 | 8-10 | 8-0 | 7-0 | 5-7 | 5-7 | 5-7 |
| | 2 × 8 | 11-8 | 10-7 | 8-8 | 8-6 | 8-6 | 8-6 |
| | 2 × 10 | 14-11 | 13-0 | 10-7 | 12-3 | 12-3 | 10-7 |
| | 2 × 12 | 17-5 | 15-1 | 12-4 | 16-5 | 15-1 | 12-4 |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. No. 2 grade with wet service factor.
b. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360.
c. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied to end.
d. Includes incising factor.
e. Northern species with no incising factor
f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.




Note-

All piles to be wrapped

from water line to below

mudd line

Georgies Fresh Market
14 Cathedral Pl.
St. Augustine Fl.
32084
Property Address-
4155 Ponce De leon Blvd

**Pursuant to Florida Statute 558.035**
an Individual or agent of owner mat not be held individully liable for damages resulting from negligence occurring within the course and scope of professitional services rendered under this professional sevices contract.


***Copyright:***
These plans are copyrighted by Charles Burgan. Any use, reproduction, or copying of these plans are prohibited. Plans are only for use as intended and for the customer/project shown.


Field Adjustments are allowed when needed

owner to have electic ran by licensed contractor

**ASCE 7**
**Elev-19' with respect to N. American vertical datum of 1988**
**NAVD 1988**
**Lat- 29.863655**
**Long--81.279997**
**Standard- ASCE/ SEI 7-22**
**Risk category II**
**Soil class- Default**
**131 mph**

*These plans conform to the structural requirements of the 8th edition Florida Building Code ( 2023) and all referenced standards. 2020 NEC, NFPA 70 All work to comply with Fl. Building Codes*

***Plan Scale-***
***1/4" = 1' unless noted otherwise***

***Date-***
***9.4.2024***

**Rev.**

1
1

Perry J Troina
Digitally signed by Perry J Troina
Date: 2024.09.05 09:42:38 -04'00'

*Engineer*
**P.J. Troina**
*PE #36189*
*386-338-4220*
*Palm Coast, FL*

This item has been electronically signed and sealed by P. J. Troina using a Digital Signature and date.

P. J. TROINA LICENSE No 36189 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

# 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** | 1195300000 |
| **Location Address** | 415 S PONCE DE LEON BLVD<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Retail Stores S Ponce de Leon Blvd to SR312 (COM) (680.34) |
| **Tax Description*** | 3-15 WILDWOOD PARK LOT 2 (EX R/W OF RD 5 IN DB248/174) & ALL LOT 3 BLK G & PT OF UNSURVEYED SEC 19 IN DB260/19 OR5335/1996<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Stores (1100) |
| **Subdivision** | Wildwood Park, Map Of |
| **Sec/Twp/Rng** | 19-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 1.500 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Georgies Fresh Market LLC 100% |
| **Mailing Address** | 14 CATHEDRAL PL<br>SAINT AUGUSTINE, FL 32084-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $143,973 |
| Extra Features Value | $5,488 |
| Total Land Value | $731,973 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$881,434** |
| Total Deferred | $0 |
| Assessed Value | **$881,434** |
| Total Exemptions | $0 |
| Taxable Value | **$881,434** |

***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 | $147,043 | $5,721 | $731,973 | $0 | $0 | $884,737 | $884,737 | $0 | $884,737 |
| 2023 | $141,552 | $0 | $731,973 | $0 | $0 | $873,525 | $873,525 | $0 | $873,525 |
| 2022 | $123,147 | $0 | $864,480 | $0 | $0 | $987,627 | $987,627 | $0 | $987,627 |
| 2021 | $62,273 | $3,744 | $518,032 | $0 | $0 | $584,049 | $584,049 | $0 | $584,049 |
| 2020 | $63,979 | $3,744 | $518,032 | $0 | $0 | $585,755 | $559,976 | $25,779 | $559,976 |
| 2019 | $58,424 | $3,744 | $518,032 | $0 | $0 | $580,200 | $509,069 | $71,131 | $509,069 |
| 2018 | $61,048 | $3,744 | $518,032 | $0 | $0 | $582,824 | $462,790 | $120,034 | $462,790 |
| 2017 | $41,751 | $2,420 | $518,032 | $0 | $0 | $562,203 | $420,718 | $141,485 | $420,718 |
| 2016 | $41,751 | $2,420 | $518,032 | $0 | $0 | $562,203 | $382,471 | $179,732 | $382,471 |
| 2015 | $41,751 | $2,420 | $518,032 | $0 | $0 | $562,203 | $347,701 | $214,502 | $347,701 |
| 2014 | $39,296 | $2,420 | $274,376 | $0 | $0 | $316,092 | $316,092 | $0 | $316,092 |

## Building Information

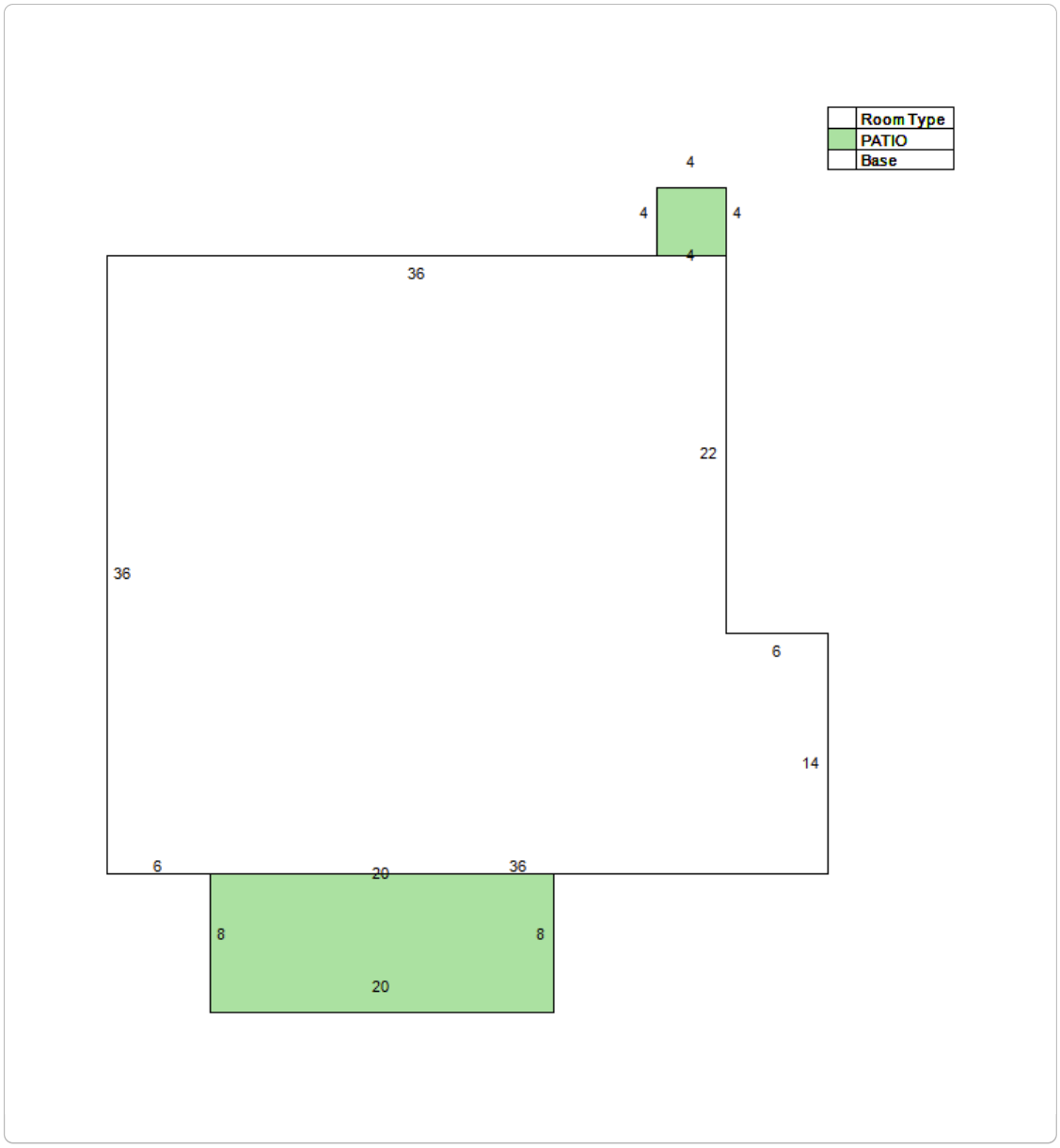
| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Cement Fiber Shingle |
| **Building Value** | $83,773 | **Roof Structure** | Gable Hip |
| **Year Built** | 1910 | **Interior Flooring** | Pine Wood |
| **Actual Area** | 1556 | **Interior Wall** | Drywall |
| **Conditioned Area** | 1380 | **Heating Type** | Air Duct |
| **Use** | Single Family Residence | **Air Conditioning** | Central |
| **Style** | 01 | **Bedrooms** | |
| **Exterior Wall** | Cement Fiber | **Baths** | |

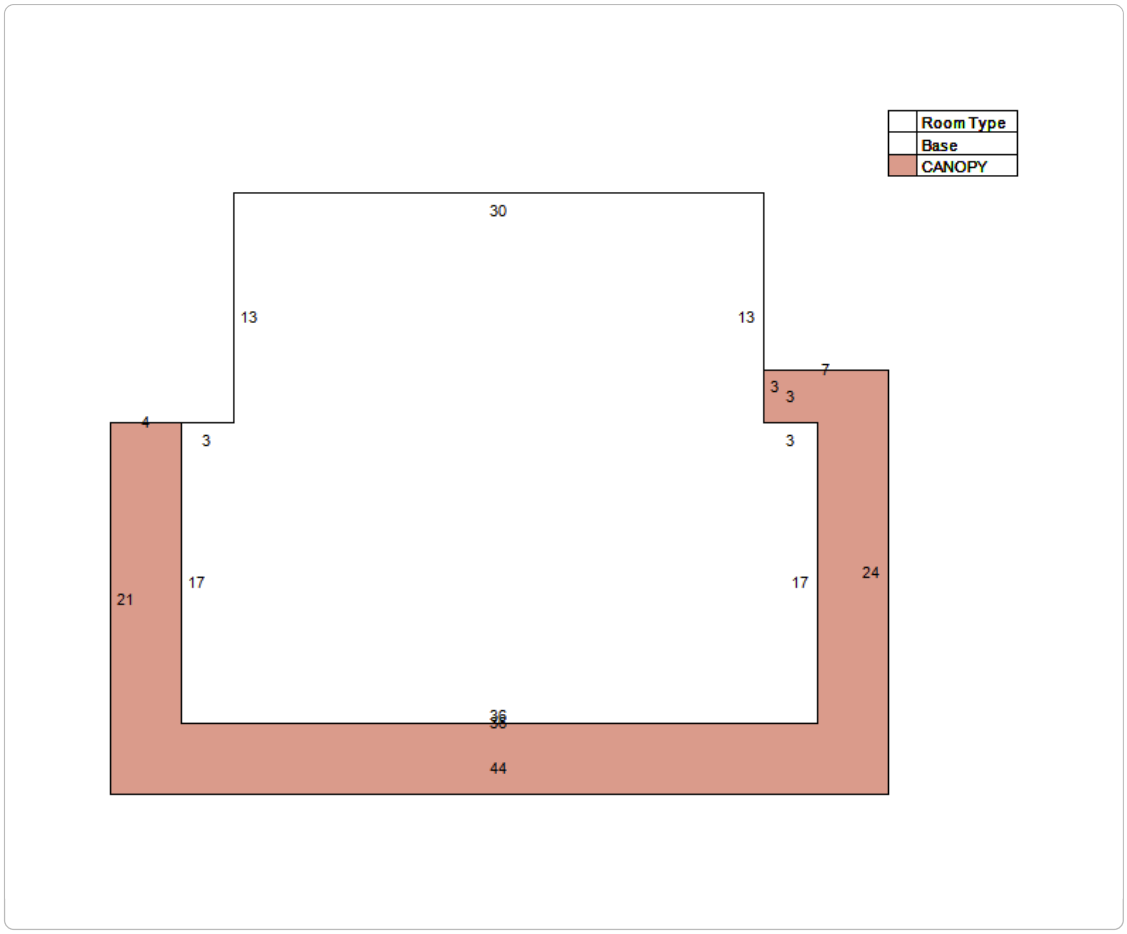
| Description | Square Footage |
|---|---|
| BASE AREA | 1380 |
| PATIO/SLAB | 160 |
| PATIO/SLAB | 16 |
| Total SqFt | 1556 |

| | | | |
|---|---|---|---|
| **Building** | 2 | **Roof Cover** | Built Up, Composite Shingle |
| **Building Value** | $60,200 | **Roof Structure** | Gable Hip |
| **Year Built** | 1960 | **Interior Flooring** | Terrazzo |
| **Actual Area** | 1335 | **Interior Wall** | Minimum |
| **Conditioned Area** | 1002 | **Heating Type** | Forced Air |
| **Use** | Stores (Retail) | **Air Conditioning** | Window |
| **Style** | 04 | **Bedrooms** | 0 |
| **Exterior Wall** | Concrete Block | **Baths** | |

| Description | Square Footage |
|---|---|
| UNFINISHED CANOPY | 333 |
| BASE AREA | 1002 |
| Total SqFt | 1335 |

## Sketch Information


Room Type
PATIO
Base
4
4
4
4
36
22
36
6
14
6
20
36
8
8
20




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Asphalt Paving (COM) | | 5488 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Stores | 0 | 0 | 36590.4 | SF | $731,808 |
| Marshes & Tidal Lands | 0 | 0 | 0.66 | AC | $165 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/ Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 8/5/2021 | 8/2/2021 | $1,250,000.00 | WARRANTY DEED | 5335 | 1996 | Q | I | SARRIS FAMILY TRUST AGREEMENT | GEORGIES FRESH MARKET LLC |
| | 1/23/1995 | $100.00 | TRUSTEES DEED | 1095 | 256 | U | I | SARRIS STEVE | SARRIS FAMILY TRUST AGREEMENT |
| | 1/23/1995 | $100.00 | TRUSTEES DEED | 1095 | 253 | U | I | ALLEN ELLEN | SARRIS FAMILY TRUST AGREEMENT |
| | 1/23/1995 | $100.00 | TRUSTEES DEED | 1095 | 250 | U | I | SARRIS MINAS | SARRIS FAMILY TRUST AGREEMENT |
| | 1/23/1995 | $100.00 | TRUSTEES DEED | 1095 | 247 | U | I | SARRIS GEORGE T | SARRIS FAMILY TRUST AGREEMENT |
| | 1/23/1995 | $100.00 | TRUSTEES DEED | 1095 | 244 | U | I | SARRIS PHILIP | SARRIS FAMILY TRUST AGREEMENT |
| | 12/14/1994 | $0.00 | PERSONAL REP | 1087 | 332 | U | I | SARRIS XENI ESTATE,BY PERS REP | SARRIS MINAS A ETAL |
| 8/17/1960 | 8/5/1960 | $0.00 | TRUSTEES DEED | 260 | 19 | U | I | TIIF STATE OF FLORIDA | SARRIS ANTONIOS,XENI |

**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: 1/1/2025, 11:51:14 PM

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SCHNEIDER GEOSPATIAL

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 5.e. | PZB2024-0111 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 111 Avenida Menendez | 196200-0000<br>196200-0010 |

## Site & Background Information

| | |
|---|---|
| **Applicant & Owner:** | City of St. Augustine |
| **Property Class:** **(St. Johns County Property Appraiser)** | 8900 – Municipally Owned |
| **Future Land Use Designation:** | Historic Preservation |
| **Zoning Designation:** | Historic Preservation: HP-2 |
| **Acreage:** | 1.6 |
| **Neighborhood:** | N/A |
| **Archaeological Zone:** | IB |

## Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify an existing seawall in COZ 1&2 at 111 Avenida Menendez. The approval of this application would allow for the rehabilitation of three hundred and eighty (380) linear feet of seawall, raise a one hundred and eighty (180) linear feet of existing bulkhead to match the elevation of adjacent bulkheads, installation of two one-way tide check valves, and to place rip rap at the toe for scour protection.

## 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**<br>Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:<br>(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. | The proposed elevation will match the elevation of adjacent seawalls and should not impact vistas or scenic opportunities. |
| | **CCM Policy 1.8.6**<br>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:<br>1. Appropriate justification for the proposed alteration is provided to the City;<br>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;<br>3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent | The proposed seawall will be repaired or replaced and minimize encroachment into jurisdictional wetlands.<br>The applicant has provided justification for the modification: to repair the seawall and to increase flood protection.<br>The City has minimized any wetland impacts and has coordinated and received appropriate permitting with the FDEP and ACOE.<br>The applicant is **consistent** with CCM Policy 1.8.6 |

| | | |
|---|---|---|
| | with the Conservation Overlay Zone development section of the Comprehensive Plan; The following activities are permitted in wetland setback areas provided:<br>a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance;<br>b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD. | |
| 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*

111 Avenida Menendez is the location of the City Marina. The site has approximately thirteen hundred (1300) linear feet of hardened shoreline along the Matanzas River. The applicant is proposing to rehabilitate three hundred and eighty (380) linear feet of seawall, replace and elevate one hundred and eighty (180) linear feet of existing seawall to match the elevation of adjacent seawalls at 7.1 NAVD, install two one-way tide check valves, and place rip rap at the toe for scour protection.

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

The property is primarily within Conservation Overlay Zones 1, and 2, with a small portion within Conservation Overlay Zone 3. The proposed seawall modification will occur in Zones 1 and 2.

*(3) Natural and proposed drainage patterns.*

The applicant has demonstrated that natural and proposed drainage patterns will remain the same with nuisance flooding from high tide events being reduced with the installation of tide check valves.

*(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 within the AE-1% Annual BFE 8.0 NAVD88. Elevating the seawall to 7.1 NAVD will reduce flood carrying capacity of the site but will still be below the BFE.

*(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. Photos of the site and the application indicate the presence of oysters along the toe of the seawall. State and Federal agencies are not requiring mitigation for the impacts to vegetation or shellfish.

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

Unknown.

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

The site has approximately thirteen hundred (1300) feet of shoreline located along the Matanzas River with an existing seawall. The project area includes five hundred fifty (550) linear feet or forty-two (42) percent of the shoreline. The majority of which is limited to repairs of the existing seawall and only one hundred and eighty (180) linear feet being a replacement and elevation.

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

One hundred and eighty (180) linear feet will be raised to 7.1 NAVD. This is approximately fourteen (14) percent of the site.

*(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) 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.*

N/A

**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 seawall at 111 Avenida Menendez / PID 219910-0000 and 196200-0010.

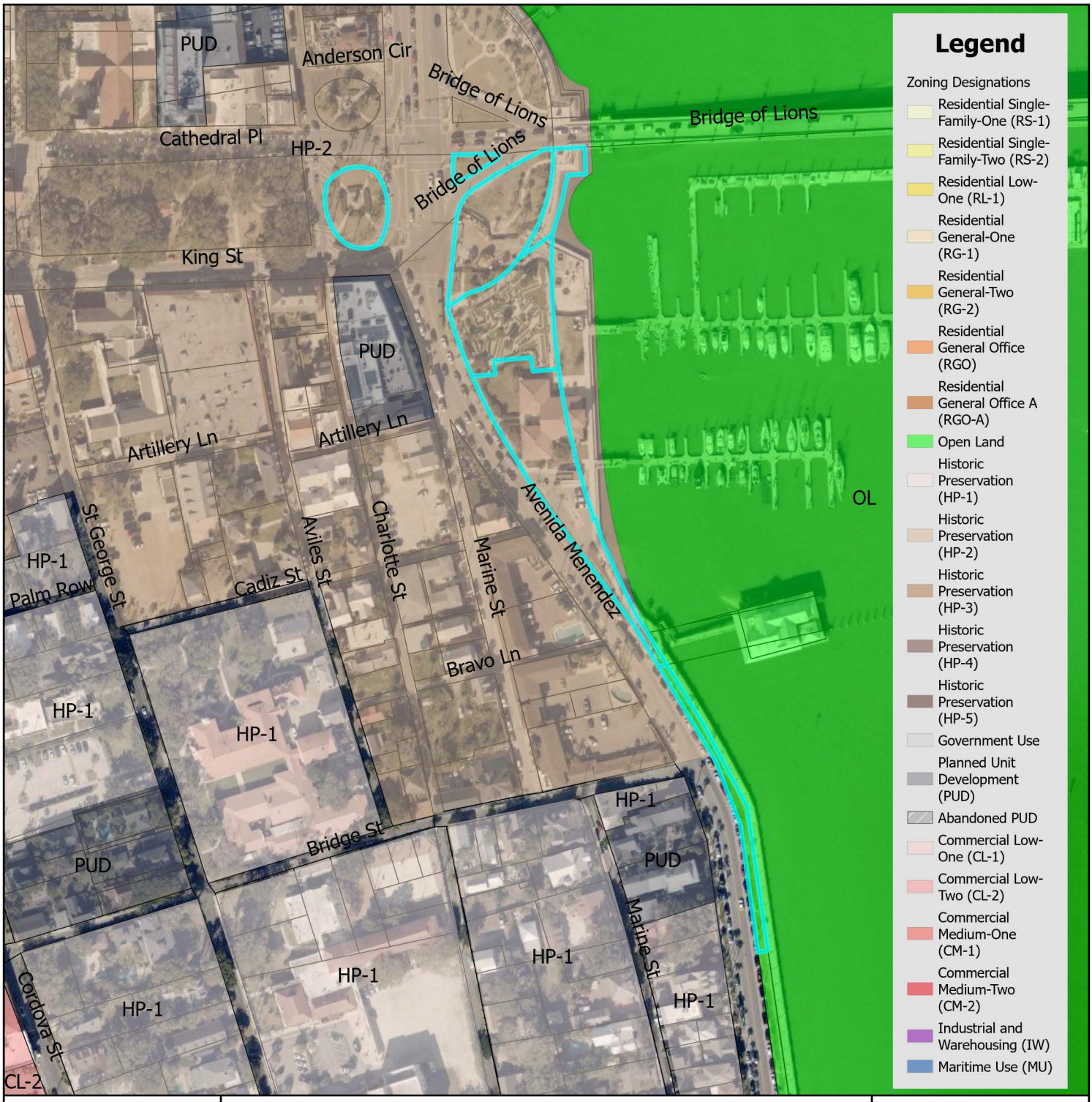
**Attachments**

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

**Staff Report prepared by:**

Sarah Daugherty
Senior Planner
Planning and Building Department

# Attachment 1:
# Zoning Map




# Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

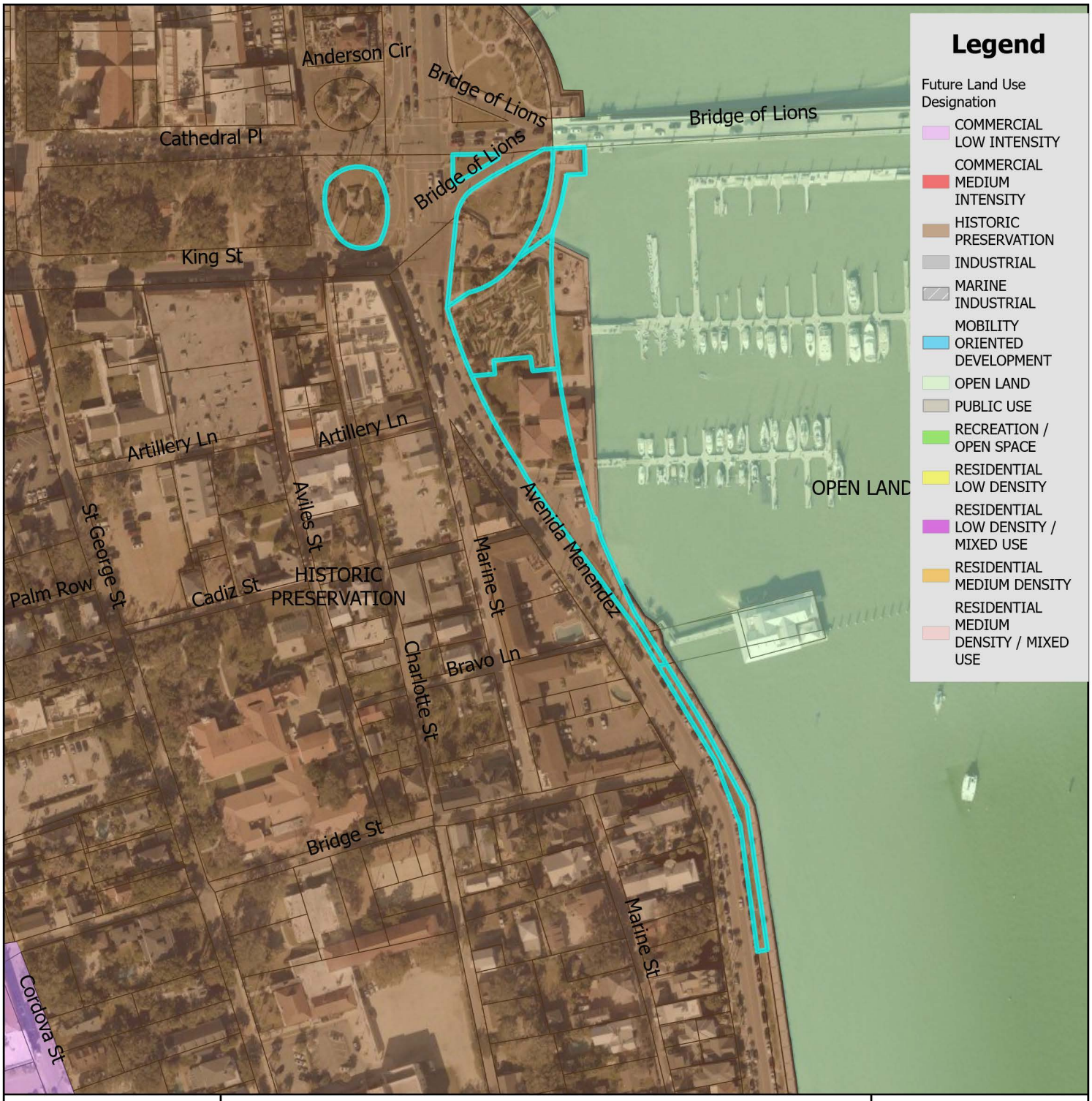
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:
# Future Land Use Map




# Future Land Use Map

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

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 0.03 Miles

0 105 210 Feet

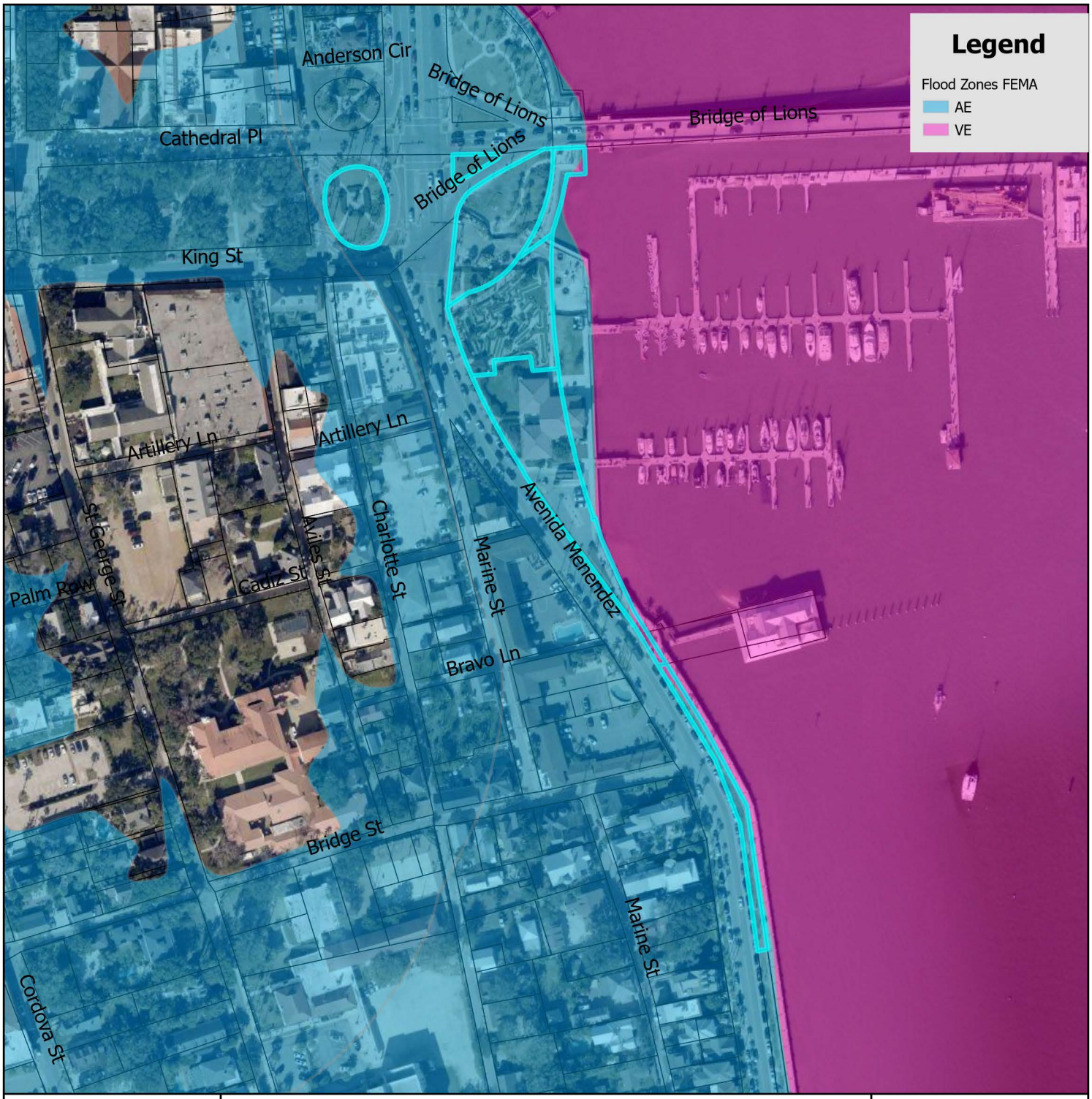
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# 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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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

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2024

N

0 0.01 0.03 Miles

0 105 210 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: City of St. Augustine Contact Number: 904-209-4227
   Business *(if applicable)*:_____
   Address: 75 King Street City: St. Augustine State: FL Zip: 32085
   E-Mail Address: jbeach@citystaug.com
2. NAME OF PROPERTY OWNER: City of St. Augustine Contact Number: 904-209-4227
   Business *(if applicable)*:_____
   Address: 75 King Street City: St. Augustine State: FL Zip: 32085
   E-Mail Address: jbeach@citystaug.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision: City of St. Augustine Parcel Number: 1962000000
4. PROJECT STREET ADDRESS: 111 Avenida Menendez
5. SPECIFIC PROPOSED USE: Seawall Rehabilitation
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: The Avenida Menendez Seawall Rehabilitation project will rehabilitate 380 LF of existing seawall and raise a portion of the existing seawall (approximately 180 linear feet, LF) to match the existing north and south elevations and close the "elevation gap" to provide a higher level of flood protection. Construction techniques and materials include removal and replacement of the existing wall concrete cap (180 LF), removal of the existing concrete sheet pile and replacement with precast concrete sheet piles (180 LF), rehab of the existing seawall (380 LF), that includes crack repair and injection, restoration of spalled areas, installation of 2 one-way tide check valves with rip rap at toe of slope for scour protection protection within the rehabilitation area.
8. JUSTIFICATION FOR ACTION REQUESTED: The area between the City Marina south access pier and the Whites Warf restaurant provides a gap in the otherwise elevated seawall along the Bayfront. This project will "fill the gap" and provide continuity to the City's target flood protection elevation of +7.1' NAVD in the immediate seawall are area at the Municipal Marina and south of White's Wharf. Previous evaluation of the seawall seawall identified approximately 85 LF of the seawall is in poor condition and failing. Therefore, it is imperative that the City replace and elevate this critical infrastructure.

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.**

Jessica Beach (Dec 6, 2024 16:22 EST) — Dec 6, 2024

Signature of Applicant — Date

Jessica Beach (Dec 6, 2024 16:22 EST) — Dec 6, 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.

Jessica Beach

Print name of applicant

Jessica Beach (Dec 6, 2024 16:22 EST) Jessica Beach (Dec 6, 2024 16:22 EST)

Signature of applicant

Dec 6, 2024

Date

CITY OF
ST AUGUSTINE
EST. 1565

# Owner's Authorization For Agent

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

BY:_____
Signature of Owner

_____
Print Name of Owner

_____
Telephone Number

State of_____

County of_____

Signed and sworn before me on this_____day of_____, 20__.

By_____

Identification verified:

Oath sworn: _____Yes____ No

Notary Signature: _____

My Commission expires: _____

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.

111 Avenida Mendnez

Project Address: _____

Jessica Beach

Applicant's Name: _____ Applicant's Signature: Jessica Beach (Dec 6, 2024 16:22 EST)

City of St. Augustine

Owner's Name: _____ Owner's Signature: Jessica Beach (Dec 6, 2024 16:22 EST)

# Avenida Menendez Seawall PZB Packet 12.6.24

Final Audit Report 2024-12-06

| | |
|---|---|
| Created: | 2024-12-06 |
| By: | Caitlyn Sargent (csargent@citystaug.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAALRr5N8VQo9IfG7tu8RLQDcbex6NIywtW |

## "Avenida Menendez Seawall PZB Packet 12.6.24" History

Document created by Caitlyn Sargent (csargent@citystaug.com)
2024-12-06 - 9:15:42 PM GMT

Document emailed to Jessica Beach (jbeach@citystaug.com) for signature
2024-12-06 - 9:16:32 PM GMT

Email viewed by Jessica Beach (jbeach@citystaug.com)
2024-12-06 - 9:17:09 PM GMT

Document e-signed by Jessica Beach (jbeach@citystaug.com)
Signature Date: 2024-12-06 - 9:22:23 PM GMT - Time Source: server

Agreement completed.
2024-12-06 - 9:22:23 PM GMT

Adobe Acrobat Sign

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

**August 18, 2022**

Regulatory Division
North Permits Branch
Jacksonville Permits Section
SAJ-2022-01539 (NW-TMM)

City of St. Augustine
Attention: Jessica Beach
P.O. Box 210
St. Augustine, Florida 32085

Sent via email: jbeach@citystaug.com

Dear Mrs. Beach:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit received on May 23, 2022. Your application was assigned file number SAJ-2022-01539. A review of the information and drawings provided indicates that the proposed work would result in the following:

1. To work over a Section 10 water to remove the existing 176-foot-long seawall cap.

2. To work in a Section 10 water to construct a 176-foot-long by 10-inch-wide seawall 1.5-feet waterward of the existing bulkhead. The seawall would consist of concrete sheet pile installed by jetting. The work would include placement of 65-cubic-yards of back fill consisting of structural concrete between the new and existing seawall.

3. To work over a Section 10 water to construct a 176-foot-long by 3-feet-wide seawall cap over the new seawall. The seawall cap would consist of concrete material.

4. To place 100-cubic-yards of clean fill into 2,150-square-feet of waters of the United States (open, tidal water) to install rip rap for shoreline stabilization. The rip rap would be 176-feet-long by 10-feet-wide below mean high water line to protect the new bulkhead.

5. To work in a Section 10 water to demolish two 12-inch by 12-inch PVC outfall structures until the pipes are flush with the seawall and install two tidal check valves into the two outfall PVC pipes to prevent backflow. The outfall structures would be located under the mean high water line and would be permitted after the fact.

6. To place 10-cubic-yards of clean fill into 180-square-feet of waters of the United States (open, tidal water) to install rip rap for shoreline stabilization under the two 12-

inch PVC outfall pipes that would be flush with the seawall. The rip rap would be 17.95-feet-long by 10-feet-wide.

The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403), and Section 404 of the Clean Water Act (33 U.S.C. § 1344). The project is located in the Matanzas River at 111 Avenida Menendez, in Section 17,Township 7 South, Range 30 East, St. Augustine, St. Johns County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Nationwide Permit (NWP) 13 (Bank Stabilization). **This verification is valid until March 14, 2026.** Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP. In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the NWP General Conditions and the Jacksonville District Regional Conditions, and the General and Project-Specific Special Conditions listed below. Alternatively, you can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book web page for links to view NWP information at: https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/. Please be aware this Internet address is case sensitive and should be entered as it appears above. Once there select “Source Book” and then select “Nationwide Permits.” These files contain the description of the NWP authorization, the NWP general conditions, and the regional conditions, which apply specifically to this NWP verification.

You must comply with all of the special and general conditions for NWP-13, including any project-specific conditions included in this letter and all conditions incorporated by reference as described above.

Your project, as depicted on the enclosed drawings, is authorized by Nationwide Permit (NWP) 7 (Outfall Structures and Associated Intake Structures). **This verification is valid until March 14, 2026.** Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP. In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the NWP General Conditions and the Jacksonville District Regional Conditions, and the General and Project-Specific Special Conditions listed below. Alternatively, you can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book web page for links to view NWP information at: https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/. Please be aware

this Internet address is case sensitive and should be entered as it appears above. Once there select “Source Book” and then select “Nationwide Permits.” These files contain the description of the NWP authorization, the NWP general conditions, and the regional conditions, which apply specifically to this NWP verification.

You must comply with all of the special and general conditions for NWP-5, including any project-specific conditions included in this letter and all conditions incorporated by reference as described above.

**General Conditions (33 CFR PART 320-330):**

1. The time limit for completing the work authorized ends on **March 14, 2026**.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions (Attachment 2).

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Project Specific Special Conditions:**

The following project specific special conditions are included with this verification:

1. **Reporting Address**: The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2022-01539 (NWP–TMM), on all submittals.

2. **Commencement Notification**: Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Attachment 4).

3. **Cultural Resources/Historic Properties**:

a. No structure or work shall adversely affect, impact, or disturb properties listed in the National Register of Historic Places (NRHP), or those eligible for inclusion in the NRHP.

b. If, during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with native cultures or early colonial settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps at the addresses listed in the Reporting Address Special Condition within the same business day (8 hours). The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR

800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

4. **Erosion Control**: Prior to the initiation of any work authorized by this permit, the Permittee shall install erosion control measures along the perimeter of all work areas to prevent the displacement of fill material outside the work area into waters of the United States. The erosion control measures shall remain in place and be maintained until all authorized work is completed and the work areas are stabilized.

5. **Fill Material**: The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance in toxic amounts, in accordance with Section 307 of the Clean Water Act.

6. **Manatee Conditions**: The Permittee shall comply with the Standard Manatee Conditions for In-Water Work – 2011 (Attachment 5). The most recent version of the Manatee Conditions must be utilized.

7. **Jacksonville District Programmatic Biological Opinion (JAXBO)**: Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the

Endangered Species section of the Sourcebook located at:
http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx.

JAXBO may be subject to revision at any time. The most recent version of these JAXBO must be utilized during the design and construction of the permitted work.

8. **Assurance of Navigation and Maintenance**: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

9. **Self-Certification**: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attachment 6) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

There are waters, including wetlands, on the above-described project area that may be subject to Section 404 of the Clean Water Act (CWA) (33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction. Please note, if work is authorized by either a general or nationwide permit, and you wish to request an appeal of an approved JD, the appeal must be received by the Corps and the appeal process concluded prior to the commencement of any work in waters of the United States and prior to any work that could alter the hydrology of waters of the United States.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or

threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (http://www.myfwc.com/license/wildlife/) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (http://www.fnai.org/) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at https://regulatory.ops.usace.army.mil/customer-service-survey/. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this NWP verification or have issues accessing the documents reference in this letter, please contact Terri M. Mashour at the letterhead address above, via telephone at 904-570-4512, or via e-mail at Terri.M.Mashour@usace.army.mil.

Sincerely,

MASHOUR.TERRI.MARIE.1557668493 Digitally signed by MASHOUR.TERRI.MARIE.1557668493 Date: 2022.08.18 11:10:43 -04'00'

Terri M. Mashour
Project Manager

August 17, 2022

City of St Augustine
75 King Street
St. Augustine, FL 32085

Re: Certificate of Appropriateness – 111 Avenida Menendez (Seawall) – HP2022-0056

Dear City of St Augustine,

On August 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to rehabilitate and raise a portion of the existing seawall to match existing seawall heights to the north and south, and to replace the existing post and chain with railing.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

**TYPE OF REQUEST:**

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | HP2022-0056 |
| Applicant: | City of St. Augustine |
| Owner: | City of St. Augustine |
| Address: | 111 Avenida Menendez (Seawall) |
| Parcel Number: | 1962000000 |

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to rehabilitate and raise a portion of the existing seawall to match existing seawall heights to the north and south, and to replace the existing post and chain with railing.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 17, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the August 17, 2022, Historic Architectural Review 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 zoning classification of HP-2/OL.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to rehabilitate and raise a portion of the existing seawall to match existing seawall heights to the north and south, and to replace the existing post and chain with railing.

Subject to the following conditions:

- - match closely southernmost seawall coquina shell-dash texture
- -
- 
- 
- 
- 
- 

DONE AND ORDERED, at a public hearing on the 17 day of August, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

**Case No. HP2022-0056**

**REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW 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, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, 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 17th day of August, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

*Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.*

# FLORIDA DEPARTMENT OF
# Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

**Permittee:**
City of St. Augustine
Attn: Jessica Beach
P.O. Box 210
St. Augustine, Florida 32085
jbeach@citystaug.com

**Consultant:**
Angelina Fairchild
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411
Angelina.fairchild@kimley-horn.com

**Avenida Menendez Seawall Rehabilitation**

**Environmental Resource Permit**

**State-owned Submerged Lands Authorization –Not Applicable**

**U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required**

**St. Johns County**
**Permit No.: 55-0230514-008-EI**

**Permit Issuance Date: June 10, 2022**
**Permit Construction Phase Expiration Date: June 10, 2027**

# Environmental Resource Permit

**Permittee: City of St. Augustine**
**Permit No: 55-0230514-008-EI**

## PROJECT LOCATION

The activities authorized by this permit are located at 111 Avenida Menendez (Parcel ID: 1962000000) St. Augustine, Florida 32084, in Section 17, Township 07 South, Range 30 East, at latitude 29° 53’ 28.8367” North / longitude -81° 18’ 36.4460” West, in St. Johns County.

## PROJECT DESCRIPTION

The permittee is authorized to repair and replace an existing bulkhead no more than 18 inches waterward of its current location and install 196 linear ft of riprap along the toe of the bulkhead, within the landward extent of the Matanzas River, a Class III Florida waterbody. Authorized activities are depicted on the attached exhibits.

## AUTHORIZATIONS

**Avenida Menendez Seawall Rehabilitation**

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21 F.A.C.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).
Authority for review - an agreement with the USACOE entitled “Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification
This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

**PERMIT CONDITIONS**
The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

**SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION**

1. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256.

**SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

2. This permit does not authorize the removal of any vegetation within the jurisdictional area. No dredging, filling, or other construction activity, including the removal of tree stumps and/or vegetative root masses, shall be conducted within the wetlands other than that performed within the specifically authorized work corridor.

3. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain

natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.

4. The project shall comply with applicable State Water Quality Standards, namely:
a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
b. Class III Waters – Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife. – Rule 62-302.400, F.A.C.

5. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.

6. There shall be no discharge of construction debris into the waters of the state as conditioned by this permit enforceable under the Florida Litter Law 403.413, F.S., by all law enforcement officers.

7. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

**SPECIFIC CONDITIONS – SHORELINE STABILIZATION**

8. The bulkhead shall be constructed and an interior silt screen shall be in place prior to the placement of any backfill material.

9. A silt screen or interior fabric shall be in place prior to the placement of the riprap.

10. The work shall be done during periods of average or low water (or identify specific requirement).

**SPECIFIC CONDITIONS – OTHER LISTED SPECIES**

11. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take”

and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

**GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**
The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices 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. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
   b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;
   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant’s submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be

harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

**NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs

first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation
Mediation is not available in this proceeding.

FLAWAC Review
The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review
Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Thomas G. Kallemeyn
Permitting Program Administrator

TGK:eg

**Attachments:**
Standard Manatee Construction Conditions 2011
Construction Commencement Notice/Form 62-330.350(1)
Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit/Form 62-330.310(3)
Request to Transfer Permit/Form 62-330.340(1)
Project Drawings, 27 Pages

**Copies furnished to:**
Tori Bachelor, Kimley-Horn, tori.bachelor@kimley-horn.com
Thomas Kallemeyn, FDEP NED
Katie Miller, FDEP NED
Kimberly Mann, FDEP NED
Emily Greer, FDEP NED

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on June 10, 2022**,** to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the
Florida Statutes, with the designated Department Clerk,
receipt of which is hereby acknowledged.

June 10, 2022
Clerk Date

**STANDARD MANATEE CONDITIONS FOR IN-WATER WORK**
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

# CAUTION: MANATEE HABITAT

**All project vessels**

## IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

## SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC

# CONSTRUCTION COMMENCEMENT NOTICE

**Instructions**: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. _____ Application No. _____

Project Name _____ Phase _____

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on _____ , 20 _____ and will have an estimated completion date of _____ , 20 _____

**PLEASE NOTE:** If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Permittee's or Authorized Agent's Signature _____ Company _____

Print Name _____ Title _____ Date _____

E-mail _____ Phone Number _____

# Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit

Instructions: This form is intended to be used solely by or for the permittee of a private single-family dwelling unit, duplex, triplex, or quadruplex that is not part of a larger plan of development proposed by the applicant/permittee. **Complete the information on this form, sign at the bottom of Page 2, and submit this form within 30 days of the inspection.**

Permit No.: Application No.:

Name of Permittee:

Location of Project:

I Hereby Certify That (please check only one box):

☐ The undersigned hereby certifies that all components of the project **authorized by the above permit have been conducted and/or built substantially in accordance with the terms and conditions of the permit**, that the project is functioning as permitted~~,~~ and that the project is ready for inspection. Any minor deviations (noted below) from the permit will not prevent the project from functioning and operating as designed, subject to routine custodial maintenance. This certification is based upon on-site inspection of the project conducted by me or my designee under my direct supervision and my review of the permit. If the undersigned is not the permittee, I further certify that I am acting for, and on behalf of, the permittee.

Upon receipt of this form, and verification by the Permitting Agency that any modifications are noted, the construction phase of this permit shall automatically convert to an operation and maintenance phase.

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected the project located at the above location and have determined that the project **does NOT appear to have been built or conducted substantially in accordance with the permit** or is not functioning in accordance with the requirements of the permit. One of the following applies:

☐ The project was constructed or conducted with substantial design changes that are not in conformance with the permit (attach description and permit drawings showing all changes), and either:

☐ I, the permittee, am aware that additional work is required to bring the project into compliance with the terms and conditions of the permit; or

☐ I, the agent inspecting the project on behalf of and for the permittee, have informed the permittee of the following:
(a) That the project does not appear to be functioning properly; and
(b) That additional construction or work is required to bring the project into compliance.

The following components of the project do not appear to be functioning properly (attach additional pages if needed):

Any components of the project that are not in conformance with the permit must either be brought into compliance with the permit within 30 days of the inspection, or the permittee must request a modification of the permit in accordance with Rule 62-330.315, F.A.C., within 30 days of the inspection. If the modification request is not approved, the components of the project that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S. If modifications are approved and implemented by the permittee, the permittee shall resubmit this form within 30 days of completion of the remedial work on the permitted project.

Name of Inspector: who is: ☐ the permittee; ☐ the agent for the permittee

Company Name (if applicable):

Mailing Address:

City: State: Zip Code:

Phone: Fax: Email:

_____

Signature of Inspector Date:

If at any time the Permitting Agency determines that the above project was not built or conducted in conformance with the terms and conditions of the permit, the permittee shall be subject to enforcement by the Permitting Agency for all measures required to bring the project into compliance with the permit. The permittee shall remain liable for ensuring that the project remains in full and complete compliance with the terms of the permit for the life of the system, unless such permit is transferred in accordance with Rule 62-330.340, F.A.C.

# Request to Transfer
# Environmental Resource Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or e-mail, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No: Application No(s).: Acres to be Transferred:

Permitted Project:

Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

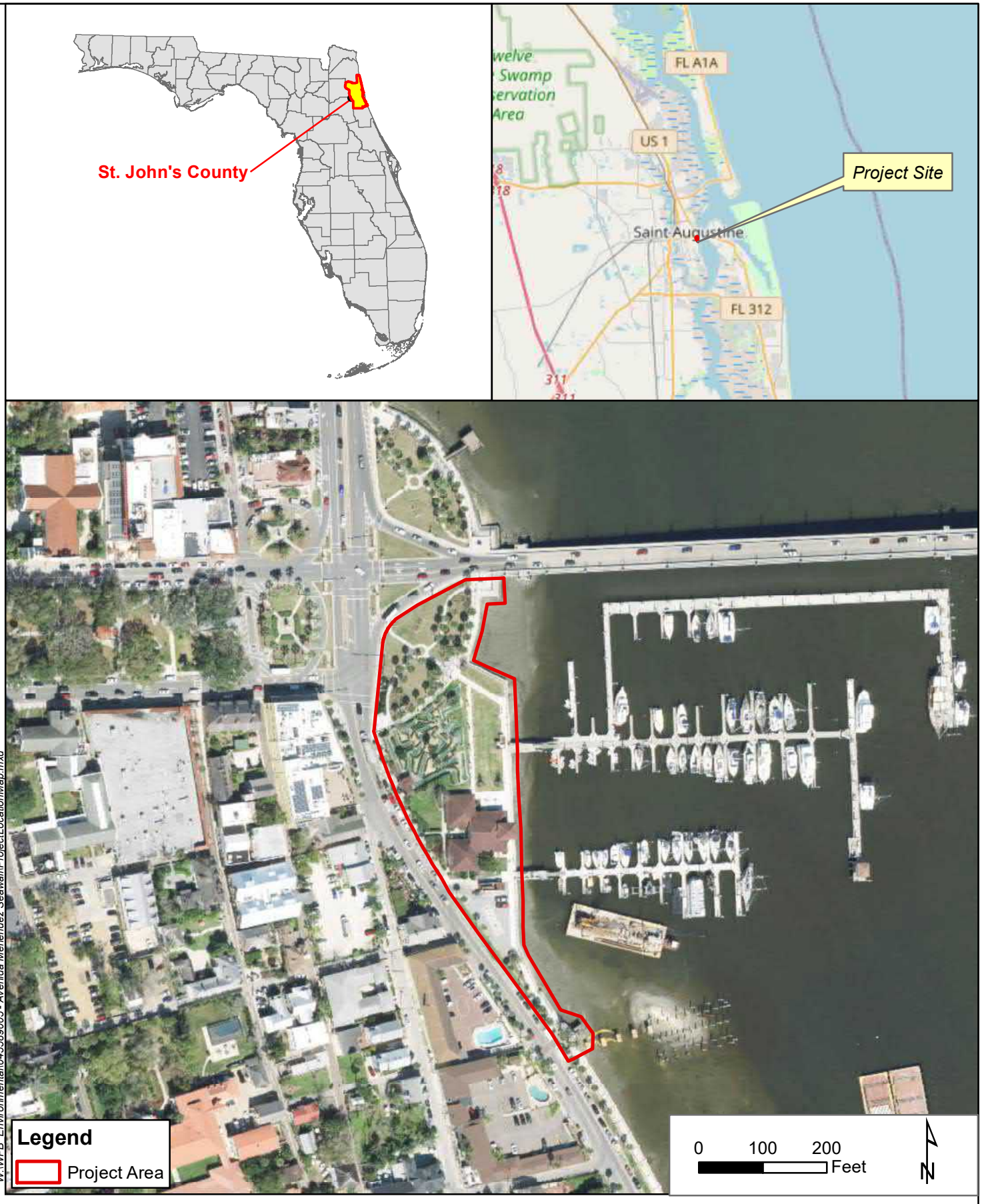
Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records

☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

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Kimley»Horn

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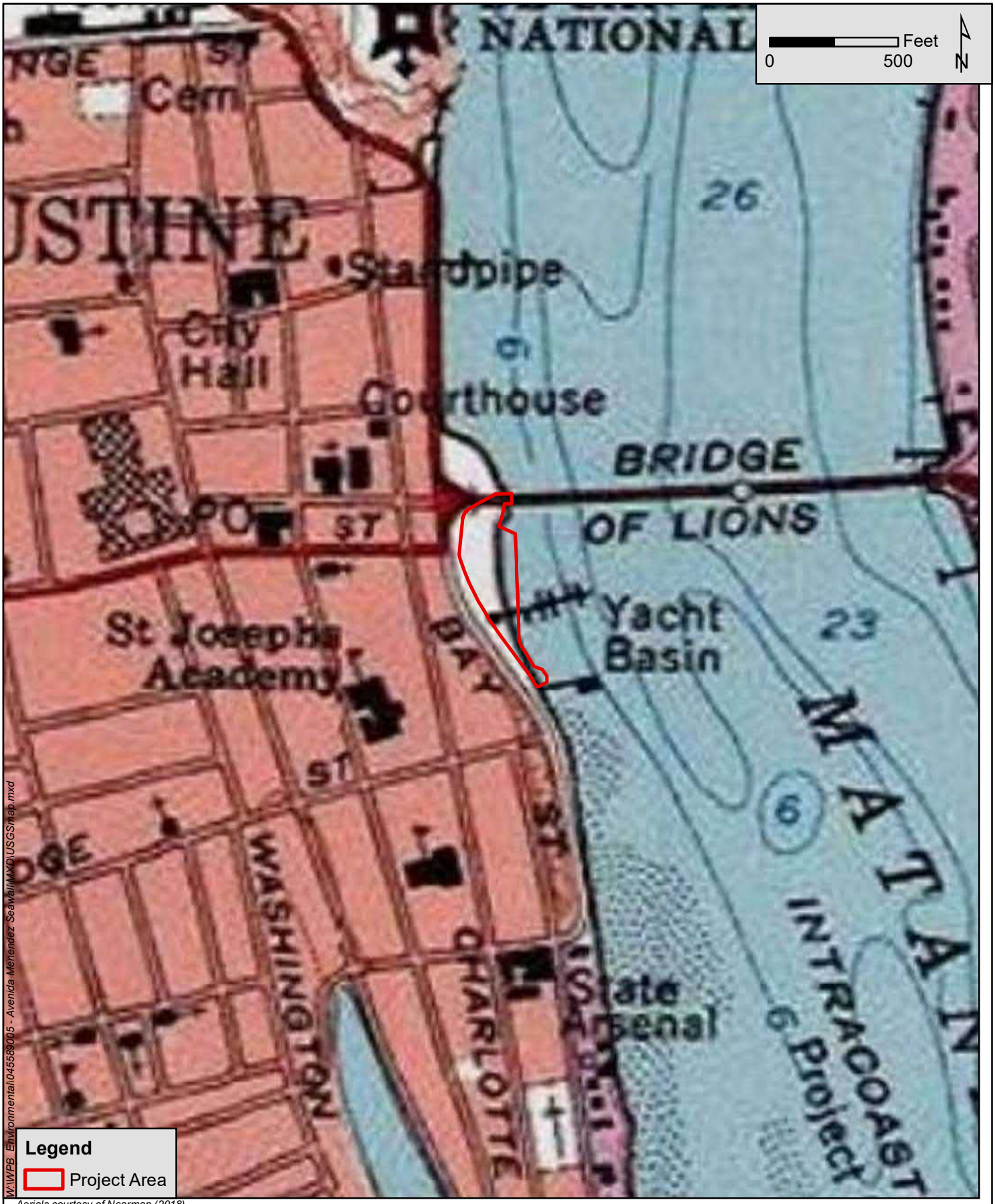
1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

## Project Location Map

**Avenida Menendez Seawall Rehabilitation**
**St. John's County, Florida**

| 1 inch = 200 feet | PROJECT NUMBER: 045589005 | DECEMBER 2021 | FIGURE 1 |
|---|---|---|---|

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*Aerials courtesy of Nearmap (2018)*

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1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

**USGS Map**

**Avenida Menendez Seawall Rehabilitation**
**St. John's County, Florida**

| 1 inch = 500 feet | PROJECT NUMBER: 045589005 | DECEMBER 2021 | FIGURE 2 |
|---|---|---|---|

W:\WPB Environmental\045589005 - Avenida Menendez Seawall\MXD\NRCSSoilsmap.mxd

Aerials courtesy of Nearmap (2018)

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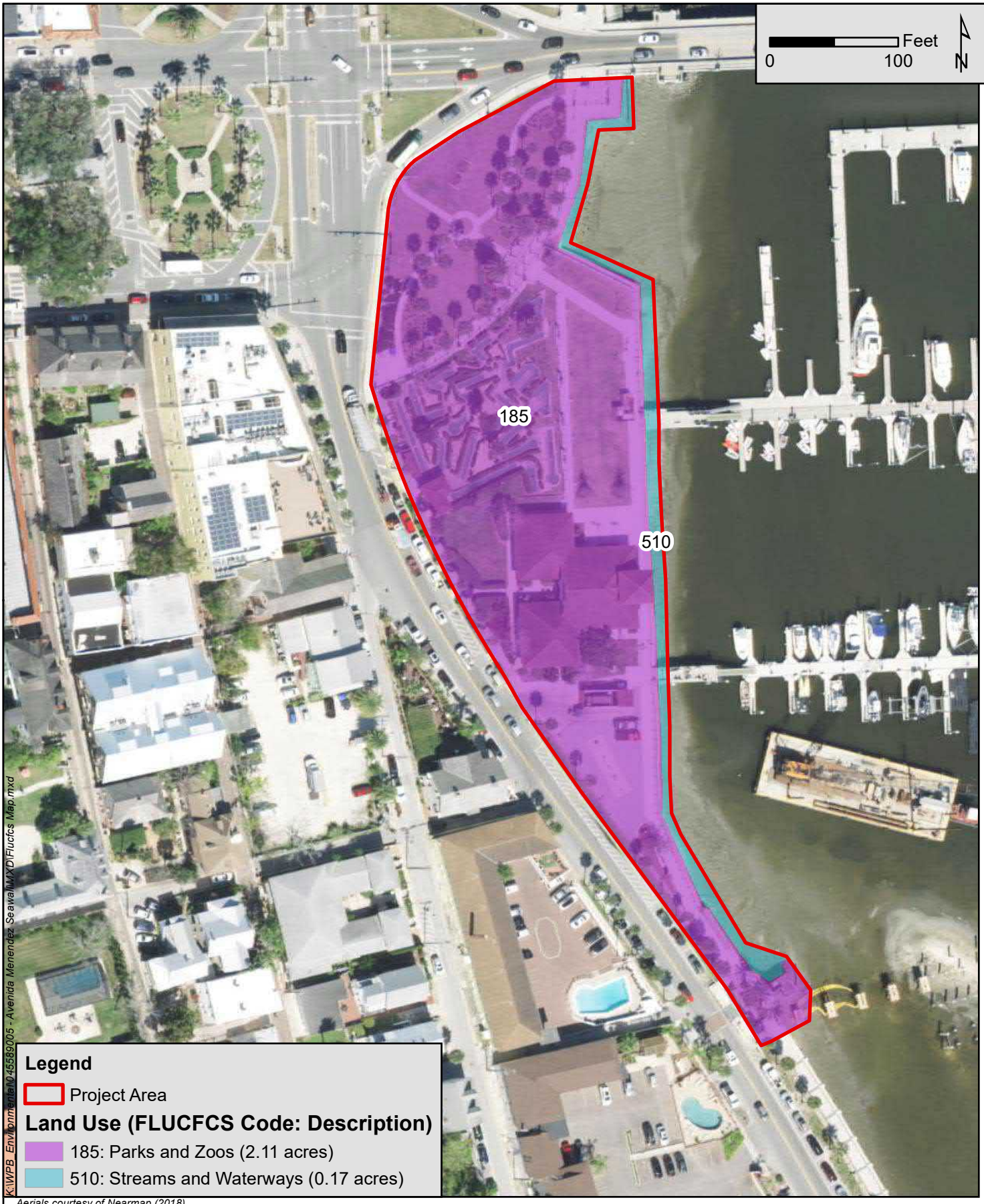
## NRCS Soils Map

**Avenida Menendez Seawall Rehabilitation**
**St. John's County, Florida**

| 1 inch = 100 feet | PROJECT NUMBER: 045589005 | DECEMBER 2021 | FIGURE 3 |
|---|---|---|---|




*Aerials courtesy of Nearmap (2018)*

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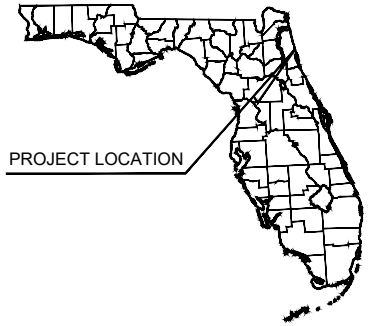
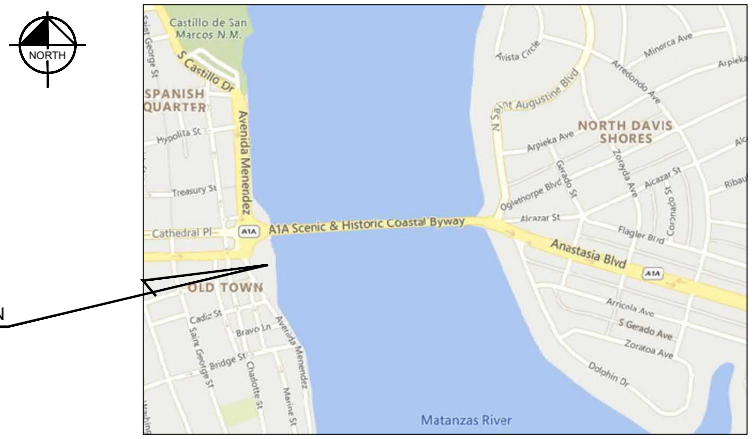
## *Florida Land Use, Cover and Forms Classification System Map*

### *Avenida Menendez Seawall Rehabilitation*
### *St. John's County, Florida*

| 1 inch = 100 feet | PROJECT NUMBER: 045589005 | DECEMBER 2021 | FIGURE 4 |
|---|---|---|---|

# AVENIDA MENENDEZ
# SEAWALL REHABILITATION
FOR
# CITY OF ST. AUGUSTINE
# ST. JOHNS COUNTY, FLORIDA




VICINITY MAP
NOT TO SCALE
SECTION: 17 TOWNSHIP: 07 S RANGE: 30 E
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

| SHEET INDEX | |
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| G-02 | GENERAL NOTES |
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| N-2 | CITY OF ST. AUGUSTINE STORMWATER NOTES |
| SUR-01 | SURVEY SHEET (1 OF 2) |
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REFERENCE PLANS:
2021 FDOT STANDARD PLANS 455-400

## CITY OF ST. AUGUSTINE

| | |
|---|---|
| TRACY UPCHURCH | MAYOR |
| NANCY SIKES-KLINE | VICE MAYOR |
| ROXANNE HORVATH | COMMISSIONER |
| JOHN VALDES | COMMISSIONER |
| BARBARA BLONDER | COMMISSIONER |

CITY OF ST. AUGUSTINE - P.O. BOX 210
ST. AUGUSTINE, FL 32085
P.O.C. - JESSICA L. BEACH, P.E.

CITY OF ST. AUGUSTINE EST. 1565

**100% SUBMITTAL**

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IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE:

COVER SHEET

SHEET NUMBER
G-01

## GENERAL NOTES AND SPECIFICATIONS:

1. THESE NOTES ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS OR CONSTRUCTION DRAWING NOTES & DETAILS. IN CASE OF CONFLICT BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS/CONSTRUCTION DRAWINGS AND THESE NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE GOVERNING CODE FOR THIS PROJECT IS THE 2020 FLORIDA BUILDING CODE.
3. THE CONTRACT DOCUMENTS HAVE MADE NO INTENT TO GIVE SPECIFIC INSTRUCTIONS CONCERNING THE MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND ASSIGNMENT OF WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK.
4. CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
5. CONTRACTOR SHALL VISIT PROJECT SITE AND BE FAMILIAR WITH THE PROPOSED WORK. TAKE FIELD MEASUREMENTS AND VERIFY ALL FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK. REPORT ANY DISCREPANCIES VERBALLY AND IN WRITING IMMEDIATELY TO ENGINEER PRIOR TO PROCEEDING WITH WORK. WORK SHALL NOT COMMENCE UNTIL THE DISCREPANCIES ARE RESOLVED. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE PROJECT ENGINEER OF RECORD. DISCREPANCIES, OMISSIONS, OR VARIATIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING AND AFTER THE BIDDING PERIOD SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ENGINEER.
7. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM DAMAGE AND SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, CONSTRUCTION PROCEDURES AND DAMAGE, OR INJURY DUE TO HIS ACT OR NEGLECT.
8. CONTRACTOR SHALL SUITABLY DOCUMENT EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL RESTORE ALL DAMAGED OR DISTURBED AREAS TO MEET OR EXCEED ORIGINAL SITE CONDITIONS TO THE OWNER'S SATISFACTION.
9. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, FABRICATION, OR SHOP DRAWINGS.
10. SCALING OF DRAWINGS SHALL NOT BE USED TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE ENGINEER FOR INSTRUCTION FOR ANY DIMENSION NOT GIVEN ON DRAWINGS.
11. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ENGINEER.
12. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM ADVANCE NOTICE TO ENGINEER FOR ALL REQUIRED FIELD REVIEWS.
13. CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE CONTRACTED, SUPPLIED, OR INSTALLED BY OTHERS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING, PERMIT, REVIEW, LICENSE, AND DEVELOPMENT FEES REQUIRED TO COMPLETE THE PROJECT.
15. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WITH INDUSTRY/ASSOCIATION STANDARDS. MATERIALS OR WORK DESCRIBED IN WORDS WHICH HAVE A WELL-KNOWN TECHNICAL TRADE MEANING SHALL BE HELD TO REFER TO THE RECOGNIZED STANDARD. ALL MATERIALS SHALL BE NEW, U.O.N.
16. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK, HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE WITHOUT A CHANGE ORDER.
17. CONTRACTOR IS EXPECTED TO FIELD LOCATE EXISTING WALL CONNECTION POINTS AND CONSTRUCT WALL TO CONSIDER FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, LICENSES, AND BONDS AS REQUIRED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN COPIES OF AND FAMILIARIZE HIMSELF AND HIS SUBCONTRACTORS WITH THE PERMIT CONDITIONS OF ALL OWNER OBTAINED PERMITS FOR THE WORK.
19. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
20. ANY DAMAGE TO PRIVATE PROPERTY MADE BY THE CONTRACTOR SHALL BE PROMPTLY REPAIRED TO AN EQUAL OR BETTER CONDITION AS IT WAS BEFORE COMMENCEMENT OF THE WORK.
21. CONTRACTOR SHALL COORDINATE WITH THE HARBORMASTER REGARDING BARGE USE DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ALLOW SERVICES TO THE MARINA DOCKS TO BE MAINTAINED DURING CONSTRUCTION.
22. CONTRACTOR SHALL MONITOR THE EXISTING SEAWALL AND DOCK DURING PILE INSTALLATION. CONTRACTOR SHALL COORDINATE WITH THE GEOTECH REGARDING MONITORING RECOMMENDATIONS.
23. GROUND DISTURBANCE IS LIMITED TO THE PROPOSED SHEET PILE EXTENTS AND ANY NECESSARY LANDSIDE EXCAVATION.

## DOCUMENTS AND LIMITATIONS

1. THE DRAWINGS, CALCULATIONS, AND REPRODUCTIONS RELATING TO THE STRUCTURAL PART OF THE PROJECT ARE INSTRUMENTS OF SERVICE TO BE USED FOR THIS PROJECT ONLY.
2. IT IS UNDERSTOOD THAT THE ENGINEER MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES.

## SHOP DRAWINGS AND OTHER SUBMITTALS

1. REVIEW OF SUBMITTALS BY THE ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT REVIEW.
2. ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. CONTRACTOR'S SUBMITTAL NUMBER SHALL BE INDICATED ON TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE, AND PRIOR TO FABRICATION, INSTALLATION OR COMMENCEMENT OF THE WORK. ALLOW UP TO 10 WORKING DAYS FOR ENGINEER TO REVIEW AND RETURN SHOP DRAWINGS. NUMBER OF COPIES OF EACH SUBMITTED SHOP DRAWING SHALL BE SUFFICIENT FOR ENGINEER TO RETAIN 2 COPIES.
3. ALL SUBMITTALS MUST BEAR EVIDENCE OF CONTRACTOR'S REVIEW (INCLUDING COMPANY STAMP AND DATED SIGNATURE OF REVIEWER) AND MUST BE APPROVED OR APPROVED AS NOTED BY HIM PRIOR TO SUBMITTING TO THE ENGINEER.
4. ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMITTAL.
5. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, OR FABRICATION DRAWINGS.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.
7. SUBMITTALS:

   AS A MINIMUM, THE FOLLOWING SHALL BE SUBMITTED, AS APPLICABLE, TO THE ENGINEER FOR REVIEW AND COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS PRIOR TO FABRICATION, INSTALLATION, OR COMMENCEMENT OF THE WORK:

   A. CONCRETE, MORTAR AND GROUT MIX DESIGNS, INCLUDING ADMIXTURE DATA SHEETS.
   B. BILL OF REINFORCING AND LAYOUT.
   C. PRECAST PILES (INCLUDING PILE TESTING PER FDOT SPECIFICATION 455)
   D. JOINT LAYOUT PLAN AND MATERIALS.
   E. TIE-INS TO EXISTING STRUCTURES.
   F. VIBRATION MONITORING PLAN.
   G. EPOXY BONDING AGENT
   H. REHABILITATION MATERIALS
8. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SUBMIT 3 COPIES OF ALL PRODUCT DATA AND CUT SHEETS AS NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT REQUIREMENTS. CONTRACTOR SHALL BEAR THE BURDEN OF OBTAINING AUTHORIZATION FOR USE OF ITEMS TO BE SUBSTITUTED. ENGINEER'S DECISION REGARDING SUBSTITUTION SHALL BE FINAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. FOR ADDITIONAL CRITERIA APPLICABLE TO SUBMITTALS REQUIRING ENGINEERING INPUT BY A DELEGATED ENGINEER, SEE BELOW.

## REINFORCED CONCRETE

1. CONCRETE SHEET PILES TO PRE-CAST CONCRETE.
2. ALL CONCRETE MATERIALS, PLACING AND HANDLING SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI 301 AND ACI 318.
3. CURING OF CONCRETE SHALL BE IN STRICT ACCORDANCE WITH ACI 301 PROVISIONS.
4. ALL STRUCTURAL CONCRETE FOR USE IN THE PILE CAP SHALL CONFORM TO FDOT CLASS IV CONCRETE FOR EXTREMELY AGGRESSIVE ENVIRONMENTS WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5500 PSI. CONCRETE FOR PRECAST PILES SHALL BE CLASS V (SPECIAL) WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI. CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 400 OF THE FDOT SPECIFICATIONS.
5. IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6 INCHES AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED ABOVE IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4 INCH PUMP. TAKE CONCRETE SAMPLES FOR SLUMP AT TRUCK AND AT DISCHARGE END, AND FOR CYLINDER TESTING AT DISCHARGE END.
6. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS SPECIFIC AUTHORIZATION IS INDICATED ON THE DELIVERY TICKET. NOTIFY ENGINEER OF TOTAL QUANTITY OF WATER ADDED TO ANY TRUCK. REPEAT NECESSARY TESTING IF WATER IS ADDED AFTER INITIAL SAMPLING.
7. COARSE AGGREGATE SHALL CONFORM TO ASTM C33. PEAROCK AGGREGATE SHALL NOT BE USED.
8. ALL CONCRETE SHALL BE PLACED IN THE DRY. ALL FORMS SHALL BE FREE OF STANDING WATER.
9. ALL CONCRETE SHALL BE VIBRATED IN PLACE IN ACCORDANCE WITH ACI RECOMMENDED PRACTICES. NO PLACING OF CONCRETE WILL BE COMMENCED UNLESS THERE ARE TWO OPERABLE CONCRETE VIBRATORS ON THE JOB SITE.
10. CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.: CONCRETE CAST AGAINST EARTH 3 IN. ALL OTHER CONCRETE 2 IN..
11. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES ADJACENT TO EXPANSION JOINTS, EXCEPT AS OTHERWISE NOTED.
12. FORM TIES AND REINFORCING BAR SUPPORTS SHALL BE OF NON-CORROSIVE MATERIAL INCLUDING, BUT NOT LIMITED TO, FIBERGLASS, PLASTIC, AND CONCRETE BLOCK. BAR SUPPORTS PLACED ATOP VAPOR BARRIERS SHALL BE CONCRETE BLOCK.
13. ANY TIES, STRAPS OR OTHER METALLIC FORMWORK ITEMS SHALL BE REMOVED TO A DEPTH OF 1-1/2 INCHES MINIMUM BELOW FINISHED CONCRETE SURFACE. CONCRETE SHALL BE REPAIRED IN ACCORDANCE WITH ACI 301.
14. CONCRETE FINISHES:

   A. FORMED SURFACES SHALL RECEIVE A SMOOTH-FORM FINISH IN ACCORDANCE WITH ACI 301. OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED "CLASS A" TOLERANCE REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. OFFSET).
   B. SLAB SURFACES SHALL RECEIVE A TROWELED FINISH IN ACCORDANCE WITH ACI 301. FINISH TOLERANCES SHALL BE IN ACCORDANCE WITH "VERY FLAT" CLASSIFICATION REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. IN 10 FEET).
   C. TOP OF CAP SHALL RECEIVE A NONSLIP FINISH, GIVE THE SURFACE A BROOM FINISH OR DRY-SHAKE APPLICATION OF FINELY CRUSHED ABRASIVE PARTICLES.
15. COORDINATE SIZE, TYPE AND LOCATION OF ALL PENETRATIONS, CONDUIT, CHAMFERS AND EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
16. DO NOT IMPOSE SERVICE LOADS ON CONCRETE ELEMENTS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED MINIMUM COMPRESSIVE STRENGTH.
17. ALL GROUT SHALL BE NON-SHRINK, NON-METALLIC.
18. ALL CONCRETE SHALL INCLUDE CORROSION INHIBITING ADMIXTURE DCI-S BY WR GRACE (4.0 GAL/CY) OR APPROVED EQUIVALENT.

## REINFORCING STEEL

1. REINFORCING STEEL SHALL BE OF DOMESTIC MANUFACTURE AND IN ACCORDANCE WITH ASTM A615 WITH SUPPLEMENT, GRADE 60; MAXIMUM WORKING STRESS OF 24,000 PSI.
2. TOLERANCES FOR REINFORCING BAR FABRICATION SHALL CONFORM TO THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.
3. ALL REINFORCING STEEL SHALL BE UNCOATED (BLACK) DEFORMED BARS AND SHALL BE FREE FROM LOOSE RUST, SCALE OR OTHER COATINGS.
4. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS. VERIFY THAT PLACEMENT OF REINFORCING STEEL WILL NOT CONFLICT WITH SUBSEQUENT INSTALLATION OF ANCHOR BOLTS, FASTENERS OR FIELD-DRILLED COMPONENTS.
5. UNLESS OTHERWISE NOTED, LAP BOTTOM STEEL OVER STRUCTURAL SUPPORTS AND TOP STEEL AT MIDSPAN.
6. ALL LAP LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, ACI 530 AND CRSI STANDARD PRACTICES, U.O.N.
7. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS U.O.N.
8. ACI STANDARD HOOKS SHALL BE USED AS A MINIMUM, U.O.N.
9. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF CONCRETE.
10. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATING REINFORCING STEEL. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS PLACING DRAWINGS OR SHOP DRAWINGS.
11. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318 AND SUBMIT DRAWINGS SHOWING LOCATIONS AND DIRECTION OF POUR FOR ENGINEER'S REVIEW. PROVIDE KEYWAYS AND ADEQUATE DOWELS AT ALL CONSTRUCTION JOINTS.
12. PROVIDE REINFORCING STEEL ERECTOR WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD USE. INSPECT REINFORCING STEEL PLACEMENT FROM SHOP DRAWINGS.

## PRE-STRESSED CONCRETE PILES

1. PILES SHALL BE 10" PRE-STRESSED CONCRETE PILES PER FDOT FY 2021-2022 STANDARD PLAN INDICES 455-400.
2. PILES SHALL BE INSTALLED PER 2021 FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 455 WITH EXCEPTIONS NOTED BELOW.

   A. IN LIEU OF SECTION 455-5.16.2 POSITION; ENSURE THAT THE FINAL POSITION OF THE FRONT FACE OF PILE IS NO MORE THAN 2 INCHES LATERALLY IN THE X AND Y COORDINATE FROM THE FRONT FACE OF PILE.
   B. IN LIEU OF SECTION 455-5.16.3 AXIAL ALIGNMENT; ENSURE THAT THE AXIAL ALIGNMENT OF THE DRIVEN PILES DOES NOT DEVIATE BY MORE THAN 1/8 INCH PER FOOT FROM THE VERTICAL LINE INDICATED IN THE PLANS.
3. CONCRETE PILES TO BE PRE-CAST CONCRETE IN ACCORDANCE WITH FDOT SPECIFICATIONS.

## SHEET PILE WALL CONSTRUCTION

1. WHERE ROCK OF STRONG MATERIAL IS ENCOUNTERED SUCH THAT SHEET PILE CANNOT BE SET TO GRADE BY DRIVING OR JETTING, REMOVE THE STRONG MATERIAL BY OTHER ACCEPTABLE MEANS, SUCH AS EXCAVATION.
2. BACKFILL SHALL CONSIST OF CLEAN GRANULAR FILL WITH NO PARTICLE SIZES LARGER THAN 2 INCHES AND NOT MORE THAN 5% PASSING THE U.S. STANDARD NO. 200 SIEVE. ORGANIC SOILS (I.E. PEAT, ORGANIC SILT ENCOUNTERED ON THE LAND WARD SIDE OF THE WALLS SHALL BE REPLACE WITH GRANULAR BACKFILL FOR HORIZONTAL DISTANCE EQUAL TO THE THICKNESS OF THE ORGANIC LAYER.
3. ALL BACKFILL SHALL BE PLACED IN LOOSE LIFTS NOT MORE THAN 12 INCHES IN THICKNESS TO ALLOW ACHIEVEMENT OF A DENSITY OF 95% OF THE STANDARD PROCTOR (T-99) DETERMINED MAXIMUM DENSITY.
4. ONLY HAND OPERATED (LIGHT WEIGHT) COMPACTION EQUIPMENT SHOULD BE USED WITHIN 5 FEET OF THE BACK OF THE WALLS TO AVOID DEVELOPING EXCESSIVE LATERAL EARTH PRESSURE.
5. EXISTING ROCK REVETMENT TO BE REMOVED FOR WALL INSTALLATION AND REINSTALLED TO A MINIMUM ELEVATION OF -2.0'. ROCK REMOVAL AND RELOCATION SHALL BE IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.

## DEMOLITION NOTES

1. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. ALL EXISTING STRUCTURES, SLABS, PIPES, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO REMAIN UNLESS NOTED TO BE REMOVED BY THESE PLANS. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
2. THE CONTRACTOR SHALL REFER TO THE PLANS FOR DEMOLITION/PRESERVATION OF EXISTING TREES AND LANDSCAPING. ALL TREES AND LANDSCAPING NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE/LANDSCAPING PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. LANDSCAPING ELEMENTS, TREES, ETC. (BY OTHERS), MAY REQUIRE TEMPORARY RELOCATION TO COMPLETE THE WORK AS SHOWN. CONTRACTOR TO STORE, PROTECT, AND REINSTALL THESE ITEMS UPON COMPLETION OF THE WORK. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR REMOVAL/REINSTALLATION OF THESE ITEMS.

## CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES.
2. CONTRACTOR SHALL VISUALLY INSPECT INTERIOR AND EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, STAINS, SPLASHED MATERIAL, PAINT DROPPINGS AND OTHER FOREIGN MATTER PRIOR TO COMPLETION OF THE WORK.

## BID ITEMS

1. PAYMENT FOR ALL INCIDENTALS IS TO BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.
2. COST FOR REMOVAL AND DISPOSAL OF VARIOUS MATERIALS, WHERE REQUIRED, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

## GEOTECH

1. SOIL PROFILES AND FOUNDATION DESIGN RECOMMENDATIONS WERE OBTAINED FROM THE "GEOTECHNICAL EXPLORATION AND EVALUATION REPORT" PREPARED BY CSI GEO INCORPORATED, DATED APRIL 29, 2021. (CSI GEO PROJECT NO.: 71-21-145-07).

## SURVEY

1. SURVEY OF THE PROJECT LOCATION WAS PREPARED BY GEOMATICS CORPORATION, DATED JANUARY 8, 2021. (GEOMATICS CORP. PROJECT NO.: 20-3100)

## DESIGN LOADING

| | |
|---|---|
| SURCHARGE | 250PSF |
| FUEL PAD LOADING LIMIT | 80,000 LB. |

## ABBREVIATIONS

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| C.J. | CONTROL JOINT |
| CLR. | CLEAR |
| CONT. | CONTINUOUS |
| EA. | EACH |
| E.F. | EACH FACE |
| E.J. | EXPANSION JOINT |
| EL. | ELEVATION |
| E.W. | EACH WAY |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| O.C. | ON CENTER |
| PEJM | PREMOLDED EXPANSION JOINT MATERIAL |
| PL. | PLATE |
| STD. | STANDARD |
| TYP. | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| W.P. | WORK POINT |

## DESIGN CRITERIA

2020 FLORIDA BUILDING CODE
2018 AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS 8TH EDITION
ACI 318-14
FDOT STRUCTURES MANUAL, VOL. 1 STRUCTURE DESIGN GUIDELINES
ASCE 7-16

**100% SUBMITTAL**

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| No. | REVISIONS | DATE | BY |
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| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

GENERAL NOTES

SHEET NUMBER
G-02

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# CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

## GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE, (C.O.S.A.) STANDARDS, AND SPECIFICATIONS, DESIGN MANUAL, AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com ---> Forms, Applications & Docs ---> Public Works Requests and Documents.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD -- C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING AND PROPOSED ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA, ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR AND/OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN FOR COMPACTION OF EACH LIFT.
20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62--555.314, F.A.C.)
25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

## GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH PARK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30--INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30--INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS FOR WATER VALVES, TO MULTIPLE SMALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904--825--1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904--825--1044.

## NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED WATER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS--BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

## AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS--BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS--BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS--BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS--BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS--BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS--BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS--BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS--BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS--BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

## POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C--900, DR--18, COLOR "BLUE" WITH PUSH--ON GASKETED JOINTS OR C--906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C--905, DR--25, COLOR "BLUE" WITH PUSH--ON GASKETED JOINTS OR C--906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL--TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62--555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62--555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1'--FOOT INSIDE RIGHT--OF--WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

## WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR--35 PVC PIPE CONFORMING TO ASTM D--3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR--26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D--1784, D--1785, AND D--2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL--WATER SEPARATORS.

## HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. ONE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW--DOWN (ZEROING OF GAUGES) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

## UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED--CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

## STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62--555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT B

# STORM WATER POLLUTION PREVENTION PLAN

## GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

## SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. *PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED*
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

## TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL *PLAN.*

## CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY SO THAT NO SEDIMENT OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

### STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

### EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 8:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

## CONTROLS *(CONTINUED)*

### STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S ≤ 5%) AND WHERE SHEET OR OVERLAND FLOW (Q ≤ 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS *SUCH AS IN STREET OR HIGHWAY medians* WHERE SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE VELOCITIES COULD CAUSE EROSION AND SEDIMENT OFFSITE. DURING CONSTRUCTION SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

## OTHER CONTROLS

### WASTE DISPOSAL:

WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE OVERFLOW. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

## MAINTENANCE / INSPECTION PROCEDURES

### EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND POOR GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

### NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

## SPILL PREVENTION

### MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

### PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED [illegible] FERTILIZER WILL BE RETURNED TO THE ORIGINAL CONTAINER.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

### SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

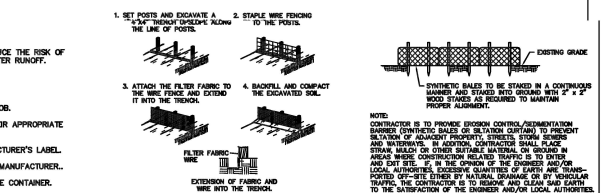
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

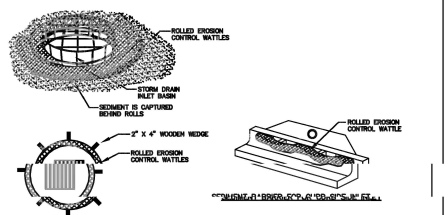



SILT FENCE CONSTRUCTION
N.T.S.



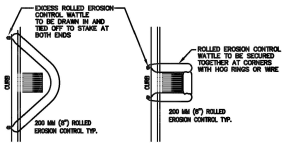

NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER
N.T.S.




INLET PROTECTION FOR DROP INLETS OR MANHOLES

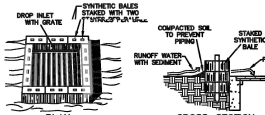
SECTION




PLAN

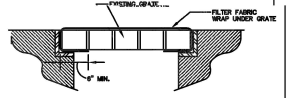
NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 90' LONG MATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE TWO ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN MATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.




SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.



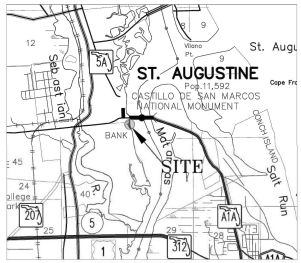

CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

CITY OF ST. AUGUSTINE
STORM WATER POLLUTION PREVENTION PLAN

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | N-2 |

C.O.S.A.

# MAP SHOWING TOPOGRAPHIC SURVEY OF AVENIDA MENENDEZ SEAWALL




VICINITY MAP

SCALE 1" = 5000'

TOPOGRAPHY SURVEY GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY
2. THIS IS A TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE FIELD SURVEY WAS PERFORMED ON 03/30/2021 AND RECORDED IN FIELD BOOK 18-16, PAGE(S) 21-22.
4. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE ("NOS") THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY ("NGS") (AND DESCRIBE THE BASIS OF BEARING)
6. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY ST JOHNS COUNTY UTILITY AUTHORITY ON BENCHMARK A ( 1/2" IRON PIPE AND CAP STAMPED "LB 6979" ) HAVING AN ELEVATION OF 4.44 FEET.
9. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
10. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FEATURES SUCH AS, BUT NOT LIMITED TO, FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
11. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
12. UTILITIES SHOWN PER PLANS AND/OR INFORMATION PROVIDED BY ST JOHNS COUNTY UTILITY AUTHORITY.
13. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
14. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
15. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE (EL 8 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0315J REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
16. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
17. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY (AS PER THE CLIENT'S REQUEST) IS TO LOCATE TOPOGRAPHIC AND UPLAND FEATURES OUT TO THE EDGE OF PAVEMENT AND EDGE OF BUILDINGS, CROSS SECTIONS INTO THE WATERWAYS, TOGETHER WITH CROSS SECTIONS OUTSIDE OF THE AREA PROVIDED BY THE CONTRACTOR WHERE THERE ARE TWO EXISTING 12 INCH OUTFALLS IN THE MARINA. THE REMAINDER OF THE SEAWALL TO THE NORTH OF AREA PROVIDED BY THE CONTRACTOR TO SHOW JUST THE CMU WALL, SEA CAP, WET SEAWALL FACE, DOCK CONNECTION AND MUD LINE).
18. THE BOUNDARY LINES SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE INTENDED TO SHOW APPROXIMATE BOUNDARY LOCATION.
19. INFORMATION SHOWN HEREON ATTAINED FROM UNMANNED AERIAL SYSTEMS ACHIEVED THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY VERTICAL ACCURACY ASSESSMENT FOR 1 FOOT CONTOUR MAPPING HAVING A ROOT MEAN SQUARED ERROR OF 0.11 FEET.
20. GROUND FEATURES EXTRACTED FROM UNMANNED AERIAL SYSTEMS ACHIEVED A HORIZONTAL ACCURACY OF 0.21 FEET ACCORDING TO ACCURACY ASSESSMENT STANDARDS ESTABLISHED BY THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY.
21. AERIAL IMAGERY SHOWN HEREON WAS FLOWN ON OCTOBER, 19TH, 2016 AND HAS A RESOLUTION OF 0.21 FEET PER PIXEL.

GRAPHIC SCALE

0 20 30 40

1"=20'

HATCH TABLE

CONCRETE

WALL / SEAWALL

GRAVEL

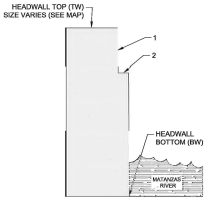
ADA MAT

DOCK

SYMBOL LEGEND

HACKBERRY TREE
PALM TREE
GAS MANHOLE
SINGLE POLE SIGN
MULTI-POLE SIGN
FIRE HYDRANT
WATER METER
WATER VALVE
IRRIGATION VALVE
SEWER CLEANOUT
ELECTRIC METER
TELEPHONE RISER
LIGHT POLE
BOLLARD
BW BOTTOM WALL
TW "TOP"WALL
EP EDGE OF PAVEMENT

HEADWALL DETAIL




Digitally signed by Russell D Flint
Date: 2021.04.28 13:27:24 -04'00'

Russell D. Flint, Florida PSM #7324 Not Valid Without The Signature And Original Raised Seal Of A Florida Licensed Surveyor & Mapper

*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2


GEOMATICS CORP.
SURVEYING--MAPPING--GPS
2804 N. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 PHONE (904) 824-3088 FAX (904) 824-0703
LICENSED BUSINESS


| | |
|---|---|
| PROJECT NO: | 21-3304 |
| SURVEY DATE: | 03/30/21 |
| CHECKED BY: | RDF |
| DRAWN BY: | JD |
| FIELD WORK: | SB |
| FB: 18-16 | PG.: 21-22 |
| PAGE: 1 | OF 2 |

PROJECT NO: 21-3304

# MAP SHOWING TOPOGRAPHIC SURVEY OF AVENIDA MENENDEZ SEAWALL

GRAPHIC SCALE

0 20 30 40

1"=20'

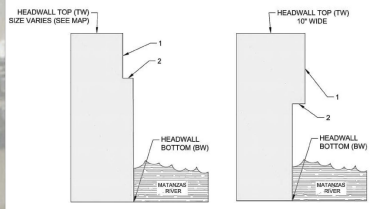
## HATCH TABLE

- CONCRETE
- WALL / SEAWALL
- GRAVEL
- ADA MAT
- DOCK

## SYMBOL LEGEND

- HACKBERRY TREE
- PALM TREE
- GAS MANHOLE
- SINGLE POLE SIGN
- MULTI POLE SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- SEWER CLEANOUT
- ELECTRIC METER
- TELEPHONE RISER
- LIGHT POLE
- BOLLARD
- BW BOTTOM WALL
- TW TOP WALL
- EP EDGE OF PAVEMENT

## HEADWALL DETAIL




PAGE 2 OF 2

*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2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SURVEYING--MAPPING--GPS
2804 N. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 PHONE (904) 824-3686 FAX (904) 824-0753
LICENSED BUSINESS
GEORGIA, NORTH CAROLINA, SOUTH CAROLINA, FLORIDA
ALABAMA, IOWA, NORTH CAROLINA, USA, METRIC


PROJECT NO: 21-3304

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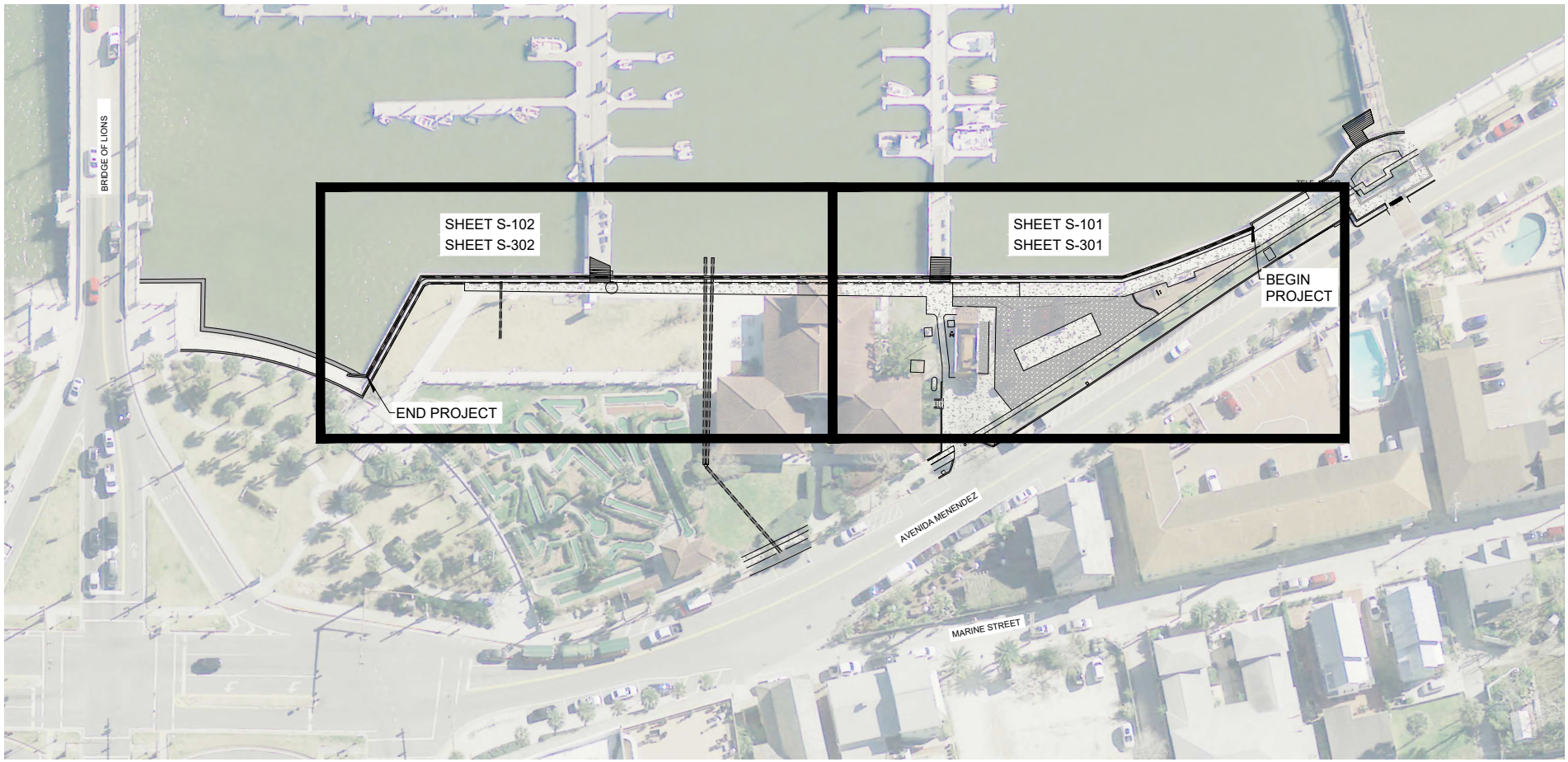


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

**100% SUBMITTAL**

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| No. | REVISIONS | DATE | BY |
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|---|---|
| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

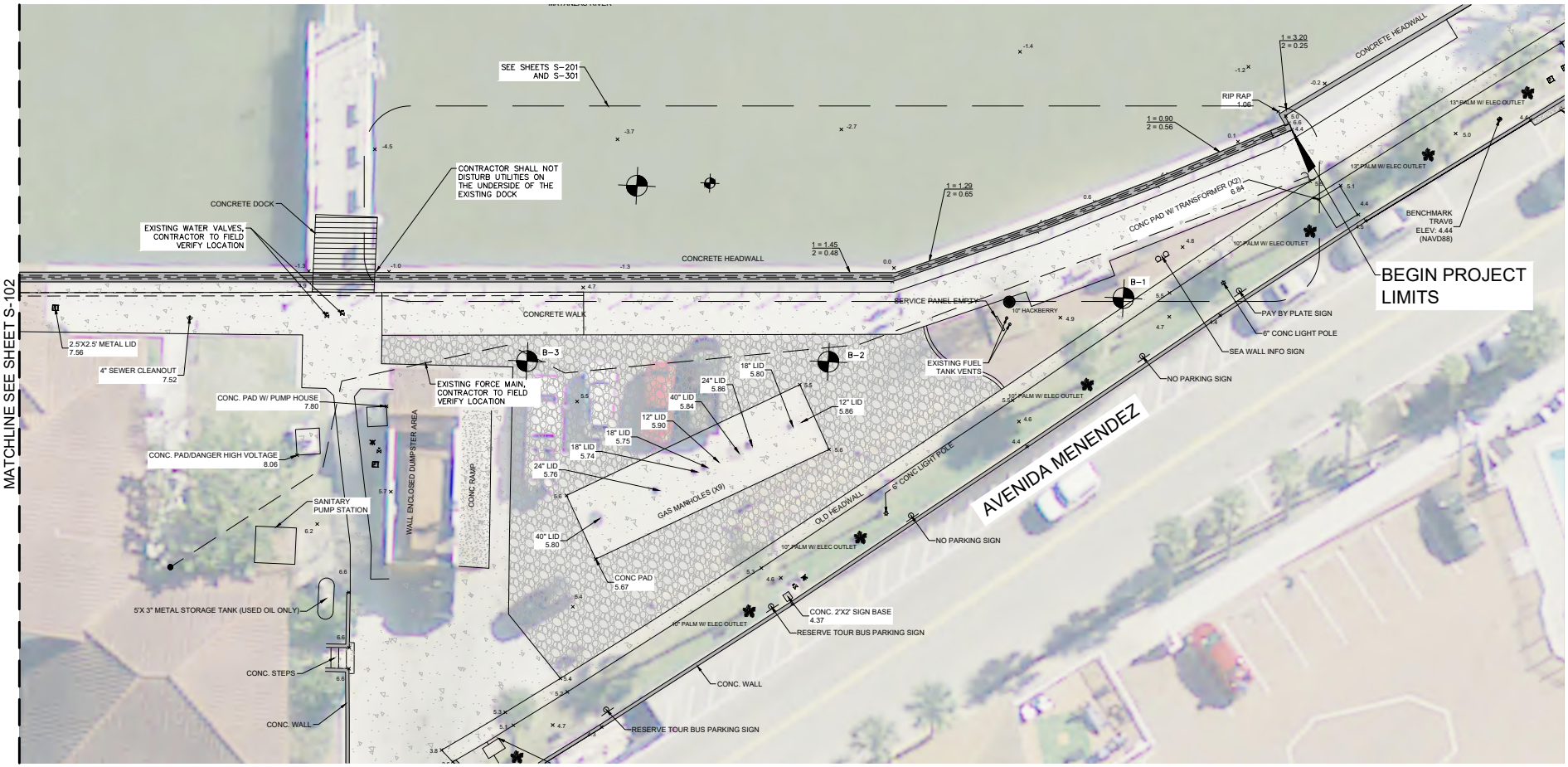
# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

## KEY SHEET

SHEET NUMBER
S-100




LEGEND:

SPOT ELEVATION

RELATIVE BORING LOCATION

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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|---|---|
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| DATE | NOV 2021 |
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| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR

CITY OF ST. AUGUSTINE

ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL

ANGELINA G. FAIRCHILD

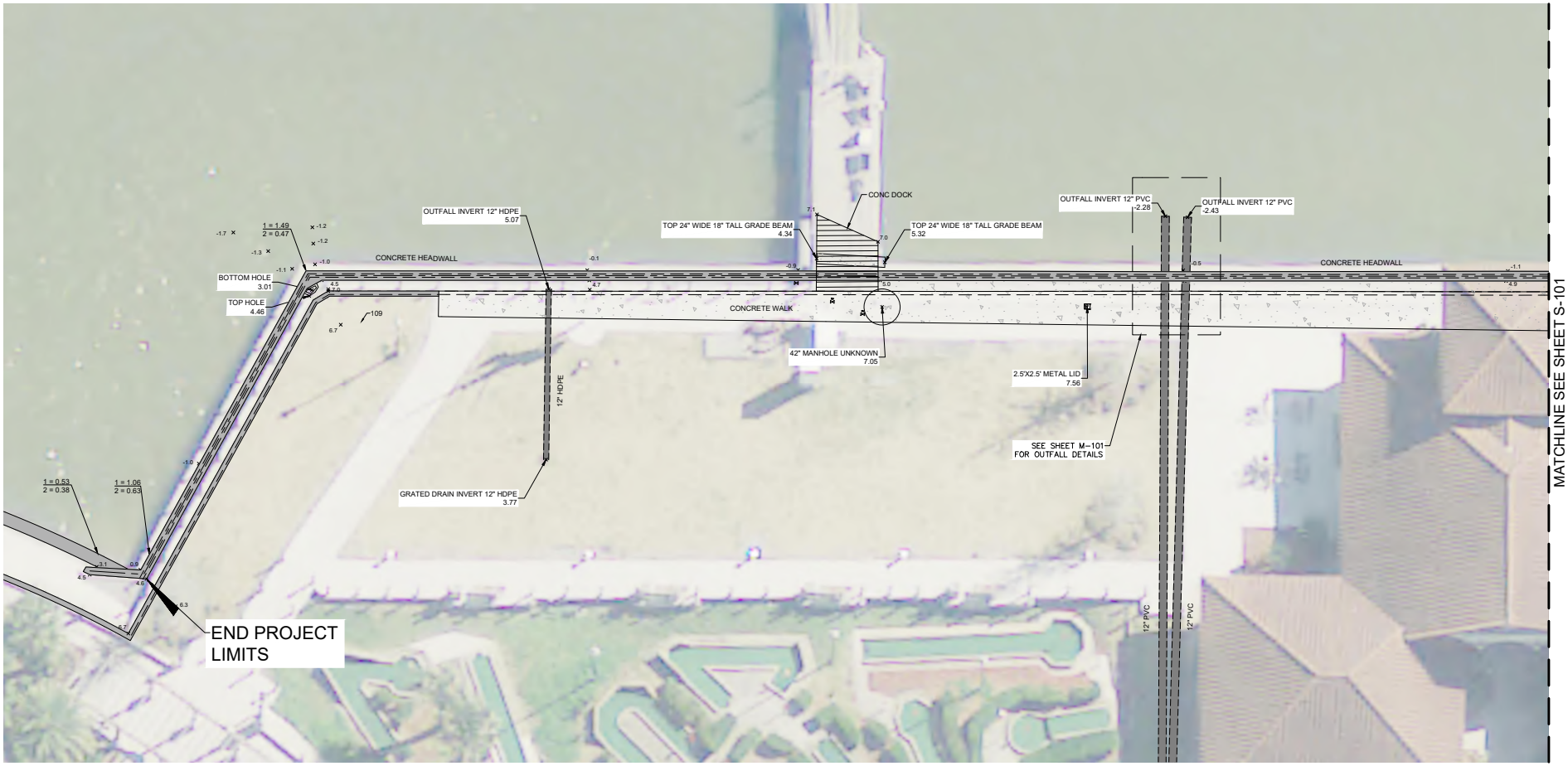
FLORIDA LICENSE NUMBER 43958

DATE: _____

## SITE PLAN (1 OF 2)

SHEET NUMBER

S-101




LEGEND:

$x^{-3.7}$ SPOT ELEVATION

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
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| CHECKED BY | AGF |

# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

## SITE PLAN (2 OF 2)

SHEET NUMBER
S-102

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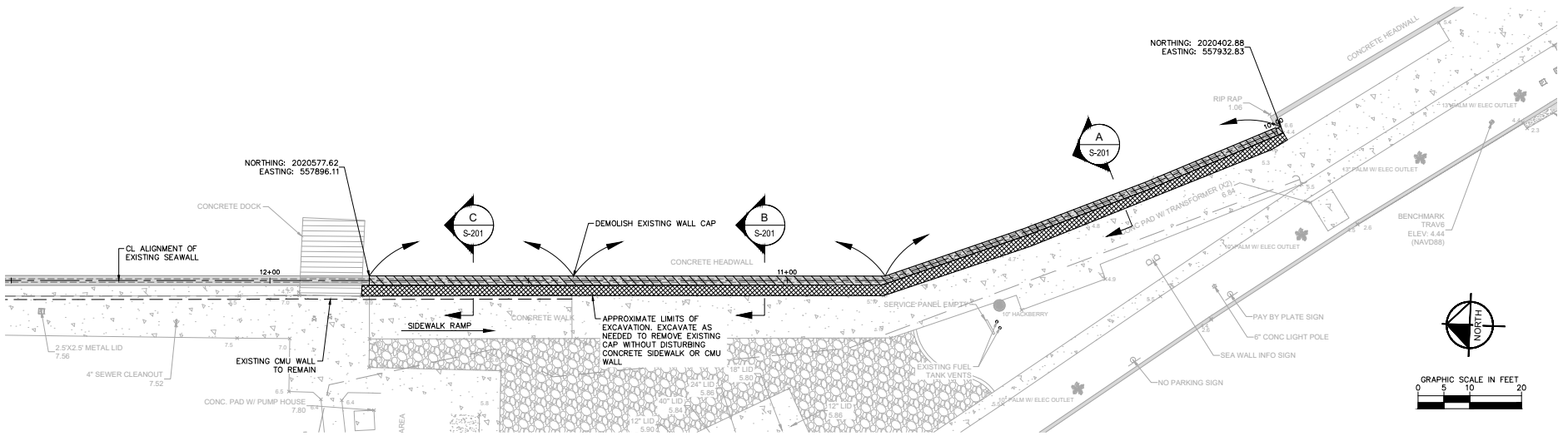
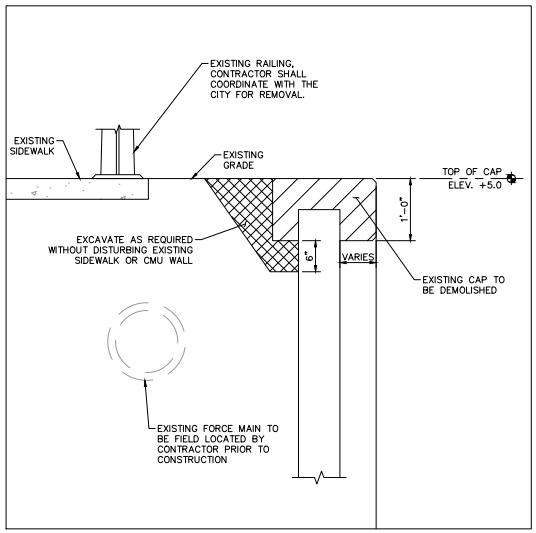
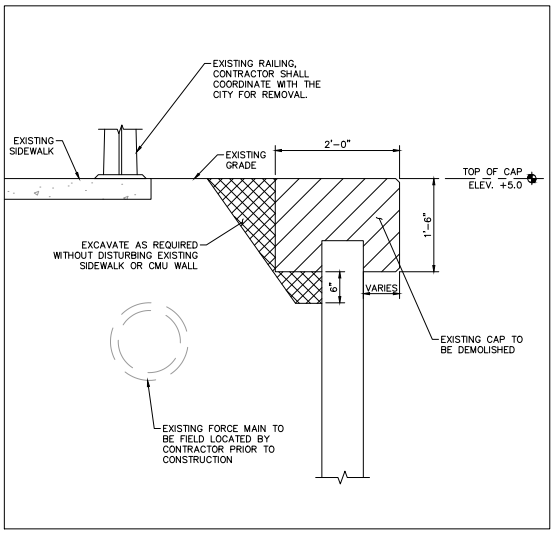
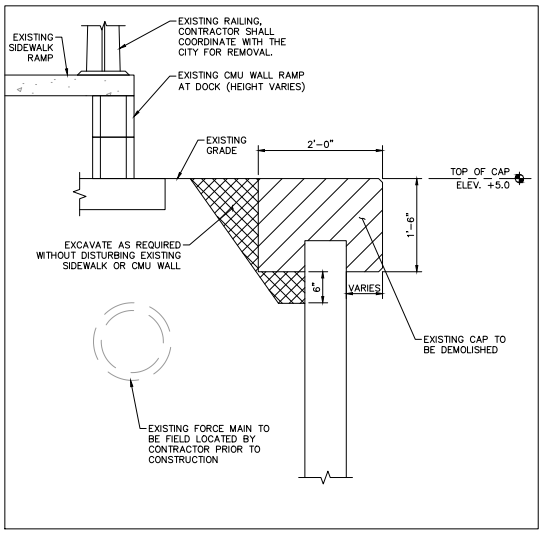



A S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.




B S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.




C S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.

NOTES:

1. THE CONTRACTOR SHALL LOCATE FUEL GAS LINE PRIOR TO CONSTRUCTION AND COORDINATE WITH THE HARBORMASTER FOR RELOCATION IF NECESSARY.

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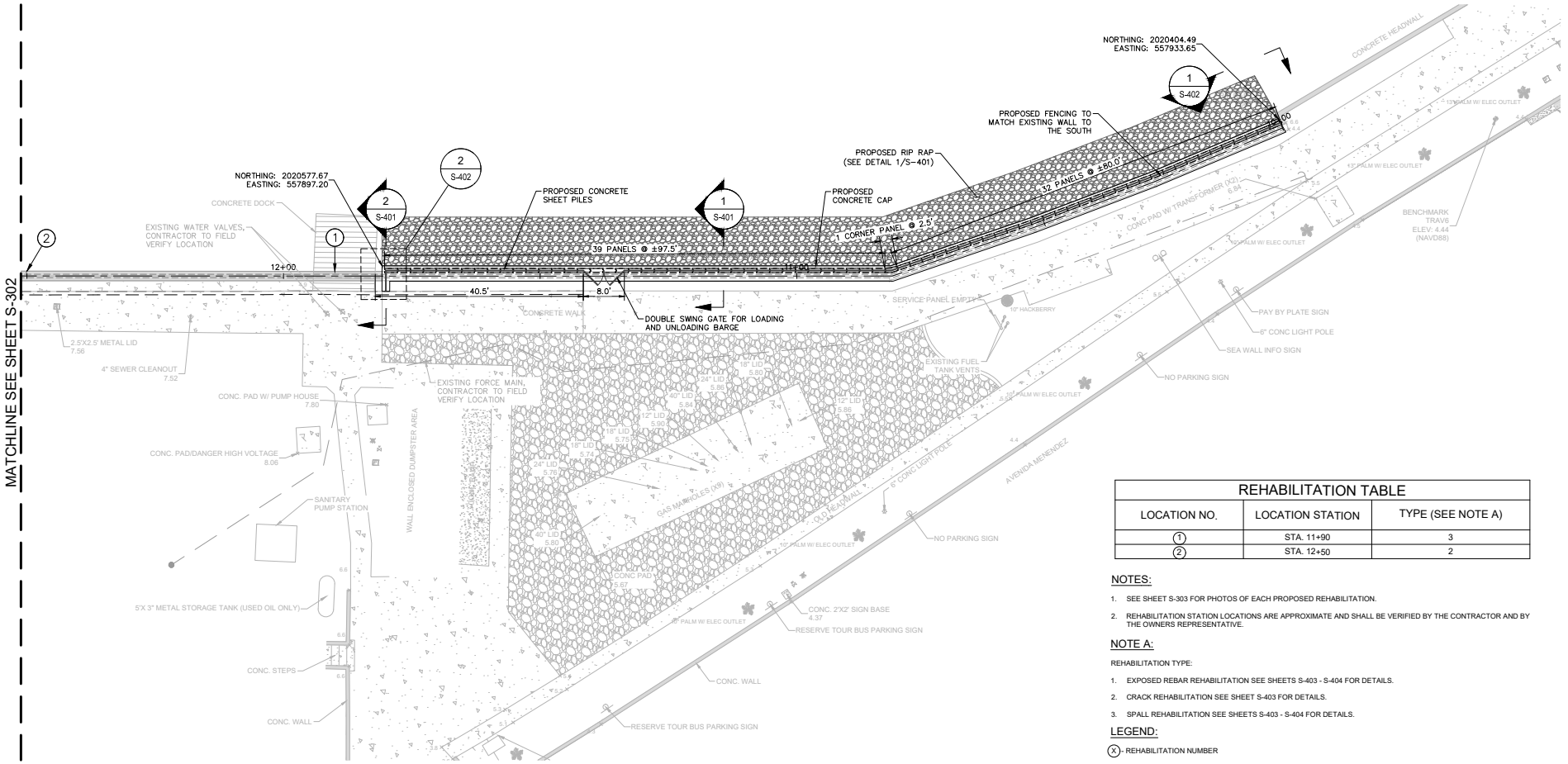
# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

## DEMOLITION PLAN

SHEET NUMBER
S-201




| REHABILITATION TABLE | | |
|---|---|---|
| LOCATION NO. | LOCATION STATION | TYPE (SEE NOTE A) |
| (1) | STA. 11+90 | 3 |
| (2) | STA. 12+50 | 2 |

NOTES:

1. SEE SHEET S-303 FOR PHOTOS OF EACH PROPOSED REHABILITATION.
2. REHABILITATION STATION LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR AND BY THE OWNERS REPRESENTATIVE.

NOTE A:

REHABILITATION TYPE:

1. EXPOSED REBAR REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.
2. CRACK REHABILITATION SEE SHEET S-403 FOR DETAILS.
3. SPALL REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.

LEGEND:

(X) - REHABILITATION NUMBER

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR

CITY OF ST. AUGUSTINE

ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL

ANGELINA G. FAIRCHILD

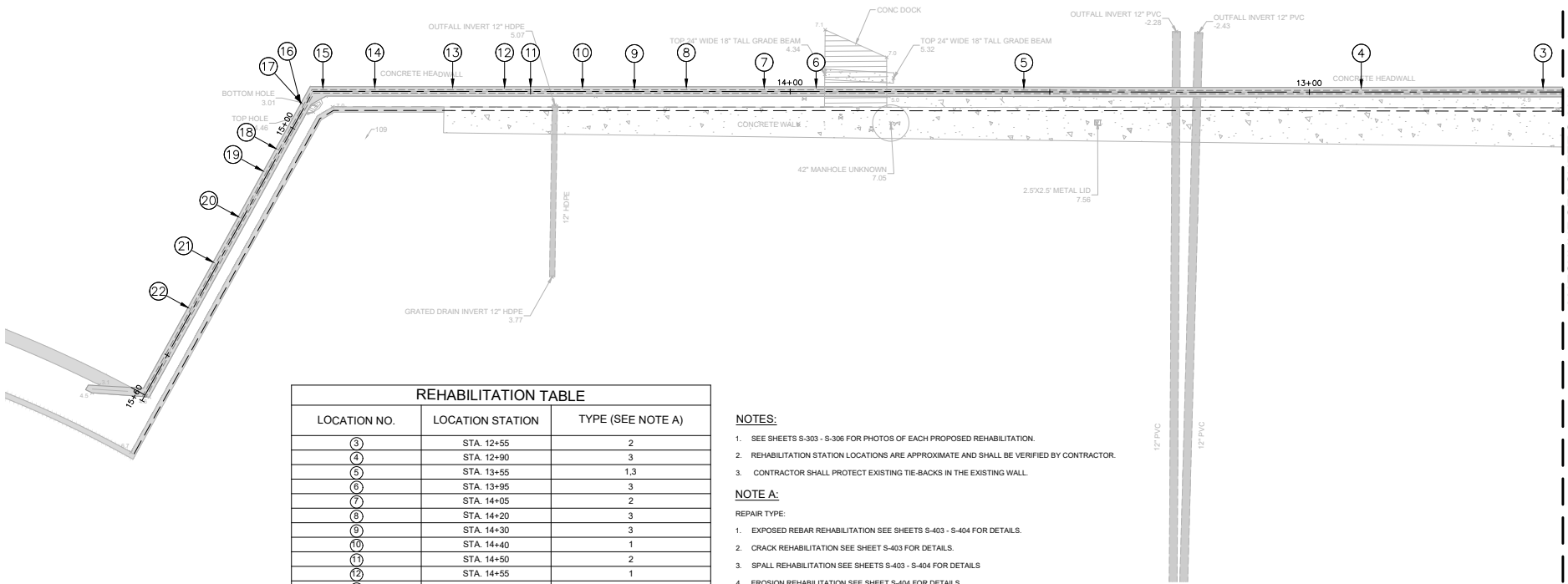
FLORIDA LICENSE NUMBER 43958

DATE: _____

## REHABILITATION INFORMATION PLAN (1 OF 2)

SHEET NUMBER

S-301




| REHABILITATION TABLE | | |
|---|---|---|
| LOCATION NO. | LOCATION STATION | TYPE (SEE NOTE A) |
| (3) | STA. 12+55 | 2 |
| (4) | STA. 12+90 | 3 |
| (5) | STA. 13+55 | 1,3 |
| (6) | STA. 13+95 | 3 |
| (7) | STA. 14+05 | 2 |
| (8) | STA. 14+20 | 3 |
| (9) | STA. 14+30 | 3 |
| (10) | STA. 14+40 | 1 |
| (11) | STA. 14+50 | 2 |
| (12) | STA. 14+55 | 1 |
| (13) | STA. 14+65 | 1,3 |
| (14) | STA. 14+80 | 1,3 |
| (15) | STA. 14+90 | 4 |
| (16) | STA. 14+95 | 3 |
| (17) | STA. 14+95 | 1 |
| (18) | STA. 15+05 | 2 |
| (19) | STA. 15+10 | 3 |
| (20) | STA. 15+20 | 1 |
| (21) | STA. 15+30 | 1 |
| (22) | STA. 15+40 | 1 |

NOTES:

1. SEE SHEETS S-303 - S-306 FOR PHOTOS OF EACH PROPOSED REHABILITATION.
2. REHABILITATION STATION LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR SHALL PROTECT EXISTING TIE-BACKS IN THE EXISTING WALL.

NOTE A:

REPAIR TYPE:

1. EXPOSED REBAR REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.
2. CRACK REHABILITATION SEE SHEET S-403 FOR DETAILS.
3. SPALL REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS
4. EROSION REHABILITATION SEE SHEET S-404 FOR DETAILS

LEGEND:

(X) - REHABILITATION NUMBER

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

REHABILITATION
INFORMATION PLAN (2 OF 2)

SHEET NUMBER
S-302

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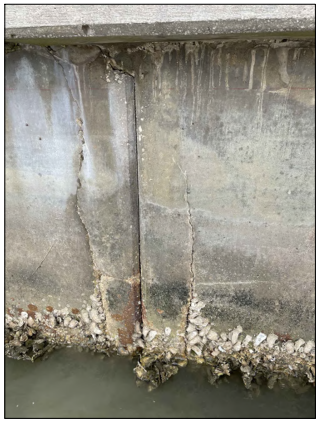
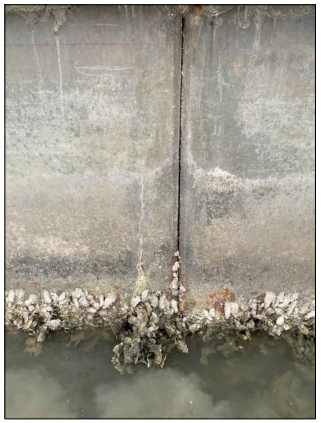
1 S-303 LOCATION NO. 1
SCALE: N.T.S.



2 S-303 LOCATION NO. 2
SCALE: N.T.S.



3 S-303 LOCATION NO. 3
SCALE: N.T.S.

4 S-303 LOCATION NO. 4
SCALE: N.T.S.

5 S-303 LOCATION NO. 5
SCALE: N.T.S.

6 S-303 LOCATION NO. 6
SCALE: N.T.S.

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GENERAL CONDITION PHOTOS (1 OF 4)

SHEET NUMBER
S-303

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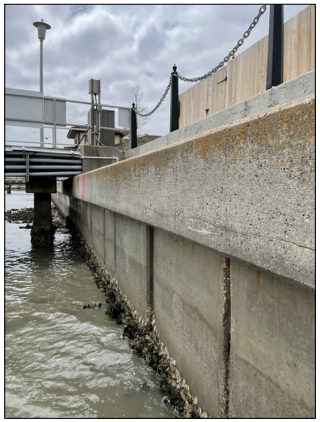
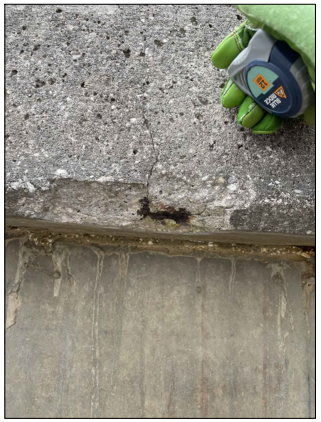


7 / S-304 LOCATION NO. 7
SCALE: N.T.S.

8 / S-304 LOCATION NO. 8
SCALE: N.T.S.



9 / S-304 LOCATION NO. 9
SCALE: N.T.S.

10 / S-304 LOCATION NO. 10
SCALE: N.T.S.

11 / S-304 LOCATION NO. 11
SCALE: N.T.S.

12 / S-304 LOCATION NO. 12
SCALE: N.T.S.

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ANGELINA G. FAIRCHILD
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## GENERAL CONDITION PHOTOS (2 OF 4)

SHEET NUMBER
S-304

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13 S-305 LOCATION NO. 13
SCALE: N.T.S.

14 S-305 LOCATION NO. 14
SCALE: N.T.S.

15 S-305 LOCATION NO. 15
SCALE: N.T.S.

16 S-305 LOCATION NO. 16
SCALE: N.T.S.

17 S-305 LOCATION NO. 17
SCALE: N.T.S.

18 S-305 LOCATION NO. 18
SCALE: N.T.S.

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AVENIDA MENENDEZ SEAWALL REHABILITATION
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ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
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DATE:

GENERAL CONDITION PHOTOS (3 OF 4)

SHEET NUMBER
S-305

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19 S-306 LOCATION NO. 19
SCALE: N.T.S.

20 S-306 LOCATION NO. 20
SCALE: N.T.S.

21 S-306 LOCATION NO. 21
SCALE: N.T.S.

22 S-306 LOCATION NO. 22
SCALE: N.T.S.

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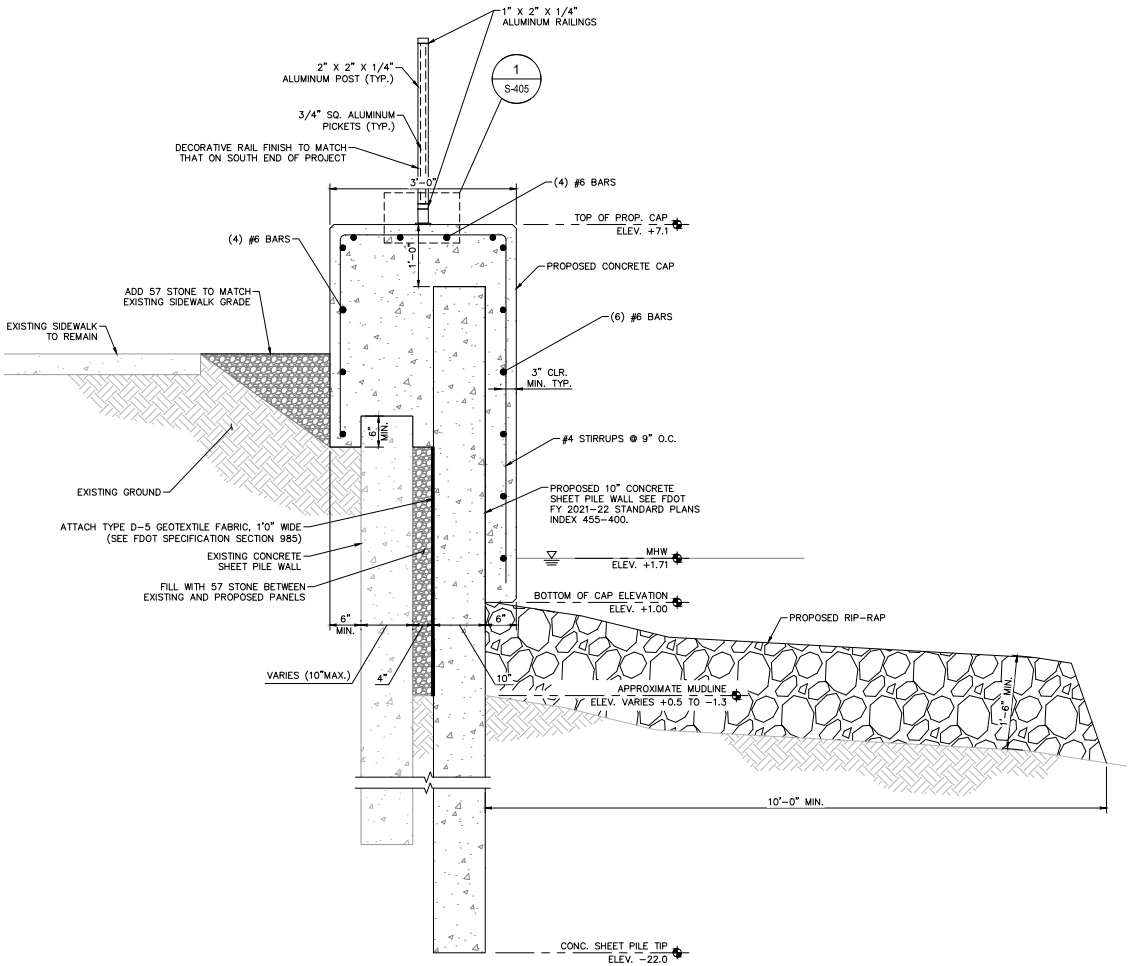
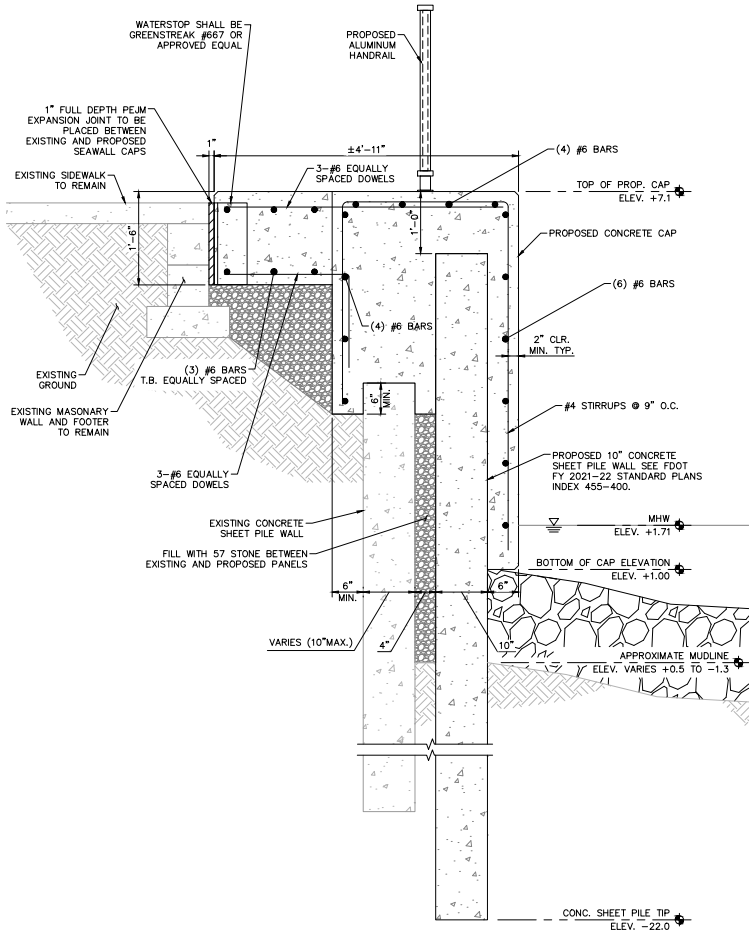
GENERAL CONDITION PHOTOS (4 OF 4)

SHEET NUMBER
S-306




1 S-401 TYPICAL PROPOSED SEAWALL SECTION
SCALE: N.T.S.




2 S-401 PROPOSED SEAWALL SECTION @ WIDENING (DOCK)
SCALE: N.T.S.

NOTE:

1. SECTION AT SOUTHERN DOCK SIMILAR, WITH ELEVATED EXISTING SIDEWALK.

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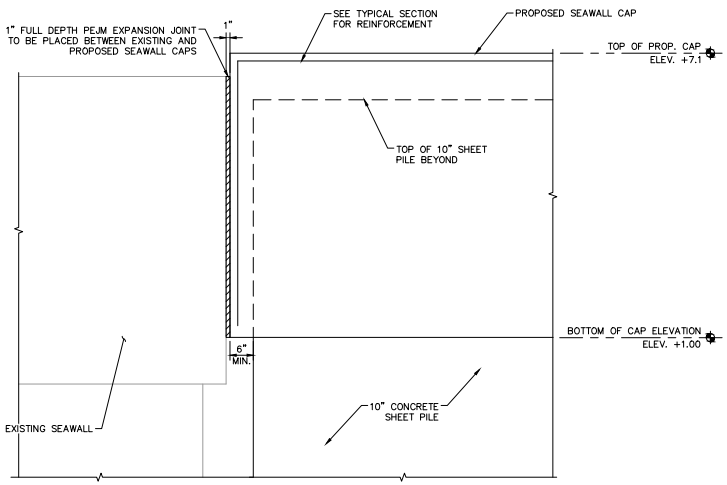
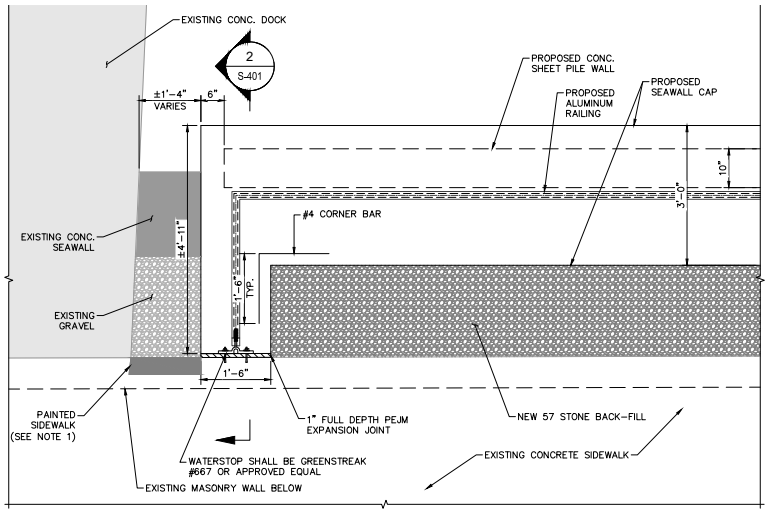
PROPOSED SEAWALL SECTION

SHEET NUMBER
S-401



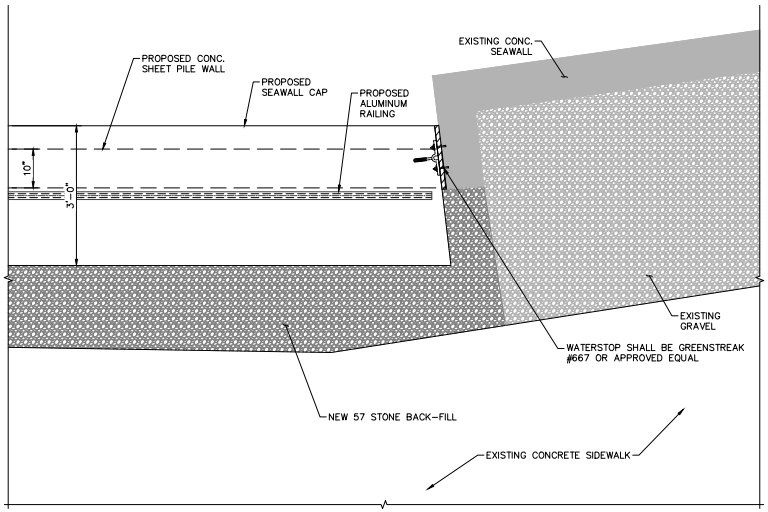

1 S-402 SOUTH END SEAWALL CAP TIE-IN ELEVATION
SCALE: N.T.S.




2 S-402 NORTH END SEAWALL CAP TIE-IN PLAN VIEW (DOCK)
SCALE: N.T.S.

NOTE:

1. SIDEWALK PAINT COLOR AND LOCATION SHALL BE COORDINATED WITH THE HARBORMASTER BEFORE APPLICATION.




3 S-402 SOUTH END SEAWALL CAP TIE-IN PLAN VIEW
SCALE: N.T.S.

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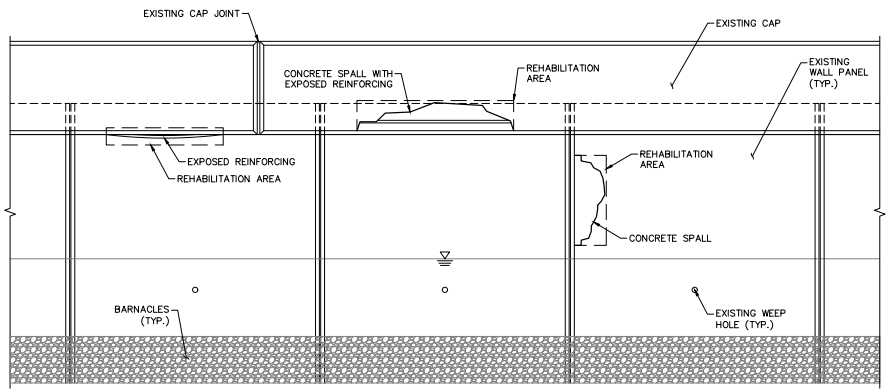
AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

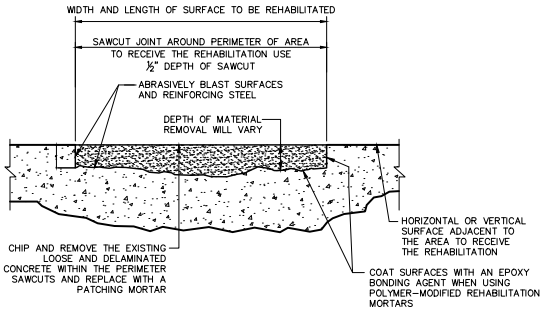
LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

RETAINING WALL TIE BACK DETAILS

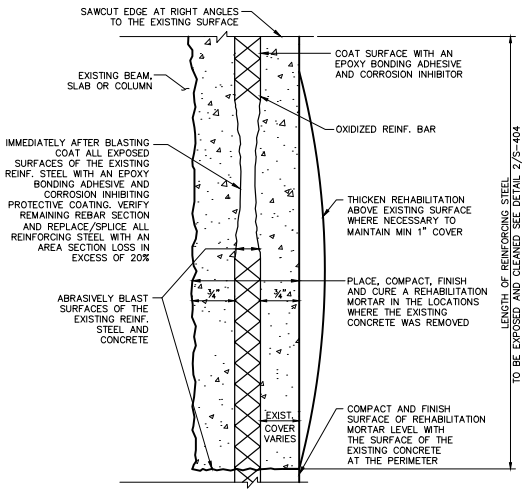
SHEET NUMBER
S-402



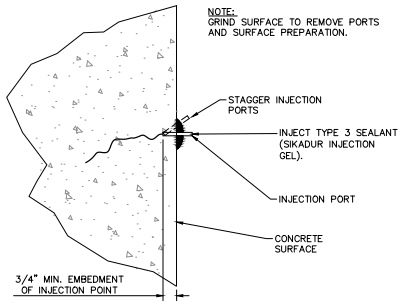

1 S-403 SEAWALL REHABILITATION ELEVATION VIEW
SCALE: N.T.S.




2 S-403 SPALL CONCRETE REHABILITATION DETAIL
SCALE: N.T.S.




3 S-403 EXPOSED REINFORCING REHABILITATION DETAIL
SCALE: N.T.S.




CONCRETE CRACK REHABILITATION NOTES:

1. CRACK REHABILITATION LOCATIONS ARE SHOWN ON THE REHABILITATION IDENTIFICATION PLAN SHEETS. CRACK REHABILITATION WORK SHALL BE COMPLETED AFTER NEW CONCRETE HAS REACHED INITIAL SET. CRACK REHABILITATIONS SHALL BE APPLIED TO CRACKS BETWEEN $\frac{1}{16}$" AND $\frac{1}{4}$" WIDE. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CRACKS EXCEEDING $\frac{1}{4}$" WIDE.
2. ALL CRACKS SHALL BE EPOXY INJECTED.
3. SURFACE PREPARATION: CLEAN THE INTERIORS OF THE CRACKS WITH AIR UNDER SUFFICIENT PRESSURE TO REMOVE LOOSE MATERIALS ENTRAPPED WITHIN THE CRACK INCLUDING EFFLORESCENCE. IF ANY PORTION OF THE EXISTING CONCRETE WALLS SPALL AS A RESULT OF SURFACE PREPARATION FOR THE CRACK REHABILITATIONS, THE CONTRACTOR SHALL REHABILITATE THE SPALL IN ACCORDANCE WITH THE CONCRETE SPALL REHABILITATION NOTES AND DETAILS.
4. MATERIAL: EPOXY FOR CRACK INJECTION SHALL BE SIKADUR CRACK WELD OR APPROVED EQUAL. EPOXY SHALL BE INJECTED/INSTALLED IN ACCORDANCE WITH THE EPOXY MANUFACTURER'S INSTRUCTIONS.
5. CLEANING AFTER EPOXY INJECTION: CLEAN CONCRETE SURFACE AREAS OF EXCESS EPOXY MATERIALS AND INJECTION PORTS AFTER COMPLETING THE EPOXY INJECTION WORK. CLEAN IN A MANNER WHICH WILL NOT DAMAGE THE CONCRETE. CLEAN EXCESS MATERIALS SO THAT NO EPOXY MATERIAL OR INJECTION PORTS EXTEND BEYOND THE PLANE SURFACE OF THE CONCRETE.

4 S-403 CONCRETE WALL CRACK REHABILITATION DETAIL
SCALE: N.T.S.

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# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

DETAIL SHEET (1 OF 3)

SHEET NUMBER
S-403

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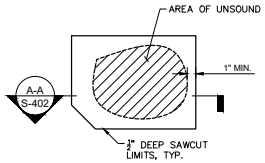
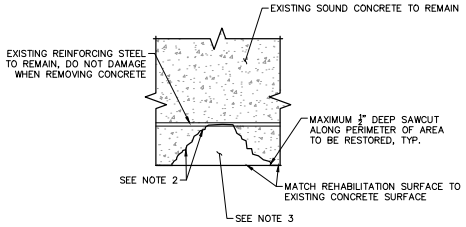



SPALL REHABILITATION

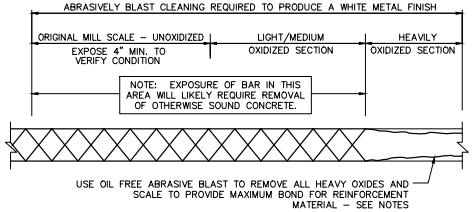



SPALL REHABILITATION SECTION A–A

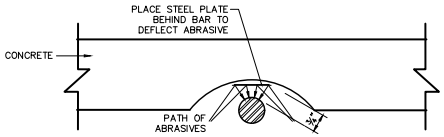
CONCRETE SPALL REHABILITATION NOTES:

1. SPALL REHABILITATION AREAS ARE SHOWN ON THE REHABILITATION IDENTIFICATION PLAN SHEETS. SPALL REHABILITATION WORK SHALL BE COMPLETED AFTER NEW CONCRETE HAS REACHED INITIAL SET.
2. SURFACE PREPARATION: IN THE AREAS SHOWN ON THE PLANS, REMOVE DETERIORATED CONCRETE TO SOUND MATERIAL BY SCARIFICATION OR BY CHIPPING WITH LIGHT DUTY PNEUMATIC OR ELECTRIC CHIPPERS 15LBS OR LESS. PROVIDE AN AGGREGATE–FRACTURED SURFACE WITH A MINIMUM SURFACE PROFILE AMPLITUDE OF ¼ INCH. BLAST CLEAN ALL REINFORCING BARS EXPOSED AFTER CONCRETE REMOVAL IN ACCORDANCE WITH SSPC SP–10 "NEAR–WHITE BLAST CLEANING." BLAST CLEAN EXISTING CONCRETE SURFACES THAT WILL BE IN CONTACT WITH FRESHLY PLACED REHABILITATION MATERIAL AND CLEAN TO REMOVE LOOSE MATERIAL AND DUST IMMEDIATELY BEFORE APPLICATION OF REHABILITATION MATERIAL.
3. MATERIAL: CONCRETE REHABILITATION MATERIAL SHALL BE SIKACRETE 211 OR APPROVED EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. PLACING AND FINISHING: A CONCRETE BONDING AGENT, COMPATIBLE WITH THE REHABILITATION MATERIAL, WILL BE APPLIED TO THE EXPOSED REINFORCING STEEL BEFORE THE PLACEMENT OF NEW REHABILITATION MATERIAL, AND, IF RECOMMENDED BY THE MATERIAL MANUFACTURER, TO THE EXISTING CONCRETE. THE COMPOUND WILL BE APPLIED AND CURED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. THE BONDING AGENT WILL CONTAIN CORROSION INHIBITORS. FORM AREA TO BE REHABILITATIONED TO ORIGINAL NEAT LINES. APPLY FORM RELEASE AGENT, COMPATIBLE TO THE REHABILITATION MATERIAL, TO THE INTERIOR SURFACES OF FORM. MATCH REHABILITATION SURFACE TO SURROUNDING CONCRETE SURFACES. CURE AS REQUIRED TO PREVENT SHRINKAGE CRACKING.

1 S-404 CONCRETE SPALL (WITH EXPOSED REINFORCEMENT) REHABILITATION DETAIL
SCALE: N.T.S.

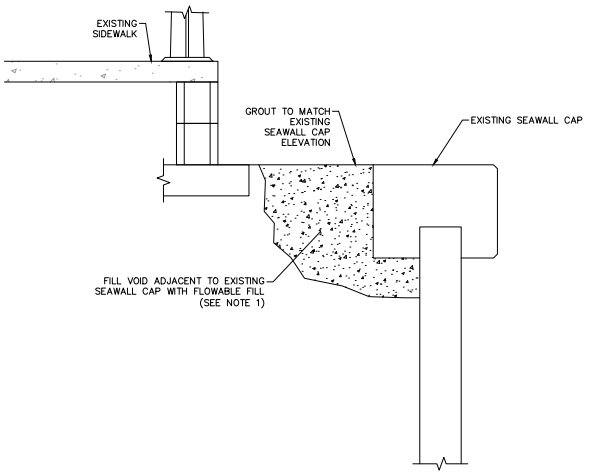



LIMITS OF REINFORCMENT CLEANING




CLEANING OF FAR SIDE OF REINFORCING BAR

2 S-403 REINFORCING CLEANING DETAIL
SCALE: N.T.S.




VOID REHABILITATION NOTES:

1. FLOWABLE FLOW SHALL BE NON–SHRINK GROUT IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 934.
2. CONTRACTOR SHALL DETERMINE POINT OF SOIL MIGRATION AND EXCAVATE 6" BELOW THE MIGRATION LOCATION.
3. FILTER FABRIC SHALL BE PLACED AT THE MIGRATION LOCATION THEN FLOWABLE FILL SHALL BE PLACED.

3 S-404 VOID REHABILITATION DETAIL
SCALE: N.T.S.

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PHONE: 904–828–3900
WWW.KIMLEY–HORN.COM REGISTRY No. 696

| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

DETAIL SHEET (2 OF 3)

SHEET NUMBER
S-404

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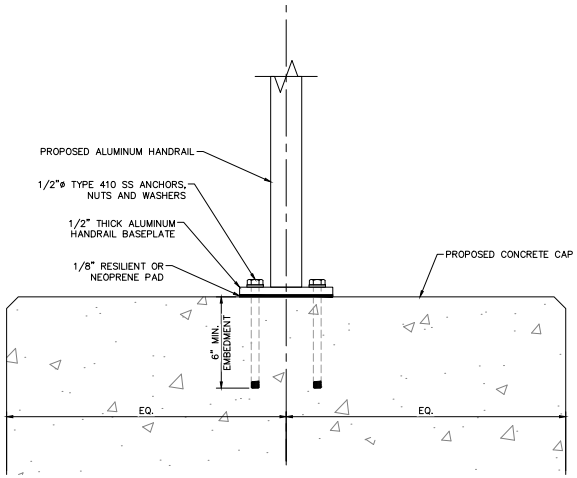
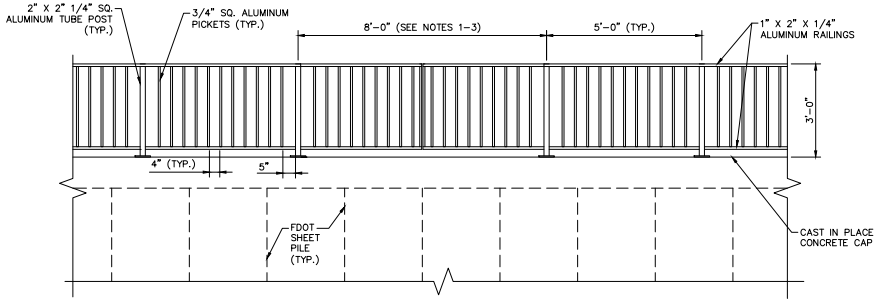


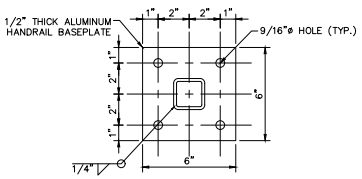

1 S-405 HANDRAIL BASE ELEVATION
SCALE: N.T.S.




2 S-405 REMOVABLE HANDRAIL DETAIL
SCALE: N.T.S.

NOTES:

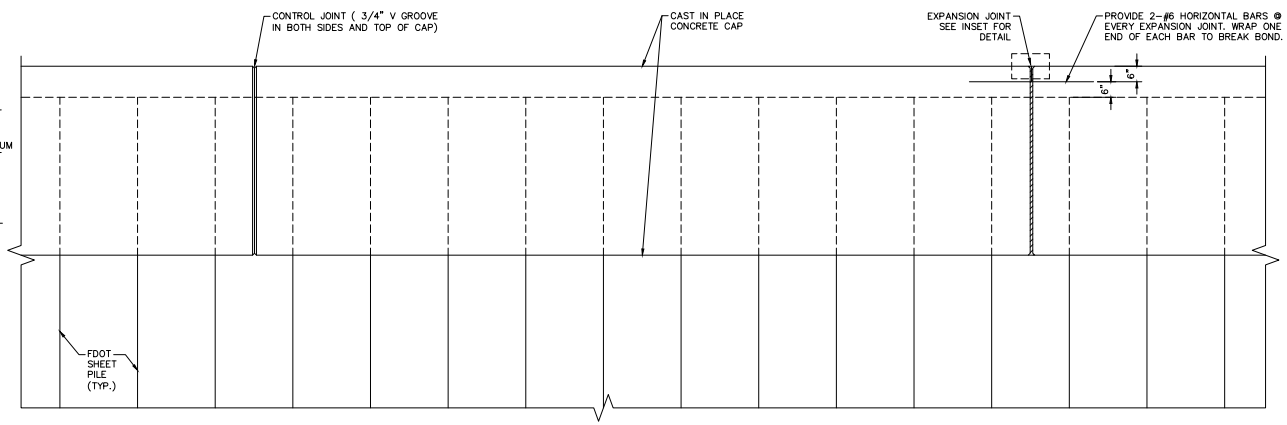
1. THE GATE SYSTEM SHALL BE THE ALAMO #400 ALUMINUM DOUBLE SWING GATE OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE GATE SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS.
3. THE GATE SYSTEM FINISH SHALL MATCH WITH THE PROPOSED HANDRAIL.



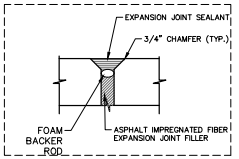

3 S-405 HANDRAIL BASEPLATE DETAIL
SCALE: N.T.S.

CAP JOINTING CRITERA:

1. CONTROL JOINTS SHALL BE PLACED AT 25'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
2. EXPANSION JOINTS SHALL BE PLACED AT 100'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
3. EXPANSION JOINT SHALL BE LOCATED A MINIMUM OF 25-0" FROM WALL TURNING POINT.
4. STIRRUPS SHALL BE LOCATED 4" ON EITHER SIDE OF ALL CONTROL JOINTS AND EXPANSION JOINTS.




4 S-405 CAP JOINTING DETAILS
SCALE: N.T.S.




EXPANSION JOINT INSET

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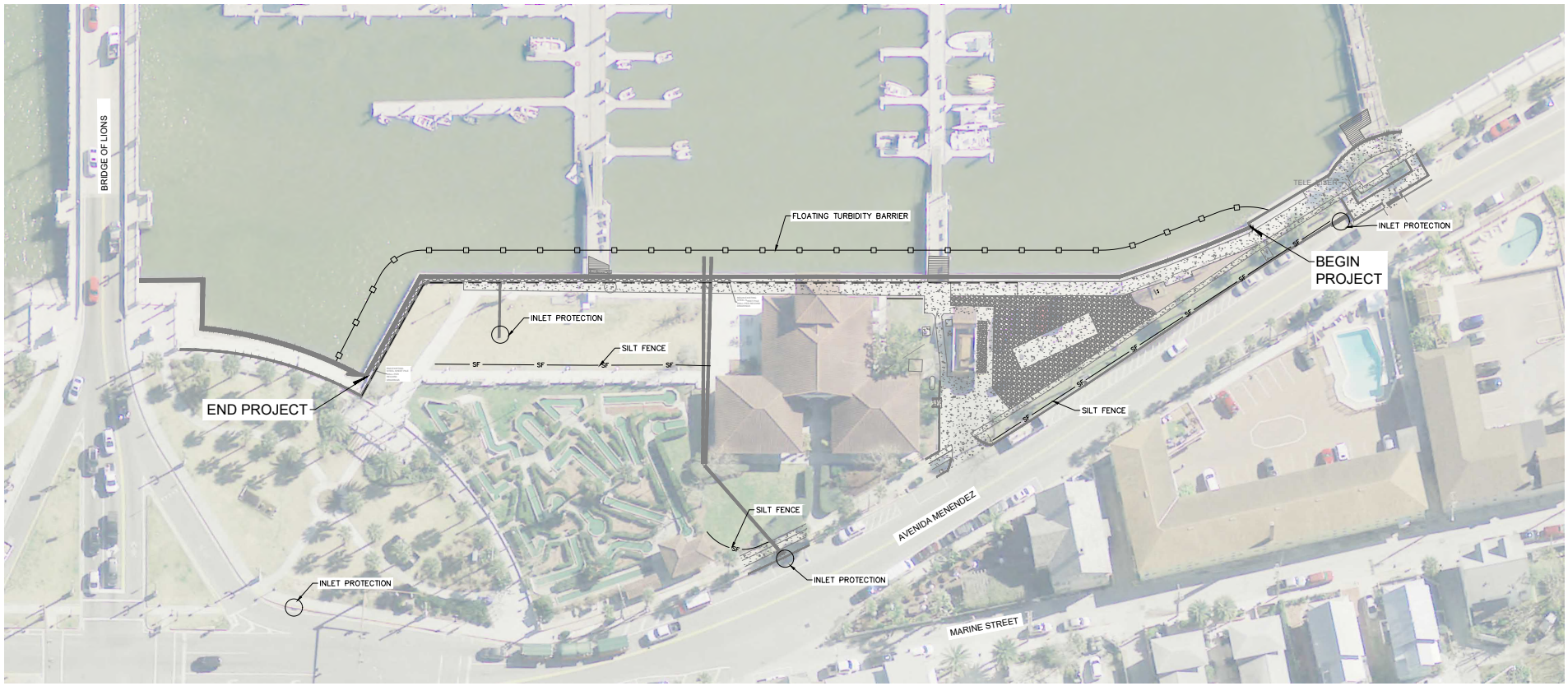
| KHA PROJECT | 045589005 |
| DATE | NOV 2021 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

DETAIL SHEET (3 OF 3)

SHEET NUMBER
S-405




LEGEND:

- SF — SILT FENCE
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION
- CLEARING LIMITS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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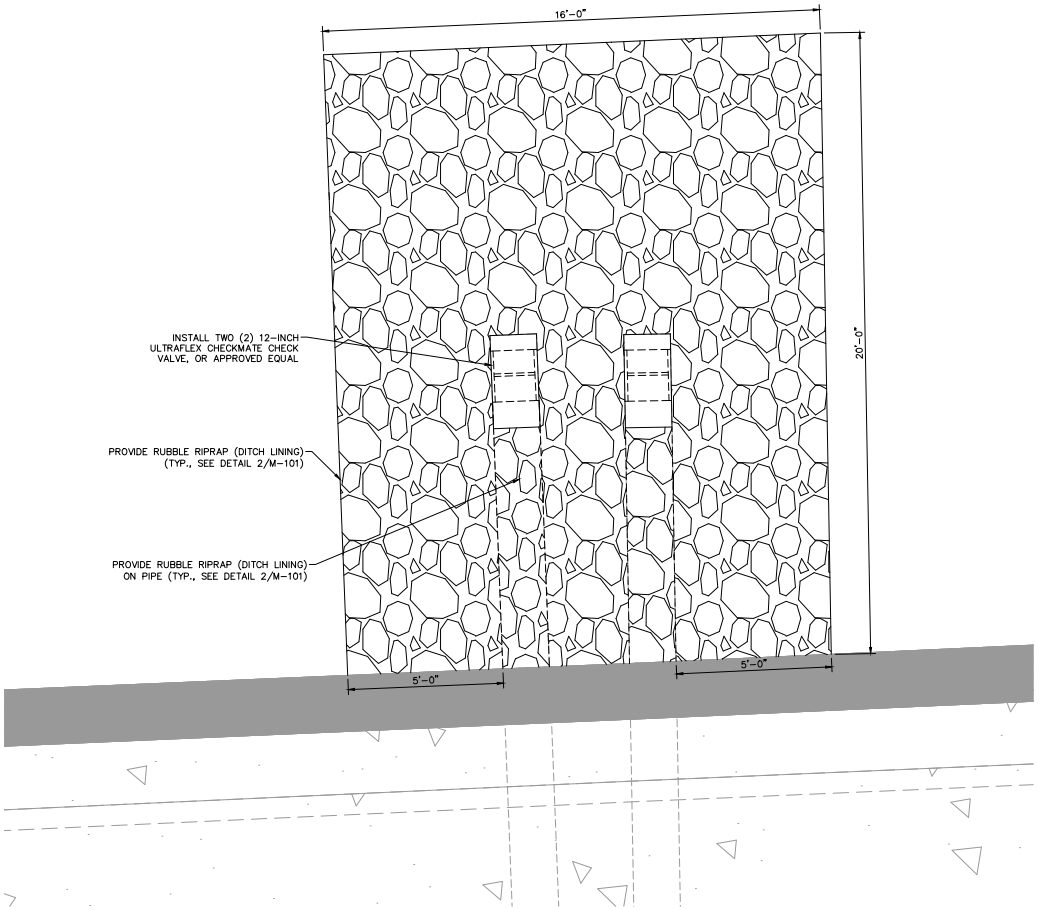
# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

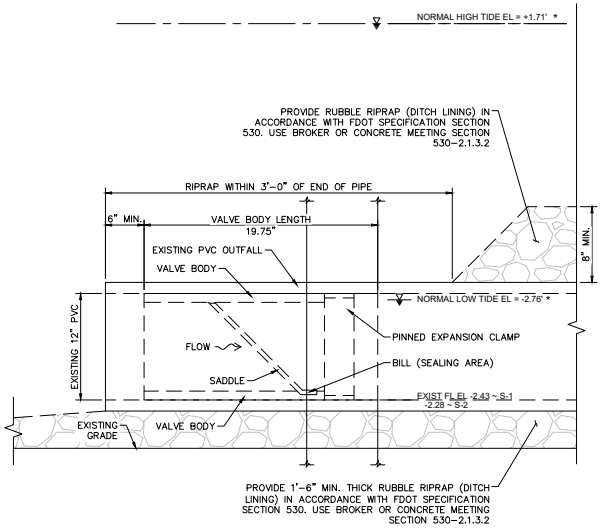
LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE:

## STORM WATER POLLUTION PREVENTION PLAN

SHEET NUMBER
S-501




1 M-101 OUTFALL PLAN VIEW
SCALE: N.T.S.




STORM SEWER BACKFLOW PREVENTION VALVE DETAIL, SECTION

* PER NOAA NAUTICAL CHARTS, MAY 2012, ST AUGUSTINE DOCK TIDAL INFORMATION

NOTES:

1. THE INSIDE DIAMETER OF THE PIPES SHALL BE MEASURED AND VERIFIED PRIOR TO ORDERING VALVES.
2. THE PIPE WALLS OF THE EXISTING OUTFALL PIPES SHALL BE CLEAN AND SMOOTH PRIOR TO VALVE INSTALLATION.
3. INSTALL VALVE PER MANUFACTURER'S INSTRUCTIONS.

2 M-101 VALVE DETAIL
SCALE: N.T.S.

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NOTES:

1. CONTRACTOR SHALL REFERENCE SHEET N-2. DURING CONSTRUCTION.

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| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

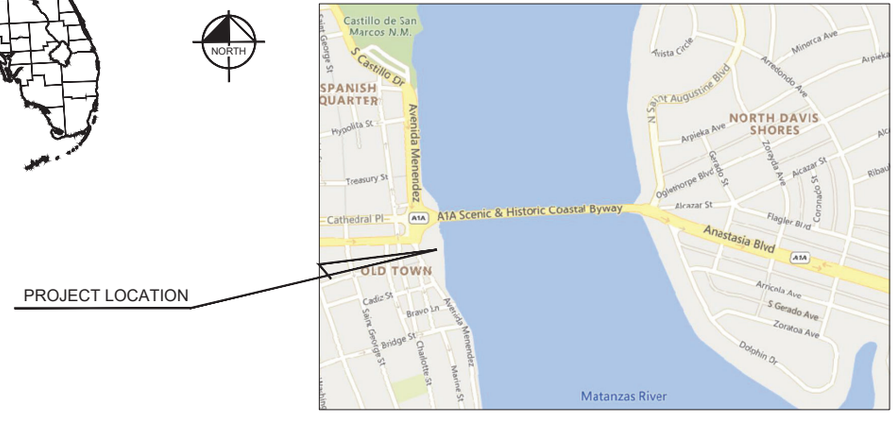
AVENIDA MENENDEZ SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

VALVE DETAILS

SHEET NUMBER
M-101

# AVENIDA MENENDEZ
# SEAWALL REHABILITATION
FOR
# CITY OF ST. AUGUSTINE
# ST. JOHNS COUNTY, FLORIDA




VICINITY MAP
NOT TO SCALE
SECTION: 17 TOWNSHIP: 07 S RANGE: 30 E
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

| SHEET INDEX | |
|---|---|
| Sheet Number | Sheet Title |
| G-01 | COVER SHEET |
| G-02 | GENERAL NOTES (1 OF 2) |
| G-03 | GENERAL NOTES (2 OF 2) |
| N-1 | CITY OF ST. AUGUSTINE WATER AND SEWER GENERAL NOTES |
| N-2 | CITY OF ST. AUGUSTINE STORMWATER NOTES |
| SUR-01 | SURVEY SHEET (1 OF 2) |
| SUR-02 | SURVEY SHEET (2 OF 2) |
| S-100 | KEY SHEET |
| S-101 | SITE PLAN (1 OF 2) |
| S-102 | SITE PLAN (2 OF 2) |
| S-201 | DEMOLITION PLAN |
| S-301 | REHABILITATION INFORMATION PLAN (1 OF 2) |
| S-302 | REHABILITATION INFORMATION PLAN (2 OF 2) |
| S-303 | GENERAL CONDITION PHOTOS (1 OF 4) |
| S-304 | GENERAL CONDITION PHOTOS (2 OF 4) |
| S-305 | GENERAL CONDITION PHOTOS (3 OF 4) |
| S-306 | GENERAL CONDITION PHOTOS (4 OF 4) |
| S-401 | PROPOSED SEAWALL SECTION |
| S-402 | RETAINING WALL CONNECTION DETAILS |
| S-403 | DETAIL SHEET (1 OF 3) |
| S-404 | DETAIL SHEET (2 OF 3) |
| S-405 | DETAIL SHEET (3 OF 3) |
| S-501 | STORM WATER POLLUTION PREVENTION PLAN |
| M-101 | VALVE DETAILS |

REFERENCE PLANS:
2023 FDOT STANDARD PLANS 455-400

CITY OF ST. AUGUSTINE

| | |
|---|---|
| TRACY UPCHURCH | MAYOR |
| NANCY SIKES-KLINE | VICE MAYOR |
| ROXANNE HORVATH | COMMISSIONER |
| JOHN VALDES | COMMISSIONER |
| BARBARA BLONDER | COMMISSIONER |

CITY OF ST. AUGUSTINE - P.O. BOX 210
ST. AUGUSTINE, FL 32085
P.O.C. - JESSICA L. BEACH, P.E.

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CITY OF ST AUGUSTINE EST. 1565

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| KHA PROJECT | 045589005 |
| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
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DATE: ____

COVER SHEET

SHEET NUMBER
G-01

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## GENERAL NOTES AND SPECIFICATIONS:

1. THESE NOTES ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS OR CONSTRUCTION DRAWING NOTES & DETAILS. IN CASE OF CONFLICT BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS/CONSTRUCTION DRAWINGS AND THESE NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE GOVERNING CODE FOR THIS PROJECT IS THE 2020 FLORIDA BUILDING CODE.
3. THE CONTRACT DOCUMENTS HAVE MADE NO INTENT TO GIVE SPECIFIC INSTRUCTIONS CONCERNING THE MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND ASSIGNMENT OF WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK.
4. CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
5. CONTRACTOR SHALL VISIT PROJECT SITE AND BE FAMILIAR WITH THE PROPOSED WORK. TAKE FIELD MEASUREMENTS AND VERIFY ALL FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK. REPORT ANY DISCREPANCIES VERBALLY AND IN WRITING IMMEDIATELY TO ENGINEER PRIOR TO PROCEEDING WITH WORK. WORK SHALL NOT COMMENCE UNTIL THE DISCREPANCIES ARE RESOLVED. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE PROJECT ENGINEER OF RECORD. DISCREPANCIES, OMISSIONS, OR VARIATIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING AND AFTER THE BIDDING PERIOD SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ENGINEER.
7. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM DAMAGE AND SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, CONSTRUCTION PROCEDURES AND DAMAGE, OR INJURY DUE TO HIS ACT OR NEGLECT.
8. CONTRACTOR SHALL SUITABLY DOCUMENT EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL RESTORE ALL DAMAGED OR DISTURBED AREAS TO MEET OR EXCEED ORIGINAL SITE CONDITIONS TO THE OWNER'S SATISFACTION.
9. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, FABRICATION, OR SHOP DRAWINGS.
10. SCALING OF DRAWINGS SHALL NOT BE USED TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE ENGINEER FOR INSTRUCTION FOR ANY DIMENSION NOT GIVEN ON DRAWINGS.
11. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ENGINEER.
12. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM ADVANCE NOTICE TO ENGINEER FOR ALL REQUIRED FIELD REVIEWS.
13. CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE CONTRACTED, SUPPLIED, OR INSTALLED BY OTHERS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING, PERMIT, REVIEW, LICENSE, AND DEVELOPMENT FEES REQUIRED TO COMPLETE THE PROJECT.
15. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WITH INDUSTRY/ASSOCIATION STANDARDS. MATERIALS OR WORK DESCRIBED IN WORDS WHICH HAVE A WELL-KNOWN TECHNICAL TRADE MEANING SHALL BE HELD TO REFER TO THE RECOGNIZED STANDARD. ALL MATERIALS SHALL BE NEW, U.O.N.
16. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK, HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE WITHOUT A CHANGE ORDER.
17. CONTRACTOR IS EXPECTED TO FIELD LOCATE EXISTING WALL CONNECTION POINTS AND CONSTRUCT WALL TO CONSIDER FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, LICENSES, AND BONDS AS REQUIRED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN COPIES OF AND FAMILIARIZE HIMSELF AND HIS SUBCONTRACTORS WITH THE PERMIT CONDITIONS OF ALL OWNER OBTAINED PERMITS FOR THE WORK.
19. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
20. ANY DAMAGE TO PRIVATE PROPERTY MADE BY THE CONTRACTOR SHALL BE PROMPTLY REPAIRED TO AN EQUAL OR BETTER CONDITION AS IT WAS BEFORE COMMENCEMENT OF THE WORK.
21. CONTRACTOR SHALL COORDINATE WITH THE HARBORMASTER REGARDING BARGE USE DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ALLOW SERVICES TO THE MARINA DOCKS TO BE MAINTAINED DURING CONSTRUCTION.
22. CONTRACTOR SHALL MONITOR THE EXISTING SEAWALL AND DOCK DURING PILE INSTALLATION. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER REGARDING MONITORING RECOMMENDATIONS.
23. GROUND DISTURBANCE IS LIMITED TO THE PROPOSED SHEET PILE EXTENTS AND ANY NECESSARY LANDSIDE EXCAVATION.

## DOCUMENTS AND LIMITATIONS

1. THE DRAWINGS, CALCULATIONS, AND REPRODUCTIONS RELATING TO THE STRUCTURAL PART OF THE PROJECT ARE INSTRUMENTS OF SERVICE TO BE USED FOR THIS PROJECT ONLY.
2. IT IS UNDERSTOOD THAT THE ENGINEER MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES.

## SHOP DRAWINGS AND OTHER SUBMITTALS

1. REVIEW OF SUBMITTALS BY THE ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT REVIEW.
2. ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. CONTRACTOR'S SUBMITTAL NUMBER SHALL BE INDICATED ON TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE, AND PRIOR TO FABRICATION, INSTALLATION OR COMMENCEMENT OF THE WORK. ALLOW UP TO 10 WORKING DAYS FOR ENGINEER TO REVIEW AND RETURN SHOP DRAWINGS. NUMBER OF COPIES OF EACH SUBMITTED SHOP DRAWING SHALL BE SUFFICIENT FOR ENGINEER TO RETAIN 2 COPIES.
3. ALL SUBMITTALS MUST BEAR EVIDENCE OF CONTRACTOR'S REVIEW (INCLUDING COMPANY STAMP AND DATED SIGNATURE OF REVIEWER) AND MUST BE APPROVED OR APPROVED AS NOTED BY HIM PRIOR TO SUBMITTING TO THE ENGINEER.
4. ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMITTAL.
5. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, OR FABRICATION DRAWINGS.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.
7. SUBMITTALS:

   AS A MINIMUM, THE FOLLOWING SHALL BE SUBMITTED, AS APPLICABLE, TO THE ENGINEER FOR REVIEW AND COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS PRIOR TO FABRICATION, INSTALLATION, OR COMMENCEMENT OF THE WORK:

   A. CONCRETE, MORTAR AND GROUT MIX DESIGNS, INCLUDING ADMIXTURE DATA SHEETS.
   B. BILL OF REINFORCING AND LAYOUT.
   C. PRECAST PILES (INCLUDING PILE TESTING PER FDOT SPECIFICATION 455)
   D. JOINT LAYOUT PLAN AND MATERIALS.
   E. TIE-INS TO EXISTING STRUCTURES.
   F. VIBRATION MONITORING PLAN.
   G. EPOXY BONDING AGENT
   H. REHABILITATION MATERIALS
   I. RAMP HANDRAIL
8. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SUBMIT 3 COPIES OF ALL PRODUCT DATA AND CUT SHEETS AS NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT REQUIREMENTS. CONTRACTOR SHALL BEAR THE BURDEN OF OBTAINING AUTHORIZATION FOR USE OF ITEMS TO BE SUBSTITUTED. ENGINEER'S DECISION REGARDING SUBSTITUTION SHALL BE FINAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. FOR ADDITIONAL CRITERIA APPLICABLE TO SUBMITTALS REQUIRING ENGINEERING INPUT BY A DELEGATED ENGINEER, SEE BELOW.

## REINFORCED CONCRETE

1. CONCRETE SHEET PILES TO PRE-CAST CONCRETE.
2. ALL CONCRETE MATERIALS, PLACING AND HANDLING SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI 301 AND ACI 318.
3. CURING OF CONCRETE SHALL BE IN STRICT ACCORDANCE WITH ACI 301 PROVISIONS.
4. ALL STRUCTURAL CONCRETE FOR USE IN THE PILE CAP SHALL CONFORM TO FDOT CLASS IV CONCRETE FOR EXTREMELY AGGRESSIVE ENVIRONMENTS WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5500 PSI. CONCRETE FOR PRECAST PILES SHALL BE CLASS V (SPECIAL) WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI. CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 400 OF THE FDOT SPECIFICATIONS.
5. IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6 INCHES AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED ABOVE IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4 INCH PUMP. TAKE CONCRETE SAMPLES FOR SLUMP AT TRUCK AND AT DISCHARGE END, AND FOR CYLINDER TESTING AT DISCHARGE END.
6. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS SPECIFIC AUTHORIZATION IS INDICATED ON THE DELIVERY TICKET. NOTIFY ENGINEER OF TOTAL QUANTITY OF WATER ADDED TO ANY TRUCK. REPEAT NECESSARY TESTING IF WATER IS ADDED AFTER INITIAL SAMPLING.
7. COARSE AGGREGATE SHALL CONFORM TO ASTM C33. PEAROCK AGGREGATE SHALL NOT BE USED.
8. ALL CONCRETE SHALL BE PLACED IN THE DRY. ALL FORMS SHALL BE FREE OF STANDING WATER.
9. ALL CONCRETE SHALL BE VIBRATED IN PLACE IN ACCORDANCE WITH ACI RECOMMENDED PRACTICES. NO PLACING OF CONCRETE WILL BE COMMENCED UNLESS THERE ARE TWO OPERABLE CONCRETE VIBRATORS ON THE JOB SITE.
10. CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.: CONCRETE CAST AGAINST EARTH 3 IN. ALL OTHER CONCRETE 2 IN..
11. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES ADJACENT TO EXPANSION JOINTS, EXCEPT AS OTHERWISE NOTED.
12. FORM TIES AND REINFORCING BAR SUPPORTS SHALL BE OF NON-CORROSIVE MATERIAL INCLUDING, BUT NOT LIMITED TO, FIBERGLASS, PLASTIC, AND CONCRETE BLOCK. BAR SUPPORTS PLACED ATOP VAPOR BARRIERS SHALL BE CONCRETE BLOCK.
13. ANY TIES, STRAPS OR OTHER METALLIC FORMWORK ITEMS SHALL BE REMOVED TO A DEPTH OF 1-1/2 INCHES MINIMUM BELOW FINISHED CONCRETE SURFACE. CONCRETE SHALL BE REPAIRED IN ACCORDANCE WITH ACI 301.
14. CONCRETE FINISHES:

   A. FORMED SURFACES SHALL RECEIVE A SMOOTH-FORM FINISH IN ACCORDANCE WITH ACI 301. OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED "CLASS A" TOLERANCE REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. OFFSET).
   B. SLAB SURFACES SHALL RECEIVE A TROWELED FINISH IN ACCORDANCE WITH ACI 301. FINISH TOLERANCES SHALL BE IN ACCORDANCE WITH "VERY FLAT" CLASSIFICATION REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. IN 10 FEET).
   C. TOP OF CAP SHALL RECEIVE A NONSLIP FINISH, GIVE THE SURFACE A BROOM FINISH OR DRY-SHAKE APPLICATION OF FINELY CRUSHED ABRASIVE PARTICLES.
15. COORDINATE SIZE, TYPE AND LOCATION OF ALL PENETRATIONS, CONDUIT, CHAMFERS AND EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
16. DO NOT IMPOSE SERVICE LOADS ON CONCRETE ELEMENTS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED MINIMUM COMPRESSIVE STRENGTH.
17. ALL GROUT SHALL BE NON-SHRINK, NON-METALLIC.
18. ALL CONCRETE SHALL INCLUDE CORROSION INHIBITING ADMIXTURE DCI-S BY WR GRACE (4.0 GAL/CY) OR APPROVED EQUIVALENT.

## REINFORCING STEEL

1. REINFORCING STEEL SHALL BE OF DOMESTIC MANUFACTURE AND IN ACCORDANCE WITH ASTM A615 WITH SUPPLEMENT, GRADE 60; MAXIMUM WORKING STRESS OF 24,000 PSI.
2. TOLERANCES FOR REINFORCING BAR FABRICATION SHALL CONFORM TO THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.
3. ALL REINFORCING STEEL SHALL BE UNCOATED (BLACK) DEFORMED BARS AND SHALL BE FREE FROM LOOSE RUST, SCALE OR OTHER COATINGS.
4. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS. VERIFY THAT PLACEMENT OF REINFORCING STEEL WILL NOT CONFLICT WITH SUBSEQUENT INSTALLATION OF ANCHOR BOLTS, FASTENERS OR FIELD-DRILLED COMPONENTS.
5. UNLESS OTHERWISE NOTED, LAP BOTTOM STEEL OVER STRUCTURAL SUPPORTS AND TOP STEEL AT MIDSPAN.
6. ALL LAP LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, ACI 530 AND CRSI STANDARD PRACTICES, U.O.N.
7. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS U.O.N.
8. ACI STANDARD HOOKS SHALL BE USED AS A MINIMUM, U.O.N.
9. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF CONCRETE.
10. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATING REINFORCING STEEL. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS PLACING DRAWINGS OR SHOP DRAWINGS.
11. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318 AND SUBMIT DRAWINGS SHOWING LOCATIONS AND DIRECTION OF POUR FOR ENGINEER'S REVIEW. PROVIDE KEYWAYS AND ADEQUATE DOWELS AT ALL CONSTRUCTION JOINTS.
12. PROVIDE REINFORCING STEEL ERECTOR WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD USE. INSPECT REINFORCING STEEL PLACEMENT FROM SHOP DRAWINGS.

## PRE-STRESSED CONCRETE PILES

1. PILES SHALL BE 10" PRE-STRESSED CONCRETE PILES PER FDOT FY 2021-2022 STANDARD PLAN INDICES 455-400.
2. PILES SHALL BE INSTALLED PER 2021 FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 455 WITH EXCEPTIONS NOTED BELOW.

   A. IN LIEU OF SECTION 455-5.16.2 POSITION; ENSURE THAT THE FINAL POSITION OF THE FRONT FACE OF PILE IS NO MORE THAN 2 INCHES LATERALLY IN THE X AND Y COORDINATE FROM THE FRONT FACE OF PILE.
   B. IN LIEU OF SECTION 455-5.16.3 AXIAL ALIGNMENT; ENSURE THAT THE AXIAL ALIGNMENT OF THE DRIVEN PILES DOES NOT DEVIATE BY MORE THAN 1/8 INCH PER FOOT FROM THE VERTICAL LINE INDICATED IN THE PLANS.
3. CONCRETE PILES TO BE PRE-CAST CONCRETE IN ACCORDANCE WITH FDOT SPECIFICATIONS.

## SHEET PILE WALL CONSTRUCTION

1. WHERE ROCK OF STRONG MATERIAL IS ENCOUNTERED SUCH THAT SHEET PILE CANNOT BE SET TO GRADE BY DRIVING OR JETTING, REMOVE THE STRONG MATERIAL BY OTHER ACCEPTABLE MEANS, SUCH AS EXCAVATION.
2. BACKFILL SHALL CONSIST OF CLEAN GRANULAR FILL WITH NO PARTICLE SIZES LARGER THAN 2 INCHES AND NOT MORE THAN 5% PASSING THE U.S. STANDARD NO. 200 SIEVE. ORGANIC SOILS (I.E. PEAT, ORGANIC SILT ENCOUNTERED ON THE LAND WARD SIDE OF THE WALLS SHALL BE REPLACE WITH GRANULAR BACKFILL FOR HORIZONTAL DISTANCE EQUAL TO THE THICKNESS OF THE ORGANIC LAYER.
3. ALL BACKFILL SHALL BE PLACED IN LOOSE LIFTS NOT MORE THAN 12 INCHES IN THICKNESS TO ALLOW ACHIEVEMENT OF A DENSITY OF 95% OF THE STANDARD PROCTOR (T-99) DETERMINED MAXIMUM DENSITY.
4. ONLY HAND OPERATED (LIGHT WEIGHT) COMPACTION EQUIPMENT SHOULD BE USED WITHIN 5 FEET OF THE BACK OF THE WALLS TO AVOID DEVELOPING EXCESSIVE LATERAL EARTH PRESSURE.
5. EXISTING ROCK REVETMENT TO BE REMOVED FOR WALL INSTALLATION AND REINSTALLED TO A MINIMUM ELEVATION OF -2.0'. ROCK REMOVAL AND RELOCATION SHALL BE IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
6. SEE DESIGN CRITERIA FOR FUEL PAD LOAD LIMITATIONS.

## DEMOLITION NOTES

1. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. ALL EXISTING STRUCTURES, SLABS, PIPES, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO REMAIN UNLESS NOTED TO BE REMOVED BY THESE PLANS. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
2. THE CONTRACTOR SHALL REFER TO THE PLANS FOR DEMOLITION/PRESERVATION OF EXISTING TREES AND LANDSCAPING. ALL TREES AND LANDSCAPING NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE/LANDSCAPING PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. LANDSCAPING ELEMENTS, TREES, ETC. (BY OTHERS), MAY REQUIRE TEMPORARY RELOCATION TO COMPLETE THE WORK AS SHOWN. CONTRACTOR TO STORE, PROTECT, AND REINSTALL THESE ITEMS UPON COMPLETION OF THE WORK. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR REMOVAL/REINSTALLATION OF THESE ITEMS.
4. THE CONTRACTOR SHALL PROTECT EXISTING TIE-BACKS DURING DEMOLITION.
5. THE CONTRACTOR SHALL LOCATE FUEL LINE PRIOR TO CONSTRUCTION AND COORDINATE WITH HARBOR MASTER FOR RELOCATION IF NECESSARY.
6. THE CONTRACTOR SHALL PROTECT THE HISTORIC SEAWALL DURING CONSTRUCTION AND DEMOLITION.

## CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES.
2. CONTRACTOR SHALL VISUALLY INSPECT INTERIOR AND EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, STAINS, SPLASHED MATERIAL, PAINT DROPPINGS AND OTHER FOREIGN MATTER PRIOR TO COMPLETION OF THE WORK.

## BID ITEMS

1. PAYMENT FOR ALL INCIDENTALS IS TO BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.
2. COST FOR REMOVAL AND DISPOSAL OF VARIOUS MATERIALS, WHERE REQUIRED, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.
3. CONTRACTOR SHALL REQUEST FIRE HYDRANT METER WITH BACK FLOW PREVENTER FROM CITY AND MONITOR WATER USAGE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THEIR OWN ELECTRICAL POWER AND RESTROOMS DURING CONSTRUCTION. CONTRACTOR SHALL REQUEST AN ALLOWANCE FOR PARKING AND WATER FROM THE CITY.

## GEOTECH

1. SOIL PROFILES AND FOUNDATION DESIGN RECOMMENDATIONS WERE OBTAINED FROM THE "GEOTECHNICAL EXPLORATION AND EVALUATION REPORT" PREPARED BY CSI GEO INCORPORATED, DATED APRIL 29, 2021. (CSI GEO PROJECT NO.: 71-21-145-07).

## SURVEY

1. SURVEY OF THE PROJECT LOCATION WAS PREPARED BY GEOMATICS CORPORATION, DATED JANUARY 8, 2021. (GEOMATICS CORP. PROJECT NO.: 20-3100)

## DESIGN LOADING

| | |
|---|---|
| SURCHARGE | 250PSF |
| FUEL PAD LOADING LIMIT | 80,000 LB. |

Angelina Fairchild

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| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

GENERAL NOTES (1 OF 2)

SHEET NUMBER
G-02

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## SUBMITTALS REQUIRING ENGINEER INPUT BY DELEGATED (SPECIALTY) ENGINEER

1. DELEGATED ENGINEER:

   A. DEFINITION – A FLORIDA PROFESSIONAL ENGINEER WHO UNDERTAKES A SPECIALTY SERVICE AND PROVIDES SERVICES OR CREATIVE WORK (DELEGATED ENGINEERING DOCUMENT) REGARDING A PORTION OF THE ENGINEERING PROJECT. THE DELEGATED ENGINEER IS THE ENGINEER OF RECORD FOR THAT PORTION OF THE ENGINEERING PROJECT.
   B. SHALL BE: (1) AN INDEPENDENT CONSULTANT, (2) AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR OR CONTRACTOR, SO LONG AS THE ENGINEER ACTS AS AN INDEPENDENT CONSULTANT OR THROUGH A DULY QUALIFIED ENGINEERING CORPORATION, OR (3) AN EMPLOYEE OR OFFICER OF A FABRICATOR OR CONTRACTOR, SO LONG AS THE ENGINEER ACTS AS AN INDEPENDENT CONSULTANT OR THROUGH A DULY QUALIFIED ENGINEERING CORPORATION.

2. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD–CARRYING ITEMS AND CUSTOM FABRICATED ITEMS WHICH ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.

3. AS A MINIMUM, THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A DELEGATED ENGINEER:

   A. PRECAST COQUINA PANELS
   B. ALUMINUM GATE SYSTEM

4. FOR EACH CATEGORY OF SUBMITTALS REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE, THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE CONTRACT DOCUMENTS."

5. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCTS UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.

6. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. THE ENGINEER WILL RETAIN 2 SIGNED AND SEALED PRINTS FOR HIS RECORDS.

7. CALCULATIONS ARE THE SOLE RESPONSIBILITY OF THE DELEGATED ENGINEER. CALCULATIONS ARE SUBMITTED TO THE ENGINEER FOR HIS RECORDS.

8. CATALOG INFORMATION ON STANDARD PRODUCTS ( I.E. "CUT SHEETS" ) DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

9. REVIEW BY THE PROJECT ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:

   A. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   B. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   C. THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
   D. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.)

10. SUBMITTALS NOT MEETING THE ABOVE CRITERIA, OR SUBMITTED AFTER FABRICATION, WILL NOT BE REVIEWED.

## CONCRETE FINISHES:

1. PROPOSED SIDEWALK SHALL MATCH EXISTING SIDEWALK FINISH.
2. PROPOSED RAMP SHALL MATCH EXISTING RAMP FINISH.
3. PRECAST PANELS SHALL HAVE A COQUINA FINISH. FINISH SHALL BE COORDINATED WITH OWNER.

## ABBREVIATIONS

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| C.J. | CONTROL JOINT |
| CLR. | CLEAR |
| CONT. | CONTINUOUS |
| EA. | EACH |
| E.F. | EACH FACE |
| E.J. | EXPANSION JOINT |
| EL. | ELEVATION |
| E.W. | EACH WAY |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| O.C. | ON CENTER |
| PE.M | PREMOLDED EXPANSION JOINT MATERIAL |
| PL | PLATE |
| STD. | STANDARD |
| T.B. | TOP AND BOTTOM |
| TYP. | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| W.P. | WORK POINT |

## DESIGN CRITERIA

2020 FLORIDA BUILDING CODE
2018 AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS
8TH EDITION
ACI 318–14
FDOT STRUCTURES MANUAL, VOL. 1 STRUCTURE DESIGN GUIDELINES
ASCE 7–16

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| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

GENERAL NOTES (2 OF 2)

SHEET NUMBER
G-03

# CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

## GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD --- C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OF ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, EQUICKLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO CONSTRUCTIONS AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY CONFLICT ARISE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATION WITH SUNSHINE STATE ONE--CALL OF FLORIDA, ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR OR A VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE TO CONSTRUCTION MARKERS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE--FOOT (1 FT). DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY--EIGHT HOURS (48--HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62--555.314, F.A.C.)
25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

## GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS--OF--WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP--TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE--TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE WORK.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK REQUIRING INSPECTION SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK IN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M. OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30--INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30--INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS "FOSTER ADAPTERS" FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904--825--1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904--825--1044.

## NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON--SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS--BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

## AS--BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS--BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS--BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS--BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS--BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS--BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS--BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE (US FEET) SYSTEM AND SHALL INCLUDE A MINIMUM OF (4) FOUR (4) CONTROL POINTS. THE C.O.S.A. WILL NOT ACCEPT AS--BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS--BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS--BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

## POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C--900, DR--18, COLOR "BLUE" WITH PUSH--ON GASKETED JOINTS OR C--906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C--905, DR--25, COLOR "BLUE" WITH PUSH--ON GASKETED JOINTS OR C--906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL--TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62--555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND 62--555.320, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1--FOOT INSIDE RIGHT--OF--WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

## WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR--35 PVC PIPE CONFORMING TO ASTM D--3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR--26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D--1784, D--1785, AND D--2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL--WATER SEPARATORS.

## HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW--DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

## UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED--CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

## STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62--555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

"62--555.314 LO

# STORM WATER POLLUTION PREVENTION PLAN

## GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

## SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

## TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

## CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL DISPOSAL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

### STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FOOT SIZE NO. 1 COARSE AGGREGATE.

### EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE BRUSH MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND WHICH RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

## CONTROLS *(CONTINUED)*

### STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

## OTHER CONTROLS

### WASTE DISPOSAL:

**WASTE MATERIALS:**
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

**HAZARDOUS WASTE:**
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

**SANITARY WASTE:**
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

**OFFSITE VEHICLE TRACKING:**
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

## MAINTENANCE / INSPECTION PROCEDURES

### EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

### NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

## SPILL PREVENTION

### MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

**GENERAL:**

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

**HAZARDOUS PRODUCTS:**

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

### PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

**PETROLEUM PRODUCTS:**
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

**FERTILIZERS:**
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

**PAINTS:**
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

**CONCRETE TRUCKS:**
CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

### SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

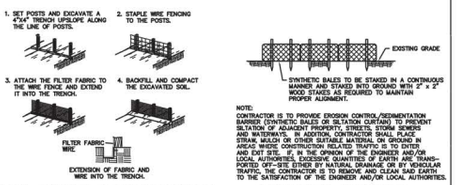
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

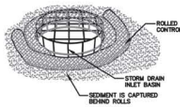


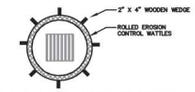

SILT FENCE CONSTRUCTION
N.T.S.



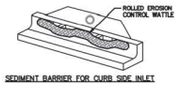

NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER CONSTRUCTION PRIOR TO LAND DISTURBANCE TO PREVENT EXCESS SEDIMENT FROM ENTERING ADJACENT PROPERTIES, STREETS, DRAINAGE AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER
N.T.S.

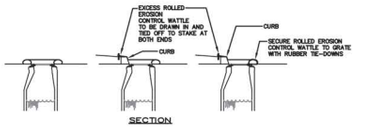


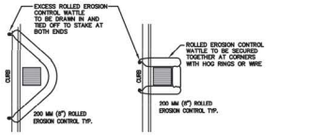

INLET PROTECTION FOR DROP INLETS OR MANHOLES




SEDIMENT BARRIER FOR CURB SIDE INLET




SECTION



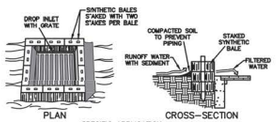

CATCHBASIN OPTION "A"
(TO BE USED UNLESS OPTION "B" IS NECESSARY DUE TO CONDITIONS)

CATCHBASIN OPTION "B"
(FOR USE IN TIGHTER AREAS, NARROW ROADS, ETC.)

PLAN

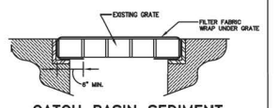
NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.




SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.

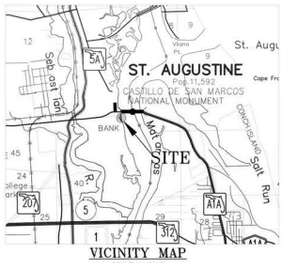



CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

| CITY OF ST. AUGUSTINE STORM WATER POLLUTION PREVENTION PLAN | REVISION DATE: | FEB 2017 |
|---|---|---|
| | NOT TO SCALE | N-2 |

C.O.S.A.

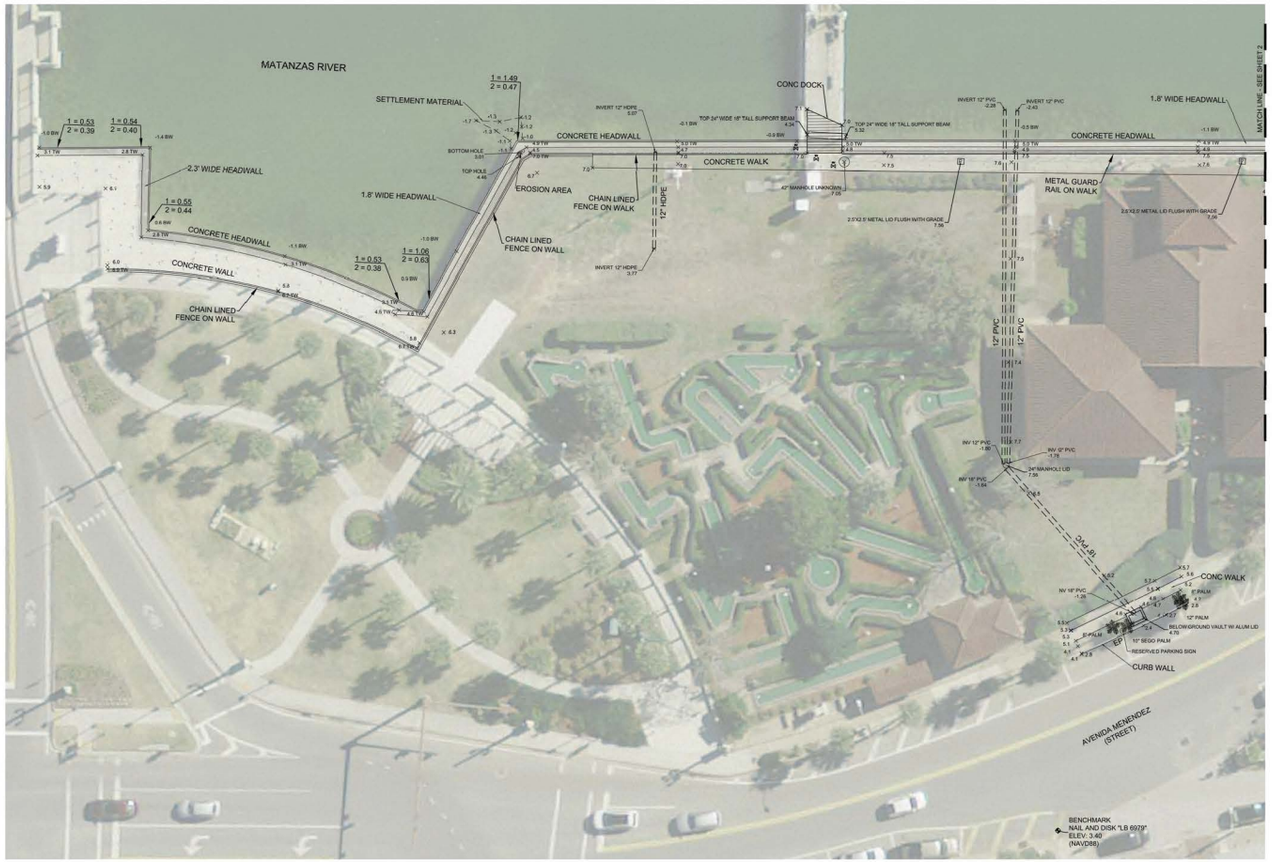
# MAP SHOWING TOPOGRAPHIC SURVEY OF AVENIDA MENENDEZ SEAWALL




VICINITY MAP
SCALE 1" = 5000'

TOPOGRAPHY SURVEY GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY
2. THIS IS A TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE FIELD SURVEY WAS PERFORMED ON 03/30/2021 AND RECORDED IN FIELD BOOK 18-16, PAGE(S) 21-22.
4. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE ("NOS") THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY ("NGS") (AND DESCRIBE THE BASIS OF BEARING)
6. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY ST JOHNS COUNTY UTILITY AUTHORITY ON BENCHMARK A ( 1/2" IRON PIPE AND CAP STAMPED "LB 6979" ) HAVING AN ELEVATION OF 4.44 FEET.
9. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
10. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FEATURES SUCH AS, BUT NOT LIMITED TO, FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
11. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
12. UTILITIES SHOWN PER PLANS AND/OR INFORMATION PROVIDED BY ST JOHNS COUNTY UTILITY AUTHORITY.
13. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
14. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
15. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE (EL 8 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0318J REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
16. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
17. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY (A3 PER THE CLIENT'S REQUEST) (I3 TO LOCATE TOPOGRAPHIC AND UPLAND FEATURES OUT TO THE EDGE OF PAVEMENT AND EDGE OF BUILDINGS, CROSS SECTIONS INTO THE WATERWAYS, TOGETHER WITH CROSS SECTIONS OUTSIDE OF THE AREA PROVIDED BY THE CONTRACTOR WHERE THERE ARE TWO EXISTING 12 INCH OUTFALLS IN THE MARINA. THE REMAINDER OF THE SEAWALL TO THE NORTH OF AREA PROVIDED BY THE CONTRACTOR TO SHOW JUST THE CMU WALL, SEA CAP, WET SEAWALL FACE, DOCK CONNECTION AND MUD LINE).
18. THE BOUNDARY LINES SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE INTENDED TO SHOW APPROXIMATE BOUNDARY LOCATION.
19. INFORMATION SHOWN HEREON ATTAINED FROM UNMANNED AERIAL SYSTEMS ACHIEVED THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY VERTICAL ACCURACY ASSESSMENT FOR 1 FOOT CONTOUR MAPPING HAVING A ROOT MEAN SQUARED ERROR OF 0.11 FEET.
20. GROUND FEATURES EXTRACTED FROM UNMANNED AERIAL SYSTEMS ACHIEVED A HORIZONTAL ACCURACY OF 0.21 FEET ACCORDING TO ACCURACY ASSESSMENT STANDARDS ESTABLISHED BY THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY.
21. AERIAL IMAGERY SHOWN HEREON WAS FLOWN ON OCTOBER, 19TH, 2016 AND HAS A RESOLUTION OF 0.21 FEET PER PIXEL.




GRAPHIC SCALE
0 20 30 40
1"=20'

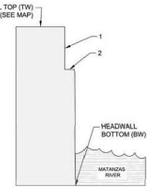
HATCH TABLE

CONCRETE
WALL / SEAWALL
GRAVEL
ADA MAT
DOCK

SYMBOL LEGEND

HACKBERRY TREE
PALM TREE
GAS MANHOLE
SINGLE POLE SIGN
MULTI POLE SIGN
FIRE HYDRANT
WATER METER
WATER VALVE
IRRIGATION VALVE
SEWER CLEANOUT
ELECTRIC METER
TELEPHONE RISER
LIGHT POLE
BOLLARD
BW BOTTOM WALL
TW TOP WALL
EP EDGE OF PAVEMENT

HEADWALL DETAIL




Digitally signed by Russell D Flint
Date: 2021.04.28 13:27:24 -04'00'

Russell D. Flint, Florida PSM #7324 Not Valid Without The Signature And Original Raised Seal Of A Florida Licensed Surveyor & Mapper

*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2


GEOMATICS CORP.
SURVEYING—MAPPING—GPS
2804 N. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 PHONE (904) 824-3066 FAX (904) 824-3705
LICENSED BUSINESS


| | |
|---|---|
| PROJECT NO: | 21-3304 |
| SURVEY DATE: | 03/30/21 |
| CHECKED BY: | RDF |
| DRAWN BY: | JD |
| FIELD WORK: | SB |
| FB: 18-16 | PG.: 21-22 |
| PAGE: 1 | OF 2 |

PROJECT NO: 21-3304

# MAP SHOWING TOPOGRAPHIC SURVEY OF AVENIDA MENENDEZ SEAWALL

GRAPHIC SCALE

0 10 20 30 40

1"=20'

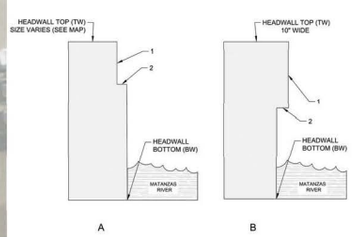
HATCH TABLE

- CONCRETE
- WALL / SEAWALL
- GRAVEL
- ADA MAT
- DOCK

SYMBOL LEGEND

- HACKBERRY TREE
- PALM TREE
- GAS MANHOLE
- SINGLE POLE SIGN
- MULTI POLE SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- SEWER CLEANOUT
- ELECTRIC METER
- TELEPHONE RISER
- LIGHT POLE
- BOLLARD
- BW BOTTOM WALL
- TW TOP WALL
- EP EDGE OF PAVEMENT

HEADWALL DETAIL




PAGE 2 OF 2

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ST AUGUSTINE, FL 32084 PHONE (904) 824-3098 FAX (904) 824-3793
LICENSED BUSINESS
GEOMATICS CORP. CERTIFICATE OF AUTHORIZATION #6979
FLORIDA FIRM NORTH CAROLINA FIRM #P0762


PROJECT NO: 21-3304

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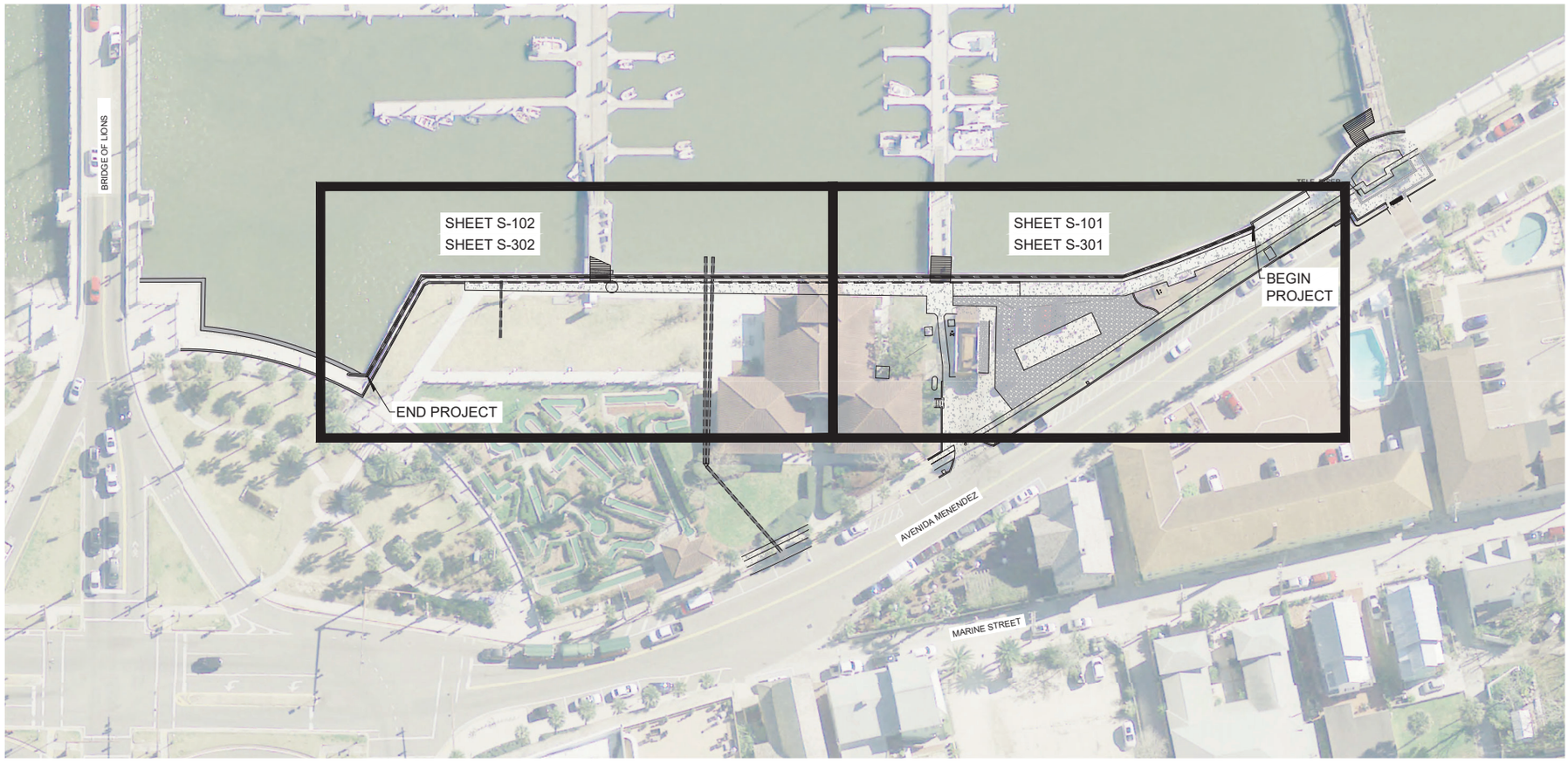


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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
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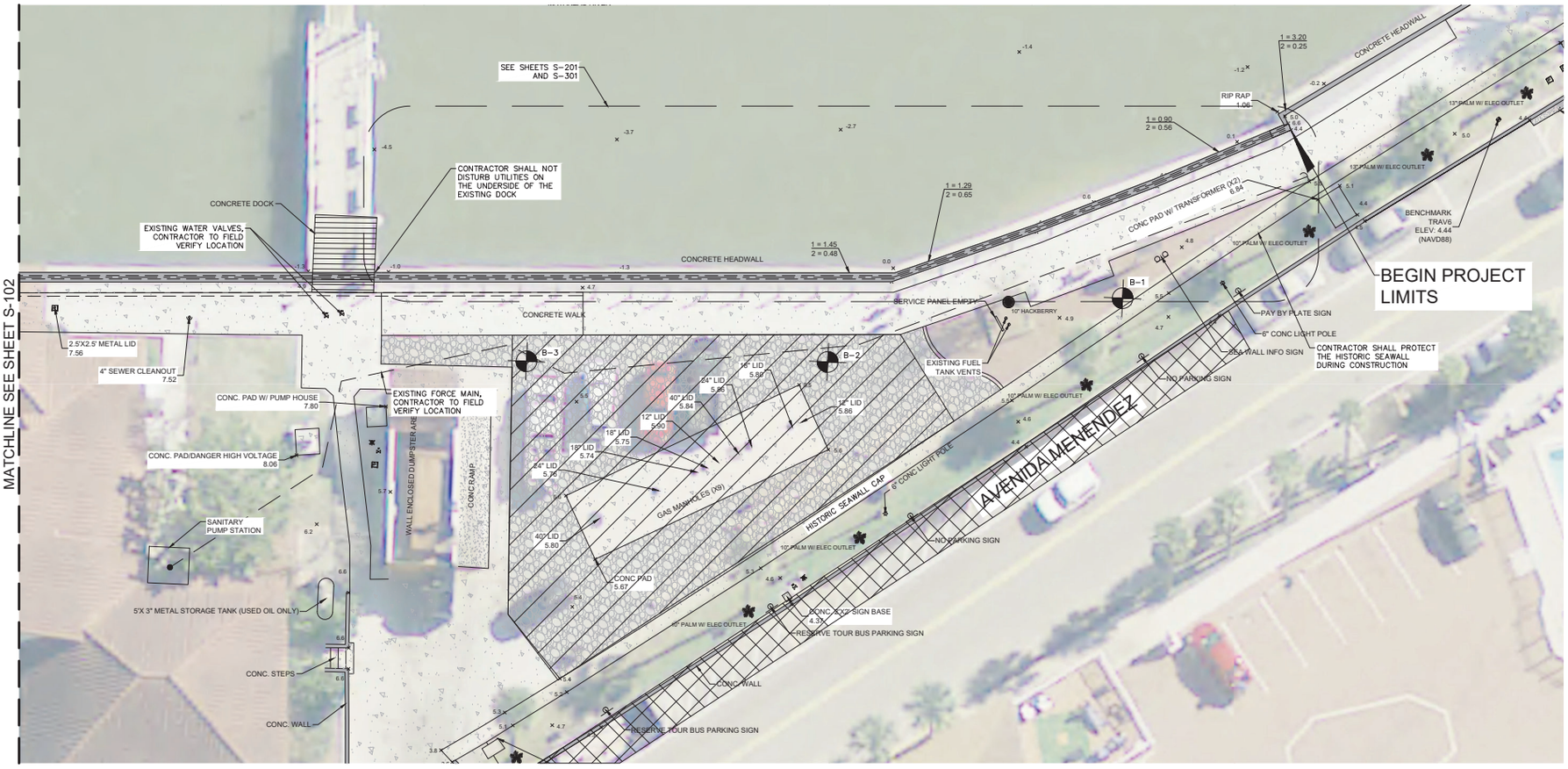
# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

## KEY SHEET

SHEET NUMBER
S-100




CONTRACTOR ACCESS AND STAGING LEGEND:

APPROXIMATE LIMITS OF ONSITE ACCESS AND STORAGE AREA. CONTRACTOR SHALL COORDINATE USE OF THIS AREA WITH HARBORMASTER TO AVOID CONFLICTS WITH FUEL DELIVERIES, MARINA ACTIVITIES, AND WASTE PICKUP OPERATIONS.

APPROXIMATE LIMITS OF CITY RESTRICTED DROP OFF AREA. CONTRACTOR MAY COORDINATE TEMPORARY USE OF THIS AREA WITH CITY.

LEGEND:

SPOT ELEVATION

RELATIVE BORING LOCATION

NOTE:

1. KNOWN UTILITIES ARE SHOWN ABOVE (SEE SURVEY SHEETS FOR ADDITIONAL INFORMATION).

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# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR

CITY OF ST. AUGUSTINE

ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL

ANGELINA G. FAIRCHILD

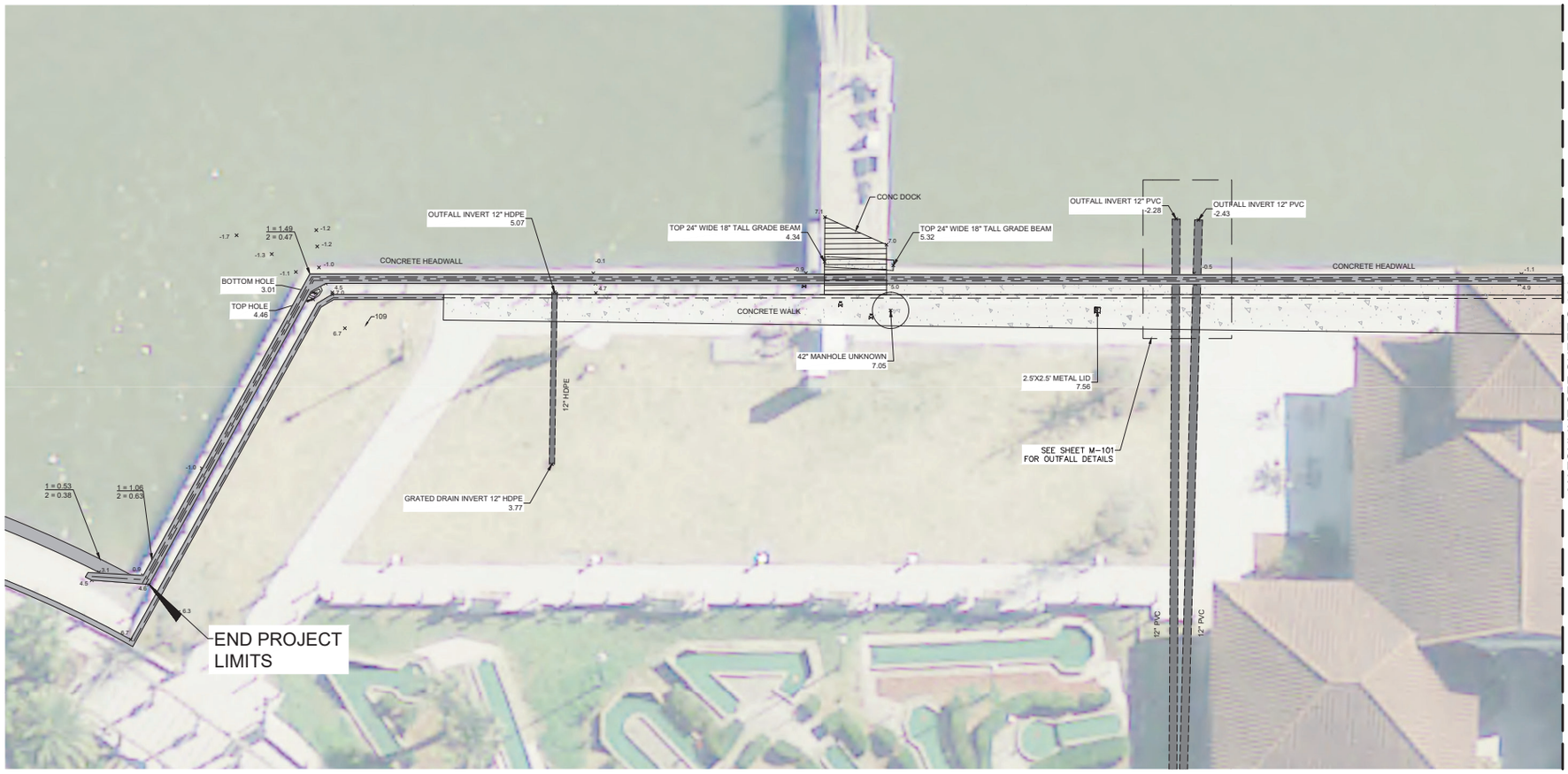
FLORIDA LICENSE NUMBER 43958

DATE: _____

## SITE PLAN (1 OF 2)

SHEET NUMBER

S-101




LEGEND:

x 3.7 SPOT ELEVATION

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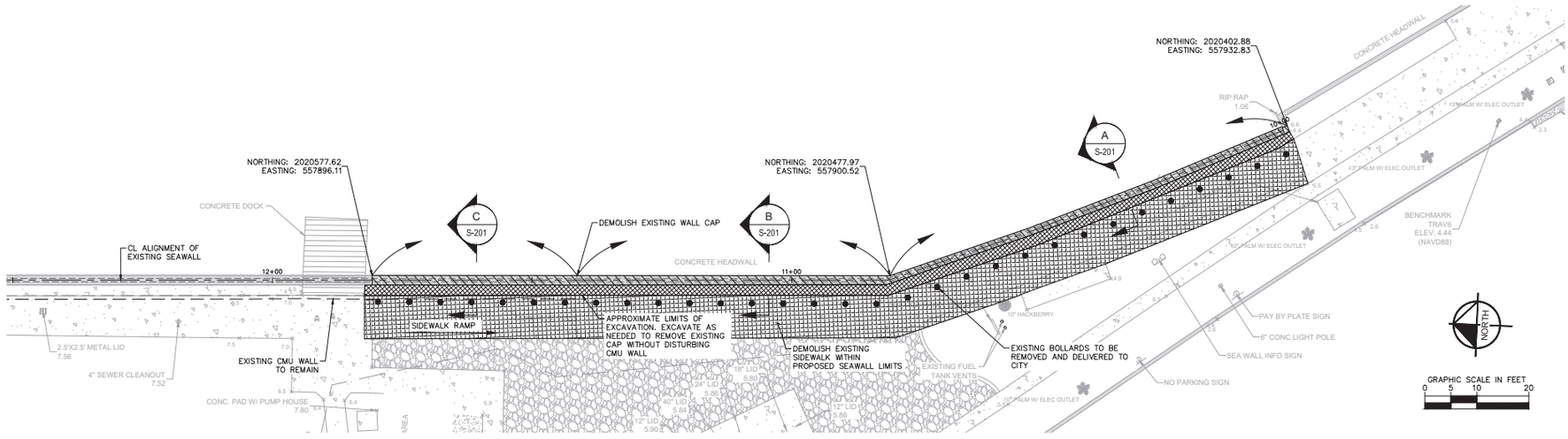
# AVENIDA MENENDEZ SEAWALL REHABILITATION

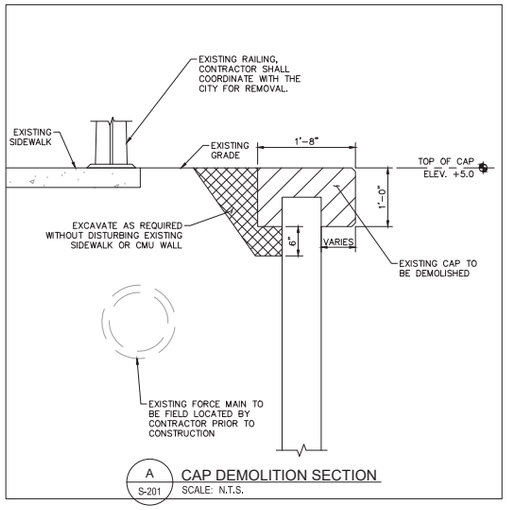
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

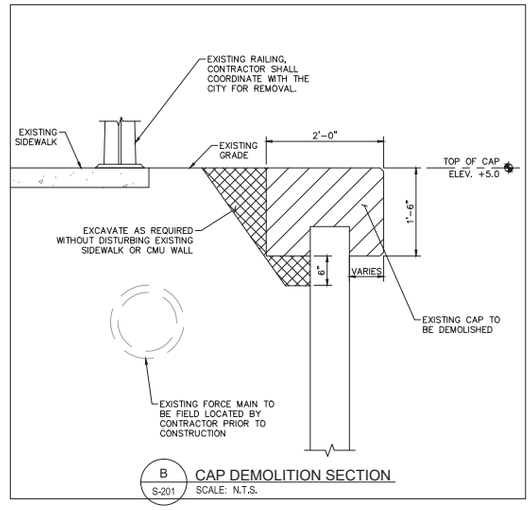
## SITE PLAN (2 OF 2)

SHEET NUMBER
S-102

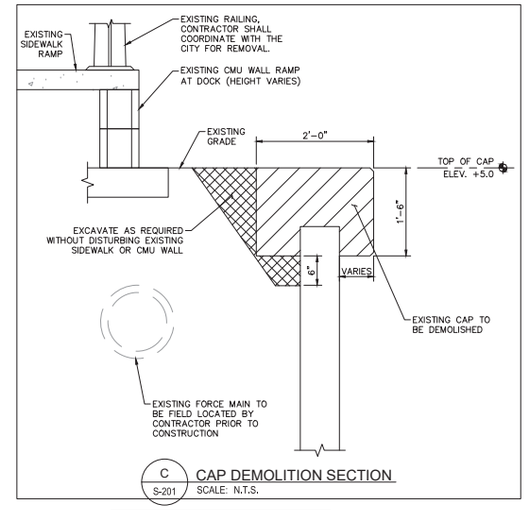



A S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.




B S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.




C S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.

NOTES:

1. THE CONTRACTOR SHALL LOCATE FUEL GAS LINE PRIOR TO CONSTRUCTION AND COORDINATE WITH THE HARBORMASTER FOR RELOCATION IF NECESSARY.

LEGEND:

- EXISTING CAP TO BE DEMOLISHED
- APPROXIMATE EXCAVATION AREA
- EXISTING SIDEWALK TO BE DEMOLISHED

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| KHA PROJECT | 045589005 |
| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

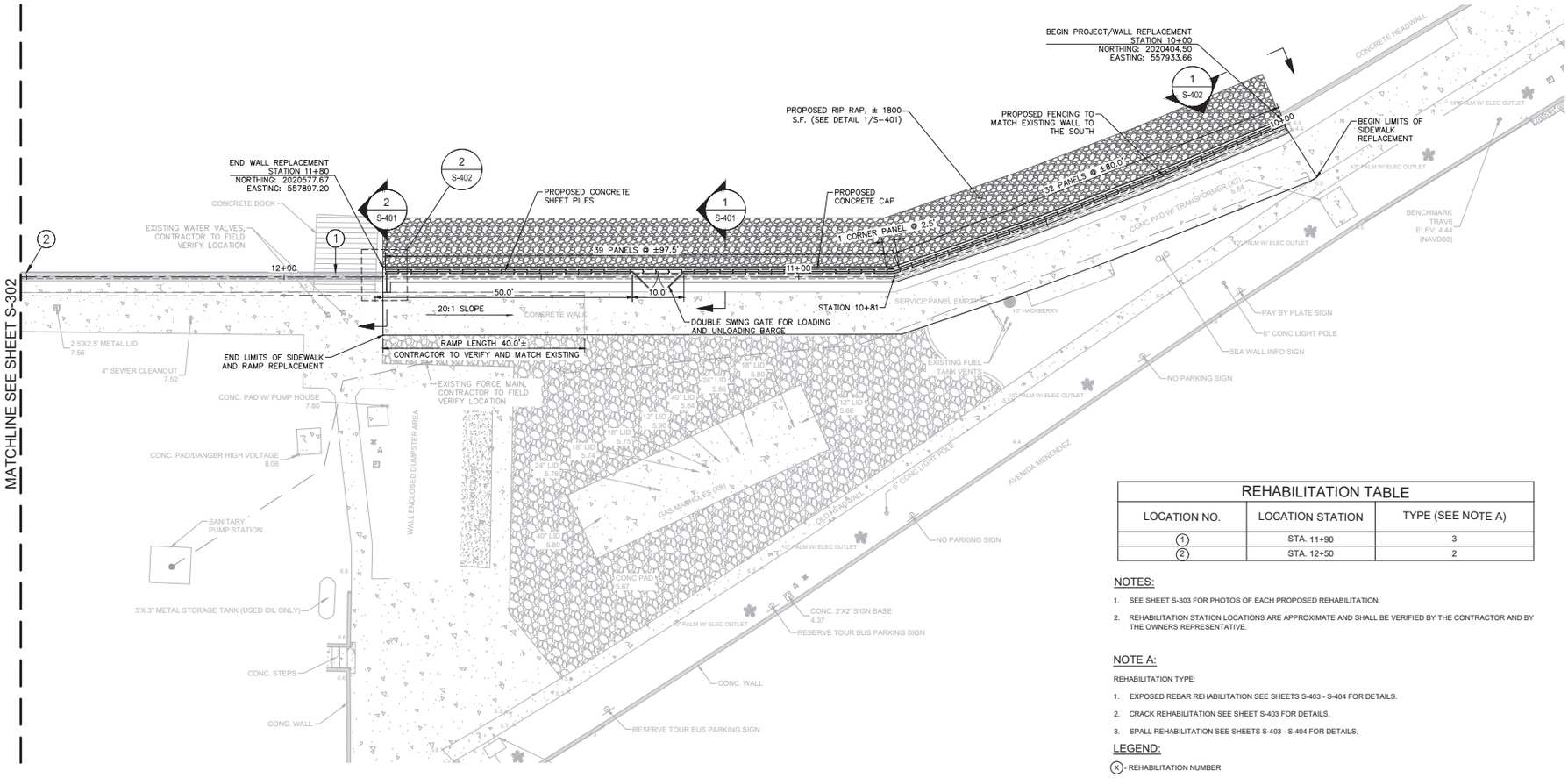
# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

## DEMOLITION PLAN

SHEET NUMBER
S-201




| REHABILITATION TABLE | | |
|---|---|---|
| LOCATION NO. | LOCATION STATION | TYPE (SEE NOTE A) |
| (1) | STA. 11+90 | 3 |
| (2) | STA. 12+50 | 2 |

NOTES:

1. SEE SHEET S-303 FOR PHOTOS OF EACH PROPOSED REHABILITATION.
2. REHABILITATION STATION LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR AND BY THE OWNERS REPRESENTATIVE.

NOTE A:

REHABILITATION TYPE:

1. EXPOSED REBAR REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.
2. CRACK REHABILITATION SEE SHEET S-403 FOR DETAILS.
3. SPALL REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.

LEGEND:

(X) - REHABILITATION NUMBER

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

REHABILITATION
INFORMATION PLAN (1 OF 2)

SHEET NUMBER
S-301

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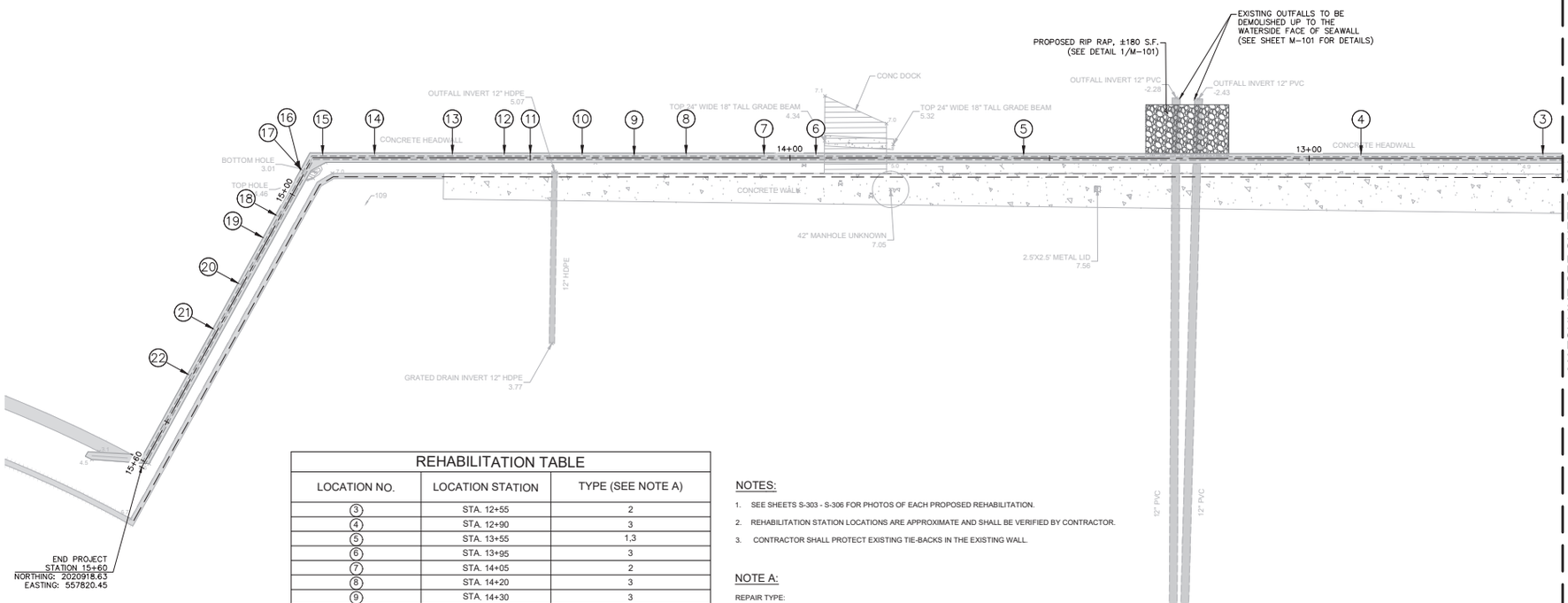


| REHABILITATION TABLE | | |
|---|---|---|
| LOCATION NO. | LOCATION STATION | TYPE (SEE NOTE A) |
| (3) | STA. 12+55 | 2 |
| (4) | STA. 12+90 | 3 |
| (5) | STA. 13+55 | 1,3 |
| (6) | STA. 13+95 | 3 |
| (7) | STA. 14+05 | 2 |
| (8) | STA. 14+20 | 3 |
| (9) | STA. 14+30 | 3 |
| (10) | STA. 14+40 | 1 |
| (11) | STA. 14+50 | 2 |
| (12) | STA. 14+55 | 1 |
| (13) | STA. 14+65 | 1,3 |
| (14) | STA. 14+80 | 1,3 |
| (15) | STA. 14+90 | 4 |
| (16) | STA. 14+95 | 3 |
| (17) | STA. 14+95 | 1 |
| (18) | STA. 15+05 | 2 |
| (19) | STA. 15+10 | 3 |
| (20) | STA. 15+20 | 1 |
| (21) | STA. 15+30 | 1 |
| (22) | STA. 15+40 | 1 |

NOTES:

1. SEE SHEETS S-303 - S-306 FOR PHOTOS OF EACH PROPOSED REHABILITATION.
2. REHABILITATION STATION LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR SHALL PROTECT EXISTING TIE-BACKS IN THE EXISTING WALL.

NOTE A:

REPAIR TYPE:

1. EXPOSED REBAR REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.
2. CRACK REHABILITATION SEE SHEET S-403 FOR DETAILS.
3. SPALL REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS
4. EROSION REHABILITATION SEE SHEET S-404 FOR DETAILS

LEGEND:

(X) - REHABILITATION NUMBER

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GRAPHIC SCALE IN FEET
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AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

REHABILITATION
INFORMATION PLAN (2 OF 2)

SHEET NUMBER
S-302

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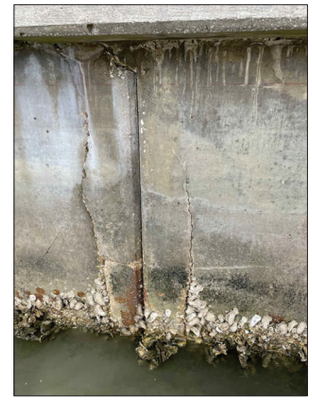
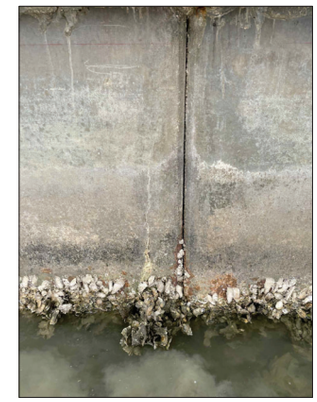
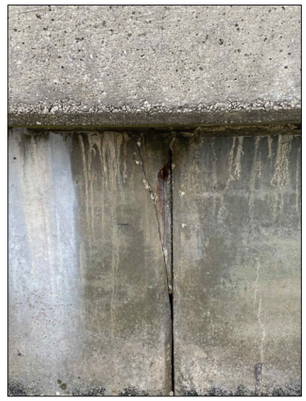
1 / S-303 STA. 11+90
SCALE: N.T.S.



2 / S-303 STA. 12+50
SCALE: N.T.S.



3 / S-303 STA. 12+55
SCALE: N.T.S.



4 / S-303 STA. 12+90
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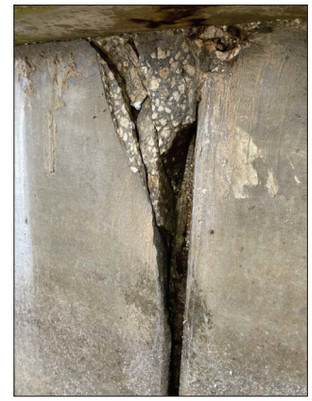

5 / S-303 STA. 13+55
SCALE: N.T.S.

6 / S-303 STA. 13+95
SCALE: N.T.S.

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GENERAL CONDITION PHOTOS (1 OF 4)

SHEET NUMBER
S-303

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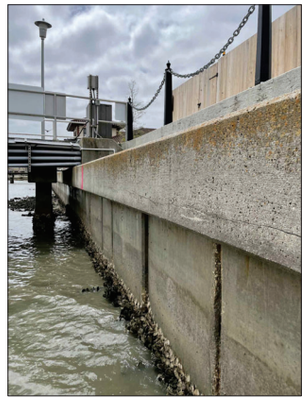
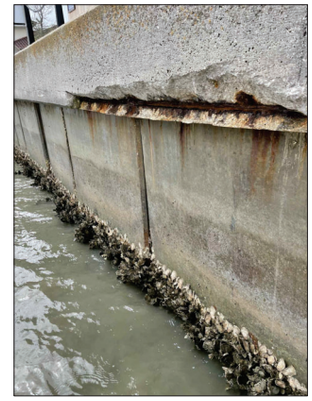
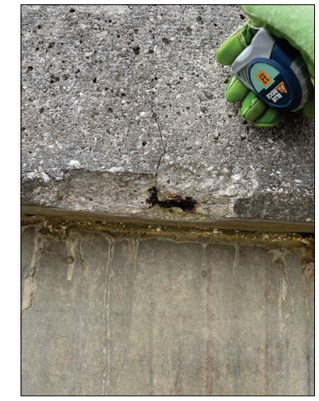


7 S-304 STA. 14+05
SCALE: N.T.S.

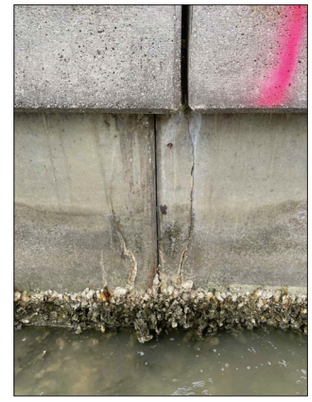


8 S-304 STA. 14+20
SCALE: N.T.S.



9 S-304 STA. 14+30
SCALE: N.T.S.

10 S-304 STA. 14+40
SCALE: N.T.S.



11 S-304 STA. 14+50
SCALE: N.T.S.

12 S-304 STA. 14+55
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GENERAL CONDITION PHOTOS (2 OF 4)

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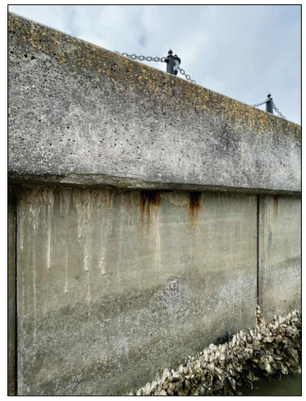
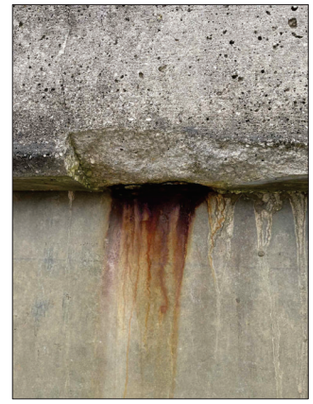
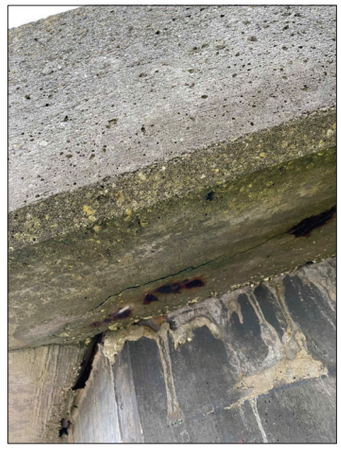


13 S-305 STA. 14+65
SCALE: N.T.S.



14 S-305 STA. 14+80
SCALE: N.T.S.

15 S-305 STA. 14+90
SCALE: N.T.S.



16 S-305 STA. 14+95
SCALE: N.T.S.

17 S-305 STA. 14+95
SCALE: N.T.S.

18 S-305 STA. 15+05
SCALE: N.T.S.

Angelina Fairchild

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ANGELINA G. FAIRCHILD
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GENERAL CONDITION PHOTOS (3 OF 4)

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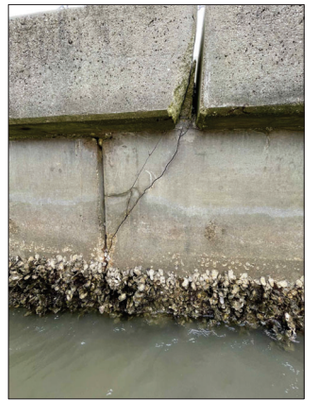
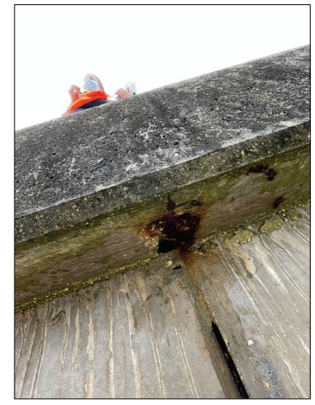


19 / S-306 STA. 15+10
SCALE: N.T.S.



20 / S-306 STA. 15+20
SCALE: N.T.S.

21 / S-306 STA. 15+30
SCALE: N.T.S.

22 / S-306 STA. 15+40
SCALE: N.T.S.

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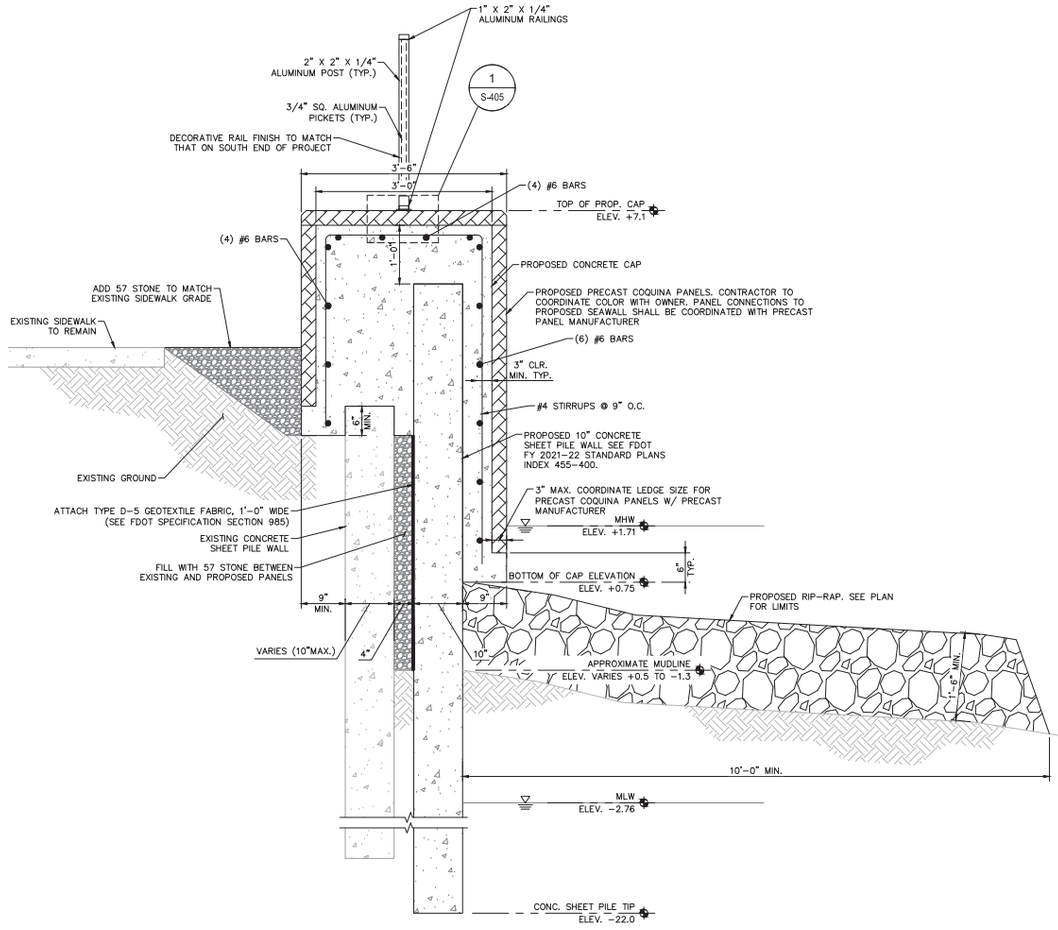
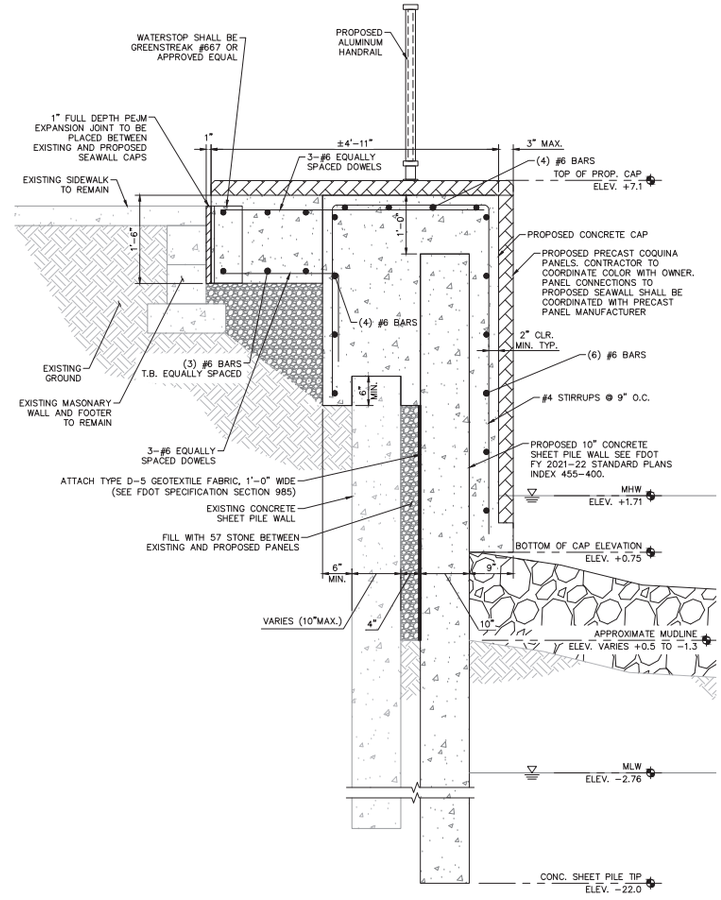
# GENERAL CONDITION PHOTOS (4 OF 4)

SHEET NUMBER
S-306




1 S-401 TYPICAL PROPOSED SEAWALL SECTION
SCALE: N.T.S.




2 S-401 PROPOSED SEAWALL SECTION @ WIDENING (DOCK)
SCALE: N.T.S.

NOTE:

1. SECTION AT SOUTHERN DOCK SIMILAR, WITH ELEVATED EXISTING SIDEWALK.

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PROPOSED SEAWALL SECTION

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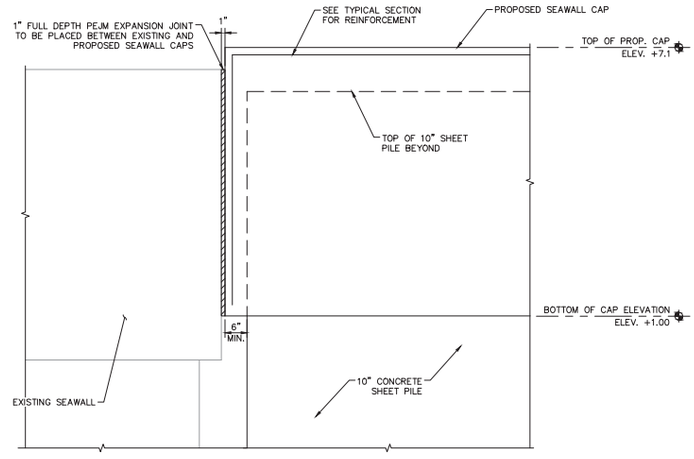
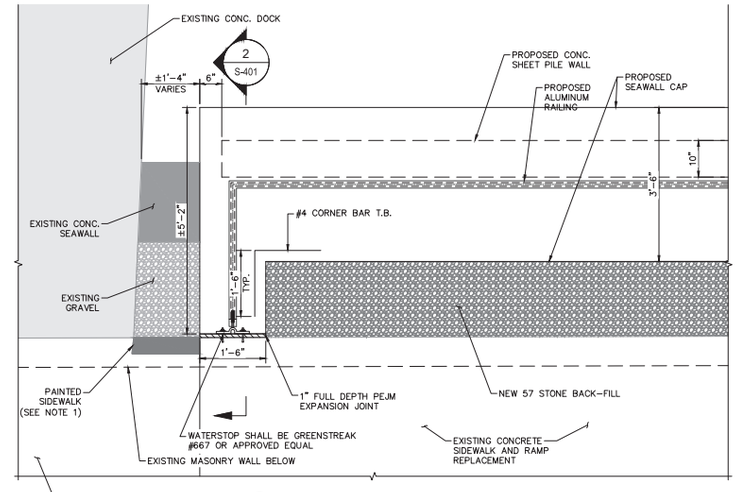


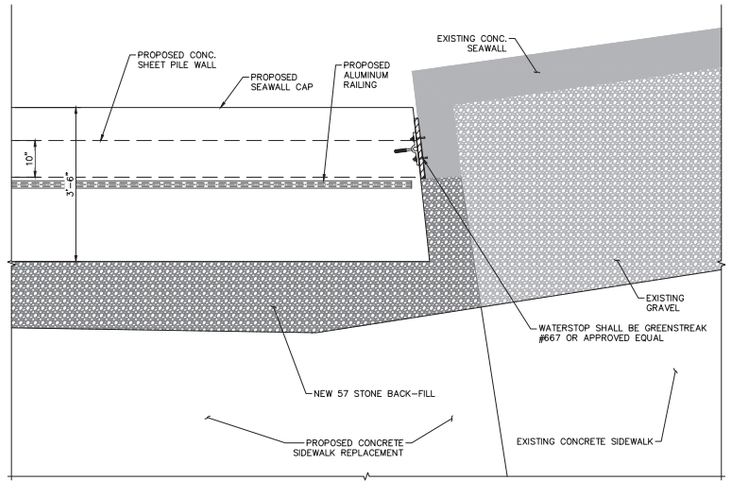

1 S-402 SOUTH END SEAWALL CAP TIE-IN ELEVATION
SCALE: N.T.S.




2 S-402 NORTH END SEAWALL CAP TIE-IN PLAN VIEW (DOCK)
SCALE: N.T.S.

NOTE:

1. SIDEWALK PAINT COLOR AND LOCATION SHALL BE COORDINATED WITH THE HARBORMASTER BEFORE APPLICATION.




3 S-402 SOUTH END SEAWALL CAP TIE-IN PLAN VIEW
SCALE: N.T.S.

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RETAINING WALL CONNECTION DETAILS

SHEET NUMBER
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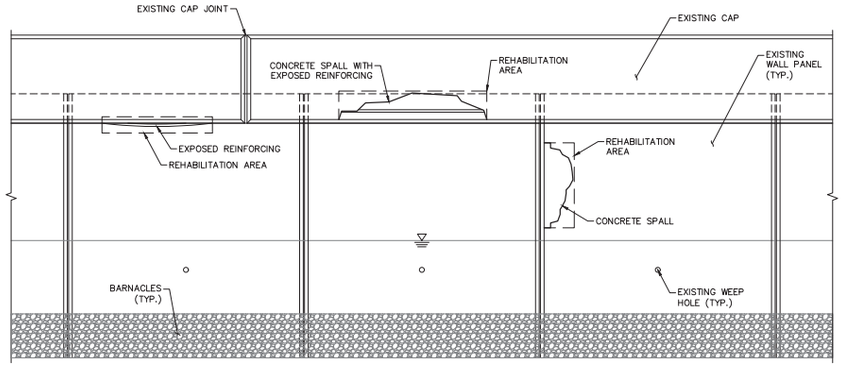
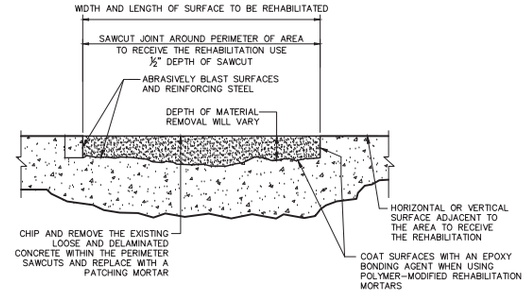



1 S-403 SEAWALL REHABILITATION ELEVATION VIEW
SCALE: N.T.S.




2 S-403 SPALL CONCRETE REHABILITATION DETAIL
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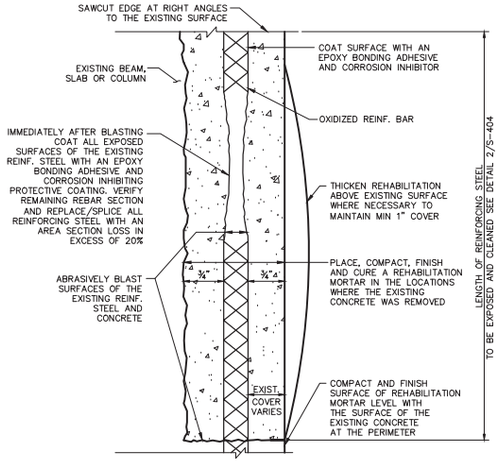
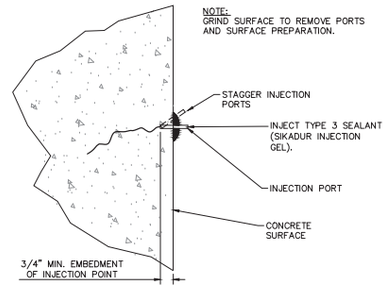



3 S-403 EXPOSED REINFORCING REHABILITATION DETAIL
SCALE: N.T.S.




CONCRETE CRACK REHABILITATION NOTES:

1. CRACK REHABILITATION LOCATIONS ARE SHOWN ON THE REHABILITATION IDENTIFICATION PLAN SHEETS. CRACK REHABILITATION WORK SHALL BE COMPLETED AFTER NEW CONCRETE HAS REACHED INITIAL SET. CRACK REHABILITATIONS SHALL BE APPLIED TO CRACKS BETWEEN $\frac{1}{16}$" AND $\frac{1}{4}$" WIDE. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CRACKS EXCEEDING $\frac{1}{4}$" WIDE.
2. ALL CRACKS SHALL BE EPOXY INJECTED.
3. SURFACE PREPARATION: CLEAN THE INTERIORS OF THE CRACKS WITH AIR UNDER SUFFICIENT PRESSURE TO REMOVE LOOSE MATERIALS ENTRAPPED WITHIN THE CRACK INCLUDING EFFLORESCENCE. IF ANY PORTION OF THE EXISTING CONCRETE WALLS SPALL AS A RESULT OF SURFACE PREPARATION FOR THE CRACK REHABILITATIONS, THE CONTRACTOR SHALL REHABILITATE THE SPALL IN ACCORDANCE WITH THE CONCRETE SPALL REHABILITATION NOTES AND DETAILS.
4. MATERIAL: EPOXY FOR CRACK INJECTION SHALL BE SIKADUR CRACK WELD OR APPROVED EQUAL. EPOXY SHALL BE INJECTED/INSTALLED IN ACCORDANCE WITH THE EPOXY MANUFACTURER'S INSTRUCTIONS.
5. CLEANING AFTER EPOXY INJECTION: CLEAN CONCRETE SURFACE AREAS OF EXCESS EPOXY MATERIALS AND INJECTION PORTS AFTER COMPLETING THE EPOXY INJECTION WORK. CLEAN IN A MANNER WHICH WILL NOT DAMAGE THE CONCRETE. CLEAN EXCESS MATERIALS SO THAT NO EPOXY MATERIAL OR INJECTION PORTS EXTEND BEYOND THE PLANE SURFACE OF THE CONCRETE.

4 S-403 CONCRETE WALL CRACK REHABILITATION DETAIL
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| CHECKED BY | AGF |

# AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR

CITY OF ST. AUGUSTINE

ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL

ANGELINA G. FAIRCHILD

FLORIDA LICENSE NUMBER 43958

DATE: ____

## DETAIL SHEET (1 OF 3)

SHEET NUMBER

S-403

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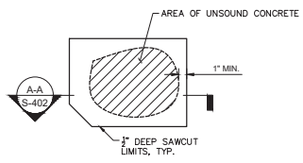
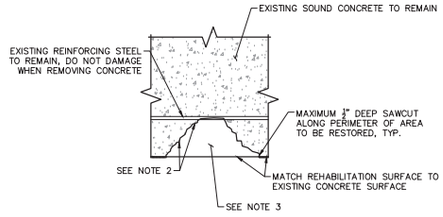



SPALL REHABILITATION

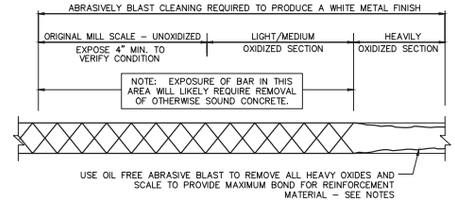



SPALL REHABILITATION SECTION A–A

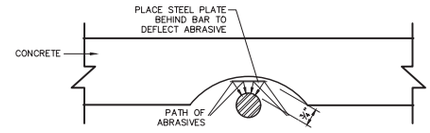
CONCRETE SPALL REHABILITATION NOTES:

1. SPALL REHABILITATION AREAS ARE SHOWN ON THE REHABILITATION IDENTIFICATION PLAN SHEETS. SPALL REHABILITATION WORK SHALL BE COMPLETED AFTER NEW CONCRETE HAS REACHED INITIAL SET.
2. SURFACE PREPARATION: IN THE AREAS SHOWN ON THE PLANS, REMOVE DETERIORATED CONCRETE TO SOUND MATERIAL BY SCARIFICATION OR BY CHIPPING WITH LIGHT DUTY PNEUMATIC OR ELECTRIC CHIPPERS 15LBS OR LESS. PROVIDE AN AGGREGATE–FRACTURED SURFACE WITH A MINIMUM SURFACE PROFILE AMPLITUDE OF ¼ INCH. BLAST CLEAN ALL REINFORCING BARS EXPOSED AFTER CONCRETE REMOVAL IN ACCORDANCE WITH SSPC SP–10 'NEAR–WHITE BLAST CLEANING.' BLAST CLEAN EXISTING CONCRETE SURFACES THAT WILL BE IN CONTACT WITH FRESHLY PLACED REHABILITATION MATERIAL AND CLEAN TO REMOVE LOOSE MATERIAL AND DUST IMMEDIATELY BEFORE APPLICATION OF REHABILITATION MATERIAL.
3. MATERIAL: CONCRETE REHABILITATION MATERIAL SHALL BE SIKACRETE 211 OR APPROVED EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. PLACING AND FINISHING: A CONCRETE BONDING AGENT, COMPATIBLE WITH THE REHABILITATION MATERIAL, WILL BE APPLIED TO THE EXPOSED REINFORCING STEEL BEFORE THE PLACEMENT OF NEW REHABILITATION MATERIAL, AND, IF RECOMMENDED BY THE MATERIAL MANUFACTURER, TO THE EXISTING CONCRETE. THE COMPOUND WILL BE APPLIED AND CURED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. THE BONDING AGENT WILL CONTAIN CORROSION INHIBITORS. FORM AREA TO BE REHABILITATIONED TO ORIGINAL NEAT LINES. APPLY FORM RELEASE AGENT, COMPATIBLE TO THE REHABILITATION MATERIAL, TO THE INTERIOR SURFACES OF FORM. MATCH REHABILITATION SURFACE TO SURROUNDING CONCRETE SURFACES. CURE AS REQUIRED TO PREVENT SHRINKAGE CRACKING.

1 S-404 CONCRETE SPALL (WITH EXPOSED REINFORCEMENT) REHABILITATION DETAIL
SCALE: N.T.S.

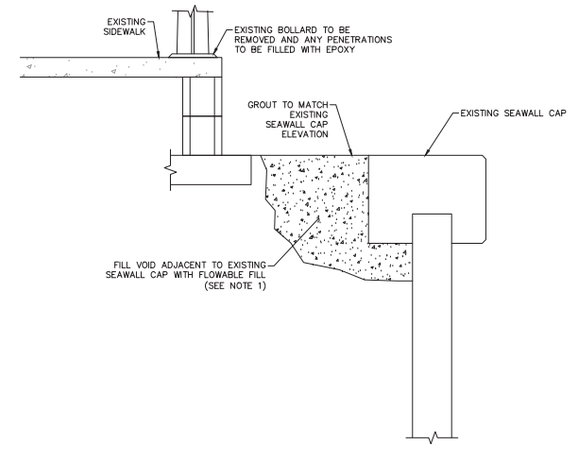



LIMITS OF REINFORCMENT CLEANING




CLEANING OF FAR SIDE OF REINFORCING BAR

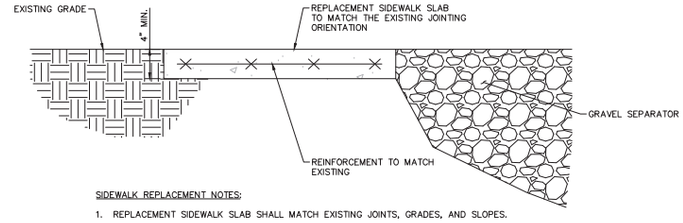
2 S-403 REINFORCING CLEANING DETAIL
SCALE: N.T.S.




VOID REHABILITATION NOTES:

1. FLOWABLE FLOW SHALL BE NON–SHRINK GROUT IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 934.
2. CONTRACTOR SHALL DETERMINE POINT OF SOIL MIGRATION AND EXCAVATE 6" BELOW THE MIGRATION LOCATION.
3. FILTER FABRIC SHALL BE PLACED AT THE MIGRATION LOCATION THEN FLOWABLE FILL SHALL BE PLACED.

3 S-404 VOID REHABILITATION DETAIL
SCALE: N.T.S.




SIDEWALK REPLACEMENT NOTES:

1. REPLACEMENT SIDEWALK SLAB SHALL MATCH EXISTING JOINTS, GRADES, AND SLOPES.
2. DISTURBED SOIL SHALL BE COMPACTED UNDERNEATH THE REPAIRED SIDEWALK SLAB.

4 S-404 SIDEWALK REPLACEMENT DETAIL
SCALE: N.T.S.

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904–828–3900
WWW.KIMLEY–HORN.COM REGISTRY NO. 35106

| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: ____

DETAIL SHEET (2 OF 3)

SHEET NUMBER
S-404

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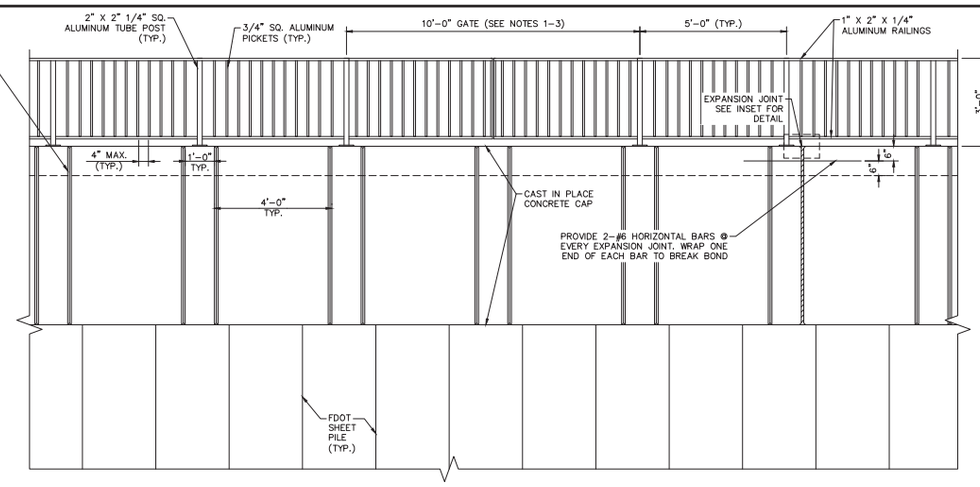
CAP JOINTING CRITERA:

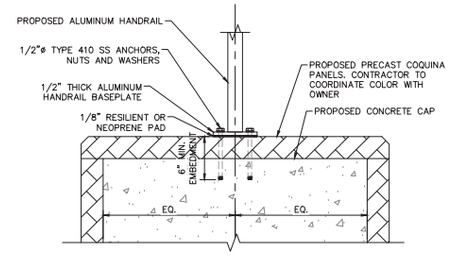
1. ARCHITECTURAL JOINTS SHALL BE PLACED IN LINE WITH THE SIDEWALK JOINT SPACING.
2. EXPANSION JOINTS IN THE CONCRETE CAP SHALL BE PLACED AT 100'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
3. EXPANSION JOINT IN THE CONCRETE CAP SHALL BE LOCATED A MINIMUM OF 25'-0" FROM WALL TURNING POINT.
4. CONTROL JOINTS IN CONCRETE CAP SHALL BE SPACED AT 25'-0" AND SHALL COINCIDE WITH W/ ARCHITECTURAL JOINTS WHERE POSSIBLE..
5. STIRRUPS SHALL BE LOCATED 4" ON EITHER SIDE OF ALL CONTROL JOINTS AND EXPANSION JOINTS.

GATE NOTES:

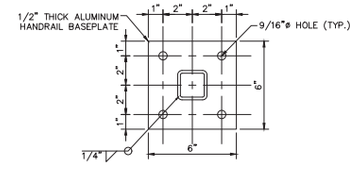
1. THE GATE SYSTEM SHALL BE THE ALAMO #400 ALUMINUM DOUBLE SWING GATE OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE GATE SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS.
3. THE GATE SYSTEM FINISH SHALL MATCH WITH THE PROPOSED HANDRAIL.



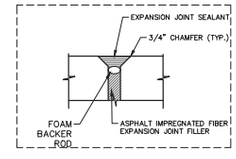

1 S-405 CAP JOINTING DETAILS
SCALE: N.T.S.



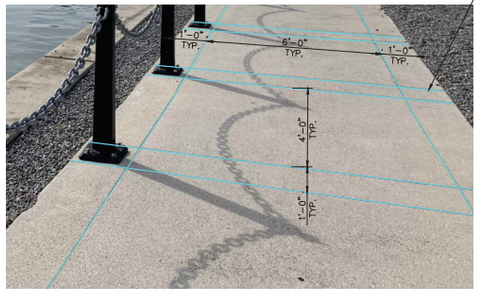

4 S-405 HANDRAIL BASE ELEVATION
SCALE: N.T.S.



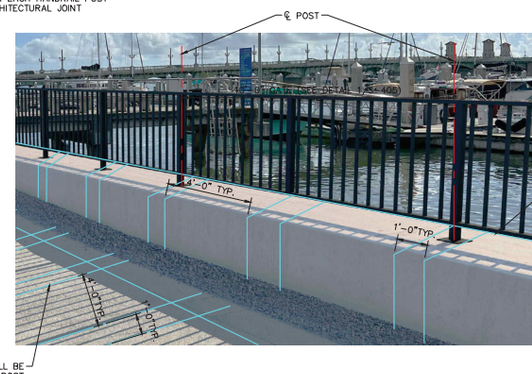

5 S-405 HANDRAIL BASEPLATE DETAIL
SCALE: N.T.S.




EXPANSION JOINT INSET




2 S-405 ILLUSTRATION OF SIDEWALK JOINT SPACING
SCALE: N.T.S.




LEGEND:
PROPOSED ARCHITECTURAL JOINT LOCATIONS

3 S-405 RENDERING OF PRECAST CAP JOINT SPACING
SCALE: N.T.S.

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| | |
|---|---|
| KHA PROJECT | 045589005 |
| DATE | MAY 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | GNH |
| DRAWN BY | ALB |
| CHECKED BY | AGF |

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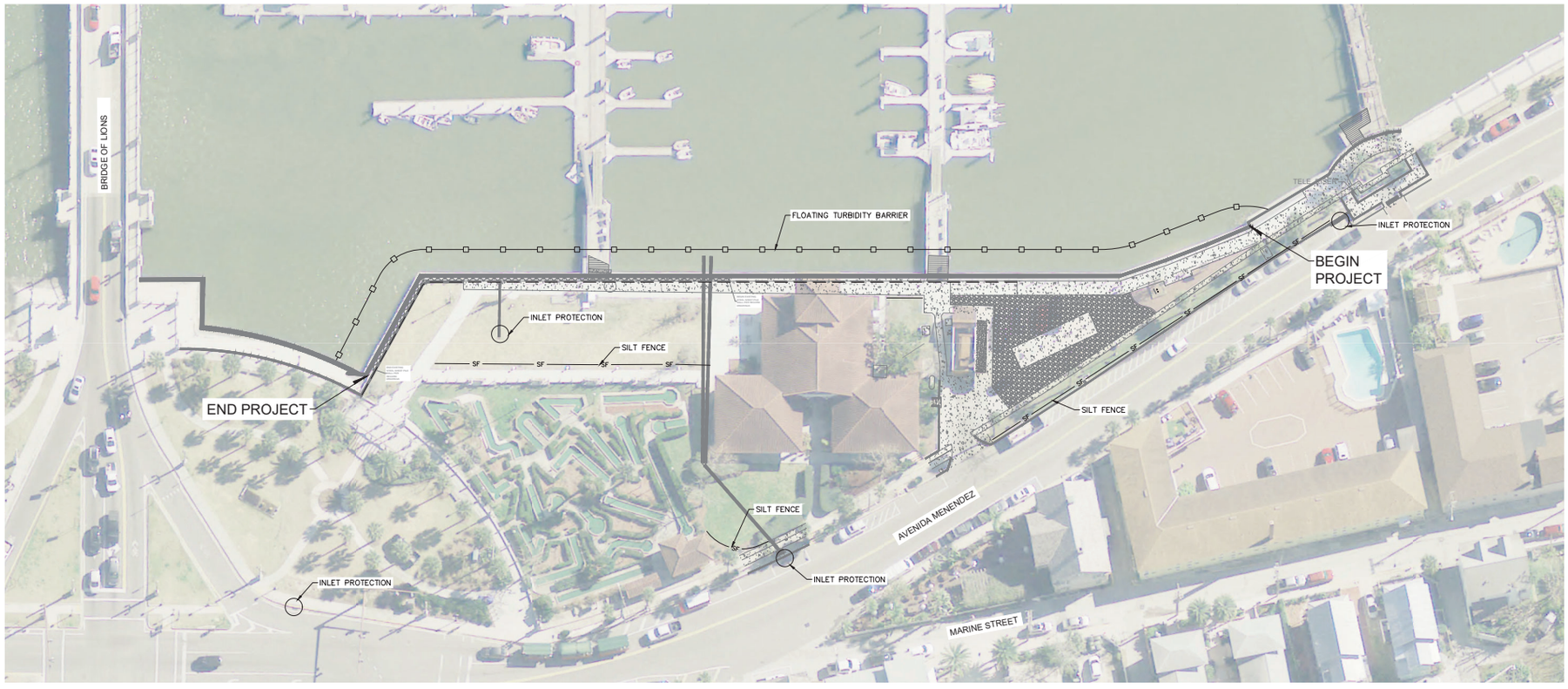
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

## DETAIL SHEET (3 OF 3)

SHEET NUMBER
S-405




LEGEND:

- SF — SILT FENCE
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION
- CLEARING LIMITS

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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## STORM WATER POLLUTION PREVENTION PLAN

SHEET NUMBER
S-501

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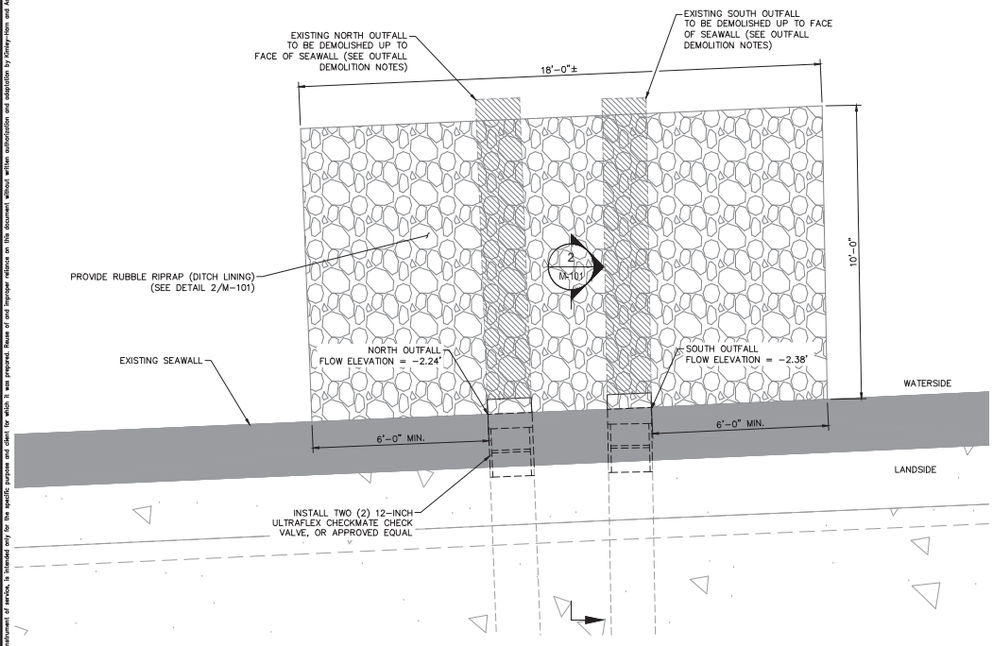
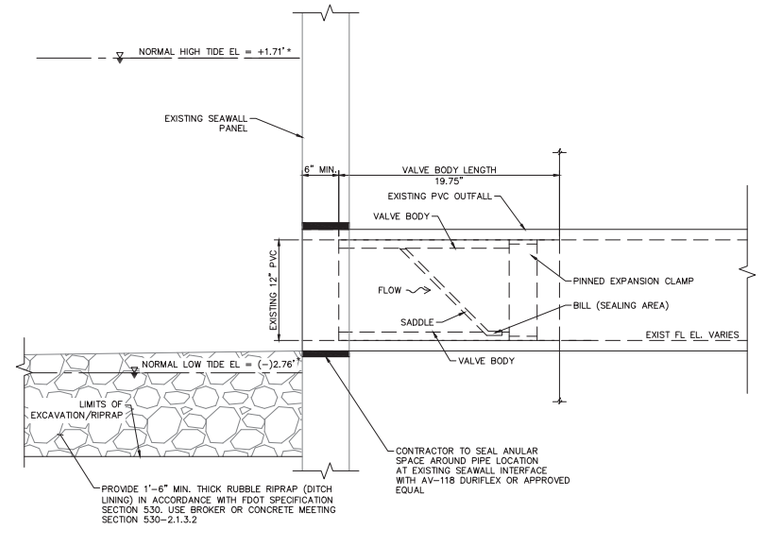



1 M-101 OUTFALL PLAN VIEW
SCALE: N.T.S.

NOTES:

1. CONTRACTOR SHALL REFERENCE SHEET N-2. DURING CONSTRUCTION.




## STORM SEWER BACKFLOW PREVENTION VALVE DETAIL, SECTION

* PER NOAA NAUTICAL CHARTS, MAY 2012, ST AUGUSTINE DOCK TIDAL INFORMATION

NOTES:

1. THE INSIDE DIAMETER OF THE PIPES SHALL BE MEASURED AND VERIFIED PRIOR TO ORDERING VALVES.
2. THE PIPE WALLS OF THE EXISTING OUTFALL PIPES SHALL BE CLEAN AND SMOOTH PRIOR TO VALVE INSTALLATION.
3. INSTALL VALVE PER MANUFACTURER'S INSTRUCTIONS.
4. EXISTING OUTFALL INVERT IS AN ESTIMATE BASED ON EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY.
5. CONTRACTOR TO PROVIDE BRASS VALVE TAG ON SEAWALL INDICATING VALVE LOCATION AND SIZE.

2 M-101 VALVE SECTION
SCALE: N.T.S.

OUTFALL DEMOLITION NOTES:

1. CUT OUTFALL AT FACE OF SEAWALL AND REMOVE EXISTING PVC PIPES (SEE PLAN VIEW FOR LIMITS).
2. CONTRACTOR TO PROTECT EXISTING PVC WALL PENETRATION FROM DAMAGE.
3. CONTRACTOR TO INSPECT EXISTING PVC PIPE INTEGRITY PRIOR TO INSTALLATION OF VALVE.
4. CONTRACTOR TO NOT DISTURB SURROUNDING AREA UNRELATED TO THE DEMOLITION OF THE EXISTING OUTFALL.

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LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

VALVE DETAILS

SHEET NUMBER
M-101

Kimley»Horn

# TECHNICAL MEMORANDUM

To: Jessica Beach, Chief Resilience Officer
City of St. Augustine

From: Matthew P. Brosman, P.E., CFM
Kimley-Horn and Associates, Inc.

Date: February 15, 2023

Subject: Avenida Menendez Seawall Improvements
Hydrologic and Hydraulic Analysis

Digitally signed by Matthew P Brosman
DN: CN=Matthew P Brosman, OU=A01410C000001748E53BBDA00008094, O=Unaffiliated, C=US
Date: 2023.02.17 08:51:15-05'00'

The City of St. Augustine (City) has retained Kimley-Horn and Associates, Inc. to prepare a hydrologic and hydraulic analysis associated with the proposed seawall improvements along Avenida Menendez. The purpose of the analysis is to quantify the benefit of the proposed project through its reduction in coastal flood hazard associated with the Matanzas River. This information will be provided to the Florida Department of Emergency Management (FDEM) in support of the project's grant administration. Proposed improvements associated with the project to the existing seawall include raising the cap elevation of the seawall and installing backflow preventers on two stormwater outfalls. These improvements are designed to mitigate coastal flood hazard impacts from the Matanzas River. This memorandum summarizes the methodology and results of the analysis.

## Methodology

### Study Area

The study area is defined as the basin hydraulically connected to the Matanzas River via the elements to be improved by this project. The basin includes the frontage of existing seawall to be raised by this project, and the drainage basin received by the two storm lines whose outfalls will be retrofitted with backflow preventers. While low-lying areas along Avenida Menendez allow for hydraulic connection to adjacent basins, the analysis was limited to the basin draining the outfalls associated with this project.

### Model Selection

The study area was modeled using Interconnected Channel and Pound Routing (ICPR) v4.07.04 hydrologic and hydraulic modeling software. A one-dimensional analysis was prepared to determine flooding impacts to the project area for different coastal storm events.

## Hydrology

Per discussion with FDEM on August 4th, 2022, the project is designed and funded to only mitigate coastal flood hazards. Therefore, rainfall and infiltration were not considered in this analysis.

## Storms of Record

To better understand the proposed improvements in context of recent storm events, six observed storms between 2016 and 2022 were reviewed. Peak stages at the project site were estimated using data provided by the City. Peak coastal flood stage estimates were developed using photographic evidence and measured high water marks. The estimated flood stage from each coastal storm event at the project site is summarized below in Table 1:

***Table 1: Estimated Flood Stages of Historic Storms***

| Storm Event | Date | Peak Stage (feet, NAVD 88) |
|---|---|---|
| **Hurricane Matthew** | October 2016 | 8.4 |
| **2017 Nor'easter** | October 2017 | 6.8 |
| **Hurricane Irma** | September 2017 | 7.9 |
| **2021 Nor'easter** | November 2021 | 5.0 |
| **Hurricane Ian** | September 2022 | 6.7 |
| **Hurricane Nicole** | November 2022 | 6.7 |

These storms all resulted in coastal flooding along Avenida Menendez. These storms were used to validate the stillwater elevations provided in the FEMA Flood Insurance Study (FIS) for St. Johns County.

## Hydraulics

The modeled tidal flooding events were based on the tidal fluctuations experienced during Hurricane Matthew. In accordance with the FEMA Benefit Cost Analysis (BCA) process, FEMA stillwater elevations were chosen as the peak stages for the modeled tidal flooding events. The tidal elevations summarized below in Table 2 from the FEMA FIS for St. Johns County were utilized.

***Table 2: Simulation Input Summary***

| Storm Event | Stillwater Elevation (feet, NAVD 88) |
|---|---|
| **10% Annual Chance Exceedance (ACE) (10-Year)** | 4.6 |
| **1% Annual Chance Exceedance (ACE) (100-Year)** | 7.1 |

## Model Features

The H&H model consists of nodes and links which represent the tidal boundary condition, project study area, seawall, and stormwater pipes.

A time-stage node represents the tidal boundary condition and fluctuates in a pattern consistent with that experienced during Hurricane Matthew. A stage-area node represents the study area affected by the proposed project and contains stage-area information consistent with available lidar data. Additional nodes represent manholes linking elements of the stormwater system. The stormwater

system was modeled using a drop structure that connects the study area to a manhole, which then leads to the two outfall pipes at the seawall. An overland weir link connecting the boundary condition to the study area node represents the top of seawall.

## Existing Conditions

The existing seawall has a maximum elevation of 5.0 feet. The two existing stormwater outfall pipes do not have backflow preventers installed in the existing condition. The stormwater network has a minimum inlet elevation of approximately 2.8 feet. The project's portion of the seawall is prone to tidal flooding due to its low elevation relative to adjacent portions of the seawall, which are at an elevation of 7.1 feet. The lack of backflow preventers at the outfalls also allow water to back up through the storm system and out of the roadside inlet near the Harbormaster building at the City Marina along Avenida Menendez.

Results of the existing conditions tidal flooding analysis are summarized in Table 3 below.

*Table 3: Existing Conditions Tidal Flooding Analysis Results*

| Storm Event | Peak Flood Stage (feet, NAVD 88) | Peak Flood Depth (feet) | Time Flooded (hours) |
|---|---|---|---|
| **10% ACE (10-Year)** | 4.6 | 1.8 | 9.0 |
| **1% ACE (100-Year)** | 7.1 | 4.3 | 12.0 |

## Proposed Conditions

The existing conditions analysis was used as the basis of the proposed conditions analysis. The proposed conditions analysis was modified to incorporate the proposed design, which includes raising the seawall cap within the project area to be consistent and continuous at an elevation of 7.1 feet. The proposed seawall cap matches the FEMA 1% ACE stillwater elevation. The design also proposes installation of two backflow preventers on the stormwater outfall pipes within the project area.

Results of the proposed conditions analysis are summarized in Table 4 below.

*Table 4: Proposed Conditions Tidal Flooding Analysis Results*

| Storm Event | Peak Flood Stage (feet, NAVD 88) | Peak Flood Depth (feet) | Time Flooded (hours) |
|---|---|---|---|
| **10% ACE (10-Year)** | 0.0 | 0.0 | 0.0 |
| **1% ACE (100-Year)** | 0.0 | 0.0 | 0.0 |

## Results

The existing seawall is overtopped in both modeled flood events. Results of the analysis show the proposed improvements fully mitigate coastal flood hazard to the FEMA 1% ACE coastal stillwater elevation within the project area.

A BCA support document in the FDEM format supports the benefit of the proposed project. A summary of existing conditions damages is provided below in Table 5.

***Table 5: Existing Conditions Damage Mitigation Summary***

| Storm Event | **Structural Damage** | **Days of Displacement** | **Road Closure Hours** |
|---|---|---|---|
| **10% ACE (10-Year)** | $703,156 | 152 | 24.25 |
| **1% ACE (100-Year)** | $3,108,667 | 1,112 | 60 |

**Attachments**
Benefit Cost Analysis (BCA) Support Worksheet

# 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** | 1962000000 |
| **Location** | 111 AVENIDA MENENDEZ |
| **Address** | SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Augustine (COM) (610.01) |
| **Tax Description*** | (6) CITY OF ST AUG SEAWALL & UNDERLYING LAND IN MATANZAS RIVER BETWEEN BRIDGE OF LIONS & ARSENAL BARRACKS (EX S'LY PT OF SEAWALL OUTSIDE HIST PKG CRA) DB218/278 & DB228/495<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Municipally Owned (8900) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 1.600 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

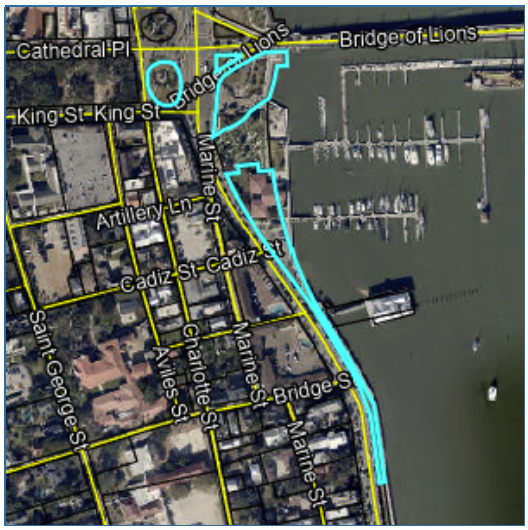
## Owner Information

| | |
|---|---|
| **Owner Name** | City Of St Augustine 100% |
| **Mailing Address** | PO BOX 210<br>SAINT AUGUSTINE, FL 32085-0210 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| City | | $853,264 |

## Map



## Valuation Information

| | 2025 |
|---|---|
| Building Value | $369,107 |
| Extra Features Value | $24,157 |
| Total Land Value | $460,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$853,264** |
| Total Deferred | $0 |
| Assessed Value | **$853,264** |
| Total Exemptions | $853,264 |
| 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 | $380,464 | $24,334 | $460,000 | $0 | $0 | $864,798 | $864,798 | $864,798 | $0 |
| 2023 | $390,299 | $24,512 | $460,000 | $0 | $0 | $874,811 | $874,811 | $874,811 | $0 |
| 2022 | $334,040 | $43,591 | $460,000 | $0 | $0 | $837,631 | $837,631 | $837,631 | $0 |
| 2021 | $297,550 | $15,604 | $460,000 | $0 | $0 | $773,154 | $773,154 | $773,154 | $0 |
| 2020 | $306,996 | $15,756 | $460,000 | $0 | $0 | $782,752 | $782,752 | $782,752 | $0 |
| 2019 | $260,409 | $14,870 | $460,000 | $0 | $0 | $735,279 | $735,279 | $735,279 | $0 |
| 2018 | $268,677 | $15,023 | $460,000 | $0 | $0 | $743,700 | $743,700 | $743,700 | $0 |
| 2017 | $276,943 | $7,934 | $460,000 | $0 | $0 | $744,877 | $744,877 | $744,877 | $0 |
| 2016 | $285,210 | $8,087 | $460,000 | $0 | $0 | $753,297 | $753,297 | $753,297 | $0 |
| 2015 | $293,477 | $8,240 | $460,000 | $0 | $0 | $761,717 | $761,717 | $761,717 | $0 |
| 2014 | $283,995 | $8,393 | $460,000 | $0 | $0 | $752,388 | $752,388 | $752,388 | $0 |

## Building Information

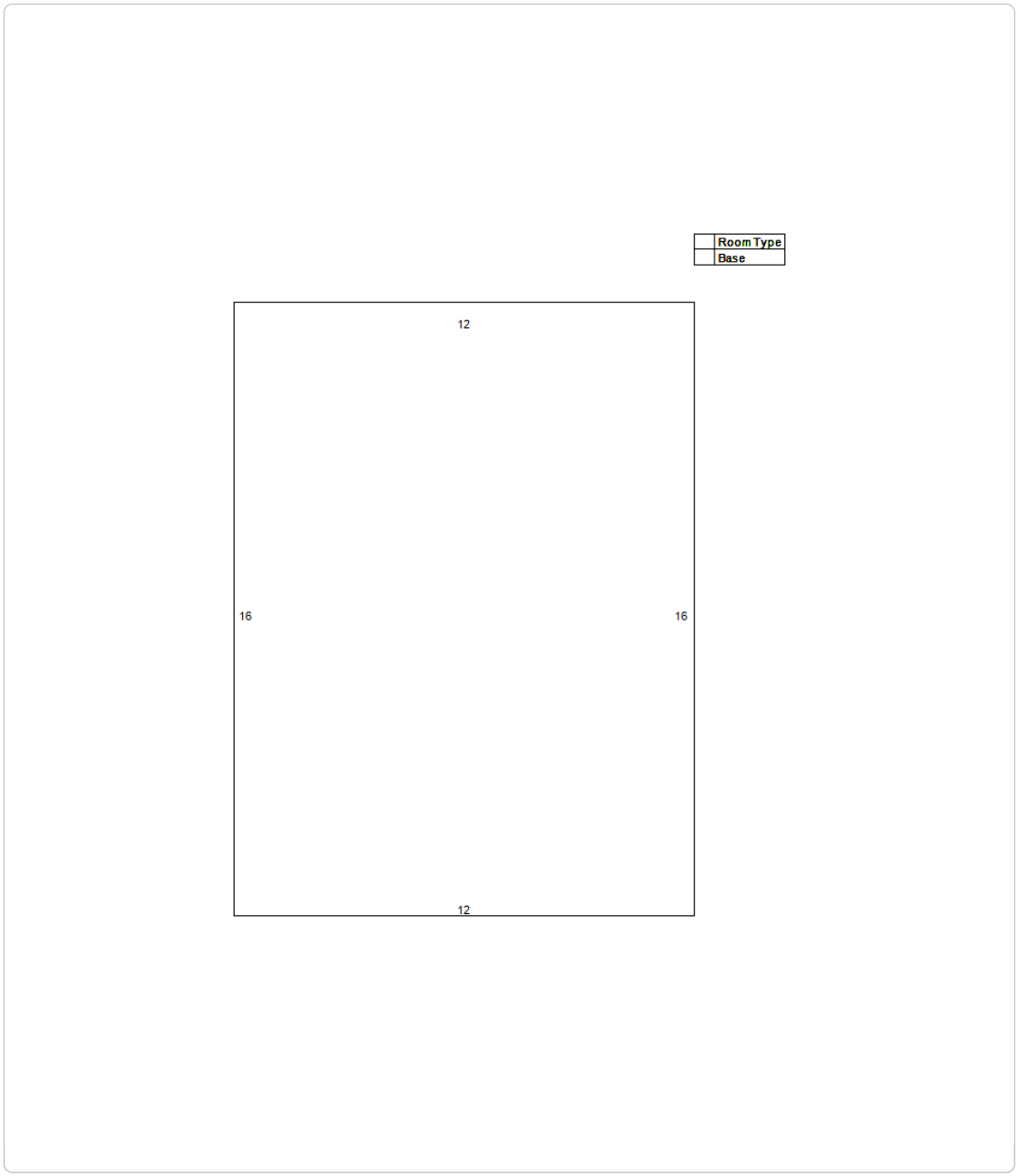
| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Clay Tile |
| **Building Value** | $360,108 | **Roof Structure** | Wood Truss |
| **Year Built** | 1992 | **Interior Flooring** | Concrete Finish |
| **Actual Area** | 6673 | **Interior Wall** | |
| **Conditioned Area** | 5383 | **Heating Type** | Air Duct |
| **Use** | Marina Offices | **Air Conditioning** | Central |
| **Style** | 04 | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

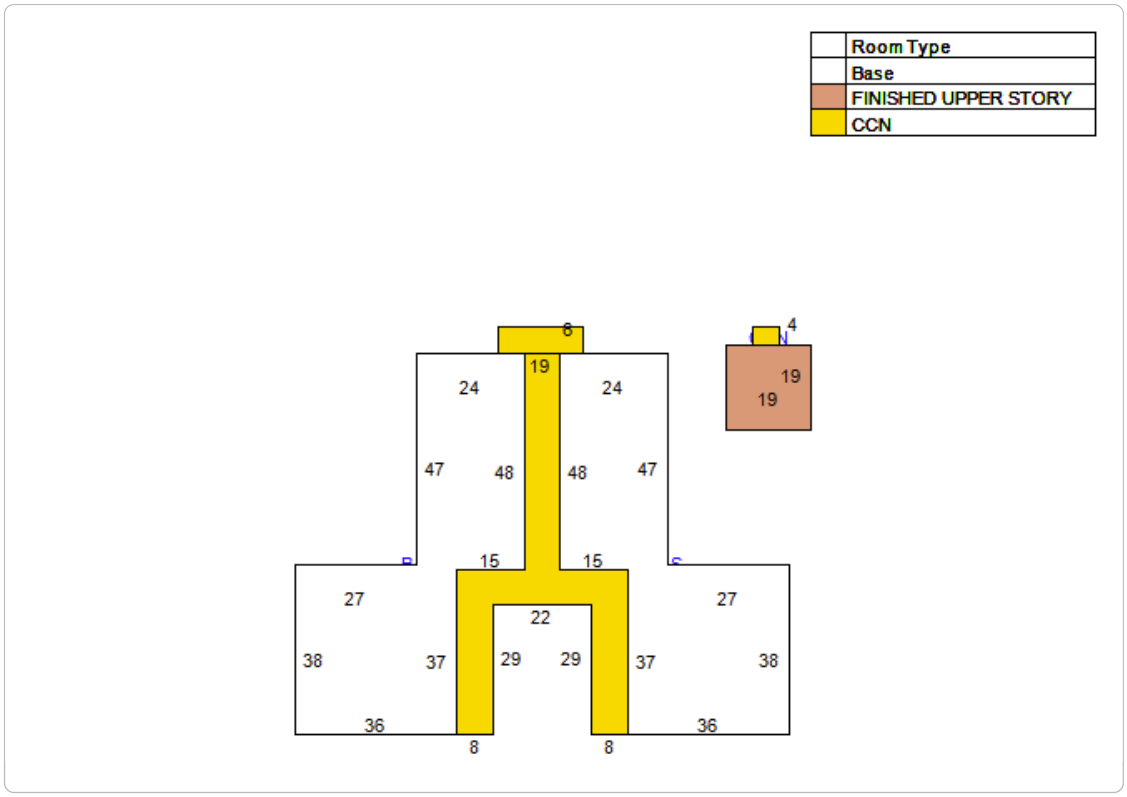
| Description | Square Footage |
|---|---|
| FINISHED CANOPY | 24 |
| FINISHED UPPER STORY | 361 |
| BASE AREA | 2511 |
| FINISHED CANOPY | 114 |
| BASE AREA | 2511 |
| FINISHED CANOPY | 1152 |
| Total SqFt | 6673 |

| | | | |
|---|---|---|---|
| **Building** | 2 | **Roof Cover** | Clay Tile |
| **Building Value** | $8,999 | **Roof Structure** | Gable Hip |
| **Year Built** | 1992 | **Interior Flooring** | Concrete Finish |
| **Actual Area** | 192 | **Interior Wall** | |
| **Conditioned Area** | 192 | **Heating Type** | Forced Air |
| **Use** | Marina Offices | **Air Conditioning** | None |
| **Style** | 04 | **Bedrooms** | |
| **Exterior Wall** | Concrete Block, Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 192 |
| Total SqFt | 192 |

## Sketch Information


Room Type
Base
12
16
16
12




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Concrete Paving - Under 8" (COM) | | 3600 |
| Boat Dock - Excellent (Mix) | | 19136 |
| Masonry Wall (Mix) | | 1152 |
| Gate - Average (Mix) | | 269 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Municipally Owned | 0 | 0 | 1 | UT | $460,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/ Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 6/13/1956 | 6/13/1956 | $0.00 | WARRANTY DEED | 228 | 495 | U | I | TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA | CITY OF ST AUGUSTINE |
| 3/28/1955 | 3/28/1955 | $0.00 | WARRANTY DEED | 218 | 278 | U | I | UNITED STATES OF AMERICA | CITY OF ST AUGUSTINE |

**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.
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# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1962000010 |
| **Location** | 111 AVENIDA MENENDEZ |
| **Address** | SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Augustine (COM) (610.01) |
| **Tax Description*** | (6-1) CITY OF ST AUG - PT OF SEAWALL PROPERTY LYING S OF BRIDGE OF LIONS - CARPET GOLF COMPLEX LEASED TO JOHN SALLAS DATED 12-12-94 AMENDED 8-14-95 DB218/278 & DB228/495<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Leasehold Interests (Govt Owned Leased by Non-Govt) (9000) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.380 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | City Of St Augustine 100% |
| **Mailing Address** | PO BOX 210<br>SAINT AUGUSTINE, FL 32085-0210 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $16,365 |
| Extra Features Value | $49,050 |
| Total Land Value | $82,500 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$147,915** |
| Total Deferred | $87,258 |
| Assessed Value | **$60,657** |
| Total Exemptions | $0 |
| Taxable Value | **$60,657** |

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

## Historical Assessment Information

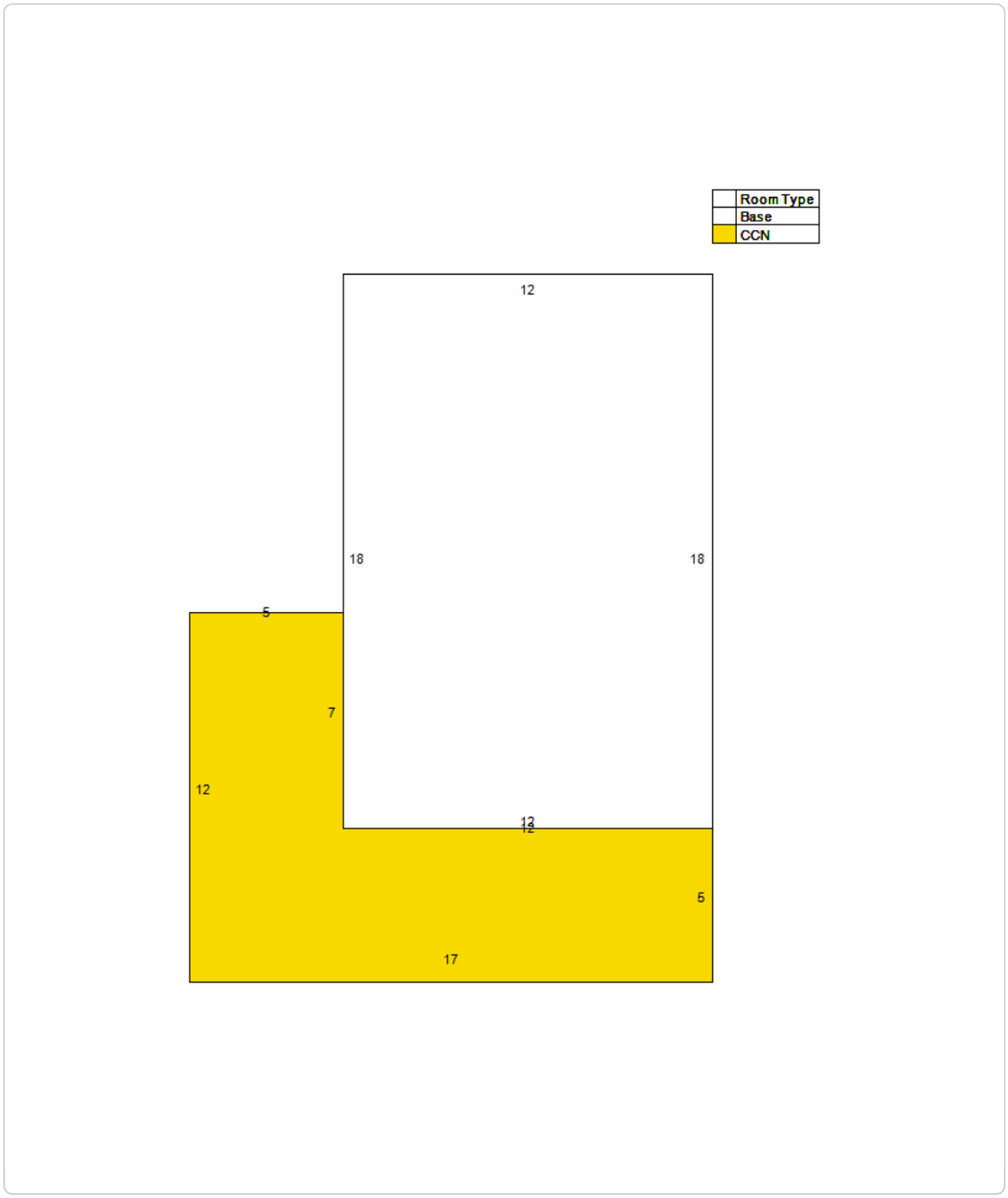
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $16,853 | $52,253 | $82,500 | $0 | $0 | $151,606 | $55,143 | $96,463 | $55,143 |
| 2023 | $14,568 | $36,577 | $49,500 | $0 | $0 | $100,645 | $50,130 | $50,515 | $50,130 |
| 2022 | $12,185 | $15,238 | $18,150 | $0 | $0 | $45,573 | $45,573 | $0 | $45,573 |
| 2021 | $12,549 | $15,464 | $18,150 | $0 | $0 | $46,163 | $46,163 | $0 | $46,163 |
| 2020 | $12,912 | $16,410 | $18,150 | $0 | $0 | $47,472 | $47,472 | $0 | $47,472 |
| 2019 | $11,824 | $17,356 | $18,150 | $0 | $0 | $47,330 | $47,330 | $0 | $47,330 |
| 2018 | $9,570 | $17,850 | $18,150 | $0 | $0 | $45,570 | $45,570 | $0 | $45,570 |
| 2017 | $9,864 | $17,850 | $18,150 | $0 | $0 | $45,864 | $45,864 | $0 | $45,864 |
| 2016 | $10,158 | $17,850 | $18,150 | $0 | $0 | $46,158 | $46,158 | $0 | $46,158 |
| 2015 | $10,453 | $17,850 | $18,150 | $0 | $0 | $46,453 | $46,453 | $0 | $46,453 |
| 2014 | $10,115 | $17,850 | $18,150 | $0 | $0 | $46,115 | $46,115 | $0 | $46,115 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Clay Tile |
| **Building Value** | $16,365 | **Roof Structure** | Wood Truss |
| **Year Built** | 1992 | **Interior Flooring** | Carpet |
| **Actual Area** | 336 | **Interior Wall** | |
| **Conditioned Area** | 216 | **Heating Type** | Forced Air |
| **Use** | Office Class C | **Air Conditioning** | None |
| **Style** | 04 | **Bedrooms** | 0 |
| **Exterior Wall** | Concrete Stucco | **Baths** | 0 |

| Description | Square Footage |
|---|---|
| BASE AREA | 216 |
| FINISHED CANOPY | 120 |
| Total SqFt | 336 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Recreation Court (Mix) | | 30600 |
| Canopy (Mix) | | 900 |
| Pole Light (COM) | | 17550 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Government Leasehold Interests | 0 | 0 | 16500 | SF | $82,500 |

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/1/2025, 11:51:14 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

## Jacob Fredriksson

**From:** Yuliia Moiseyeva <yuliia.archtech@gmail.com>
**Sent:** Friday, January 3, 2025 2:36 PM
**To:** Jacob Fredriksson
**Subject:** 3 South Street Variance

**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.

Hello Jacob,

Please add **3 South Street Project** to agenda for February hearing ( Continuance of the variance).
**Adding a Guest House over existing garage.Transforming Existing Garage to a storage.**

Thank you,
Yu

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 6.b. | PZB2024-0102 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 4 Locust Street | 194930-0000 |
| | | [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Elizabeth & Samuel Snyder |
| **Owner:** | Samuel Snyder |
| **Property Class:** (St. Johns County Property Appraiser) | 0800 – Multi-Family (Less than 10 Units) |
| **Future Land Use Designation:** | Residential Low Density |
| **Zoning Designation:** | Commercial Low-Two: CL-2 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.08 |
| **Neighborhood:** | Uptown |
| **Archaeological Zone:** | IIA |

## Request Summary

This application is for a variance request to relieve the property owner from meeting minimum off-street parking requirements for a proposed retail use at 4 Locust Street.

The proposed retail use is located on the first floor of the existing structure at 4 Locust Street and which is a total of nine hundred forty-seven (947) square feet in size.

The City of St. Augustine requires one (1) parking space for every five hundred (500) square feet of gross floor area for furniture, clothing, and appliance stores.

Approval of this variance request would remove a hurdle for the business owner in their efforts to obtain a business license from the City.

## 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 "narrowness" of the property as the unique disadvantage at 4 Locust Street. Staff believes that the shape of the lot is the unique disadvantage of this property in providing code compliant off-street parking.**

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
**Previous use as a registered vacation rental gives evidence that the owners have the ability to make reasonable use of the affected property with their cited disadvantage.**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**The applicant states in their application that they have "changed nothing on this property that impacts parking conditions since purchasing in 2022."**

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 request to minimum off-street parking requirements at 4 Locust Street / PID 194930-0000 if the existing off-street parking spaces are maintained, or
- **DENY** the variance request to minimum off-street parking requirements at 4 Locust Street / PID 194930-0000 if it finds that the owner is still able to make reasonable use of their property despite their cited disadvantage.

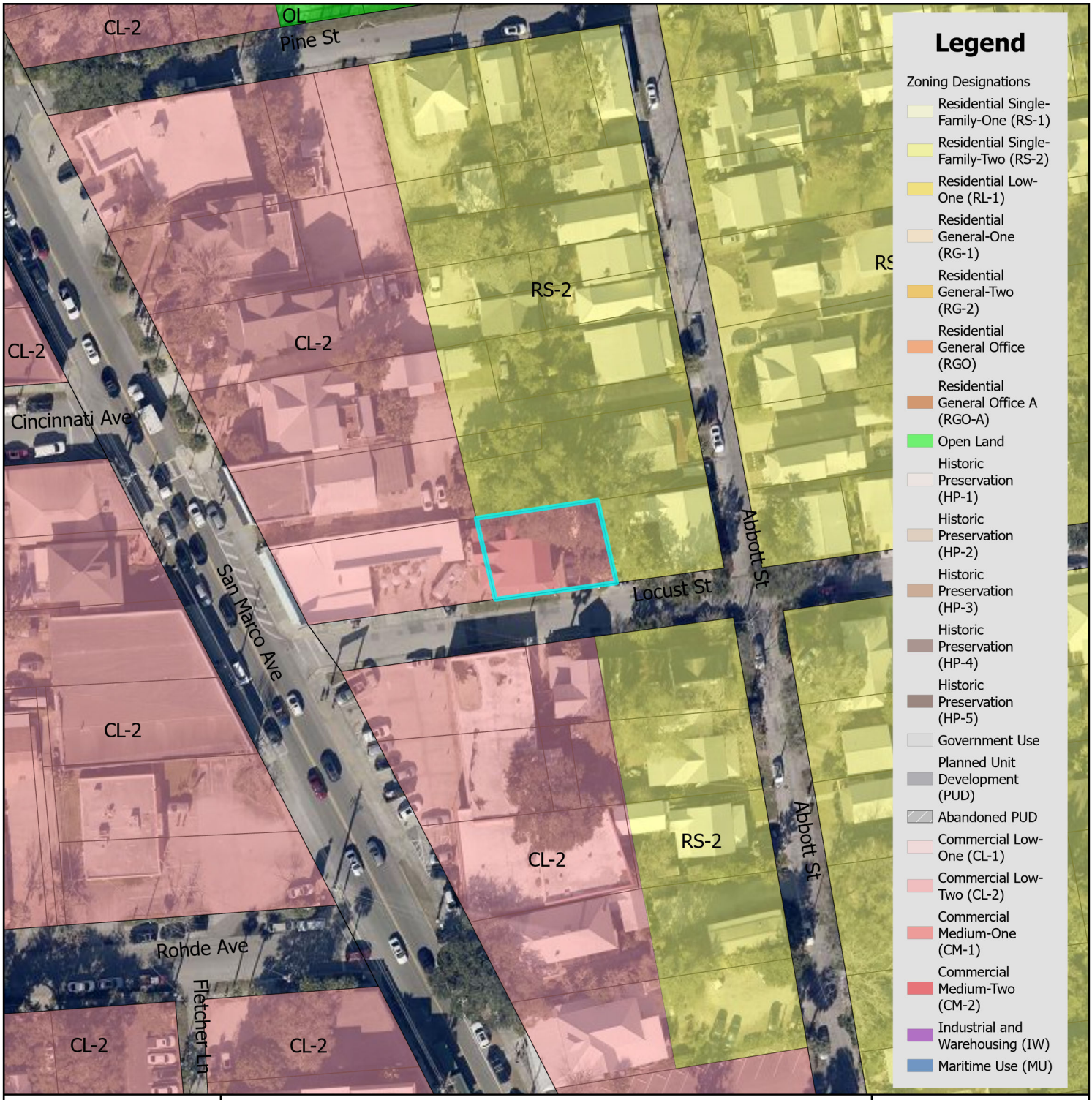
## Attachments

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 and Floor Plan
10. Survey from Vacation Rental Registration

**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.

2025

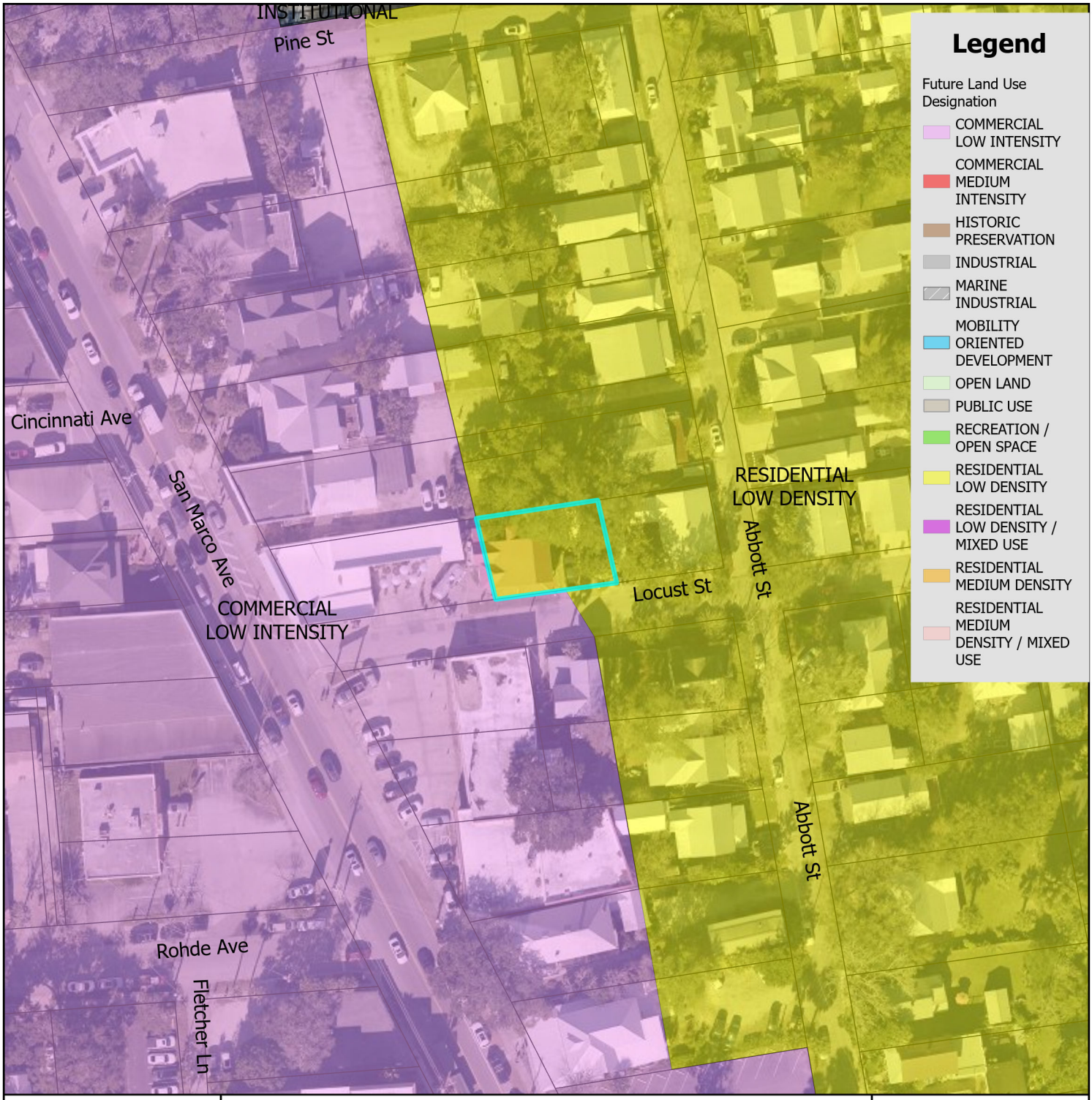
N

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

DISCLAIMER
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2025

N

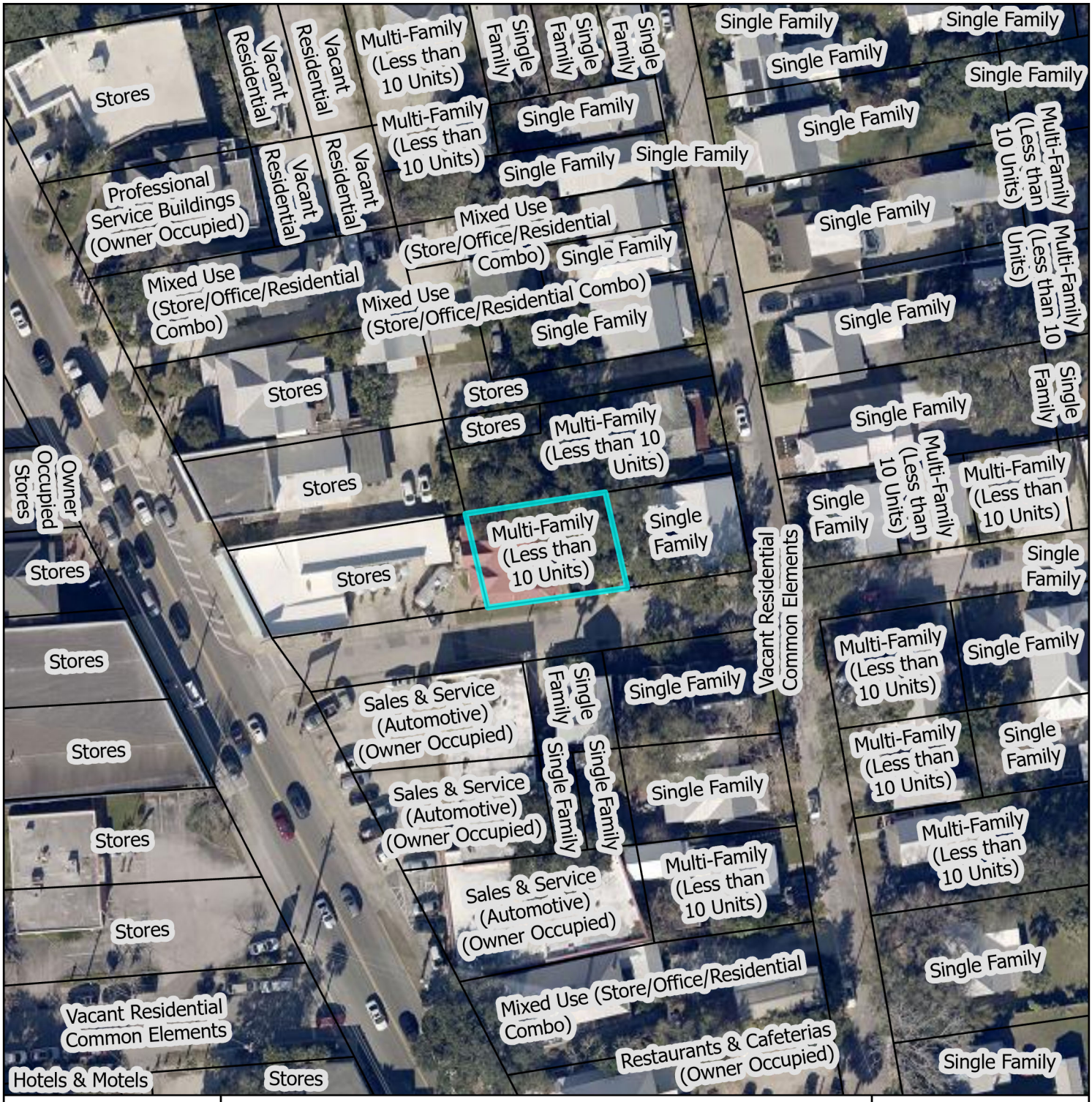
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 3:

# St. Johns County Property Appraiser Use Classification Map




# St. Johns County Property Appraiser
# Use Classification Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

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

DISCLAIMER
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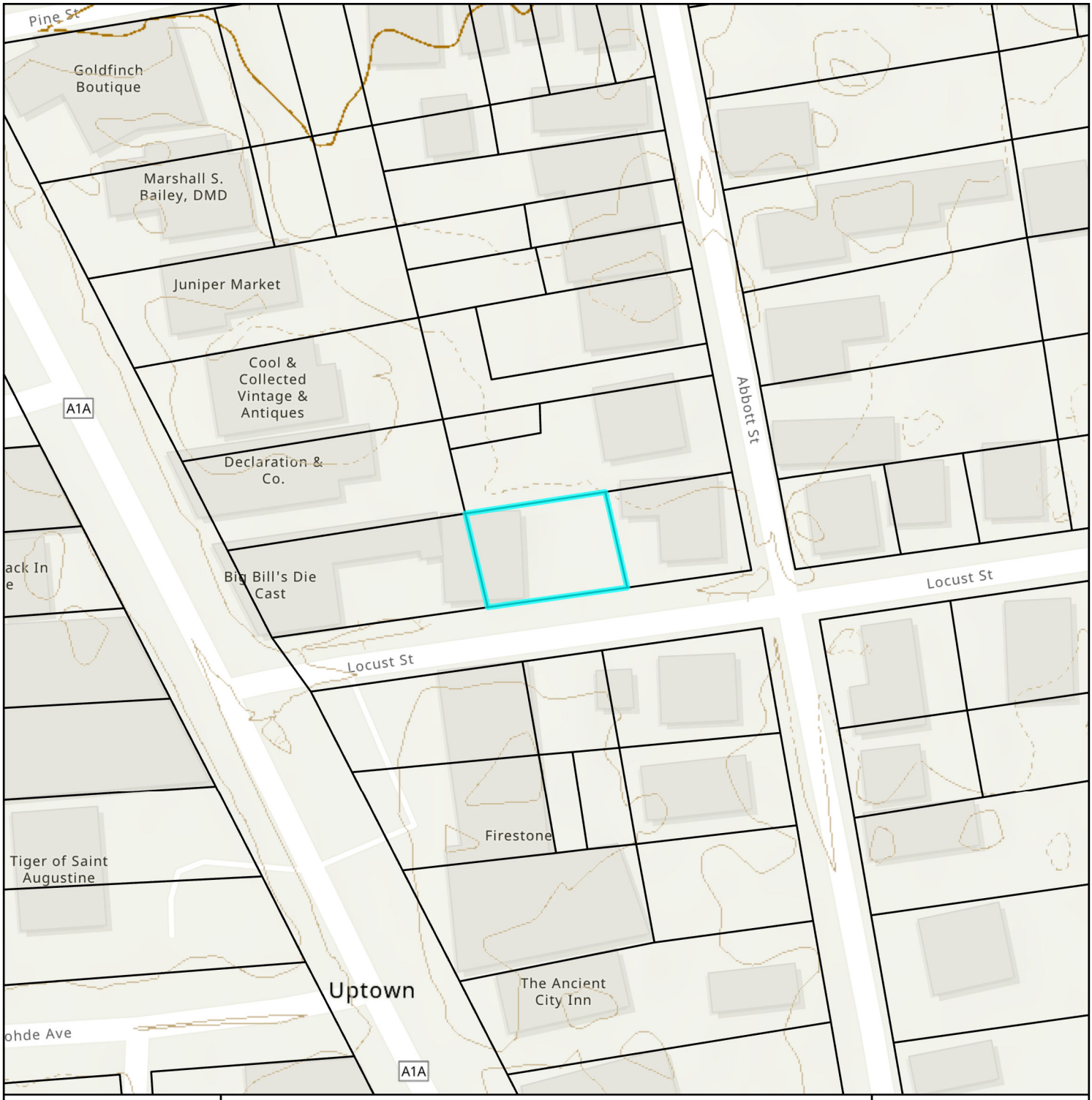
2025

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.

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 7:
# Application

OpenSign™ DocumentId: ywpDq50cHd

# 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: Sam and Liz Snyder Contact Number: 907-903-5799
   Business (*if applicable*):
   Address: 4 Locust Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: lizhsnyder@gmail.com
2. NAME OF PROPERTY OWNER: Samuel Snyder Contact Number: 907-903-5811
   Business (*if applicable*):
   Address: 44 Bay View Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: snyderaway@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: E
   Subdivision: Abbott Tract Parcel Number: 1949300000
4. PROJECT STREET ADDRESS: 4 Locust Street
5. SPECIFIC PROPOSED USE: Mercantile (downstairs)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☒ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED:
   Preferred action is a variance to reduce parking requirements to zero.
   A second, less favored action is an exception for off-site parking within 400 feet.
   If an exception is required over a variance, we have received approval from the owners of Chez L'Amore to utilize two extra spaces on their property two doors down the street.
8. JUSTIFICATION FOR ACTION REQUESTED:
   This 1901 home is zoned CL-2, but the lot is situated and previously developed to support only parking that requires cars to back out onto Locust Street. The property is bordered entirely by other properties and there is no other option for exiting onto Locust Street. It is too narrow for any other configuration.

OpenSign™ DocumentId: ywpDq50cHd

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:

Front-facing car exit is not possible due to property narrowness & surrounding prop.

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

Yes. This property is zoned CL-2 and I am unable to utilize it as such due to property shape, size, and surrounding privately owned properties limiting parking.

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

We have changed nothing on this property that impacts parking conditions since purchasing in 2022

(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. It supports the success of a small, locally owned business contributing to the local enonomy, and eliminates risks posed by cars backing out.

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.**

Samuel Snyder 11/12/2024 11/12/2024

Signature of Applicant Date

Samuel Snyder 11/12/2024

Signature of Property Owner Date

OpenSign™ DocumentId: ywpDq50cHd

**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.

Samuel Snyder Elizabeth Snyder

Print name of applicant

Samuel Snyder

Signature of applicant

11/12/2024 11/12/2024

Date

OpenSign™ DocumentId: ywpDq50cHd

# 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: 4 Locust Street, St. Augustine, FL 32084 Samuel Snyder

Applicant's Name: Samuel Snyder Applicant's Signature: Elizabeth Snyder Samuel Snyder

Owner's Name: Samuel Snyder Owner's Signature: _____

# Attachment 8:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1949300000 |
| **Location Address** | 4 LOCUST ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Abbott Tract (606) |
| **Tax Description*** | ABBOTT TRACT CITY LOT 6 BLK E OR5610/268<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Multi-Family (Less than 10 Units) (0800) |
| **Subdivision** | Abbott Tract |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.080 |
| **Homestead** | Y |

Click Here to Open Cyclomedia Viewer in a New Tab

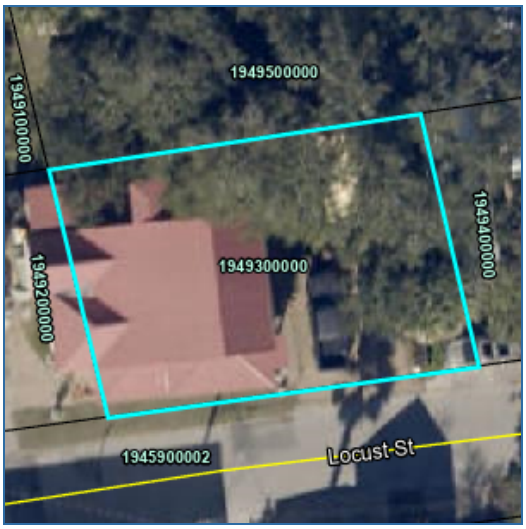
## Owner Information

| | |
|---|---|
| **Owner Name** | Snyder Samuel 100% |
| **Mailing Address** | 4 LOCUST ST<br>SAINT AUGUSTINE, FL 32084-0000 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Homestead | | $50,000 |

## Map




## Valuation Information

| | 2025 |
|---|---|
| Building Value | $249,836 |
| Extra Features Value | $0 |
| Total Land Value | $245,700 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$495,536** |
| Total Deferred | $0 |
| Assessed Value | **$495,536** |
| Total Exemptions | $50,000 |
| Taxable Value | **$445,536** |

***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 | $258,164 | $0 | $245,700 | $0 | $0 | $503,864 | $501,369 | $52,495 | $451,369 |
| 2023 | $262,328 | $0 | $224,438 | $0 | $0 | $486,766 | $486,766 | $50,000 | $436,766 |
| 2022 | $230,051 | $0 | $224,910 | $0 | $0 | $454,961 | $375,951 | $79,010 | $375,951 |
| 2021 | $164,586 | $0 | $177,188 | $0 | $0 | $341,774 | $341,774 | $0 | $341,774 |
| 2020 | $166,904 | $0 | $200,812 | $0 | $0 | $367,716 | $333,696 | $34,020 | $333,696 |
| 2019 | $150,361 | $0 | $200,812 | $0 | $0 | $351,173 | $303,360 | $47,813 | $303,360 |
| 2018 | $152,392 | $0 | $200,812 | $0 | $0 | $353,204 | $275,782 | $77,422 | $275,782 |
| 2017 | $103,691 | $84 | $160,650 | $0 | $0 | $264,425 | $250,711 | $13,714 | $250,711 |
| 2016 | $107,603 | $97 | $146,475 | $0 | $0 | $254,175 | $227,919 | $26,256 | $227,919 |
| 2015 | $93,236 | $111 | $116,944 | $0 | $0 | $210,291 | $207,199 | $3,092 | $207,199 |
| 2014 | $81,926 | $125 | $106,312 | $0 | $0 | $188,363 | $188,363 | $0 | $188,363 |

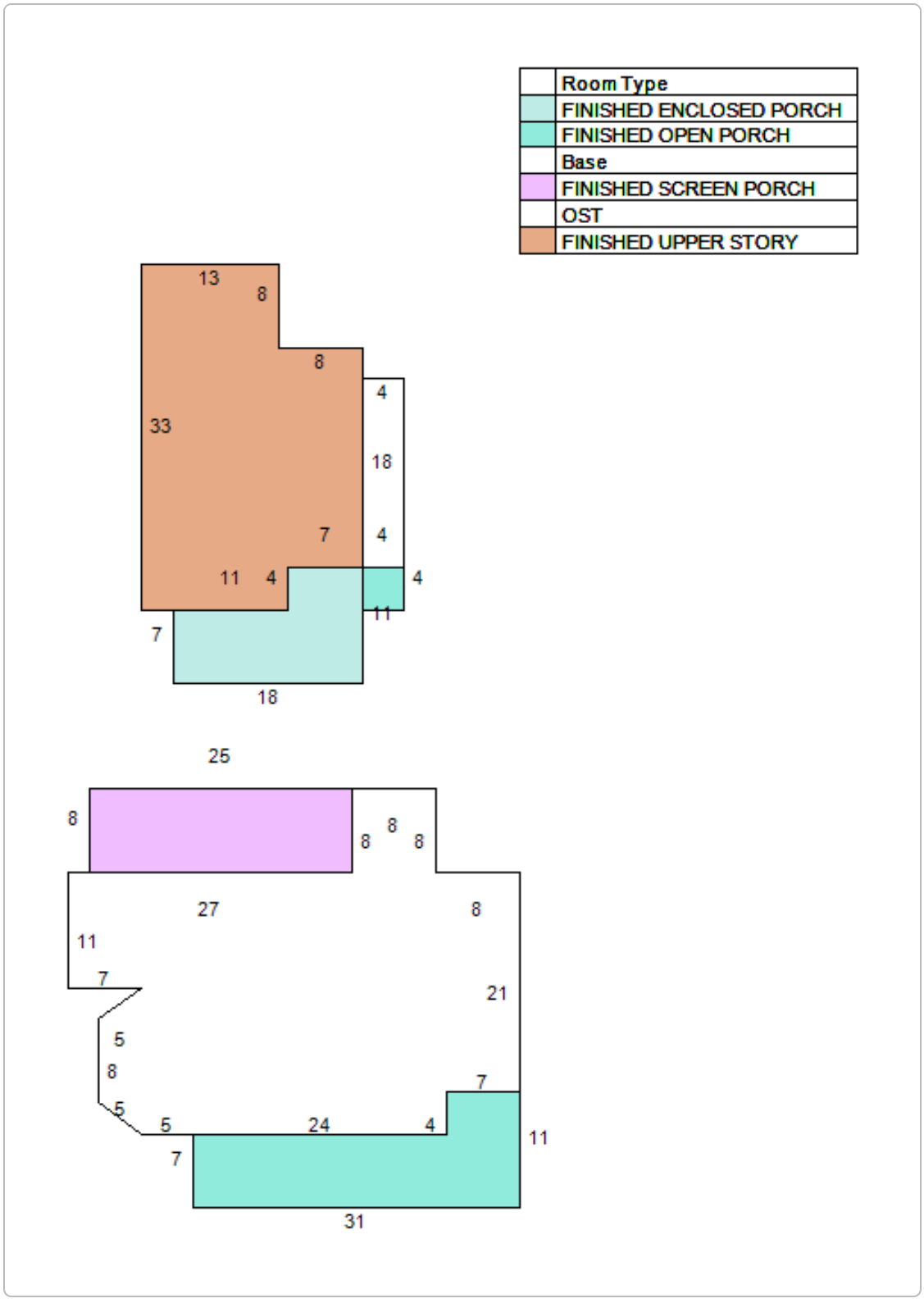
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $249,836 |
| **Year Built** | 1900 |
| **Actual Area** | 2345 |
| **Conditioned Area** | 1781 |
| **Use** | Duplex |
| **Style** | 01 |
| **Exterior Wall** | Wood |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Pine Wood, Sheet Vinyl |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 0 |
| **Baths** | |

| Description | Square Footage |
|---|---|
| FINISHED UPPER STORY | 601 |
| OUTSIDE STAIRS | 72 |
| FINISHED SCREEN PORCH | 200 |
| BASE AREA | 1057 |
| FINISHED OPEN PORCH | 245 |
| FINISHED ENCLOSED PORCH | 154 |

| Description | Square Footage |
|---|---|
| FINISHED OPEN PORCH | 16 |
| Total SqFt | 2345 |

## Sketch Information




## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Multi-Family (Less than 10 Units) | 75 | 50 | 75 | EF | $245,700 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 8/3/2022 | 8/3/2022 | $575,000.00 | WARRANTY DEED | 5610 | 268 | Q | I | BETTES HELEN L LIVING TRUST | SNYDER SAMUEL |
| 8/10/2016 | 4/3/2014 | $0.00 | DEATH CERTIFICATE | 4237 | 1009 | U | I | BETTES HELEN (DECD) | BETTES HELEN L LIVING TRUST |
| | 10/26/2001 | $100.00 | WARRANTY DEED | 1669 | 1837 | U | I | BETTES HELEN L | BETTES HELEN L TRUSTEE |
| | 1/1/1979 | $0.00 | | 429 | 42 | U | I | | BETTES HELEN L |
| | 1/1/1979 | $0.00 | | 427 | 821 | U | I | | |

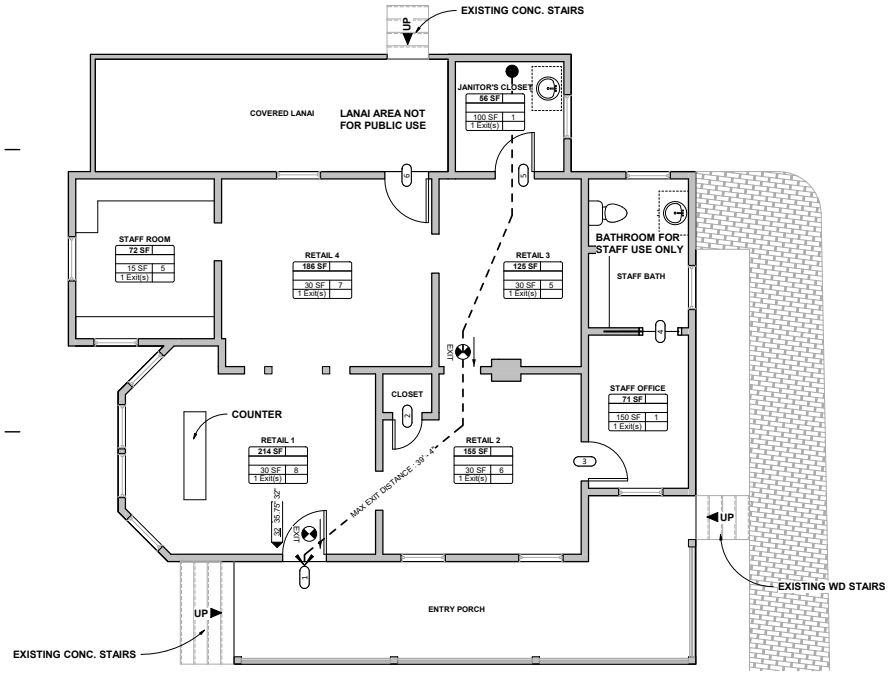
**No data available for the following modules:** Extra Feature Information.

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: 12/17/2024, 9:51:13 AM

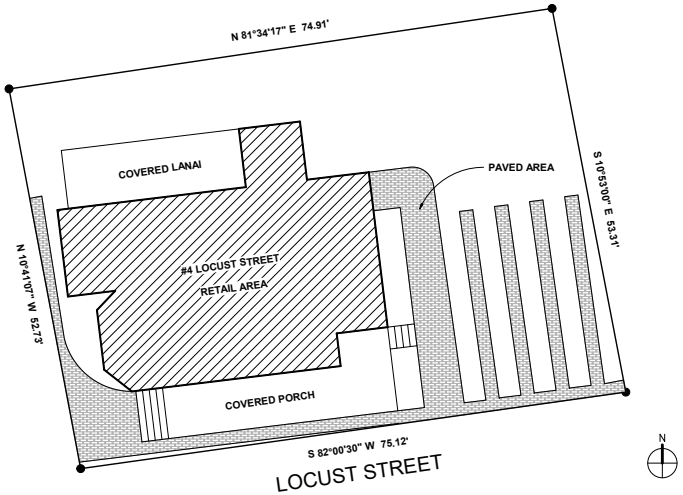
Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 9:
# Proposed Site Plan and Floor Plan




1 FLOOR PLAN
1/4" = 1'-0"




2 SITE PLAN
1/8" = 1'-0"

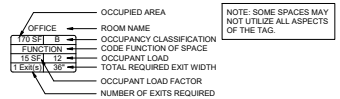
SURVEY PROVIDED TO OPEN CITY ARCHITECTURE BY OWNER. OPEN CITY ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY.

11/11/2024 9:57:07 AM

## CODE LEGEND

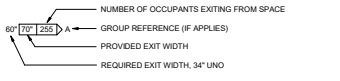
NNO — NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

**ROOM/OCCUPANCY LABEL**

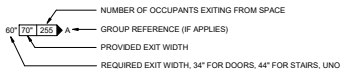



NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.

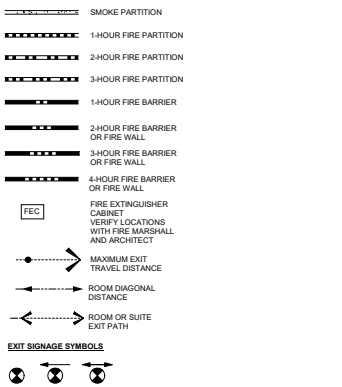
**ROOM OR SUITE EXIT SYMBOL**




**BUILDING EXIT OR STAIR SYMBOL**




**FIRE SEPARATION RATING**




**EXIT SIGNAGE SYMBOLS**



## CODE INFORMATION

**APPLICABLE CODES & STANDARDS**

2023 FLORIDA BUILDING CODE, 8th EDITION
2023 FLORIDA FIRE PREVENTION CODE 1 AND 101 7th EDITION
FLORIDA ACCESSIBILITY CODE 2023

| | |
|---|---|
| JURISDICTION = | CITY OF SAINT AUGUSTINE |
| USE GROUP = | **MERCANTILE M - RETAIL** |
| CONSTRUCTION TYPE = | **V-B** |
| CLASSIFICATION OF WORK = | CHANGE OF USE |
| FIRE PROTECTION SYSTEMS | |
| AUTOMATIC SPRINKLER SYSTEM | NOT REQUIRED 903.2.1.2 |
| MANUAL FIRE ALARM SYSTEM | NOT REQUIRED |
| SMOKE ALARMS | PROVIDED |
| **FIRE EXTINGUISHERS =** | PER NFPA 10 |

HAZARD OF CONTENTS =ALL CONTENTS, INCLUDING ASSEMBLY AND STORAGE OCCUPANCIES ARE CLASSIFIED AS LOW HAZARD (FFPC NFPA 101 6.2.2.2)

FIRE RATED CONSTRUCTION RATINGS REQ'D PER CHAPTER 10 IBC

| | |
|---|---|
| EXTERIOR WALLS | 0 HR. EXISTING |
| LOAD BEARING WALLS - EXTERIOR | 0 HR |
| LOAD BEARING WALLS - INTERIOR | 0 HR |
| PRIMARY STRUCTURAL FRAME | 0 HR |
| COLUMNS SUPPORTING HORZ. ASSEMBLY | 0 HR |
| COLUMNS SUPPORTING STAIR ENCLOSURE | 0 HR |
| NON-BEARING WALLS - INTERIOR | 0 HR |

CHAPTER 8 (IEBC)
NO VERTICAL OPENINGS CONNECT THE FIRST AND SECOND FLOORS (803.2)
NO STANDPIPE REQUIRED (804.3)
AUTOMATIC FIRE ALARM PROVIDED (804.4.1.6)
INTERCONNECTED SMOKE ALARMS (804.4.3)

**USE GROUP M:**

| | |
|---|---|
| TABULAR AREA PER FLOOR= | 9,000 SF |
| TOTAL STRUCTURE (RETAIL AREA & SECOND LEVEL)= | **1,536 SF** |
| WORK AREA (RETAIL AREA)= | **947 SF** |
| ALLOWABLE HEIGHT= | 1 STORIES - 40 FT per 504.3 |
| ACTUAL HEIGHT (RETAIL AREA)= | 1 STORY - 10 FT |

**OCCUPANT LOAD:** per FBC TABLE 100.4.1.2 (NFPA TABLE 7.3.1.2 & 42.1.7)

| | |
|---|---|
| RETAIL 1 | 214 SQFT @ 30 SQFT (GROSS) = 8 |
| RETAIL 2 | 155 SQFT @ 30 SQFT (GROSS) = 6 |
| RETAIL 3 | 125 SQFT @ 30 SQFT (GROSS) = 5 |
| RETAIL 4 | 186 SQFT @ 30 SQFT (GROSS) = 7 |
| JANITOR'S CLOSET | 56 SQFT @ 100 SQFT (GROSS) = 1 |
| STAFF ROOM | 72 SQFT @ 15 SQFT (NET) = 5 |
| **TOTAL** | **32 OCCUPANTS** |

**MEANS OF EGRESS - CHAPTER 10 (FBC), NFPA TABLE A.7.6.1**

MINIMUM WIDTH OF EGRESS COMPONENTS

| REQUIRED | PROVIDED |
|---|---|
| DOORS = 32" | DOORS = 35.75" |

| | |
|---|---|
| MAX. TRAVEL DISTANCE (TABLE 1016.2)(NFPA 101) | 250 FEET |
| ACTUAL TRAVEL DISTANCE | 39.3 FEET |
| TABULAR NUMBER OF EXITS (PER 1021.1) 1st FLOOR RETAIL | 1 EXIT |
| NUMBER OF EXITS PROVIDED 1st FLOOR RETAIL | 1 EXIT |

NO ADA ACCESS RAMP REQD. PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN **CFR 35.151 NEW CONSTRUCTION AND ALTERATIONS**.

(iii) DISPROPORTIONALITY (A) ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA WILL BE DEEMED DISPROPORTIONATE TO OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY FUNCTION AREA.

**NO ALTERATIONS MADE TO THE PRIMARY FUNCTION AREA.**

Door Schedule

| Door Number | Width | Height | Comments |
|---|---|---|---|
| 1 | 2'-11 3/4" | 6'-8" | MAIN ENTRY DOOR (DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS) |
| 2 | 2'-0" | 6'-8" | |
| 3 | 2'-8" | 6'-8" | |
| 4 | 2'-6" | 6'-8" | |
| 5 | 2'-8" | 6'-8" | |
| 6 | 2'-11 3/4" | 6'-8" | DOOR TO REMAIN CLOSED / LOCKED DURING BUSINESS HOURS |

**ALL DOORS EXISTING**


**Open City Architecture**

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


STATE OF FLORIDA · R. CONNER DOWLING · AR 100781 · REGISTERED ARCHITECT

# First Floor Retail Space

4 Locust Street
Saint Augustine, FL 32084

| MARK | DATE | DESCRIPTION |
|---|---|---|
| Issued: | | 11.11.24 |
| Scale: | | As indicated |
| Drawn By: | | SF |

Copyright

Project Number

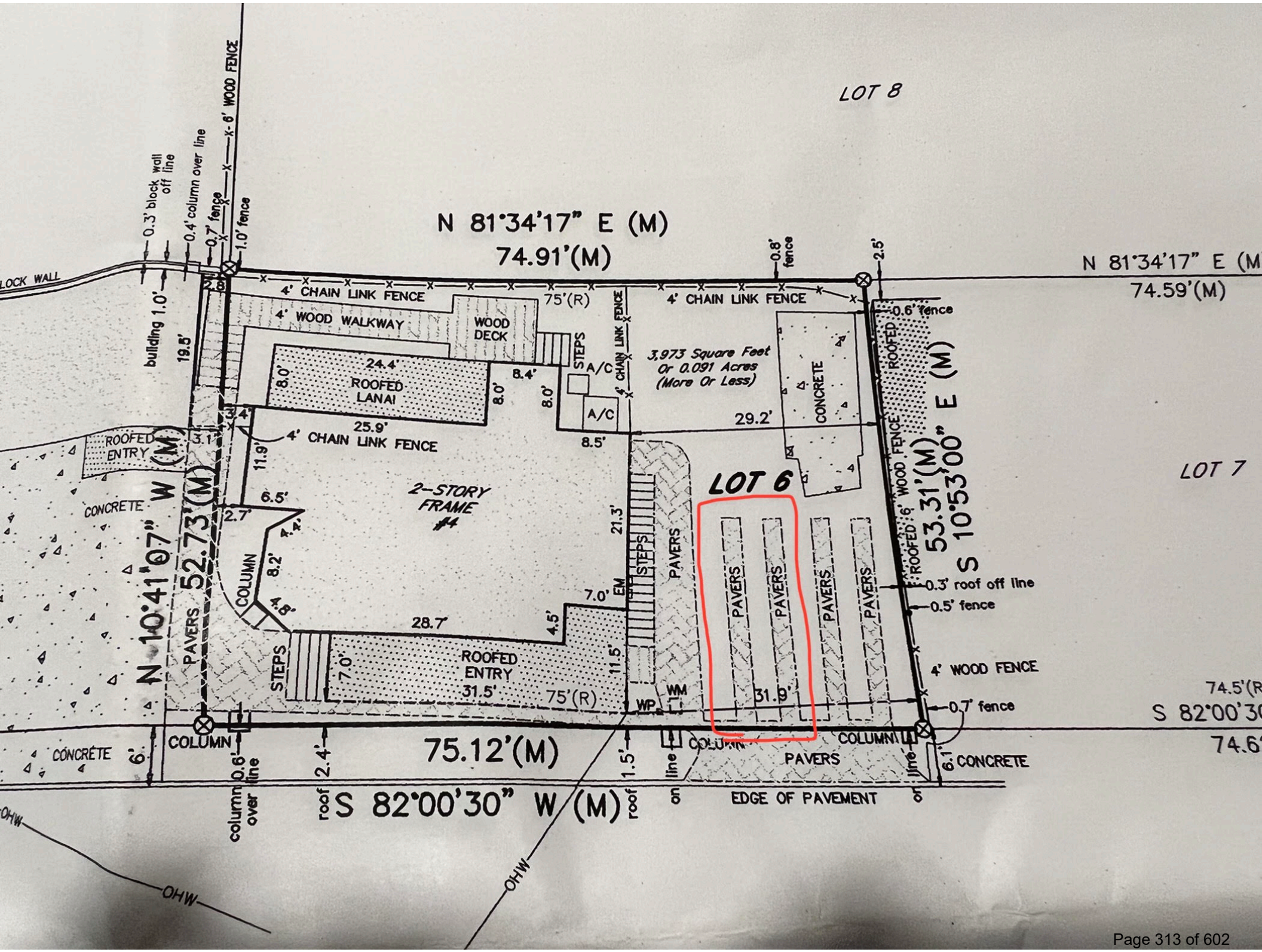
Life & Safety

Life & Safety Plan / Site Plan

A001

# Attachment 10:

# Survey from Vacation Rental Registration


LOT 8
N 81°34'17" E (M)
74.91'(M)
N 81°34'17" E (M
74.59'(M)
0.3' block wall off line
0.4' column over line
0.7' fence
x-6' WOOD FENCE
1.0' fence
0.8' fence
2.5'
4' CHAIN LINK FENCE
75'(R)
4' WOOD WALKWAY
WOOD DECK
STEPS
A/C
3' CHAIN LINK FENCE
3,973 Square Feet
Or 0.091 Acres
(More Or Less)
CONCRETE
ROOFED
0.6' fence
building 1.0'
19.5'
24.4'
ROOFED LANAI
8.0'
8.4'
8.0'
8.0'
29.2'
25.9'
4' CHAIN LINK FENCE
8.5'
ROOFED ENTRY
3.1'
11.9'
LOT 6
LOT 7
2-STORY FRAME #4
CONCRETE
6.5'
2.7'
COLUMN
8.2'
21.3'
STEPS
PAVERS
PAVERS
PAVERS
PAVERS
PAVERS
ROOFED
6' WOOD FENCE
0.3' roof off line
0.5' fence
7.0'
EM
28.7'
4.5'
STEPS
ROOFED ENTRY
31.5'
75'(R)
11.5'
WM
WP
31.9'
4' WOOD FENCE
0.7' fence
74.5'(R
S 82°00'30
74.6'
COLUMN
COLUMN
CONCRETE
6'
0.6'
2.4'
75.12'(M)
1.5'
line
PAVERS
6.1'
CONCRETE
column over line
roof
S 82°00'30" W (M)
roof
on
EDGE OF PAVEMENT
or
OHW
OHW
OHW
N 10°41'07" W (M)
52.73'(M)
S 10°53'00" E (M)
53.31'(M)

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 6.c. | PZB2024-0103 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 22 N St. Augustine Boulevard | 213470-0000 |
| | | [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Harvey Stringer |
| **Owner:** | Henri Frederick Erkelens |
| **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:** | 0.26 |
| **Neighborhood:** | North Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is for a variance request to the minimum required side yards for a property with an RS-1 zoning designation at 22 N St. Augustine Boulevard. The submitted plans show the provision of a five (5) foot yard along the northern property line and approximately an eleven (11) foot yard along the southern property line.

| | Code Requirements | Proposed Site Conditions at 22 N St. Augustine Boulevard |
|---|---|---|
| Minimum front yard | Twenty (20) feet | Twenty-five (25) feet |
| Minimum side yard | Fifteen (15) feet | Five (5) feet, yard along northern property line<br>Eleven (11) feet, yard along southern property line |
| Maximum lot coverage | Twenty-five (25) percent | Twenty-four (24) percent |
| Maximum impervious surface | Seventy (70) percent | Information not provided by the applicant at this time |
| Maximum height of structures | Thirty-five (35) feet | Information not provided by the applicant at this time |

The applicant states in their application that the "existing home is 74 years old and very close to bulkhead and has flooded many times. Our plan is to build new home as close to front of street as setbacks allow."

Approval of this variance would allow for review of building permit applications for a new two-story home at 22 N St. Augustine Boulevard.

## 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, 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.

*Yard, required,* means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

**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 is unable to identify a singular disadvantage which 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 appears to cite the excessive suburban setback requirements of the RS-1 zoning district as the disadvantage and states that they would "reduce the gross and living area significantly based on the value of the lot."**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**Not applicable based on staff being unable to identify a singular disadvantage which does not apply to other properties in the vicinity.**

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 of this variance request 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 request for reduced side yard setback requirements at 22 N St. Augustine Boulevard / PID 213470-0000 as no singular disadvantage has been identified.

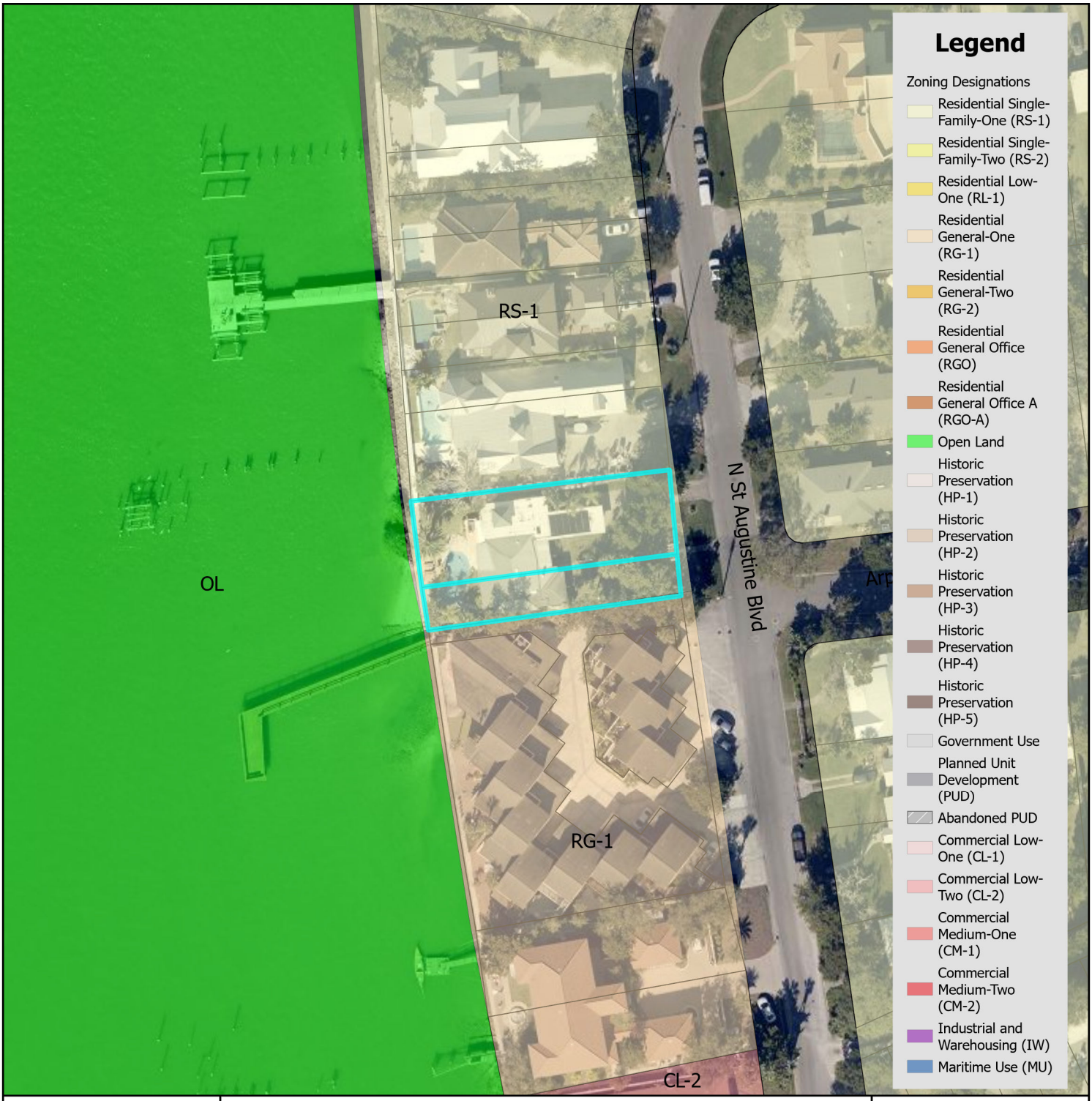
## Attachments

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. Proposed Site Plans Provided by 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

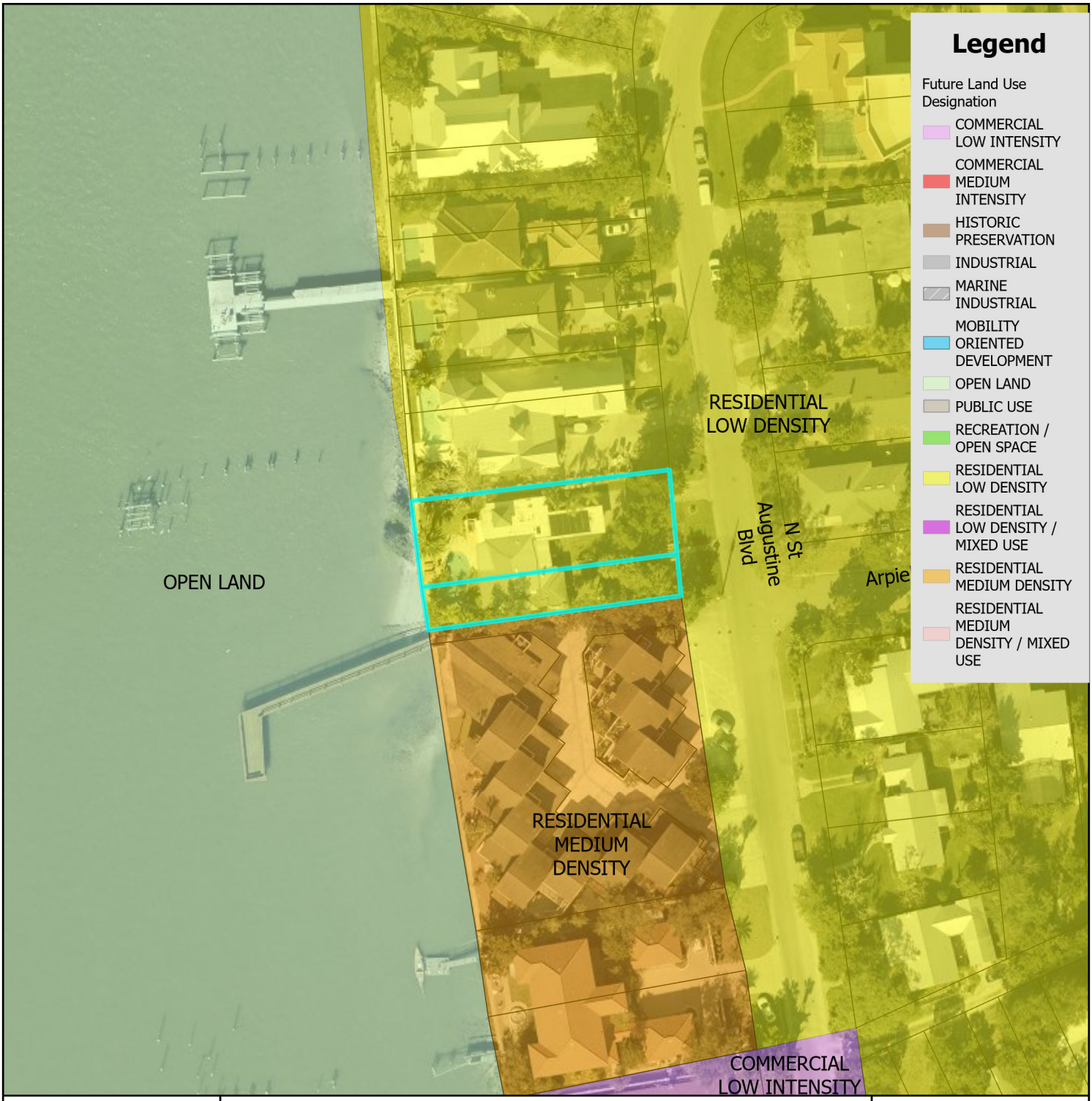
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

2025

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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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

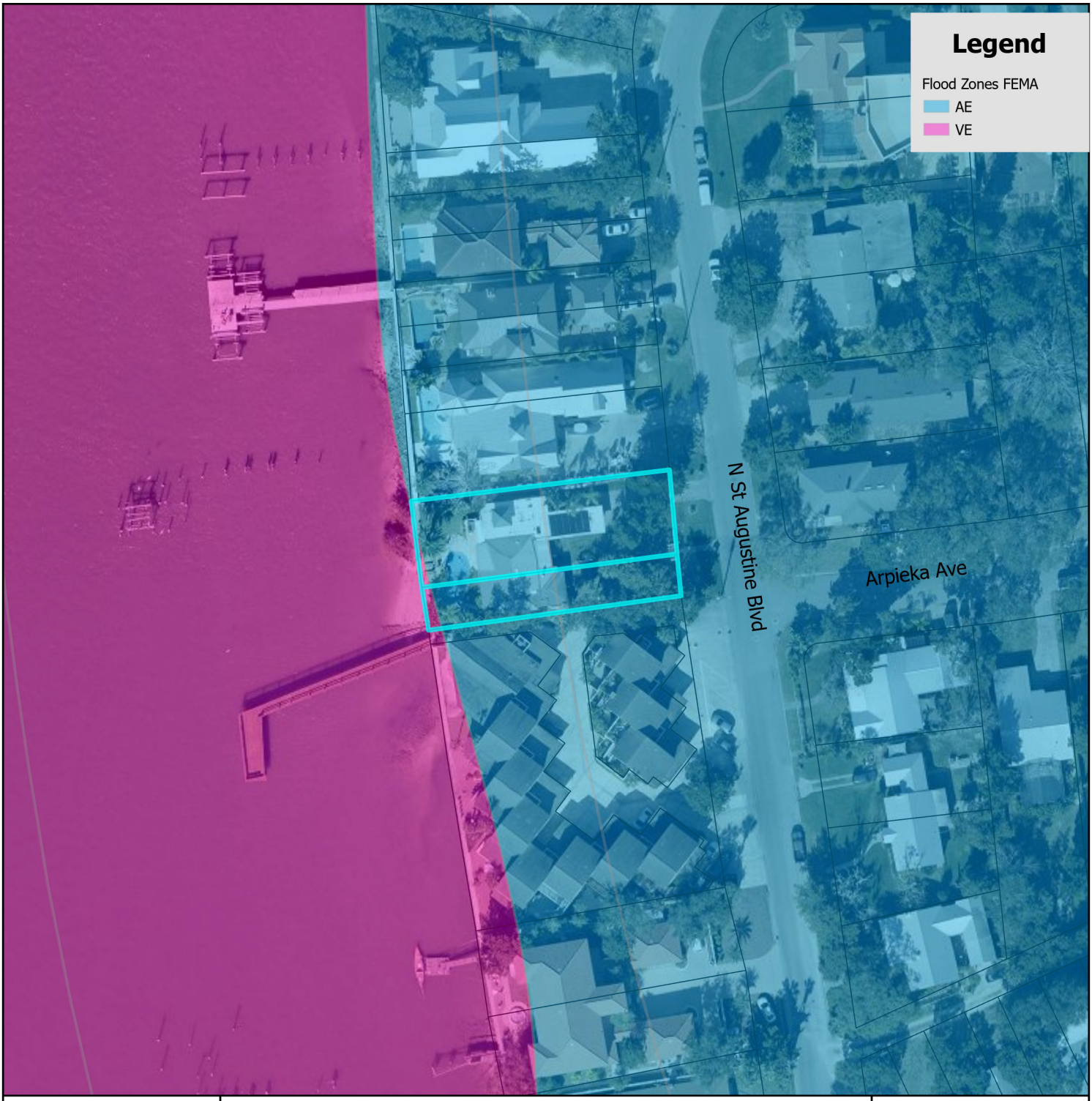
# Attachment 3:

# St. Johns County Property Appraiser Use Classification Map

Single Family
Single Family
Single Family

# 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.

2025

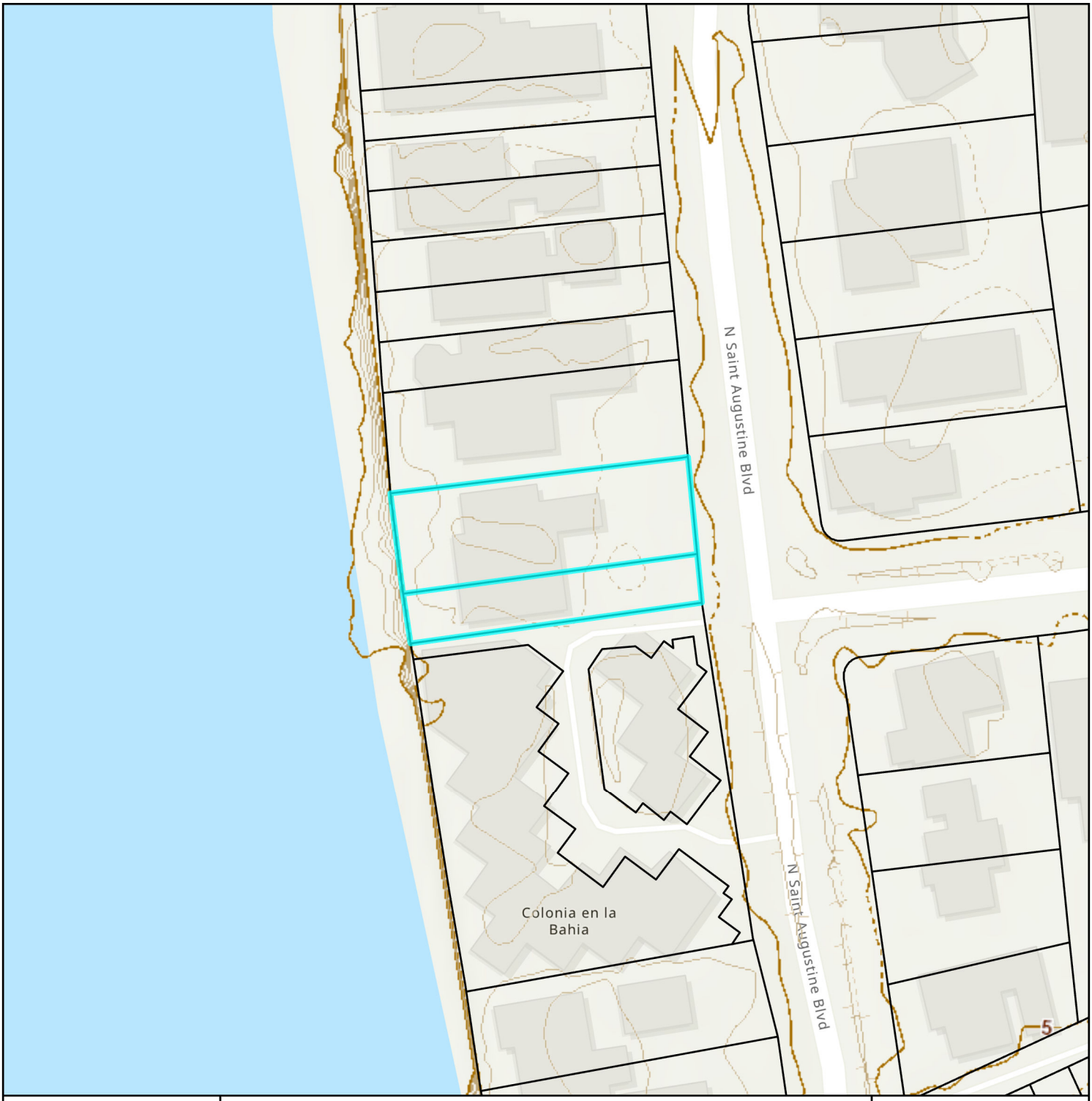
N

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

DISCLAIMER
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2025

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: Harvey Stringer Contact Number: 904-524-2813
   Business *(if applicable)*:_____
   Address: 108 7th Street City: St. Augustine Beach State: Florida Zip: 32080
   E-Mail Address: silverstring@comcast.net

2. NAME OF PROPERTY OWNER: estate of Henri Frederick Erkelens Contact Number:_____
   Business *(if applicable)*:_____
   Address: 22 North St. Augustine Blvd City: St. Augustine State: Florida Zip: 32080
   E-Mail Address:_____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: N 1/2 of lot 8 and all of lot 9 Block: 1
   Subdivision: Davis Shores Parcel Number: OR1109/545 & 1218/1283

4. PROJECT STREET ADDRESS: 22 N. St. Augustine Blvd

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: 524

7. DESCRIPTION OF ACTION REQUESTED: variance to extend existing side setbacks

8. JUSTIFICATION FOR ACTION REQUESTED: Existing home is 74 years old and very close to bulkhead and has flooded many times.Our plan is to build new home as close to front of street as setbacks allow.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The existing property setback are good.If we had to change setbacks it would reduce the footprint by 15 feet.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: It would reduce the gross and living area significantly based on the value of the lot

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes because of lot being considered conforming the requirements state the if existing footprint was demolished the setbacke would change to 15 feet.

(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 existing property is 74 years old.We plan on building a concrete block home with a variance to extend exixisting side setbacks that would enhance the look of the neighborhood and increase the value of properties in the vicinity.

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.**

11/18/2024
11/18/20241111111

Signature of Applicant — Date

19 NOV 2024

Signature of Property Owner — Date

04/18/2019

CITY OF
ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

Harvey Stringer is/are hereby authorized TO ACT ON BEHALF OF Estate of Henri Frederick Erkelens, 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: 22 North St. Augustine Blvd

BY: _____
Signature of Owner

HENRI A. ERKELENS
Print Name of Owner

404-977-6517
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 19 day of November, 2024

By Henri A. Erkelens

Identification verified: FL DL

Oath sworn: ____Yes____ No

AMANDA VINEY
MY COMMISSION # HH 102754
EXPIRES: March 10, 2025
Bonded Thru Notary Public Underwriters

Notary Signature: _____

My Commission expires: _____

Rev:022117

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

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

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

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

Harvey Stringer

Print name of applicant

Signature of applicant

11/18/2024

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: 22 North St. Augustine Blvd

Applicant's Name: Harvey Stringer  Applicant's Signature: Harvey Stringer

Owner's Name: Estate of Henri Frederick Erkelens  Owner's Signature: Henri F Erkelens

# 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** | 2134700000 |
| **Location Address** | 22 N ST AUGUSTINE BLVD<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Davis Shores (ICWFR) (590.05) |
| **Tax Description*** | 3-97 DAVIS SHORES N1/2 OF LOT 8 & ALL LOT 9 BLK 1 OR1109/545 & 1218/1283<br>*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** | 0.260 |
| **Homestead** | Y |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Erkelens Henri Frederick Estate 100%<br>Erkelens Henri A III 0% |
| **Mailing Address** | 22 N ST AUGUSTINE BLVD<br>SAINT AUGUSTINE, FL 32080-3753 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Homestead | | $0 |
| Tot/Perm DV | | $422,295 |

Additional Exemptions: Homestead

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $196,294 |
| Extra Features Value | $9,335 |
| Total Land Value | $1,014,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$1,219,629** |
| Total Deferred | $797,334 |
| Assessed Value | **$422,295** |
| Total Exemptions | $422,295 |
| 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 | $199,180 | $9,884 | $1,014,000 | $0 | $0 | $1,223,064 | $409,995 | $1,223,064 | $0 |
| 2023 | $204,954 | $10,433 | $924,300 | $0 | $0 | $1,139,687 | $398,053 | $791,634 | $348,053 |
| 2022 | $188,816 | $30,938 | $712,858 | $0 | $0 | $932,612 | $386,459 | $646,153 | $286,459 |
| 2021 | $144,457 | $27,158 | $608,400 | $0 | $0 | $780,015 | $375,203 | $504,812 | $275,203 |
| 2020 | $146,581 | $27,330 | $608,400 | $0 | $0 | $782,311 | $370,023 | $462,288 | $320,023 |
| 2019 | $139,522 | $23,896 | $580,320 | $0 | $0 | $743,738 | $361,704 | $432,034 | $311,704 |
| 2018 | $141,488 | $24,048 | $580,320 | $0 | $0 | $745,856 | $354,960 | $440,896 | $304,960 |
| 2017 | $100,796 | $22,173 | $580,320 | $0 | $0 | $703,289 | $313,093 | $440,196 | $263,093 |
| 2016 | $141,404 | $18,239 | $580,320 | $0 | $0 | $739,963 | $322,038 | $467,925 | $272,038 |
| 2015 | $115,482 | $19,539 | $580,320 | $0 | $0 | $715,341 | $319,799 | $445,542 | $269,799 |
| 2014 | $111,839 | $20,839 | $580,320 | $0 | $0 | $712,998 | $317,261 | $445,737 | $267,261 |

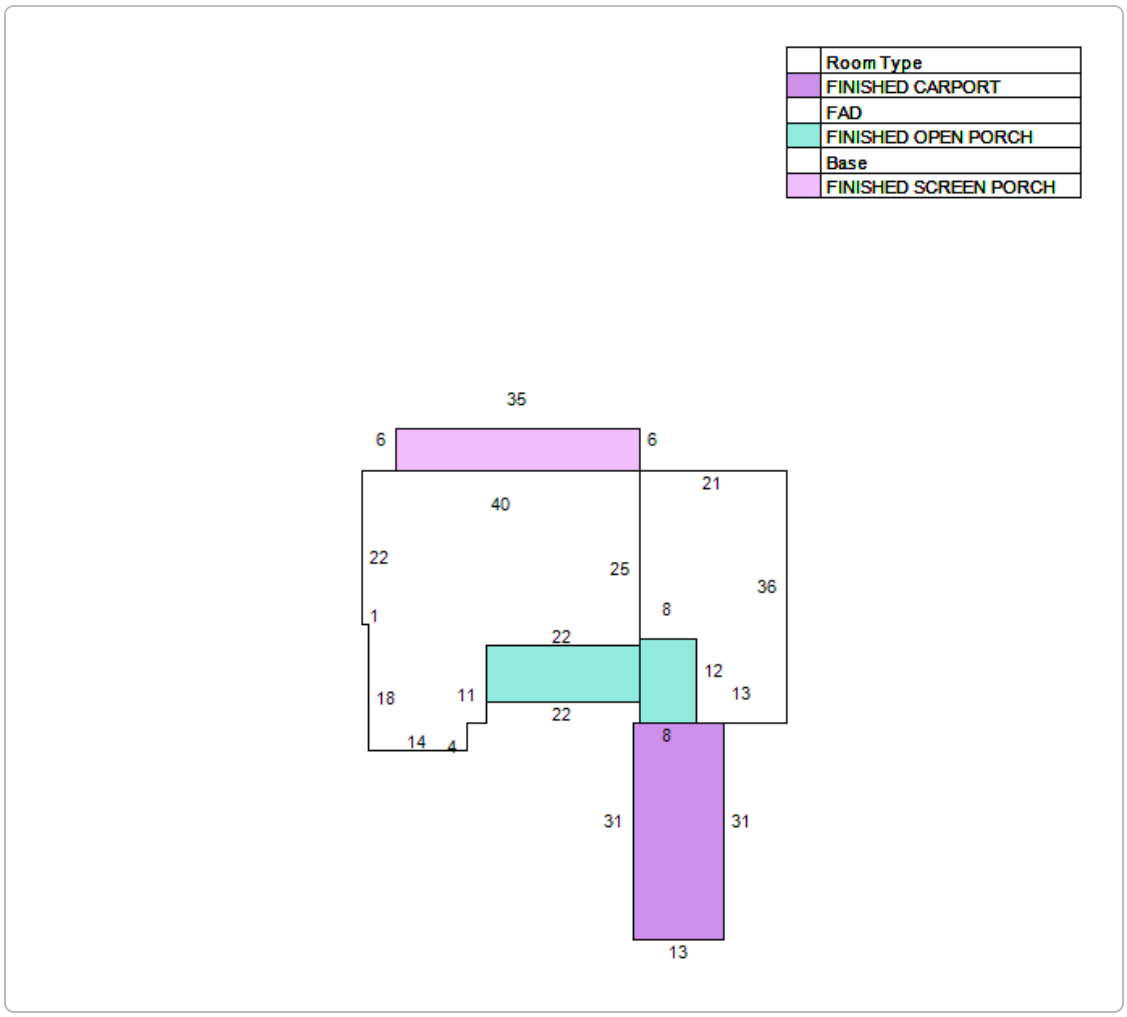
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $196,294 |
| **Year Built** | 1950 |
| **Actual Area** | 2785 |
| **Conditioned Area** | 1900 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Exterior Wall** | Concrete Block |
| **Roof Cover** | Composite Shingle |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Carpet, Ceramic Tile |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 0 |
| **Baths** | |

| Description | Square Footage |
|---|---|
| FINISHED SCREEN PORCH | 210 |
| BASE AREA | 1240 |
| FINISHED OPEN PORCH | 176 |
| FINISHED OPEN PORCH | 96 |
| ADDITION | 660 |
| FINISHED CARPORT | 403 |

| Description | Square Footage |
|---|---|
| Total SqFt | 2785 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Bulkhead - Average (Mix) | | 9335 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 78 | 150 | 78 | FF | $1,014,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 11/14/2024 | 9/8/2024 | $0.00 | LETTERS OF ADMN | 6052 | 1743 | U | I | ERKELENS HENRI FREDERICK | ERKELENS HENRI FREDERICK ESTATE |
| 1/19/2022 | 1/19/2022 | $0.00 | DISSOLUTION OF MARRIAGE | 5472 | 1024 | U | I | MCDANIEL DANIELLE KRISTA | ERKELENS HENRI FREDERICK |
| 10/15/2019 | 2/14/2019 | $0.00 | MARRIAGE CERTIFICATE | 4813 | 837 | U | I | ERKELENS HENRI FREDERICK | MCDANIEL DANIELLE KRISTA |
| 2/18/2016 | 2/17/2016 | $0.00 | FINAL JUDGMENT | 4151 | 543 | U | I | ERKELENS HENRI F | ERKELENS HENRI FREDERICK |
| | 1/15/1997 | $100,200.00 | QUIT CLAIM DEED | 1218 | 1283 | U | I | WILLIAMS JILLS (NKA SLATER) | ERKELENS HENRI F |
| | 5/16/1995 | $238,500.00 | WARRANTY DEED | 1109 | 545 | Q | I | BALL, DEMERRIS JOYNER | ERKELENS HENRI FREDERICK |
| | 11/30/1994 | $0.00 | ORDER DET HX REAL P | 1085 | 536 | U | I | MC QUAIG FLORINE JOYNER ESTATE | BALL, DEMERRIS JOYNER |

# Attachment 9:

# Proposed Site Plans Provided by Applicant

xx/xx/xx

# MAP SHOWING BOUNDARY SURVEY OF

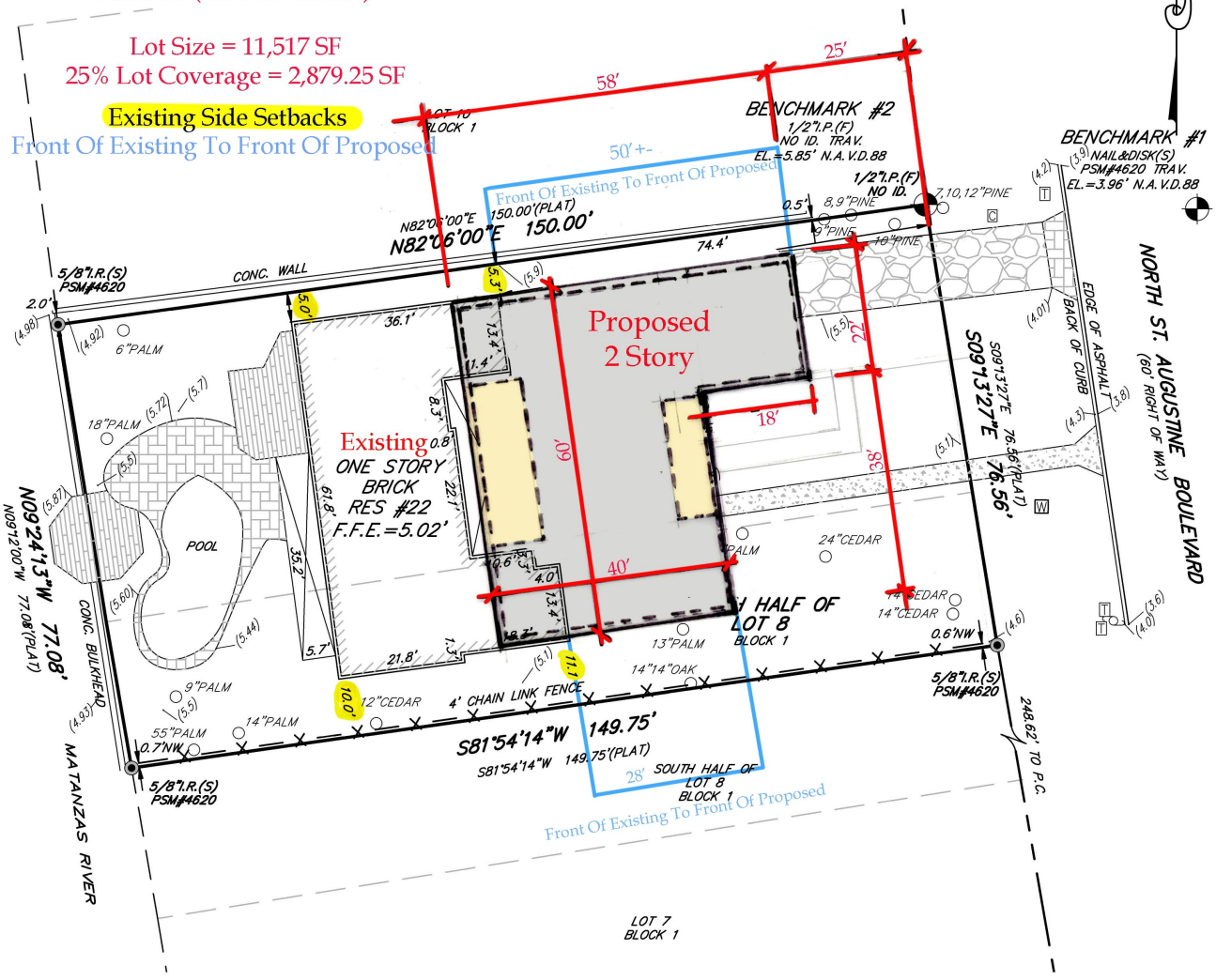
N 1/2 OF LOT 8 AND ALL OF LOT 9, BLOCK 1, DAVIS SHORES, A SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA, IN MAP BOOK 3, PAGE 97.

Lot Coverage for Proposed Two Story
House,Garage,Porches & Eaves = 2,796 SF (83.25 SF Under)

Lot Size = 11,517 SF
25% Lot Coverage = 2,879.25 SF

Existing Side Setbacks
Front Of Existing To Front Of Proposed

CERTIFIED TO: BILL MILLER




## LEGEND

| | | | |
|---|---|---|---|
| A/C | AIR CONDITIONER PAD | sq. ft. | SQUARE FEET |
| I.D. | IDENTIFICATION | R | RADIUS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM | Δ | DELTA |
| I.R.(F) | IRON ROD FOUND | L | ARC LENGTH |
| I.P.(F) | IRON PIPE FOUND | T | TANGENT |
| I.R.(S) | 5/8" IRON ROD SET (PSM# 4620) | CD | CHORD DISTANCE |
| P.C. | POINT OF CURVATURE | CB | CHORD BEARING |
| P.T. | POINT OF TANGENCY | | EXPOSED CONCRETE |
| Ⓦ | WELL | | COVERED AREA |
| | WOOD POWER POLE | TYP. | TYPICAL |
| ↗ | DENOTES NOT TO SCALE | Ⓜ | WATER METER |
| -OHE- | OVERHEAD ELECTRIC | | BRICK PAVERS |
| CONC. | CONCRETE | | WOOD DECK |
| | BENCHMARK | | TREE |
| | CABLE TV RISER | (0,0) | SPOT ELEVATION |
| | TELEPHONE RISER | | |

AREA =0.264 ± ACRES
OR 11,517 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

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.

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE7',AE8',VE9'
- Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF N ST. AUGUSTINE BLVD BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

| JOB NO. | LAST FIELD DATE | SCALE: | F.B./PAGE | CHK. BY | DWG. BY |
|---|---|---|---|---|---|
| 24-0616 | 11/13/2024 | 1" = 20' | 833/74 | N.H.F. | R.J.B. |

TYPE: BOUNDARY/TOPO/TREE

© COPYRIGHT 2024, ALL RIGHTS RESERVED.

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

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

NICHOLAS H. FRANKLIN, P.L.S. 4620

xx/xx/xx

# MAP SHOWING BOUNDARY SURVEY OF

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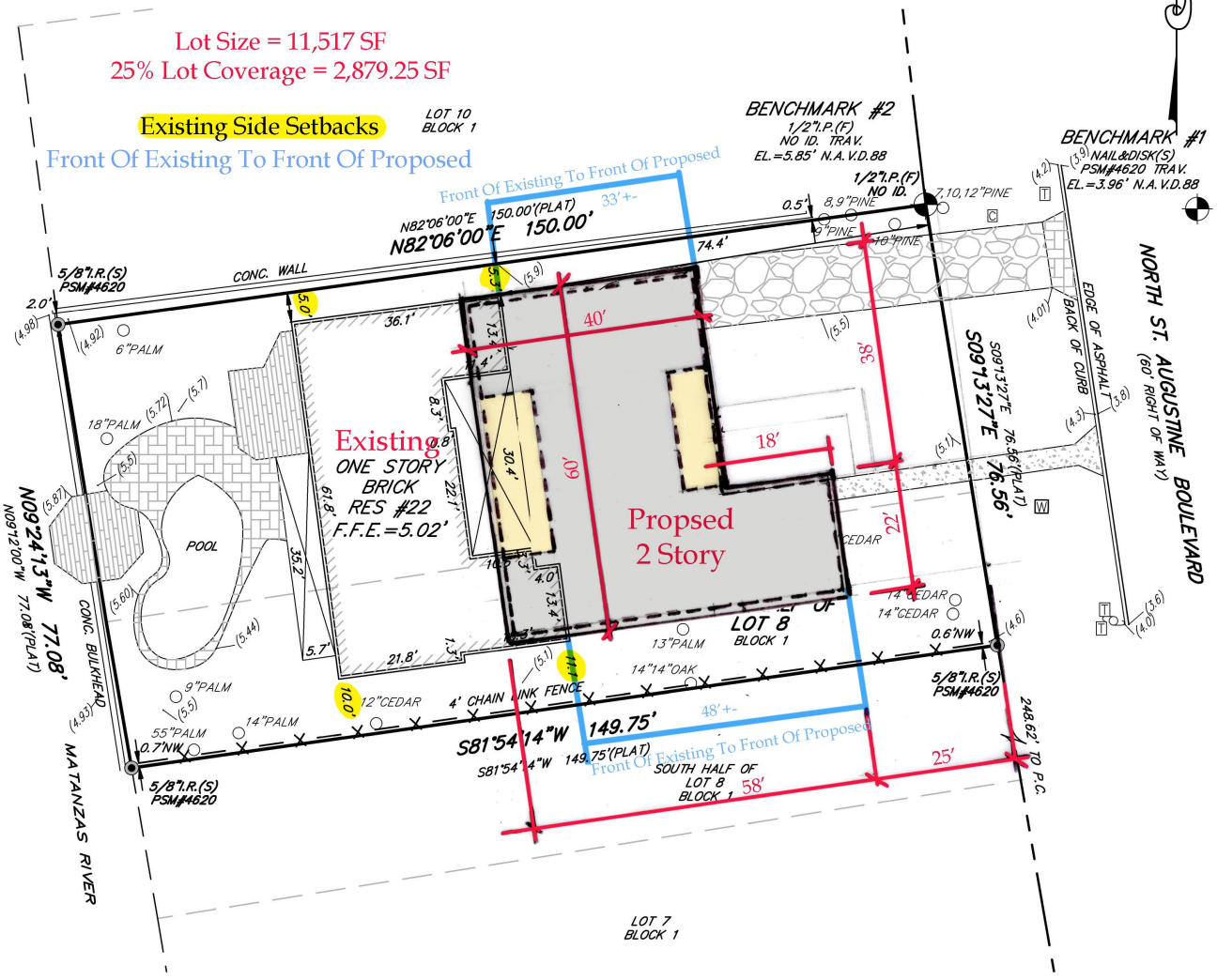



## LEGEND

| | | | |
|---|---|---|---|
| A/C | AIR CONDITIONER PAD | sq. ft. | SQUARE FEET |
| I.D. | IDENTIFICATION | R | RADIUS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM | Δ | DELTA |
| I.R.(F) | IRON ROD FOUND | L | ARC LENGTH |
| I.P.(F) | IRON PIPE FOUND | T | TANGENT |
| I.R.(S) | 5/8" IRON ROD SET (PSM# 4620) | CD | CHORD DISTANCE |
| P.C. | POINT OF CURVATURE | CB | CHORD BEARING |
| P.T. | POINT OF TANGENCY | | EXPOSED CONCRETE |
| Ⓦ | WELL | | COVERED AREA |
| | WOOD POWER POLE | TYP. | TYPICAL |
| ≠ | DENOTES NOT TO SCALE | Ⓜ | WATER METER |
| -OHE- | OVERHEAD ELECTRIC | | BRICK PAVERS |
| CONC. | CONCRETE | | WOOD DECK |
| | BENCHMARK | | TREE |
| | CABLE TV RISER | (0,0) | SPOT ELEVATION |
| | TELEPHONE RISER | | |

AREA =0.264 ± ACRES

OR 11,517 ±, sq. ft.

GRAPHIC SCALE

20 0 10 20

1"=20'

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.

GENERAL NOTES:

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

NOTE:

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

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018 , the property described hereon appears to lie in Zone AE7',AE8',VE9'
- Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF N ST. AUGUSTINE BLVD BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

| JOB NO. | LAST FIELD DATE | SCALE: | F.B./PAGE | CHK. BY | DWG. BY |
|---|---|---|---|---|---|
| 24-0616 | 11/13/2024 | 1" = 20' | 833/74 | N.H.F. | R.J.B. |

TYPE: BOUNDARY/TOPO/TREE

© COPYRIGHT 2024, ALL RIGHTS RESERVED.

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

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 6.d. | PZB2024-0107 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 33 Palmer Street | 104350-0000 |
| | | [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Michael Welsh |
| **Owner:** | Michael & Maria Welsh |
| **Property Class:** (St. Johns County Property Appraiser) | 0100 – Single Family |
| **Future Land Use Designation:** | Commercial Low Intensity |
| **Zoning Designation:** | Commercial Low-One: CL-1 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.21 |
| **Neighborhood:** | Ravenswood |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is for a variance request to the minimum side and rear yard setback requirements for a property with a CL-1 zoning designation at 33 Palmer Street. The submitted plans show a proposed apartment added on the eastern side of the existing garage and the provision of an eight (8) foot side yard along the northern property line and a five (5) foot rear yard.

| | Code Requirements | Proposed Site Conditions at 33 Palmer Street |
|---|---|---|
| Minimum side yard | Ten (10) feet | Eight (8) feet |
| Minimum rear yard | Ten (10) feet | Five (5) feet |
| Maximum lot coverage | Fifty (50) percent | Information not provided by the applicant at this time |
| Maximum height of structures | Thirty-five (35) feet | Information not provided by the applicant at this time |

The applicant states in their application that prior to their purchase of 33 Palmer Street in May of 2024, the apartment on-site was "advertised in the listing as an income opportunity." In September of 2024, while applying for a permit for new windows, the current owners then learned that the existing apartment was not reviewed or permitted by the City of St. Augustine which is why the application for variance requests to minimum setback requirements has been made.

Approval of this variance request would allow for building permit application review of the existing apartment.

## 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, 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.

*Yard, rear,* means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear 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 rear lot line.

*Yard, required,* means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

**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 location of the garage and apartment is what proves to be a physical condition that is a disadvantage and 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 states that when the owners purchased the property "we factored the apartment into our purchase justification." Without the income assistance provided by the apartment, assistance which played a part in purchasing the property, the possibility of losing ownership of the property becomes a realistic consequence which obviously impacts the owners' ability to use the affected property at all.**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**The location of the garage and apartment were determined prior to the current owners purchasing the property meaning the disadvantage does not exist because of conditions created by the owner.**

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
**Granting these variance requests may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section. The provision of off-street parking will be required, and review will take place during the building permit application process.**

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the minimum required side and rear yard setbacks at 33 Palmer Street / PID 104350-0000.

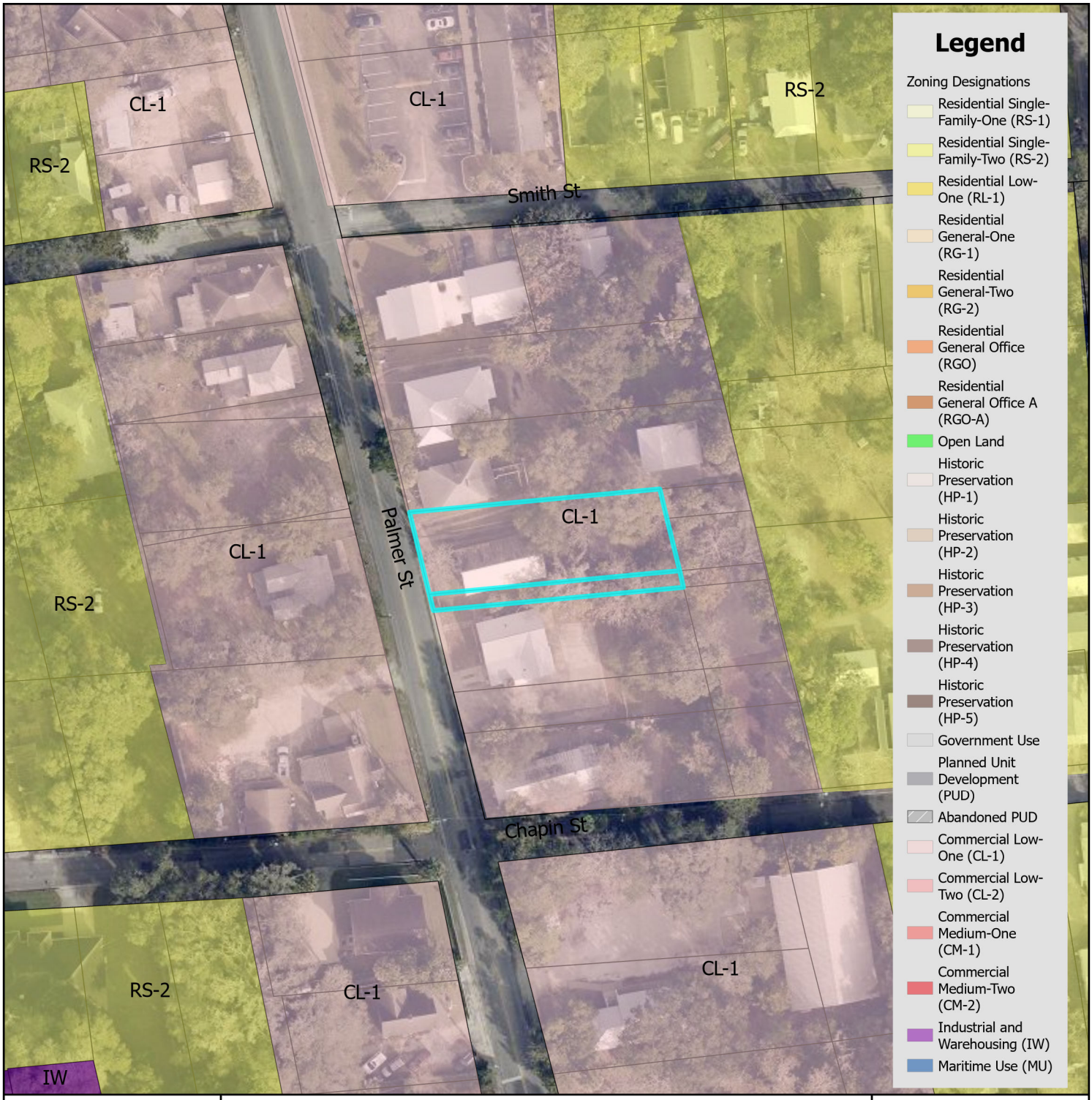
## Attachments

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

## 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.

2025

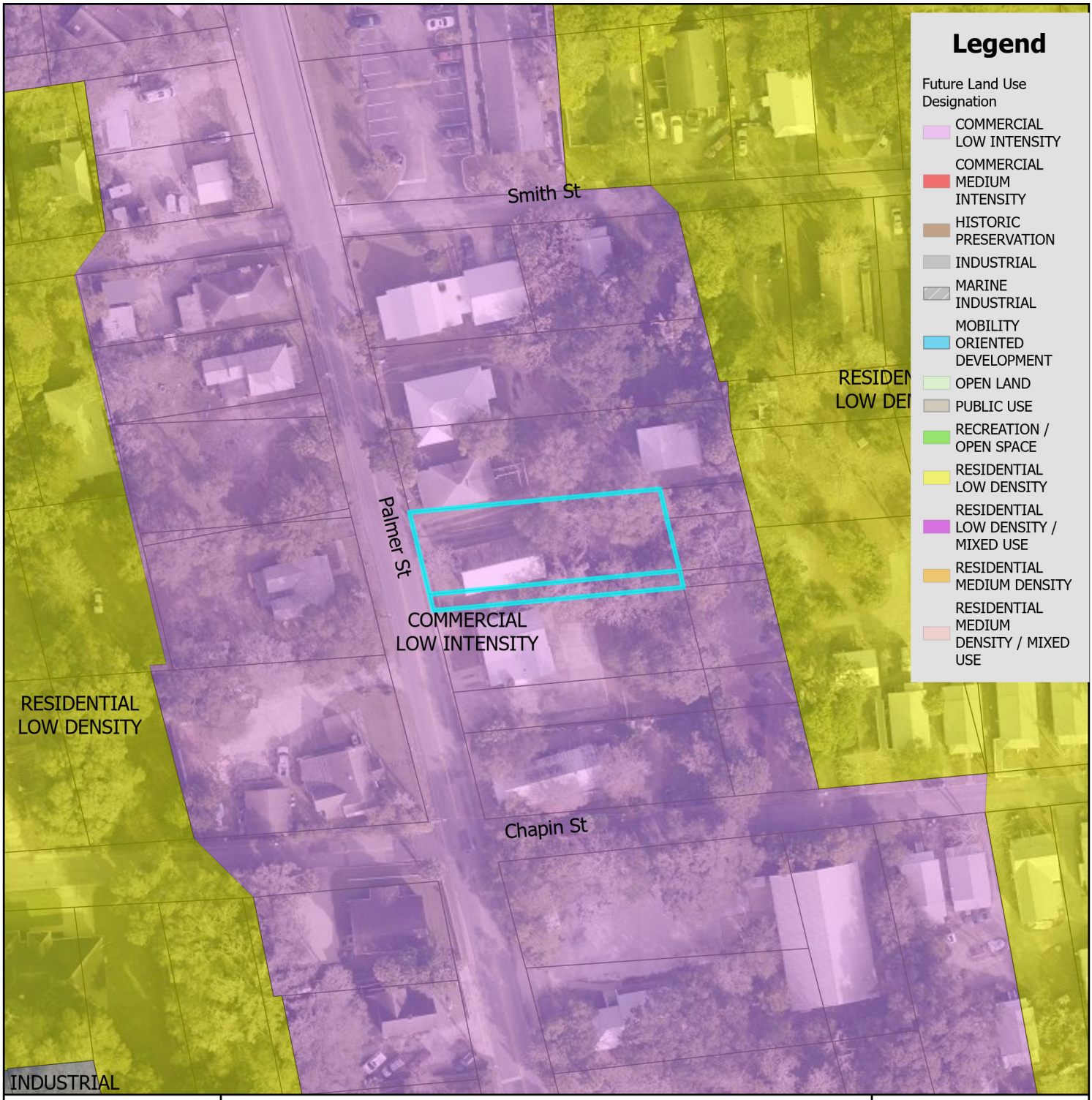
N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

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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2025

N

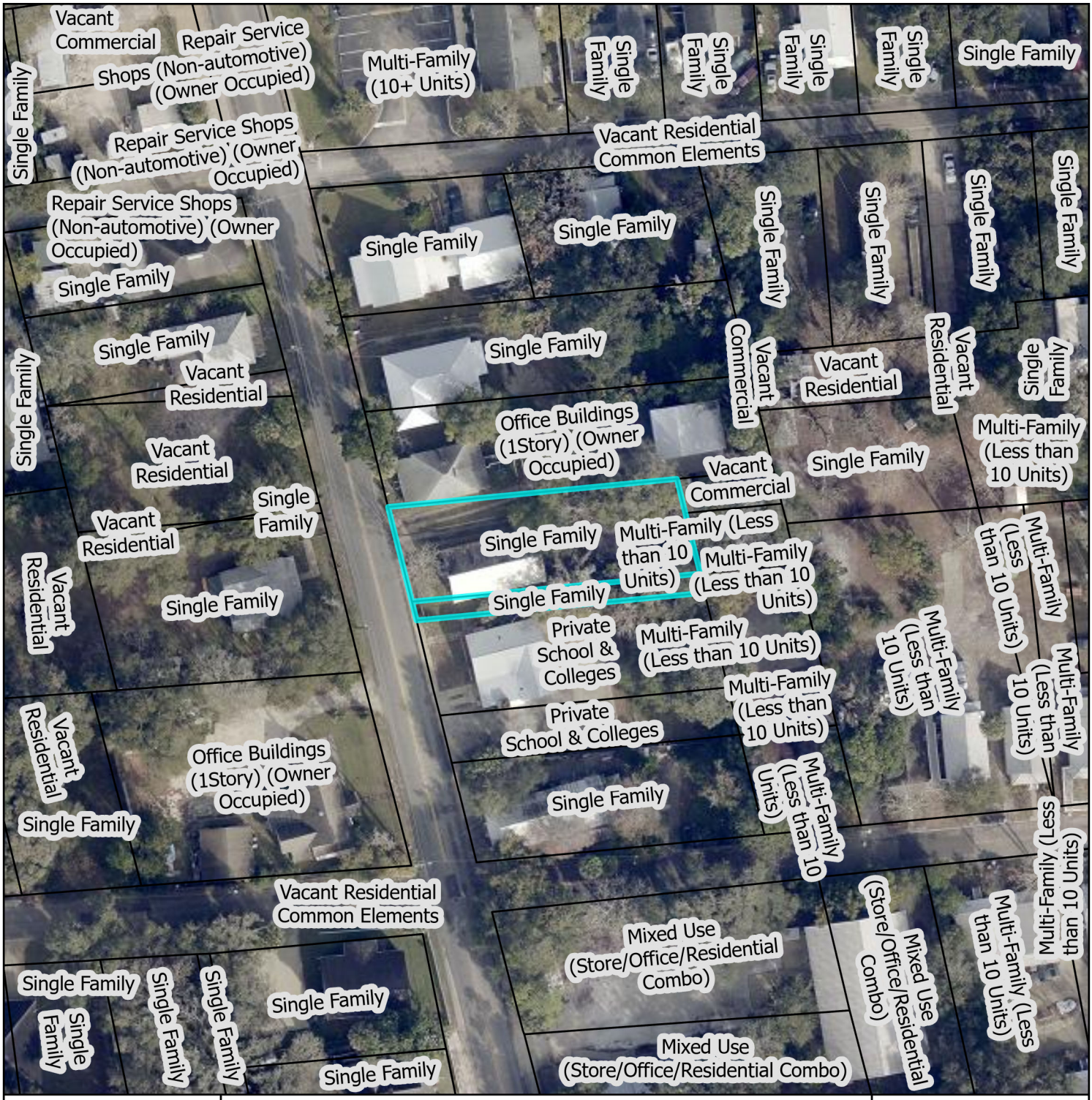
0 0.17 0.35 Miles

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

DISCLAIMER
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2025

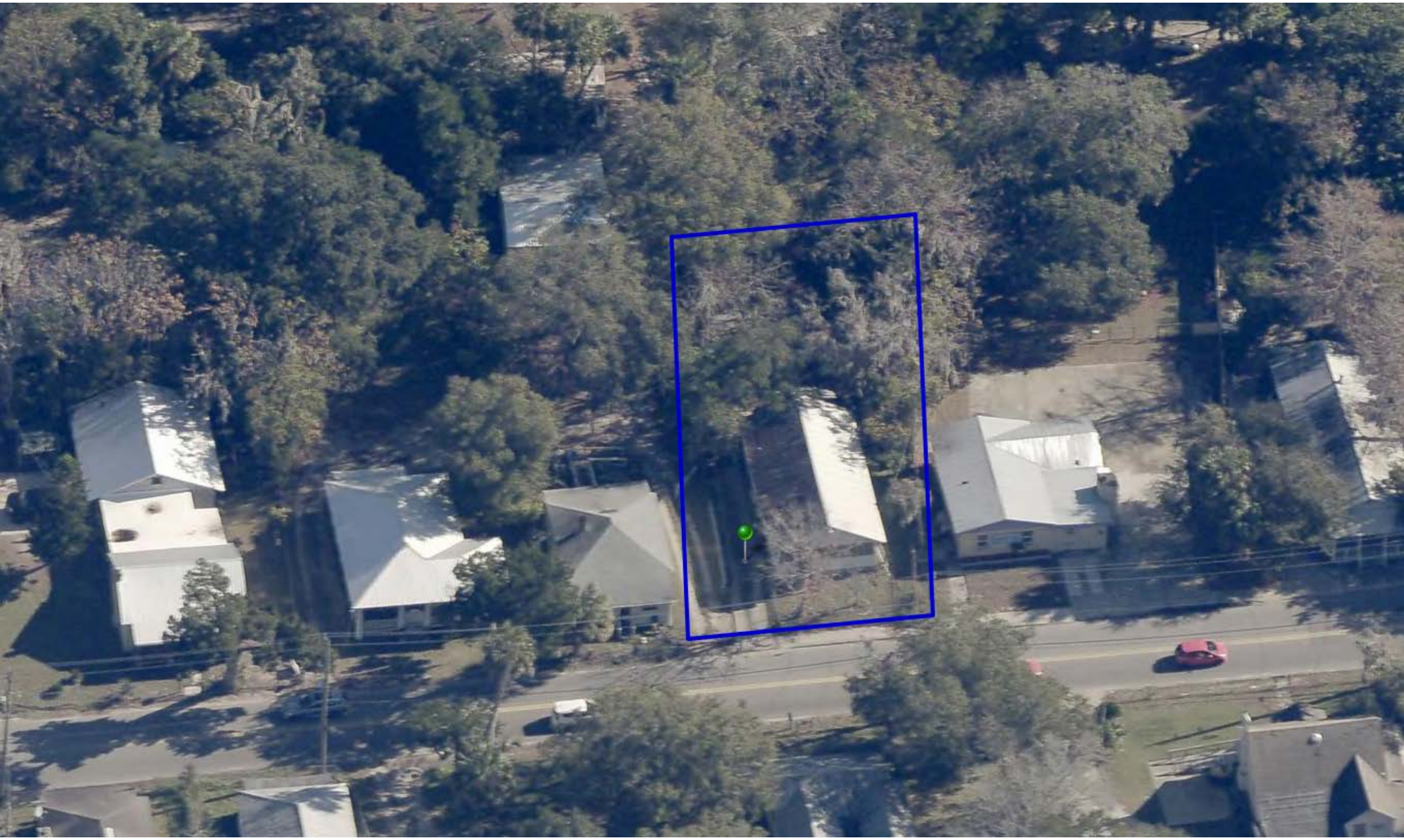
N

0 0.01 0.01 Miles

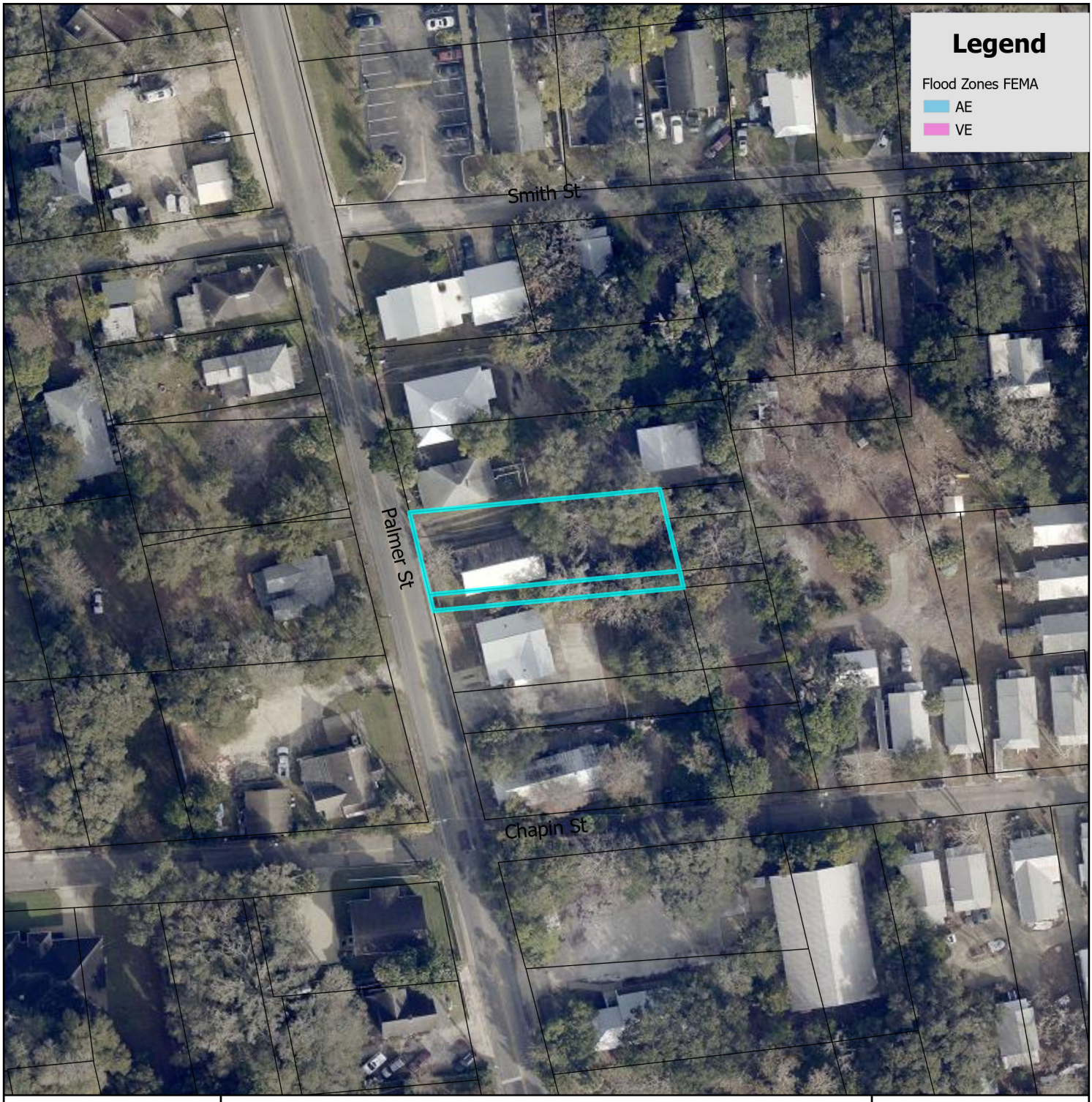
0 40 80 Feet

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.

2025

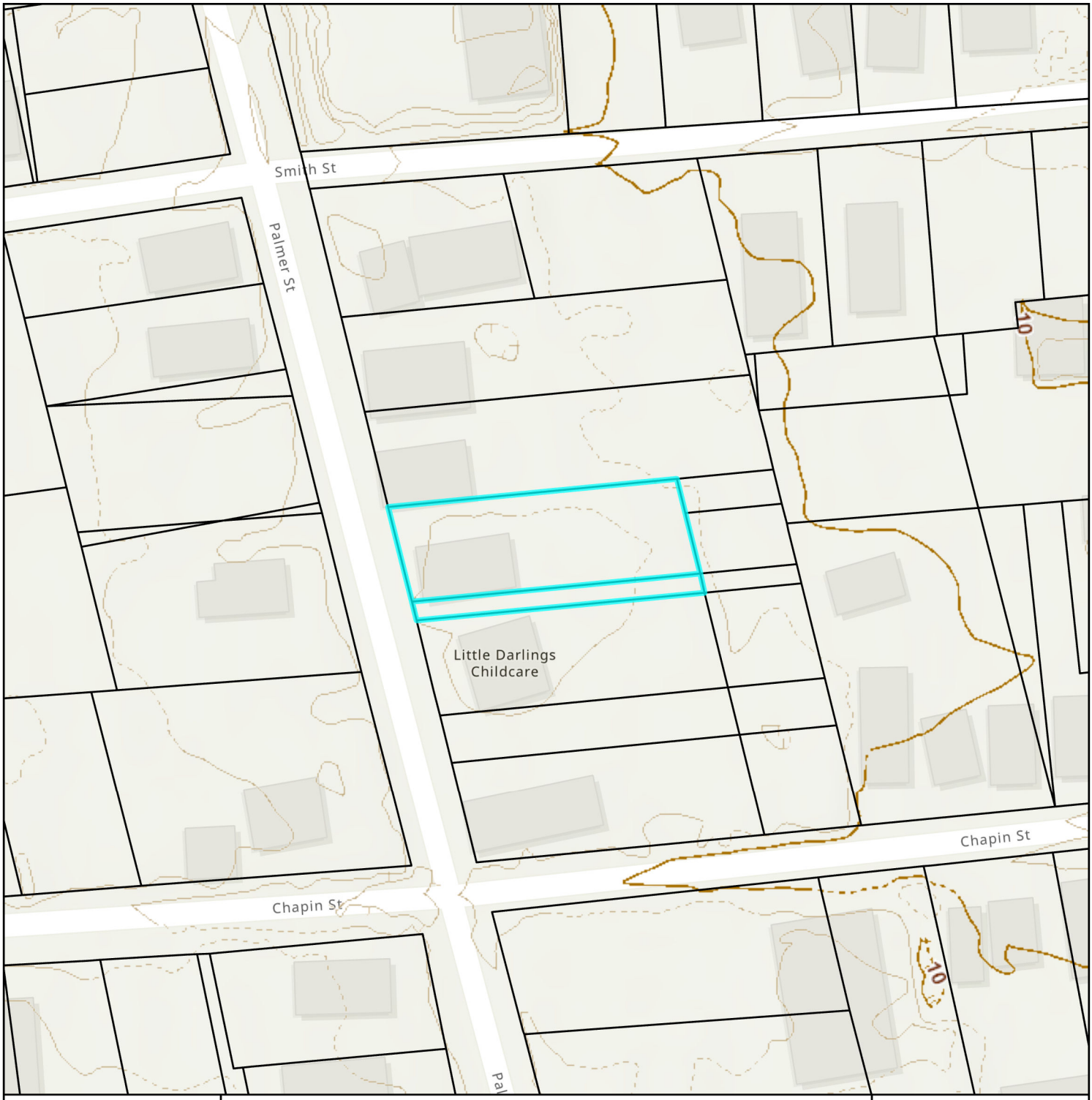
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 6:
# Elevation Map




# Elevation Map

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

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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

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: Michael Welsh Contact Number: 732-693-4443
   Business *(if applicable)*:_____
   Address: 709 Old Farm Road City: Point Pleasant State: NJ Zip: 08742
   E-Mail Address: mwelsh709@gmail.com
2. NAME OF PROPERTY OWNER: Michael and Maria Welsh Contact Number: 732-693-4443
   Business *(if applicable)*:_____
   Address: 33 Palmer Street City: Saint Augustine State: FL Zip: 32084
   E-Mail Address: mwelsh709@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: W150ft lot 5 & N10 150ft 6 Block: 9
   Subdivision: Greeno Tract Parcel Number: 104350-000
4. PROJECT STREET ADDRESS: 33 Palmer Street, Saint Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Existing single family, garage & apartment with side entrance
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED:
   We are seeking approval of a variance to the setback requirements to allow an apartment installed by prior owners to be used as a residential unit with the existing set backs which are 8.25 feet from the property line at the closest point on the northern side and 5.88 feet on the back (eastern side) property line as indicated in the survey (attached)
8. JUSTIFICATION FOR ACTION REQUESTED:
   When we purchased 33 Palmer Street in May 2024, the apartment built on the back of garage (with separate entrance) was advertised in the listing as an income opportunity. Our property is zoned as CL-1 and the acreage can support 2 residential units; however, as a residential unit, the zoning requires a minimum set backs of 10 feet. We learned that the apartment wasn't legitimate in September 2024 when we sought a permit to install new windows.

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

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

The property line is slanted from south to west in the back reduces the set back distance especially on the north side of lot

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The property was sold as having an income generating apartment/ We factored the apartment into our purchase justification

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The apartment was showcased in the listing by the prior owners. Michael and Maria (The current owner and applicant) purchased the property on the basis of the listing.

(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: 33 Palmer backs up to an open space with a non-fixed shed and basketball court nearby. There are no permanent structures in the immediate vicinity of the apartment.

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.

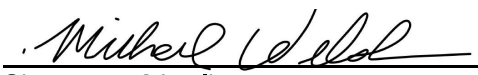
Not by us and not to our knowledge

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: 11/25/24

Signature of Property Owner — Date: 11/25/24

**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.

Michael Welsh

Print name of applicant

Signature of applicant

11/25/24

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<br>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: 33 Palmer Street, Saint Augustine, FL 32084

Applicant's Name: Michael Welsh Applicant's Signature: Michael Welsh

Owner's Name: Michael Welsh Owner's Signature: Michael Welsh

# 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** | 1043500000 |
| **Location** | 33 PALMER ST |
| **Address** | Saint Augustine 32084-0000 |
| **Neighborhood** | West St. Augustine (433) |
| **Tax Description*** | (8) GREENO TRACT W150FT OF LOT 5 & N10 OF W150FT OF LOT 6 BLK 9 DB170/489 & DB178/239 OR5962/479<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Greeno Tract - A Resubdivision of Ravens |
| **Sec/Twp/Rng** | 41-7-29 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.170 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Welsh Michael,Mariagrace 100%<br>Welsh Mariagrace 100% |
| **Mailing Address** | 709 OLD FARM RD<br>POINT PLEASANT BEACH, NJ 08742-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $133,638 |
| Extra Features Value | $35,556 |
| Total Land Value | $52,500 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$221,694** |
| Total Deferred | $0 |
| Assessed Value | **$221,694** |
| Total Exemptions | $0 |
| Taxable Value | **$221,694** |

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

## Historical Assessment Information

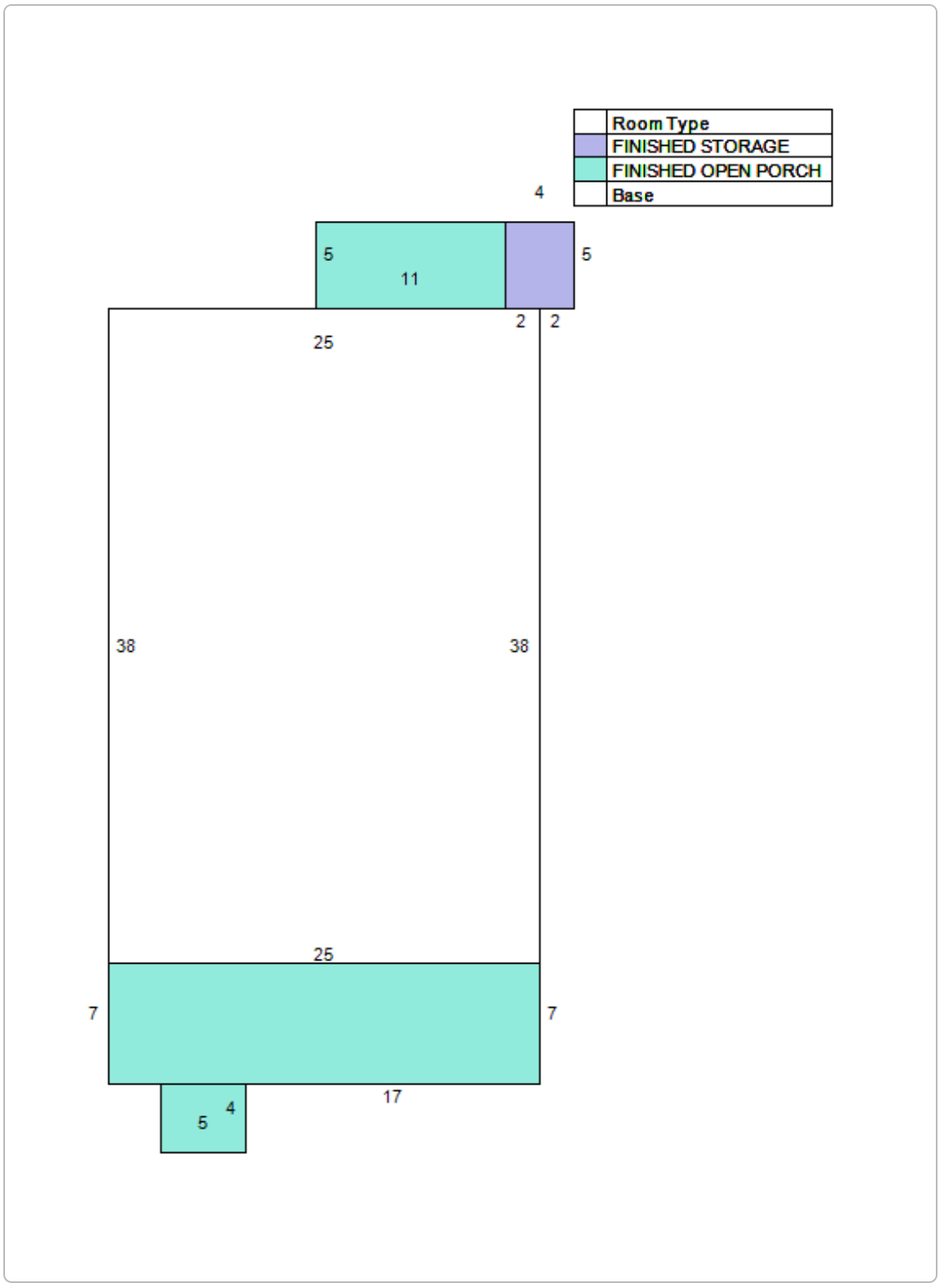
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $142,220 | $36,572 | $52,500 | $0 | $0 | $231,292 | $130,611 | $100,681 | $130,611 |
| 2023 | $68,906 | $8,127 | $52,500 | $0 | $0 | $129,533 | $118,737 | $10,796 | $118,737 |
| 2022 | $62,540 | $14,629 | $37,500 | $0 | $0 | $114,669 | $107,943 | $6,726 | $107,943 |
| 2021 | $53,737 | $14,629 | $52,500 | $0 | $0 | $120,866 | $98,130 | $22,736 | $98,130 |
| 2020 | $42,705 | $14,629 | $31,875 | $0 | $0 | $89,209 | $89,209 | $0 | $89,209 |
| 2019 | $38,908 | $14,629 | $31,875 | $0 | $0 | $85,412 | $85,412 | $0 | $85,412 |
| 2018 | $40,323 | $14,629 | $24,750 | $0 | $0 | $79,702 | $60,588 | $55,202 | $24,500 |
| 2017 | $31,834 | $9,809 | $24,750 | $0 | $0 | $66,393 | $59,342 | $41,393 | $25,000 |
| 2016 | $32,541 | $9,809 | $24,750 | $0 | $0 | $67,100 | $58,121 | $42,100 | $25,000 |
| 2015 | $25,968 | $9,809 | $22,500 | $0 | $0 | $58,277 | $57,717 | $33,277 | $25,000 |
| 2014 | $24,950 | $9,809 | $22,500 | $0 | $0 | $57,259 | $57,259 | $32,259 | $25,000 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Metal |
| **Building Value** | $133,638 | **Roof Structure** | Gable Hip |
| **Year Built** | 1925 | **Interior Flooring** | Pine Wood |
| **Actual Area** | 1220 | **Interior Wall** | Drywall |
| **Conditioned Area** | 950 | **Heating Type** | Air Duct |
| **Use** | Single Family Residence | **Air Conditioning** | Central |
| **Style** | 01 | **Bedrooms** | 3 |
| **Exterior Wall** | Wood | **Baths** | 2 |

| Description | Square Footage |
|---|---|
| BASE AREA | 950 |
| FINISHED OPEN PORCH | 175 |
| FINISHED STORAGE/UTILITY | 20 |
| FINISHED OPEN PORCH | 55 |
| FINISHED OPEN PORCH | 20 |
| Total SqFt | 1220 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Garage - Average (Mix) | | 35556 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 50 | 150 | 7500 | SF | $52,500 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 6/5/2024 | 4/23/2024 | $349,000.00 | WARRANTY DEED | 5962 | 479 | Q | I | RTC SMART & CONSTRUCTION LLC | WELSH MICHAEL,MARIAGRACE |
| 1/9/2024 | 1/4/2024 | $140,000.00 | WARRANTY DEED | 5883 | 1491 | Q | I | INMAN RANDALL SR ETAL | RTC SMART & CONSTRUCTION LLC |
| 2/20/2013 | 2/20/2013 | $0.00 | ORDER DET HX REAL P | 3686 | 261 | U | I | JIMMERSON HAZEL V ESTATE | INMAN RANDALL SR |
| 12/10/2012 | 12/6/2012 | $0.00 | QUIT CLAIM DEED | 3654 | 585 | U | I | INMAN RANDALL SR | INMAN KAREN A & SALMERON GLENDA E & KIRBY WANDA GAIL |
| 12/10/2012 | 12/6/2012 | $0.00 | PERSONAL REP | 3654 | 583 | U | I | INMAN RANDALL SR PR EST JIMMERSON HAZEL V DECD | INMAN KAREN A & SALMERON GLENDA E & KIRBY WANDA GAIL |
| 11/15/2012 | 11/9/2012 | $0.00 | LETTERS OF ADMN | 3643 | 825 | U | I | JIMMERSON HAZEL V DECD | JIMMERSON HAZEL V DECD |
| 11/15/2012 | 10/8/2012 | $0.00 | WILL | 3643 | 826 | U | I | JIMMERSON HAZEL V DECD | JIMMERSON HAZEL V DECD |

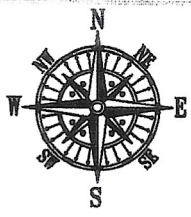
**No data available for the following modules:** Exemption Information.

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: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

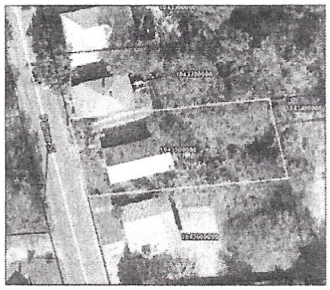
# Attachment 9:
# Site Plan



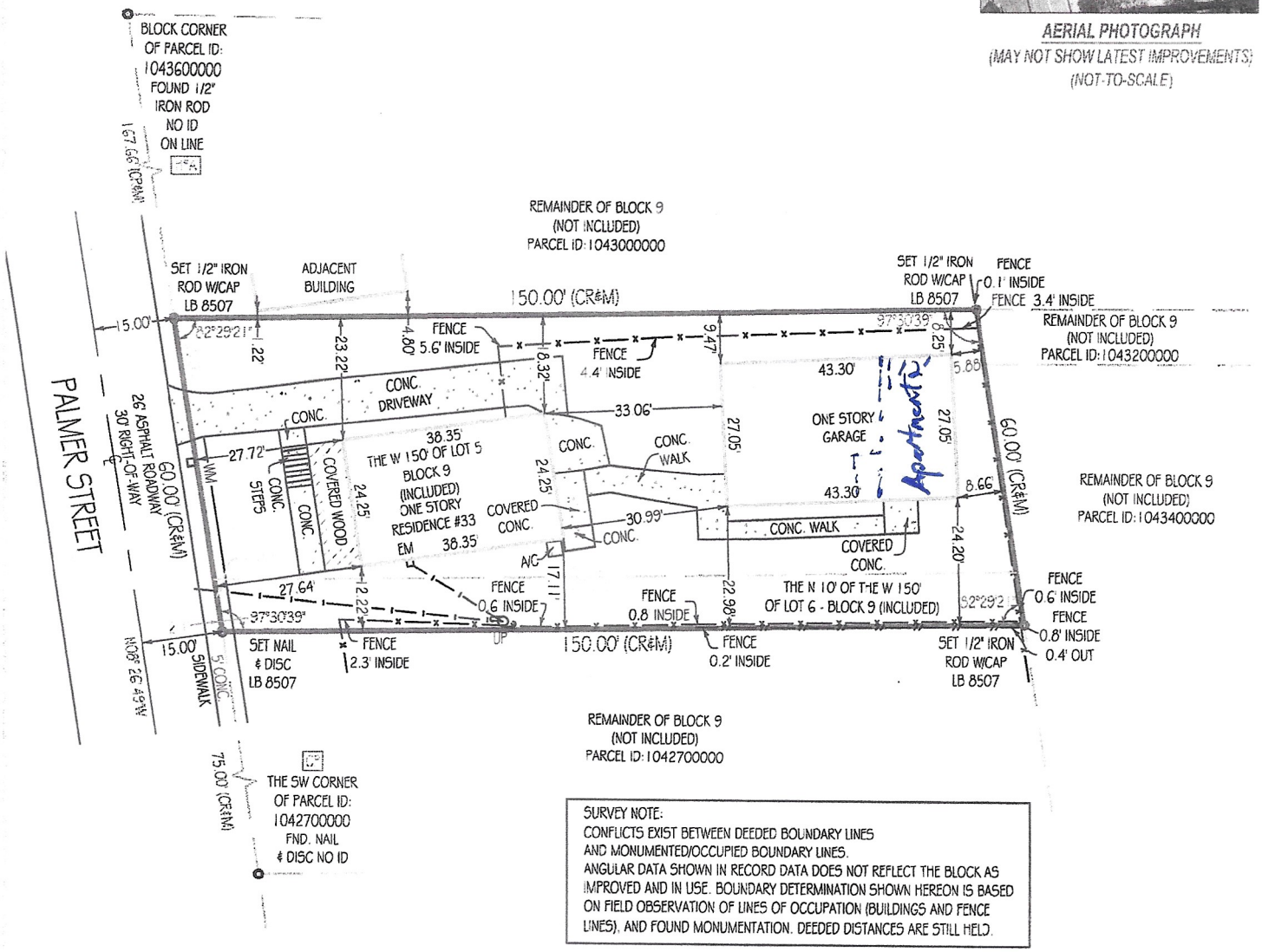

SCALE:1"=30'

## BEARING REFERENCE:

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)




SURVEY NOTE:
CONFLICTS EXIST BETWEEN DEEDED BOUNDARY LINES AND MONUMENTED/OCCUPIED BOUNDARY LINES. ANGULAR DATA SHOWN IN RECORD DATA DOES NOT REFLECT THE BLOCK AS IMPROVED AND IN USE. BOUNDARY DETERMINATION SHOWN HEREON IS BASED ON FIELD OBSERVATION OF LINES OF OCCUPATION (BUILDINGS AND FENCE LINES), AND FOUND MONUMENTATION. DEEDED DISTANCES ARE STILL HELD.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

***Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE***

- COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN
- SEE OTHER NOTES HEREON

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

**Elevations, if shown:**

Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29☐ N.A.V.D.88☐

Revisions:
05.01.24 - ADD NORTHERLY ENCROACHMENT
05.13.24 - REVISION TO BOUNDARY DETERMINATION

Job Nr: 206517-NE Date of Field Work: 04/23/2024 Drawn by: A. G.

LANDTEC

LICENSED BUSINESS No. 8507

**Sheet 2 of 2 (Survey Related Data)** - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**TYPE OF SURVEY:**

- ☑ BOUNDARY
- ☐ CONSTRUCTION
- ☐ CONDOMINIUM
- ☐ ALTA/NSPS
- ☐ TOPOGRAPHIC
- ☐ SPECIAL PURPOSE

**PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):**

Purchase/Refinance

LEGAL DESCRIPTION:

The West 150 feet of Lot 5 and the North 10 feet of the West 150 feet of Lot 6, Block 9, Greeno Tract, being the same property as described in the instruments recorded in Deed Book 170, Page 489, and Deed Book 178, Page 239, Public Records of St. Johns County, Florida.

PROPERTY ADDRESS:
33 PALMER STREET
ST. AUGUSTINE, FL 32084

INVOICE NUMBER: 206517-NE
DATE OF FIELD WORK: 04/23/2024

CLIENT FILE: 24-206811-2

CERTIFIED TO
COVENANT CLOSING & TITLE SERVICES
WESTCOR LAND TITLE INSURANCE COMPANY
LOANDEPOT.COM, LLC
MICHAEL WELSH AND MARIAGRACE WELSH

FLOOD ZONE: X
FLOOD MAP: 12109C
PANEL: 0314
SUFFIX: J
PANEL DATE: 12/07/2018

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E = GARAGE FINISHED FLOOR ELEV.
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
W = WELL
= CENTER LINE
PL = PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
X = ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo Alvarez
Date: 2024.05.13 15:48:04 -04'00'

SIGNATURE _____ DATE: 05/13/2024

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

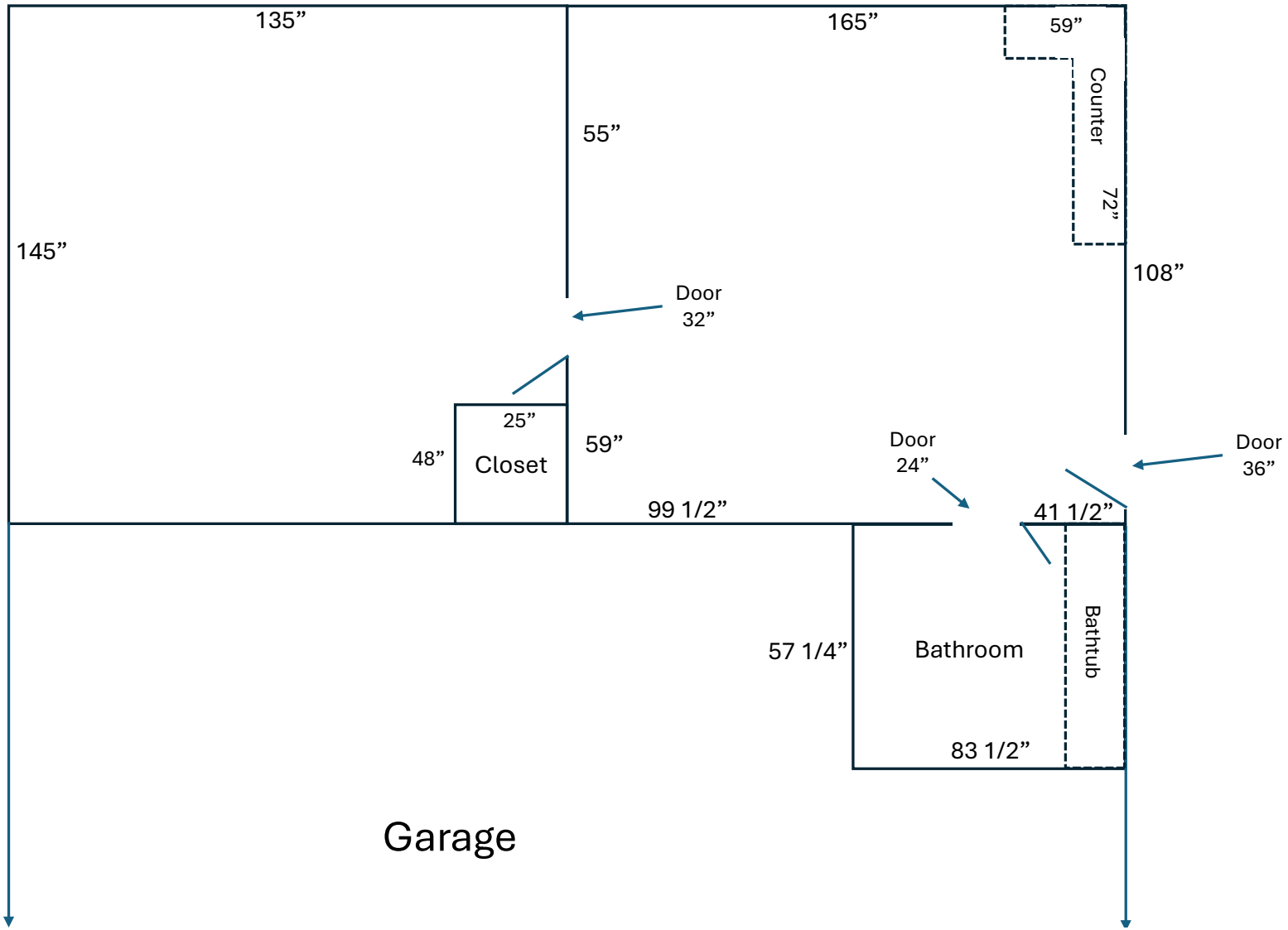
PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

LANDTEC SURVEYING and Liens

LICENSED BUSINESS No. 8507

# Attachment 10:
# Floor Plan


135”
165”
59”
Counter
72”
55”
145”
108”
Door
32”
25”
48”
Closet
59”
Door
24”
Door
36”
99 1/2”
41 1/2”
57 1/4”
Bathroom
Bathtub
83 1/2”
Garage

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 6.e. | PZB2024-0109 |
| **Request** | **Address** | **Parcel ID** |
| Variance | Lewis Boulevard | 118860-0000 |
| | | [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | John Valdes<br>c/o John Valdes & Associates, Inc. |
| **Owner:** | John Valdes & Charlu Reigle |
| **Property Class:** **(St. Johns County Property Appraiser)** | 0000 – Vacant Residential |
| **Future Land Use Designation:** | Residential Low Density |
| **Zoning Designation:** | Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.1 |
| **Neighborhood:** | Oyster Creek |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is for a variance request to exceed the maximum lot coverage on a property with an RS-2 zoning designation along Lewis Boulevard. The submitted plans show the proposed lot coverage ratio at approximately thirty-seven (37) percent, slightly above the maximum of thirty-five (35) percent.

| | Code Requirements | Proposed Site Conditions at Lewis Boulevard / PID 118860-0000 |
|---|---|---|
| Minimum front yard | Fifteen (15) feet | Twenty-seven (27) feet |
| Minimum side yard* | Four and nine tenths (4.9) feet | Five (5) feet, western property line<br>Fifteen (15) feet, eastern property line |
| Minimum rear yard | Ten (10) feet | Ten (10) feet |
| Maximum lot coverage* | Thirty-five (35) percent | Approximately thirty-seven (37) percent |
| Maximum impervious surface | Seventy (70) percent | Information not provided by the applicant at this time |
| Maximum height of structures* | Thirty (30) feet | Two stories |

*Regulations for non-conforming lots of record [LINK TO SEC. 28-159 AND SEC. 28-119]

The applicant states in their application that “lot coverage increase will allow for a 60% increase in accessible permeable surface for water absorb.”

Approval of this variance would allow for review of building permit applications for a single-family home along Lewis Boulevard / PID 118860-0000.

## 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* means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required, provided that certain nonconforming lots of record ("non-conforming lots of record"), at the effective date of this chapter (April 29, 1975), or any amendment to the zoning atlas of the city increasing the dimensional requirements of lots within the zoning district in which the lots are located, are exempted from certain of its provisions under the terms of this chapter (see section 28-119). Such lot shall have frontage on a public or private street and may consist of a single lot of record; a portion of a lot of record; a combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record; or a parcel of land described by metes and bounds; provided, that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this chapter. As of the effective date of this article, any two or more nonconforming lots of record located in single-family residential districts RS-1 and RS-2 on which a residential or commercial structure exists,

excluding accessory structures as defined by section 28-348 of this Code, are considered combined and may not thereafter be divided into nonconforming lots by the removal or destruction of the structure or any portion thereof by any means whatsoever. Such lots, however, may be replatted so long as the replatted lots conform to the requirements of this chapter.

*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, required,* means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

**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 is unable to identify a singular disadvantage which does not apply to other properties in the vicinity in addition to the applicant's response of "no."**

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
**Not applicable as no disadvantage has been identified in addition to the applicant's response of "no."**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**Not applicable based on staff being unable to identify a singular disadvantage which does not apply to other properties in the vicinity.**

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 of this variance request 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 request to the maximum lot coverage at Lewis Boulevard / PID 118860-0000 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. Site Photos Provided by Applicant
10. Proposed Elevations, Floor Plans, and Site Plan

**Staff Report prepared by:**

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

# Attachment 1:
# Zoning Map

# Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

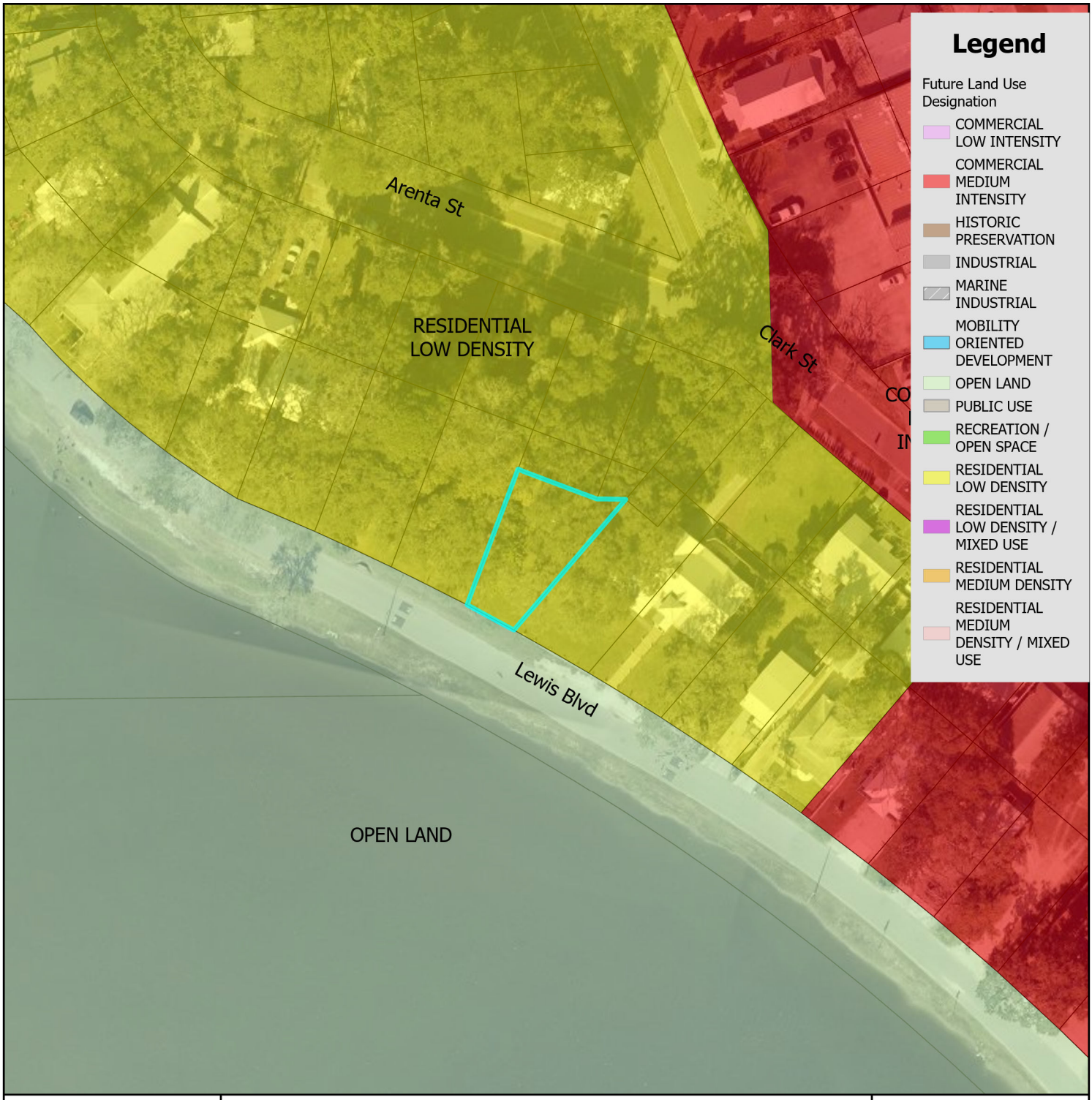
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:
# Future Land Use Map




# Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 3:

# St. Johns County Property Appraiser Use Classification Map

# St. Johns County Property Appraiser
# Use Classification Map

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

DISCLAIMER
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2025

N

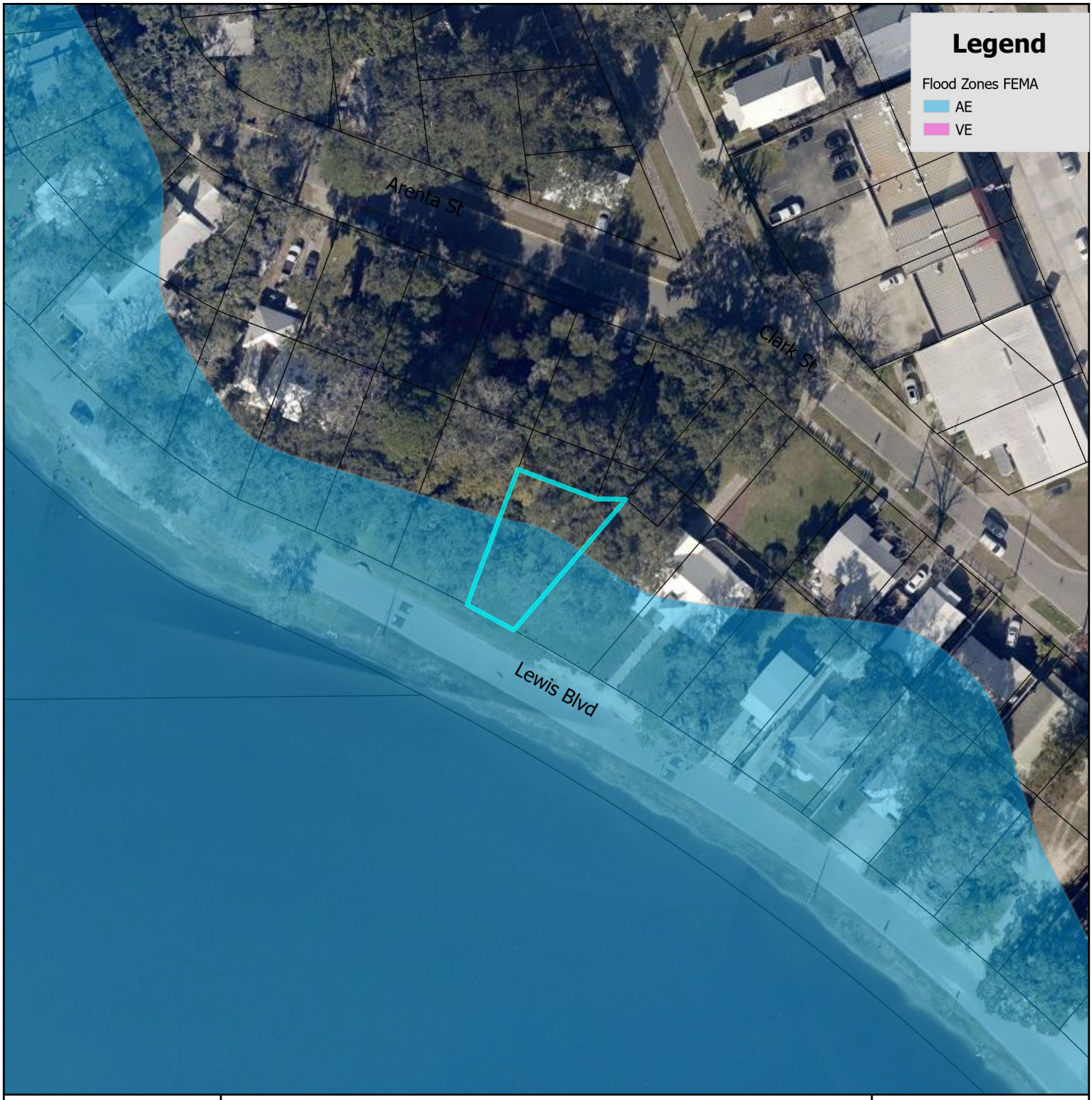
0 0.01 0.01 Miles

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

DISCLAIMER
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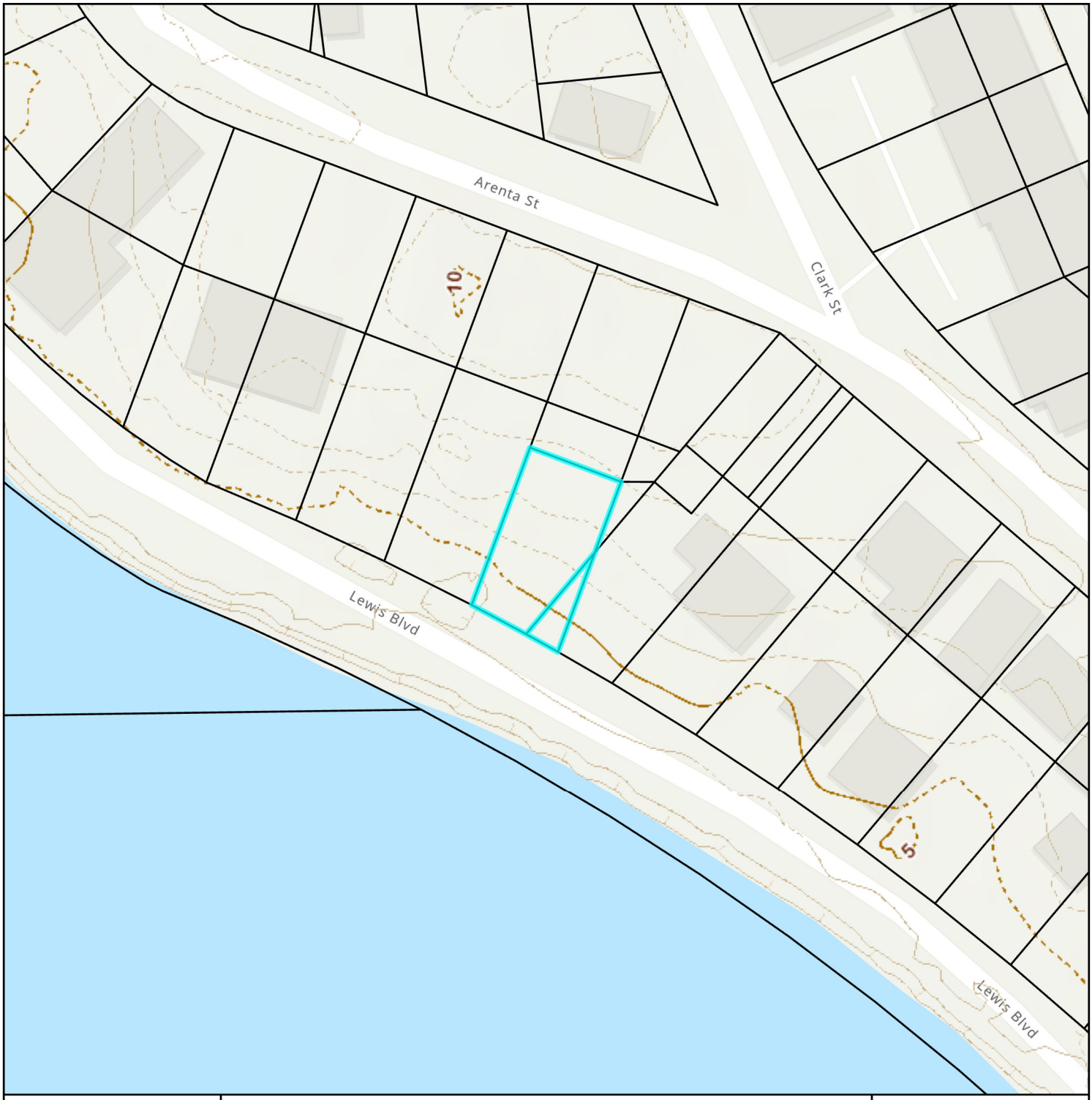
for the accuracy or completeness of the data shown hereon.

2025

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.

2025

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: JOHN VALDES Contact Number: (904) 669-1230
   Business *(if applicable)*: JOHN VALDES ASSOC INC
   Address: 1395 US-1 SOUTH City: ST AUG State: FL Zip: 32084
   E-Mail Address: john@johnvaldes.com
2. NAME OF PROPERTY OWNER: JOHN VALDES (Charlie Paige) Contact Number (904) 669-1230
   Business *(if applicable)*:
   Address: SAME AS ABOVE City: State: Zip:
   E-Mail Address:
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 19 & 21 Block: C
   Subdivision: Wildwood Park Parcel Number: TBD
4. PROJECT STREET ADDRESS: ~~Lot #19 & Elvis Blvd~~ 53 Lewis Blvd
5. SPECIFIC PROPOSED USE: Resid / single family
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☑ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Lot coverage variance and possible side yard set back reductions
   - Increase Lot coverage from 30% to 37.5%
   - Decrease side yard on east side from 10-0 to 5-0
8. JUSTIFICATION FOR ACTION REQUESTED:
   - Lot coverage increase will allow for a 60% increase in accessible permeable surface for water absorb.
   - Set back will spare heavy trimming of 100yr old plus Live Oak canopy

04/18/2019

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: No

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: No

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: No

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: It is to the advantage of the public interest as it will significantly lessen the impact of the new structure on rainfall flooding

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: Dec 5, 24

Signature of Property Owner — Date: Dec 5, 24

04/18/2019

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: ~~Lot #19 LEWIS BAY~~ 53 Lewis Blvd

Applicant's Name: JOHN VALENTE Applicant's Signature: _____

Owner's Name: Charlie Rago Owner's Signature: _____

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

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

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

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

JOHN VALDES
Print name of applicant

Signature of applicant

12/5/24
Date

# 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** | 1188600000 |
| **Location Address** | CLARK ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Bravo Park (684) |
| **Tax Description*** | 1-133 WILDWOOD PARK PT OF LOT 19 & 21 BLK C DB202/388 & OR5/206 & OR4998/517<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Vacant Residential (0000) |
| **Subdivision** | Wildwood Park, Map Of |
| **Sec/Twp/Rng** | 37-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.100 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Reigle Charlu L Et AL 100%<br>Valdes John O 100% |
| **Mailing Address** | 3551 LONE WOLF TRL<br>SAINT AUGUSTINE, FL 32086-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $0 |
| Extra Features Value | $0 |
| Total Land Value | $87,696 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$87,696** |
| Total Deferred | $0 |
| Assessed Value | **$87,696** |
| Total Exemptions | $0 |
| Taxable Value | **$87,696** |

***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 | $365,861 | $0 | $344,568 | $0 | $0 | $710,429 | $498,565 | $261,864 | $448,565 |
| 2023 | $376,024 | $0 | $344,568 | $0 | $0 | $720,592 | $484,044 | $286,548 | $434,044 |
| 2022 | $147,061 | $0 | $344,568 | $0 | $0 | $491,629 | $321,771 | $219,858 | $271,771 |
| 2021 | $100,630 | $0 | $227,912 | $0 | $0 | $328,542 | $328,542 | $0 | $328,542 |
| 2020 | $103,274 | $0 | $207,163 | $0 | $0 | $310,437 | $310,437 | $0 | $310,437 |
| 2019 | $101,211 | $0 | $117,706 | $0 | $0 | $218,917 | $83,326 | $218,917 | $0 |
| 2018 | $65,940 | $0 | $117,706 | $0 | $0 | $183,646 | $81,772 | $183,646 | $0 |
| 2017 | $69,007 | $0 | $90,398 | $0 | $0 | $159,405 | $80,090 | $159,405 | $0 |
| 2016 | $58,331 | $0 | $60,266 | $0 | $0 | $118,597 | $78,443 | $118,597 | $0 |
| 2015 | $48,126 | $0 | $49,907 | $0 | $0 | $98,033 | $77,898 | $98,033 | $0 |
| 2014 | $46,239 | $0 | $49,907 | $0 | $0 | $96,146 | $77,280 | $96,146 | $0 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Vacant Residential | 50 | 90 | 50 | EF | $87,696 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 7/24/2020 | 7/24/2020 | $295,000.00 | WARRANTY DEED | 4998 | 517 | U | I | MICKLER BONNIE M | REIGLE CHARL L ET AL |
| 6/1/2020 | 6/1/2020 | $0.00 | QUIET TITLE | 4953 | 1445 | U | I | MICKLER BONNIE M & WILSON RAY V ET AL | MICKLER BONNIE M |
| 4/9/2019 | 3/30/2019 | $0.00 | DEATH CERTIFICATE | 4706 | 483 | U | I | BLEDSOE EDITH (DECD) | MICKLER BONNIE M (REM) |
| | 1/30/2004 | $0.00 | LIFE ESTATE | 2132 | 763 | U | I | BLEDSOE EDITH G (RESV OF LIFE ESTATE) | MICKLER BONNIE M (REM) |
| | 7/23/1990 | $0.00 | DEATH CERTIFICATE | 2132 | 762 | U | I | BLEDSOE JACK (DECEASED) | BLEDSOE EDITH G (SURV SPOUSE) |

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

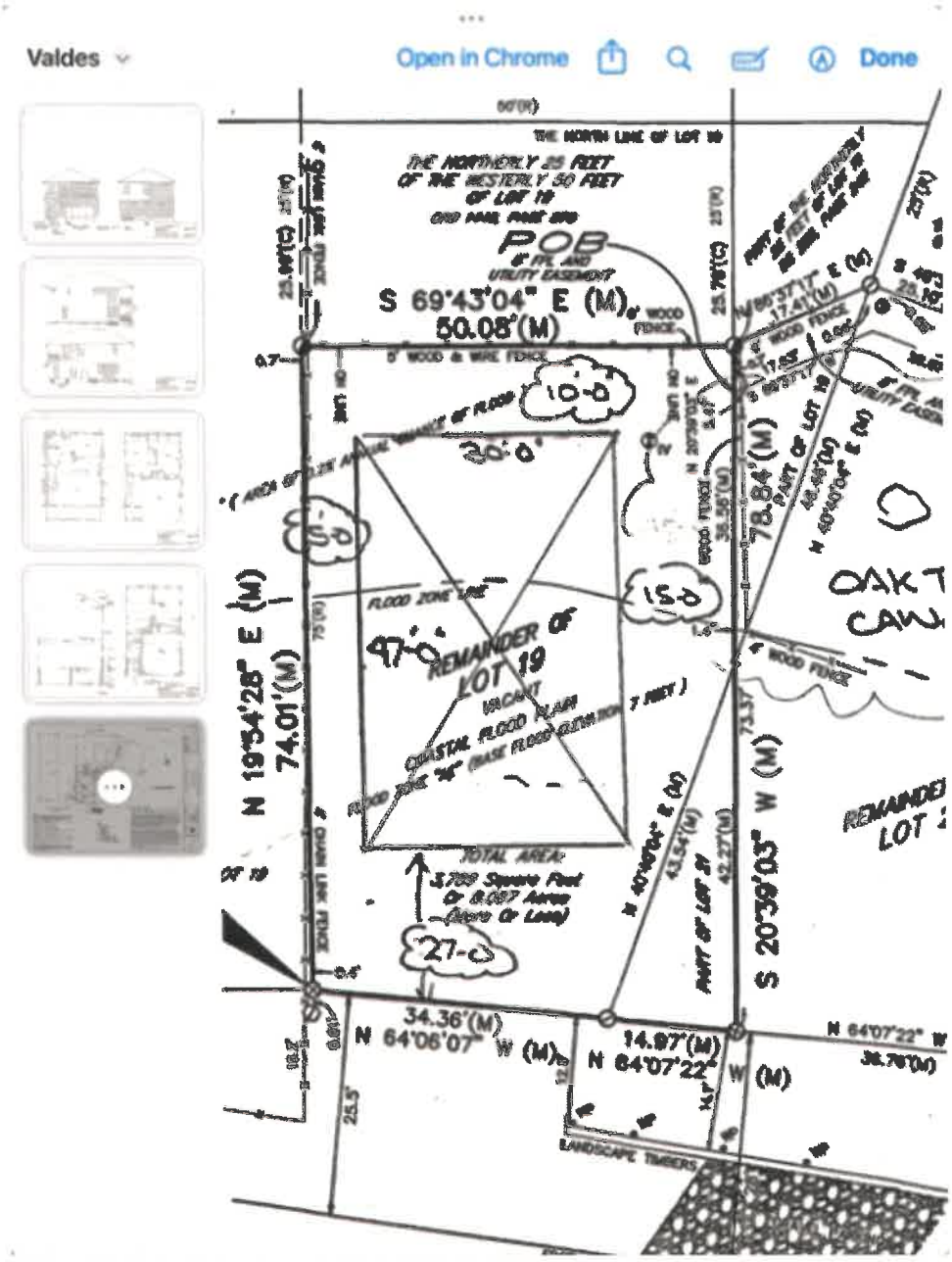
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 9:
# Site Photos Provided by Applicant

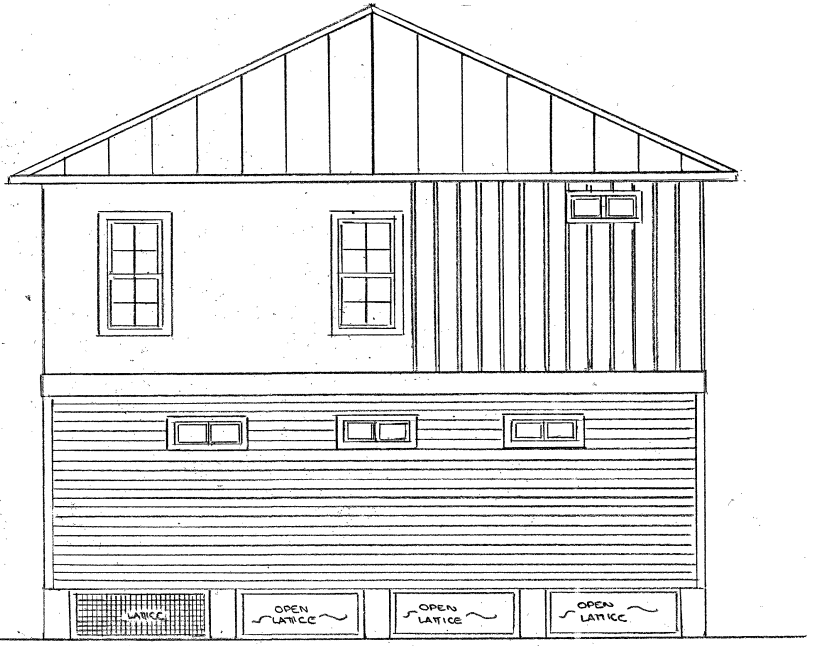
SLOW


Valdes
Open in Chrome
Done
THE NORTHERLY 25 FEET OF THE WESTERLY 50 FEET OF LOT 19
POB
S 69°43'04" E (M)
50.08'(M)
10-0
30-0
5-0
15-0
97-0
REMAINDER OF LOT 19
VACANT
COASTAL FLOOD PLAIN
FLOOD ZONE "AE" (BASE FLOOD ELEVATION = 7 FEET)
FLOOD ZONE LINE
TOTAL AREA:
3,709 Square Feet
Or 0.085 Acres
(More Or Less)
27-0
N 19°34'28" E (M)
74.01'(M)
78.84'(M)
S 20°39'03" W (M)
34.36'(M)
N 64°06'07" W (M)
14.97'(M)
N 64°07'22" W (M)
LANDSCAPE TIMBERS
OAK

# Attachment 10:

# Proposed Elevations, Floor Plans, and Site Plan

FRONT
SOUTH
ELEVATION




REAR
NORTH
ELEVATION

RS-2 ZONING
MIN. LOT WIDTH 50ft
LOT AREA 5450 (corr)
30% LOT COVERAGE

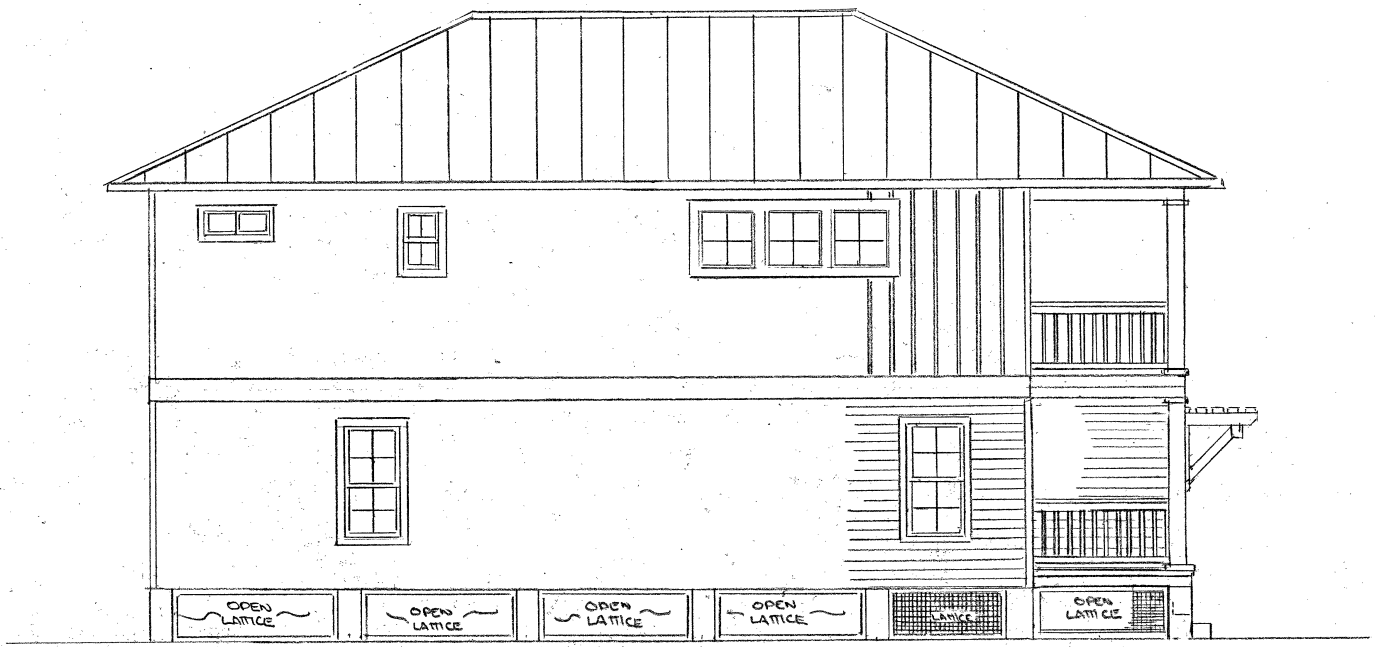
SET BACKS
FRONT 15-0ft
SIDE 10-0ft
REAR 10-0ft

LOT SIZE 74.18 × 49.70 = 3,789ft²
× 30% (allowed)
1,136.70ft² (allowed)

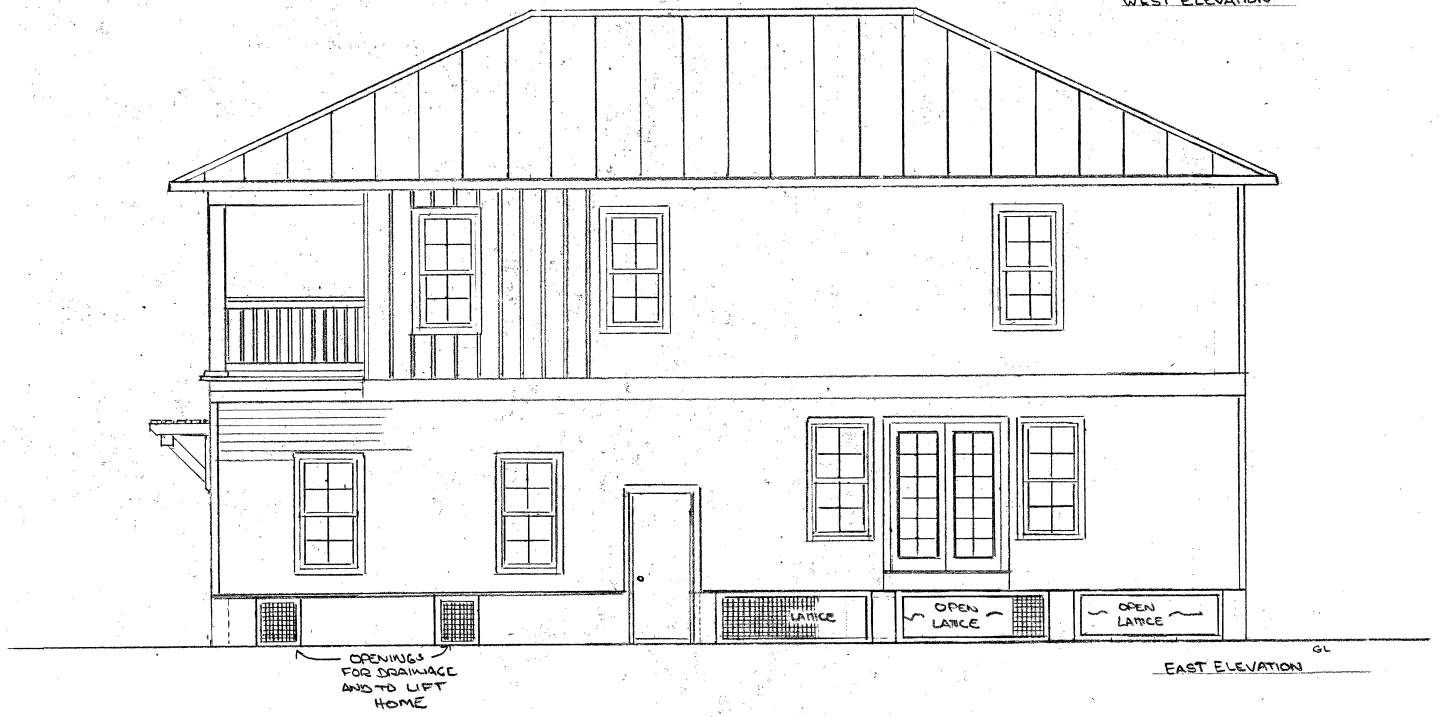
REQUESTED LOT COVERAGE
1410.ft² = 37.2%
+7.2%

OVERALL DIMENSION 47-0 × 30-0 = 1410.ft²
ON SLAB (GARAGE) 22-0 × 20-0 = 440ft²
SUSPENDED FLOOR AREA *970ft²

| | | |
|---|---|---|
| VALDES/REIGLE HOME | | |
| SCALE: 1/4 to 1-0 | APPROVED BY: | DRAWN BY VALDES |
| DATE: DEC 5, 2024 | | REVISED — |
| FRONT/REAR ELEVATION | | |
| LOT 19 LEWIS BLVD | | DRAWING NUMBER 1 |

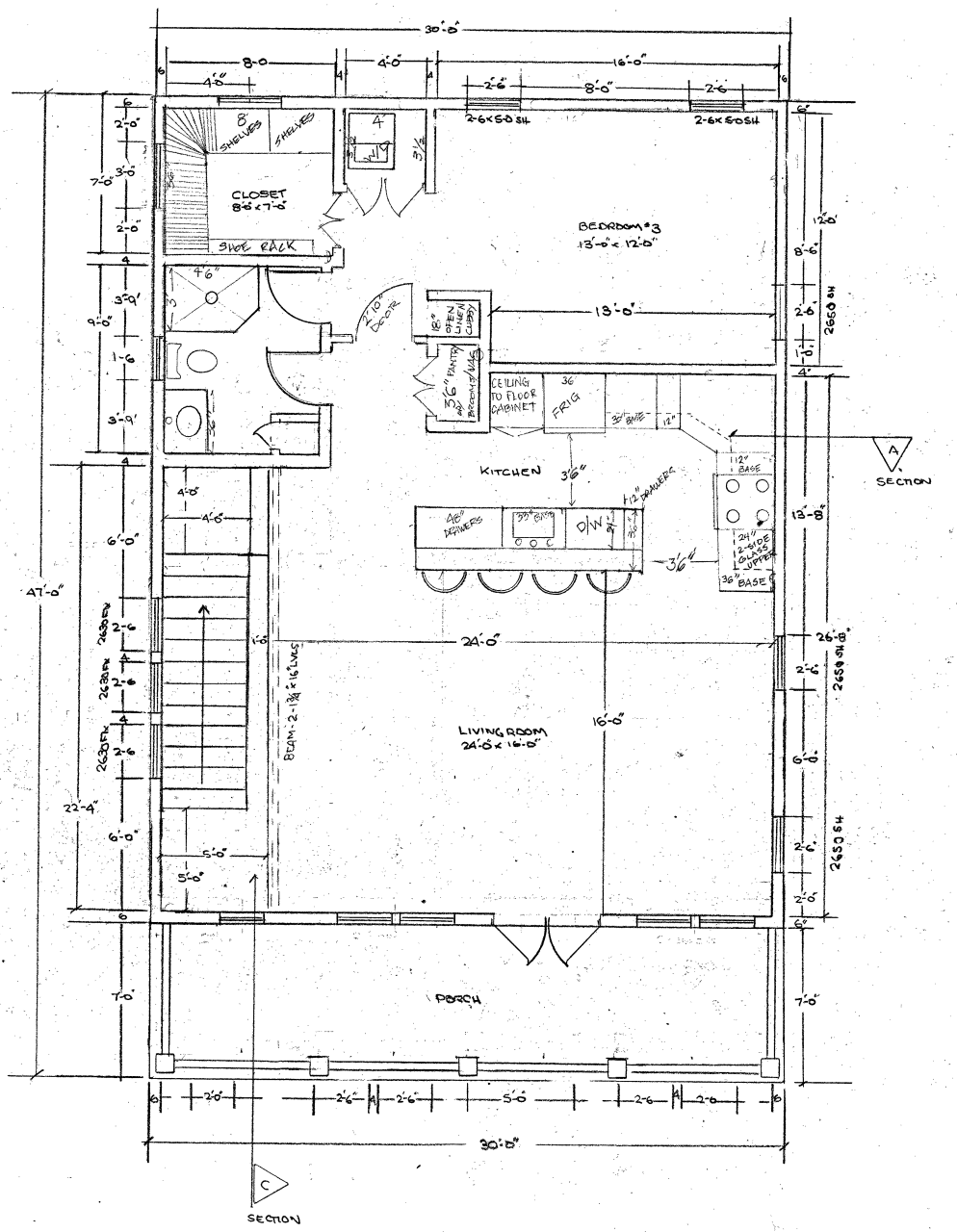


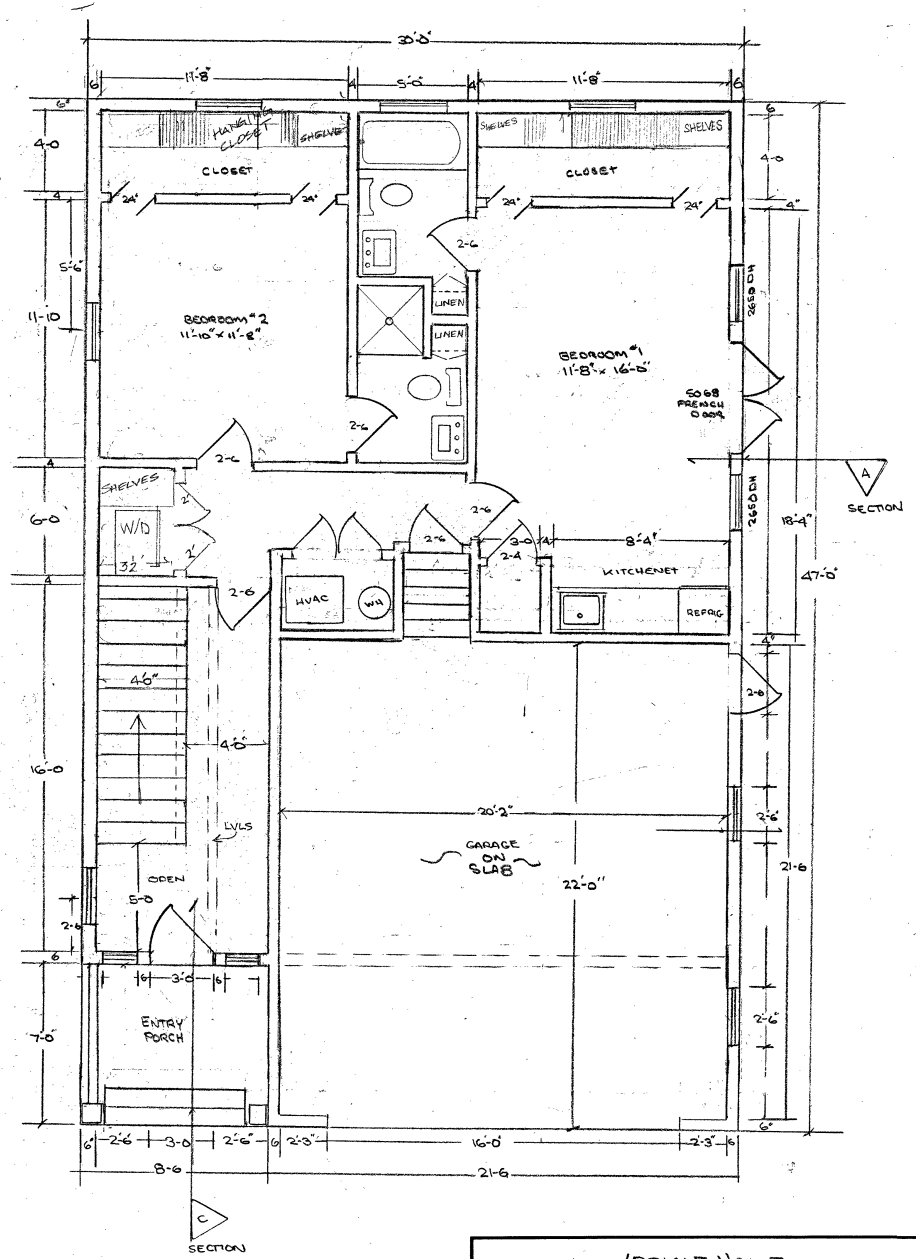

WEST ELEVATION



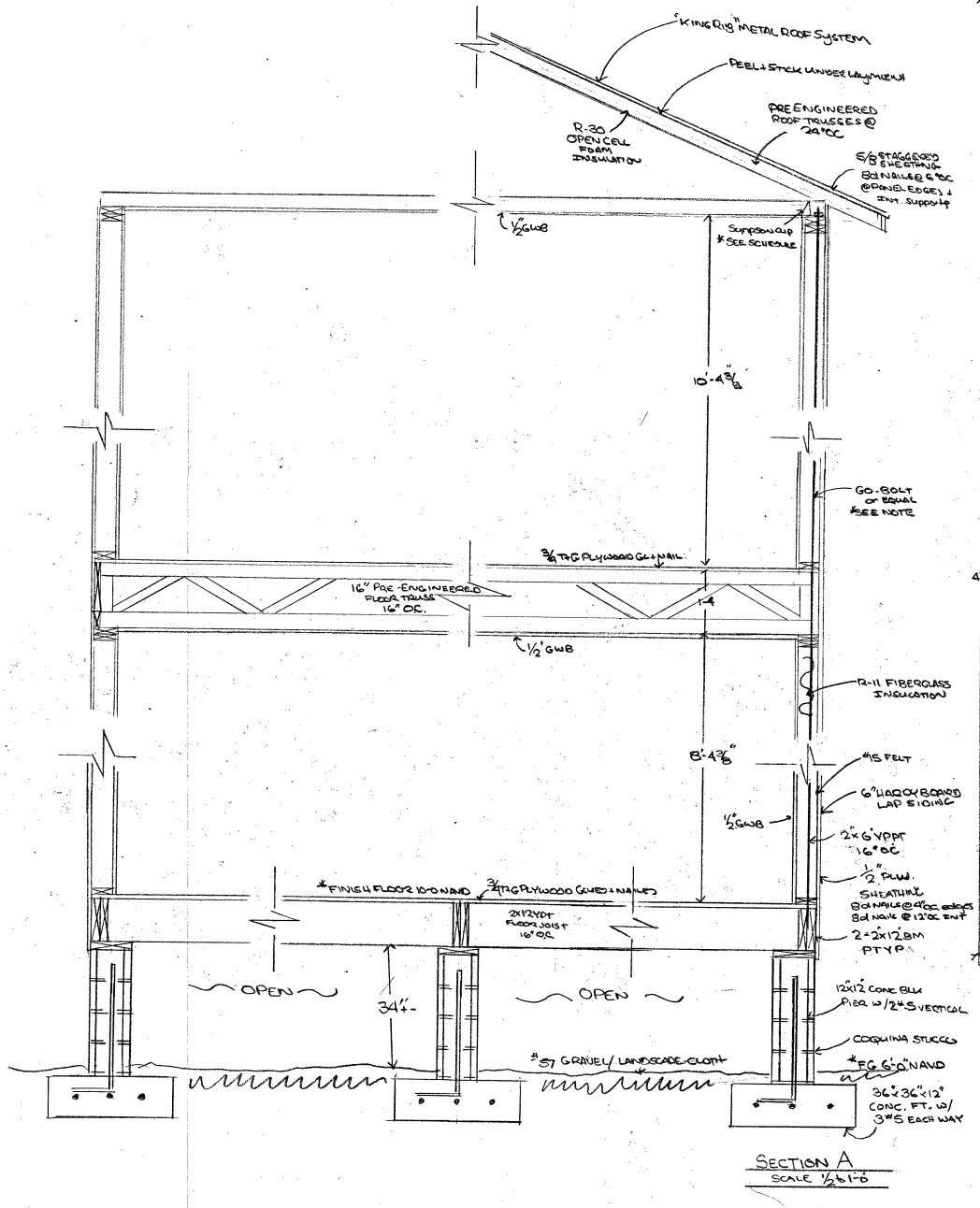

EAST ELEVATION GL

| | | |
|---|---|---|
| VALDES/REIGLE HOME | | |
| SCALE: 1/4"=1'-0" | APPROVED BY: | DRAWN BY VALDES |
| DATE: DEC 5, 2024 | | REVISED —— |
| SIDE ELEVATIONS | | |
| LOT 19 / LEWIS BLVD | | DRAWING NUMBER 2 |

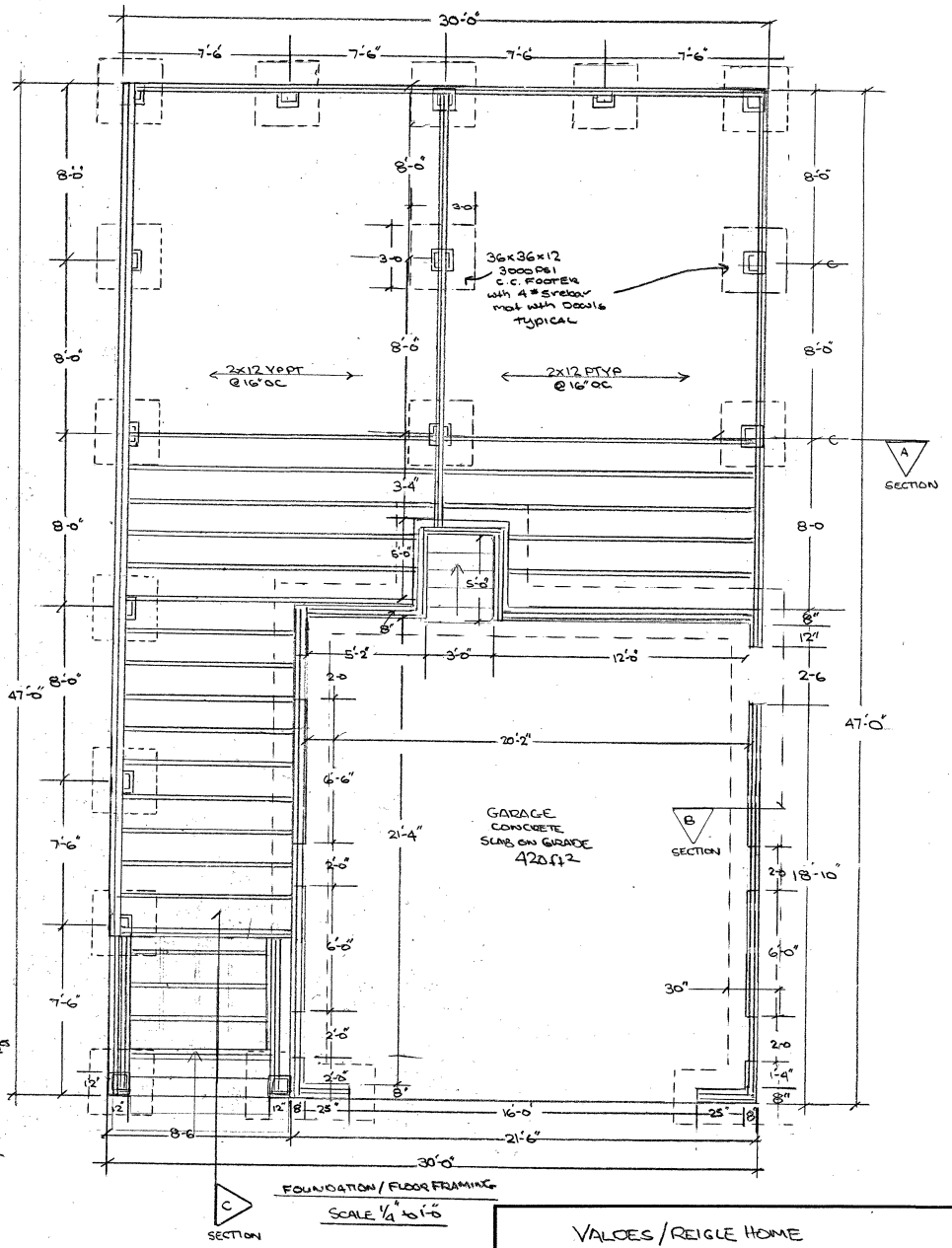



| | | |
|---|---|---|
| VALDES/REIGLE HOME | | |
| SCALE: 1/4 to 1-0 | APPROVED BY: | DRAWN BY VALDES |
| DATE: DEC 5, 2024 | | REVISED — |
| FLOOR PLAN | | |
| LOT 19 LEWIS BLVD | | DRAWING NUMBER 3 |




SECTION A
SCALE 1/2" to 1'-0"




FOUNDATION / FLOOR FRAMING
SCALE 1/4" to 1'-0"

VALDES / REIGLE HOME

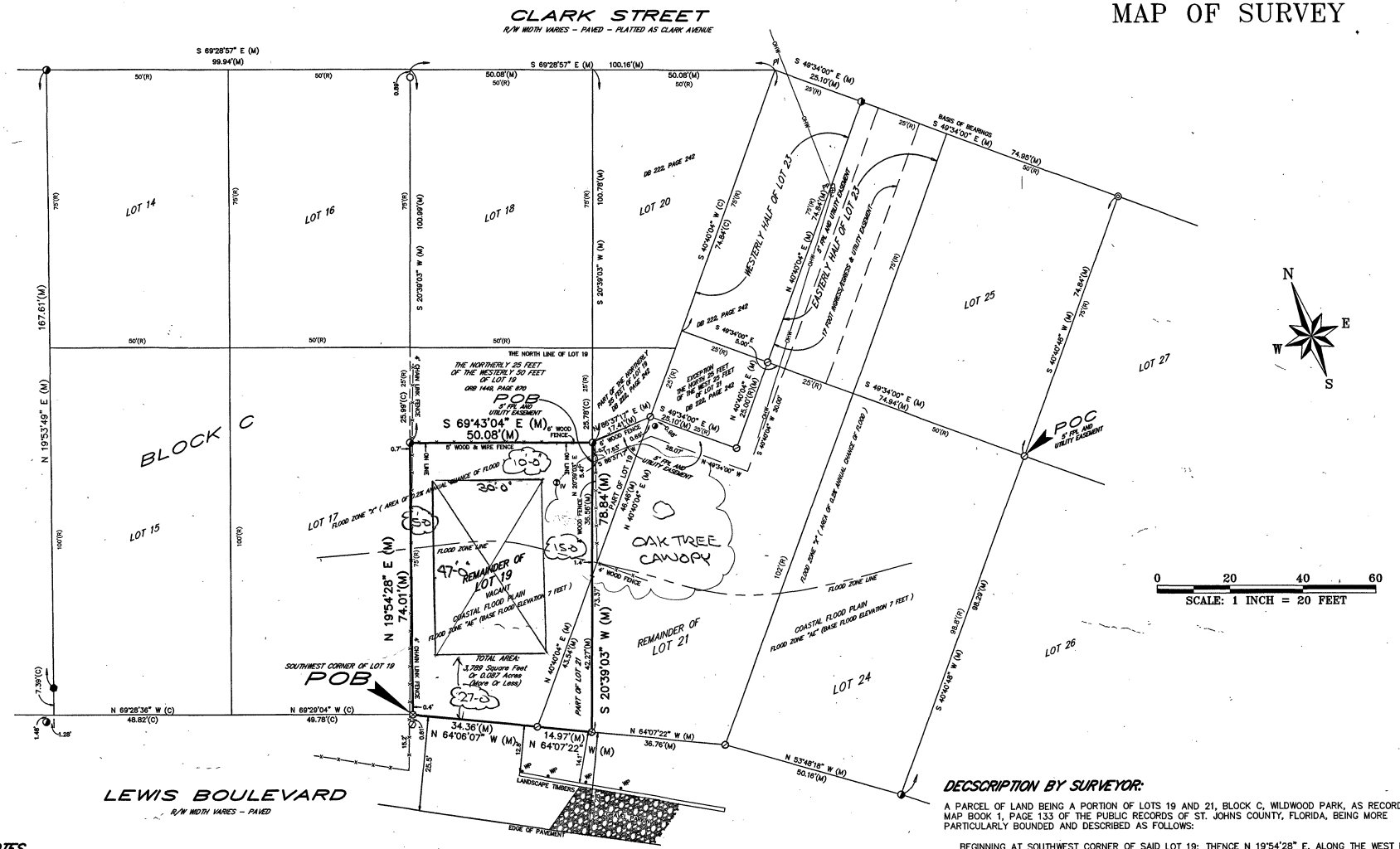
| | | |
|---|---|---|
| SCALE: SEE SCALE | APPROVED BY: | DRAWN BY VALDES |
| DATE: DEC 5, 2004 | | REVISED |

FOUNDATION/FRAMING PLANS / WALL SECTION

LOT 19 LEWIS BLVD

DRAWING NUMBER 4

# MAP OF SURVEY




## NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLARK STREET HAVING AN ASSUMED BEARING OF S 49°34'00" E .

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
CHARLU L. REIGLE AND JOHN O. VALDES

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN 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.

## LEGEND

| | |
|---|---|
| POB | = POINT OF BEGINNING |
| R/W | = RIGHT OF WAY |
| LB | = LICENSED BUSINESS |
| (R) | = RECORD |
| (M) | = MEASURED |
| PI | = POINT OF INTERSECTION |
| PP | = POWER POLE |
| OHW | = OVERHEAD WIRE(S) |
| IV | = IRRIGATION VALVE |
| WP | = WOOD POST |
| ⊗ | = SET 5/8" IRON ROD – LB # 8177 |
| ⊘ | = FOUND 5/8" IRON ROD – LB # 8177 |
| ⊘ | = FOUND 1/2" IRON ROD – # 3647 |
| ● | = FOUND 5/8" IRON ROD – # 4793 |
| ◎ | = FOUND 5/8" IRON ROD – # 4620 |
| ◔ | = FOUND 1/2" IRON ROD – NO IDENTIFICATION |
| ◕ | = FOUND 1/2" IRON PIPE – NO IDENTIFICATION |
| ○ | = FOUND 3/4" IRON PIPE – NO IDENTIFICATION |

## DECSCRIPTION BY SURVEYOR:

A PARCEL OF LAND BEING A PORTION OF LOTS 19 AND 21, BLOCK C, WILDWOOD PARK, AS RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID LOT 19; THENCE N 19°54'28" E, ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 74.01 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1449, PAGE 870 OF SAID PUBLIC RECORDS; THENCE S 69°43'04" E, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1449, PAGE 870, A DISTANCE OF 50.08 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 222, PAGE 242, SAID PUBLIC RECORDS; THENCE S 20°39'03" W, A DISTANCE OF 36.56 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 21; THENCE CONTINUE S 20°39'03" W, A DISTANCE OF 42.27 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 21 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF LEWIS BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY; THENCE N 64°07'22" W, A DISTANCE OF 14.97 FEET ALONG SAID RIGHT OF WAY LINE OF LEWIS BOULEVARD AND THE SOUTHWESTERLY LINE OF SAID LOT 21 TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE N 64°06'07" W, ALONG THE SOUTH LINE OF LOT 19 AND SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 34.36 FEET TO THE SOUTHWEST CORNER OF LOT 19 AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL.
THE AFOREDESCRIBED PARCEL CONTAINS 3,789 SQUARE FEET, OR 0.087 ACRES MORE OR LESS.

TOGETHER WITH A 5 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LOT 24, SAID BLOCK C, WILDWOOD PARK; THENCE SOUTH 40°40'48" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 98.29 FEET TO NORTHERLY RIGHT OF WAY LINE OF LEWIS BOULEVARD AS CURRENTLY ESTABLISHED AND MONUMENTED; THENCE NORTH 53°48'18" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 24; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LEWIS BOULEVARD NORTH 64°07'22" WEST, A DISTANCE OF 36.76 FEET; THENCE NORTH 20°39'03" EAST, A DISTANCE OF 73.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'03" EAST, A DISTANCE OF 5.47 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 222, PAGE 242; THENCE NORTH 86°37'17" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 222, PAGE 242, A DISTANCE OF 17.41 FEET TO THE WEST LINE OF SAID LOT 21; THENCE SOUTH 49°34'00" EAST ALONG THE SOUTHERLY LINE OF THE NORTH 25 FEET OF THE WEST 25 FEET OF SAID LOT 21, A DISTANCE OF 25.10 FEET; THENCE NORTH 40°40'04" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 21; THENCE SOUTH 49°34'00" EAST, ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 5.00 FEET; THENCE SOUTH 40°40'04" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 49°34'00" WEST, A DISTANCE OF 28.07 FEET; THENCE SOUTH 86°37'17" WEST, A DISTANCE OF 17.63 FEET TO THE POINT OF BEGINNING.

AND A 5 FOOT FLORIDA POWER AND LIGHT COMPANY AND UTILITY EASEMENT, ACROSS THE WESTERLY 5 FEET OF THE EASTERLY HALF OF LOT 23, SAID BLOCK C, WILDWOOD PARK.

-2-

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 05/02/2024
FIELD BOOK/PAGE(S): 561/11-12
DRAWING SCALE: 1" = 20'
JOB NUMBER: 24-205

05/02/2024 11:14PM \\Client Projects\Autocad\2024\24-205\dwg\24-205.dwg

# BOUNDARY SURVEY LOT 19

LEWIS BOULEVARD
ST. AUGUSTINE, FLORIDA 32080

VALDES/REIGLE HOME

LOT 19 / LEWIS BLVD


ANCIENT CITY SURVEYORS LB # 8177
ACS PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9067


MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED: 05/08/2024

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 6.f. | PZB2024-0113 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 213 W King Street | 119860-0010 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Garrett Schiavone<br>c/o Real Peel Pizza LLC |
| **Owner:** | Greg Dettra |
| **Property Class:** (St. Johns County Property Appraiser) | 3305 – Nightclubs, Lounges, Bars (Owner Occupied) |
| **Future Land Use Designation:** | Commercial Medium Intensity |
| **Zoning Designation:** | Commercial Medium-Two: CM-2 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.09 |
| **Neighborhood:** | Oyster Creek |
| **Archaeological Zone:** | N/A |

**Request Summary**

This application is for a variance request to reduce the requirement of mobile food dispensing vehicles to have a ten (10) foot setback from rights-of-way to allow for the operation of a mobile food vendor at 213 W King Street.

The proposed setback is unclear. A scalable site plan has not been provided by the applicant. However, it appears from the existing location of the food truck that it is parked with a zero (0) foot setback from the right-of-way.

*Figure 1. Photograph of 213 W King Street looking south along Davis Street.*

*Figure 2. Photo taken on Davis Street looking north towards W King Street.*

The applicant states in their application that “the truck is set 10 feet from the road. It is 10 feet from ALL side walks, and the service window is 15 feet from road.”

Approval of this variance request would allow for staff to continue review of a business license application for a mobile food dispensing vehicle at 213 W King Street.

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

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

*Mobile food dispensing vehicle (MFDV)* means any vehicle that is a public food service establishment as defined in F.S. § 509.013(5)(a), as may be amended, and that is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal, as defined in F.S. § 509.102, as may be amended. MFDVs are regulated by the Florida Department of Business and Professional Regulation.

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

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
**The property at 213 W King Street is approximately 3,920 square feet in size and occupied by a structure built in 1915 according to the St. Johns County Property Appraiser's website. These two (2) factors, the size of the property and the physical condition of the existing structure, may be disadvantages which do 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
**While the above-mentioned disadvantages essentially eliminate the proposed location of the mobile food dispensing vehicle, staff believes that these disadvantages do not significantly impact the owner's ability to make reasonable use of the affected property.**

**The applicant states in their application that "Yes, because the building can't have a kitchen." Sec. 28-29 does not factor in the ability to have a kitchen into its criteria for approving variance requests.**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**The lot was created and the existing building was built before the current owner purchased the property.**

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

**Sec. 28-347. – Supplementary regulations for certain uses. [LINK TO SECTION]**

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

(9) *Mobile food dispensing vehicle*. Where such use is permitted or permitted as a use by exception it shall be subject to the following conditions:
c. Location and separation requirements.
7. Mobile food dispensing vehicles shall not be located within any city park, city right-of-way, city-owned or controlled public parking lot or facility, or within ten feet of any right-of-way or public sidewalk and may not disrupt vehicular or pedestrian circulation for ingress and egress to the property; create or become a public nuisance; increase traffic congestion; constitute a hazard to life or property; or, obstruct adequate access by fire/medic, police or sanitation vehicles.

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **CONTINUE** the variance request to reduce the setback requirement from rights-of-way for a mobile food dispensing vehicle at 213 W King Street / PID 119860-0000. A continuance would allow time for the applicant to provide a to scale site plan, which could demonstrate that the proposed location of the mobile food dispensing vehicle is the best option for making reasonable use of the property at 213 W King Street.

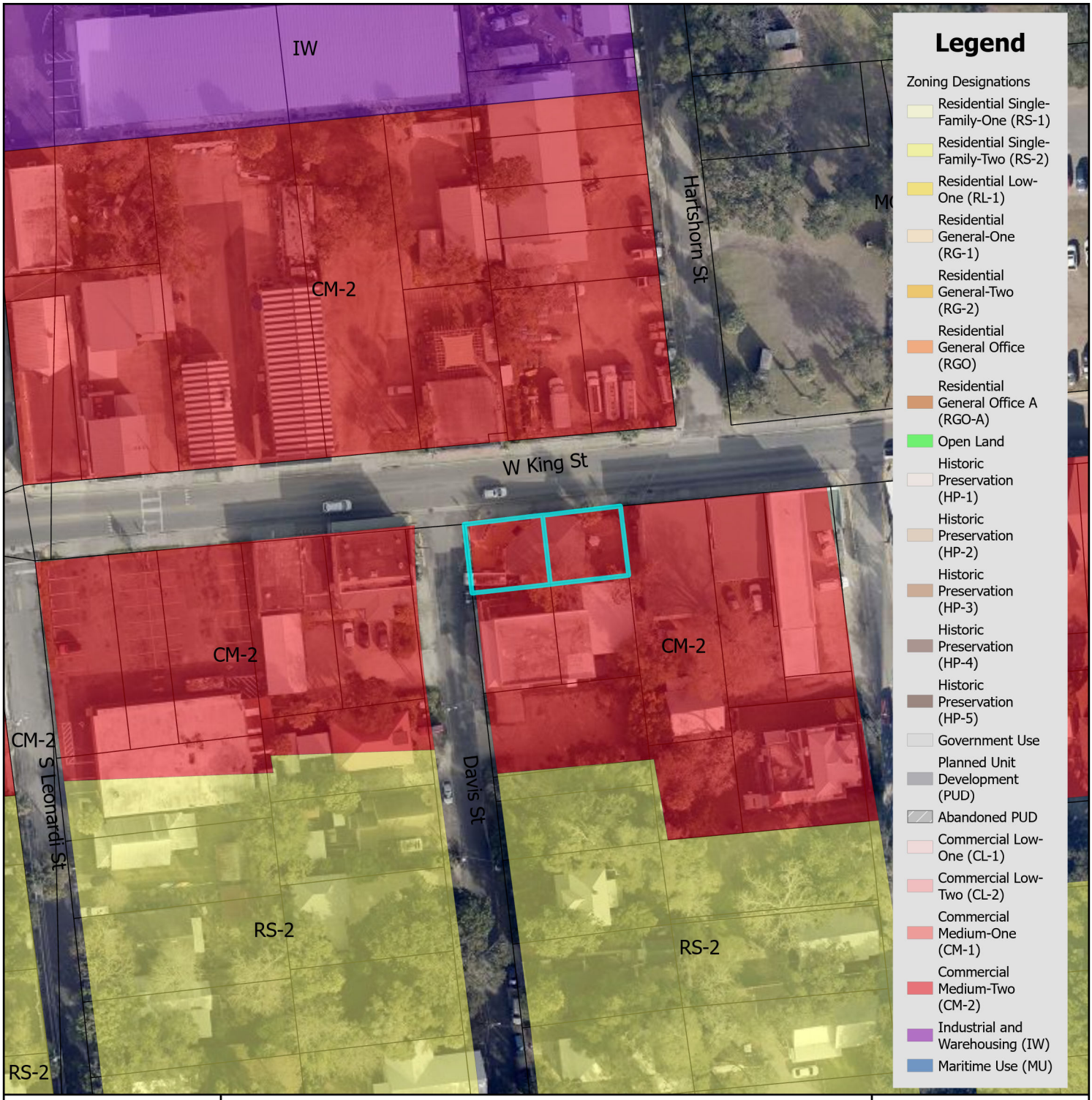
## Attachments

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. Owner's Authorization for Real Peel Pizza
10. Site Plan
11. Site Plan, Roughly Scaled by City Staff

**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

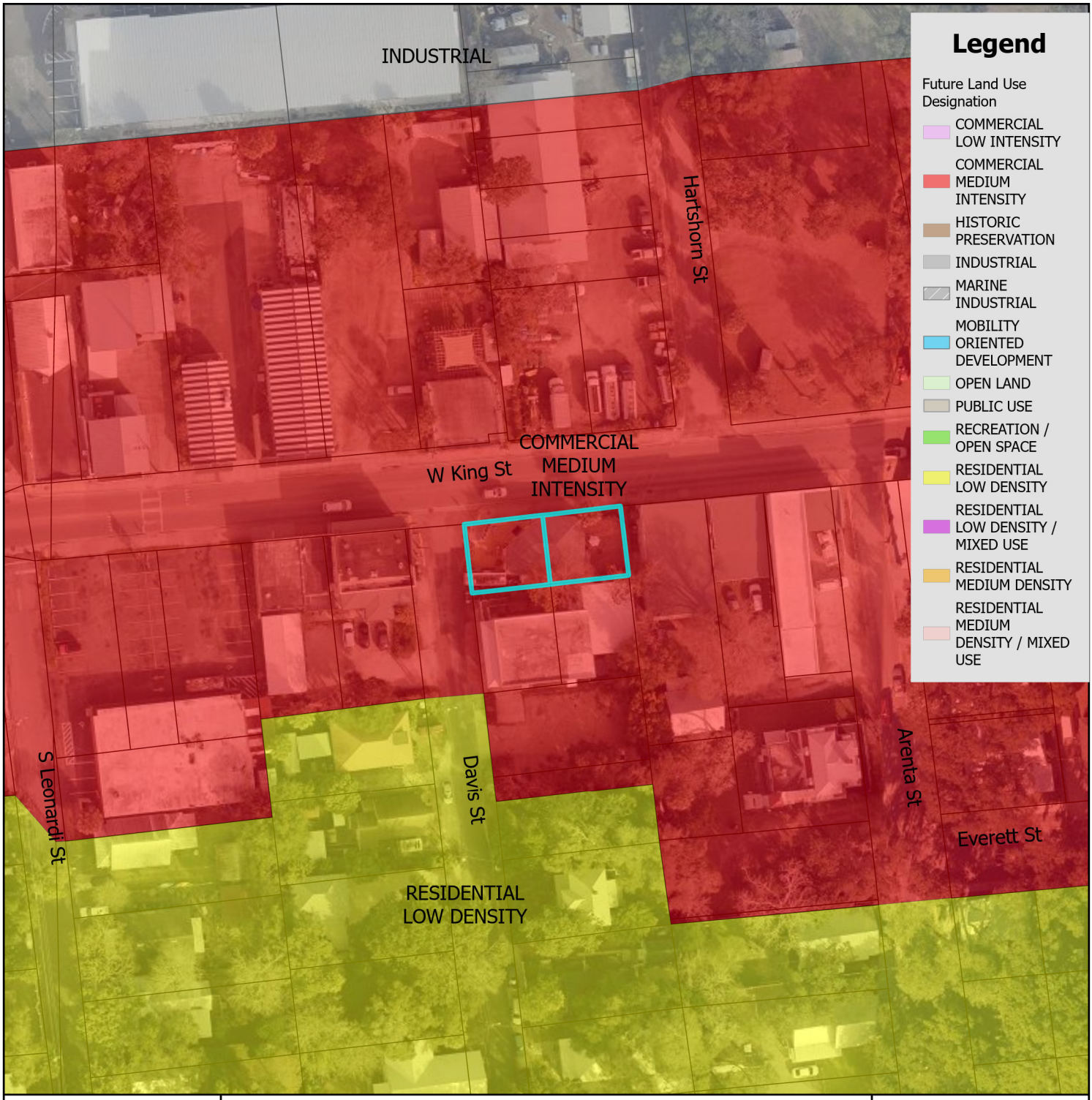
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

2025

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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2025

N

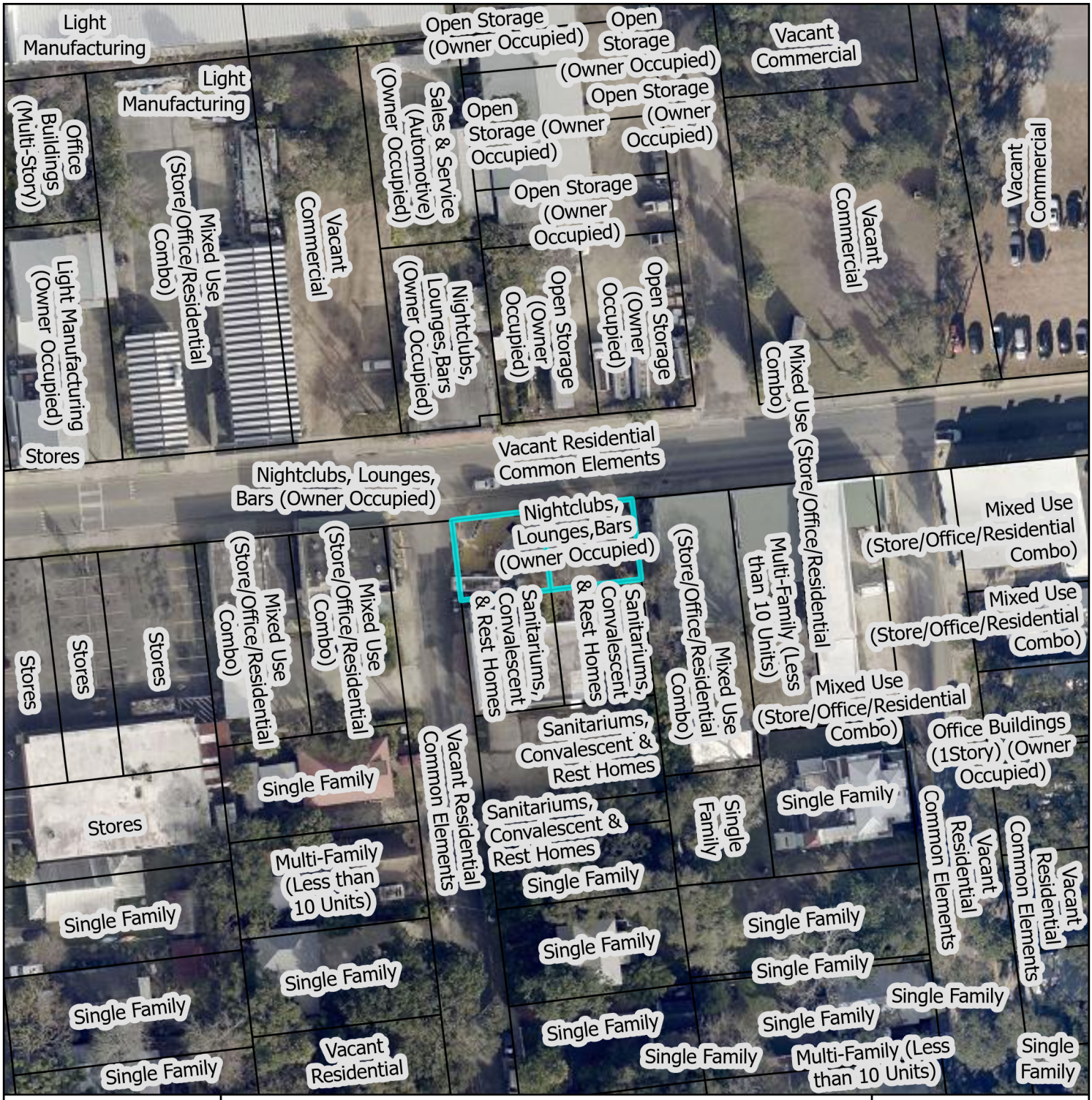
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 3:

# St. Johns County Property Appraiser Use Classification Map




# St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2025

N

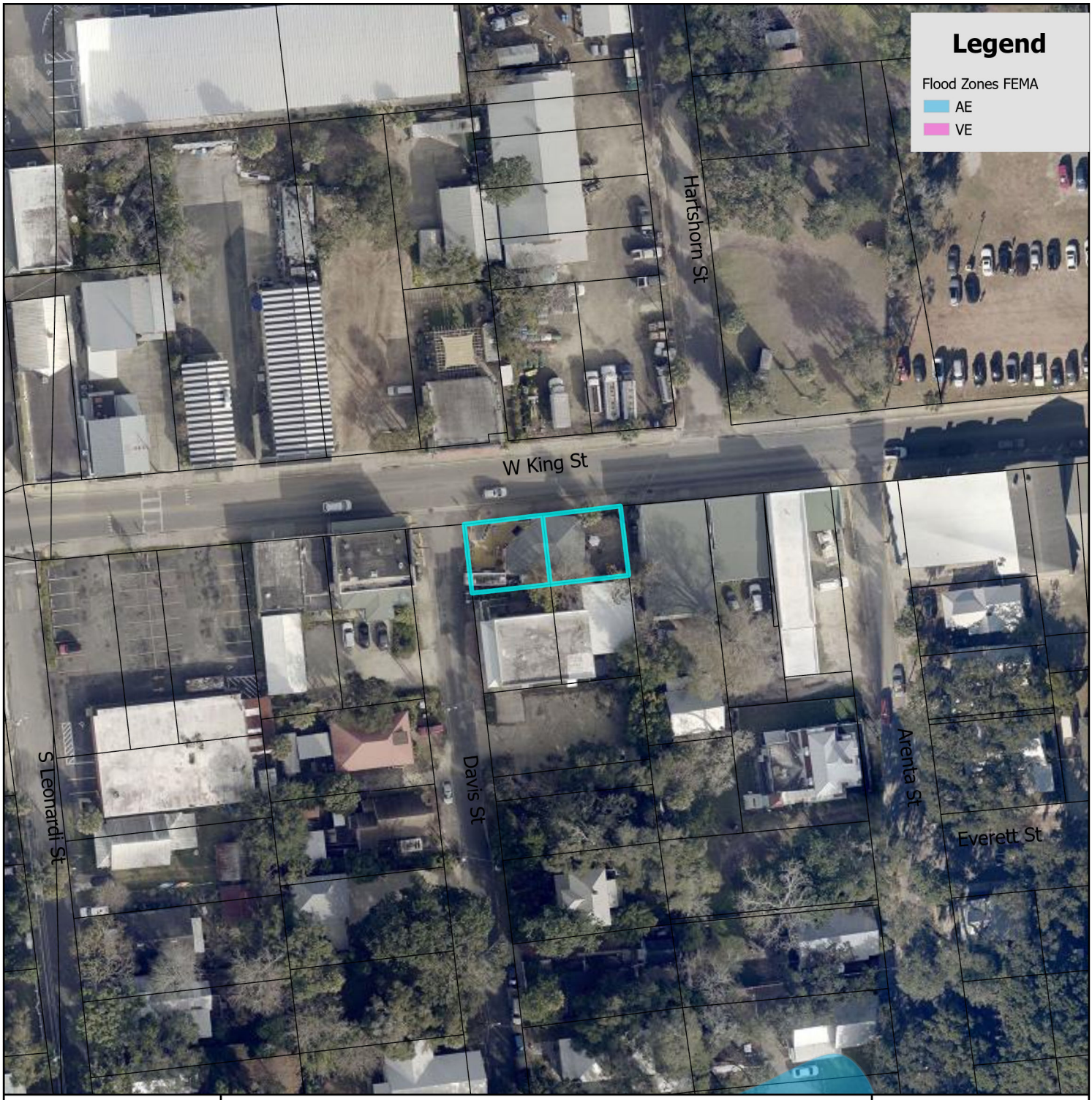
0 0.01 0.01 Miles

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.

2025

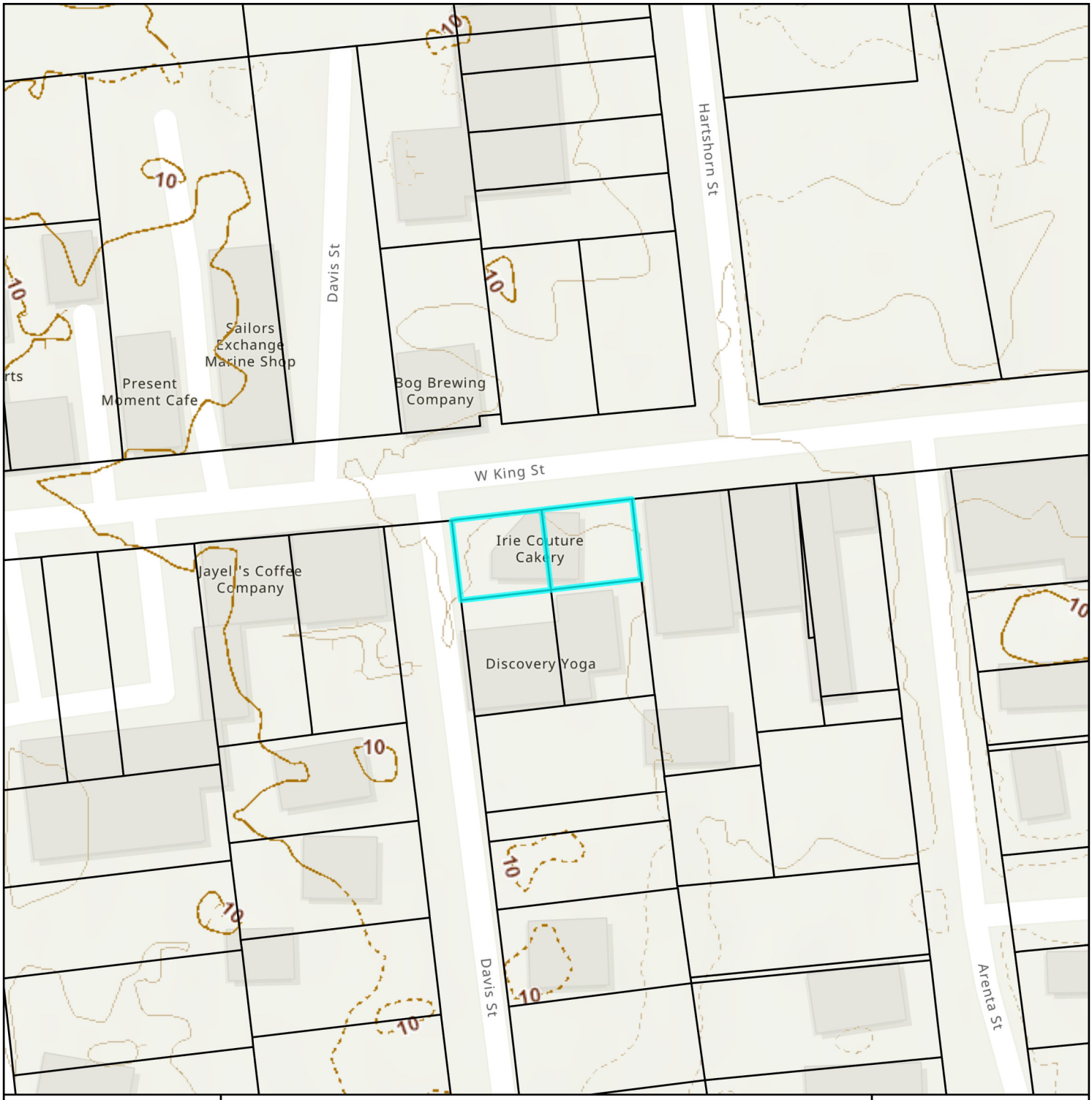
N

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

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.

2025

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: Garrett Schiavon Contact Number: 845-554-4455
   Business (*if applicable*): Real Peel pizza llc
   Address: 1044 Bruen St City: St Aug State: Fl Zip: 32084
   E-Mail Address: realpeelpizza@gmail.com
2. NAME OF PROPERTY OWNER: _____ Contact Number: _____
   Business (*if applicable*): MUGGSYS BAR llc
   Address: _____ City: St Aug State: Fl Zip: _____
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: ~~[illegible]~~ 1 and 2 Block: _____
   Subdivision: Bravo Park Parcel Number: 1198600010
4. PROJECT STREET ADDRESS: 213 W King Street
5. SPECIFIC PROPOSED USE: Food
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☑ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: I would like to be approved for business at the adress. The truck is at 10 feet from the road. It is 10 feet from ALL side walks, and the service window is 15 feet from road.
8. JUSTIFICATION FOR ACTION REQUESTED: We get a great benifit to the up and coming neighborhood. Service window is an appropriate distance from right-of-way

04/18/2019

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: yes, because size of building and the large size of the one-way street.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: yes, because the building cant have a kitchen.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: yes. he has kept the bulding and lot as is.

(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 public loves us, wine completey concealed on the property. The neighbors shop with us.

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 12/9

Signature of Property Owner — Date 12/9

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.

Garrett Schiavone

Print name of applicant

Signature of applicant

12/9/24

Date

10/31/17

CITY OF ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

Ryan Kunsch is/are hereby authorized TO ACT ON BEHALF OF Gregory Dettra, 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

Gregory Dettra
Print Name of Owner

904-540-0009
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of January, 2024.

By Gregory Dettra

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

GUADALUPE GARCIA
Notary Public - State of Florida
Commission # HH 465787
My Comm. Expires Jan 12, 2028

Notary Signature: _____

My Commission expires: 1/12/28

Rev:022117

# PZB APPLICATION FEE SCHEDULE

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

| Description of Work | Fee Amount |
|---|---|
| Rezoning: small scale | $300.00 + ads & notices |
| Rezoning: large scale | $1,000.00 + ads & notices |
| Land Use Plan Amendment: small scale | $400.00 + ads & notices |
| Land Use Plan Amendment: large scale | $1,400.00 + ads & notices |
| Planned Unit Development | $400.00 or $35.00/acre, whichever is greater, $1,4 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 c paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a developm permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-not 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 automatica 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 ar subsequent costs associated with legal advertising and/or noticing and understand that permi 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 final cost for advertising and/or noticing is determined and charged. If a payment method othe than Credit Card Authorization Form is used, I understand that I will be sent an invoice for th costs of advertising/noticing which must be paid prior to the issuance of any developmen permit related to my application. I am aware that I can request a copy of these fees and m receipt from Building Department Staff.

Project Address: 713 W King Street

Applicant's Name: Garrett Schwabe Applicant's Signature: [signature]

Owner's Name: Gregory Dettra 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** | 1198600010 |
| **Location Address** | 213 W KING ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | West St Aug Industrial - Good (COM) (487.03) |
| **Tax Description*** | 1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Nightclubs, Lounges,Bars (Owner Occupied) (3305) |
| **Subdivision** | Bravo Park, Plat Of Property Known As |
| **Sec/Twp/Rng** | 37-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.090 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Paper Root Industries LLC 100% |
| **Mailing Address** | 110 F ST<br>SAINT AUGUSTINE, FL 32080-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $103,815 |
| Extra Features Value | $5,786 |
| Total Land Value | $98,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$207,601** |
| Total Deferred | $0 |
| Assessed Value | **$207,601** |
| Total Exemptions | $0 |
| Taxable Value | **$207,601** |

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

## Historical Assessment Information

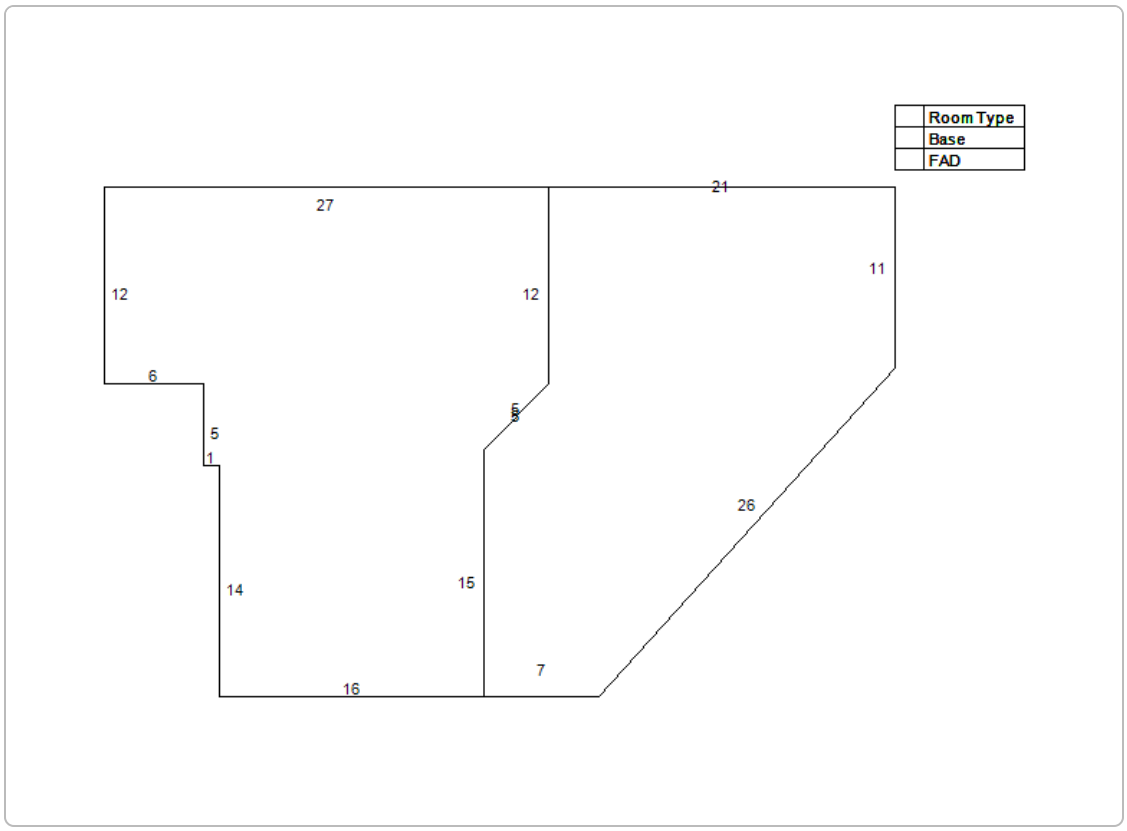
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $106,739 | $6,217 | $98,000 | $0 | $0 | $210,956 | $210,956 | $0 | $210,956 |
| 2023 | $105,932 | $1,568 | $86,240 | $0 | $0 | $193,740 | $193,740 | $0 | $193,740 |
| 2022 | $66,292 | $522 | $120,000 | $0 | $0 | $186,814 | $186,814 | $0 | $186,814 |
| 2021 | $57,231 | $524 | $120,000 | $0 | $0 | $177,755 | $177,755 | $0 | $177,755 |
| 2020 | $59,049 | $562 | $120,000 | $0 | $0 | $179,611 | $165,020 | $14,591 | $165,020 |
| 2019 | $49,416 | $602 | $100,000 | $0 | $0 | $150,018 | $150,018 | $0 | $150,018 |
| 2018 | $51,121 | $770 | $100,000 | $0 | $0 | $151,891 | $151,891 | $0 | $151,891 |
| 2017 | $49,416 | $740 | $100,000 | $0 | $0 | $150,156 | $150,156 | $0 | $150,156 |
| 2016 | $50,429 | $876 | $100,000 | $0 | $0 | $151,305 | $151,305 | $0 | $151,305 |
| 2015 | $52,950 | $916 | $100,000 | $0 | $0 | $153,866 | $148,861 | $5,005 | $148,861 |
| 2014 | $34,277 | $1,051 | $100,000 | $0 | $0 | $135,328 | $135,328 | $0 | $135,328 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Composite Shingle |
| **Building Value** | $103,815 | **Roof Structure** | Wood Truss |
| **Year Built** | 1915 | **Interior Flooring** | Carpet |
| **Actual Area** | 1180 | **Interior Wall** | Drywall |
| **Conditioned Area** | 1180 | **Heating Type** | Air Duct |
| **Use** | Wineries | **Air Conditioning** | Central |
| **Style** | 04 | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 641 |
| ADDITION | 539 |
| Total SqFt | 1180 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Asphalt Paving (COM) | | 1181 |
| Wood Fence - 6' and Above (COM) | | 4605 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Nightclubs, Cocktail Lounges & Bars | 100 | 41 | 3920 | SF | $98,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 12/31/2015 | 12/30/2015 | $187,500.00 | WARRANTY DEED | 4131 | 991 | Q | I | BIG BEAR DEN 2 INC | PAPER ROOT INDUSTRIES LLC |
| 11/17/2011 | 11/15/2011 | $185,000.00 | WARRANTY DEED | 3495 | 274 | Q | I | BOUTROS DAVID & | BIG BEAR DEN 2 INC |
| | 2/17/2004 | $120,000.00 | WARRANTY DEED | 2141 | 1417 | Q | I | COATES J THOMAS | BOUTROS DAVID & WORTH ROBERT (T/C) |
| | 12/18/2003 | $100,000.00 | WARRANTY DEED | 2111 | 1304 | Q | I | ROWE EILEEN | COATES J THOMAS |
| | 8/11/2003 | $1,000.00 | CERTIFICATE OF TITLE | 2020 | 565 | U | I | AVERY NEIL III & LEIBMAN MARILYN C | ROWE EILEEN |
| | 11/25/1998 | $400,000.00 | WARRANTY DEED | 1367 | 965 | Q | I | COLEE JAMES R & BARBARA | AVERY NEIL III |

**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: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 9:

# Owner's Authorization for Real Peel Pizza

**Greg Dettra**
225 w king street
St Augustine, FL, 32084
904-540-0009

12/16/2024

**Victoria Murphy**
City of St Augustine
75 king street
P.o box 210 st Augustine Fl, 32084

Dear Victoria Murphy and the planning and zoning board,

This is an approval from the owner of the property for Real Peel Pizza to be parked and operating on the grounds of 213 west king street.

Sincerely,

**Greg Dettra**

## FLORIDA NOTARY ACKNOWLEDGMENT

State of Florida County of The foregoing instrument was acknowledged before me by means of physical presence by chase bank

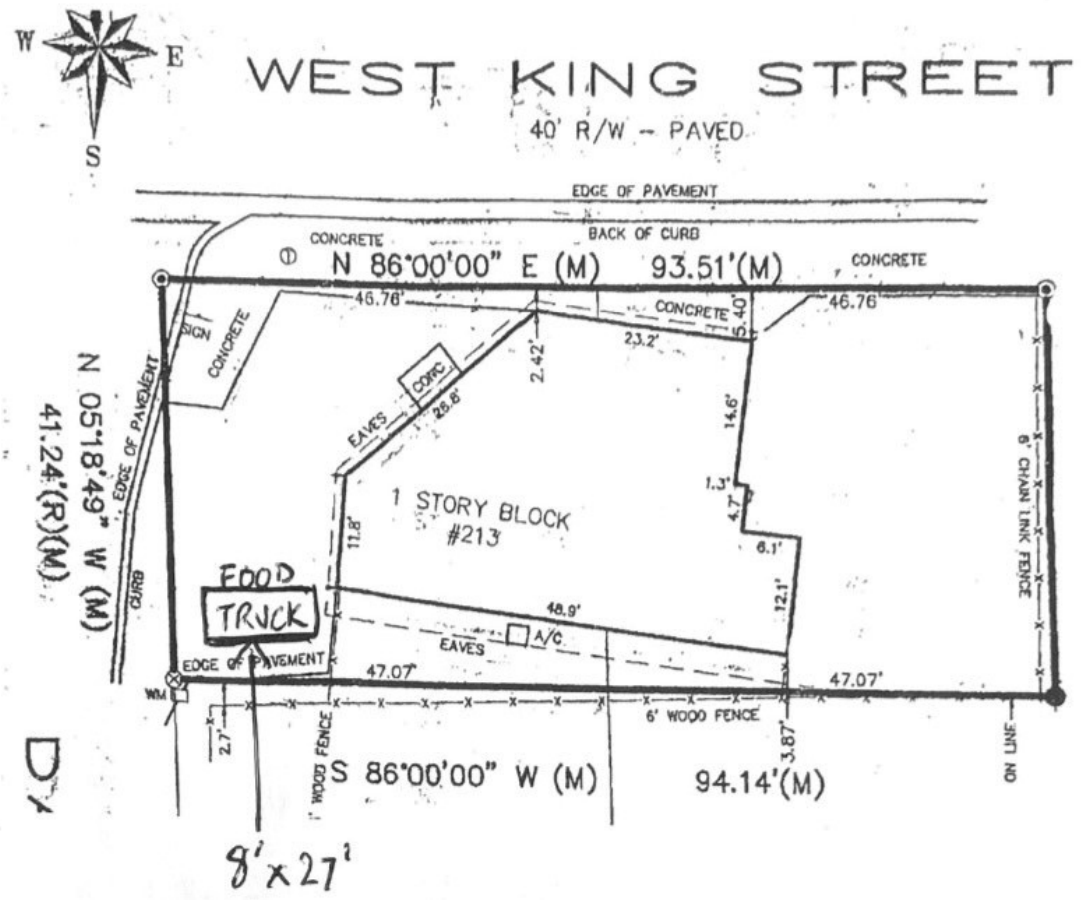
Signature of Person Taking Acknowledgment Greg Dettra

Name Typed/Printed/Stamped Guadalupe Garcia

GUADALUPE GARCIA
Notary Public - State of Florida
Commission # HH 465787
My Comm. Expires Jan 12, 2028

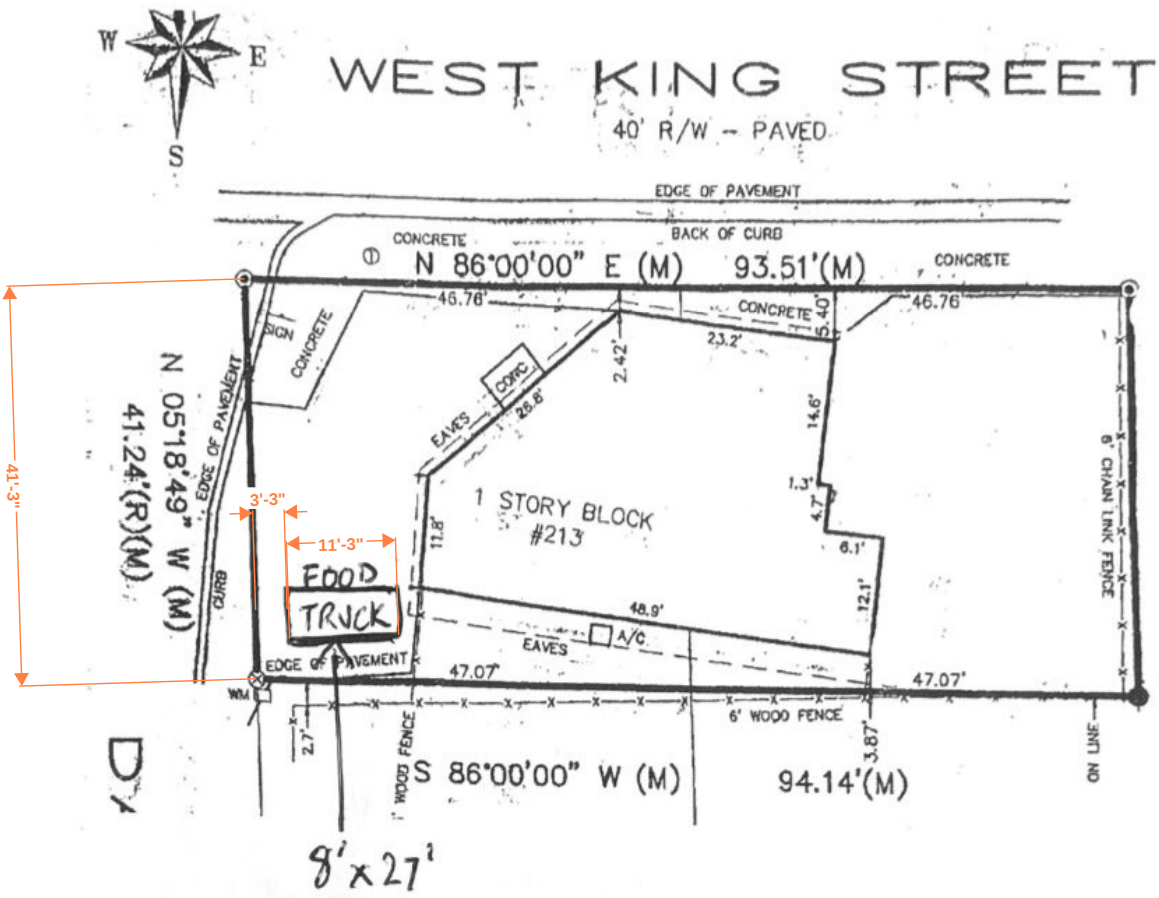
# Attachment 10:
# Site Plan

Real Deal Pizza



# Attachment 11:
# Site Plan, Roughly Scaled by City Staff

Real Peel Pizza



# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 6.g. | PZB2024-0106 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 26 Vedder Street | 155240-0000 |
| | | [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant & Owner:** | Binh Dao<br>c/o Cottage Homestay LLC |
| **Property Class:** (St. Johns County Property Appraiser) | 0100 – Single Family |
| **Future Land Use Designation:** | Commercial Medium Intensity |
| **Zoning Designation:** | Commercial Medium-Two: CM-2 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.11 |
| **Neighborhood:** | Greater Fullerwood |
| **Archaeological Zone:** | IIG |

## Request Summary

This application is for a variance request to reduce the minimum required rear yard for a property with a CM-2 zoning designation at 26 Vedder Street. The submitted plans show the provision of a five and a half (5.5) foot yard along the northern property line.

| | Code Requirements* | Proposed Site Conditions at 26 Vedder Street |
|---|---|---|
| Minimum side yard | Ten (10) feet | Twelve (12) feet, eastern property line<br>Twenty-four (24) feet, western property line |
| Minimum rear yard | Ten (10) feet | Five and a half (5.5) feet |
| Maximum lot coverage | Thirty-five (35) percent | Twenty-nine (29) percent |
| Maximum height of structures | Thirty-five (35) feet | Information not provided by the applicant at this time |

*Based on Residential General-One: RG-1 regulations [LINK FOR DISTRICT REGULATIONS]

The applicant cites as their justification for this request in their application as both the "financial impact that may cause to convert it back to a non livable space" and the "time lost as well as construction and permit requirements will be a financial burden."

Approval of this variance would allow for review of City land use regulations as they pertain to a building permit application for the existing accessory dwelling unit at 26 Vedder 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]**

*Accessory apartment* means a dwelling unit, less than eight hundred (800) square feet or twenty-five (25) percent of the primary dwelling unit, whichever is less, contained in an owner-occupied building or premises comprising three (3) or less dwelling units, including garage apartments and single-family type buildings used as apartments and sharing a common entrance.

*Dwelling* means any building, or part thereof, occupied in whole or in part as the residence or living quarters of one (1) or more persons, permanently or temporarily, continuously or transiently, but not including dormitories, hostels, hotels, motels or inns, bed and breakfast inns, rooming house, tourist homes or residential care centers and the like.

*Dwelling, multiple-family or multifamily or multiple unit,* means a duplex or a building or portion thereof designed for occupancy by three (3) or more families living independently in which they may or may not share common entrances and/or other spaces.
**This is an allowed use within the CM-2 zoning district, development requirements are set by the RG-1 zoning regulations.**

*Dwelling unit* means a building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one (1) family. A mobile home is not to be considered as a permanent single-family dwelling.

*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.

*Hotel, motel, inn, motor lodge or tourist court* means a building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multiple-family dwellings and rooming or boarding houses, where rentals are generally for periods of a week or longer and occupancy is generally by residents rather than transients.

*Roominghouse, boardinghouse or lodginghouse* means a building other than small and large group homes, dormitory, hostel, hotel, motel, inn or motor lodge, or tourist home, and bed and breakfast, containing sleeping rooms where lodging or lodging and meals are provided for four or more unrelated persons but not more than twenty (20) unrelated persons, and containing less than ten (10) sleeping rooms, and which typically have a resident family or manager. The sleeping rooms generally do not have private bathrooms or kitchens attached thereto. The minimum length of stay in a roominghouse, boardinghouse or lodginghouse shall be a week or longer.

*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, rear,* means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear 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 rear lot line.

*Yard, required,* means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

**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 location of the existing ADU is the physical condition that serves as a disadvantage and does not apply to other properties within the vicinity.**

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
**The applicant states in their application that "The disadvantage here is a financial disadvantage due to permit/construction/time."**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**The applicant states in their application that "This property was purchased with this conversion. The present owner didn't know of this."**

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 of this variance request 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. The provision of off-street parking will be required, and review will take place during the building permit application process.**

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request for reduced rear yard setback requirement at 26 Vedder Street / PID 155240-0000.

## Attachments

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

2025

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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2025

N

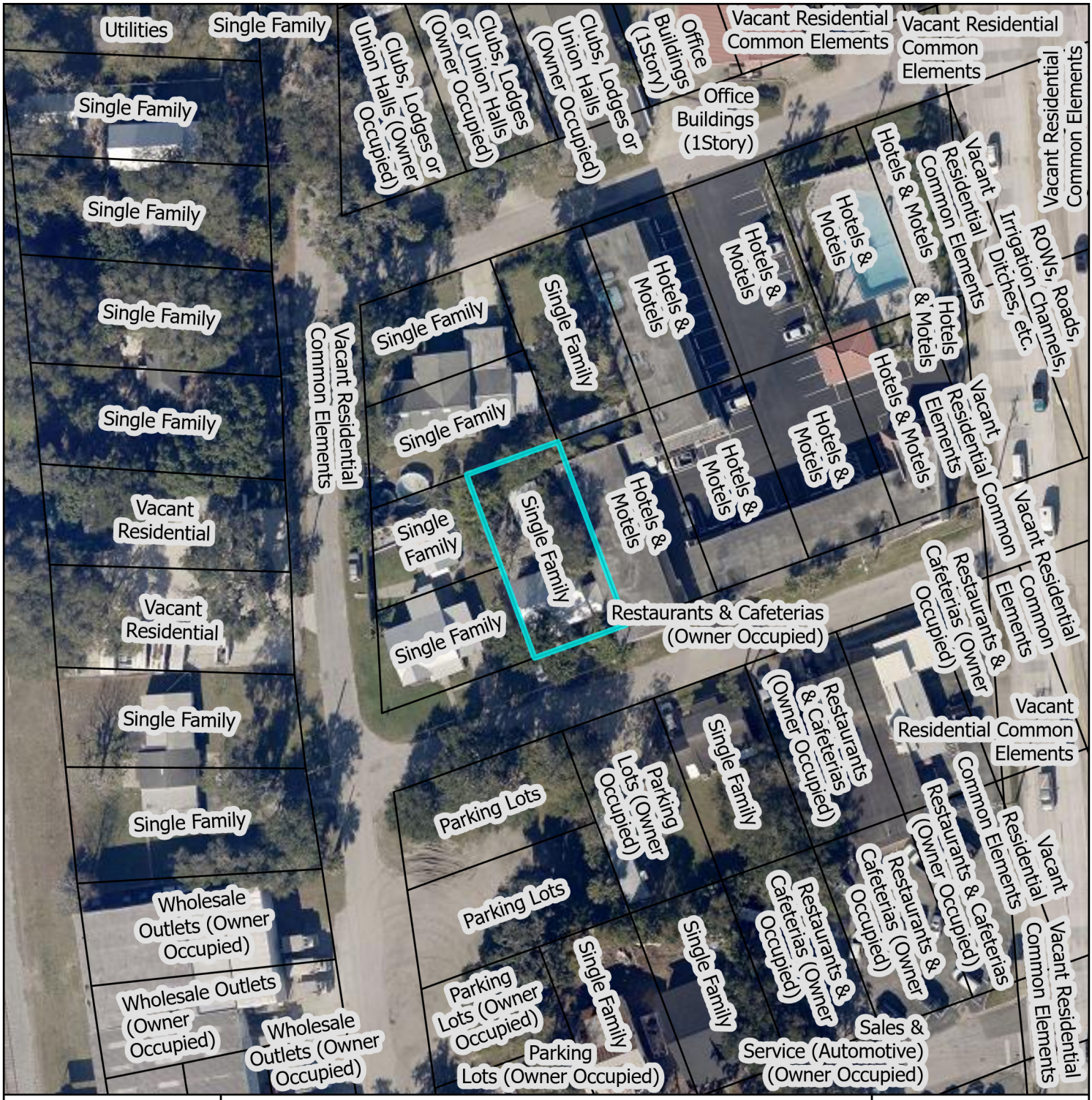
0 0.17 0.35 Miles

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


Utilities
Single Family
Single Family
Single Family
Single Family
Single Family
Vacant Residential
Vacant Residential
Single Family
Single Family
Wholesale Outlets (Owner Occupied)
Wholesale Outlets (Owner Occupied)
Wholesale Outlets (Owner Occupied)
Clubs, Lodges or Union Halls (Owner Occupied)
Clubs, Lodges or Union Halls (Owner Occupied)
Clubs, Lodges or Union Halls (Owner Occupied)
Office Buildings (1Story)
Office Buildings (1Story)
Vacant Residential Common Elements
Vacant Residential Common Elements
Vacant Residential Common Elements
Vacant Residential Common Elements
Vacant Residential Common Elements
Vacant Residential Common Elements
Vacant Residential Common Elements
Vacant Residential Common Elements
Hotels & Motels
Hotels & Motels
Hotels & Motels
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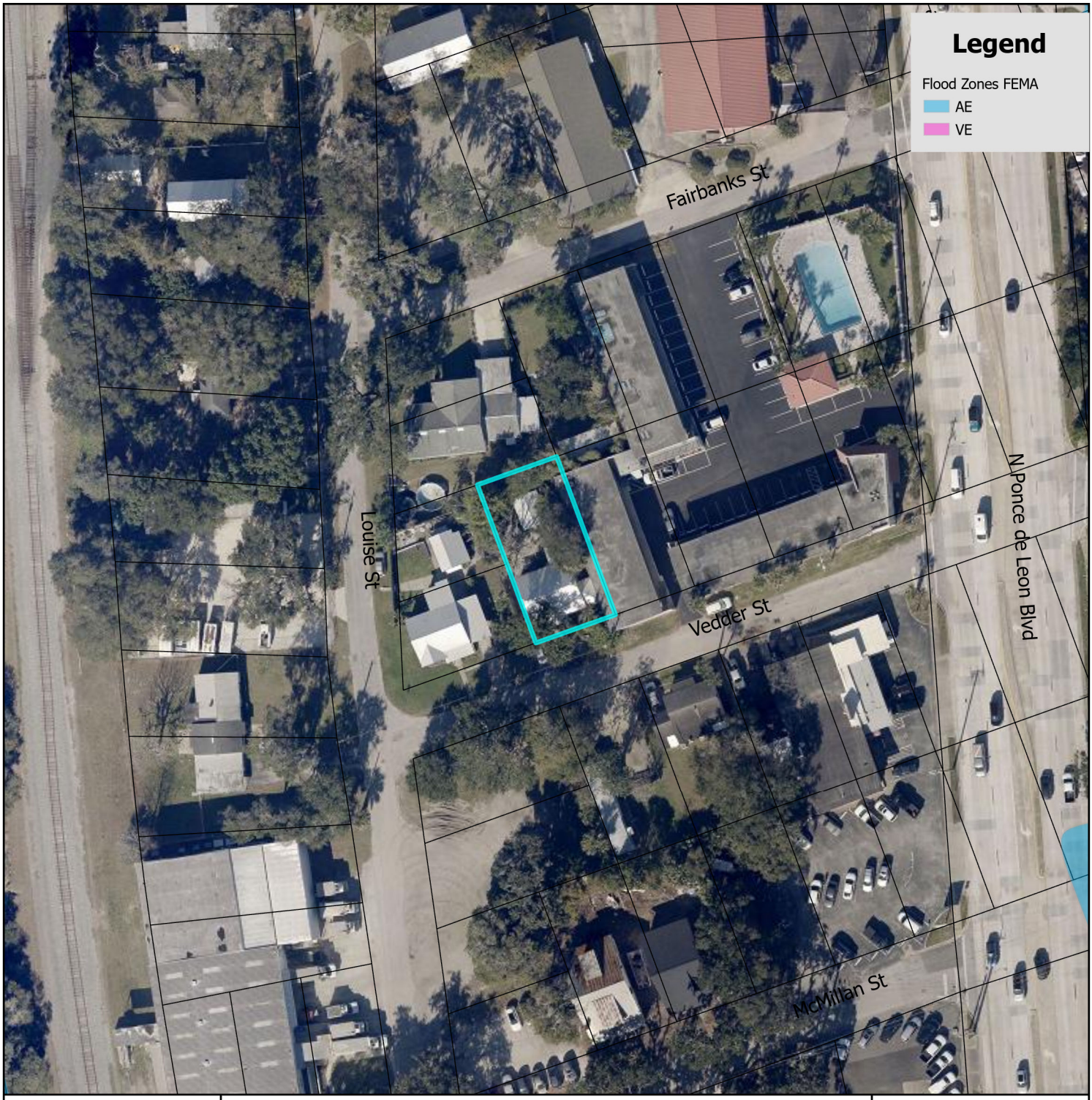
Hotels & Motels
Hotels & Motels
Hotels & Motels
Hotels & Motels
Hotels & Motels
Irrigation Ditches, etc.
ROWs, Roads, Irrigation Channels,
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Single Family
Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)

# 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.

2025

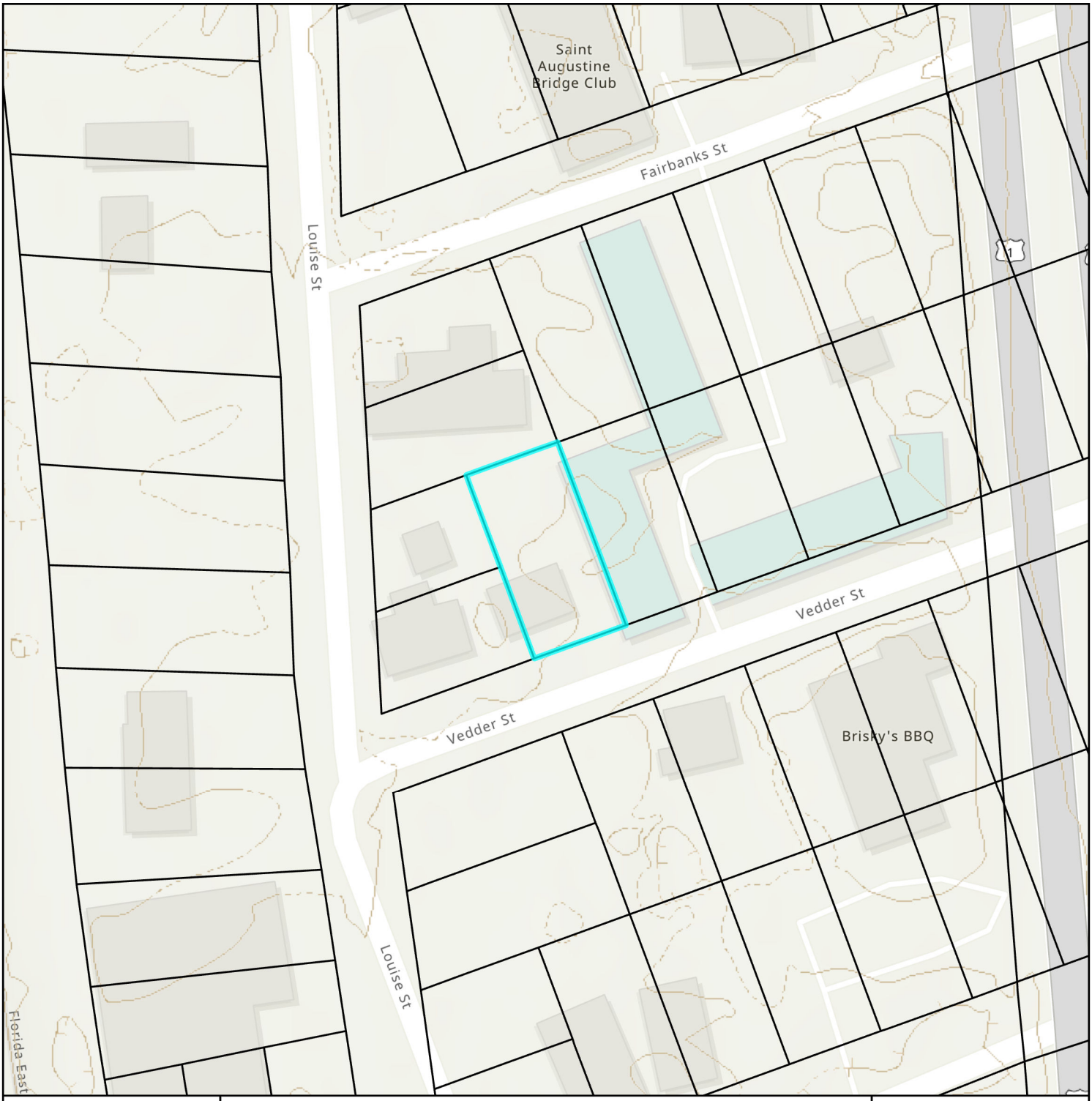
N

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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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

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: BINH DAO Contact Number: 727-666-0179
   Business (*if applicable*): COTTAGE HOMESTAY LLC
   Address: 4453 DEEP RIVER WAY E City: JACKSOVILLE State: FLORID Zip: 32224
   E-Mail Address: minhbinh85@gmail.com

2. NAME OF PROPERTY OWNER: BINH DAO Contact Number: 727-666-0179
   Business *(if applicable)*: COTTAGE HOMESTAY LLC
   Address: 4453 DEEP RIVER WAY E City: JACKSONVILLE State: FLORID Zip: 32224
   E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 26 Block: B
   Subdivision: MCMILLAN Parcel Number: 1552400000

4. PROJECT STREET ADDRESS: 26 VEDDER ST - SAINT AUGUSTINE - FL32084

5. SPECIFIC PROPOSED USE: GUEST HOUSE

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

7. DESCRIPTION OF ACTION REQUESTED:
   Yard space does not meet requirements for a guest house on the rear,
   Would like a variance to approve as is yard space for a guest house.

8. JUSTIFICATION FOR ACTION REQUESTED:
   The financial impact that may cause to convert it back to a non livable space.
   The time lost as well as construction and permit requirements will be a financial burden

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:
This property when purchased, has been converted to a unit with all living amenities i
To convert this back to a storage space will put a financial strain on the owner, as it w

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
The disadvantage here is a financial disadvantage due to permit/construction/time

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:
This property was purchased with this conversion. The present owner didn't know of t

(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:
This space currently does not impede on the neighbors nor will it affect the neighbors

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.**

12/02/2024

Signature of Applicant — Date

12/02/2024

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.

BINH DAO

Print name of applicant

Signature of applicant

12/02/2024

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<br>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.

26 VEDDER ST - ST AUGUSTINE - FL 32084

Project Address: _____

BINH DAO

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

BINH DAO

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

# Attachment 8:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1552400000 |
| **Location Address** | 26 VEDDER ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | McMillan (711) |
| **Tax Description*** | 3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | McMillan Property, Revised Plat Of |
| **Sec/Twp/Rng** | 55-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.110 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Cottage Homestay LLC 100% |
| **Mailing Address** | 4453 DEEP RIVER WAY E<br>JACKSONVILLE, FL 32224-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $325,534 |
| Extra Features Value | $0 |
| Total Land Value | $45,500 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$371,034** |
| Total Deferred | $0 |
| Assessed Value | **$371,034** |
| Total Exemptions | $0 |
| Taxable Value | **$371,034** |

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

## Historical Assessment Information

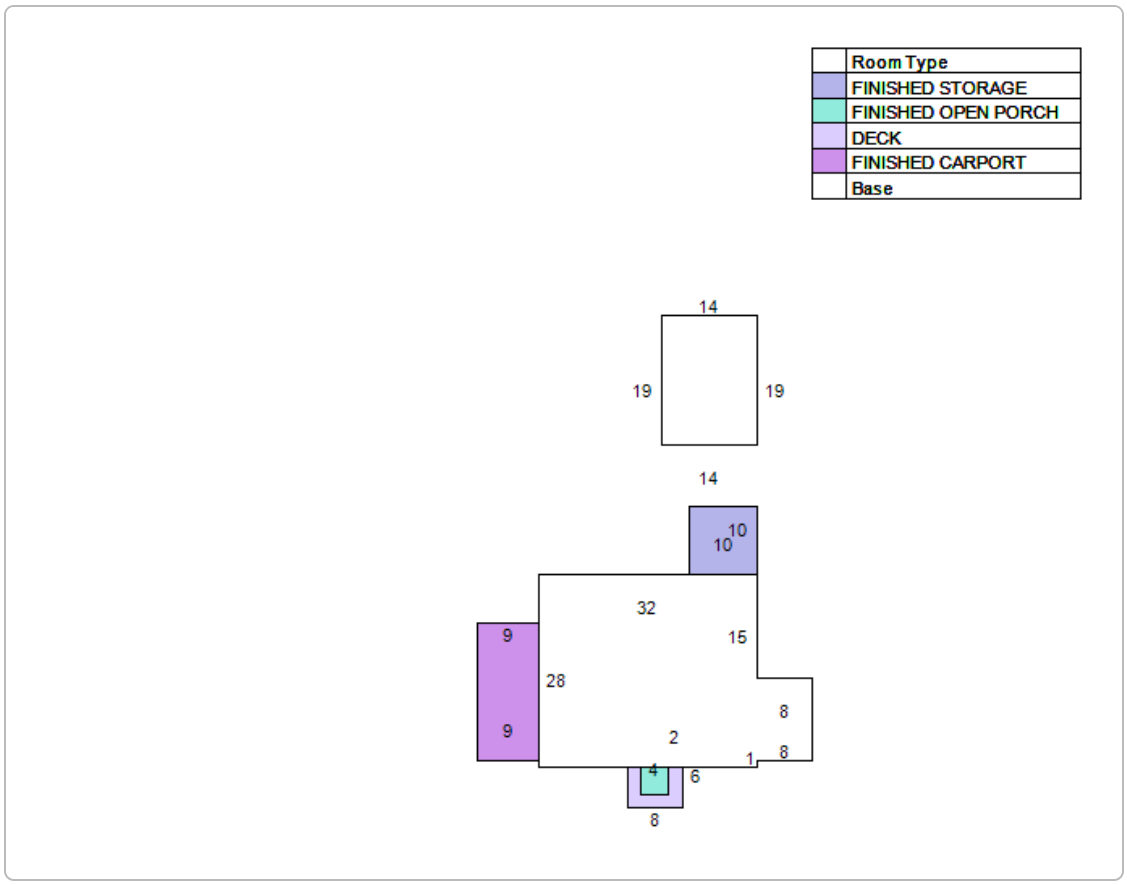
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $329,035 | $0 | $45,500 | $0 | $0 | $374,535 | $374,535 | $0 | $374,535 |
| 2023 | $332,535 | $0 | $36,400 | $0 | $0 | $368,935 | $368,935 | $0 | $368,935 |
| 2022 | $92,084 | $3,242 | $28,000 | $0 | $0 | $123,326 | $69,230 | $98,326 | $25,000 |
| 2021 | $54,416 | $3,242 | $24,500 | $0 | $0 | $82,158 | $67,214 | $57,158 | $25,000 |
| 2020 | $43,830 | $3,242 | $19,600 | $0 | $0 | $66,672 | $66,286 | $41,672 | $25,000 |
| 2019 | $43,154 | $2,042 | $19,600 | $0 | $0 | $64,796 | $64,796 | $39,796 | $25,000 |
| 2018 | $44,462 | $2,131 | $18,200 | $0 | $0 | $64,793 | $63,985 | $39,793 | $25,000 |
| 2017 | $45,116 | $3,156 | $18,200 | $0 | $0 | $66,472 | $62,669 | $41,472 | $25,000 |
| 2016 | $55,929 | $3,361 | $18,200 | $0 | $0 | $77,490 | $61,380 | $52,490 | $25,000 |
| 2015 | $56,716 | $3,566 | $18,200 | $0 | $0 | $78,482 | $60,953 | $53,482 | $25,000 |
| 2014 | $41,957 | $3,770 | $14,742 | $0 | $0 | $60,469 | $60,469 | $35,469 | $25,000 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Metal |
| **Building Value** | $325,534 | **Roof Structure** | Gable Hip |
| **Year Built** | 1927 | **Interior Flooring** | Ceramic Tile, Hardwood |
| **Actual Area** | 1586 | **Interior Wall** | Drywall |
| **Conditioned Area** | 1258 | **Heating Type** | Air Duct |
| **Use** | Single Family Residence | **Air Conditioning** | Central |
| **Style** | 01 | **Bedrooms** | 3 |
| **Exterior Wall** | Wood | **Baths** | 2 |

| Description | Square Footage |
|---|---|
| BASE AREA | 266 |
| FINISHED CARPORT | 180 |
| BASE AREA | 992 |
| FINISHED DECK | 32 |
| FINISHED OPEN PORCH | 16 |
| FINISHED STORAGE/UTILITY | 100 |
| Total SqFt | 1586 |

## Sketch Information




## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 50 | 100 | 50 | EF | $45,500 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 5/31/2024 | 5/28/2024 | $460,000.00 | WARRANTY DEED | 5958 | 540 | Q | I | TAYLOR WILLIAM DARL REVOCABLE TRUST D: 07/11/2022 ET AL | COTTAGE HOMESTAY LLC |
| 12/6/2022 | 12/2/2022 | $0.00 | WARRANTY DEED | 5675 | 1021 | U | I | TAYLOR KATHLEEN,WILLIAM | TAYLOR WILLIAM DARL REVOCABLE TRUST D: 07/11/2022 ET AL |
| 10/4/2022 | 10/3/2022 | $450,000.00 | WARRANTY DEED | 5643 | 835 | Q | I | THIBAULT CARL M | TAYLOR KATHLEEN,WILLIAM |
| 12/6/2011 | 12/2/2011 | $80,000.00 | WARRANTY DEED | 3501 | 1407 | Q | I | ARONCHICK PETER J,FONTENEAU EMILI G | THIBAULT CARL M |
| | 3/31/2003 | $125,300.00 | WARRANTY DEED | 1933 | 376 | Q | I | JOHNSON DAVID A | ARONCHICK PETER J & FONTENEAU EMILI G(WIFE) |
| | 8/12/2002 | $95,000.00 | WARRANTY DEED | 1798 | 923 | Q | I | RENAUD DONNA L | JOHNSON DAVID A |
| | 1/25/1994 | $45,000.00 | WARRANTY DEED | 1034 | 338 | Q | I | SOUD RONALD J,HELEN R | RENAUD DONNA L |
| | 10/1/1989 | $40,000.00 | | 833 | 1513 | Q | I | | SOUD RONALD J,HELEN R |
| | 10/1/1987 | $0.00 | | 761 | 1051 | U | I | | |
| | 10/1/1985 | $36,000.00 | | 686 | 1709 | Q | I | | |

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

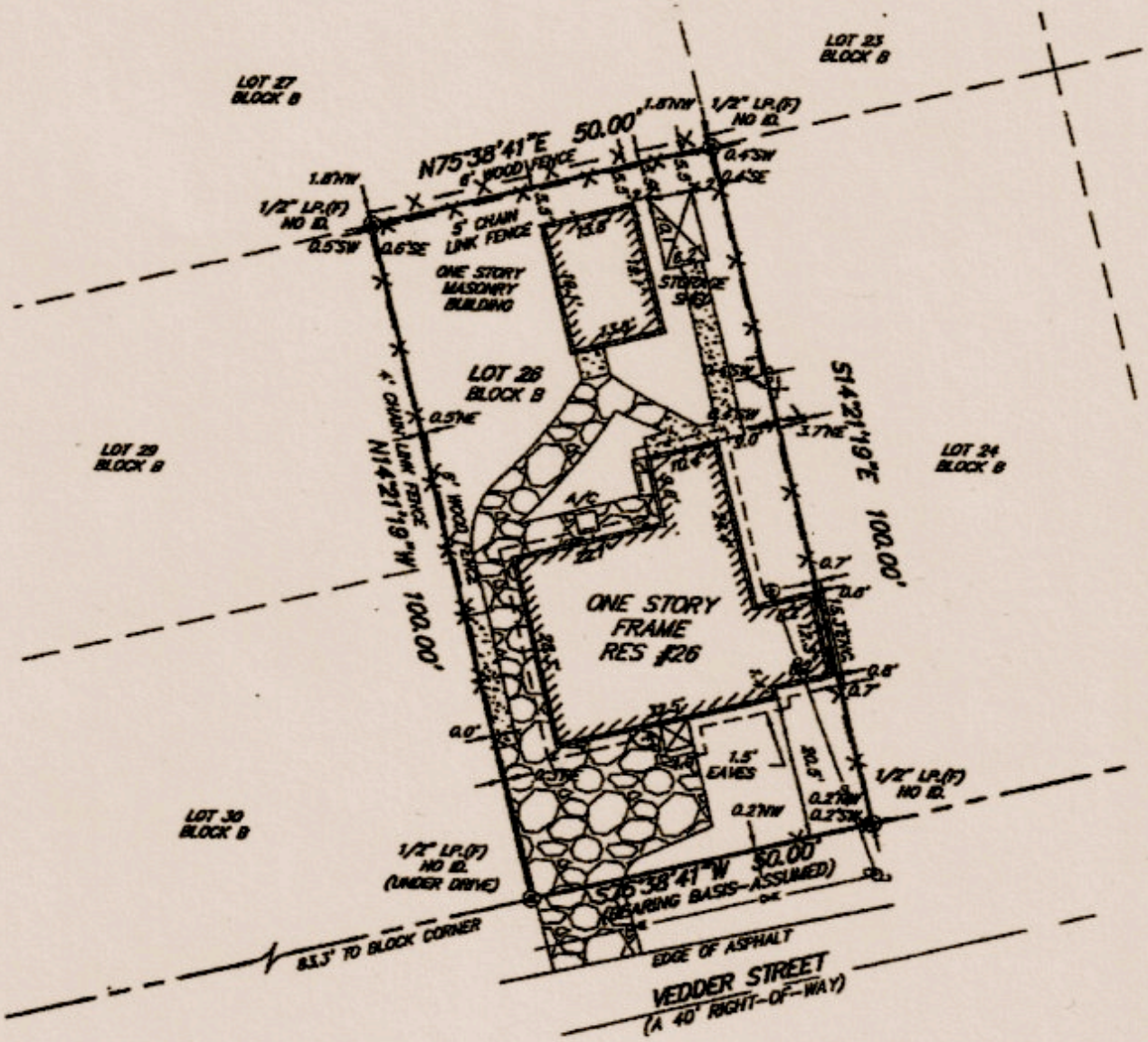
Developed by SCHNEIDER GEOSPATIAL

# Attachment 9:
# Survey

# MAP SHOWING SURVEY OF

LOT 26, BLOCK B, McMILLAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
KATHLEEN TAYLOR & WILLIAM D. TAYLOR
BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ISAOA
KNIGHT BARRY TITLE SOLUTIONS, INC.
CHICAGO TITLE INSURANCE COMPANY




## LEGEND

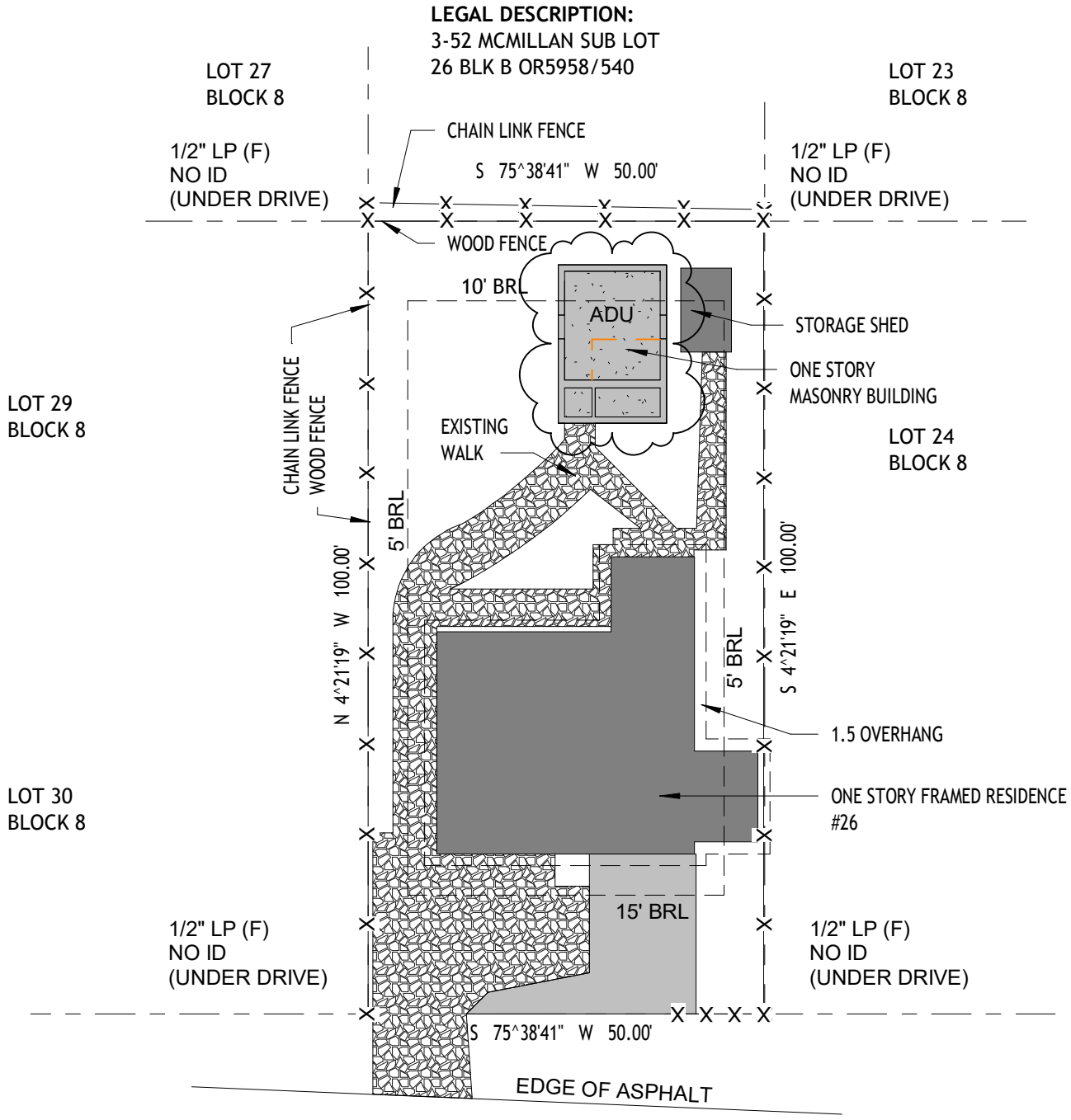
| | | | |
|---|---|---|---|
| A/C | – AIR CONDITIONER PAD | RES. | – RESIDENCE |
| ID. | – IDENTIFICATION | ℄ | – CENTERLINE |
| N.A.V.D. | – NORTH AMERICAN VERTICAL DATUM | ≠ | – DENOTES NOT TO SCALE |
| sq. ft. | – SQUARE FEET | W | – WATER METER |
| I.P.(F) | – IRON PIPE FOUND | | – EXPOSED CONCRETE |
| I.R.(F) | – IRON ROD FOUND | | – COVERED AREA |
| I.R.(S) | – 5/8" IRON ROD SET (PSM #4620) | | – WELL |
| | – WOOD POWER POLE | TYP. | – TYPICAL |
| -OHE- | – OVERHEAD ELECTRIC | | – GRAVEL |
| CONC. | – CONCRETE | E | – ELECTRIC METER |
| ENC. | – ENCROACHMENT | | |

AREA =0.11 ± ACRES
OR 5,000 ± sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:

# Attachment 10:
# Site Plan and Floor Plan




1 SITE LAYOUT PLAN
1" = 20'-0"


**iDesign**
*Architectural Services, Inc.*
ARCHITECTURAL DESIGN * INTERIOR DESIGN * PLANNING

1603 WEST EDGEWOOD AVE, SUITE 3,
JACKSONVILLE, FL, 32208 904-665-0080 OFFICE -
904-800-1233 FAX
License Number AA26002513

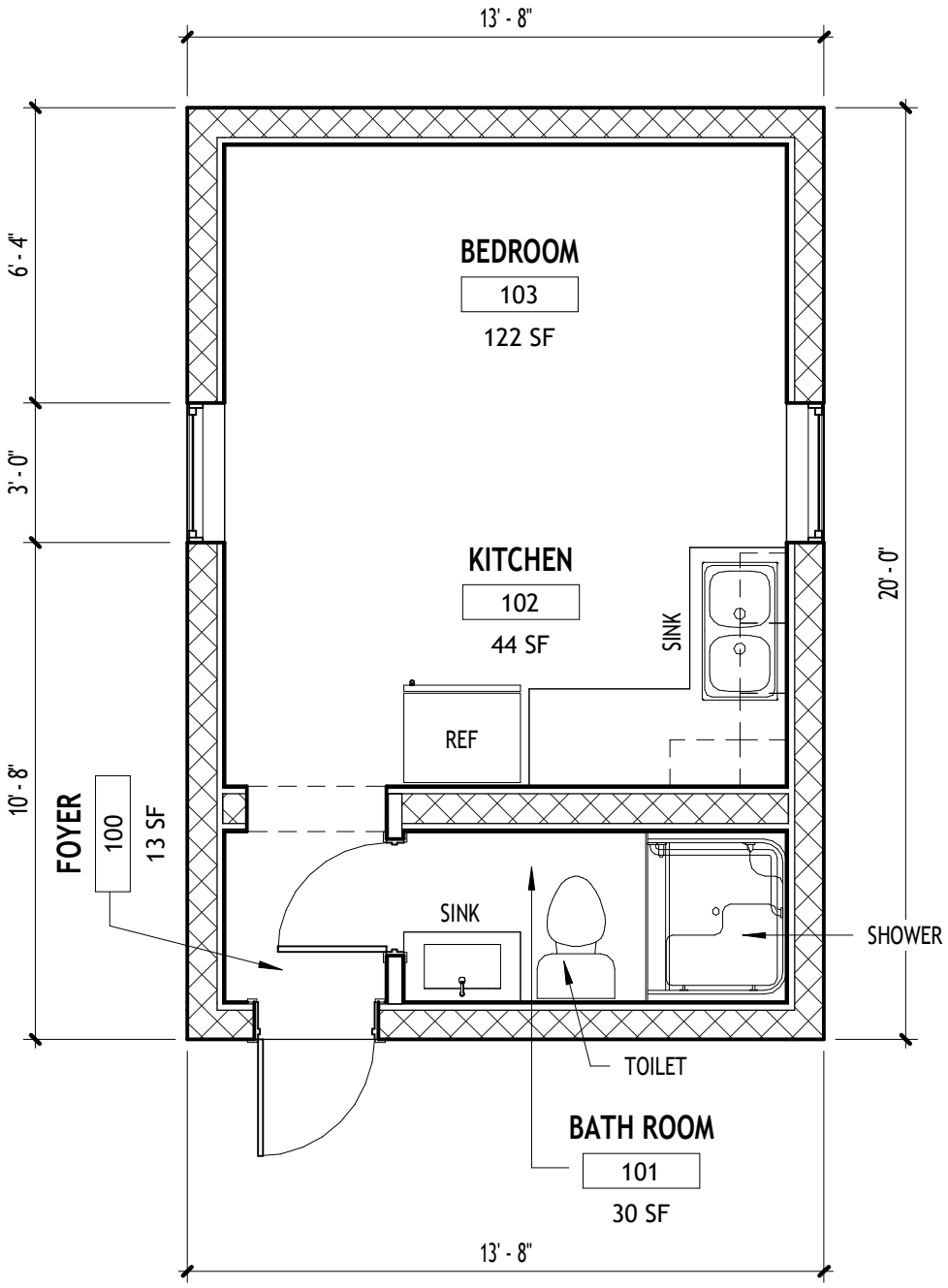

COTTAGE HOMESTAY LLC

BINH DAO

26 VEDDER STREET
ST. AUGUSTINE, FL 32084

# SITE PLAN

| | | |
|---|---|---|
| Project number | Project Number | A101 |
| Date | Issue Date | |
| Drawn by | Author | |
| Checked by | Checker | Scale 1" = 20'-0" |




1 EXISTING FLOOR PLAN
1/4" = 1'-0"


**iDesign**
*Architectural Services, Inc.*
ARCHITECTURAL DESIGN * INTERIOR DESIGN * PLANNING

1603 WEST EDGEWOOD AVE, SUITE 3,
JACKSONVILLE, FL, 32208 904-665-0080 OFFICE -
904-800-1233 FAX
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COTTAGE HOMESTAY LLC

BINH DAO

26 VEDDER STREET
ST. AUGUSTINE, FL 32084

# ADU - FLOOR PLAN

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A102

Scale 1/4" = 1'-0"

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 7.a. | PZB2024-0104 |
| **Request** | **Address** | **Parcel ID** |
| Use by Exception | 201 Anastasia Boulevard | 219130-0000 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Melissa Gangemi |
| **Owner:** | Thomas Gangemi<br>c/o Rock Beach Vacation Homes, LLC & JC17 Enterprises, LLC |
| **Property Class:** (St. Johns County Property Appraiser) | 1105 – Owner Occupied Stores |
| **Future Land Use Designation:** | Commercial Low Intensity |
| **Zoning Designation:** | Commercial Low-Two: CL-2 |
| **Acreage:** | 0.23 |
| **Neighborhood:** | South Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is a request to operate a commercial recreational or entertainment facility in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses, a use by exception, within the CL-2 zoning district.

The proposed commercial recreational or entertainment facility is a 3500 square foot roller rink.

## Staff Analysis

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

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

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

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

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

**Sec. 28-207.-Commercial low-two: CL-2. [LINK TO SECTION]**

*Intent.* This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.

(1) *Permitted uses and structures:*

  a. Retail outlets such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office

supplies, musical instruments, records and tapes, home furnishings and appliances (including incidental repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating and similar products.

b. Service establishments such as hair salons, shoe repair shop, restaurant (but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices and similar activities.

c. Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.

d. All types of professional and business offices, union hall and similar uses.

e. Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses.

f. An establishment or facility for the retail sale or service of all alcoholic beverages either for on-premises or off-premises consumption, or both (but not drive-in).

g. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on premises.

h. Commercial parking lots, automobile parking garages.

i. Hotels and motels without kitchenettes (maximum of fifty (50) units).

j. Single-family dwellings as for RG-1 (section 28-163).

k. Shopping plaza.

l. Churches.

m. Multiple-family dwellings as for RG-1.

n. Tattoo parlor or studio.

o. Micropigmentation clinic.

p Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

q. Home-based business.

r. Mobile food dispensing vehicle as per section 28-347(9).

s. Mobile food truck court as per section 28-347(9).

(2) *Permitted accessory uses.* See section 28-348.

(3) *Permissible uses by exception:*

a. Automobile service station (see section 28-338), repair garages, new or used automobile sales lot.

b. Drive-in restaurant and other drive-in uses.

c. Child care center, home occupations or private school, all as provided in section 28-347.

d. Housing for the elderly, roominghouses or boardinghouses and similar uses; all in compliance with section 28-163(4), for lot requirements, yards and other provisions.

e. Hospital and intermediate care facility.

**f. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.**

g. Candy manufacturing.

h. Uses and structures as in RG-2 (section 28-164).

i. Shopping center.

j. Establishments for handcrafted small signs made primarily of wood. Such work to take place within a wholly enclosed building, such building not to exceed one thousand six hundred (1,600) square feet. The planning and building manager may establish, by rule, criteria for determination of the maximum size of signs to be produced in such establishments, taking into consideration the maximum size of signs permitted within the City of St. Augustine in the various commercial zones, including Historic Preservation Zones and taking into account that it is not the intent of this section to authorize, under any circumstances, internally illuminated signs, billboards or signs containing moveable parts and that the craftsmanship intended by this section is intended to be similar in skills required in cabinet making.

k. Tourist attraction.

l. Special event venue as per section 28-347(8).

m. Dormitory.

(4) *Minimum lot requirements (width and area).* None, except as specifically required for certain uses.

(5) *Maximum lot coverage of all buildings.* Sixty (60) percent.

(6) *Minimum yard requirements:*

a. Front, zero feet minimum, fifteen (15) feet maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side, five (5) feet.

c. Rear, five (5) feet.

d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the Chart in the Design Standards.

(7) *Maximum height of structures.* Thirty-five (35) feet.

## Staff Summary

The current zoning of CL-2 lists in permissible uses by exception, Commercial recreational or entertainment facilities in completely enclosed building such as a skating rink.

The Planning and Zoning Board may grant an exception for a use 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 (COSA Code of Ordinances Sec. 28-2 Definitions).

The intended location on the south side of Anastasia Boulevard is an area of commercial uses including restaurants and hotels. A roller rink appears to be in harmony with the surrounding uses and could be an asset to those living in the area.

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE or APPROVE with conditions,** a use by exception request for a commercial recreational or entertainment facility within CL-2 zoning district at 201 Anastasia Boulevard / PID 119280-0000.

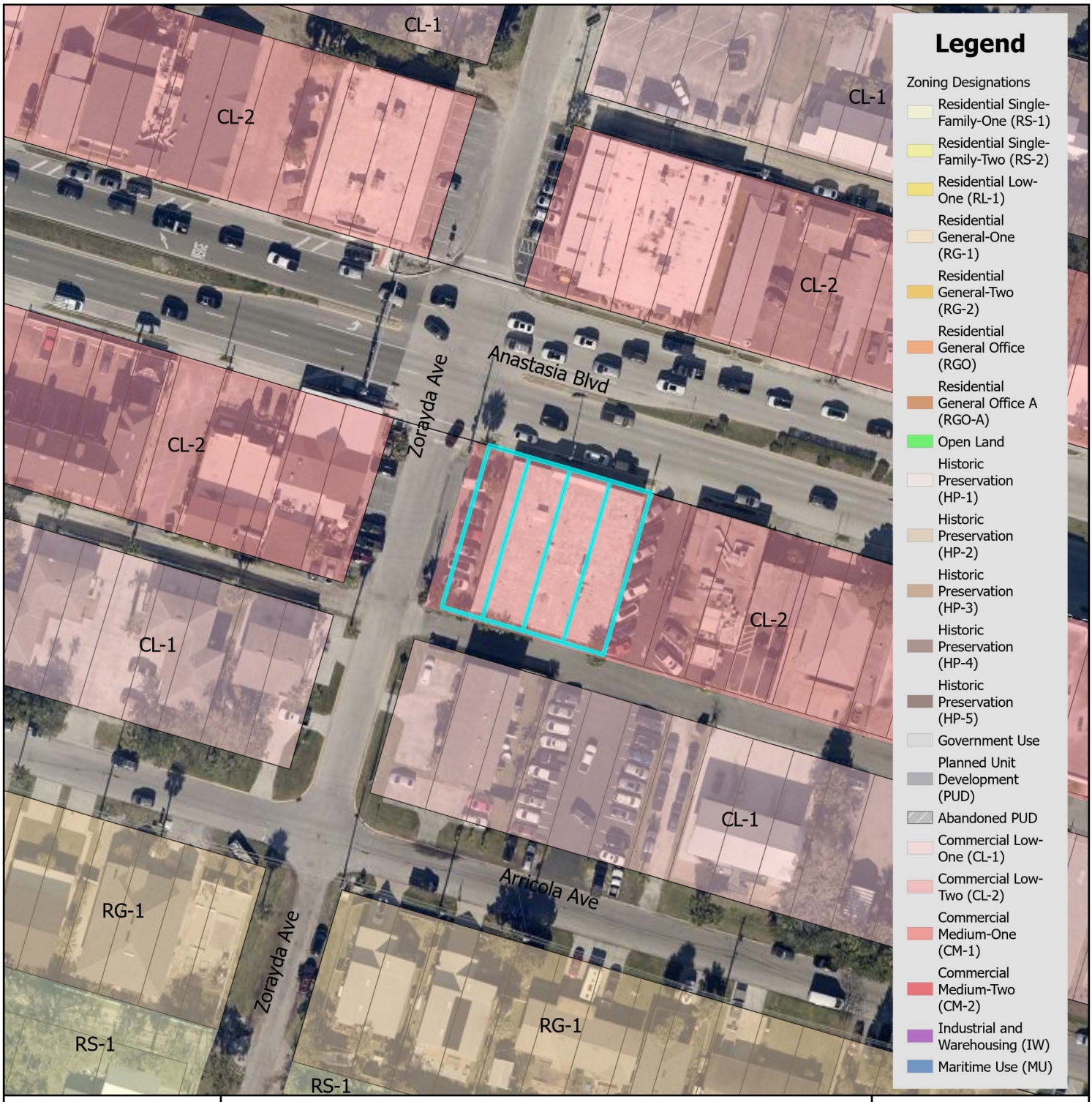
## Attachments

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. Site Plan

**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.

2025

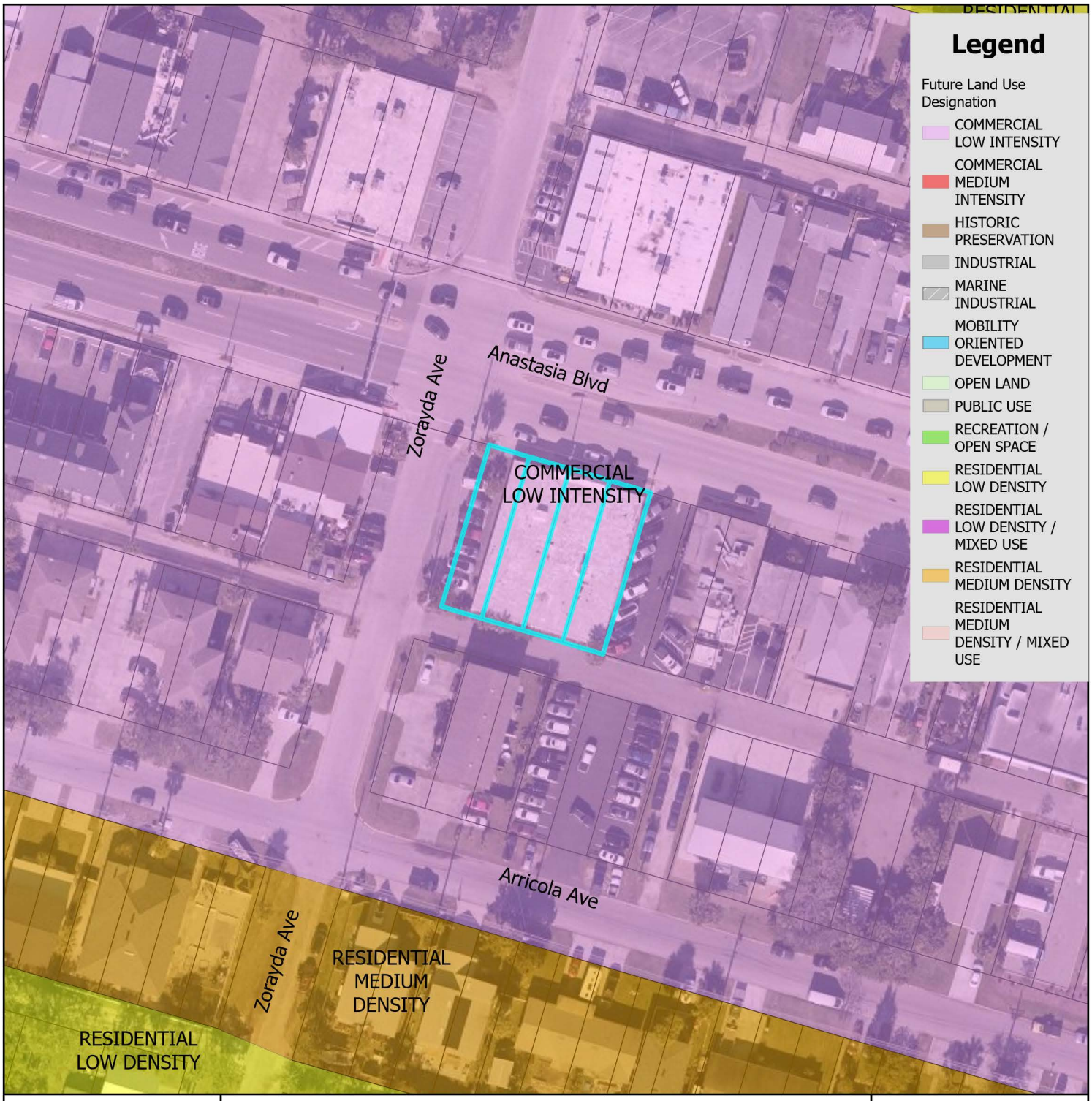
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:
# Future Land Use Map




# Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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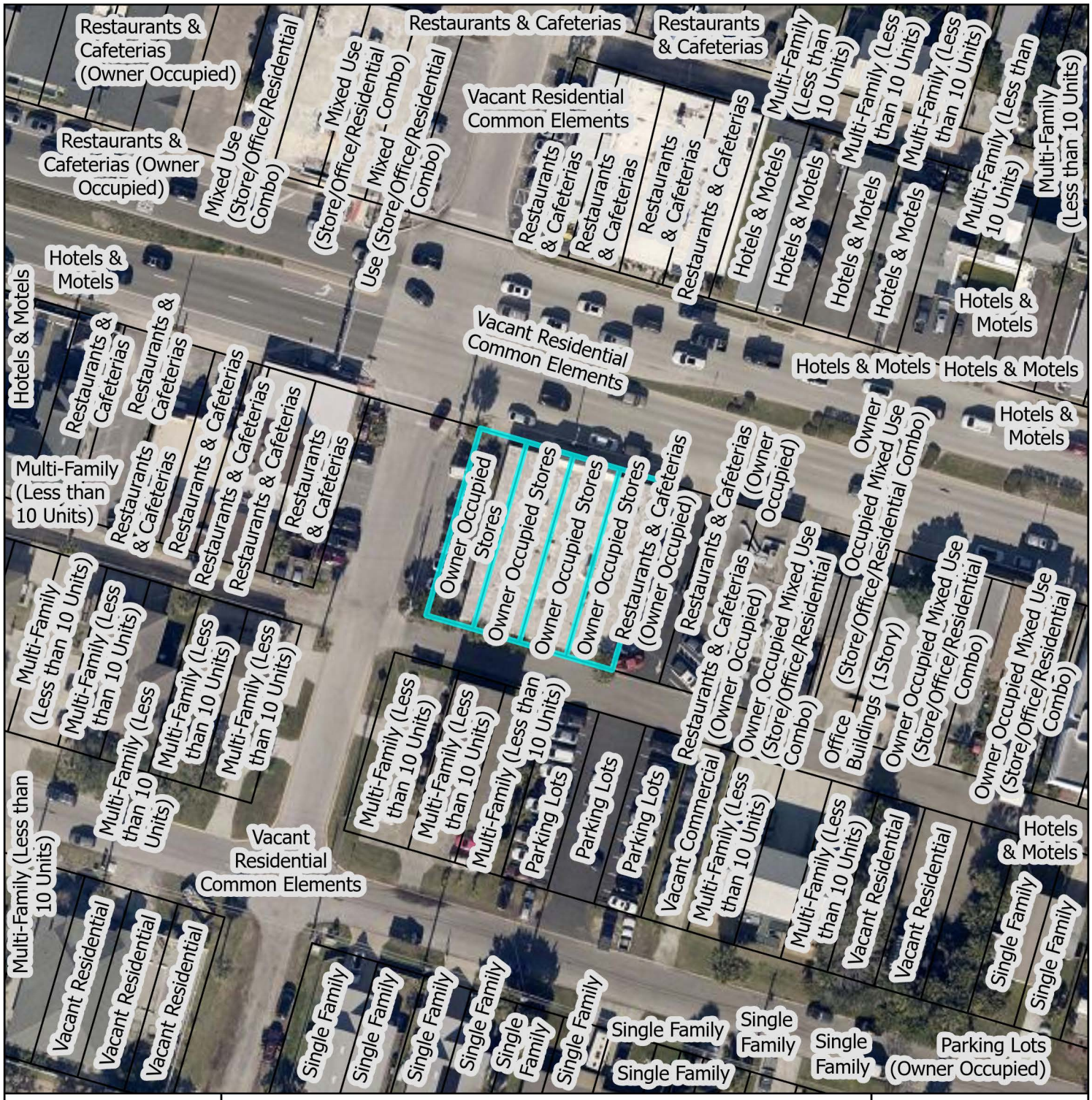
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 3:
# Adjacent Uses Map


Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)
Mixed Use (Store/Office/Residential Combo)
Mixed Use (Store/Office/Residential Combo)
Mixed - Combo
Use (Store/Office/Residential Combo)
Restaurants & Cafeterias
Restaurants & Cafeterias
Vacant Residential Common Elements
Restaurants & Cafeterias
Restaurants & Cafeterias
Restaurants & Cafeterias
Restaurants & Cafeterias
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
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Restaurants & Cafeterias
Vacant Residential Common Elements
Vacant Residential Common Elements
Owner Occupied Stores
Owner Occupied Stores
Owner Occupied Stores
Owner Occupied Stores
Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)
Owner Occupied Mixed Use (Store/Office/Residential Combo)
Owner Occupied Mixed Use (Store/Office/Residential Combo)
Owner Occupied Mixed Use (Store/Office/Residential Combo)
Owner Occupied Mixed Use (Store/Office/Residential Combo)
Office Buildings (1Story)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
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Multi-Family (Less than 10 Units)
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Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Multi-Family (Less than 10 Units)
Parking Lots
Parking Lots
Parking Lots
Parking Lots
Vacant Commercial
Vacant Residential
Vacant Residential
Vacant Residential

# 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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2025

N

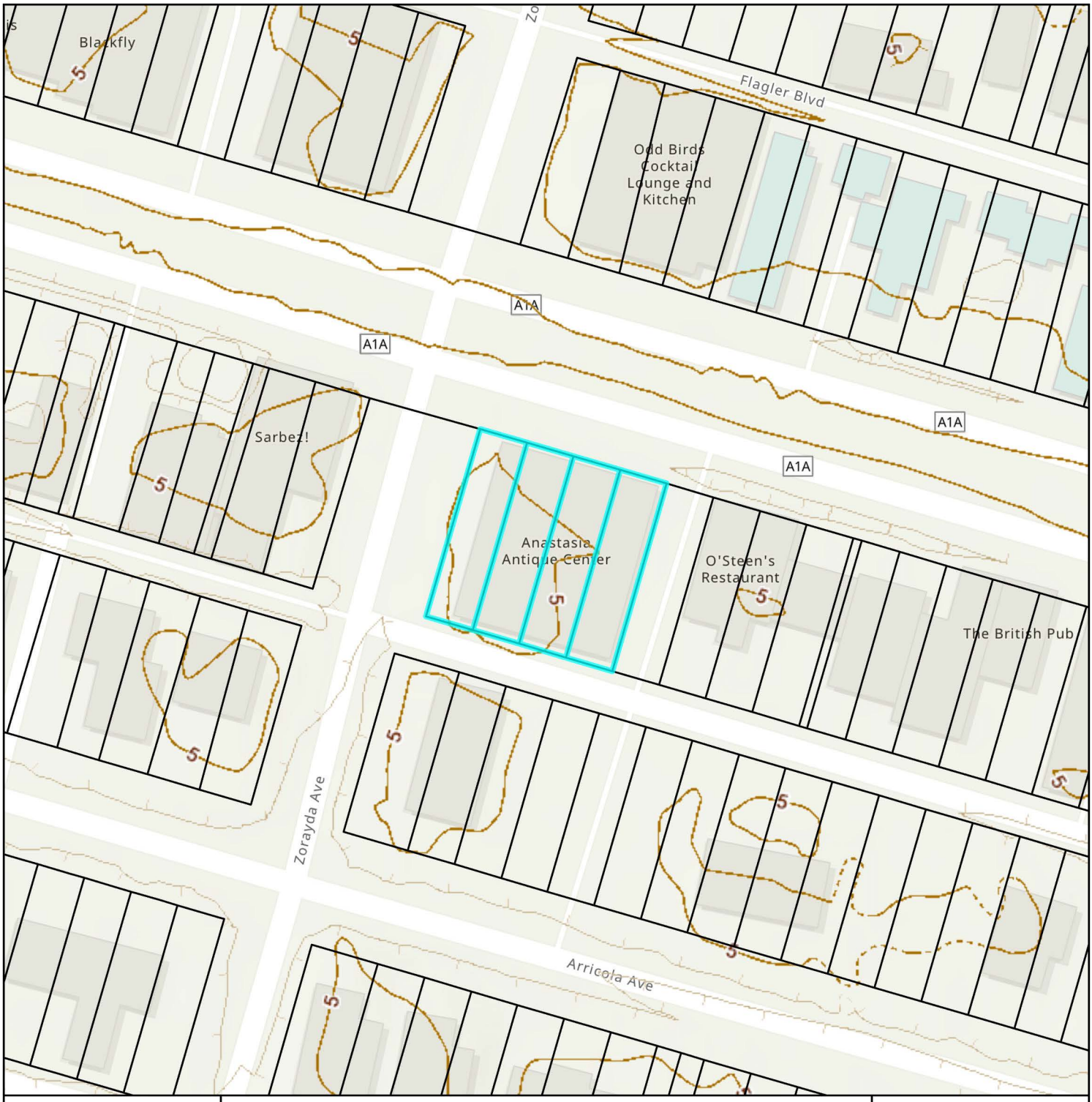
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 6:

# Elevation Map




# Elevation Map

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

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2025

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: Melissa Gangemi Contact Number: 585-734-4252
   Business (*if applicable*):_____
   Address: 201 Anastasia blvd City: St Augustine State: Fl Zip: 32080
   E-Mail Address: Mgangemi7@gmail.com

2. NAME OF PROPERTY OWNER: Thomas Gangemi Contact Number: 585-899-9387
   Business (*if applicable*): Rock Beach Vacation Homes, LLC & JC17 Enterprises, LLC
   Address: 201 Anastasia Blvd City: St Augustine State: Fl Zip: 32080
   E-Mail Address: RockBeachRealEstate@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 2191300000

4. PROJECT STREET ADDRESS: 201 Anastasia blvd

5. SPECIFIC PROPOSED USE: Roller Rink

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

7. DESCRIPTION OF ACTION REQUESTED: Im formally requesting a zoning reclassification of The property located at 201 Anastasia Blvd. The property is currently zoned CL-2. I am requesting rezoning to a Commercial Recreation or Entertainment Facility zone to better align with planned developments and serve the community's needs.

8. JUSTIFICATION FOR ACTION REQUESTED: I believe that a Commercial Recreational or Entertainment Facility would benefit this area in many ways. This would support the local economy, create jobs, and provide a desired amenity to this community. With 52,449 students in St Johns County, I believe we will provide a fun safe and healthy activity for all. I am confident this would benefit tourism as well. This family friendly facility will provide a memorable experience for all age visitors. We are proposing a 3500Sq ft Roller Rink.

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: no

(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 12/13/24

Signature of Property Owner — Date 11/13/24

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.

Melissa Gangemi
Print name of applicant

Signature of applicant

November 13, 2024
Date

10/31/17

# 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: 201 Anastasia Blvd

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

Owner's Name: Thomas Gangemi 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** | 2191300000 |
| **Location Address** | 201 ANASTASIA BLVD<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Retail Stores Anastasia (COM) (680.3) |
| **Tax Description*** | 3-99 DAVIS SHORES LOTS 17 THRU 20 BLK 38 OR900/88 & 4664/1422(Q/C)<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Owner Occupied Stores (1105) |
| **Subdivision** | Davis Shores Ocean View Section |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.230 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Anastasia Antiques Inc 100% |
| **Mailing Address** | 201 ANASTASIA BLVD<br>SAINT AUGUSTINE, FL 32080-0000 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $464,407 |
| Extra Features Value | $3,465 |
| Total Land Value | $450,846 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$918,718** |
| Total Deferred | $164,133 |
| Assessed Value | **$754,585** |
| Total Exemptions | $0 |
| Taxable Value | **$754,585** |

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

## Historical Assessment Information

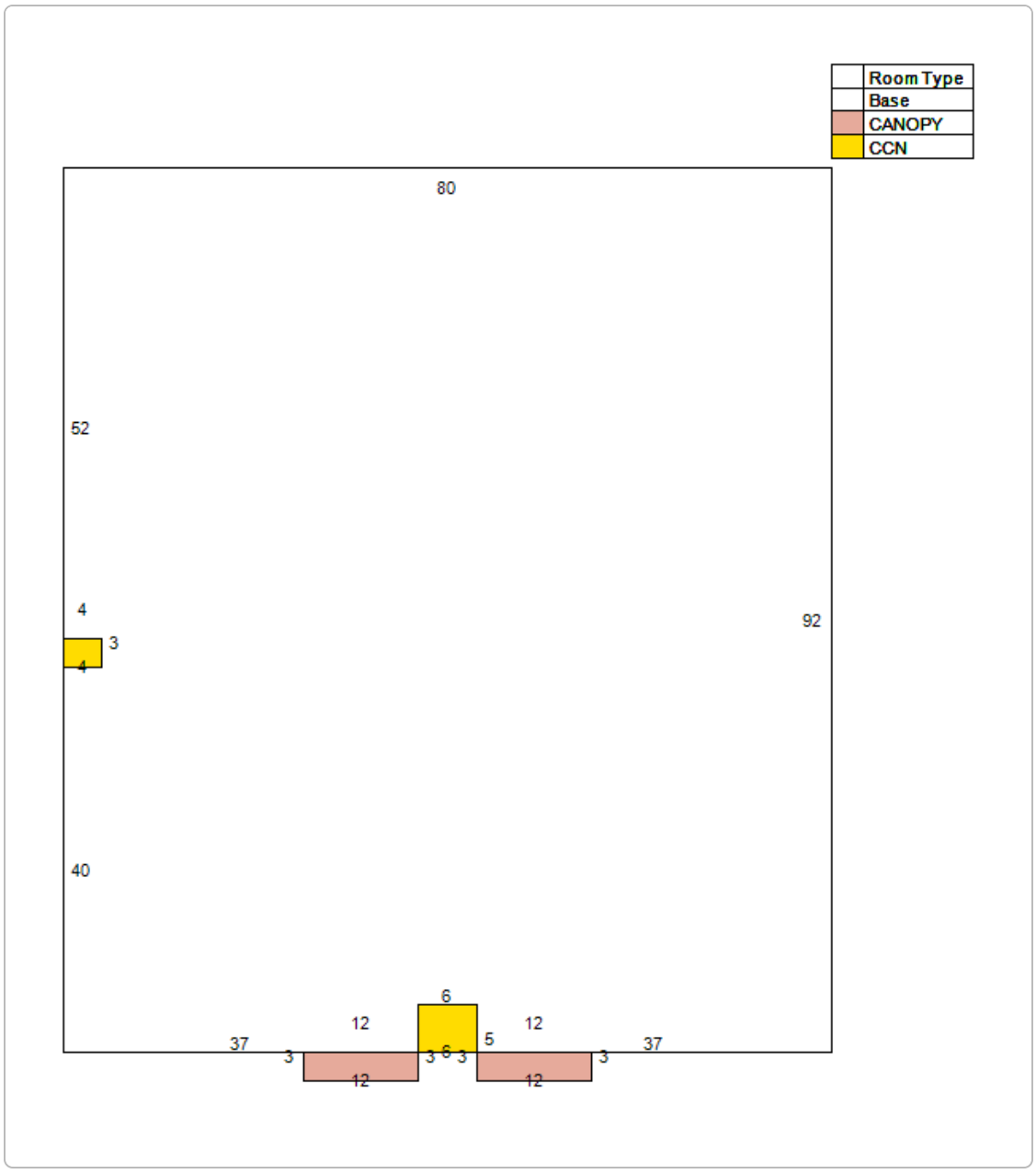
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $479,150 | $3,683 | $450,846 | $0 | $0 | $933,679 | $685,986 | $247,693 | $685,986 |
| 2023 | $464,863 | $3,820 | $400,752 | $0 | $0 | $869,435 | $623,624 | $245,811 | $623,624 |
| 2022 | $283,433 | $1,884 | $350,000 | $0 | $0 | $635,317 | $566,931 | $68,386 | $566,931 |
| 2021 | $213,494 | $1,898 | $300,000 | $0 | $0 | $515,392 | $515,392 | $0 | $515,392 |
| 2020 | $220,856 | $2,176 | $300,000 | $0 | $0 | $523,032 | $523,032 | $0 | $523,032 |
| 2019 | $173,522 | $3,119 | $250,000 | $0 | $0 | $426,641 | $377,069 | $49,572 | $377,069 |
| 2018 | $119,671 | $3,119 | $220,000 | $0 | $0 | $342,790 | $342,790 | $0 | $342,790 |
| 2017 | $119,671 | $2,280 | $200,000 | $0 | $0 | $321,951 | $321,951 | $0 | $321,951 |
| 2016 | $119,671 | $2,280 | $200,000 | $0 | $0 | $321,951 | $308,832 | $13,119 | $308,832 |
| 2015 | $125,654 | $2,280 | $200,000 | $0 | $0 | $327,934 | $280,756 | $47,178 | $280,756 |
| 2014 | $126,710 | $2,280 | $200,000 | $0 | $0 | $328,990 | $255,233 | $73,757 | $255,233 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Built Up |
| **Building Value** | $464,407 | **Roof Structure** | Rigid Frame |
| **Year Built** | 1970 | **Interior Flooring** | Concrete Finish |
| **Actual Area** | 7444 | **Interior Wall** | Drywall |
| **Conditioned Area** | 7330 | **Heating Type** | Air Duct |
| **Use** | Stores (Retail) | **Air Conditioning** | Central |
| **Style** | 04 | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 7330 |
| FINISHED CANOPY | 12 |
| UNFINISHED CANOPY | 36 |
| FINISHED CANOPY | 30 |
| UNFINISHED CANOPY | 36 |
| Total SqFt | 7444 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Asphalt Paving (COM) | | 3080 |
| Steel Door (COM) | | 385 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Stores | 100 | 100 | 10018.8 | SF | $450,846 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 1/7/2019 | 1/4/2019 | $100.00 | QUIT CLAIM DEED | 4664 | 1422 | U | I | PETERSON O RAE | ANASTASIA ANTIQUES INC |
| 12/31/2015 | 12/29/2015 | $0.00 | SUMMARY ORDER ADMIN | 4131 | 625 | U | I | PETERSON ROBERT V(DECD 8/18/15),O RAE | PETERSON O RAE |
| | 6/1/1991 | $0.00 | | 900 | 88 | U | I | | PETERSON ROBERT V,O RAE |
| | 7/1/1989 | $154,800.00 | | 827 | 71 | Q | I | | |

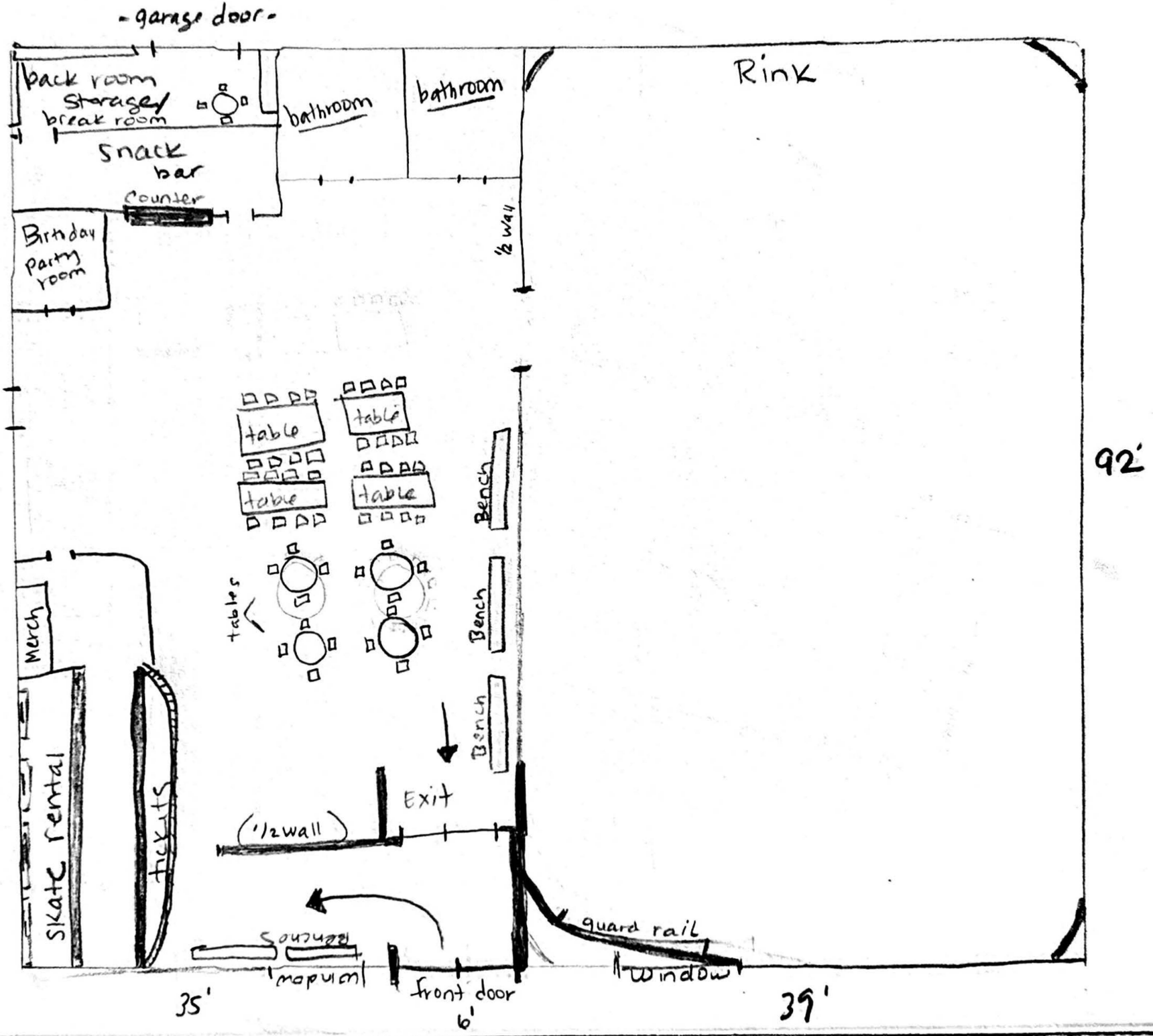
**No data available for the following modules:** Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

# Attachment 9:
# Floor Plan



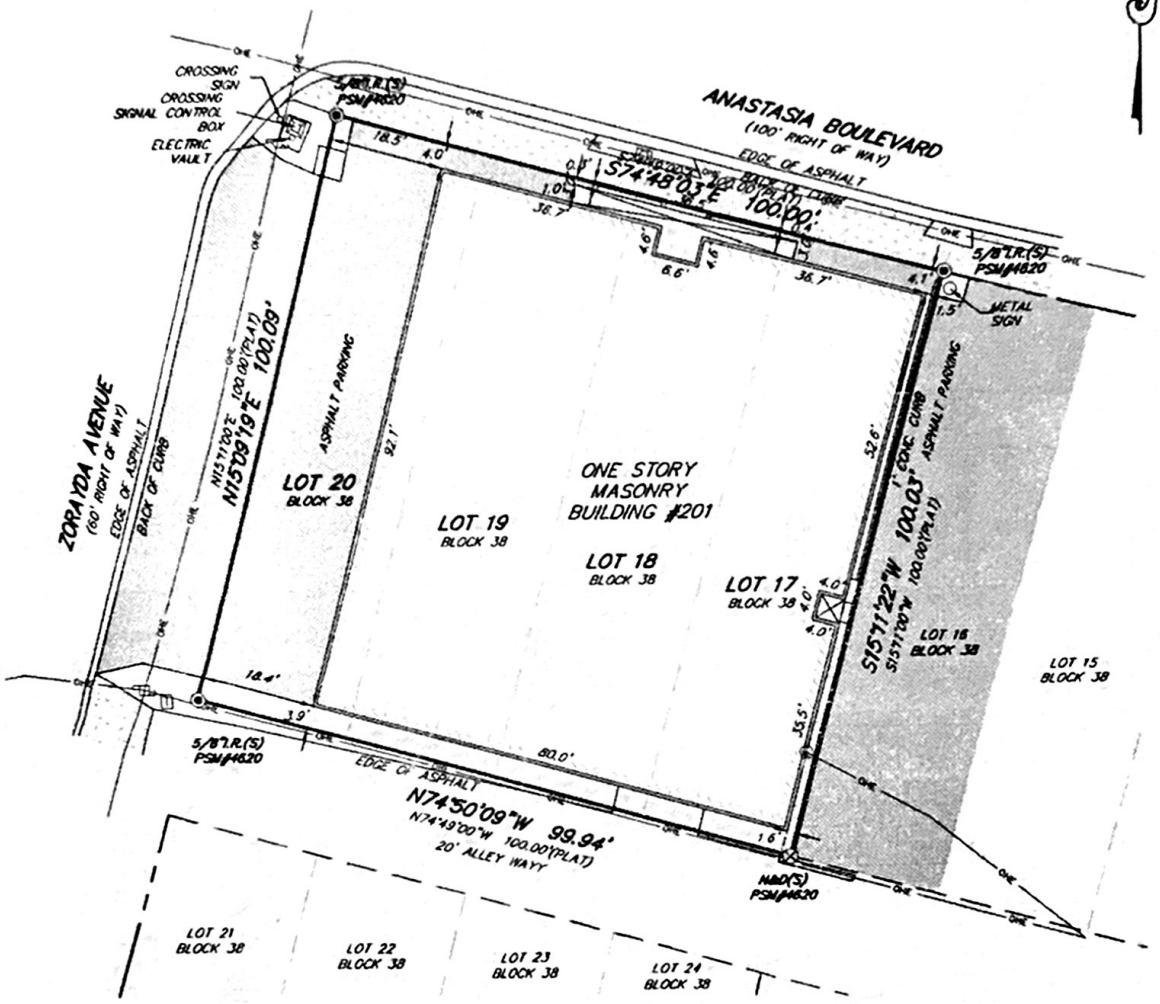
- garage door -
back room
Storage/
break room
snack
bar
Counter
Birthday
party
room
bathroom
bathroom
Rink
½ wall
table
table
table
table
tables
Bench
Bench
Bench
Merch
Skate rental
tickets
Exit
(½ wall)
Bench
Bench
quard rail
window
front door
35'
6'
39'
92'

# Attachment 10:
# Site Plan

# MAP SHOWING BOUNDARY SURVEY OF

LOTS 17, 18, 19 AND 20, BLOCK 38, DAVIS SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 99, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
THOMAS GANGEMI AND JOEL CHIARENZA
ANASTASIA ANTIQUES, INC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
VO LAW




AREA = 0.229 ± ACRES
OR 10,000 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

## LEGEND

| | | | |
|---|---|---|---|
| A/C | – AIR CONDITIONER PAD | RES. | – RESIDENCE |
| ID. | – IDENTIFICATION | ℄ | – CENTERLINE |
| N.A.V.D. | – NORTH AMERICAN VERTICAL DATUM | ϟ | – DENOTES NOT TO SCALE |
| sq. ft. | – SQUARE FEET | WM | – WATER METER |
| I.P.(F) | – IRON PIPE FOUND | | – EXPOSED CONCRETE |
| I.R.(F) | – IRON ROD FOUND | | – COVERED AREA |
| I.R.(S) | – 5/8" IRON ROD SET (PSM #4620) | (W) | – WELL |
| | – WOOD POWER POLE | TYP. | – TYPICAL |
| -OHE- | – OVERHEAD ELECTRIC | TEL | – TELEPHONE RISER |
| CONC. | – CONCRETE | | – CONCRETE POWER POLE |
| | | (E) | – ELECTRIC METER |

GENERAL NOTES:
- This survey made without benefit of an abstract of title, the rights-of-way or easements of record were furnished to this firm except as shown.
- This certification of this survey is a professional opinion based on the existing field and documentary evidence existing at the time this survey was prepared.
- This office has not ascertained this parcel of land for any recorded claims of title, easements or restrictions. The surveyor shall not behold 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 the surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All Graphics have been shall be created by scaling utilization in accordance with rules set forth by the American Alternative Association.
- No underground structures, utilities or 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 symbols utilized by this survey are not considered.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

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

- According to the Federal Emergency Management Agency FIRM Map No. 12109C-0316J effective date: 12/03/2018, the property described hereon appears to lie in Zone AE.
- Basis of bearing structure: SOUTHERLY RIGHT OF WAY LINE OF ANASTASIA BOULEVARD S 74°48'03" E (PLAT)
- Basis of elevations: N.A.V.D.88

| JOB NO. | DATE OF FIELD WORK | SCALE | FB./PAGE | DRAWN BY | CHK. BY |
|---|---|---|---|---|---|
| 24-0457 | 08/06/2024 | 1" = 20' | 432/13 | N.H.F. | R.J.B. |

TYPE: BOUNDARY

© COPYRIGHT 2024, ALL RIGHTS RESERVED.

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

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 7.b. | PZB2024-0112 |
| **Request** | **Address** | **Parcel ID** |
| Use by Exception | 142 Masters Drive | 110710-0000 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Brandt's Child Care Center, Inc. |
| **Owner:** | Brian Kohn |
| **Property Class:** (St. Johns County Property Appraiser) | 7200 – Private School & Colleges |
| **Future Land Use Designation:** | Commercial Low Intensity/<br>Residential Low Density |
| **Zoning Designation:** | Commercial Low-One: CL-1 [LINK FOR DISTRICT REGULATIONS]<br>Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 1.36 |
| **Neighborhood:** | Ravenswood |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is a request to operate a child care center, a use by exception, within the CL-1 and RS-2 zoning districts at 142 Masters Drive.

Brandt's Child Care Center, Inc is currently located at the site but has new ownership. Use by exception approvals are only valid with the specific applicant who received the approval. Any new owners/operators are required to reapply to obtain approval from the PZB in the event that they are proposing changes to the business that may cause additional or different impacts to adjacent properties.

## Staff Analysis

### Applicable Sections from the City of St. Augustine's Code of Ordinances

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

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

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

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

**Sec. 28-206. Commercial low-one: CL-1. [LINK TO SECTION]**

*Intent*. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) *Permitted uses and structures:*

  a. Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs);

florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products.

b. Service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities.

c. Tourist homes and bed and breakfast inns.

d. All types of professional and business offices.

e. Churches (except temporary revival establishments).

f. Libraries and museums.

g. Single-family dwellings as for RG-1 (section 28-163).

h. Multiple-family housing.

i. Rooming and boarding houses.

j. Housing for the elderly.

k. Antique shops.

l. Stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other.

m. Tattoo parlor or studio.

n. The above uses are subject to the following limitations:

1. Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage.
2. Products to be sold only at retail.
3. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise.

o. Home-based business.

p. Mobile food dispensing vehicle as per section 28-347(9).

(2) *Permitted accessory uses and structures:*

a. See section 28-348.

b. Parking lots complying with section 28-347(3).

(3) *Permissible uses by exception:*

a. Hotel/motel, maximum of thirty (30) units.

b. Plant nursery.

c. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.

d. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

e. Medical/dental clinic, intermediate care facility.

**f. Uses and structures as for RG-1 (section 28-163).**

g. Indoor movie theatres.

h. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.

i. Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.

j. Micropigmentation clinic.

k. Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

(4) *Minimum lot requirements (area and width).* None, except as needed to meet other requirements specified herein.

(5) *Maximum lot coverage by all buildings.* Fifty (50) percent.

(6) *Minimum yard requirements.* All uses, except single-family dwellings:

a. Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side. Ten (10) feet.

c. Rear. Ten (10) feet.

(7) *Maximum height of structures.* Thirty-five (35) feet.

**Sec. 28-163. – Residential, general-one: RG-1. [LINK TO SECTION]**

(3) Permissible uses by exception:

a. **See section 28-347**, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.

**Sec. 28-162. Residential, single-family-two: RS-2. [LINK TO SECTION]**

*Intent.* 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, so as to create and maintain a low intensity residential character.

(1) *Permitted uses and structures.* Single-family dwellings; home-based business.

(2) *Permitted accessory uses and structures.* See section 28-348.

**(3) *Permissible uses by exception.* See section 28-347;** housing for the elderly; neighborhood recreation facility.

(4) *Minimum lot requirements (width and area)*:

a. Minimum lot width, fifty (50) feet.

b. Minimum lot area, one-eighth acre (5,450 square feet).

(5) *Maximum lot coverage by all buildings:*

a. Thirty (30) percent.

(6) *Minimum yard requirements.* All permitted or permissible uses and structures:

a. Front, fifteen (15) feet.

b. Side, ten (10) feet.

c. Rear, ten (10) feet.

(7) *Maximum height of structures:*

a. Thirty-five (35) feet.

**Sec. 28-347. – Supplementary regulations for certain uses. [LINK TO SECTION]**

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

(1) *Home occupations and home office, private.* Home occupations and Home office, private shall have the same meaning and comply with the same criteria as home-based businesses pursuant to F.S. § 559.955, as may be amended from time to time.

**(2) *Day nurseries.* Day nurseries, including kindergartens and child care centers, but excluding child care homes, shall be a permissible use by exception in all residential districts, except RS-1, subject to all of the following conditions:**

a. Indoor usable space shall consist of space available for indoor play, classrooms, activity areas or map areas, and shall not be less than twenty (20) square feet per child.

b. Outdoor play areas shall be enclosed by a fence or wall of at least four (4) feet in height and such area shall not be less than forty-five (45) square feet per child and shall contain sufficient space for use by fifty (50) percent of the maximum enrollment at one time.

c. All facilities, operation and maintenance shall meet all applicable city or state regulations for such use.

d. An application for exception, where required, shall state the maximum number of children to be accommodated; and in no case shall the number of children approved in the grant of exception be exceeded.

e. A site plan shall be submitted indicating designated indoor and outdoor space, fences or walls, vehicular ingress and egress, off-street parking areas, and loading and unloading areas. The site plan shall be approved with the exception and shall be maintained according to the plan as long as the use exists.

## Staff Summary

The property is zoned CL-1 and RS-2. CL-1 lists in permissible uses by exception, "Uses and structures as for RG-1." Both RS-2 and RG-1 lists Sec. 28-347 under permissible uses by exception which states, "Day nurseries, including kindergartens and child care centers, but excluding child care homes, shall be a permissible use by exception in all residential districts, except RS-1." The proposed use of a child care is a permissible use by exception under both CL-1 and RS-2 zoning categories.

The Planning and Zoning Board may grant an exception for a use 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 (COSA Code of Ordinances Sec. 28-2 Definitions).

As Brandt's Child Care Center, Inc. is already located at the site and is only changing ownership, it appears that continuing the current use is in harmony with the neighborhood.

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, APPROVE with conditions,** a use by exception request for a child care at 142 Masters Drive / PID 110710-0000.

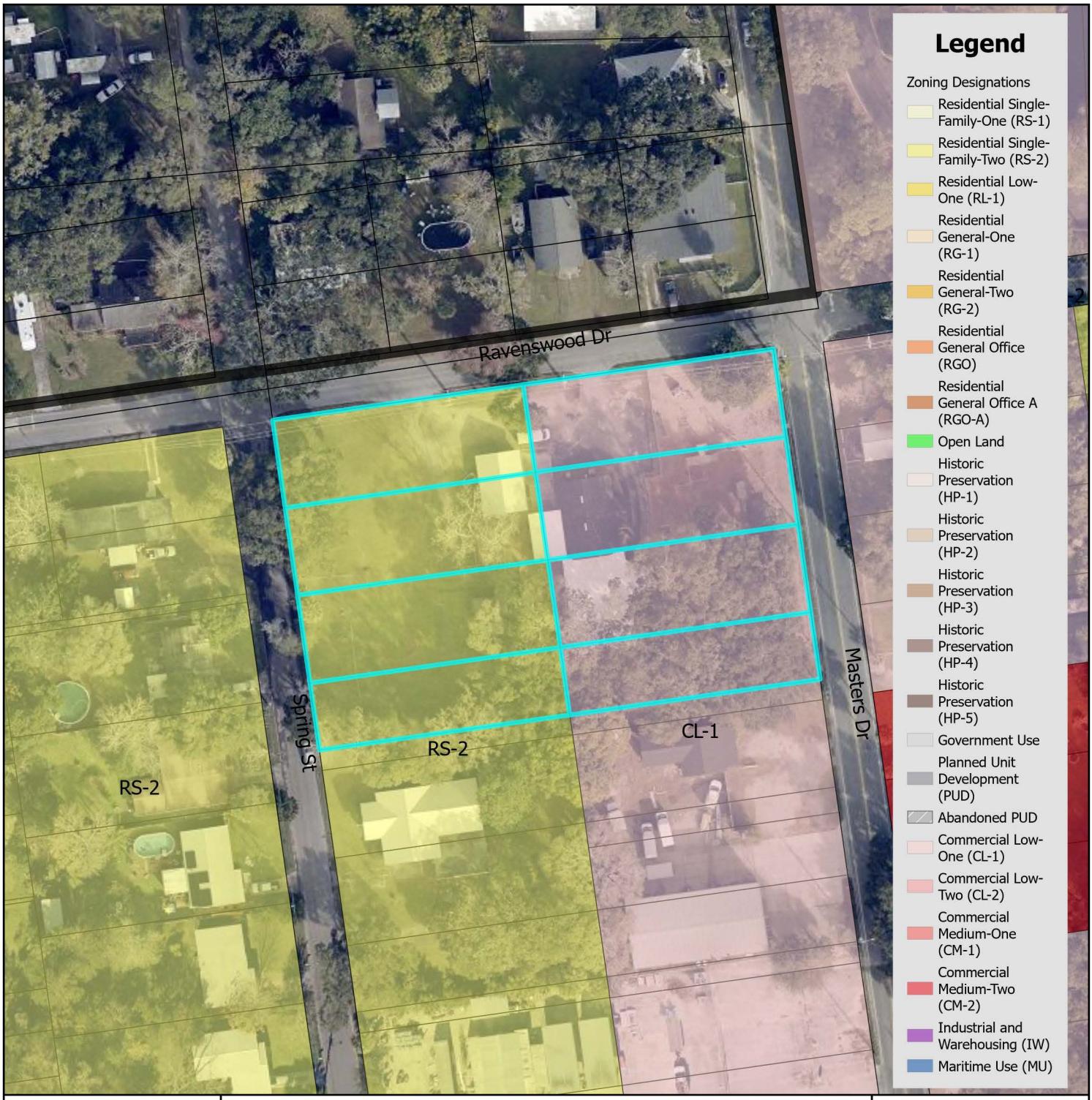
## Attachments

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

**Staff Report prepared by:**

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

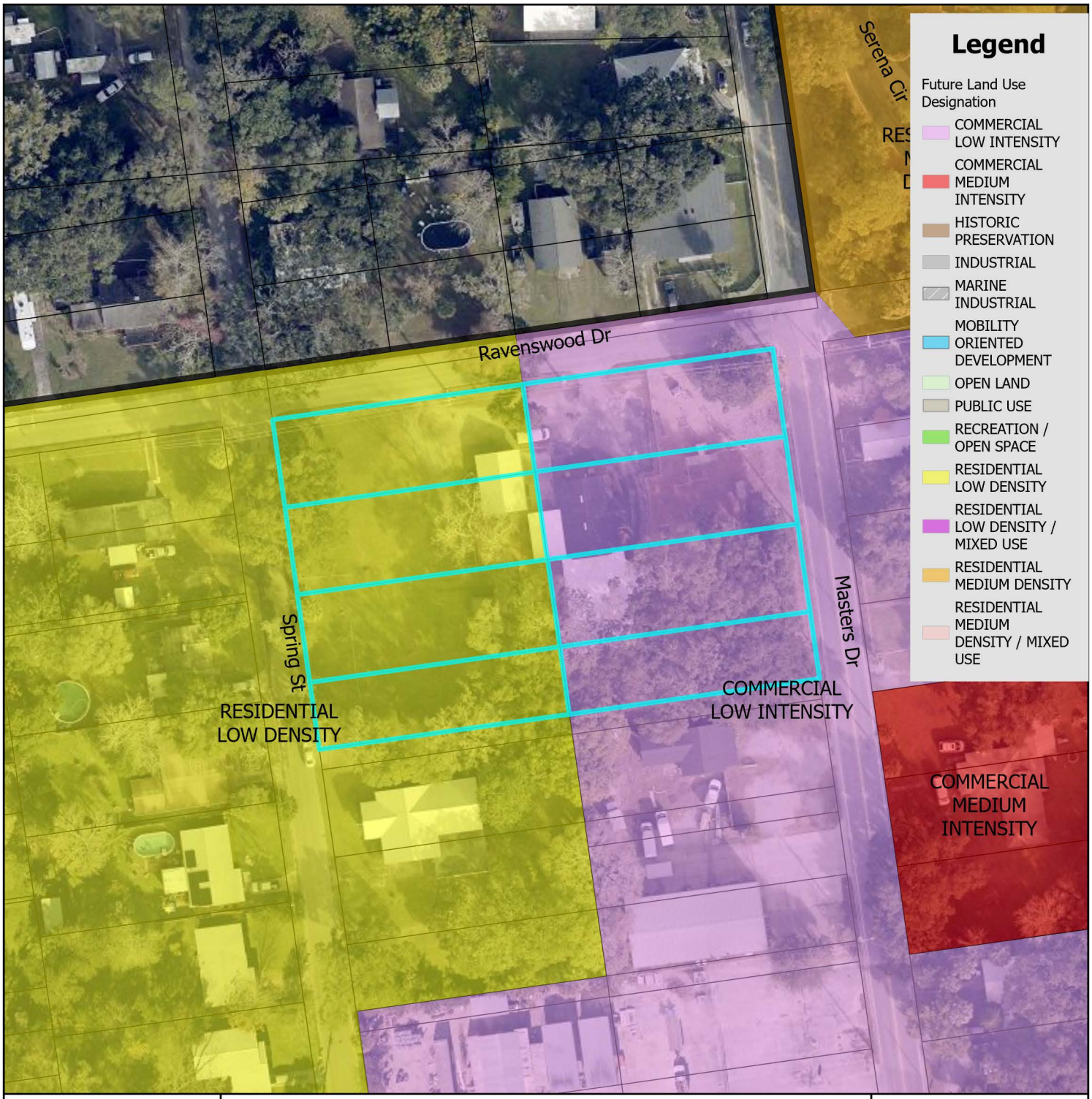
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

2025

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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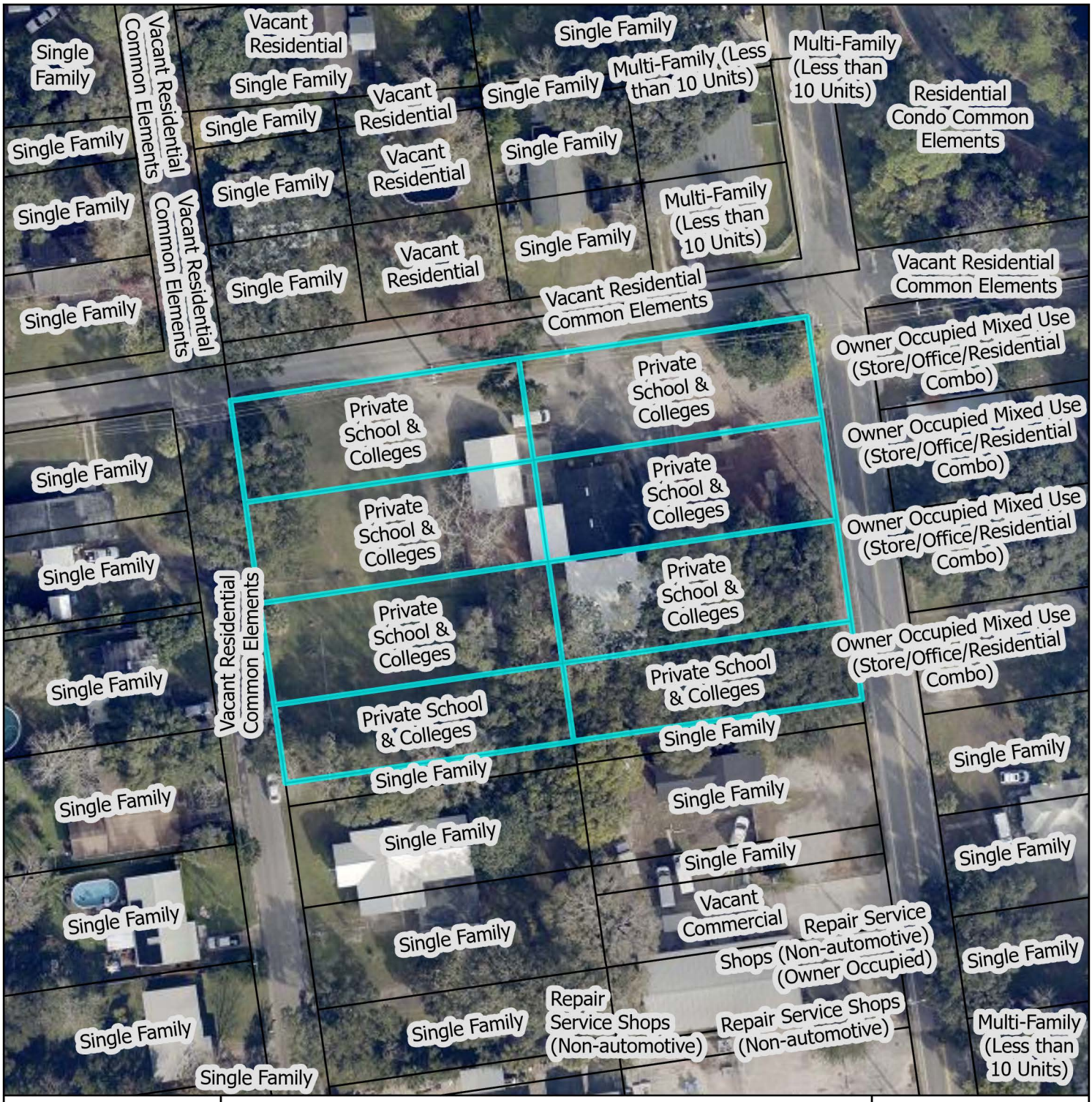
2025

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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2025

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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2025

N

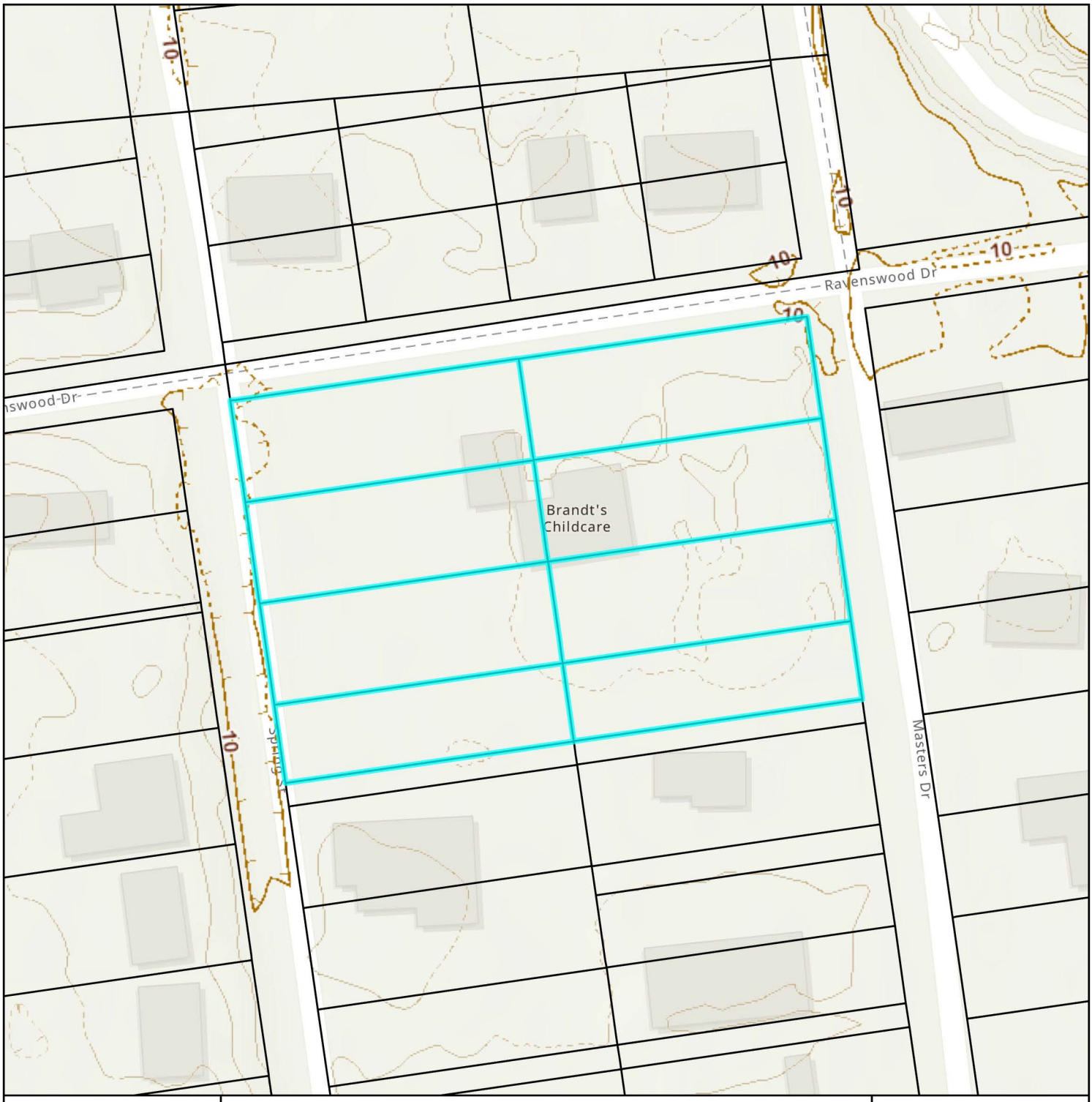
0 0.17 0.35 Miles

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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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 7:

# Application

CITY OF
ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

NICKY SIMMONS is/are hereby authorized TO ACT ON BEHALF OF BRIAN KOHN, 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

BRIAN KOHN
Print Name of Owner

718 - 483-5093
Telephone Number

State of NY

County of NASSAU

Signed and sworn before me on this 9 day of Dec, 2024

By BRIAN KOHN

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 6/11/2028

CAROLINE EDRI
Notary Public - State of New York
No. 01ED0025747
Qualified in Kings County
My Commission Expires 06/11/2028

Rev:022117

# 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: BRANDT'S CHILD CARE CENTER INC Contact Number: 904 - 829545
   Business *(if applicable)*: DBA OLD CITY ACADEMY
   Address: 142 MASTERS DRIVE City: SAINT AUGUSTINE State: FL Zip: 32084
   E-Mail Address: DOUKOHN@GMAIL-COM
2. NAME OF PROPERTY OWNER: BRIAN KOHN Contact Number: 718-483-5093
   Business *(if applicable)*: BRANDT REALTY LLC
   Address: 142 MASTERS DRIVE City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 1107100000
4. PROJECT STREET ADDRESS: 142 MASTERS DRIVE, SAINT AUGUSTINE, FL, 32084
5. SPECIFIC PROPOSED USE: CHILD DAY CARE
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☑ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: APPLYING FOR BUSINESS LIC. RENEWAL - WERE TOLD WE HAD TO APPLY FOR PLANNING & ZONING BOARD MEETING.
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.**

Dan Kalan 12/9/24

Signature of Applicant Date

Dan Kalan 12/9/24

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.

BRIAN KOHN - BRANDT IS CHILDCARE CENTER INC

Print name of applicant

Signature of applicant

12/9/2024

Date

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 125 MASTERS DRIVE, SAINT AUGUSTINE, FL, 32084

Applicant's Name: BRANDT'S CHILD CARE CENTER INC D.B.A OLD CITY ACADEMY Applicant's Signature: [signature]

Owner's Name: BRANDT'S REALTY LLC Owner's Signature: [signature]

# Attachment 8:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

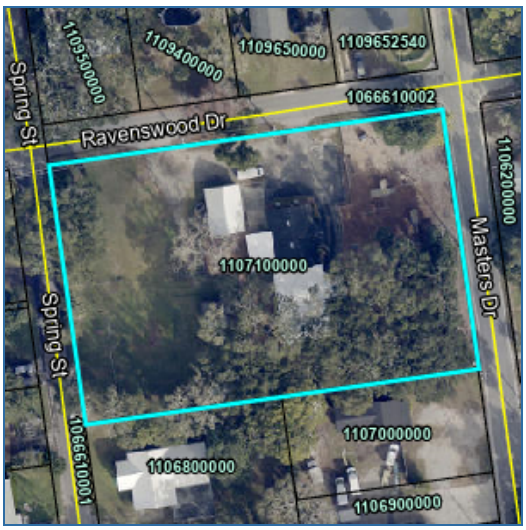
| | |
|---|---|
| **Parcel ID** | 1107100000 |
| **Location** | 142 MASTERS DR |
| **Address** | SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Masters Sub in Ravenswood (COM) (434.01) |
| **Tax Description*** | 1-116 RAVENSWOOD SUB N40.4FT OF LOTS 171 & 172 & ALL OF LOTS 173 THRU 178 BLK 69-1 OR5659/1906<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Private School & Colleges (7200) |
| **Subdivision** | Whitneys Subdivision-Part Of Ravenswood |
| **Sec/Twp/Rng** | 12-7-29 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 1.360 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Brandt Realty LLC 100% |
| **Mailing Address** | 759 HILLCREST PL<br>VALLEY STREAM, NY 11581-0000 |

## Map



## Valuation Information

| | 2025 |
|---|---|
| Building Value | $500,003 |
| Extra Features Value | $29,223 |
| Total Land Value | $415,800 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$945,026** |
| Total Deferred | $0 |
| Assessed Value | **$945,026** |
| Total Exemptions | $0 |
| Taxable Value | **$945,026** |

***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 | $512,990 | $30,877 | $415,800 | $0 | $0 | $959,667 | $958,107 | $1,560 | $958,107 |
| 2023 | $541,561 | $32,445 | $297,000 | $0 | $0 | $871,006 | $871,006 | $0 | $871,006 |
| 2022 | $222,856 | $19,670 | $163,350 | $0 | $0 | $405,876 | $405,876 | $0 | $405,876 |
| 2021 | $209,349 | $19,670 | $163,350 | $0 | $0 | $392,369 | $392,369 | $0 | $392,369 |
| 2020 | $212,725 | $19,670 | $163,350 | $0 | $0 | $395,745 | $395,745 | $0 | $395,745 |
| 2019 | $205,998 | $19,670 | $163,350 | $0 | $0 | $389,018 | $389,018 | $0 | $389,018 |
| 2018 | $167,968 | $19,670 | $163,350 | $0 | $0 | $350,988 | $350,988 | $0 | $350,988 |
| 2017 | $174,306 | $18,684 | $163,350 | $0 | $0 | $356,340 | $356,340 | $0 | $356,340 |
| 2016 | $164,230 | $18,684 | $163,350 | $0 | $0 | $346,264 | $346,264 | $0 | $346,264 |
| 2015 | $169,993 | $18,684 | $163,350 | $0 | $0 | $352,027 | $352,027 | $0 | $352,027 |
| 2014 | $162,705 | $18,684 | $163,350 | $0 | $0 | $344,739 | $344,739 | $344,739 | $0 |

## Building Information

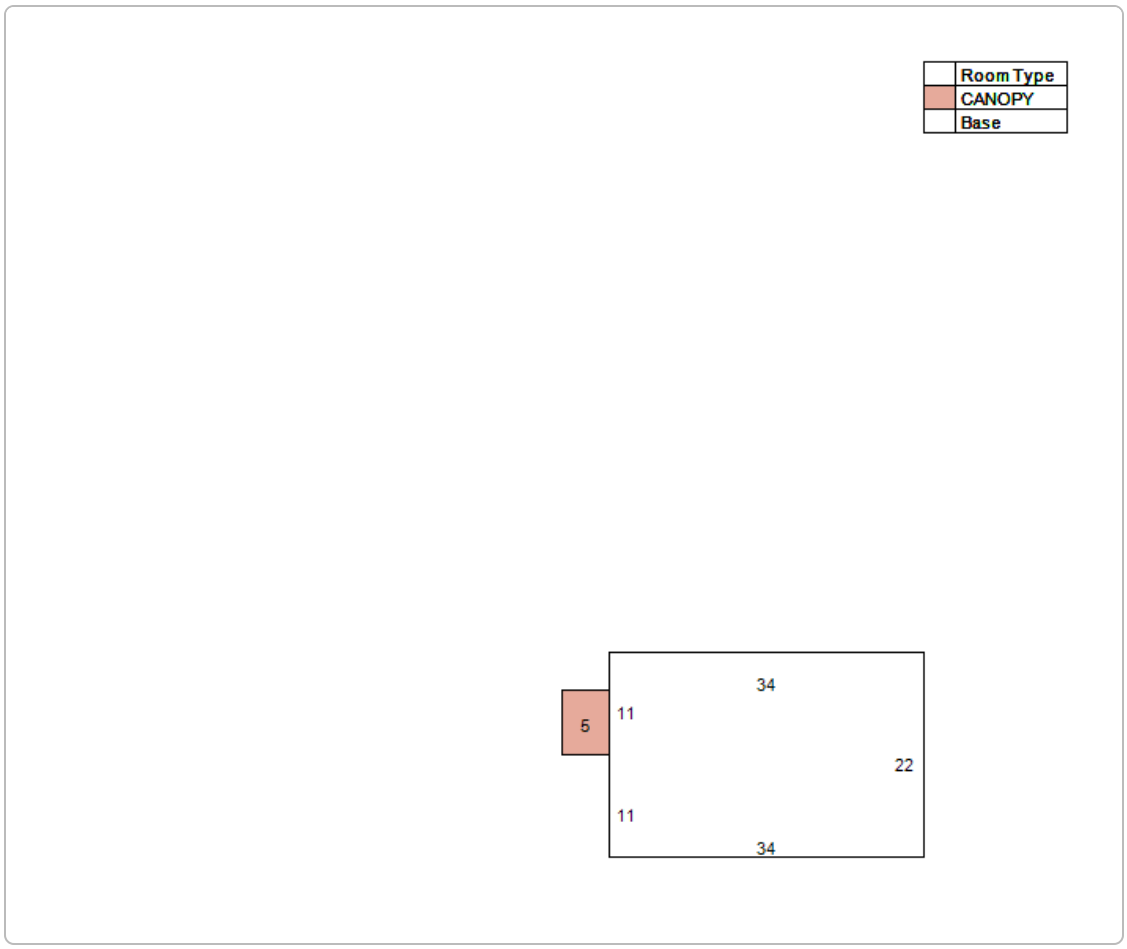
| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $425,161 |
| **Year Built** | 1967 |
| **Actual Area** | 4975 |
| **Conditioned Area** | 4004 |
| **Use** | Single Family Day Care |
| **Style** | 04 |
| **Exterior Wall** | Concrete Block |
| **Roof Cover** | Built Up, Composite Shingle |
| **Roof Structure** | Rigid Frame |
| **Interior Flooring** | Carpet, Ceramic Tile |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | |
| **Baths** | |

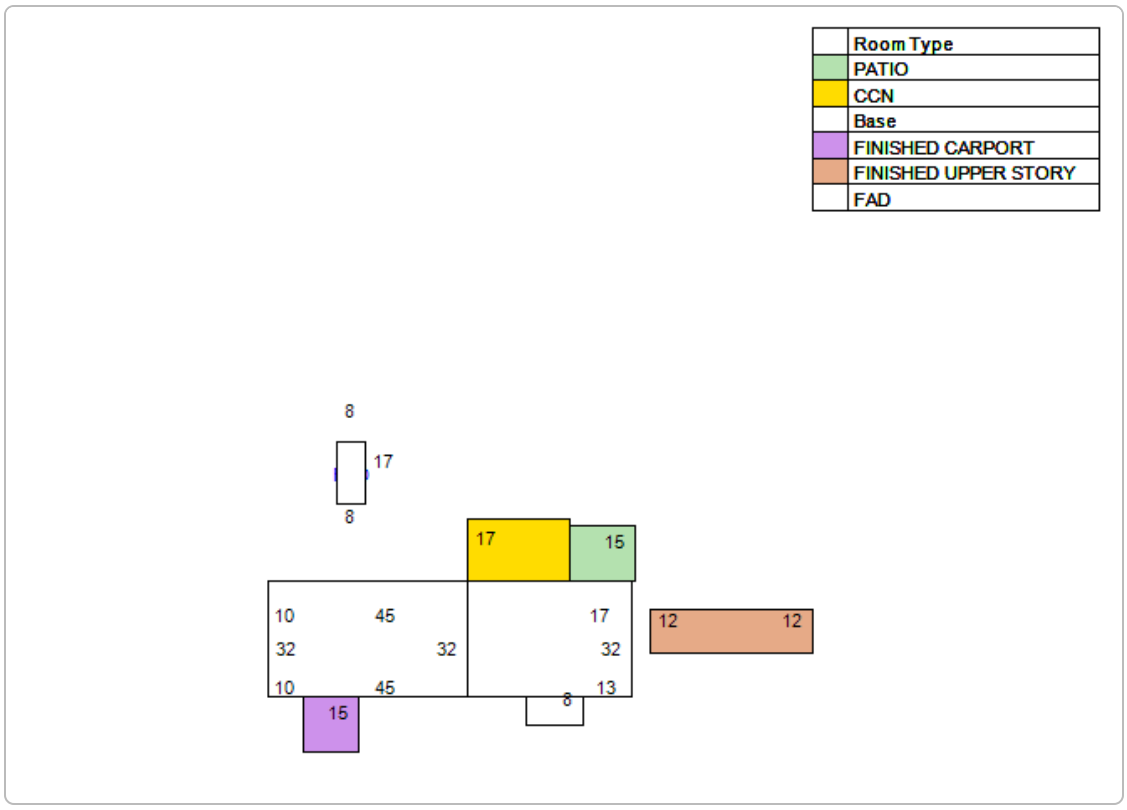
| Description | Square Footage |
|---|---|
| ADDITION | 136 |
| FINISHED UPPER STORY | 540 |
| ADDITION | 128 |
| FINISHED CARPORT | 225 |
| BASE AREA | 1760 |
| BASE AREA | 1440 |
| FINISHED CANOPY | 476 |
| PATIO/SLAB | 270 |
| Total SqFt | 4975 |

| | |
|---|---|
| **Building** | 2 |
| **Building Value** | $74,842 |
| **Year Built** | 1950 |
| **Actual Area** | 783 |
| **Conditioned Area** | 748 |
| **Use** | Single Family Day Care |
| **Style** | 04 |
| **Exterior Wall** | Concrete Block |
| **Roof Cover** | Corrugated Steel |
| **Roof Structure** | Wood Truss |
| **Interior Flooring** | Carpet |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | |
| **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 748 |
| UNFINISHED CANOPY | 35 |
| Total SqFt | 783 |

## Sketch Information


Room Type
CANOPY
Base
34
5
11
22
11
34


Room Type
PATIO
CCN
Base
FINISHED CARPORT
FINISHED UPPER STORY
FAD
8
17
8
17
15
10
45
17
12
12
32
32
32
10
45
13
8
15

## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Asphalt Paving (COM) | | 3336 |
| Concrete Paving - Under 8" (COM) | | 4108 |
| Restroom - Good (COM) | | 9000 |
| Metal Fence - 4' (COM) | | 12779 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Private Day Cares | 198 | 300 | 59400 | SF | $415,800 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 11/3/2022 | 11/1/2022 | $961,200.00 | WARRANTY DEED | 5659 | 1906 | Q | I | CROWNED HART PRESCHOOLS INC | BRANDT REALTY LLC |
| 2/15/2018 | 2/14/2018 | $100.00 | WARRANTY DEED | 4503 | 1162 | U | I | SUTTON DONALD JOE | CROWNED HART PRESCHOOLS INC |
| 3/25/2010 | 2/6/2009 | $100.00 | QUIT CLAIM DEED | 3298 | 1041 | U | I | SUTTON DONALD JOE & SUTTON CHERI L | SUTTON DONALD JOE |
| | 1/12/2009 | $0.00 | FINAL JUDGMENT | 3154 | 1432 | U | I | SUTTON DONALD JOE,CHERI L | SUTTON DONALD JOE & SUTTON CHERI L |
| | 11/1/1983 | $0.00 | | 615 | 813 | U | I | | SUTTON DONALD JOE,CHERI L |
| | 11/1/1983 | $0.00 | | 615 | 812 | U | I | | |

**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: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 9:

# Site Plan

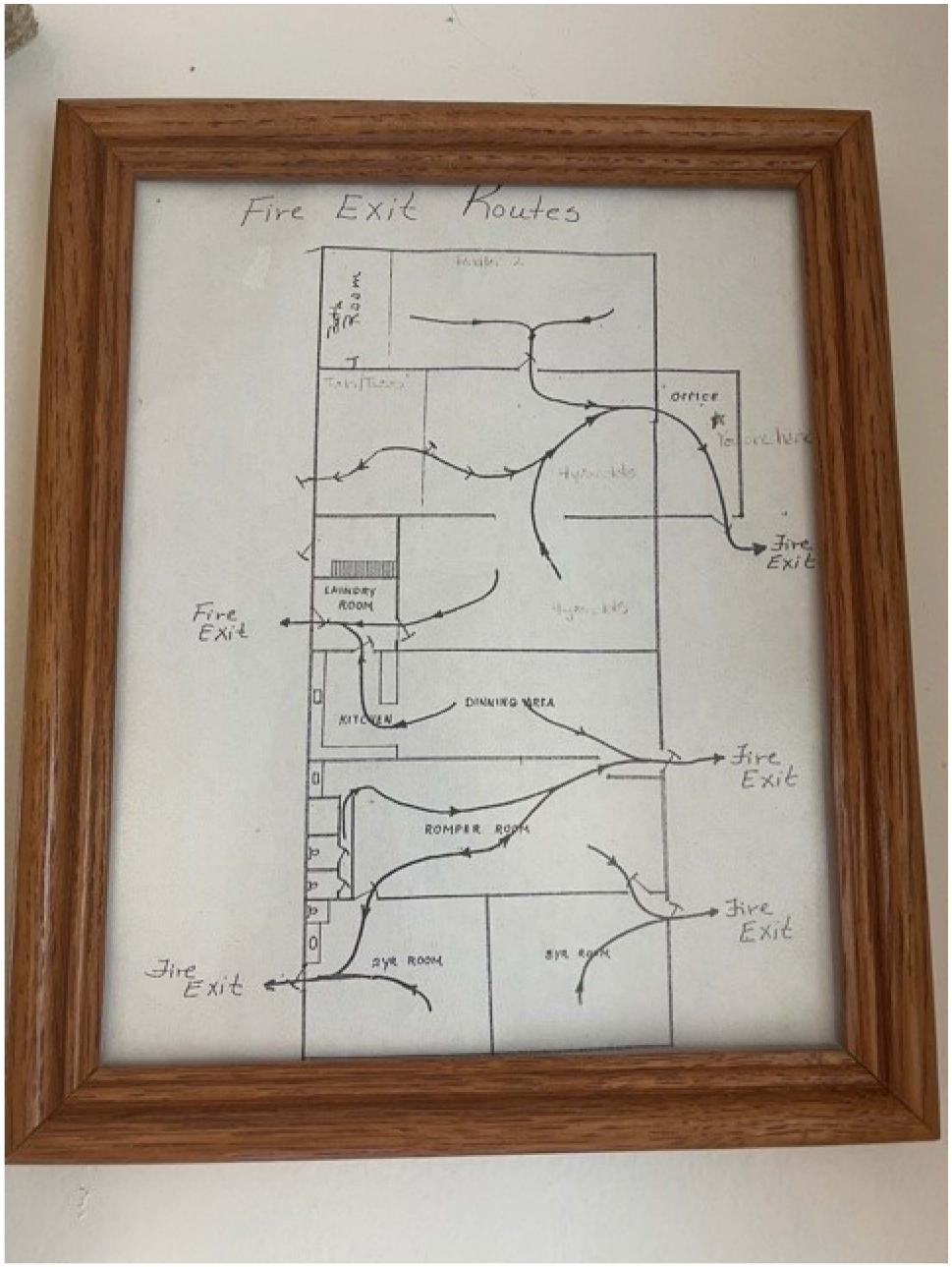
# APPENDIX A:
# AERIAL PHOTOGRAPH

**Aerial Photograph**

Brandts Child Care Center
142 Masters Drive
St. Augustine, Florida
BV Project #: 159993.22R000-001.264

# Attachment 10:

# Floor Plan


Fire Exit Routes
OFFICE
Fire Exit
LAUNDRY ROOM
Fire Exit
KITCHEN
DINNING AREA
Fire Exit
ROMPER ROOM
Fire Exit
2YR ROOM
3YR ROOM
Fire Exit

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 7.c. | PZB2024-0116 |
| **Request** | **Address** | **Parcel ID** |
| Use by Exception | 4 Locust Street | 194930-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Elizabeth & Samuel Snyder |
| **Owner:** | Samuel Snyder |
| **Property Class:** (St. Johns County Property Appraiser) | 0800 – Multi-Family (Less than 10 Units) |
| **Future Land Use Designation:** | Residential Low Density |
| **Zoning Designation:** | Commercial Low-Two: CL-2 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.08 |
| **Neighborhood:** | Uptown |
| **Archaeological Zone:** | IIA |

## Request Summary

This application is a use by exception request to provide off-street parking for the proposed use at 4 Locust Street, approximately three hundred (300) feet away, at 43 San Marco Avenue.

The proposed retail use is located on the first floor of the existing structure at 4 Locust Street and amounts to a total of nine hundred forty-seven (947) square feet in size.

The City of St. Augustine requires one (1) parking space for every five hundred (500) square feet of gross floor area for furniture, clothing, and appliance stores.

Approval of this request would remove a hurdle for the business owner in their efforts to obtain a business license from the City.

## 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.

*Off-street parking space* means a temporary storage area for a motor vehicle that is directly accessible to an access aisle, and which is not located on a dedicated street right-of-way.

*On-site* means located on the lot in question, except in the context of on-site detention, when the term means within the boundaries of the development site as a whole.

*Parking area, private,* means a parking area for the private use of the owners or occupants of the lot on which the parking area is located.

*Parking facility* means a structure or lot used for the storage of more than three (3) vehicles.

**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.

(f) *Limitations on exceptions, variances and conservation zone developments*. Exceptions, variances and conservation zone developments shall be non-transferable and granted to the applicant only, and the exception, variance or development shall be commenced within a period of one (1) year from the effective date of the final order granting same; provided, however, that the chief building official may grant no more than two (2) ninety-day extensions for the commencement of construction pursuant to any exception or variance or conservation zone development approval granted by the planning and zoning board upon written application showing good cause for such extension of the variance or exception showing no changes to the proposed project or use have been made which will affect the variance or use to be extended; and provided, further, the board may adopt the following conditions to any exception or variance:

(1) That the exception, variance or conservation zone development will be transferable and run with the land when the facts involved warrant same or where construction or land development is included as part of the exception or variance.
(2) The time within which the exception, variance or conservation zone development shall be commenced may be extended for a period of time longer than one (1) year. Failure to exercise the exception, variance or conservation zone development by commencement of the use or action approved thereby within one (1) year, or such longer time as approved by the board, shall render the exception, variance or conservation zone development invalid and all rights granted thereunder shall terminate. Transfer of the property by the applicant, unless the exception, variance or conservation zone development runs with the land, shall terminate the exception, variance or development.
(3) Whenever the board has granted an exception or variance to the zoning code, it shall not then consider any petition for an exception or variance on any part or all of the same property for a period of one (1) year from the effective date of the order granting the exception or variance.
(4) Whenever the board has denied an application for an exception or variance no further application shall be filed for the same exception or variance on any part or all of the same property with the same applicant, agent, representative or related entity for a period of one (1) year from the date of such action. In the event that two (2) or more applications for the same exception or variance on any part or all of the same property with the same applicant, agent, representative or related entity has been denied, no further application shall be filed for the same exception or variance on any part or all of the same property with the same applicant, agent, representative or related entity for a period of two (2) years from the date of such action denying the last application filed.
(5) The time limits of subsections (3) and (4) may be waived by the affirmative votes of a majority of the board when there is a new application and there is a change to the applicant, agent, representative or related entity for the exception or variance and such action is deemed necessary based on the material changes presented in the new application to prevent injustice. An application for such waiver shall be a separate and distinct application, and must be approved by the board prior to the consideration of the new application for an exception or variance. If a waiver is granted, the new application will be scheduled for the next available board meeting following the meeting in which the waiver was granted, unless an alternate date is mutually agreed upon by the board and applicant.

**Sec. 28-368. – Design standards. [LINK TO SECTION]**

(a) *Approval of plans and specifications*. No permits shall be issued for any parking facility until the plans and specifications, including required landscaping, materials and storm drainage, have been submitted to and approved by the planning and building department and the engineering division. These plans and specifications shall include proper drainage and retention, surface materials, curbing and screening as required, clearly marked and dimensioned, with handicap and other special use spaces designated. All entrances, exits and aisles shall be dimensioned, with the traffic pattern indicated.

**Sec. 28-371. – Location. [LINK TO SECTION]**

The planning and zoning board may grant an exception for an off-street parking and loading facility within four hundred (400) feet of the premises when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation.

**Sec. 28-372. - Joint use of parking facilities.**

Nothing in this chapter shall be construed to prevent the joint contractual use of off-street parking facilities by two (2) or more structures or uses when such facilities provide the number of spaces required for all uses or structures.

**Sec. 28-373. - Required off-street parking. [LINK TO SECTION]**

(d) *Minimum spaces required*:

| | Use | 1 Space Per Gross Floor Area (Sq. Ft.) | 1 Space Per Rates Patron Capacity | Units, Seats, Rooms, Spaces | Special Requirements |
|---|---|---|---|---|---|
| (16) | Furniture, clothing, appliance store | 500 | | | |
| (27) | Restaurant | 75 patron area (nonfixed seating) | or 4 patrons (fixed seating) | | and 1 per 200 sq. ft. nonpatron area |

| **Parking Required by City of St. Augustine Code** | |
|---|---|
| **4 Locust Street: 947 square feet for retail use, minimum requirement of two (2) parking spaces.** | **45 San Marco Avenue: 75 seats and 2,000 square feet of non-patron area for restaurant use, based on information provided by the applicant, minimum requirement of twenty-nine (29) parking spaces.** |
| **Parking Provided** | |
| **43 San Marco Avenue has a total of twenty-five (25) parking spaces available.** | |

## Staff Recommendation

Based on a review of Sec. 28-29 and Sec. 28-372 staff finds that the Board may **DENY** the use by exception request at 4 Locust Street / PID 194930-0000 for off-street parking located off-site at 43 San Marco Avenue / PID 194820-0000 based on the fact that the existing parking facility is unable to provide parking for both uses.

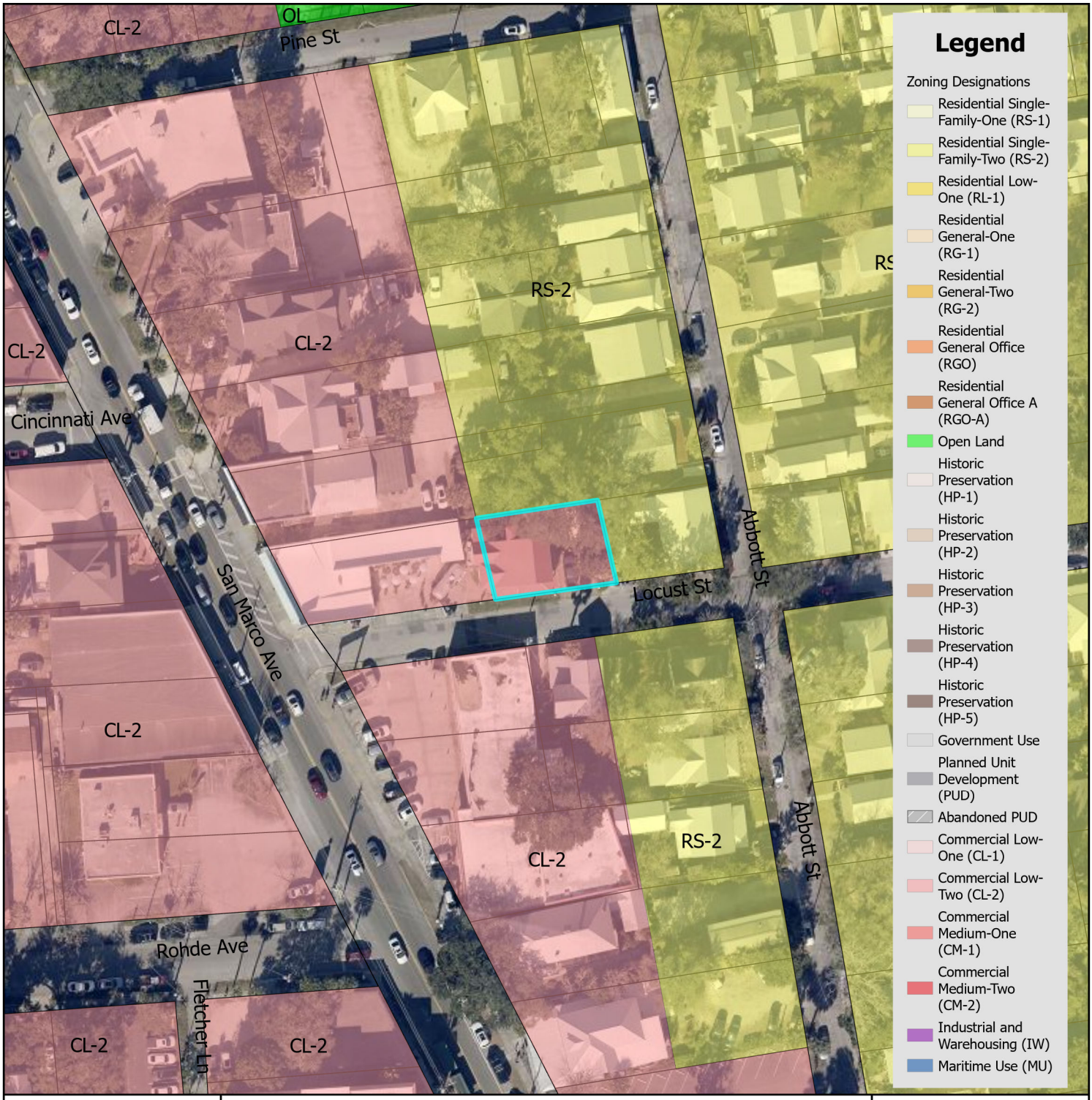
## Attachments

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. Annotated Aerial Photo Provided by Applicant
10. Authorization Letter from Owner of 43 San Marco Avenue
11. Email from Applicant

**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.

2025

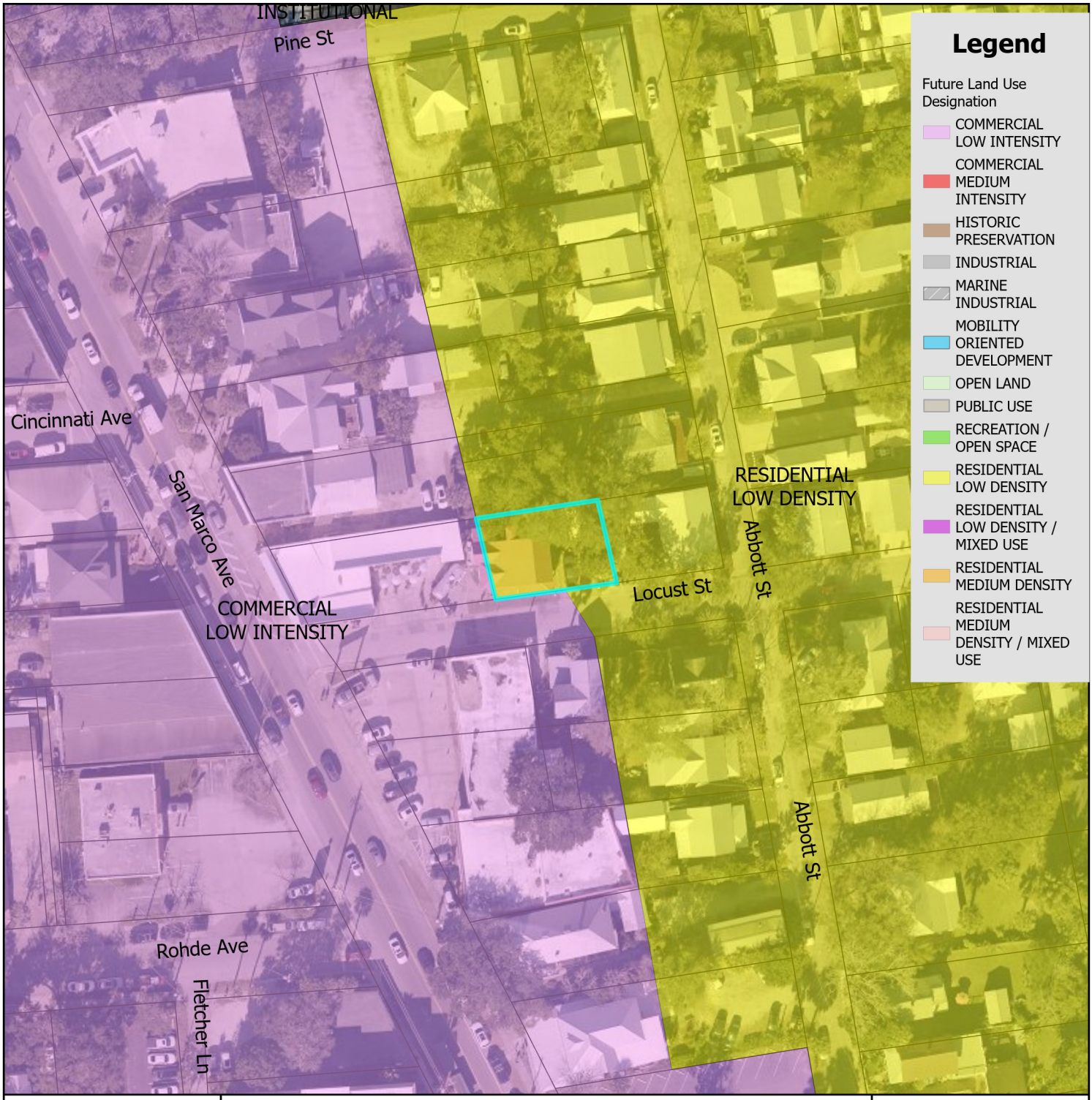
N

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

DISCLAIMER
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2025

N

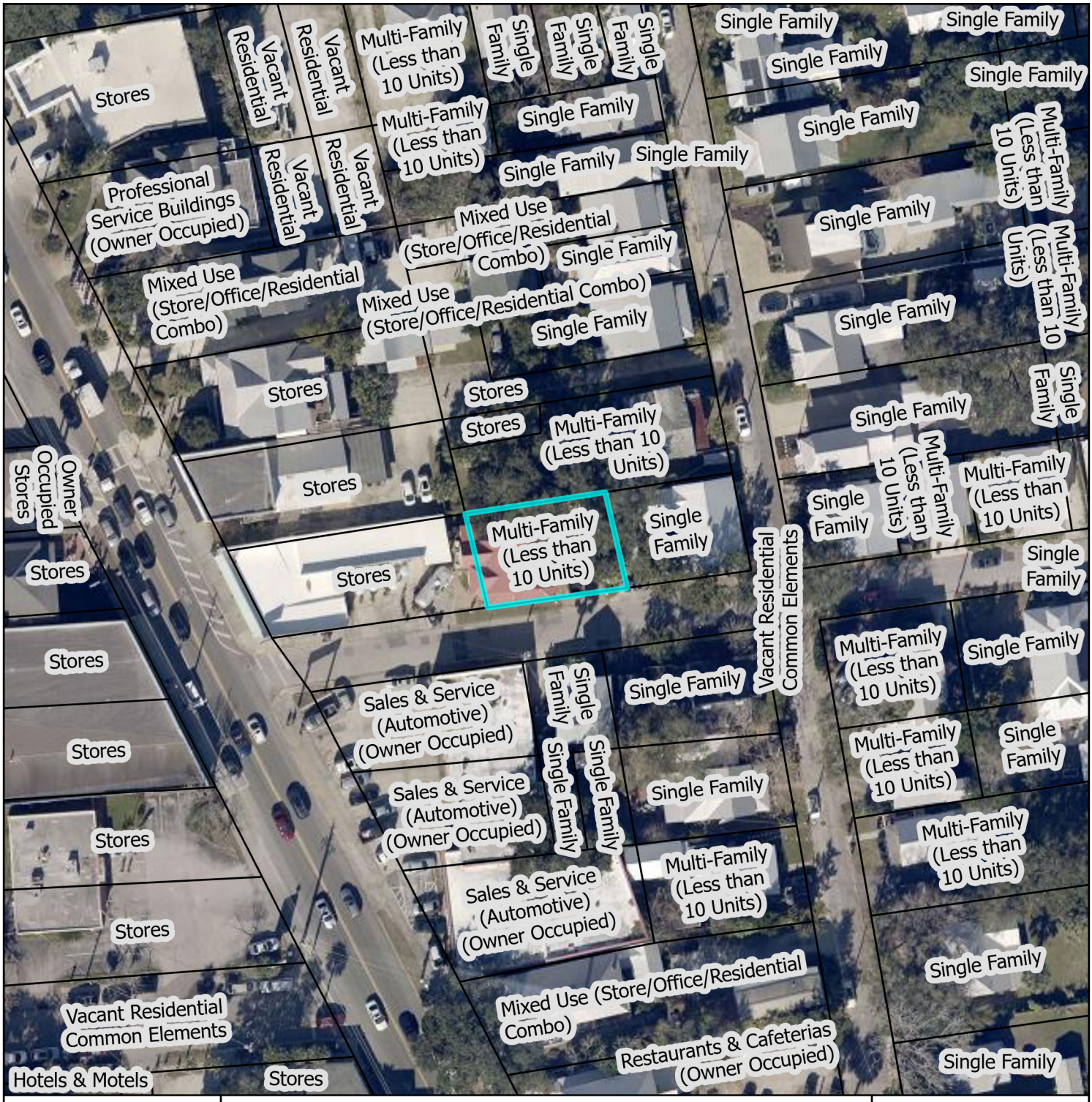
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 3:

# St. Johns County Property Appraiser Use Classification Map




# St. Johns County Property Appraiser
# Use Classification Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

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

DISCLAIMER
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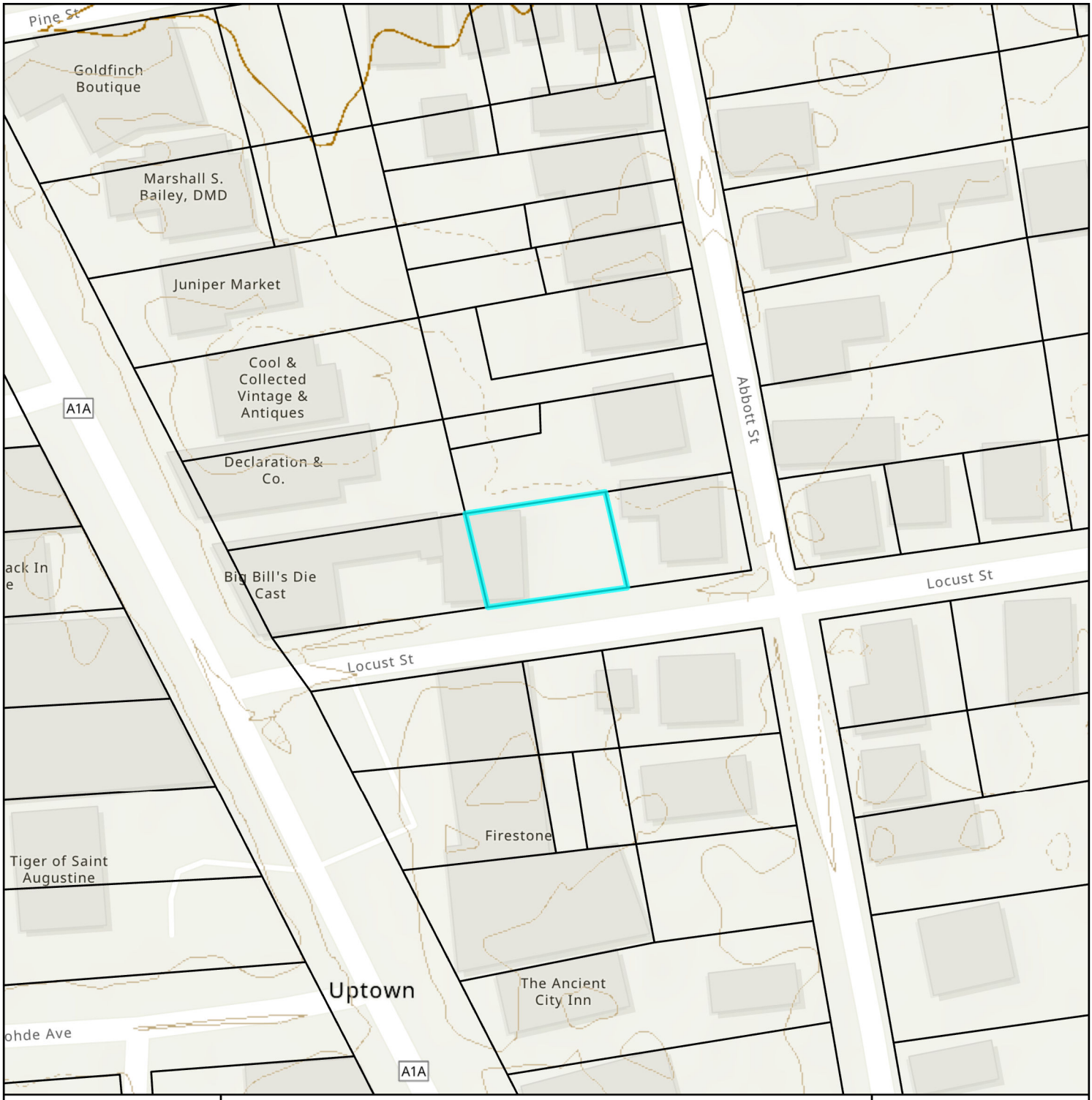
2025

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.

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 7:
# Application

OpenSign™ DocumentId: ywpDq50cHd

# 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: Sam and Liz Snyder Contact Number: 907-903-5799
   Business (*if applicable*):
   Address: 4 Locust Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: lizhsnyder@gmail.com
2. NAME OF PROPERTY OWNER: Samuel Snyder Contact Number: 907-903-5811
   Business (*if applicable*):
   Address: 44 Bay View Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: snyderaway@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: E
   Subdivision: Abbott Tract Parcel Number: 1949300000
4. PROJECT STREET ADDRESS: 4 Locust Street
5. SPECIFIC PROPOSED USE: Mercantile (downstairs)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED:
   Preferred action is a variance to reduce parking requirements to zero.
   A second, less favored action is an exception for off-site parking within 400 feet OR an exception to the city apron requirement and prohibition of vehicle back-out. If off site parking is required over a variance, we have received approval from the owners of Chez L'Amour to utilize two extra spaces on their property two doors down the street during the hours of 9-5pm when they are not open.
   Or, we request the city allow us to utilize our current, well-installed driveway apron and driveway.
8. JUSTIFICATION FOR ACTION REQUESTED: This 1901 home is zoned CL-2, but the lot is situated and previously developed to support only parking that requires cars to back out onto Locust Street. The property is bordered entirely by other properties and there is no other option for exiting onto Locust Street. It is too narrow for any other configuration. Cars have been backing out without event for years. And current, beautiful apron is in excellent shape. If parking can't be allowed, our back-up plan is to rent parking from Chez L'Amour..

OpenSign™ DocumentId: ywpDq50cHd

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.

We are awaiting review for a variance with respect to parking, but were advised we also submit an exception request.

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.**

Samuel Snyder 11/12/2024 11/12/2024

Signature of Applicant Date

Samuel Snyder 11/12/2024

Signature of Property Owner Date

OpenSign™ DocumentId: ywpDq50cHd

**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.

Samuel Snyder Elizabeth Snyder

Print name of applicant

Samuel Snyder

Signature of applicant

11/12/2024 11/12/2024

Date

OpenSign™ DocumentId: ywpDq50cHd

# 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: 4 Locust Street, St. Augustine, FL 32084 Samuel Snyder

Applicant’s Name: Samuel Snyder Applicant’s Signature: Elizabeth Snyder Samuel Snyder

Owner’s Name: Samuel Snyder Owner’s Signature: _____

# Attachment 8:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1949300000 |
| **Location Address** | 4 LOCUST ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Abbott Tract (606) |
| **Tax Description*** | ABBOTT TRACT CITY LOT 6 BLK E OR5610/268<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Multi-Family (Less than 10 Units) (0800) |
| **Subdivision** | Abbott Tract |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.080 |
| **Homestead** | Y |

Click Here to Open Cyclomedia Viewer in a New Tab

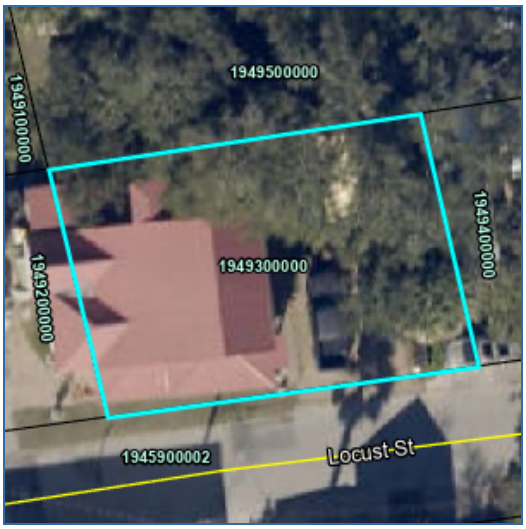
## Owner Information

| | |
|---|---|
| **Owner Name** | Snyder Samuel 100% |
| **Mailing Address** | 4 LOCUST ST<br>SAINT AUGUSTINE, FL 32084-0000 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Homestead | | $50,000 |

## Map




## Valuation Information

| | 2025 |
|---|---|
| Building Value | $249,836 |
| Extra Features Value | $0 |
| Total Land Value | $245,700 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$495,536** |
| Total Deferred | $0 |
| Assessed Value | **$495,536** |
| Total Exemptions | $50,000 |
| Taxable Value | **$445,536** |

***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 | $258,164 | $0 | $245,700 | $0 | $0 | $503,864 | $501,369 | $52,495 | $451,369 |
| 2023 | $262,328 | $0 | $224,438 | $0 | $0 | $486,766 | $486,766 | $50,000 | $436,766 |
| 2022 | $230,051 | $0 | $224,910 | $0 | $0 | $454,961 | $375,951 | $79,010 | $375,951 |
| 2021 | $164,586 | $0 | $177,188 | $0 | $0 | $341,774 | $341,774 | $0 | $341,774 |
| 2020 | $166,904 | $0 | $200,812 | $0 | $0 | $367,716 | $333,696 | $34,020 | $333,696 |
| 2019 | $150,361 | $0 | $200,812 | $0 | $0 | $351,173 | $303,360 | $47,813 | $303,360 |
| 2018 | $152,392 | $0 | $200,812 | $0 | $0 | $353,204 | $275,782 | $77,422 | $275,782 |
| 2017 | $103,691 | $84 | $160,650 | $0 | $0 | $264,425 | $250,711 | $13,714 | $250,711 |
| 2016 | $107,603 | $97 | $146,475 | $0 | $0 | $254,175 | $227,919 | $26,256 | $227,919 |
| 2015 | $93,236 | $111 | $116,944 | $0 | $0 | $210,291 | $207,199 | $3,092 | $207,199 |
| 2014 | $81,926 | $125 | $106,312 | $0 | $0 | $188,363 | $188,363 | $0 | $188,363 |

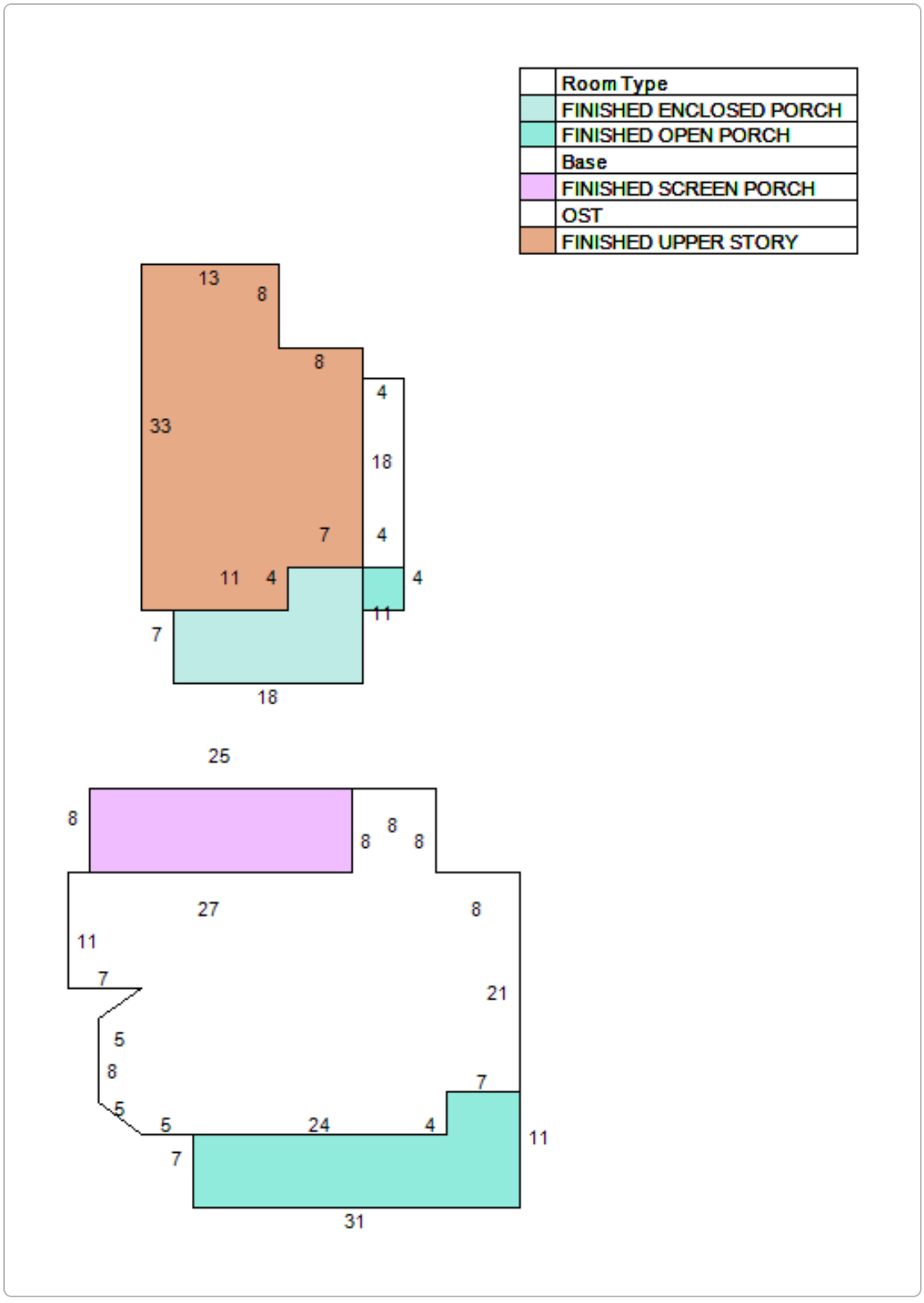
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $249,836 |
| **Year Built** | 1900 |
| **Actual Area** | 2345 |
| **Conditioned Area** | 1781 |
| **Use** | Duplex |
| **Style** | 01 |
| **Exterior Wall** | Wood |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Pine Wood, Sheet Vinyl |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 0 |
| **Baths** | |

| Description | Square Footage |
|---|---|
| FINISHED UPPER STORY | 601 |
| OUTSIDE STAIRS | 72 |
| FINISHED SCREEN PORCH | 200 |
| BASE AREA | 1057 |
| FINISHED OPEN PORCH | 245 |
| FINISHED ENCLOSED PORCH | 154 |

| Description | Square Footage |
|---|---|
| FINISHED OPEN PORCH | 16 |
| Total SqFt | 2345 |

## Sketch Information




## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Multi-Family (Less than 10 Units) | 75 | 50 | 75 | EF | $245,700 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 8/3/2022 | 8/3/2022 | $575,000.00 | WARRANTY DEED | 5610 | 268 | Q | I | BETTES HELEN L LIVING TRUST | SNYDER SAMUEL |
| 8/10/2016 | 4/3/2014 | $0.00 | DEATH CERTIFICATE | 4237 | 1009 | U | I | BETTES HELEN (DECD) | BETTES HELEN L LIVING TRUST |
| | 10/26/2001 | $100.00 | WARRANTY DEED | 1669 | 1837 | U | I | BETTES HELEN L | BETTES HELEN L TRUSTEE |
| | 1/1/1979 | $0.00 | | 429 | 42 | U | I | | BETTES HELEN L |
| | 1/1/1979 | $0.00 | | 427 | 821 | U | I | | |

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

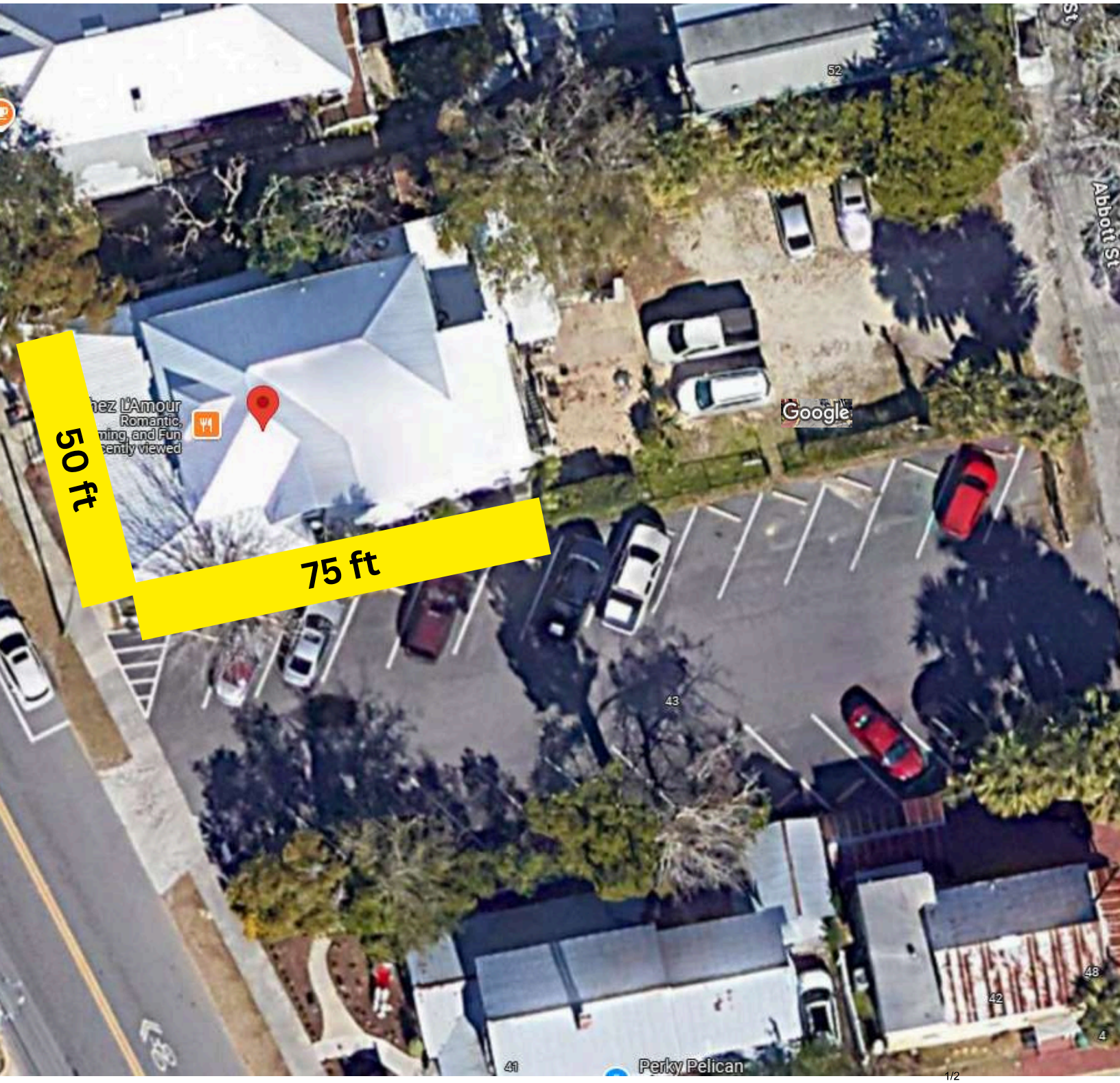
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 9:

# Annotated Aerial Photo Provided by Applicant


50 ft
75 ft
Google
Abbott St
Perky Pelican

# Attachment 10:

# Authorization Letter from Owner of 43 San Marco Avenue

# Chez L'Amour

**Jeanetta Cebollero**
Owner

45 San Marco Ave.
St. Augustine, FL 32084
352-551-8985

**Planning and Zoning Board**
PO Box 210
St. Augustine, FL 32085

12/16/2024

**Dear Planning and Zoning Board,**

We agree to allow the use of additional available parking spaces by patrons of the business located at the structure owned by Sam and Liz Snyder at 4 Locust Street.

Sincerely,

**Jeanetta Cebollero**

# Attachment 11:
# Email from Applicant

**From:** Elizabeth Snyder
**To:** Victoria Murphy
**Subject:** Re: 4 LOCUST ST
**Date:** Friday, December 27, 2024 4:14:56 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

Chez L'Amour has ~75 seats distributed across ~1800 square feet of patron space. This leaves ~2000 of nonpatron space used for the kitchen, storage, and admin. about 1200 of this is upstairs, which is used for occasional special events, not dining seating. I'll also upload this info to the portal.

Thank you,
Liz

On Thu, Dec 19, 2024 at 8:29 AM Victoria Murphy <vmurphy@citystaug.com> wrote:

> Good morning!
>
> Please see the review comment attached regarding the parking agreement with Chez L'Amour.
>
> Feel free to reach out with any questions
>
> **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

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| January 7, 2025 | 8.a. | PZB2024-0108 |
| **Request** | **Address** | **Parcel ID** |
| Rezoning & Land Use Plan Amendment | 10 Carrera Street | 205300-0000<br>[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Beth Binns Schoellkopf<br>c/o Ethical Markets Media, LLC |
| **Owner:** | Ethical Markets Media, 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 [LINK FOR DISTRICT REGULATIONS] |
| **Acreage:** | 0.34 |
| **Neighborhood:** | Flagler Model Land |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is a request to rezone, which also warrants an amendment to the City's land use plan, of the property at 10 Carrera Street. The current zoning is Residential Single-Family-One: RS-1, proposed is Residential General-One: RG-1, and the current land use designation is Residential Low Density, proposed is Residential Medium Density.

The applicant states under the justification section of their application that "we believe the Florida statues allow the existing permitted Home Office/Private to continue but the language is a bit vague. As we have reviewed the types of activities that have been occurring for 30 years it appears a rezoning to RG-1 would help clarify this status." [LINK TO 2024 FLORIDA STATUES, HOME-BASED BUSINESSES]

In the event the City Commission approves the requests, the applicant will then again apply to the PZB for an office use by exception request.

## Staff Analysis

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

| Goal, Policy, or Objective | Staff Analysis |
|---|---|
| Future Land Use Element [LINK TO DOCUMENT] | |
| **Policy 2.2.1**<br>The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine. | These requests are **consistent** with the City's policy to prioritize infill, redevelopment, compact and contiguous developments within the City of St. Augustine as the property is located within the urban area of the City. |
| **Policy 3.1.6**<br>Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources. | These requests are **consistent** with the City's policy to give priority to adaptive reuse of historic structures. |
| **Goal 5 Urban Sprawl**<br>Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns. | These requests are **consistent** with the City's policy to discourage urban sprawl by promoting infill and compact redevelopment. |
| **Policy 5.1.2**<br>The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations. | These requests are **consistent** with the City's policy to encourage the use of higher density and intensity land use designations in appropriate locations as the property is located within the urban area of the City. |

| | |
|---|---|
| **Policy 5.2.3**<br><br>New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings. | These requests are **consistent** with the City's policy to encourage the provision of pedestrian scale commercial activities such as offices. |
| **Policy 5.5.3**<br><br>The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases. | These requests are **consistent** with the City's policy to increase densities, proximity and diversity of land uses, and encourage efficient land use patterns. |
| **Policy 6.2.1**<br><br>The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities. | These requests are **consistent** with the City's policy to maintain compatibility of adjacent future land use categories. |
| **Policy 6.4.3**<br><br>Residential Low Density<br><br>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.<br><br>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. | Residential Low Density is the current land use designation at 10 Carrera Street. |

| | |
|---|---|
| **Policy 6.4.4**<br><br>Residential Medium Density<br><br>This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate.<br><br>For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use. | Residential Medium Density is the proposed land use designation at 10 Carrera Street. |
| **Objective 8.1**<br><br>Protect the small town mixed use urban context to maintain its industrious and charming character. | These requests are **consistent** with the City's policy to protect the small town mixed use urban context by rezoning to a less restrictive zoning designation. |
| **Policy 8.1.4**<br><br>Develop mitigation measures that protect the city from the impacts of tourism and growth in St. Johns County that threaten to overwhelm the historic nature and charm of the City. | These requests are **consistent** with the City's policy to mitigate the impacts of tourism and growth by establishing a neighborhood scale use as opposed to one that is oriented towards tourism. |
| **Goal 9 Economic Development**<br><br>Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate. | These requests are **consistent** with the City's policy to provide a variety of employment opportunities. |

| Historic Preservation Element [LINK TO DOCUMENT] | |
|---|---|
| **Objective 3.6**<br><br>Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context. | These requests are **consistent** with the City's policy to encourage adaptive reuse of properties through zoning opportunities, such as the rezoning of land. |
| Conservation and Coastal Management Element [LINK TO DOCUMENT] | |
| Recreation and Open Space Element [LINK TO DOCUMENT] | |
| Transportation and Mobility Element [LINK TO DOCUMENT] | |
| **Objective 1.6**<br><br>The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled.<br><br>A) Establish locations for compact mixed-use development.<br><br>B) Increase opportunities for job creation proximate to higher density residential.<br><br>C) Facilitate future opportunities for transit-oriented developments.<br><br>D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #2011-02) | These requests are **consistent** with the City's policy to increase opportunities for job creation proximate to higher density residential. |
| Housing Element [LINK TO DOCUMENT] | |
| Infrastructure Element [LINK TO DOCUMENT] | |

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

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

*Home-based business* means a business that operates, in whole or in part, from a residential property and meeting all the criteria as established in F.S. § 559.955, as may be amended.

*Home occupation* means a home-based business as that term is defined in F.S. § 559.955.

*Home office, private,* means a home-based business as that term is defined in F.S. § 559.955.

*Office* means a room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

*Office, business or professional,* means an office for such operations as real estate agencies, advertising agencies (but not sign shop), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureau (but not finance company), abstract and title insurance companies, management consultants, a stockbroker, and the like; or an office for the use of a person or persons generally classified as professionals such as architects, engineers, attorneys, accountants, doctors, lawyers, dentists, veterinarians (but not including treatment or boarding of animals on the premises), psychiatrists, psychologists and the like. For the purpose of this chapter, a barbershop or beauty shop or bail bond agency shall not be deemed a business or professional office.

**Sec. 28-30. – Comprehensive plan amendments, rezoning and amendment of chapter. [LINK TO SECTION]**

(c) *Nature and requirements of board report*. The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
(1) The need and justification for the change.
**Continuing an office use at the subject property serves as the justification for the request.**
(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
**Staff analysis may be found above.**
(3) Consistency with the comprehensive plan.
**Staff analysis may be found above.**

| 10 Carrera Street zoned as RS-1 | 10 Carrera Street zoned as RG-1 |
|---|---|
| **Uses** | |
| Permitted uses and structures:<br>- Single-family dwelling; home-based business.<br>Permissible uses by exception:<br>- See section 28-347. | Permitted uses and structures:<br>- Single-family dwellings, multiple-family dwellings, housing for the elderly, roominghouses and boardinghouses, tourist homes and bed and breakfast inns, neighborhood recreational facility, accessory apartments, home-based business. |

| | |
|---|---|
| | Permissible uses by exception:<br><br>- See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use, hospitals and medical clinics, medical and dental offices, and intermediate care facilities, professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses, business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses, radio or television broadcasting office. marinas, including food service incident to operation of a marina, hotels and motels with or without kitchenettes (maximum thirty (30) units), restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit, hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios, mobile food dispensing vehicle as per section 28-347(9). |
| **Minimum lot requirements (width and area)** | |
| - Minimum lot width, seventy-five (75) feet.<br>- Minimum lot area, one-quarter acre (10,890 square feet). | Single-family dwellings:<br><br>- Minimum lot width, fifty (50) feet.<br>- Minimum lot area, five thousand four hundred fifty (5,450) square feet.<br><br>Multiple-family dwellings:<br><br>- Minimum lot width, fifty (50) feet.<br>- Minimum lot area, seven thousand two hundred fifty (7,250) square feet for the first two (2) units and one thousand seven hundred fifty (1,750) square feet for each additional unit to a maximum of sixteen (16) units per acre.<br><br>Nonresidential uses:<br><br>- Minimum lot width, fifty (50) feet.<br>- Minimum lot area, five thousand four hundred fifty (5,450) square feet. |

| Minimum yard setback requirements | |
|---|---|
| - Front, twenty (20) feet minimum.<br>- Side, fifteen (15) feet minimum.<br>- Rear, twenty (20) feet minimum. | Residential uses:<br>- Front, fifteen (15) feet.<br>- Side, ten (10) feet.<br>- Rear, ten (10) feet.<br>Nonresidential uses:<br>- Front, fifteen (15) feet.<br>- Side, ten (10) feet.<br>- Rear, ten (10) feet. |
| **Maximum lot coverage by all buildings** | |
| Twenty-five (25) percent. | Thirty-five (35) percent. |
| **Maximum height of structures** | |
| Thirty-five (35) feet. | Thirty-five (35) feet. |

## Staff Recommendation

Based on a review of Sec. 28-30 staff finds that the Board may recommend **APPROVAL** of the rezoning and land use plan amendment requests at 10 Carrera Street / PID 205300-0000 to the City Commission.

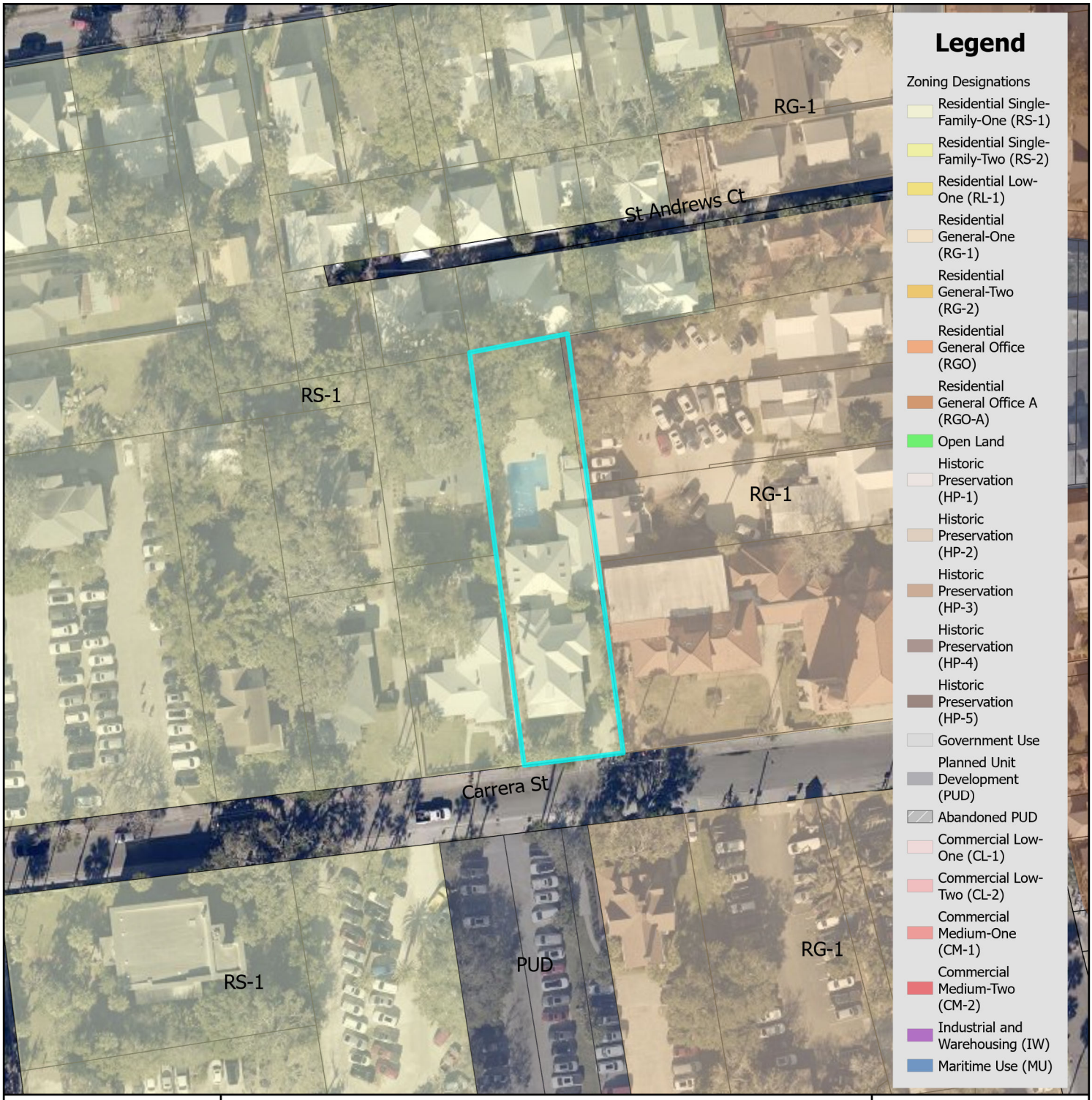
## Attachments

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

**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

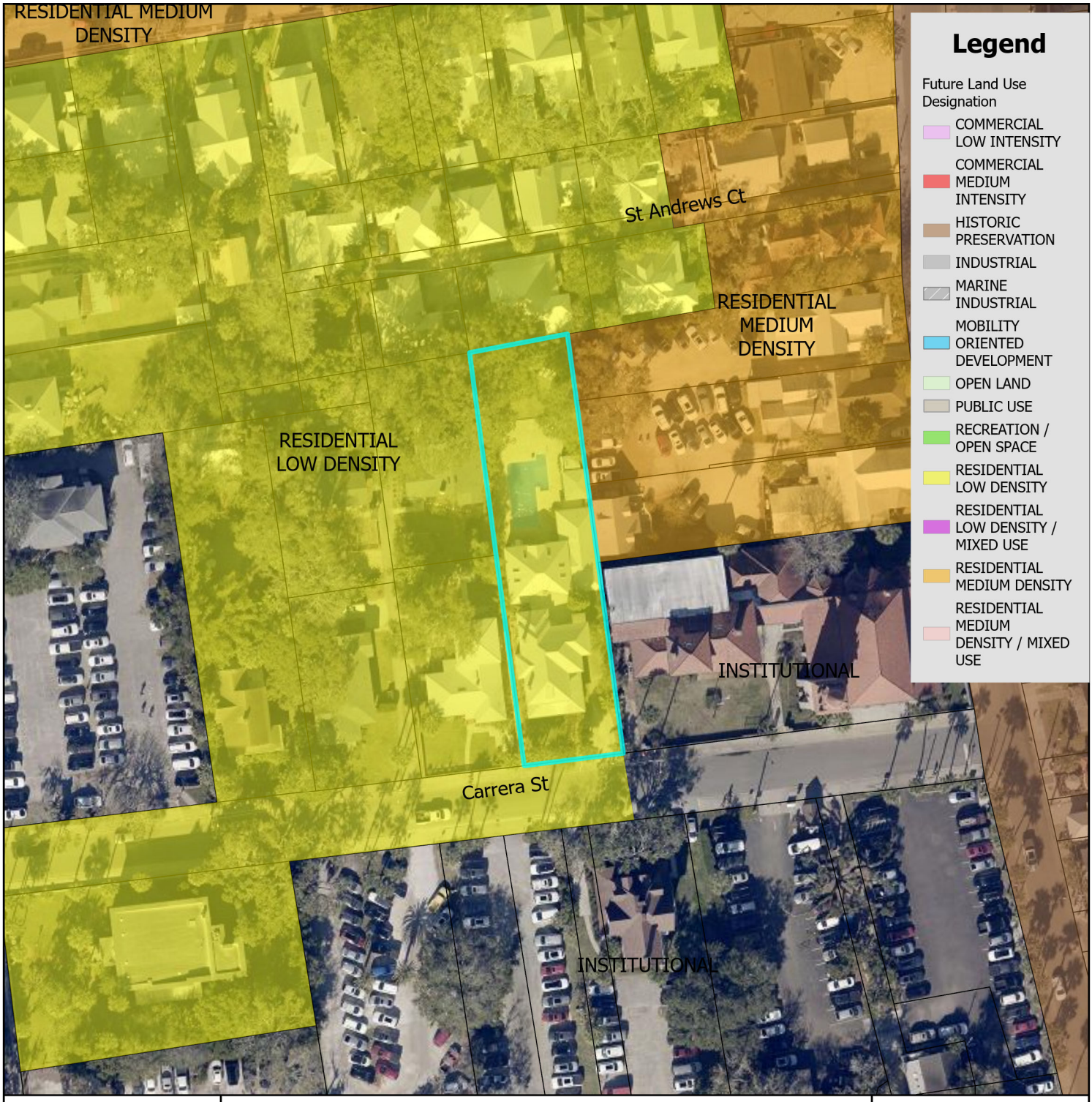
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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.

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:
# Future Land Use Map




# Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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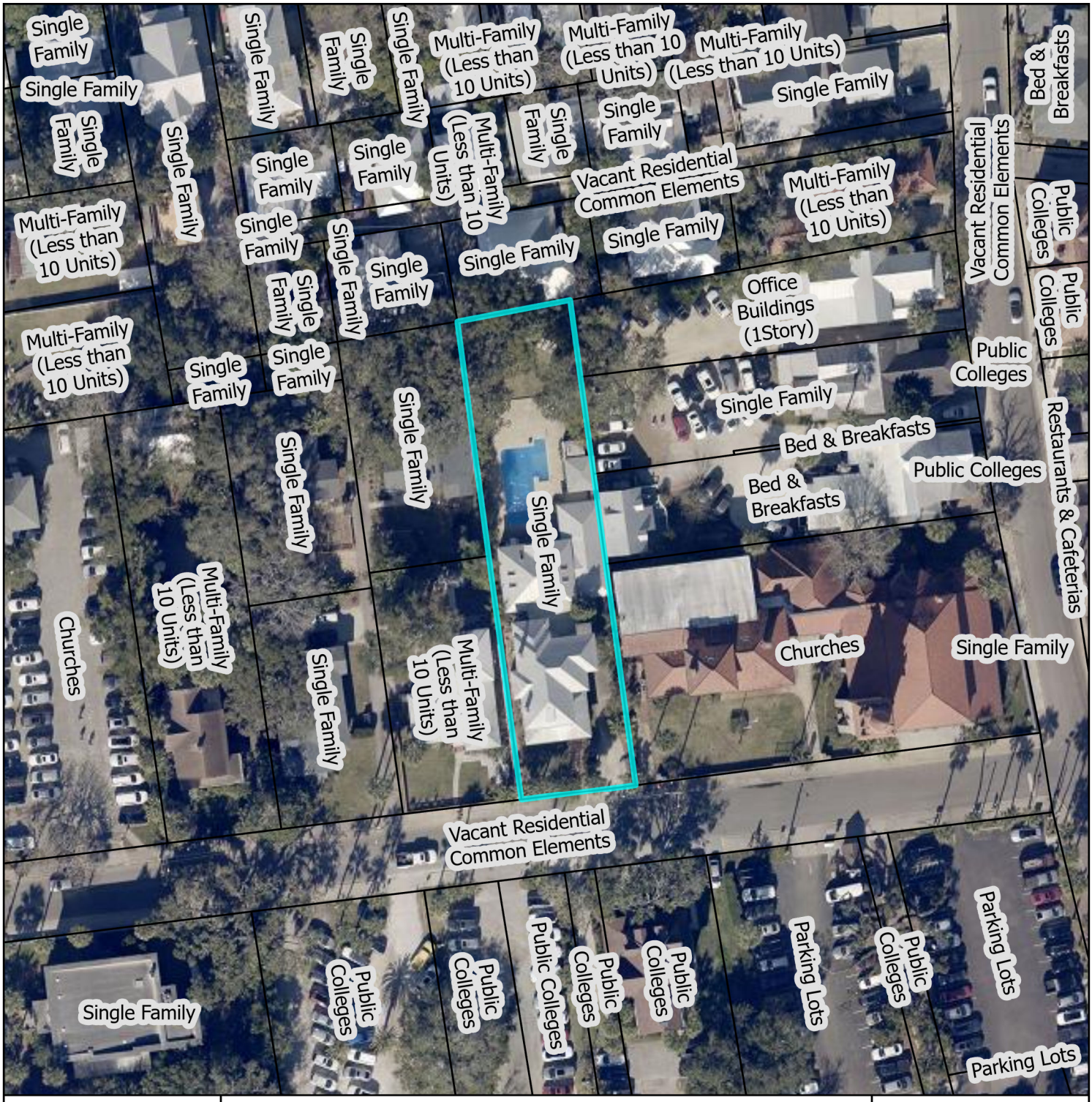
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 3:

# St. Johns County Property Appraiser Use Classification Map




# St. Johns County Property Appraiser
# Use Classification Map

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

DISCLAIMER
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2025

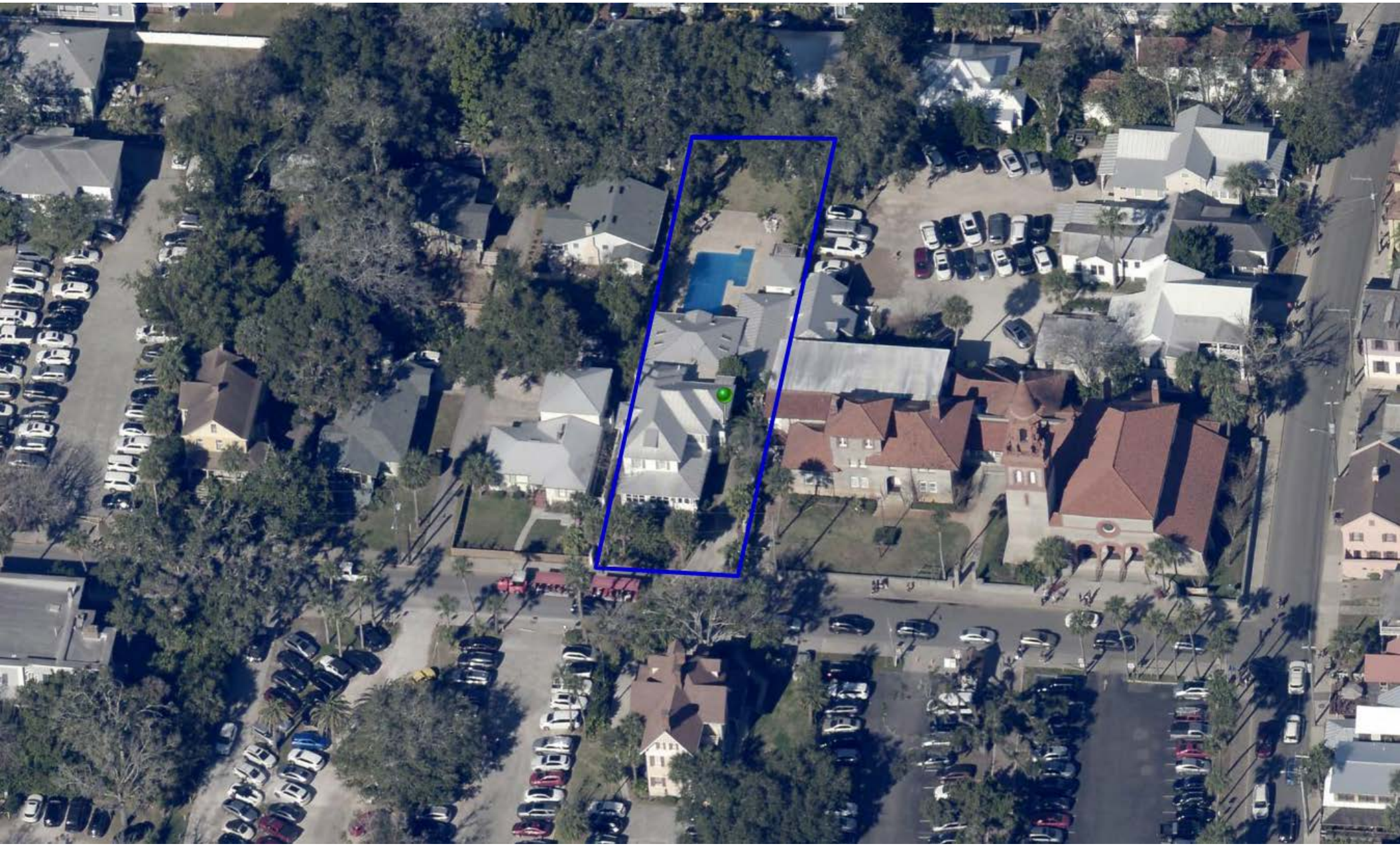
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

0 40 80 Feet

# Attachment 4:
# Aerial Site Photograph



# Attachment 5:
# Flood Map

# FEMA Flood Zone Map

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

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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 6:
# Elevation Map

# Elevation Map

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

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2025

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: Beth Binns Schoellkopf Contact Number: 8027778504
   Business *(if applicable)*: Ethical Markets Media, LLC
   Address: 10 Carrera Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: beth.binns@ethicalmarkets.com

2. NAME OF PROPERTY OWNER:_____ Contact Number: 8027778504
   Business *(if applicable)*: Ethical Markets Media, LLC
   Address: 10 Carrera Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: beth.binns@ethicalmarkets.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 3 Block: K
   Subdivision: Model Land Parcel Number: 205 300-0000

4. PROJECT STREET ADDRESS: 10 Carrera Street. St. Augustine. Fl 32084

5. SPECIFIC PROPOSED USE: Business - no change. Have current license

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☒ Rezoning
   - ☐ Other: 777

7. DESCRIPTION OF ACTION REQUESTED: Rezoning request - from RS1 to RG1

8. JUSTIFICATION FOR ACTION REQUESTED: We inherited the home and business at 10 Carrera Street from Hazel Henderson with her stated intention that we would continue running her business, Ethical Markets Media. As second homeowners we believe the Florida statues allow the existing permitted Home Office/Private to continue but the language is a bit vague. As we have reviewed the types of activities that have been occurring for 30 years it appears a rezoning to RG-1 would help clarify this status. If granted, we would follow with a request for an exception for business occupany.

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.**

✓ Beth Binns Schoellkopf X December 6, 2024

Signature of Applicant Date

Beth Binns Schoellkopf December 6, 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.

Beth Binns Schoellkopf

Print name of applicant

Beth Binns Schoellkopf

Signature of applicant

December 6, 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<br>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.

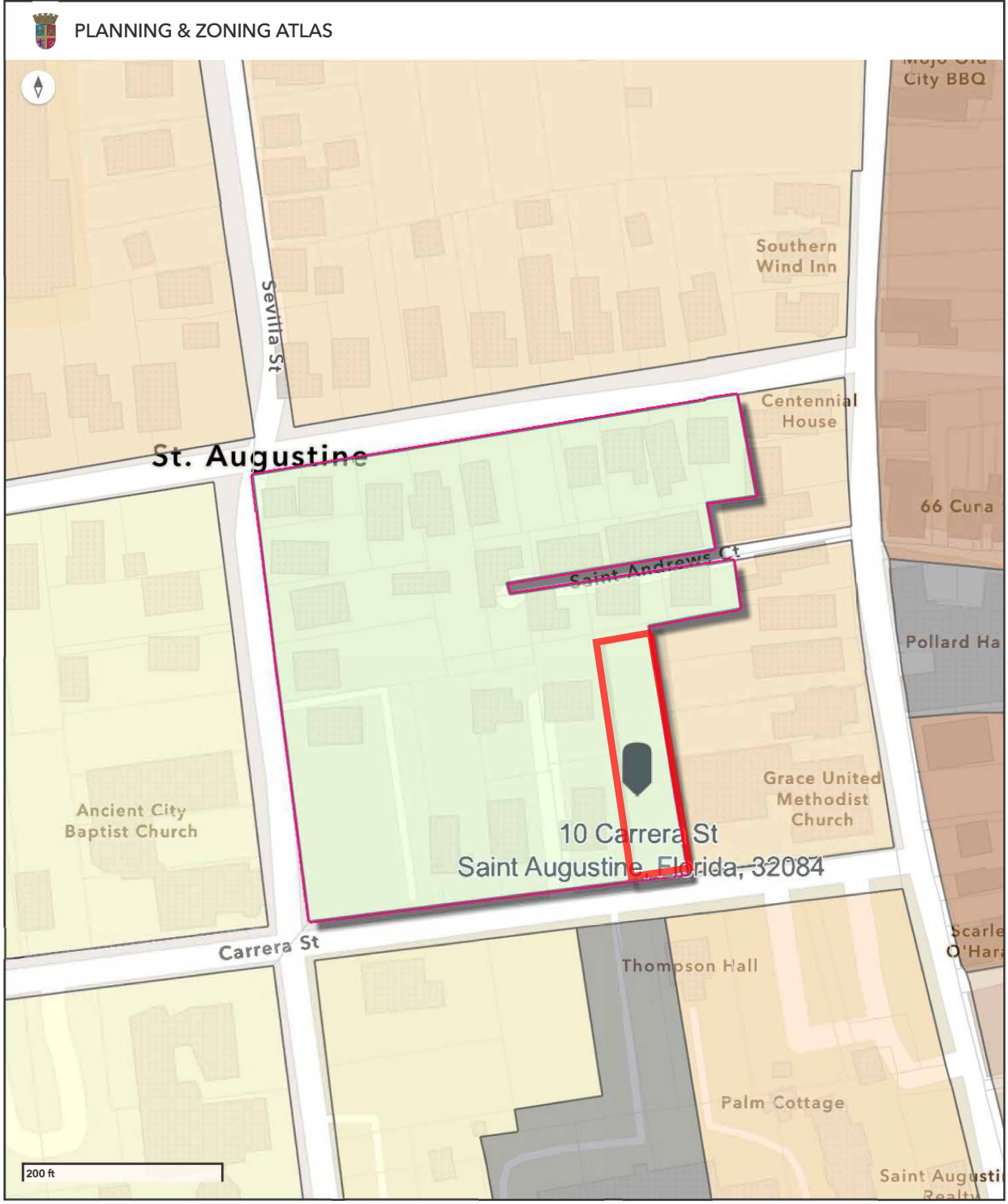
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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: 10 Carrera Street

Applicant's Name: Beth Binns Schoellkopf Applicant's Signature: Beth Binns Schoellkopf

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




**Zoning Districts**

| | | | | |
|---|---|---|---|---|
| Residential Single-Family-One (RS-1) | Residential Single-Family-Two (RS-2) | Residential Low-One (RL-1) | Residential General-One (RG-1) | Residential General-Two (RG-2) |
| Residential General Office (RGO) | Residential General Office A (RGO-A) | Open Land | Historic Preservation (HP-1) | Historic Preservation (HP-2) |
| Historic Preservation (HP-3) | Historic Preservation (HP-4) | Historic Preservation (HP-5) | Government Use | Planned Unit Development (PUD) |
| Abandoned PUD | | | | |
| Commercial Low-One (CL-1) | Commercial Low-Two (CL-2) | Commercial Medium-One (CM-1) | Commercial Medium-Two (CM-2) | Commercial Tourist Attraction (CTA) |
| Industrial and Warehousing (IW) | Maritime Use (MU) | No City Zoning Designation | others | |

**Parcels**

## Residential Single-Family-One (RS-1)

| | |
|---|---|
| Description | RESIDENTIAL |
| Zoning Class | Residential Single-Family-One (RS-1) |
| Municode | View |

## Parcel ID - 2053000000

| | |
|---|---|
| PRP_NAME | ETHICAL MARKETS MEDIA LLC |
| PRP_ADDR | 10 CARRERA ST |
| STRAP | 2053000000 |
| BLOCK | K |
| CONDO | |
| DESCRIPTION | |
| LEGAL_L1 | 2-39 (1) MODEL LAND CO SUB |
| LEGAL_L2 | CITY E60FT OF LOT 3 BLK K |
| PARCEL | 1 |
| LEGAL_L3 | OR1059/1796 & 3850/1634 |
| Legal_Summary | 2-39 (1) MODEL LAND CO SUB CITY E60FT OF LOT 3 BLK K OR1059/1796 & 3850/1634 1636(L/E) |
| LOT | 3 |
| OWN_ADDR_1 | |
| OWN_ADDR_2 | |
| OWN_ADDRES | 10 CARRERA ST |
| OWN_CITY | SAINT AUGUSTINE |
| OWN_COUNTR | |
| OWN_STATE | FL |
| OWN_ZIPCOD | 320843622 |
| PA_MAP | 162D |
| PIN | 205300 0000 |
| SALEBOOK | 1059 |
| SALEDATE | 34,507 |
| SALEPAGE | 1796 |
| SECTWNRG | S18-T7S-R30E |
| SUB | 3,932 |
| USE_CODE | 0100 |
| USE_DESC | Single Family |

## RESIDENTIAL LOW DENSITY

| | |
|---|---|
| Land Use Code | 1100 |
| Land Use Description | RESIDENTIAL LOW DENSITY |
| Maximum Density/Intensity | View |

## DFIRM ID 12109C

| | |
|---|---|
| Flood Zone | AE - 1% ANNUAL BFE |
| Zone Subtype | COASTAL FLOODPLAIN |
| Special Flood Hazard Area | T |
| Base Flood Elevation NAVD88 | 7.00 |

# 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** | 2053000000 |
| **Location Address** | 10 CARRERA ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Model Land/City (610.3) |
| **Tax Description*** | 2-39 (1) MODEL LAND CO SUB CITY E60FT OF LOT 3 BLK K OR1059/1796 & 3850/1634 1636(L/E)<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Model Land Company Subdivision |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.340 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab

## Owner Information

| | |
|---|---|
| **Owner Name** | Ethical Markets Media LLC 100% |
| **Mailing Address** | 10 CARRERA ST<br>SAINT AUGUSTINE, FL 32084-3622 |

## Map

## Valuation Information

| | 2025 |
|---|---|
| Building Value | $1,184,196 |
| Extra Features Value | $49,882 |
| Total Land Value | $295,200 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$1,529,278** |
| Total Deferred | $0 |
| Assessed Value | **$1,529,278** |
| Total Exemptions | $0 |
| Taxable Value | **$1,529,278** |

***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 | $1,198,815 | $52,276 | $295,200 | $0 | $0 | $1,546,291 | $1,546,291 | $0 | $1,546,291 |
| 2023 | $1,148,982 | $55,371 | $295,200 | $0 | $0 | $1,499,553 | $1,499,553 | $0 | $1,499,553 |
| 2022 | $940,590 | $68,333 | $247,968 | $0 | $0 | $1,256,891 | $564,322 | $792,569 | $464,322 |
| 2021 | $692,536 | $68,568 | $210,330 | $0 | $0 | $971,434 | $547,885 | $523,549 | $447,885 |
| 2020 | $715,292 | $68,803 | $210,330 | $0 | $0 | $994,425 | $540,321 | $554,104 | $440,321 |
| 2019 | $577,631 | $63,779 | $210,330 | $0 | $0 | $851,740 | $528,173 | $423,567 | $428,173 |
| 2018 | $427,597 | $49,515 | $210,330 | $0 | $0 | $687,442 | $518,325 | $269,117 | $418,325 |
| 2017 | $442,600 | $47,527 | $210,330 | $0 | $0 | $700,457 | $507,664 | $292,793 | $407,664 |
| 2016 | $407,237 | $46,233 | $182,655 | $0 | $0 | $636,125 | $497,222 | $238,903 | $397,222 |
| 2015 | $376,520 | $46,468 | $166,050 | $0 | $0 | $589,038 | $493,766 | $195,272 | $393,766 |
| 2014 | $324,769 | $46,703 | $166,050 | $0 | $0 | $537,522 | $489,847 | $147,675 | $389,847 |

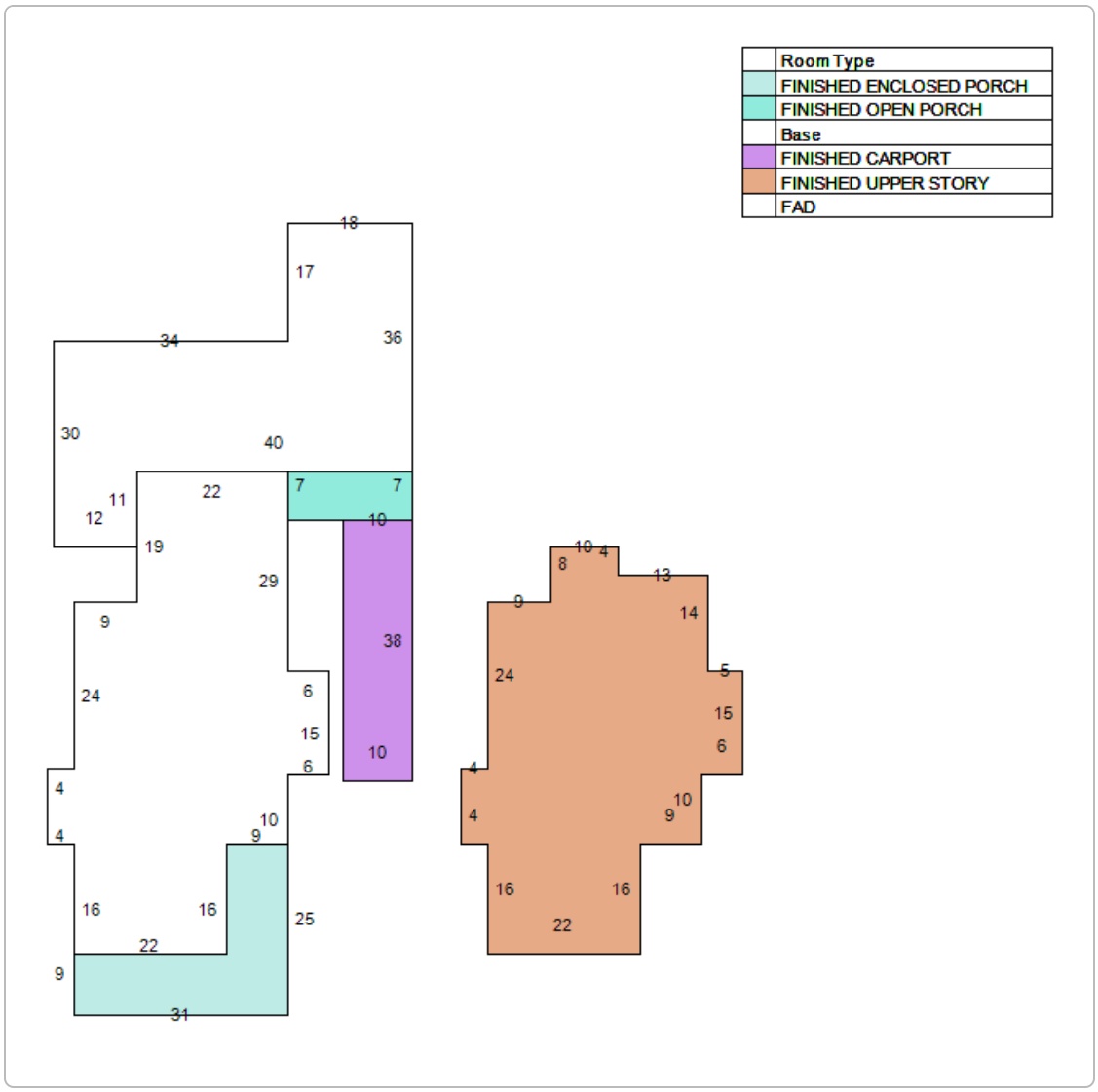
## Building Information

**Building** 1
**Building Value** $1,184,196
**Year Built** 1917
**Actual Area** 6057
**Conditioned Area** 5466
**Use** Single Family Residence
**Style** 01
**Exterior Wall** Aluminum Vinyl

**Roof Cover** Cement Fiber Shingle, Composite Shingle
**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 | 1426 |
| FINISHED UPPER STORY | 1713 |
| FINISHED CARPORT | 380 |
| BASE AREA | 1989 |
| FINISHED OPEN PORCH | 126 |
| FINISHED ENCLOSED PORCH | 423 |
| Total SqFt | 6057 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Pool - Average (RES) | | 30600 |
| Shop (Mix) | | 1420 |
| Masonry Wall (Mix) | | 3362 |
| 4+ Passenger Elevator (Mix) | | 14500 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 60 | 251 | 60 | EF | $295,200 |

## Sale Information

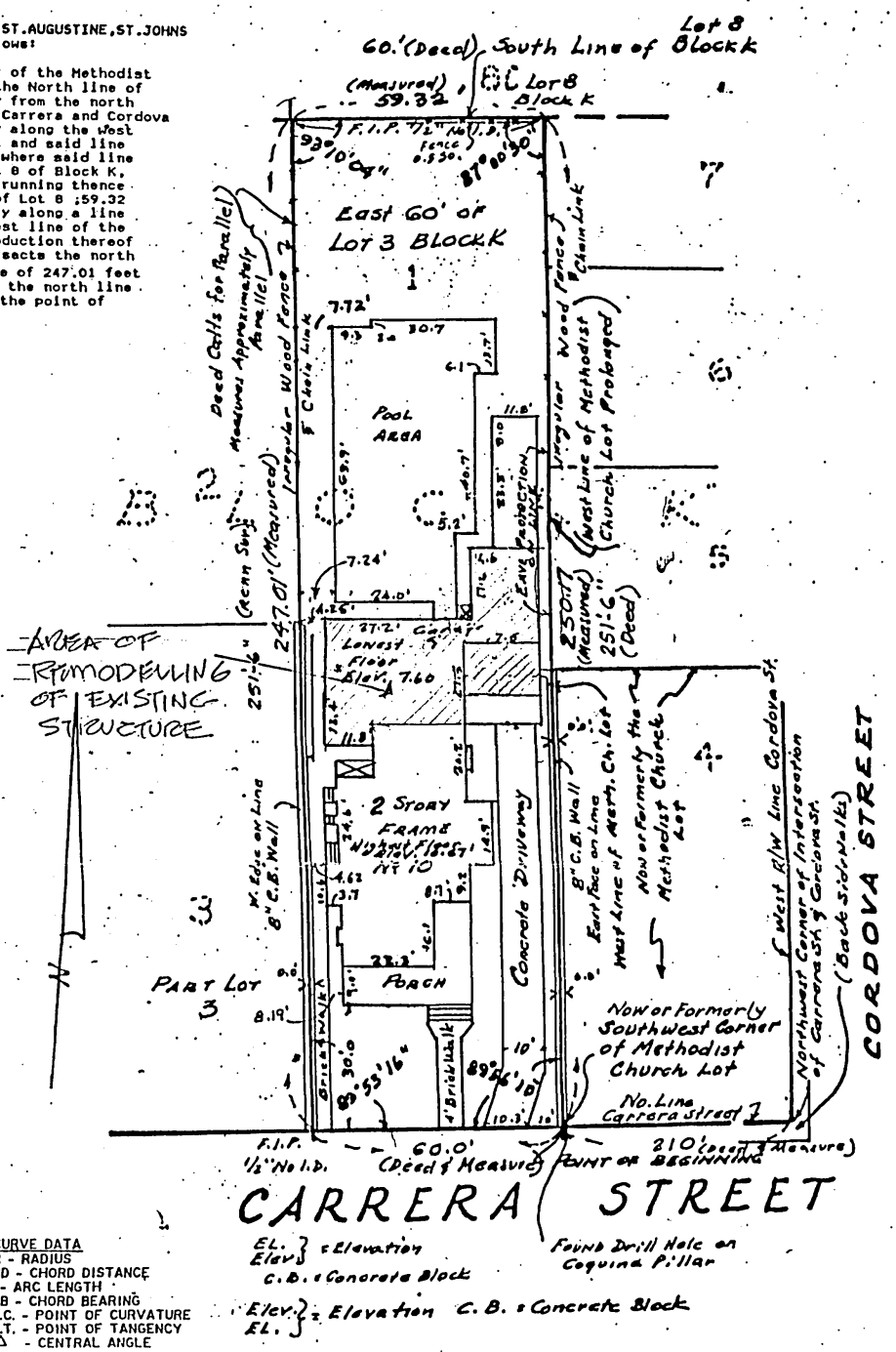
| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 2/28/2014 | 2/12/2014 | $100.00 | LIFE ESTATE | 3850 | 1636 | U | I | HENDERSON HAZEL *** | HENDERSON HAZEL *** |
| 2/28/2014 | 2/12/2014 | $100.00 | WARRANTY DEED | 3850 | 1634 | U | I | KAY ALAN F | HENDERSON HAZEL |
| | 6/22/1994 | $100.00 | WARRANTY DEED | 1059 | 1796 | U | I | KAY ALAN F | KAY ALAN F & HENDERSON HAZEL DR (HIS WIFE) |
| | 12/2/1991 | $244,000.00 | WARRANTY DEED | 916 | 1391 | Q | I | STEWART DAVID J | KAY ALAN F |
| | 6/1/1990 | $0.00 | | 879 | 1195 | U | I | | STEWART DAVID J |
| | 9/1/1989 | $206,000.00 | | 833 | 55 | Q | I | | |
| | 9/1/1989 | $215,000.00 | | 833 | 55 | Q | I | | |
| | 1/1/1980 | $139,900.00 | | 453 | 271 | U | I | | |

# Attachment 9:
# Survey

# MAP SHOWING SURVEY OF

A Parcel of land in the CITY OF ST.AUGUSTINE,ST.JOHNS COUNTY,FLORIDA described as follows:

Beginning at the southwest corner of the Methodist Church Lot,which is a point on the North line of Carrara Street,210 feet westerly from the north west corner of the intersection Carrera and Cordova Streets,running thence northerly along the West line of the Methodist Church Lot and said line produced 250.17 feet to a point where said line intersects the south line of Lot 8 of Block K, MODEL LAND COMPANYS SUBDIVISION;running thence westerly along said south line of Lot 8 ;59.32 feet to a point ;thence southerly along a line approximately parallel to the west line of the Methodist Church Lot and the production thereof to a point where said line intersects the north line of Carrera Street,a distance of 247.01 feet to a point;thence easterly along the north line of Carrera Street 60.00 feet to the point of beginning.




LEGEND

F.I.P. - FOUND IRON PIPE
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD ( L.B. 6072 ) 5/8"
CONC. - CONCRETE
I.D. - SURVEYOR'S IDENTIFICATION MARK
F.C.M. - FOUND CONCRETE MONUMENT
R/W - RIGHT OF WAY
℄ - CENTERLINE

CURVE DATA

R - RADIUS
CD - CHORD DISTANCE
L - ARC LENGTH
CB - CHORD BEARING
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
Δ - CENTRAL ANGLE

EL. } = Elevation
Elev }
C.B. = Concrete Block

Elev. } = Elevation C.B. = Concrete Block
EL. }

NOTES:

- The parcel of land as shown hereon lies within Federal Flood Zone AE EL9 as depicted on Flood Insurance Rate Map Community-Panel No. 125145 0003 C for St. Johns County, Florida as revised 11-18-1988 City of St Augustine
- Basis of bearing structure. Angles Shown were Field Measured. North Sign Scaled from Plat
- Encroachments as shown hereon are only those above-ground, visible objects observed by the surveyor.
- No underground structures, utilities of foundations were located or determined by this survey.
- This survey not valid unless signed and embossed with raised seal.
- This survey made without benefit of an abstract of title. No right-of-ways or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- Basis of elevations. (NGVD 1929)

High Ground EL. 7.5'
Low Ground EL. 7.5'

CERTIFICATION: I HEREBY CERTIFY that the survey shown hereon meets Minimum Technical Standards as set forth in Chapter 21HH-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

T. Dwight Strickland
Professional Land Surveyor
FL CERT No. LS # 4378


DEVINO & Associates, Inc.
ENGINEERS-SURVEYORS
3505 U.S. 1 SOUTH, SUITE 3
ST. AUGUSTINE, FLORIDA 32086
904-797-1867 FAX 904-797-2049


CERTIFIED TO: ALAN F. KAY
ASSOCIATED LAND TITLE GROUP INC.
COMMONWEALTH LAND
COMPANY.

RECEIVED
DEC 31 1992
Planning/Building Dept.

FIELD BOOK: 403
FIELD WORK: Nov. 29 1991
SIGNED: Nov. 29 1991
SCALE: 1"=30
JOB NO: 91-0415
TYPE SURVEY: Boundary & Elevations

Revised Dec. 2 1991 to show Deed vs. Measured Dimensions

11' 325