

**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, JANUARY 13, 2025 - 5:00 PM**

ALCAZAR ROOM

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2025-02:** Proclaims January 2025 as Human Trafficking Awareness Month in the City of St. Augustine. (*B. Blonder, Vice-Mayor*)
- 3.B.** Farewell poetry reading for the 2023-2024 City of St. Augustine Poet Laureate, Norma Sherry. (*M. Wissel, Director Communications*)

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

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

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

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. Ordinance 2024-01:** Annexes Parcels of Land including the St. Joseph Academy Catholic High School at 155 State Road 207. *(A. Skinner, Director Planning and Building)*
- 8.A.2. Ordinance 2024-02:** Amends the Future Land Use Designation of 39.8 acres of Annexed Property at 155 State Road 207 from St. Johns County Residential-D to City Institutional. *(A. Skinner, Director Planning and Building)*
- 8.A.3. Ordinance 2024-03:** Amends the Zoning Designation of 39.8 acres of Annexed Property at 155 State Road 207 from St. Johns County Residential single family-three (RS- 3) and Open Rural (OR) to City Open Land (OL). *(A. Skinner, Director Planning and Building)*

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. Ordinance 2025-01:** Requires a supermajority vote of the City Commission for PUD rezonings or amendments. *(I. Lopez, City Attorney)*

9.B. Resolutions

- 9.B.1. Resolution 2025-01:** Grants an ad valorem tax exemption for a historic property located at 121 Kings Ferry Way and provides an effective date. *(J. Courtney, Historic Preservation Officer)*
- 9.B.2. Resolution 2025-02:** Approves the purchase of Approximately 1.18 Acres of Land located on the South Side of May Street next to Hospital Creek. *(R. Franklin, Assistant City Manager)*
- 9.B.3. Resolution 2025-03:** Requires review and consideration of the use of Florida-friendly landscaping and permeable infrastructure for city capital improvement and maintenance projects. *(A. Skinner, Director Planning and Building)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** 100th Anniversary of Sister City Relationship Presentation. *(M. Wissel, Director Communications)*

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

- 12.A.** Review and Consideration for the City of St. Augustine Poet Laureate Applications. *(D. Galambos, City Clerk)*
- 12.B.** Notification of Board Vacancy-Board of Trustees, St. Augustine Police Officers' Retirement System. *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA -

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JANUARY 27, 2025:

- Ordinance 2024-34: Amends the Zoning Designation of 30.15 acres of property from City of St. Augustine Industrial and Warehousing (IW) to City Planned Unit Development (PUD) at 404 Riberia Street.

CA.3. REMINDER OF UPCOMING MEETINGS:

- January 27, 2025 3:30PM-Community Redevelopment Agency Meeting
- January 27, 2025 5:00PM- Regular City Commission Meeting
- February 10, 2025 4:30PM-De Aviles Award Presentation, The Forson Family
- February 10, 2025 5:00PM- Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- December 2, 2024, Special City Commission Meeting
- December 9, 2024, Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

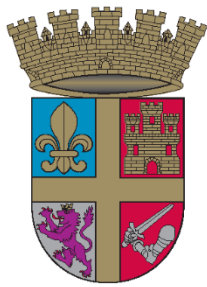
CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

- **Proclamation 2025-01:** Proclaims January 17, 2025 as Arbor Day in the City of St. Augustine. (N. Sikes-Kline, Mayor)

CA.8. Approval of an Interlocal Agreement Between the City of St. Augustine and St. Johns County Regarding Maintenance for Roadway, Utilities, and Drainage Improvements on West King Street. *(J. Beach, Chief Resilience Officer and Deputy Director, Utilities & Public Works)*

CA.9. Approval of a Cost Share Agreement between the City and Vista Hotel IV Inc to memorialize the final relocation of utilities on the vacated Missouri Ave. *(D. Birchim, City Manager)*

End Consent Agenda



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

Est. 1565

PROCLAMATION

***WHEREAS**, human trafficking is the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of forced labor or sexual servitude; and*

***WHEREAS**, victims of human trafficking are lured by false promises of employment, educational opportunities, false economic or career opportunities, or even loving romantic relationships. The victims can be of any age, race, gender, sexual orientation, ethnicity, socioeconomic background, U.S Citizens, permanent residents, and foreign nationals; and*

***WHEREAS**, in 2023, Florida had the third highest number of human trafficking cases in the United States and, in October of 2024, 157 people were arrested in a Florida human trafficking investigation on criminal charges which ranged from solicitation of prostitution to human trafficking of a minor; and*

***WHEREAS**, aggressively identifying and prosecuting the buyers and sellers of trafficking victims is an effective strategy to end the commission of human trafficking; and*

***WHEREAS**, assisting victims of human trafficking requires a coordinated community response among community groups, social services, schools, and law enforcement, and more awareness and education is crucial to eradicating human trafficking in our communities, state, and nation.*

***NOW THEREFORE**, the City Commission of the City of St. Augustine does hereby declare **January 2025**, as **Human Trafficking Awareness Month**, and urges all citizens to recognize our vital roles in ending all forms of modern slavery and to observe this month with appropriate programs and activities aimed at ending and preventing all forms of human trafficking.*

***IN WITNESS WHEREOF**, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 13th day of January in the year of our Lord two thousand twenty-five and the four hundred and fifty-ninth year of the founding of St. Augustine, the Nation's Oldest City.*

2025-02

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: December 30, 2024

RE: **Ordinance 2024-01 related to the Annexation of Parcels of Land including the St. Joseph Academy Catholic High School at 155 State Road 207- Second Reading and Public Hearing**

Please place the attached ordinance related to the annexation of the St. Joseph Academy Catholic High School on the January 13, 2025, City Commission Agenda for Second Reading and Public Hearing. The First Reading was held for this item on February 12, 2024. The delay between these two (2) hearings was due to the difficulties obtaining legal descriptions of the associated properties.

The property is approximately 39.8 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and southeast boundaries. The current use of the property is a private high school including athletic fields and school facilities. The school is St. Joseph Academy Catholic High School. The owner(s) of the property is The Roman Catholic Church, and The Diocese of St Augustine.

The City Commission reviewed and accepted the school's Voluntary Petition to annex, and annexation agreement at the August 14, 2023, City Commission meeting.

St. Johns County has assigned a future land use designation for all of the property as Residential-D and the county zoning is Residential, Single family-three (RS-3) and Open Rural (OR). The petitioner/applicant appeared before the city's Planning and Zoning Board (PZB) with an application to assign a city future land use designation and to amend the county zoning designation to a city zoning designation for the property on January 2, 2024. The specific city land use designation recommended by the PZB is Institutional with a recommended city zoning designation of Open Land (OL).

Also attached is a list of the properties and maps illustrating the location of the property in relation to the city land use map, a map showing the parcels, and a map illustrating the existing St. Johns County zoning districts. The completed legal descriptions and boundary surveys of the properties are incorporated by reference into the ordinance and are attached.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is also attached for your information.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written over a horizontal line.

Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 39.8 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, NORTH OF STATE ROAD 207, AND SOUTH OF COLUMBUS STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," THROUGH EXHIBIT "F," LEGAL
DESCRIPTIONS AND BOUNDARY SURVEYS
ATTACHED HERETO AND MADE A PART
HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(www)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

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

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

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

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

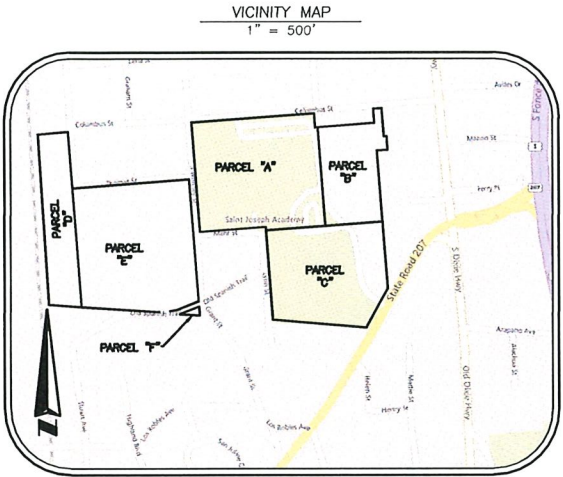
Darlene Galambos, City Clerk

(SEAL)

BOUNDARY SURVEY

OF

CITY OF ST. AUGUSTINE ANNEX
OF SAINT JOSEPH ACADEMY



SHEET LAYOUT

SHEET 1..... COVER
SHEET 2..... KEY SHEET
SHEETS 3-5..... INDIVIDUAL PARCEL DETAILS

LEGEND

SYMBOLS:

- | | |
|---|----------------------------|
|  | = CONCRETE MONUMENT |
|  | = COMBINATION UTILITY POLE |
|  | = FIRE HYDRANT |
|  | = GATE POST |
|  | = IRON PIPE |
|  | = IRON ROD |
|  | = NAIL W/DISC |
|  | = SIGN |
|  | = SINGLE SUPPORT SIGN |
|  | = WATER VALVE |

LINETYPES:

- X- = CHAINLINK FENCE (CLF)
-RWL- = RIGHT-OF-WAY LINE
-O- = WOODEN PRIVACY FENCE (WPF)
 = RAILROAD

ABBREVIATIONS AND ANNOTATIONS:

- | | | |
|--------|---|---|
| E'LY | = | EASTERLY |
| HWY | = | HIGHWAY |
| LB | = | LICENSED BUSINESS NUMBER |
| (M) | = | MEASURED |
| MB | = | MAP BOOK |
| N'LY | = | NORTHERLY |
| O.R.B. | = | OFFICIAL RECORDS BOOK |
| (P) | = | PLAT |
| PG(S) | = | PAGE(S) |
| PSM | = | PROFESSIONAL SURVEYOR AND MAPPER (NUMBER) |
| (R) | = | RECORD |
| S'LY | = | SOUTHERLY |
| SSMC | = | SOUTHEASTERN SURVEYING AND MAPPING CORP. |
| W'LY | = | WESTERLY |

DESCRIPTION:

A portion of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida.

PARCEL "A"

POINT OF BEGINNING, BEGIN at the Southeast corner at the intersection of South Whitley Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North $85^{\circ}43'39''$ East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South $04^{\circ}05'58''$ East, departing said Southerly Right-of-Way, a distance of 82.52 feet; thence North $85^{\circ}43'39''$ East, a distance of 15.00 feet; thence South $04^{\circ}13'11''$ East, a distance of 578.05 feet; thence South $85^{\circ}46'49''$ West, to the Easterly Right-of-Way line of Lynn Street (a 50 foot Right-of-Way line), a distance of 350.72 feet; thence North $04^{\circ}13'11''$ West, along said said Right-of-Way line, a distance of 20.00 feet; thence South $85^{\circ}46'49''$ West, along the Northerly Right-of-Way line of Mohr Street, departing the Easterly Right-of-Way line of Lynn Street, a distance of 385.00 feet; thence North $04^{\circ}13'11''$ West, along the Easterly Right-of-Way line of South Whitley Street and departing the Northerly Right-of-Way line of Mohr Street, a distance of 639.89 feet to the **POINT OF BEGINNING**.

Containing 476,818 square feet or 10.95 acres, more or less.

TOGETHER WITH those parcels identified as Parcels "B" and "C".

PARCEL "B"

For a POINT OF REFERENCE, COMMENCE at the Southeast corner at the intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Right-of-Way, a distance of 82.52 feet; thence South 85°43'39" East, a distance of 15.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°43'39" East, parallel with the Southerly Right-of-Way of said Columbus Street, a distance of 336.36 feet; thence North 04°16'32" West, to the Right-of-Way thereof, a distance of 82.92 feet; thence North 85°43'39" East, along said Southerly Right-of-Way line, a distance of 50.00 feet; thence South 04°16'32" East, a distance of 164.78 feet; thence North 85°43'28" East, a distance of 15.00 feet; thence South 04°16'32" East, departing the Right-of-Way thereof, a distance of 80.00 feet; thence South 85°43'28" West, a distance of 63.00 feet; thence South 04°16'32" East, a distance of 416.10 feet; thence South 85°46'49" West, a distance of 338.92 feet; thence North 04°13'11" West, a distance of 578.05 feet to the POINT OF BEGINNING.

Containing 208,918 square feet or 4.80 acres, more or less.

PARCEL "C"

FOR A POINT OF REFERENCE, COMMENCE at the Southeast intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street, (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Southerly Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet; thence South 04°13'11" East, a distance of 578.05 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°46'49" East, a distance of 339.92 feet; thence South 04°16'32" East, along the Westerly line of those lands recorded in Official Records Book 4104, Page 364 of the Public Records of St. Johns County, Florida and its southerly prolongation to the Northwestern Right-of-Way line of State Road No. 207 (a variable width Right-of-Way), a distance of 394.56 feet; thence South 22°28'06" West, along said Westerly Right-of-Way line to its intersection with the southerly line of said Section 45, a distance of 258.60 feet; thence North 85°54'05" West, departing the Right-of-Way line thereof and along said section line to a point at its intersection with the Easterly Right-of-Way line of Lynn Street (a 50' Right-of-Way as currently established), a distance of 552.53 feet; thence North 04°13'11" West, departing the section line thereof and said Easterly Right-of-Way line of Lynn Street to a point, a distance of 529.88 feet; thence North 85°46'49" East, departing last said Right-of-Way line, a distance of 350.72 feet to the POINT OF BEGINNING.

Containing 383,438 square feet or 8.80 acres, more or less.

PARCEL "D"

For a POINT OF BEGINNING, BEGIN at the intersection of the Southerly line of Section 45, Township 29 South, Range 29 East, lying in St. Johns County, Florida a point lying on the Eastern Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1258660000), said point also being the Northeast corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 03°26'02" West, along said Eastern Right-of-Way line of the Florida East Coast LLC Railroad, a distance of 192.72 feet to the Southern Right-of-Way line of the Florida East Coast LLC Railroad; thence South 89°54'05" West, along said section line, a distance of 192.72 feet to the POINT OF BEGINNING.

Containing 186,682 square feet or 4.29 acres, more or less.

PARCEL "E"

FOR A POINT OF REFERENCE, COMMENCE at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #125660000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 03°26'02" West, along said Easterly Right-of-Way line of said railroad, a distance of 998.01 feet; thence North 85°41'42" East, departing said Railroad Right-of-Way line to the Westerly Right-of-Way line of South Rodriguez Street, a distance of 178.05 feet; thence South 04°09'40" East, along said Right-of-Way line to the Southerly Right-of-Way line of Thomas Street, a distance of 330.07 feet to the POINT OF BEGINNING.

From the POINT of BEGINNING; thence North 85°41'55" East, along said Southerly Right-of-Way line of Thomas Street to the Westerly Right-of-Way line of Sault Whinery Street, a distance of 690.03 feet; thence South 04°13'11" East, departing said Southerly Right-of-Way line of Thomas Street along the Westerly Right-of-Way line of South Whinery Street, a distance of 713.99 feet; thence South 68°25'07" West, departing the Right-of-Way line thereof along the Northerly Right-of-Way line of Old Spanish Trail, a distance of 134.92 feet; thence South 78°55'57" West, along said Northerly Right-of-Way line, a distance of 42.96 feet; thence South 85°35'45" West, a distance of 63.50 feet; thence North 87°27'29" West, along said Northerly Right-of-Way line to its intersection with the southerly line of Section 45, a distance of 147.18 feet; thence North 85°54'05" West, departing the right-of-way line thereof and along said southerly section line to a point, a distance of 312.95 feet; thence North 04°09'40" West, departing said section line, a distance of 695.99 feet to the POINT of BEGINNING.

Containing 507,040 square feet or 11.64 acres, more or less

TOGETHER WITH that parcel identified as Parcel F.

PARCEL "F"

FOR A POINT OF REFERENCE, COMMENCE at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence South 85°54'05" East along said southerly section line, a distance of 505.66 feet; thence continue South 85°54'05" East, along said southerly section line to a point lying on the Southerly Right-of-Way line of Old Spanish Trail and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 86°25'07" East, departing the section line thereof to the Southeast corner at the intersection of South Whitney Street, Old Spanish Trail, and Grant Street, a distance of 119.98 feet; thence South 04°13'11" East, along the Westerly Right-of-Way line of Grant Street to its intersection with said southerly section line, a distance of 52.54 feet; thence North 55°54'05" West, departing said Right-of-Way line and along the southerly section line thereof, a distance of 115.73 feet to the POINT OF BEGINNING.

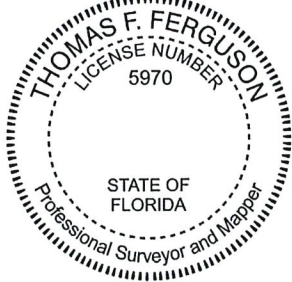
Containing 3,008 square feet or 0.07 acres, more or less.

SURVEYOR'S REPORT:

2. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
3. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
4. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
5. This survey does not determine ownership of the lands shown hereon.
6. Underground foundations, if any, have not been located.
7. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
8. The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
9. Features shown by symbol as indicated in the legend are not to scale.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
11. Bearings shown hereon are based upon monumented Easterly Right-of-Way line of South Whitney Street as being North 04°13'11" West, and the Southerly Right-of-Way line of Columbus Street as being North 85°43'39" East. Bearings and distances shown hereon are measured unless otherwise noted.
12. Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone; distances shown are GRID distances.
13. This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
14. Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
15. Right of Way information shown hereon was determined by found monumentation, recorded plats, recorded Right of Way Maps, and information obtained on the St. Johns County Property Appraisers web site. No Right of Way documentation was provided by client.
16. The described parcels shown hereon contains 1,765,904 square feet or 40.55 acres, more or less.
17. Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

NOTICE OF LIABILITY:

NOTICE OF LABELING: This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Thomas F Ferguson

Thomas F. Ferguson, PSY
Registered Land Surveyor
Number 5970

Digitally signed by Thomas F Ferguson
DN: c=US, o=Unaffiliated,
dnQualifier=A01410D000001904F3E16910007
89ED, cn=Thomas F Ferguson
Date: 2024.11.21 12:38:41 -05'00'

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SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
71252001
SHEET
NUMBER
2 OF 5

Boundary Survey of St. Joseph Academy

Project: 155 State Road 207
St. Augustine, FL 32084

Field Date: 09/24/2024

Drawn By: JTA

Scale: AS SHOWN

REVISION DATE

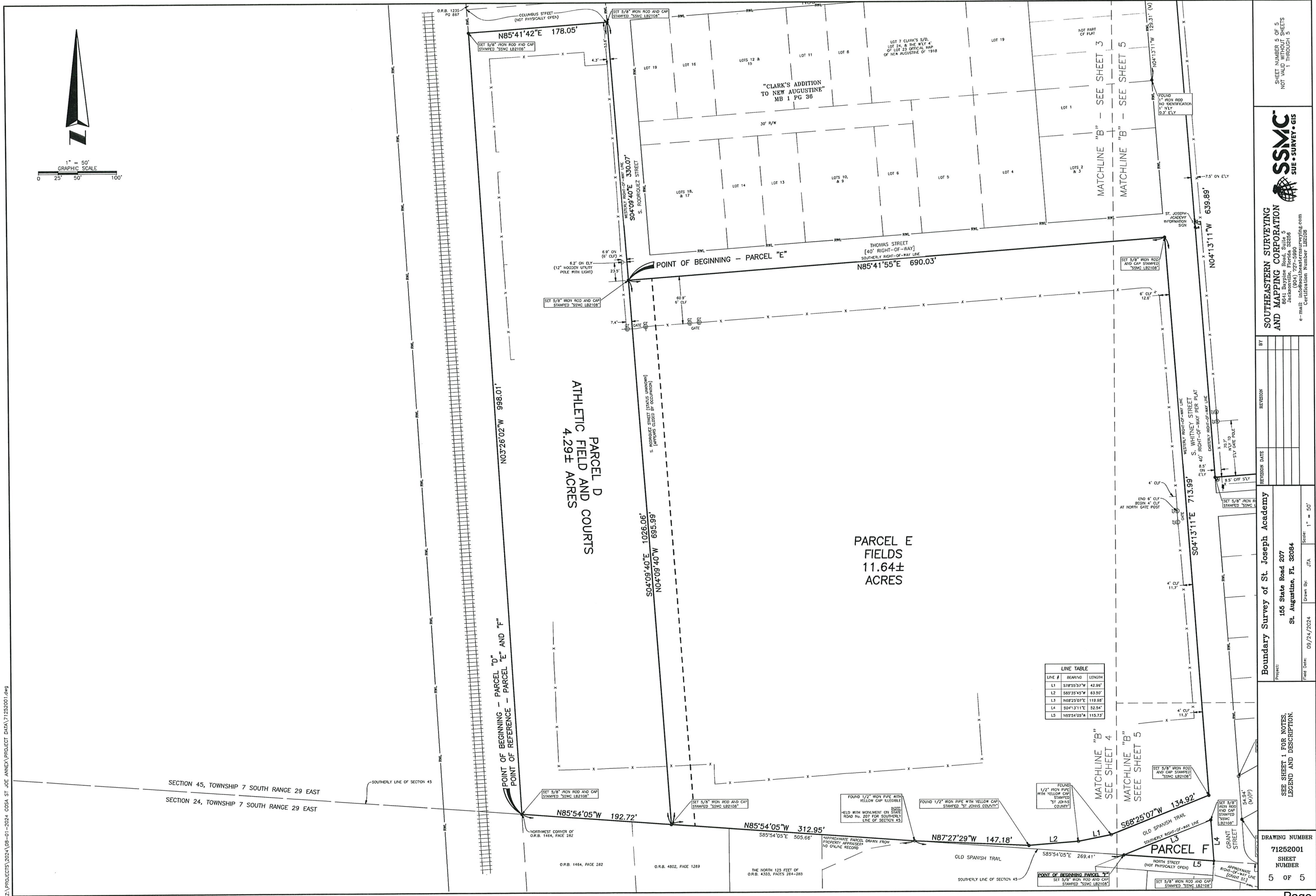
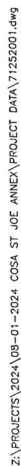
REVISION

BY

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
8601 Bayshore Parkway
Jacksonville, Florida 32256
(904) 727-5880
e-mail: info@southeasternsurveying.com
Certification Number: 126184

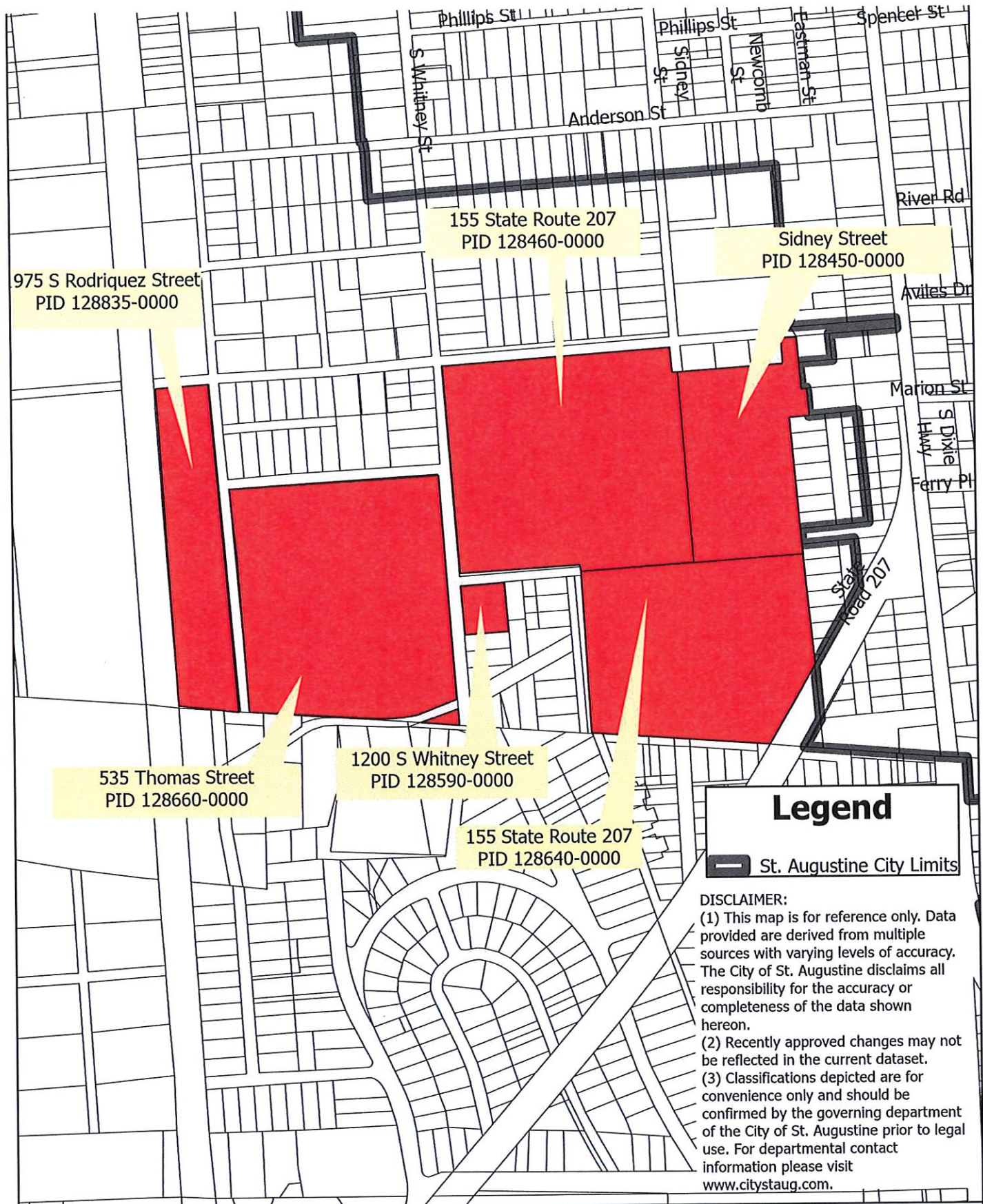


SHEET NUMBER 2 OF 5
NOT VALID OUT SHEETS
1 THROUGH 5



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S78°55'57"W	42.96'
L2	S55°35'45"W	63.50'
L3	N68°25'07"E	119.98'
L4	S04°13'11"E	52.54'
L5	N55°04'05"N	115.73'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.	DRAWING NUMBER		71252001	
	SHEET NUMBER		5 OF 5	
Boundary Survey of St. Joseph Academy Project: 155 State Road 207 St. Augustine, FL 32084			SHEET NUMBER 5 OF 5 NOT VALID WITHOUT SHEETS 1 THROUGH 5	
Field Date: 08/24/2024 Scale: 1" = 50' Drawn By: JTA			SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8641 Bayview Road, Suite 5 Jacksonville, Florida 32226 (904) 727-5980 e-mail: info@seasmapping.com Certification Number 132108	
REVISION DATE BY			REVISION BY	



Voluntary Petition to Annex Into City of St. Augustine



2024



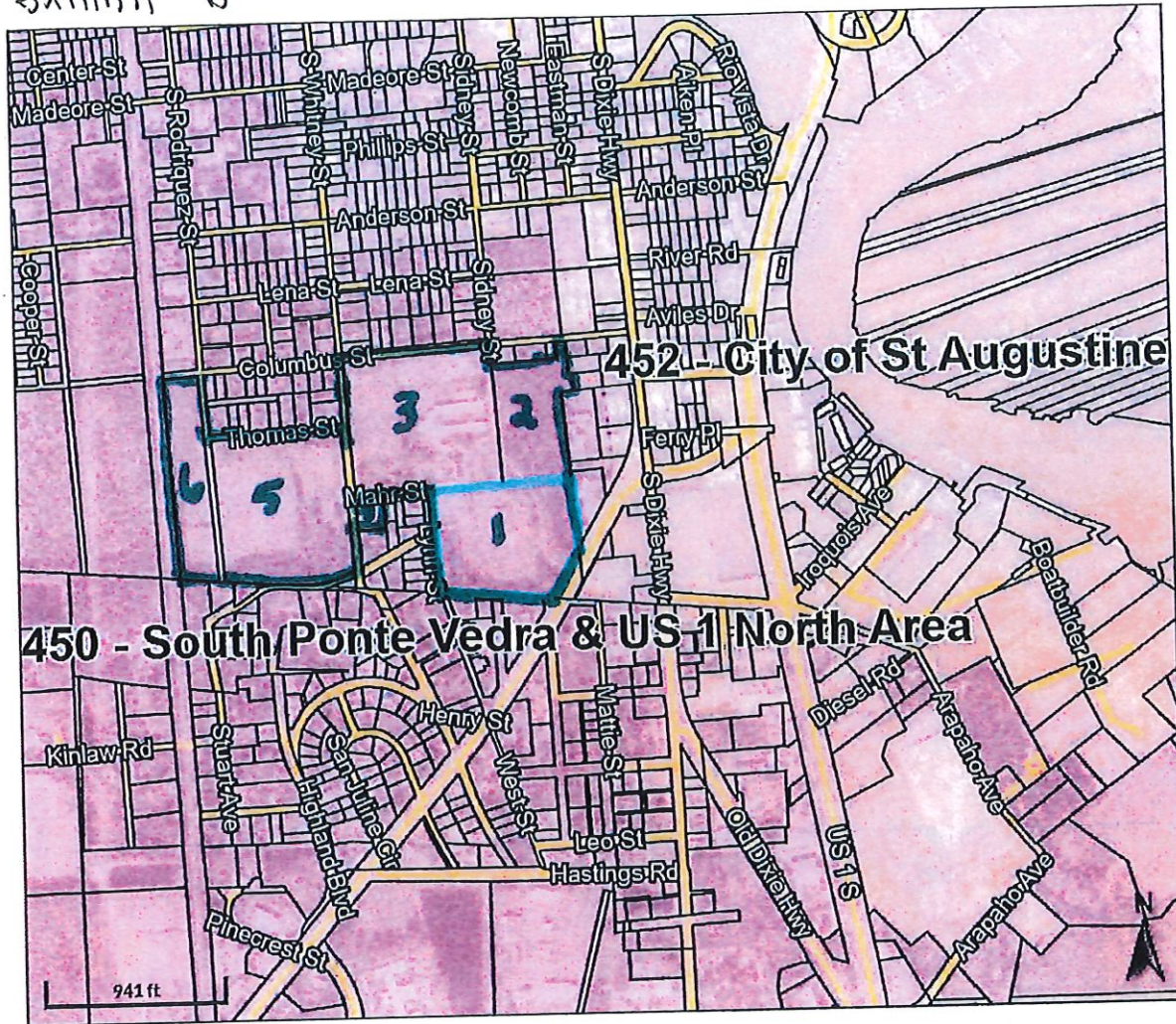
0 0.05 0.1 Miles

0 260 520

St. Joseph Academy Catholic High School
Parcels and legal descriptions

Parcel	PID Number	Address	Acres	County Zoning
#1	1286400000	155 State Road 207	8.44	RS-3
2 E1/2 HUERTAS GRANT SUB LOT 6 BLK 24 (EX E3.25 AC & R/W RD 207 DB234/140 & EX PT TO DOT IN OR1121/593)				
#2	1284500000	Sidney Street	4.74	RS-3
(10) E1/2 HUERTAS GRANT SUB LOT 7 BLK 22				
#3	1284600000	155 State Road 207	10.80	RS-3
E1/2 HUERTAS GRANT SUB BLK 23 (EX S15 OF W385FT ADD'L R/W TO SJC IN OR1653/289)				
#4	1285900000	1200 S. Whitney St	0.50	RS-3
8-7 LYNNWOOD SUB OF LOTS 2 3 4 & 5 BLK 24 E1/2 HUERTAS GRANT LOTS 14 15 & 16 OR3032/357				
#5	1286600000	535 Thomas Street	11.00	OR
E1/2 HUERTAS GRANT SUB S1/2 OF BLK 25 (EX ANY PT OF RD SJC RES #2002-261 IN OR1867/752)				
#6	1288350000	975 S. Rodriquez St	4.32	OR
E1/2 HUERTAS GRANT SUB ALL BLK 26 LYING E OF FEC RY OR1080/1257				

Exhibit "B"



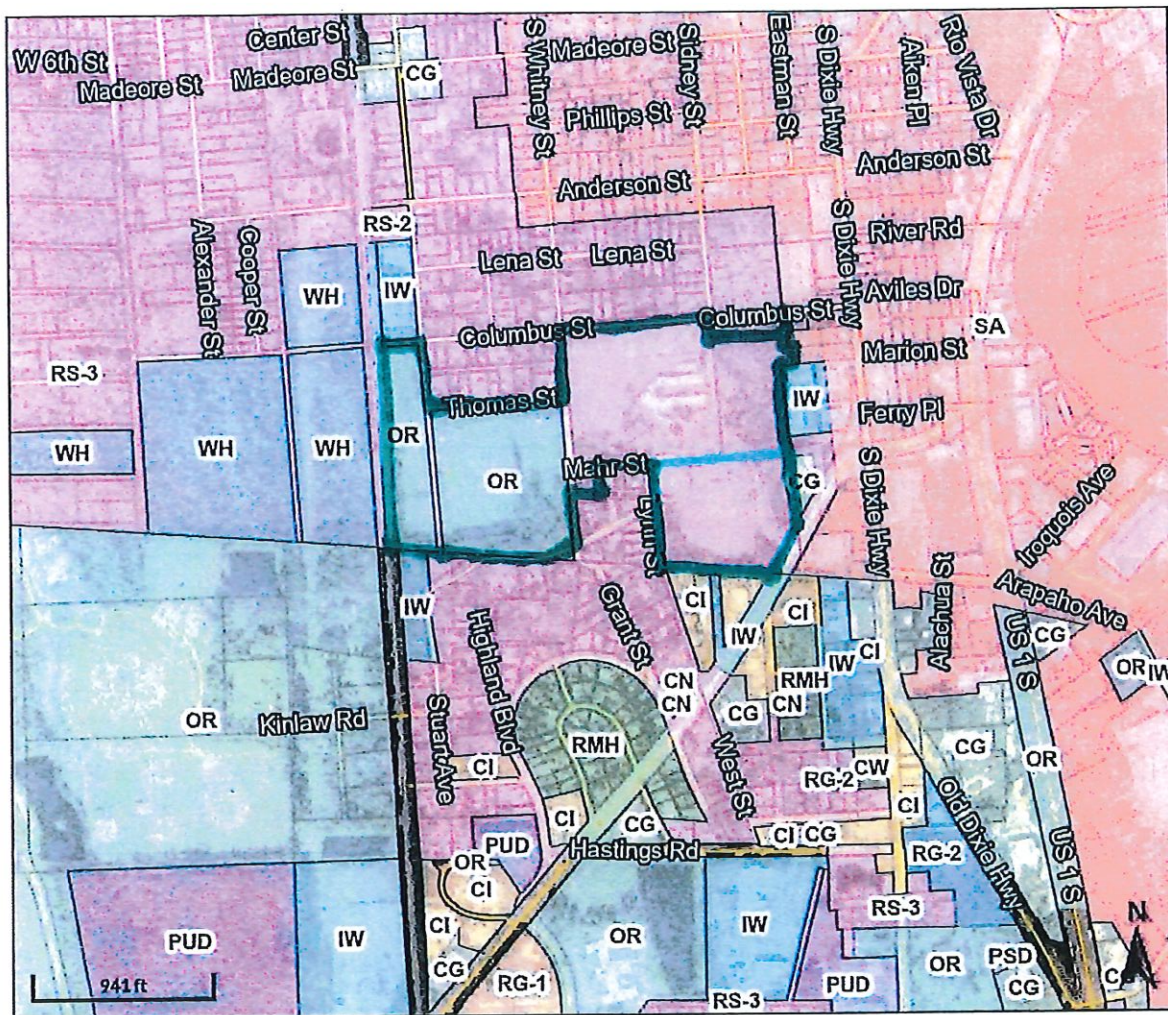
Overview



Legend

Parcels
Tax Districts

- 100
- 152
- 153
- 160
- 300
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- 339



Overview



Legend

□ Parcels

Parcel ID	1286400000	Physical	155 STATE ROAD 207	Building Value	N/A	Last 2 Sales			
Property	7205	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class		Mailing	ROMAN CATHOLIC	Value		n/a	0	n/a	n/a
Taxing	South Ponte Vedra & US 1	Address	CHURCH	Total Land	\$337,600	n/a	0	n/a	n/a
District	North Area		CHANCERY DIOCESE OF	Value					
Acres	8.44		ST AUG	Just Value	\$337,600				
			11625 OLD ST AUGUSTINE	Total Deferred	N/A				
			RD	Assessed Value	\$337,600				
			JACKSONVILLE FL 32258-	Total	\$337,600				
			0000	Exemptions					
				Taxable Value	N/A				

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.

Date created: 8/4/2023

Last Data Uploaded: 8/3/2023 11:53:25 PM

Developed by  Schneider
GEOSPATIAL

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **ORDINANCE NO. 2024-01 - AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 39.8 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE CITY LIMITS OF ST. AUGUSTINE, NORTH OF STATE ROAD 207, AND SOUTH OF COLUMBUS STREET AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

¹ See Section 166.041(4)(c), Florida Statutes.

- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BECAUSE IT ANNEXES A HIGH SCHOOL THAT HAD HISTORICALLY BEEN WITHIN THE CITY LIMITS OF ST. AUGUSTINE, AND IT WILL ALLOW THE CITY TO PROVIDE PUBLIC SAFETY RESOURCES TO THE SCHOOL.**

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

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **NONE.**

THE PROPOSED ORDINANCE ANNEXES APPROXIMATELY 39 ACRES THAT CONTAINS THE MAIN CAMPUS AND ASSOCIATED USES FOR AN EXISTING HIGH SCHOOL WITH NO ANTICIPATED CHANGES TO THE ACTUAL FUNCTION OF THE PROPERTY.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THE ANNEXATION IS TO INCORPORATE THE EXISTING HIGH SCHOOL INTO THE CITY OF ST. AUGUSTINE IN ORDER TO BETTER PROVIDE PUBLIC SAFETY.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: December 30, 2024

RE: **Ordinance 2024-02 – Amending the Future Land Use Designation of 39.8 acres of Annexed Property from St. Johns County Residential-D to City Institutional – Second Reading and Public Hearing**

The subject property is approximately 39.8 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and southeast boundaries. The current use of the property is a private high school including athletic fields and school facilities. The school is St. Joseph Academy Catholic High School and is owned by The Roman Catholic Church, and The Diocese of St Augustine.

The county's Future Land Use Map (FLUM) identifies Residential-D as the current land use category for the property. The owner has requested to change the land use to the City Institutional land use category. An application to rezone the property to Open Land (OL), which is consistent with the proposed land use category, has also been submitted. The owner is proposing to maintain the property as a high school with associated grounds and facilities.

On January 2, 2024, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property from the county designation to city Institutional. On February 12, 2024, the City Commission passed this ordinance on First Reading. The delay between these two (2) hearings was due to the difficulties obtaining legal descriptions of the associated properties.

Attached you will find the Ordinance, and legal description(s) and boundary maps, a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Additionally, for your information please find attached and highlighted the description of the Institutional future land use category adopted in the city's 2040 Comprehensive Plan, as well as the Residential Section of the St. Johns County Comprehensive Plan.

Please place Ordinance 2024-02 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written over a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 39.8 ACRES OF PROPERTY LOCATED NORTH OF STATE ROAD 207 AND SOUTH OF COLUMBUS STREET AS PORTIONS OF THE HUERTAS GRANT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF INSTITUTIONAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 39.8 acres of land, located north of State Road 207 and south of Columbus Street as a portion of the Huertas Grant being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Residential-D to City Institutional;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 39.8 acres commonly known as a portion of the Huertas Grant, and identified on the Future Land Use Map (FLUM) of St. Johns County as Residential-D, is hereby amended to the city classification of Institutional. This property is more fully described in the attached legal description.

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-01 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," THROUGH EXHIBIT "F," LEGAL
DESCRIPTIONS AND BOUNDARY SURVEYS
ATTACHED HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

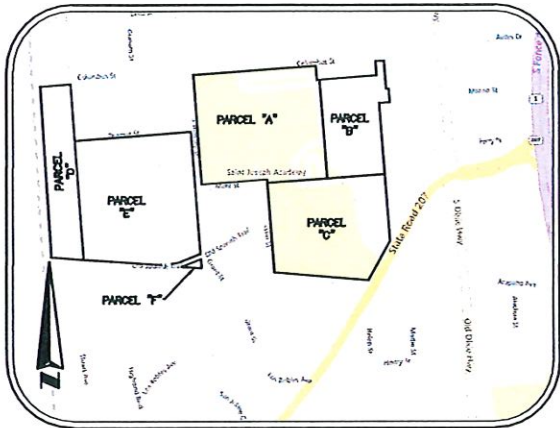
Darlene Galambos, City Clerk

(SEAL)

BOUNDARY SURVEY

OF
CITY OF ST. AUGUSTINE ANNEX
OF SAINT JOSEPH ACADEMY

VICINITY MAP
1" = 500'



SHEET LAYOUT

SHEET 1..... COVER
SHEET 2..... KEY SHEET
SHEETS 3-5..... INDIVIDUAL PARCEL DETAILS

LEGEND:

SYMBOLS:

- = CONCRETE MONUMENT
- ⊕ = COMBINATION UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = GATE POST
- = IRON PIPE
- = IRON ROD
- ⊙ = NAIL W/DISC
- = SIGN
- ▲ = SINGLE SUPPORT SIGN
- ⊕ = WATER VALVE

LINE TYPES:

- X- = CHAINLINK FENCE (CLF)
- RAL- = RIGHT-OF-WAY LINE
- D- = WOODEN PRIVACY FENCE (WPF)
- ||||| = RAILROAD

ABBREVIATIONS AND ANNOTATIONS:

- E'LY = EASTERLY
- H'WY = HIGHWAY
- LB = LICENSED BUSINESS NUMBER
- (M) = MEASURED
- MB = MAP BOOK
- N'LY = NORTHERLY
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- PG(S) = PAGE(S)
- PSM = PROFESSIONAL SURVEYOR AND MAPPER (NUMBER)
- (R) = RECORD
- S'LY = SOUTHERLY
- SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORP.
- W'LY = WESTERLY

DESCRIPTION:

A portion of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida.

PARCEL "A"

For a POINT OF BEGINNING, BEGIN at the Southeast corner at the intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Southerly Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet; thence South 04°13'11" East, a distance of 578.05 feet; thence South 85°46'49" West, to the Easterly Right-of-Way line of Lynn Street (a 50 foot Right-of-Way line), a distance of 350.72 feet; thence North 04°13'11" West, along said Right-of-Way line, a distance of 20.00 feet; thence South 85°46'49" West, along the Northerly Right-of-Way line of Mohr Street, departing the Easterly Right-of-Way line of Lynn Street, a distance of 355.00 feet; thence North 04°13'11" West, along the Easterly Right-of-Way line of South Whitney Street and departing the Northerly Right-of-Way line of Mohr Street, a distance of 639.89 feet to the POINT OF BEGINNING.

Containing 476,818 square feet or 10.95 acres, more or less.

TOGETHER WITH those parcels identified as Parcels "B" and "C".

PARCEL "B"

For a POINT OF REFERENCE, COMMENCE at the Southeast corner at the intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°43'39" East, parallel with the Southerly Right-of-Way of said Columbus Street, a distance of 336.36 feet; thence North 04°16'32" West, to the Right-of-Way thereof, a distance of 82.52 feet; thence North 85°43'39" East, along said Southerly Right-of-Way line, a distance of 50.00 feet; thence South 04°16'32" East, a distance of 164.78 feet; thence North 85°43'39" East, a distance of 15.00 feet; thence South 04°16'32" East, departing the Right-of-Way thereof, a distance of 80.00 feet; thence South 85°43'39" West, a distance of 63.00 feet; thence South 04°16'32" East, a distance of 416.10 feet; thence South 85°46'49" West, a distance of 338.92 feet; thence North 04°13'11" West, a distance of 578.05 feet to the POINT OF BEGINNING.

Containing 208,918 square feet or 4.80 acres, more or less.

PARCEL "C"

For a POINT OF REFERENCE, COMMENCE at the Southeast intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Southerly Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet; thence South 04°13'11" East, a distance of 578.05 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°46'49" East, a distance of 338.92 feet; thence South 04°16'32" East, along the Westerly line of those lands recorded in Official Records Book 4104, Page 364 of the Public Records of St. Johns County, Florida and its southerly prolongation to the Northerly Right-of-Way line of State Road No. 207 (a variable width Right-of-Way), a distance of 394.56 feet; thence South 29°26'06" West, along said Westerly Right-of-Way line to its intersection with the southerly line of said Section 45, a distance of 258.60 feet; thence North 85°44'05" West, departing the Right-of-Way line thereof and along said section line to a point at its intersection with the Easterly Right-of-Way line of Lynn Street (a 50' Right-of-Way as currently established), a distance of 552.53 feet; thence North 04°13'11" West, departing the section line thereof and said Easterly Right-of-Way line of Lynn Street to a point, a distance of 529.88 feet; thence North 85°46'49" East, departing said Right-of-Way line, a distance of 350.72 feet to the POINT OF BEGINNING.

Containing 383,438 square feet or 8.80 acres, more or less.

PARCEL "D"

For a POINT OF BEGINNING, BEGIN at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 03°26'02" West, along said Easterly Right-of-Way line of said railroad, a distance of 998.01 feet; thence North 85°41'42" East, departing said Railroad Right-of-Way line to the Westerly Right-of-Way line of South Rodriguez Street, a distance of 178.05 feet; thence South 04°09'40" East, along said Right-of-Way line to the Southerly Right-of-Way line of Thomas Street, a distance of 330.07 feet to the POINT OF BEGINNING.

Containing 186,682 square feet or 4.29 acres, more or less.

PARCEL "E"

For a POINT OF REFERENCE, COMMENCE at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 03°26'02" West, along said Easterly Right-of-Way line of said railroad, a distance of 998.01 feet; thence North 85°41'42" East, departing said Railroad Right-of-Way line to the Westerly Right-of-Way line of South Rodriguez Street, a distance of 178.05 feet; thence South 04°09'40" East, along said Right-of-Way line to the Southerly Right-of-Way line of Thomas Street, a distance of 330.07 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°41'55" East, along said Southerly Right-of-Way line of Thomas Street to the Westerly Right-of-Way line of South Whitney Street, a distance of 690.03 feet; thence South 04°13'11" East, departing said Southerly Right-of-Way line of Thomas Street along the Westerly Right-of-Way line of South Whitney Street, a distance of 713.99 feet; thence South 68°25'07" West, departing the Right-of-Way line thereof along the Northerly Right-of-Way line of Old Spanish Trail, a distance of 134.92 feet; thence South 78°55'37" West, along said Northerly Right-of-Way line, a distance of 42.95 feet; thence South 85°35'45" West, a distance of 63.50 feet; thence North 87°27'29" West, along said Northerly Right-of-Way line to its intersection with the southerly line of Section 45, a distance of 147.18 feet; thence North 85°44'05" West, departing the right-of-way line thereof and along said southerly section line to a point, a distance of 312.95 feet; thence North 04°09'40" West, departing said section line, a distance of 695.99 feet to the POINT OF BEGINNING.

Containing 507,040 square feet or 11.64 acres, more or less.

TOGETHER WITH that parcel identified as Parcel F.

PARCEL "F"

For a POINT OF REFERENCE, COMMENCE at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 85°44'05" East, along said southerly section line, a distance of 505.66 feet; thence continue South 85°44'05" East, along said southerly section line to a point lying on the Southerly Right-of-Way line of Old Spanish Trail and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 68°25'07" East, departing the section line thereof to the Southeast corner at the intersection of South Whitney Street, Old Spanish Trail, and Grant Street, a distance of 119.98 feet; thence South 04°13'11" East, along the Westerly Right-of-Way line of Grant Street to its intersection with said southerly section line, a distance of 52.54 feet; thence North 85°44'05" West, departing said Right-of-Way line and along the southerly section line thereof, a distance of 115.73 feet to the POINT OF BEGINNING.

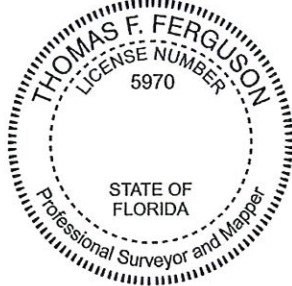
Containing 3,008 square feet or 0.07 acres, more or less.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter SJ-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations, if any, have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code SJ-17.062 and Florida Statute 472.025.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based upon monumented Easterly Right-of-Way line of South Whitney Street as being North 04°13'11" West, and the Southerly Right-of-Way line of Columbus Street as being North 85°43'39" East. Bearings and distances shown hereon are measured unless otherwise noted.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone; distances shown are GRID distances.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, recorded Right of Way Maps, and information obtained on the St. Johns County Property Appraisers web site. No Right of Way documentation was provided by client.
- The described parcels shown hereon contains 1,765,904 square feet or 40.55 acres, more or less.
- Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Thomas F
Ferguson

Thomas F. Ferguson, PSM
Registered Land Surveyor
Number 5970

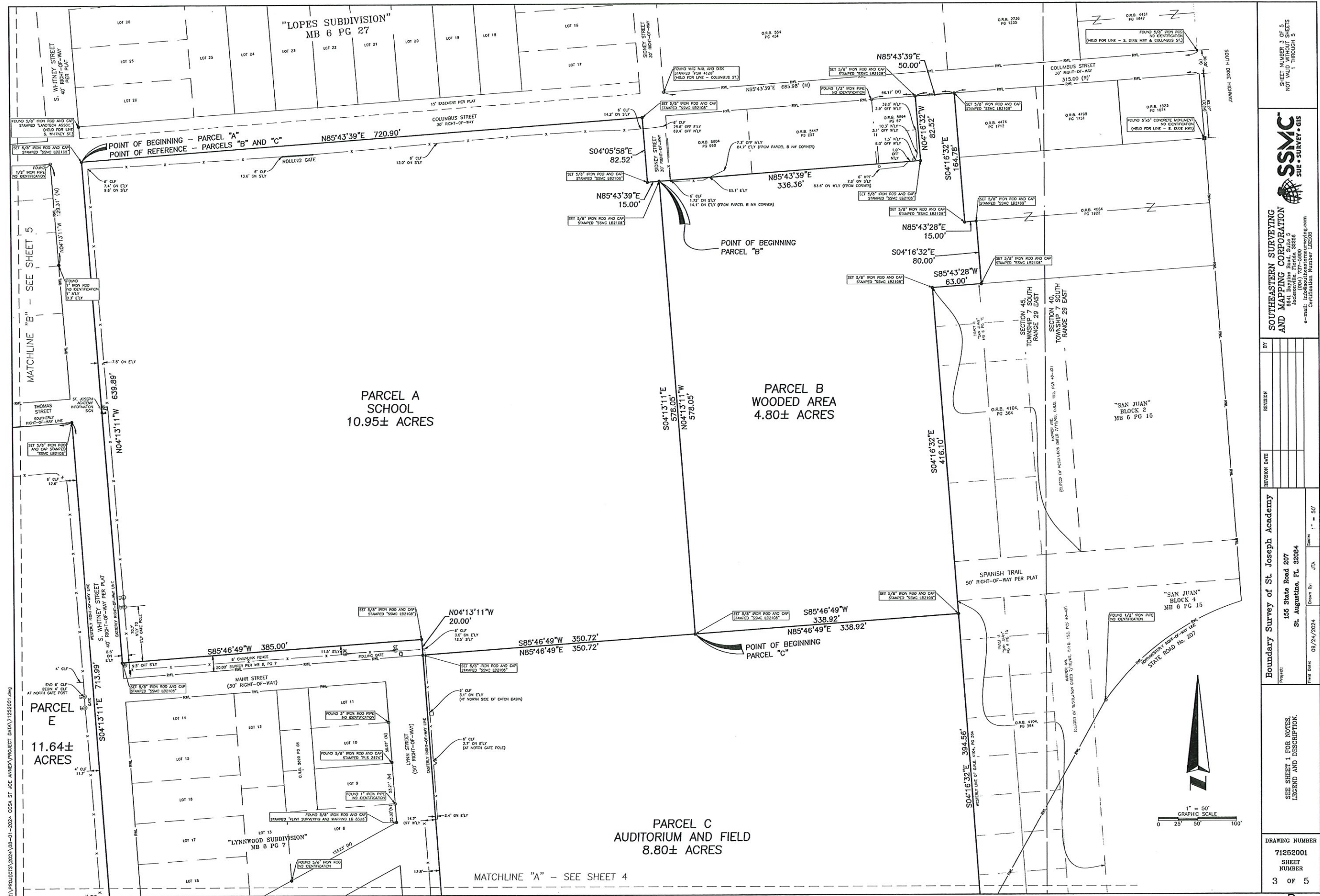
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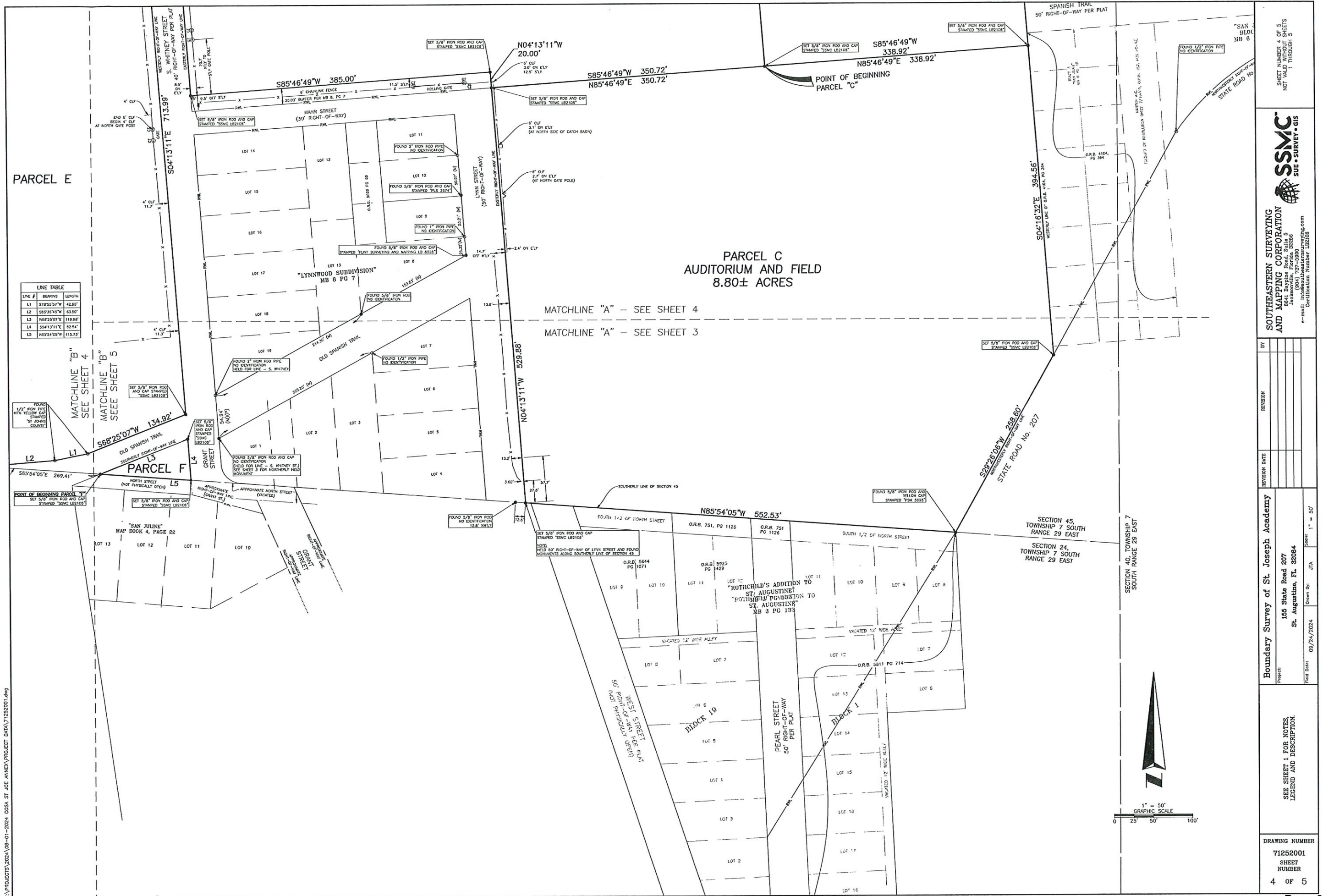
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
155 State Road 207
St. Augustine, FL 32084
(904) 727-5880
e-mail: info@ssmc-surveying.com
Certification Number 122103

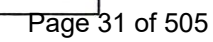
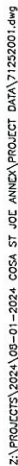
BY	REVISION	REVISION DATE	SHEET NUMBER 1 OF 5
			NOT VALID WITHOUT SHEETS 1 THROUGH 5

Boundary Survey of St. Joseph Academy	AS SHOWN
Project: 155 State Road 207 St. Augustine, FL 32084	Scale: JTA
Field Date: 09/24/2024	Drawn By: JTA

Certified to:	City of St. Augustine
DRAWING NUMBER	71252001
SHEET NUMBER	1 OF 5



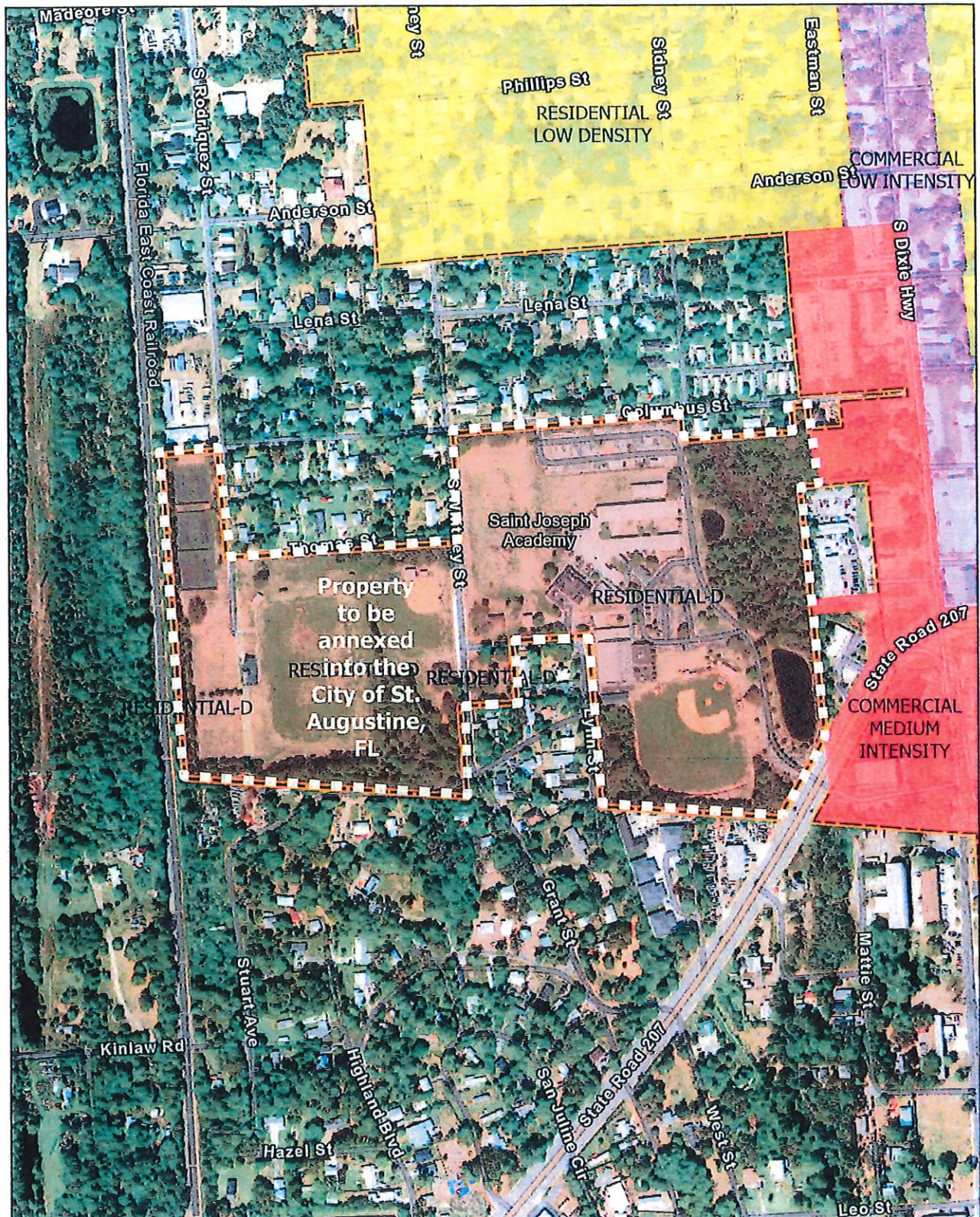




Field Date:	08/24/2024	Drawn By:	JTA	Scale:	1" = 50'
Project: Boundary Survey of St. Joseph Academy 155 State Road 207 St. Augustine, FL 32084					
Revision Date:					Revision:

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
9041 Terrace Road, Suite 3
Jacksonville, Florida 32296
(904) 737-9900
e-mail: info@semsurveying.com
Certification Number 125108

SHEET NUMBER 5 OF 5
NOT VALID WITHOUT SHEETS
1 THROUGH 5



Existing Land Use

155 SR 207 has a current St. Johns County land use designation of Residential-D.

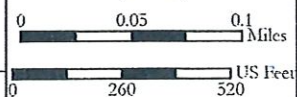
St Johns County, State of Florida, Maxar, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



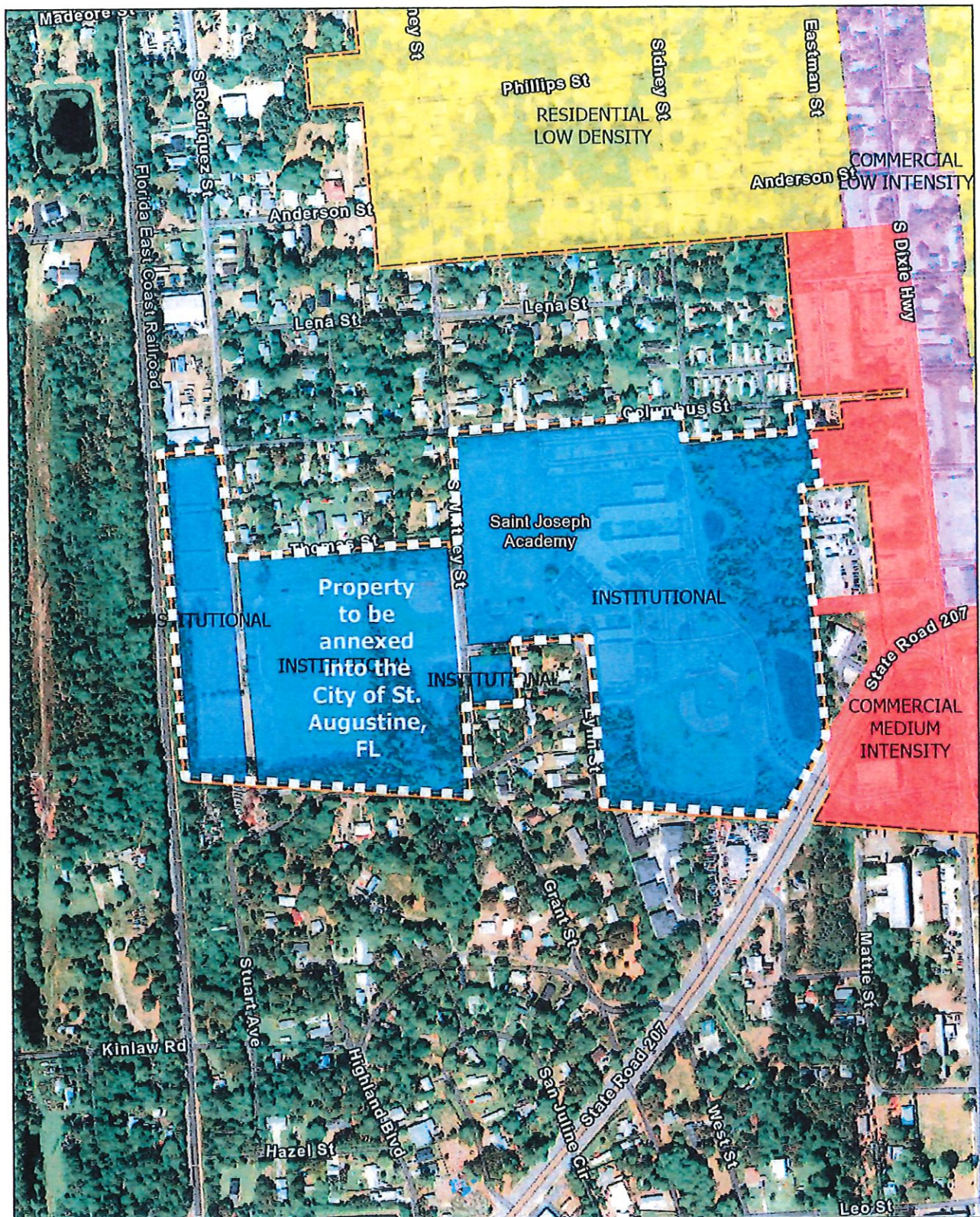
ST AUGUSTINE
1565-1885

2024

N



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Proposed Land Use

155 SR 207 is proposed to have a land use designation of Institutional

St Johns County, State of Florida, Maxar, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

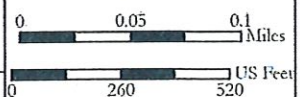


ST. AUGUSTINE
— 1885 —

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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Section taken from the City of St. Augustine 2040 Comprehensive Plan Future Land Use Element

FLUE Objective 6.8

Public and Institutional Use Categories: The Public and Institutional land use category is established for publicly owned parcels, and privately, owned institutional uses.

FLUE Policy 6.8.1

Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public.

The density and intensity will adhere to the most restrictive adjacent land use designation.

FLUE Policy 6.8.1.1

The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02).

FLUE Policy 6.8.2

Institutional

It is the intent of this district that certain lands, which are private institutional uses and are used for a purpose which is beneficial to the public, such as, nursing homes, community centers, religious institutions and similar uses, shall be designated Institutional.

The density and intensity will adhere to the most restrictive adjacent land use designation.

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Churches is added to the Future Land Use map:

Language to be inserted on the Future Land Use map:

*As of the date of the adoption of this Future Land Use Map existing churches in any Future Land Use Category are not subject to height, lot coverage or setback limitations based on the existing built conditions of the site.

**Section taken from the St. Johns County Comprehensive Plan
Future Land Use Element**

Existing Land Use Residential “D”

- Neighborhood Public Service;
- General Public Service;
- Solid Waste and Correctional Facilities; and
- Residential as may be allowed as an Accessory Use within the County land development regulations.
- In the Hastings Overlay District (Exhibit A.1.11), Agricultural uses may be provided in Industrial Land Use designations as permitted by zoning designation and Overlay District regulations.

(k) **Parks and Open Space** shall mean active and passive recreation areas or lands permanently maintained as open space. Permitted uses shall include:

- Active and passive parks and recreational facilities, together with permitted accessory uses; and
- Public safety government facilities such as police, fire, and emergency medical facilities.
- Uses and activities allowed by an approved Federal, State, regional, or local Management Plan governing activities allowed on such public lands.

(l) **Public** shall mean government-owned grounds, buildings, or facilities. Permitted uses shall include:

- All governmental uses or activities which are consistent with the Plan including police, fire, emergency medical facilities, public schools, and government-owned or leased buildings or facilities.

(m) **Residential** shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established

and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site.

- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone “A” and “B” designations, Neighborhood Commercial uses, approved pursuant to the Planned Development land development regulations, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11, and A.1.11.2;
- In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Development land development regulations, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11, and A.1.11.2;
- In the West Augustine Overlay District, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- In the Workforce Housing Zoning District, at least thirty percent (30%) of all residential units constructed must be dedicated as Workforce Housing. This zoning category is implemented through provisions outlined within the Land Development Code Article V, Part 5.11.00.

- In Density Zone “D” designation, hotels, motels, and club facilities, together with ancillary commercial uses, may be appropriate when not incompatible with surrounding residential uses; and
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.

(1) Maximum Residential Density Zones for the Mainland Area are established as follows (units/acre):

MAINLAND AREA	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	2.0	4.0
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
West Augustine Overlay District				4.0**
Maximum Density (Base + Variable)	1.0	2.0	6.0	13.0
WORKFORCE HOUSING ZONING DISTRICT	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
Workforce Housing Zoning District ***	-	4.0	2.0	4.0
Maximum Density (Base + Variable)	1.0	6.0	6.0	13.0
HASTINGS OVERLAY DISTRICT				
Base Density (per net acre)	1.0	2.0	4.0	8.0
Variable Density Factors				
High Density Hastings Manor (Hastings Overlay District; See Policy A.1.11.1.m.8.(cc))	-	-	-	4.0
Maximum Density (Base + Variable)	1.0	2.0	4.0	12.0

* *Required for Development Approval*

** *In lieu of PUD Variable Density Factor*

*** In the Workforce Housing Zoning District density is provided to those properties that maintain a Future Land Use designation of Residential-B (Res-B), Residential-C (Res-C), Residential-D (Res-D), and Mixed Use (MU). Additional density is provided for projects that encumber a minimum of thirty percent (30%) of their units as Workforce Housing in accordance with a methodology established in the Land Development Code.

- (2) Maximum Residential Density Zones for the Coastal Area are established as follows (units/acre):

COASTAL AREA	A	B	C	D
Base Density (per net acre)	0.4	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	-	2.0
Central Water	0.6	*	1.0*	1.0*
Central Sewer	-	*	1.0*	1.0*
Maximum Density (Base + Variable)	1.0	2.0	4.0	8.0
WORKFORCE HOUSING ZONING DISTRICT	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
Workforce Housing Zoning District ***	-	4.0	2.0	4.0
Maximum Density (Base + Variable)	1.0	6.0	6.0	13.0

**Required for Development Approval*

- (3) Density permitted by the applicable Density Zones shall be allocated only to the net acreage proposed for development. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands, or lands designated Conservation contained within the site. Except as provided pursuant to the Optional Density Factors, wetlands shall not be assigned density.

- (4) All new development on parcels equal to or greater than ten (10) acres in size that requires a zoning change in the Density Zone “A,” “B,” “C,” or “D” designations shall be required to apply for development approval pursuant to the County’s Planned Development land development regulations.
- (5) All new development in the Density Zone “C” or “D” designations shall be required to provide central water and sewer service for the proposed development except for residential development that is projected to generate less than four (4) Equivalent Residential Connections or non-residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service.
- (6) All development within the Coastal Area shall connect to central sewer as provided by Florida Statutes and County Land Development Code.
- (7) Optional Density Factors shall be provided to encourage protection of natural resources and to encourage specific types of development. Application of these Optional Density Factors shall be as provided in the County land development regulations. Developments within the Workforce Housing Zoning designation shall not utilize the Optional Density Factors. Optional Density Factors are established as follows:

OPTIONAL DENSITY FACTORS	Units/Acre
Public Beach Access	2
Public Beach Parking	4
Dedication of Land for Public Benefit	2
Preservation of Open Space East of SR A1A	1
Preservation of Open Space West of SR 13	1
Preservation of Uplands Adjacent to Contiguous Wetlands	2
Dedication of Uplands Adjacent to State-Owned Navigable Waters for Public Benefit with Public Access and Parking	4
Mitigation of an Existing Non-conforming or Incompatible Land Use	2
Traditional Neighborhood Development or Green Development*	2
Wetlands Preservation	See Note 1

Affordable Housing

See Note 2

**Subject to approval through the Planned Development land development regulations*

Notes:

1. A density bonus shall be permitted equal to the lesser of: (a) ten percent (10%) of the wetland acreage preserved, or (b) ten percent (10%) of the upland acreage proposed for development, multiplied by the density permitted by the applicable residential density zone. The preservation of the wetland acreage, which is the basis for the calculation of the Wetland Preservation Factor, shall be by conservation easement, deed restriction, or other written evidence acceptable to the County.
 2. For each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone "A" and "B" designations, and two (2) units per net acre in Density Zone "C" and "D" designations.
 3. Traditional Neighborhood and Green Development projects subject to approval through the Planned Development land development regulations. Green Development shall mean certified or designated developments by a Florida or nationally recognized organization acknowledged by St. Johns County.
 4. Optional Density Factors do not apply to development within the Workforce Housing Zoning designation.
- (8) Site-Specific Limitations on Density/Intensity
- (a) The property known as the State Road 16 Property legally described in Ordinance 2006-48 (the "Ordinance") is assigned a Residential B Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 54 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.
 - (b) The property known as the Pacetti Property legally described in Ordinance 2006-53 (the "Ordinance") is

assigned a Residential D Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 224 residential units and 2,500 square feet of water dependent commercial use. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.

- (c) The 145 acres of property located on the northeast and northwest corners of CR 210 and CR 223 as described in Ordinance No. 2006-126 (the "Ordinance") is assigned an Intensive Commercial (IC) Future Land Use Map Designation. The development intensity of those 145 acres shall not exceed 10,000 square feet of development per acre. Proposed changes to increase the allowed development intensity of the 145 acres are subject to the provisions of Chapter 163, Florida, regarding large-scale amendments to the Comprehensive Plan.
- (d) The Property known as H.E. Wolfe Trust, a 310+/-acre development, legally described below, is assigned a Residential C Future Land Use Map Designation and a Conservation Future Land Use Designation through Ordinance 2006-148. The gross density of said property shall not exceed 801 cumulative residential units and 181,603 square feet of non-residential use in perpetuity. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.
- (e) The property known as Wildcat/Turnbull, containing approximately 436.69 acres as legally described in Ordinance No. 2007-66, is assigned a Residential-B Future Land Use Map designation and is limited to a maximum of 813 dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to the Comprehensive Plan.
- (f) The property known as Bannon Lakes, a 580 +/- parcel, is being capped at a maximum of 999 residential units, 105,000 square feet of commercial space and 15,000 square feet of office space.

Conservation easements in favor of the St. Johns River Water Management District shall be established pursuant to Section 704.06, Florida Statutes, in order to preserve and maintain no fewer than one hundred-eighty (180) acres of wetlands along with adjacent uplands. The easements shall be placed in the Public Records of St. Johns County, Florida prior to construction plan approval for any development upon the Subject Property.

- (g) The Cordova Palms DRI property legally described in Ordinance No. 2010-36 is assigned the future land use designations of Residential-C and Intensive Commercial (IC) as shown on the Future Land Use Map. Residential use on the Cordova Palms DRI property shall be limited to a maximum of 750 multi-family residential dwelling units, or some combination of single family and/or multi-family residential units that will have the same or less net impact as 750 residential units on those public facilities and services with an adopted level of service. The maximum floor area of development within the Intensive Commercial future land use designation shall be 0.75. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (h) The property known as the Lemberg South property legally described in Ordinance 2010-37 is assigned the future land use designations of Airport District and Industrial as shown on the Future Land Use Map. Development of the Lemberg South property shall comply with the following development standards:
 - (i) The following uses shall be permitted on the portion of the Lemberg South property designated as Airport District Land Use Category:
 - a. Agriculture
 - b. Cultural/Institutional
 - c. Neighborhood Business
 - d. General Business
 - e. High Intensity Commercial
 - f. Highway Commercial
 - g. Light Industrial
 - h. Neighborhood Public Service
 - i. General Public Service

- j. Regional Business and Commercial;
 - (ii) Heavy Industrial, Residential, and Solid Waste and Correctional Facilities Uses shall be prohibited within the Industrial and Airport District Land Use Categories of the Lemberg South property;
 - (iii) A minimum 100-foot wide natural vegetative buffer shall be provided between development within the Industrial Land Use Category and the adjacent Residential-B Land Use Category along the southeast boundary of the Lemberg South property.
 - (iv) The maximum floor area ratio of development within the Industrial Land Use Category shall be 0.22.
 - (v) The maximum floor area ratio of development within the Airport District Land Use Category shall be 0.22.
 - (vi) Proposed changes to increase the allowed development intensity are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- ① The property known as Sunshine 16 Parcel 4 legally described in Ordinance 2014-12 (the “Ordinance”) is assigned Residential C Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 52 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.
- ② A portion of the property known as St. Johns Marketplace legally described in Ordinance No. 2014-3 is assigned a future land use designation of Business and Commerce Park on the Future Land Use Map (the “Commerce Park Property”). Development of the Commerce Park Property shall comply with the following standards:
 - (i) Pedestrian and vehicular connections shall be provided to create an interconnected vehicular, pedestrian, and bikeway network between parcels.

- (ii) Centralized traffic circulation, utilities, parking, drainage, open space and similar infrastructure shall be provided and may be shared throughout the Commerce Park Property.
- (iii) Cohesive design themes shall be included within the Commerce Park Property to ensure consistency and compatibility of the development and to enhance the viewshed of the Commerce Park Property along Interstate 95 and other major roadways. Such design themes shall at a minimum include building facades, landscaping, signage, parking-area design, and similar development techniques.
- (iv) When feasible, large parking fields shall be placed behind buildings to minimize views of large paved parking areas from major roadways. Where large parking fields are necessary and are in view of major roadways, enhanced landscaping including, but not limited to, additional canopy trees shall be incorporated into the parking lot designs.
- (v) Commerce Park Property shall be designed to avoid impacts to the wetland strand located in the center of the property.
- (k) The property known as Heritage Oaks at St Johns, legally described in Ordinance 2014-8 (the "Ordinance") assigned a Residential C Future Land Use designation under the Ordinance. The gross development of said property shall not exceed 99 residential dwelling units. Proposed changes to increase the allowed development of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendment of the Comprehensive Plan.
- (l) The property known as Bartram Park Planned Unit Development ("PUD"), containing approximately 582 acres as legally described in Ordinance No. 2014-16, is assigned a Residential B Future Land Use Map designation and is limited to a maximum of 616 dwelling units. Proposed changes to increase the allowed density of the Bartram Park PUD property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

- (m) The property known as Valencia Apartments legally described in Ordinance 2014-32 (the "Ordinance") is assigned a Residential D Future Land Use Designation under the Ordinance. The density of said property shall not exceed 288 multi-family residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.
- (n) The Property known as the Julington Lakes Planned Unit Development (PUD) ("Julington Lakes"), containing approximately 598.4 acres as legally described in Ordinance 2014-45 (the "Julington Lakes Ordinance"), is assigned a Residential-B Future Land Use Map designation and is limited to a maximum of 512 dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to Comprehensive Plan.
- (o) The property known as Durbin Creek National (COMPAMD 2014-07), a 1,624 acre parcel (the "Property"), has existing Future Land Use Designations of Intensive Commercial and Rural/Silviculture pursuant to St. Johns County Ordinance No. 2000-68. The portions of the Durbin Creek National Property designated Intensive Commercial shall be developed with a mixture of Commercial/Shopping Center, Office, Hotel, and Residential uses. The portion of the Property with a future land use designation of Rural/Silviculture is part of the 1,500-foot Durbin Creek corridor (measured 750 feet from the center line of Durbin Creek). The timber rights for this area will expire in 2025 and upon expiration, the Rural/Silviculture future land use area will become conservation area through a Comprehensive Plan Amendment, conservation easement or similar mechanism. The Property is included in the Durbin Creek National Urban Service Area boundary, as depicted on the St. Johns County Future Land Use Map, pursuant to Section 163.3164(51), Florida Statutes, and shall be exempt from development of regional impact review pursuant to Section 380.0651(3)(c)(3), Florida Statutes. The Property is also subject to a Development Agreement between Durbin Creek National, LLC and St. Johns County dated

February 3, 2015, which Development Agreement sets forth details related to development of the Property and related transportation, school and parks/recreation mitigation. Because the Property contains predominantly commercial and office uses, scenic edges provided pursuant to Comprehensive Plan Policy A.2.1.4 may be 30 feet for non-residential uses adjacent to arterial and major collector roads and shall provide sufficient landscaping to enhance the aesthetic character along such roads, as described in Policy A.2.1.4.

- (p) The Veterans Parkway property legally described in Ordinance No. 2016-02 is assigned the future land use designation of Residential-C as shown on the Future Land Use Map. Residential use on the Veteran's Parkway property shall be limited to a maximum of 146 dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (q) The Tomoka Pines property legally described in Ordinance 2016-08 is assigned the future land use designation of Residential-C as shown on the Future Land Use Map. Residential use on the Tomoka Pines property shall be limited to a maximum of 44 dwelling units. Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (r) The property known as Mill Creek Hardware, as described in Ordinance No. 2016-19, designated as Community Commercial is limited to a maximum of 45,000 square feet of non-residential development and residential development only as an accessory use as allowed under the Community Commercial FLUM designation. Proposed changes to increase the non-residential intensity or residential density are subject to provisions of Chapter 163, Florida Statutes as related to Comprehensive Plan Amendments.
- (s) Land uses within the Flora Park Planned Unit Development property ("Property") shall be limited to those permitted within the Residential B Future Land

Use category; provided, however, one (1) restaurant with a drive-thru shall be allowed within the Property, consistent with the Residential C Future Land Use category.

- (t) The Cordova Palms PUD legally described in Ordinance 2016-41 is assigned the future land use of Residential-C and Intensive Commercial (IC) as shown on the Future Land Use Map. Residential on the Cordova Palms PUD property shall be limited to a maximum of 750 residential dwelling units, and up to 150,000 square feet of commercial retail and service uses. Proposed changes to increase the allowed development density and/or intensity is subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to the Comprehensive Plan.
- (u) The 3600 Joe Ashton Road property, approximately 4.28 acres, legally described in Ordinance No. 2016-52 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. Residential use on this Joe Ashton Road property shall be limited to a maximum of one single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (v) The Putman House property, approximately 5 acres, legally described in Ordinance 2016-67 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Putman House property shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (w) The property known as 4560 Race Track Road as described in Ordinance 2017-01 is assigned the Community Commercial future land use designation; provided, however, the floor area of buildings within the project shall not exceed 90,000 square feet. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163,

Florida Statutes.

- (x) The property known as Project Family (5405 Race Track Road) as described in Ordinance 2017-14 is assigned the Intensive Commercial future land use designation; provided, however, the intensity of development is limited to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses, that in combination do not generate more than 700 new, external p.m. peak hour trips. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.
- (y) The property known as Byrlne Ricketts Trust (COMPAMD 2016-09) containing approximately 19.36 acres, as legally described in Ordinance 2017-45, is designated Residential-A on the Future Land Use Map, but is limited to maintaining a zoning of Open Rural and to a total of 8 residential units, with only the uses as described within the Open Rural zoning category as provided for within the St. Johns County Land Development Code.
- (z) The site-specific area known as the Hastings Overlay District is a special district further implemented in Article III of the Land Development Code in which specific policies apply for the preservation of property rights that existed prior to the dissolution of the former Town of Hastings. References to the Hastings Overlay District are to the area boundaries as depicted in Exhibit A.1.11 of Objective A.1.11, and further described in Ord. 2018-4, as may be amended.
- (aa) The former Town of Hastings Ord. 06-113, Application #05-111, Wesley Smith; approximately 23 acres designated as Commercial is limited to a No structure shall exceed 35 feet in height measured from the ground to the top of the roof. The total of all impervious surfaces within the commercial portion of the Property shall not exceed 70%, if stormwater is retained within the commercial portion of the Property and shall not exceed 80%, of the total commercial portion of the property if stormwater is handled offsite. The 2005 tax parcel numbers of the subject property is 038830-0010.

- (bb) The former Town of Hastings Ord. 06-15, Application #05-112, Smith Brothers, approximately 178 acres designated as Residential Low-Medium Density is limited to a maximum of 500 single-family dwelling units. The 2005 tax parcel numbers of the subject property are 047890-0000, 048040-0010, 047720- 0000, 047730-0000, 047910-0000, and 047975-0030.
- (cc) The former Town of Hastings Ord. 06-06, Application #06-07, Bulls Hit Ranch and Farms; approximately 360 acres, with 348 acres designated as Residential Low-Medium Density, and 12 acres as Commercial is limited to a maximum of 749 Dwelling Units for the residential development and the commercial development is limited to a maximum of 210,000 square feet. The 2005 tax parcel numbers of the subject parcels are: 047030-0000, 047200-0000, 047250-0000, 047260-0000, 047300-0000, 047320-0000, 047610-0000, 046990-0000, 047170-0000, 046990-0020, 046920-0000, 046990-0010, 046960-0000, 047620-0000, 047043-0000, 047330-0000, 047280-0000, 046940-0000, 047180-0000, 047270-0000, and 047290-0000.
- (dd) The site specific area known as High Density Hastings Manor within the Hastings Overlay District, otherwise described as “LOTS 7-14, BLOCK 3 AND THAT PORTION OF CLARICE AVE LYING IMMEDIATELY ADJACENT TO SAID LOTS 7-14 BLOCK 3; LOTS 1-22, BLOCK 4; LOTS 8-18, BLOCK 5; ALL OF MENARD AVE; LOTS 1-6, BLOCK 9 AND THAT PORTION OF MANSON ROAD LYING IMMEDIATELY ADJACENT TO SAID LOTS 1-6, BLOCK 9; AND THAT PORTION OF ESSEX ROAD LYING IMMEDIATELY ADJACENT TO BLOCK 2 OF HASTINGS MANOR AS RECORDED IN MAP BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA” is limited to a maximum density of twelve (12) dwelling units per acre.
- (ee) The Barnes property at 8790 Batten Road, approximately 3.55 acres, legally described in Ordinance No. 2018- 25 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Barnes property at 8790 Batten Road shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase

the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

- (ff) Development within the ICI/Middlebourne Property shall be limited to a maximum of 426 single family units, a maximum of 187,500 square feet of commercial space and a maximum of 152,500 square feet of office space (as the commercial and office space may be exchanged pursuant to the land use exchange matrix included with the companion Middlebourne Planned Unit Development (PUD) Ordinance No. 2018-29.
- (gg) The property known as the St. Marks Industrial Park property legally described in Ordinance 2018-34 (the "Property") is assigned an Industrial (I) future land use designation on the Future Land Use Map. The allowable uses on the Property shall be limited to either (1) 100,000 square feet of light industrial uses (with up to 57,000 square feet of business and commerce park) or (2) up to 200,000 square feet of light industrial use. Proposed changes to increase the allowed intensity of the Property are subject to the Provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (hh) Development within the Grand Oaks Property shall be limited to a maximum of 999 residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space (as the commercial and office space may be exchanged pursuant to the land use exchange matrix included with the companion Grand Oaks Planned Unit Development Ordinance No. 2018-40, as may be amended from time to time).
- (ii) The Parkway Place property at the southeast corner of Race Track Road and St. Johns Parkway, approximately 7.4 acres, legally described in Ordinance No. 2018-48 is assigned the future land use designation of Mixed Use District, as shown on the Future Land Use Map. The uses on the property shall be limited to Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services as defined by the St. Johns County Land Development Code.

- (jj) Development within the 1,666 acres of the Robinson Property, as defined in Ordinance 2019-7, shall be limited to a maximum of 3,332 dwelling units. No development will occur on the subject property prior to 2026. Proposed changes to increase the residential density or add non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.
- (kk) The property known as Pellicer Creek Outpost, application CPA(SS) 2018-05 containing approximately 9.61 acres, as legally described in Ordinance 2019-11, is designated Residential A on the Future Land Use Map, but is limited to a maximum of 4 dwelling units and maintaining Open Rural zoning, with the Uses as described within the St. Johns County Land Development Code.
- (ll) The North Parcel within the Property known as Greenbriar Downs (approximately 55 acres) described in Ordinance No. 2019-14 is assigned the Residential B future land use designation. The development intensity of the North Parcel shall not exceed 160,000 square feet of those non-residential uses and other uses set forth in the Greenbriar Downs PUD. Proposed changes to increase the allowed intensity of the North Parcel within Greenbriar Downs are subject to the provisions of Chapter 163, Florida Statutes. The South Parcel within the Property known as Greenbriar Downs (approximately 728 acres) described in Ordinance No. 2019-14 shall be allowed to be developed with a maximum of 818 Age-Restricted Residential attached and detached dwelling units and related uses as set forth in the Greenbriar Downs PUD. Proposed changes to increase the allowed density of the South Parcel within Greenbriar Downs are subject to the provisions of Chapter 163, Florida Statutes.
- (mm) The property known as Bartram Park Planned Unit Development ("PUD"), containing approximately 582 acres as legally described in Ordinance No. 2019-35 is assigned a Residential B Future Land Use Map designation and is limited to a maximum of 646 dwelling units. Proposed changes to increase the allowed density of the Bartram Park PUD property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the

Comprehensive Plan.

- (nn) The property known as the Ocean Grove RV Sales and Service East Property legally described in Ordinance 2019-38 is assigned a Mixed Use future land use designation on the Future Land Use Map, however, development will be limited to Community Commercial Uses, but allow for limited high intensity commercial uses, limited to the retail sales, rental, service, repair and storage of vehicles including new or used automobiles, recreational vehicles, boats and related watercraft, motorcycles and residentially scaled farm and garden equipment.
- (oo) Southwest Quadrant of Race Track Road and St. Johns Parkway- Development of the Property shall be limited to a maximum of 250,000 square feet of commercial and office space and a maximum of 400 multi-family units. Development will occur only within the portion of the Property with a Mixed Use District Future Land Use Map designation (the "Mixed Use Land"). Land uses permitted within the Mixed Use Land shall be limited to Residential, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as may be amended. Floor area and impervious surface ratios within the Mixed Use Land shall be as permitted in the Mixed Use Future Land Use category. The Conservation Future Land Use Map designation area shall be a minimum of 19 acres, with the boundary determined based on wetland delineations approved by the St. Johns River Water Management District and U.S. Army Corps of Engineers.
- (pp) The Mill Creek Forest property legally described in Ordinance No. 2019-45 is assigned the future land use designations of Residential-B as shown on the Future Land Use Map. Residential use on the Mill Creek Forest property shall be limited to a maximum of 305 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

- (qq) The property located at 4041 County Road 210 West, approximately three acres in size, as legally described in Ordinance No. 2019-52, is assigned a Future Land Use Map classification of Residential-C, as shown on the Future Land Use Map. Development is limited to a maximum of 11,000 square feet of day care center and 10,000 square feet of commercial uses. Uses within the development shall not exceed 299 Peak Hour Trips, based upon the most current version of the ITE Trip Generation Handbook. Proposed changes to increase the allowed development density or intensity are subject to the provision of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.
- (rr) The Minorcan Mill property legally described in Ordinance No. 2019-74 is assigned the future land use designation of Residential-B as shown on the Future Land Use Map. Residential use on the Minorcan Mill property shall be limited to a maximum of 125 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.
- (ss) The property known as Durbin Creek National (COMPAMD 2019-000005), a 1,624-acre parcel (the "Property"), has existing Future Land Use Designations of Intensive Commercial and Rural/Silviculture pursuant to St. Johns County Ordinance No. 2000-68. The portions of the Durbin Creek National Property designated Intensive Commercial shall be developed with a mixture of Commercial/Shopping Center, Office, Hospital, Hotel and Residential uses. The portion of the Property with a future land use designation of Rural/Silviculture is part of the 1,500-foot Durbin Creek corridor (measured 750 feet from the center line of Durbin Creek). The timber rights for this area will expire in 2025 and upon expiration, the Rural/Silviculture future land use area will become conservation area through a Comprehensive Plan Amendment, conservation easement or similar mechanism. The Property is included in the Durbin Creek National Urban Service Area boundary, as depicted on the St. Johns County Future Land Use Map, pursuant to Section 163.3164(51), Florida Statutes, and shall be exempt from development of regional impact

review pursuant to Section 380.0651(3)(c)3, Florida Statutes. The Property is also subject to a Development Agreement between Durbin Creek National, LLC and St. Johns County dated February 3, 2015, as may be amended, which Development Agreement sets forth details related to development of the Property and related transportation, school and parks/recreation mitigation. Because the Property contains predominantly non-residential uses, scenic edges provided pursuant to Comprehensive Plan Policy A.2.1.4 along the rights-of-way for State Road 9B, West Peyton Parkway and East Peyton Parkway shall be a minimum of 10 feet for non-residential uses and a minimum of 30 feet/average of 50 feet for residential uses. Scenic edges adjacent to Race Track Road right-of-way shall be 30 feet for residential and non-residential uses. Durbin Creek National, LLC has dedicated public rights-of-way for State Road 9B, Race Track Road, West Peyton Parkway and East Peyton Parkway, which rights-of-way contain landscaped areas of a minimum width of 40 feet along the outsides of the roads adjacent to the Property. Scenic edges within the Property shall provide sufficient landscaping to enhance the aesthetic character along the aforementioned roads, as described in Policy A.2.1.4. The scenic edge shall be maintained by Durbin Creek National, LLC, its successors or assigns, a property owners association or a community development district.

(tt) The property known as Parcel 2: Arbizzani Property (CPA[SS] 2019-08) containing approximately 2.08 acres, as legally described in Ordinance 2020-27; is designated Town Center Mixed Use District on the Future Land Use Map; but is limited to four (4) units per acre of residential density as provided by the Residential-C designation, and limiting the property to allow only receiving Vilano Beach Residential Exchange Units for the purposes of developing the property with more than four (4) units per acre.

(uu) The property known as Faver Dykes Homesites (CPA 2019-06) containing approximately 16.48 acres, as legally described in Ordinance 2020-29, is designated Residential A on the Future Land Use Map, which is limited to 5 single family homesites (3 on the western parcel and 2 on the eastern parcel), maintaining a zoning of Open Rural (OR), with only the OR uses as

described within the St. Johns County Land Development Code allowed, and prohibiting impacts (other than for maintenance or access) to the Basin Swamp area on the east parcel.

- (vv) The property known as Parkway Place Additional Land, per CPA(SS) 2020-03; Ordinance No. 2020-53, as legally described, has land uses permitted within the Property shall be limited to Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as amended. Floor area and impervious surface ratios shall be as permitted in the Mixed Use Future Land Use Map category. The scenic edge along St. Johns Parkway shall be 30 feet wide and will be planted with enhanced landscaping, pursuant to Comprehensive Plan Land Use Element Policy A.2.1.4. The development edge adjacent to the JEA power line easement to the east of the Property shall be 20 feet wide.
- (ww) The property known as 4560 Race Track Road as described in Ordinance 2020-55 is assigned the Community Commercial future land use designation; provided, however, the floor area of buildings within the project shall not exceed 170,000 square feet. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.
- (xx) The property known as TrailMark Added Lands, containing approximately 71 acres as legally described in Ordinance No. 2021-7, is assigned a Residential-C Future Land Use Map classification. The TrailMark Added Lands are within and subject to the Saint Johns DRI as set forth in Resolution 2021-82. No new development rights are created by this amendment to the Future Land Use Map as existing Saint Johns DRI development rights will be utilized to develop the TrailMark Added Lands. The density and intensity of development within the TrailMark Added Lands will be consistent with the Residential-C Future Land Use Map classification.
- (yy) The property located on State Road 16, identified as Parcel # 0283900040, approximately 5.7 acres in size,

as legally described in Ordinance No. 2021-14, is assigned a future land use designation of Mixed Use District as shown on the Future Land Use Map. Development is limited to a maximum of 79,000 square feet of commercial uses.

(zz) The property known as Bannan Lakes, a 580+/- parcel, is being capped at a maximum of 1,286 residential units, 105,000 square feet of commercial space and 15,000 square feet of office space. Conservation easements in favor of the St. Johns River Water Management District shall be established pursuant to Section 704.06, Florida Statutes, in order to preserve and maintain no fewer than one hundred-eighty (180) acres of wetlands along with adjacent uplands. The easements shall be placed in the Public Records of St. Johns County, Florida prior to construction plan approval for any development upon the Subject Property.

(aaa) The property located on County Road 210 West, identified as Parcel # 010180-0000, approximately 7 acres in size, as legally described in Ordinance No. 2021-20, is assigned a future land use designation of Community Commercial as shown on the Future Land Use Map. Development is limited to a maximum of 84,000 square feet of non-residential uses.

(bbb) The properties located on Don Manuel Road, identified as Parcels # 033120-0020 and # 033120-0040, approximately 5 acres (total) in size, as legally described in Ordinance No. 2021-21, are assigned a future land use designation of Residential-A as shown on the Future Land Use Map. Development is limited to the Residential-A land use designation and the design standards of the Open Rural zoning classification per Land Development Code section 6.01.01.

(ccc) The property known as the Indian Branch Farms (COMPAMD 2020-09) containing approximately 33.46 acres, as legally described in Ordinance 2021-45, is designated Residential-A on the Future Land Use Map, but is limited to a maximum of six (6) residential units.

(ddd) The Stonecrest property legally described in Ordinance No. 2021-56 is assigned the future land use designation of Residential-C as shown on the Future

Land Use Map. Residential use on the Stonecrest property shall be limited to a maximum of 147 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

(eee) The Shaw property legally described in Ordinance No. 2021-72 is assigned the future land use designations of Residential-A as shown on the Future Land Use Map. Residential use on the Shaw property shall be limited to a maximum of 7 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan. A 20-foot undisturbed, vegetative buffer will be provided along the far northern property boundary.

(fff) Development within the approximately 49.8 acres of the TGC Parcel C Mixed Use Property (COMPAMD 2021-05), shall be limited to a maximum of 300 multi-family residential units and a maximum of 50,000 square feet of commercial uses. Floor area and impervious surface ratios shall be as permitted in the Mixed Use Future Land Use Map category. Proposed changes to increase the density or add other non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

(ggg) Development within the approximately 733 acres of the Adler Creek Property, as defined in Ordinance 2021-87, shall be limited to a maximum of 1,682 residential units. No non-residential development will be permitted within the Adler Creek Property. Proposed changes to increase the residential density or to add non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

(hhh) The Wallace property, approximately 8.16 acres, legally described in Ordinance No. 2022-4 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Wallace property shall

be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(iii) With respect to Silverleaf, Ordinance No. 2022-36, COMPAMD 2021-12 provides:

1. Development within Silverleaf Parcel 40 will not be permitted until the First Coast Expressway is open to traffic or January 1, 2030, whichever first occurs. More specifically, St. Johns County will not approve the first residential plat or commercial horizontal construction plans for development in Parcel 40 until the First Coast Expressway is opened or January 1, 2030, whichever first occurs.
2. Lots located adjacent to the development edges within Parcel 40 shall be a minimum of one-half acre.
3. Lots within the portions of Parcel 40 adjacent to land located along Hardwood Landing Road between Penny Brooke Lane and the southern end of Hardwood Landing Road and lots adjacent to and land located along Collier Road which are adjacent to the development edge within Parcel 40, will be a minimum of 100 feet wide and 200 feet deep and a minimum of one-half acre. Each of such lots shall have a deed restriction that prohibits the clearing of vegetation within the 15 feet of the lot adjacent to the development edge.
4. Lakes and berms may be located within the Parcel 40 development edges to provide additional buffering and screening from adjacent lands.
5. Specific land uses permitted within SilverLeaf Parcel 40 are set forth in the SilverLeaf Planned Unit Development, St. Johns County Ordinance No. 2021-93, as may be amended (the "PUD").

6. SilverLeaf will not connect to Hardwood Landing Road or Collier Road.
 7. Lots adjacent to the development edges within the portions of SilverLeaf adjacent to the property with Parcel Identification Nos. 011565-0000 and 011566-0000 shall have a deed restriction that prohibits the clearing of vegetation within the 15 feet of such lots adjacent to the development edge along such parcels.
 8. Development within SilverLeaf Parcels 41A, 41B and 42 shall not exceed a total of 195 single-family lots, resulting in a gross density of approximately one (1) unit per five (5) acres, which is compatible with the uses of surrounding lands.
 9. Development within Parcel 41B shall include no more than 34 single-family lots, and such lots shall be a minimum of three (3) acres.
 10. Lots within Parcel 41A that are adjacent to State Road 13 or Collier Road, or are adjacent to lots that front on State Road 13, shall be a minimum of three (3) acres, and the remainder of the lots in Parcel 41A shall be a minimum of one (1) acre.
 11. Lots within Parcel 42 that are adjacent to State Road 13 or are adjacent to lots that front on State Road 13 shall be a minimum of three (3) acres, and the remainder of lots within Parcel 42 shall be a minimum of one (1) acre.
 12. No non-residential uses shall be permitted within Parcels 41A, 41B, and 42 except for (i) equestrian and farming uses ancillary to the single-family lots located therein, and (ii) agricultural and silvicultural uses.
- (jjj) The 7501 Cowpen Branch property located along State Road 206 W, east of State Road 207, and south of Cowpen Branch Road (approximately 16 acres), is designated as Residential-A and is described in

Ordinance 2022-46 [CPA(SS) 2022-03]. The number of residential dwelling units on the Residential-A area of the 7501 Cowpen Branch Property shall be limited to a maximum of one (1) single family dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(kkk) The Hicks property legally described in Ordinance No. 2022-60 is assigned the Future Land Use designation of Residential-A, as shown on the Future Land Use Map. Residential uses on the Hicks property shall be limited to a maximum of two (2) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes.

(lll) Greenbriar Helow- Development of the Property shall be limited to a maximum of 2,500,000 square feet of commercial and office space and a maximum of 3,500 residential units. Land uses permitted within the Mixed Use District (Md) Future Land Use designation shall be limited to Residential, Regional Commercial, High Intensity Commercial, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as may be amended. Floor area and impervious surface ratios within Md shall be as permitted in Comprehensive Plan Land Use Element Policy A.1.9.4. The scenic edge along Longleaf Pine Parkway, Greenbriar Road and Veterans Parkway shall be an average of seventy five (75) feet, minimum 30 feet wide except where non-residential development is allowed a 30 foot scenic edge with enhanced landscaping as provided under Comprehensive Plan Land Use Element Policy A.2.1.4. The onsite Regional Preserve Network will encompass a minimum of five hundred (500) acres, as determined based on wetland delineations approved by the St. Johns River Water Management District "SJRWMD" and Florida Department of Environmental Protection "FDEP".

(mmm) The McCrary Family property legally described in Ordinance No. 2023-20 is assigned the future land use

designation of Residential-A as shown on the Future Land Use Map. Residential uses on the McCrary Family property shall be limited to a maximum of 6 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(nnn) The property located on State Road 16, known as Little Florence Cove and legally described in Ordinance No. 2023-25, identified as parcel #0113100000, approximately 19.81 acres, is assigned a future designation of Residential-A. Development shall not exceed 5 dwelling units.

(ooo) The property known as The Landings at Greenbriar (CPA (SS) 2022-01) (the "Landings CPA Property") is contiguous to other land owned by the same owner known as "The Landings at St. Johns" Site. In locations where the Landings CPA property is contiguous to The Landings at St. Johns site, no Development Edge will be required within either the Landings CPA Property or The Landings at St. Johns Site. The property will be required to provide Development Edges where it is contiguous to land owned by others.

(ppp) The property known as The Landings at St. Johns (Active Adult) (COMPAMD 2022-06) (the "Property") is contiguous to other land owned by the same owner known as "The Landings at Greenbriar" Site. In locations where the Property is contiguous to The Landings at Greenbriar Site, no Development Edge will be required within either the Property or The Landings at Greenbriar Site. The Property will be required to provide Development Edges where it is contiguous to land owned by others.

(qqq) The subject property legally described in Ordinance No. 2024-25, located on unaddressed property to the north of 1511 St. Marks Road Blvd., is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the property shall be limited to a maximum of 2 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes,

regarding amendments to the Comprehensive Plan.

(rrr) The subject property legally described in Ordinance No. 2024-37 at 8460 CR 13 S property located along state road 13. The number of residential dwelling units on the Residential-A area of 8460 CR 13 property shall be limited to a maximum of one (1) single family dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(sss) The property known as Arnold Family Legacy (CPA 2024-02) containing approximately 11.29 acres, as legally described in Ordinance 2024-46, is designated Residential A on the Future Land Use Map, but is limited to maintaining a zoning of Open Rural and to a total of 7 residential parcels, with uses limited to those described within the Open Rural zoning category as provided for within the St. Johns County Land Development Code.

(n) **New Town** – as provided in Objective A.1.19 of this Comprehensive Plan.

(o) **Town Center Mixed Use District** – as provided in Goal A.3 and Objectives 3.1 and 3.2 and related policies.

(p) **Mixed Use District**

- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial;
- Light Industrial
- Heavy Industrial subject to Policy A.1.9.8;
- Agricultural uses when not incompatible with the surrounding area.
- Solid Waste and Correctional Facilities when not incompatible with the surrounding area and subject to Policy A.1.9.9.
- Cultural/Institutional;



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 2, 2024	8.a.	PZB2023-0101
Request	Address	Parcel ID
Comprehensive Plan Amendment and Rezoning	155 State Road 207	128640-0000
	Sidney Street	128450-0000
	155 State Road 207	128460-0000
	1200 S Whitney Street	128590-0000
	535 Thomas Street	128660-0000
	975 S Rodriguez Street	128835-0000



Figure 1. Aerial photograph of the subject properties with 155 SR 207 outlined in blue.

Site & Background Information

Current and Proposed Use:	Private Education
Proposed Future Land Use Designation:	Institutional
Proposed Zoning Designation:	Open Land: OL
Acreage:	39.8
Applicant:	Todd DeClemente c/o St. Joseph Academy
Owner:	Bishop Erik Pohlmeier c/o Diocese of St. Augustine



Figure 2. The City of St. Augustine's zoning map highlighting the subject properties.

Adjacent Properties				
	Future Land Use Designation (City)	Zoning Designation (City)	Future Land Use Designation (County)	Zoning Designation (County)
North	N/A	N/A	Residential-D	IW and RS-3
South	N/A	N/A	Mixed Use District and Residential-D	CI, IW and RS-3
East	Commercial Medium Intensity	CM-2	Mixed Use District	IW and CG
West	N/A	N/A	Residential-D	OR and WH

Table 1. City zoning districts: Commercial medium-two (CM-2). County zoning district: Industrial, Warehousing (IW); Residential, Single Family (RS-3); Commercial, Intensive (CI); Commercial, General (CG); Workforce Housing (WH).

Request Summary

The request from St. Joseph Academy (SJA) is two-fold:

1. obtain a future land use designation of Institutional as well as
2. rezone approximately 39.8 acres from Residential, Single family-three (RS-3) and Open Rural (OR), St. Johns County zoning designations, to the City of St. Augustine's Open Land (OL) zoning designation.

A petition for voluntary annexation and a pre-annexation agreement was reviewed, and accepted, by the City Commission on August 14, 2023.

The main reason for this request is to assist in formalizing an agreement between the school and the City's Police Department in providing a resource officer on campus. SJA explored the option of having a resource officer provided by St. Johns County but was unsuccessful in obtaining an agreement.

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

Comprehensive Plan Element	Consistent	Inconsistent
Future Land Use	Policy 6.2.1 Policy 6.8.2	N/A
Historic Preservation		N/A
Conservation and Coastal Management		N/A
Recreation and Open Space		N/A
Transportation and Mobility		N/A
Housing		N/A
Infrastructure		N/A

Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances

SJA began teaching classes in the fall of 1866 and was located within the historic district of St. Augustine on St. George Street. SJA would continue for over one hundred (100) years until 1980 when the school relocated to its current location along SR 207. Approval of this request would allow for SJA to once again be located within the City of St. Augustine.

As stated in the City's Comprehensive Plan the intention of the future land use designation of Institutional is to use that land for "private institutional uses" and to be used for a purpose which is "beneficial to the public, such as nursing homes, community centers, religious institutions and similar uses."

The Open Land (OL) zoning designation is suggested for this property because it is a use by right in the district and not a use by exception. In addition, the lot coverage maximum within the OL zoning district is twenty (20) percent, this would limit the intensity of development for a property that would now make up the southwestern limits of St. Augustine.

Staff Recommendation

City staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans may from time to time be adopted by the city commission.
- (3) Consistency with the Comprehensive Plan.

If the PZB chooses to make a recommendation to the City Commission regarding a proposed land use and compatible zoning district an individual motion is required for each recommendation.



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



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: Todd DeClemente Contact Number: 904-824-0431
Business (if applicable): St. Joseph Academy
Address: 155 SR 207 City: St. Augustine State: FL Zip: 32084
E-Mail Address: todd.decclemente@sjaweb.org

2. NAME OF PROPERTY OWNER: Bishop Erik Pohlmeier Contact Number: 904-262-3200
Business (if applicable): Diocese of St. Augustine
Address: 11625 Old St. Augustine Rd. City: Jacksonville State: FL Zip: 32258
E-Mail Address: bishopsoffice@dosafll.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: _____ Parcel Number: 1284600000

4. PROJECT STREET ADDRESS: 155 SR 207; St. Augustine, FL; 32084

5. SPECIFIC PROPOSED USE: Educational

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

7. DESCRIPTION OF ACTION REQUESTED: St. Joseph Academy wishes to voluntarily annex its main campus property, as well as connected parcels, into the City of St. Augustine.

8. JUSTIFICATION FOR ACTION REQUESTED:
Historically, St. Joseph Academy maintained its property within city limits. At it's present location, the school borders the city in multiple areas. Annexation into the city will enable us to continue our partnership with the City of St. Augustine for law enforcement support.

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.

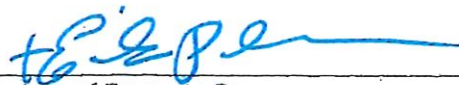
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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

11/8/23

Date


Signature of Property Owner

11/27/23

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.

Todd DeClemente

Print name of applicant



Signature of applicant

11/8/23

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Bishop Erik Pohlmeier

Print Name of Owner
904-262-3200

Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 22nd day of November, 2023

By Mary Kathryn Nedrich

Identification verified:

Oath sworn: Yes No

Notary Signature:

Mary Kathryn Nedrich

My Commission expires:

7/31/26



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.

155 State Road 207; St. Augustine, FL; 32084

Project Address: _____

Applicant's Name: TODD DECLEMENCE Applicant's Signature: [Signature]

Owner's Name: ERIK T. POHLMEIER Owner's Signature: [Signature]

St. Johns County, FL

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2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1286400000
 Location 155 STATE ROAD 207
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Private Schools/Colleges (COM) (686.03)
 Tax Description* 2 E 1/2 HUERTAS GRANT SUB LOT 6 BLK 24 (EX E3.25 AC & R/W RD 207 DB234/140 & EX PT TO DOT IN OR1121/593)
 *The Description above is not to be used on legal documents.
 Property Use Private Schools/Colleges (Owner Occupied) (7205)
 Code
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.7533
 Acreage 8.440
 Homestead N

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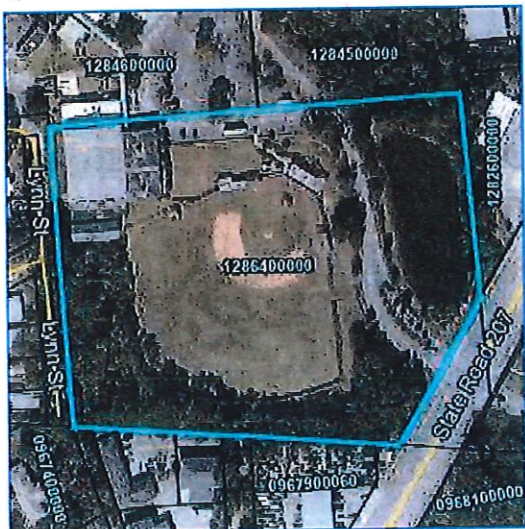

Owner Information

Owner Name [Roman Catholic Church](#) 100%
[Chancery Diocese Of St Aug](#) 100%
 Mailing Address CHANCERY DIOCESE OF ST AUG
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$337,600

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$337,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$337,600
Total Deferred	\$0
Assessed Value	\$337,600
Total Exemptions	\$337,600
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
2023	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2022	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2021	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2020	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2019	\$0	\$0	\$337,600	\$0	\$0	\$337,600	\$337,600	\$337,600	\$0
2018	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2017	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2016	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2015	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2014	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0
2013	\$0	\$0	\$367,646	\$0	\$0	\$367,646	\$367,646	\$367,646	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	0	0	8.44	AC	\$337,600

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

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Summary

Parcel ID 1284500000
 Location Address SIDNEY ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood South Dixie (COM) (686.01)
 Tax Description* (10) E1/2 HUERTAS GRANT SUB LOT 7 BLK 22
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Commercial (1000)
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.7533
 Acreage 4.740
 Homestead N

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Owner Information

Owner Name [Roman Catholic Church](#) 100%
 Mailing Address CATHOLIC CENTER
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$95,494

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$189,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$189,600
Total Deferred	\$94,106
Assessed Value	\$95,494
Total Exemptions	\$95,494
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
2023	\$0	\$0	\$189,600	\$0	\$0	\$189,600	\$86,813	\$189,600	\$0
2022	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2021	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2020	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2019	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2018	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2017	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2016	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2015	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2014	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0
2013	\$0	\$0	\$78,921	\$0	\$0	\$78,921	\$78,921	\$78,921	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	575	330	4.74	AC	\$189,600

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

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Summary

Parcel ID 1284600000
Location Address 155 STATE ROAD 207
SAINT AUGUSTINE 32084-0000
Neighborhood Private Schools/Colleges (COM) (686.03)
Tax Description E1/2 HUERTAS GRANT SUB BLK 23 (EX S15 OF W385FT ADD'L RW TO SJC IN OR1653/289)
Property Use Private Schools/Colleges (Owner Occupied) (7205)
Code Huertas Grant, East 1/2
Subdivision 45-7-29
District South Ponte Vedra & US 1 North Area (District 450)
Millage Rate 12.7533
Acreage 10.800
Homestead N

Owner Information

Owner Name Roman Catholic Church 100%
Mailing Address CHANCERY DIOCESE OF ST AUG JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$2,756,862

Map



Valuation Information

	2024
Building Value	\$7,607,381
Extra Features Value	\$157,442
Total Land Value	\$432,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,196,823
Total Deferred	\$5,439,961
Assessed Value	\$2,756,862
Total Exemptions	\$2,756,862
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
2023	\$7,819,527	\$162,982	\$432,000	\$0	\$0	\$8,414,509	\$2,506,238	\$8,414,509	\$0
2022	\$6,635,157	\$276,844	\$432,000	\$0	\$0	\$7,344,001	\$2,278,398	\$7,344,001	\$0
2021	\$6,774,373	\$277,227	\$432,000	\$0	\$0	\$7,483,600	\$2,071,271	\$7,483,600	\$0
2020	\$6,948,610	\$277,610	\$432,000	\$0	\$0	\$7,658,220	\$1,882,974	\$7,658,220	\$0
2019	\$6,018,287	\$268,417	\$432,000	\$0	\$0	\$6,718,704	\$1,711,795	\$6,718,704	\$0
2018	\$4,222,937	\$273,706	\$179,820	\$0	\$0	\$4,676,463	\$4,676,463	\$4,676,463	\$0
2017	\$4,401,870	\$249,956	\$179,820	\$0	\$0	\$4,831,646	\$4,831,646	\$4,831,646	\$0
2016	\$4,517,317	\$254,593	\$179,820	\$0	\$0	\$4,951,730	\$4,951,730	\$4,951,730	\$0
2015	\$4,631,666	\$259,229	\$179,820	\$0	\$0	\$5,070,715	\$5,070,715	\$5,070,715	\$0
2014	\$4,480,786	\$255,294	\$179,820	\$0	\$0	\$4,915,900	\$4,915,900	\$4,915,900	\$0
2013	\$4,589,355	\$193,971	\$179,820	\$0	\$0	\$4,963,146	\$4,963,146	\$4,963,146	\$0

Building Information

Building	1	Roof Cover	Built Up
Building Value	\$7,442,581	Roof Structure	Rigid Frame
Year Built	1980	Interior Flooring	Sheet Vinyl
Actual Area	84539	Interior Wall	Drywall
Conditioned Area	64218	Heating Type	Air Duct
Use	Public Schools	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco, Stucco	Baths	

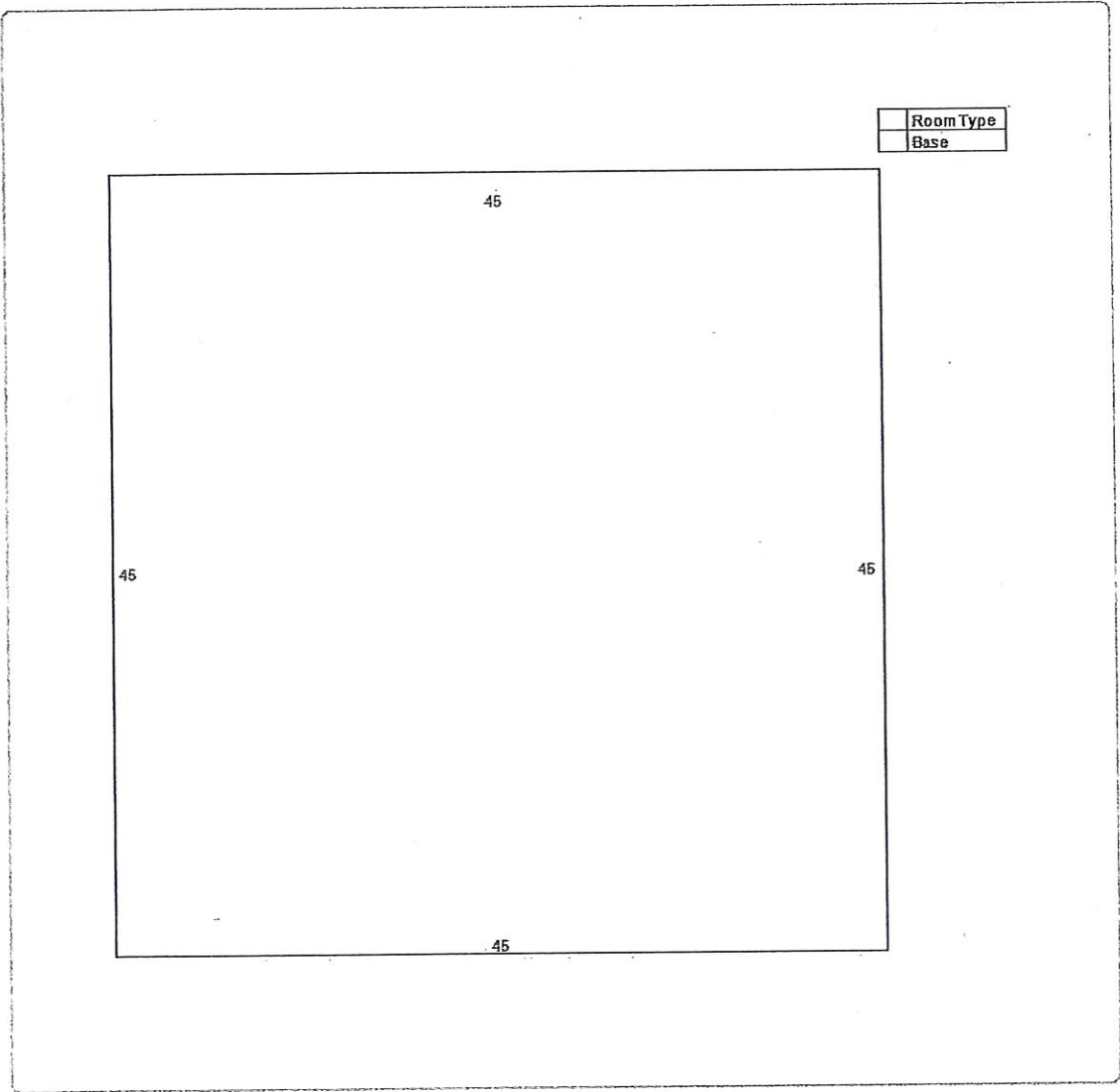
Description	Square Footage
BASE AREA	10144
FINISHED CANOPY	141
UNFINISHED CANOPY	80
BASE AREA	1520
UNFINISHED CANOPY	952
BASE AREA	7162
FINISHED CANOPY	10208
UNFINISHED CANOPY	2004
BASE AREA	7647
UNFINISHED CANOPY	360
BASE AREA	6478
FINISHED CANOPY	1004
FINISHED CANOPY	1815
BASE AREA	2660
FINISHED CANOPY	2646
UNFINISHED CANOPY	88
BASE AREA	1584
FINISHED CANOPY	330
BASE AREA	26213
FINISHED CANOPY	182
FINISHED CANOPY	48
FINISHED CANOPY	50
FINISHED CANOPY	78
FINISHED CANOPY	78
BASE AREA	810
FINISHED CANOPY	90
FINISHED CANOPY	90

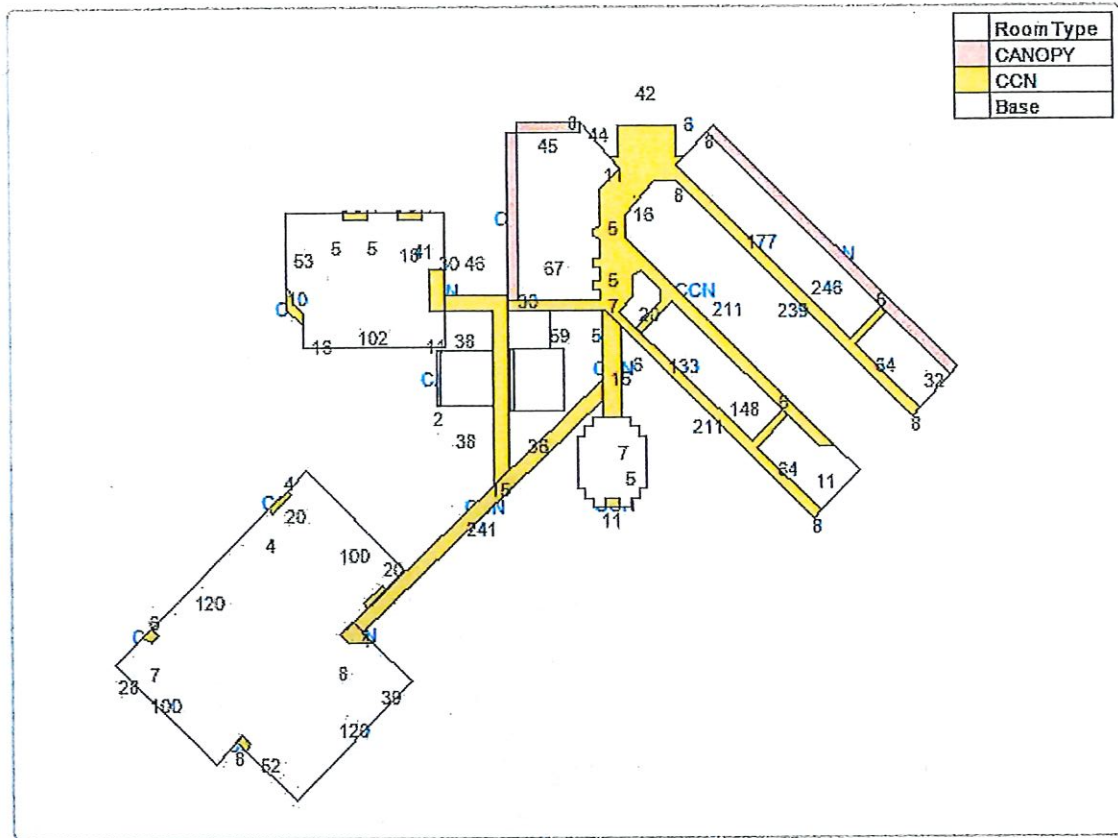
Description	Square Footage
FINISHED CANOPY	77
Total SqFt	84539

Building	19	Roof Cover	Composite Shingle
Building Value	\$164,800	Roof Structure	Wood Truss
Year Built	1980	Interior Flooring	Carpet
Actual Area	2025	Interior Wall	Drywall
Conditioned Area	2025	Heating Type	Air Duct
Use	Public Schools	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	2025
Total SqFt	2025

Sketch Information





Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		23915
Concrete Paving - Under 8" (COM)		10320
Metal Fence - 4' (COM)		6403
Concession Stand (COM)		2250
Concrete Paving - Under 8" (COM)		8114
Metal Fence - 4' (COM)		2436
Steel Door (COM)		1848
Pole Light (COM)		15094
Metal Fence - 4' (COM)		360
Handicap Ramp (COM)		3971
Masonry Wall (Mix)		180
Curb (COM)		3948
Masonry Wall (Mix)		248
Portable Classroom (COM)		64915
Canopy (Mix)		13440

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	385	645	10.8	AC	\$432,000

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

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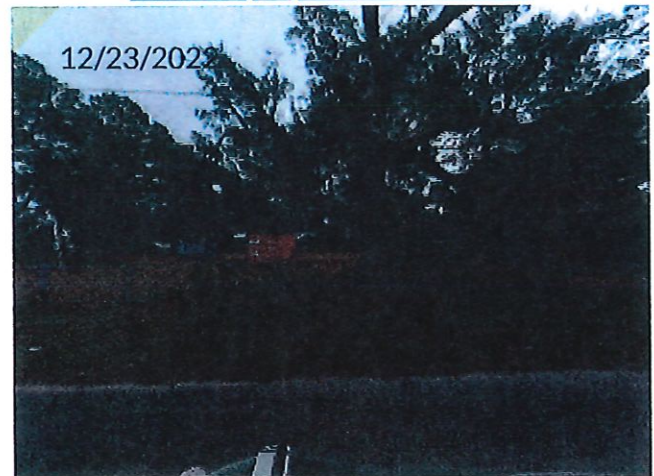
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2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1285900000
 Location Address 1200 S WHITNEY ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Lynnwood (517)
 Tax Description* 8-7 LYNNWOOD SUB OF LOTS 2 3 4 & 5 BLK 24 E1/2 HUERTAS
 GRANT LOTS 14 15 & 16 OR3032/357
 *The Description above is not to be used on legal documents.
 Property Use Vacant Residential (0000)
 Code
 Subdivision Lynnwood Subdivision
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.7533
 Acreage 0.500
 Homestead N

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Owner Information

Owner Name [Diocese Of St Augustine](#) 100%
 Mailing Address 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$65,806

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$139,230
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$139,230
Total Deferred	\$73,424
Assessed Value	\$65,806
Total Exemptions	\$65,806
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
2023	\$0	\$0	\$139,230	\$0	\$0	\$139,230	\$59,824	\$139,230	\$0
2022	\$0	\$0	\$96,314	\$0	\$0	\$96,314	\$54,385	\$96,314	\$0
2021	\$0	\$0	\$85,995	\$0	\$0	\$85,995	\$49,441	\$85,995	\$0
2020	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$44,946	\$45,045	\$0
2019	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$40,860	\$45,045	\$0
2018	\$0	\$0	\$45,045	\$0	\$0	\$45,045	\$37,145	\$45,045	\$0
2017	\$0	\$798	\$33,579	\$0	\$0	\$34,377	\$34,377	\$34,377	\$0
2016	\$0	\$798	\$33,579	\$0	\$0	\$34,377	\$32,409	\$34,377	\$0
2015	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$29,463	\$0
2014	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$29,463	\$0
2013	\$0	\$798	\$28,665	\$0	\$0	\$29,463	\$29,463	\$0	\$29,463

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	156	140	156	EF	\$139,230

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/11/2008	\$103,000.00	WARRANTY DEED	3032	357	Q	V	MC DANIEL CONNIE E ETAL	DIOCESE OF ST AUGUSTINE
11/8/2007	11/6/2007	\$0.00	SUMMARY ORDER ADMIN	3005	292	U	I	EISON PAUL E ESTATE	MC DANIEL CONNIE E ETAL
	1/1/1979	\$0.00		423	218	U	I		EISON PAUL E ESTATE

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

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2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1286600000
 Location 535 THOMAS ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Private Schools/Colleges (COM) (686.03)
 Tax Description* E1/2 HUERTAS GRANT SUB S1/2 OF BLK 25 (EX ANY PT OF RD SJC RES #2002-261 IN OR1867/752)
 *The Description above is not to be used on legal documents.
 Property Use Private Schools/Colleges (Owner Occupied) (7205)
 Code
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.7533
 Acreage 11.000
 Homestead N

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Owner Information

Owner Name [Roman Catholic Church](#) 100%
 Mailing Address C/O BISHOP J P HURLEY
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$375,847

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$47,637
Total Land Value	\$360,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$408,137
Total Deferred	\$32,290
Assessed Value	\$375,847
Total Exemptions	\$375,847
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
2023	\$0	\$48,222	\$360,500	\$0	\$0	\$408,722	\$341,679	\$408,722	\$0
2022	\$0	\$131,992	\$360,537	\$0	\$0	\$492,529	\$310,617	\$492,529	\$0
2021	\$0	\$131,992	\$150,387	\$0	\$0	\$282,379	\$282,379	\$282,379	\$0
2020	\$0	\$131,992	\$150,387	\$0	\$0	\$282,379	\$282,379	\$282,379	\$0
2019	\$0	\$129,057	\$150,387	\$0	\$0	\$279,444	\$279,444	\$279,444	\$0
2018	\$0	\$129,057	\$150,387	\$0	\$0	\$279,444	\$279,444	\$279,444	\$0
2017	\$0	\$139,939	\$150,387	\$0	\$0	\$290,326	\$290,326	\$290,326	\$0
2016	\$0	\$140,127	\$150,387	\$0	\$0	\$290,514	\$290,514	\$290,514	\$0
2015	\$0	\$141,311	\$150,387	\$0	\$0	\$291,698	\$291,698	\$291,698	\$0
2014	\$0	\$142,495	\$150,387	\$0	\$0	\$292,882	\$292,882	\$292,882	\$0
2013	\$0	\$143,680	\$150,387	\$0	\$0	\$294,067	\$294,067	\$294,067	\$0

Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		13455
Concrete Paving - Under 8" (COM)		1
Storage Building (Mix)		108
Metal Fence - 4' (COM)		2181
Metal Fence - 6' (COM)		10715
Pole Light (COM)		8625
Gate - Average (Mix)		173
Handicap Ramp (COM)		1308
Concrete Paving - Under 8" (COM)		989
Concession Stand (COM)		1500
Steel Door (COM)		54
Concession Stand (COM)		1500
Steel Door (COM)		64
Storage Building (Mix)		3510
Storage Building (Mix)		1890
Steel Door (COM)		64
Restroom - Average (COM)		1500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	660	725	9	AC	\$360,000
Marshes & Tidal Lands	0	0	1.85	AC	\$462
Rivers, Lakes & Submerged Lands	0	0	0.15	AC	\$38

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

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St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1288350000
 Location Address 975 S RODRIQUEZ ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood South Dixie (COM) (686.01)
 Tax Description* E 1/2 HUERTAS GRANT SUB ALL BLK 26 LYING E OF FEC RY
 OR1080/1257
 *The Description above is not to be used on legal documents.
 Property Use Vacant Commercial (1000)
 Code
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.7533
 Acreage 4.320
 Homestead N

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Owner Information

Owner Name [Bishop Of The Diocese St Aug](#) 100%
 Mailing Address SNYDER JOHN J
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$281,778

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$282,268
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$282,268
Total Deferred	\$490
Assessed Value	\$281,778
Total Exemptions	\$281,778
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
2023	\$0	\$0	\$282,268	\$0	\$0	\$282,268	\$256,162	\$282,268	\$0
2022	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2021	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2020	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2019	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2018	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2017	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2016	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2015	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2014	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2013	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	1010	190	188179	SF	\$282,268

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/9/1994	\$50,000.00	WARRANTY DEED	1080	1257	U	V	SUTTLE ROBERT L MILDRED M	DIOCESE OF ST AUGUSTINE
	7/23/1993	\$35,000.00	WARRANTY DEED	1004	7	U	V	OLD STONE CREDIT CORP OF FLA	SNYDER JOHN J BISHOP DIOCESE ST AUGUSTINE
	4/1/1991	\$0.00		890	372	U	V		OLD STONE CREDIT CORP OF FLA
	4/1/1991	\$0.00		890	370	U	V		

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

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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **ORDINANCE NO. 2024-02 - AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 39.8 ACRES OF PROPERTY LOCATED NORTH OF STATE ROAD 207 AND SOUTH OF COLUMBUS STREET AS PORTIONS OF THE HUERTAS GRANT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY RESIDENTIAL-D TO A CITY DESIGNATION OF INSTITUTIONAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BY INCORPORATING THE ANNEXED PROPERTY INTO THE CITY'S COMPREHENSIVE PLAN BY DESIGNATING IT INSTITUTIONAL WHICH IS CONSISTENT WITH THE PLAN AND THE USE(S) OF THE PROPERTY.**

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

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **THE SCHOOL MAY INCURE A FIRE ASSESSMENT FEE INCREASE, BUT A WATER AND SEWER RATE DECREASE. THIS COULD LEAD TO AN INCREASE OF AN ESTIMATED \$17,000 PER YEAR COST TO THE SCHOOL.**

THE PROPOSED ORDINANCE DESIGNATES THE 39.8 ACRES INSTITUTIONAL BASED ON THE CITY'S COMPREHENSIVE PLAN.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THIS ORDINANCE IS TO INCORPORATE THE ANNEXED PROPERTY INTO THE CITY'S COMPREHENSIVE PLAN BY DESIGNATING IT AN APPROPRIATE LAND USE CONSISTENT WITH THE LAND USE PLAN.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: December 30, 2024

RE: **Ordinance 2024-03 – Amending the Zoning Designation of 39.8 acres of Annexed Property from St. Johns County Residential single family-three (RS-3) and Open Rural (OR) to City Open Land (OL) – Second Reading and Public Hearing**

The subject property is approximately 39.8 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its east and southeast boundaries. The current use of the property is a private high school including athletic fields and school facilities. The school is St. Joseph Academy Catholic High School and is owned by The Roman Catholic Church, and The Diocese of St Augustine.

The county's Future Land Use Map (FLUM) identified Residential-D as the land use category for the property. The owner has requested to change the land use to the city category of Institutional. This application is to rezone the property to Open Land (OL), which is consistent with the proposed land use category. The owner is proposing to maintain the property as a high school with associated grounds and facilities.

On January 2, 2024, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property from County RS-3 and OR to City OL. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

On February 12, 2024, the City Commission passed this ordinance on First Reading. The delay between these two (2) hearings was due to the difficulties obtaining legal descriptions of the associated properties.

Per amended Florida Statutes requiring an economic impact analysis for Ordinances after October 1, 2023, staff has included this economic analysis, and it is attached for your information.

Additionally, for your information please find attached the description of the OL zoning district regulations from the City's zoning code, as well as the County RS-3 and OR zoning districts.

Please place Ordinance 2024-03 on the City Commission agenda for second reading and public hearing. If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'A. McClure Skinner', written over a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 39.8 ACRES OF PROPERTY LOCATED NORTH OF STATE ROAD 207 AND SOUTH OF COLUMBUS STREET AS A PORTION OF THE HUERTAS GRANT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION(S) OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) AND ST. JOHNS COUNTY OPEN RURAL (OR) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 39.8 acres of land, located north of State Road 207 and south of Columbus Street as a portion of the Huertas Grant being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 39.8 acres of land, located north of State Road 207 and south of Columbus Street as a portion of the Huertas Grant within the City of St. Augustine, and identified by the attached legal description, is hereby rezoned from the classification of St. Johns County Residential single family-three (RS-3) to the City of St. Augustine classification of Open Land (OL).

Section 2. Legal Description of Property. The following described property that is annexed by the adoption of Ordinance 2024-01 and incorporated into the City of St. Augustine, Florida:

**SEE EXHIBIT "A," THROUGH EXHIBIT "F," LEGAL
DESCRIPTIONS AND BOUNDARY SURVEYS
ATTACHED HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-02 or, if Ordinance No. 2024-02 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

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

_____ day of _____, 2025.

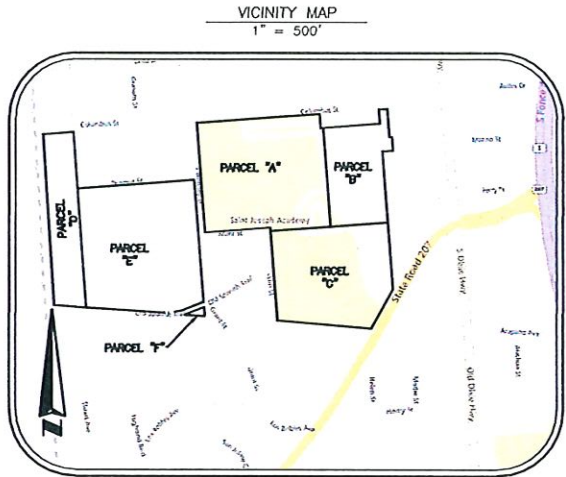
ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

BOUNDARY SURVEY
OF
CITY OF ST. AUGUSTINE ANNEX
OF SAINT JOSEPH ACADEMY



SHEET LAYOUT
SHEET 1..... COVER
SHEET 2..... KEY SHEET
SHEETS 3-5..... INDIVIDUAL PARCEL DETAILS

LEGEND:

SYMBOLS:

- = CONCRETE MONUMENT
- ⊕ = COMBINATION UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = GATE POST
- = IRON PIPE
- = IRON ROD
- ⊕ = IRON W/DISC
- = SIGN
- ▲ = SINGLE SUPPORT SIGN
- ⊕ = WATER VALVE

LINE TYPES:

- X- = CHAINLINK FENCE (CLF)
- R-W- = RIGHT-OF-WAY LINE
- O- = WOODEN PRIVACY FENCE (WPF)
- ||||| = RAILROAD

ABBREVIATIONS AND ANNOTATIONS:

- E'LY = EASTERLY
- H'WY = HIGHWAY
- LB = LICENSED BUSINESS NUMBER
- (M) = MEASURED
- MB = MAP BOOK
- N'LY = NORTHERLY
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- PG(S) = PAGE(S)
- PSV = PROFESSIONAL SURVEYOR AND MAPPER (NUMBER)
- (R) = RECORD
- S'LY = SOUTHERLY
- SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORP.
- W'LY = WESTERLY

DESCRIPTION:

A portion of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida.

PARCEL "A"

For a POINT OF BEGINNING, BEGIN at the Southeast corner at the intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Southerly Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 476,818 square feet or 10.95 acres, more or less.

TOGETHER WITH those parcels identified as Parcels "B" and "C".

PARCEL "B"

For a POINT OF REFERENCE, COMMENCE at the Southeast corner at the intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°43'39" East, parallel with the Southerly Right-of-Way of said Columbus Street, a distance of 336.36 feet; thence North 04°16'32" West, to the Right-of-Way thereof, a distance of 82.52 feet; thence North 85°43'39" East, along said Southerly Right-of-Way line, a distance of 50.00 feet; thence South 04°16'32" East, a distance of 164.78 feet; thence North 85°43'28" East, a distance of 15.00 feet; thence South 04°16'32" East, departing the Right-of-Way thereof, a distance of 80.00 feet; thence South 85°43'28" West, a distance of 63.00 feet; thence South 04°16'32" East, a distance of 416.10 feet; thence South 85°46'49" West, a distance of 338.92 feet; thence North 04°13'11" West, a distance of 578.05 feet to the POINT OF BEGINNING.

Containing 208,918 square feet or 4.80 acres, more or less.

PARCEL "C"

For a POINT OF REFERENCE, COMMENCE at the Southeast intersection of South Whitney Street (a 40 foot Right-of-Way as currently established), and Columbus Street (a 30 foot Right-of-Way as currently established); thence North 85°43'39" East, along the Southerly Right-of-Way line of said Columbus Street, a distance of 720.90 feet; thence South 04°05'58" East, departing said Southerly Right-of-Way, a distance of 82.52 feet; thence North 85°43'39" East, a distance of 15.00 feet; thence South 04°13'11" East, a distance of 578.05 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°46'49" East, a distance of 338.92 feet; thence South 04°16'32" East, along the Westerly line of those lands recorded in Official Records Book 4104, Page 364 of the Public Records of St. Johns County, Florida and its southerly prolongation to the Northwesterly Right-of-Way line of State Road No. 207 (a variable width Right-of-Way), a distance of 394.56 feet; thence South 29°26'06" West, along said Westerly Right-of-Way line to its intersection with the southerly line of said Section 45, a distance of 258.60 feet; thence North 85°44'05" West, departing the Right-of-Way line thereof and along said section line to a point at its intersection with the Easterly Right-of-Way line of Lynn Street (a 50' Right-of-Way as currently established), a distance of 552.53 feet; thence North 04°13'11" West, departing the section line thereof and said Easterly Right-of-Way line of Lynn Street to a point, a distance of 529.88 feet; thence North 85°46'49" East, departing said Right-of-Way line, a distance of 350.72 feet to the POINT OF BEGINNING.

Containing 383,438 square feet or 8.80 acres, more or less.

PARCEL "D"

For a POINT OF BEGINNING, BEGIN at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida, a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 03°26'02" West, along said Easterly Right-of-Way line of said railroad, a distance of 998.01 feet; thence North 85°41'42" East, departing said Railroad Right-of-Way line to the Westerly Right-of-Way line of South Rodriguez Street, a distance of 178.05 feet; thence South 04°09'40" East, along said Right-of-Way line to the Southerly Right-of-Way line of Thomas Street, a distance of 330.07 feet to the POINT OF BEGINNING.

Containing 186,682 square feet or 4.29 acres, more or less.

PARCEL "E"

For a POINT OF REFERENCE, COMMENCE at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida, a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 03°26'02" West, along said Easterly Right-of-Way line of said railroad, a distance of 998.01 feet; thence North 85°41'42" East, departing said Railroad Right-of-Way line to the Westerly Right-of-Way line of South Rodriguez Street, a distance of 178.05 feet; thence South 04°09'40" East, along said Right-of-Way line to the Southerly Right-of-Way line of Thomas Street, a distance of 330.07 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 85°41'55" East, along said Southerly Right-of-Way line of Thomas Street to the Westerly Right-of-Way line of South Whitney Street, a distance of 690.03 feet; thence South 04°13'11" East, departing said Southerly Right-of-Way line of Thomas Street along the Westerly Right-of-Way line of South Whitney Street, a distance of 713.99 feet; thence South 68°25'07" West, departing the Right-of-Way line thereof along the Northerly Right-of-Way line of Old Spanish Trail, a distance of 134.92 feet; thence South 78°55'57" West, along said Northerly Right-of-Way line, a distance of 42.96 feet; thence South 85°35'45" West, a distance of 63.50 feet; thence North 87°27'29" West, along said Northerly Right-of-Way line to its intersection with the southerly line of Section 45, a distance of 147.18 feet; thence North 85°54'05" West, departing the right-of-way line thereof and along said southerly section line to a point, a distance of 312.95 feet; thence North 04°09'40" West, departing said section line, a distance of 655.99 feet to the POINT OF BEGINNING.

Containing 507,040 square feet or 11.64 acres, more or less.

TOGETHER WITH that parcel identified as Parcel F.

PARCEL "F"

For a POINT OF REFERENCE, COMMENCE at the intersection of the Southerly line of Section 45, Township 07 South, Range 29 East, lying in St. Johns County, Florida, a point lying on the Easterly Right-of-Way line of the Florida East Coast LLC Railroad (recorded as being St. Johns County Real Estate #1256600000), said point also being the Northwest corner of the lands described in Official Records Book 1464, Page 282 of the Public Records of said county; thence North 85°54'05" East, along said southerly section line to a point lying on the Southerly Right-of-Way line of Old Spanish Trail and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence North 68°25'07" East, departing the section line thereof to the Southeast corner at the intersection of South Whitney Street, Old Spanish Trail, and Grant Street, a distance of 52.54 feet; thence North 85°54'05" West, departing said Right-of-Way line and along the southerly section line thereof, a distance of 115.73 feet to the POINT OF BEGINNING.

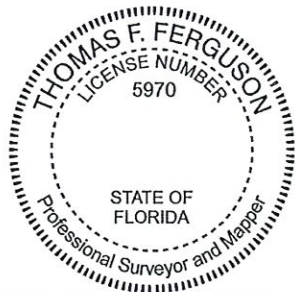
Containing 3,008 square feet or 0.07 acres, more or less.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter SJ-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations, if any, have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code SJ-17.062 and Florida Statute 472.025.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based upon monumented Easterly Right-of-Way line of South Whitney Street as being North 04°13'11" West, and the Southerly Right-of-Way line of Columbus Street as being North 85°43'39" East. Bearings and distances shown hereon are measured unless otherwise noted.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone; distances shown are GRID distances.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, recorded Right of Way Maps, and information obtained on the St. Johns County Property Appraisers web site. No Right of Way documentation was provided by client.
- The described parcels shown hereon contains 1,765,904 square feet or 40.55 acres, more or less.
- Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Thomas F
Ferguson

Thomas F. Ferguson, FSM
Registered Land Surveyor
Number 5970

Digitally signed by Thomas F Ferguson
DN: c=US, o=Unaffiliated,
dnQualifier=A01410D000001904F3E16910007
89ED, cn=Thomas F Ferguson
Date: 2024.11.21 12:38:41 -05'00'

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
155 State Road 207
St. Augustine, FL 32084
(904) 287-5890
e-mail: info@southeasternsurveying.com
Certification Number: 12518

BY	REVISION	REVISION DATE	REVISION	REVISION DATE

Boundary Survey of St. Joseph Academy	Project	155 State Road 207 St. Augustine, FL 32084	Scale: AS SHOWN
City of St. Augustine	Field Date	09/24/2024	Drawn By: JTA
DRAWING NUMBER	71252001	SHEET NUMBER	1 OF 5

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SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
71252001
SHEET
NUMBER
2 OF 5

Boundary Survey of St. Joseph Academy

Project: 155 State Road 207
St. Augustine, FL 32084

Field Date: 09/24/2024
Drawn By: JTA
Scale: AS SHOWN

BY

REVISION

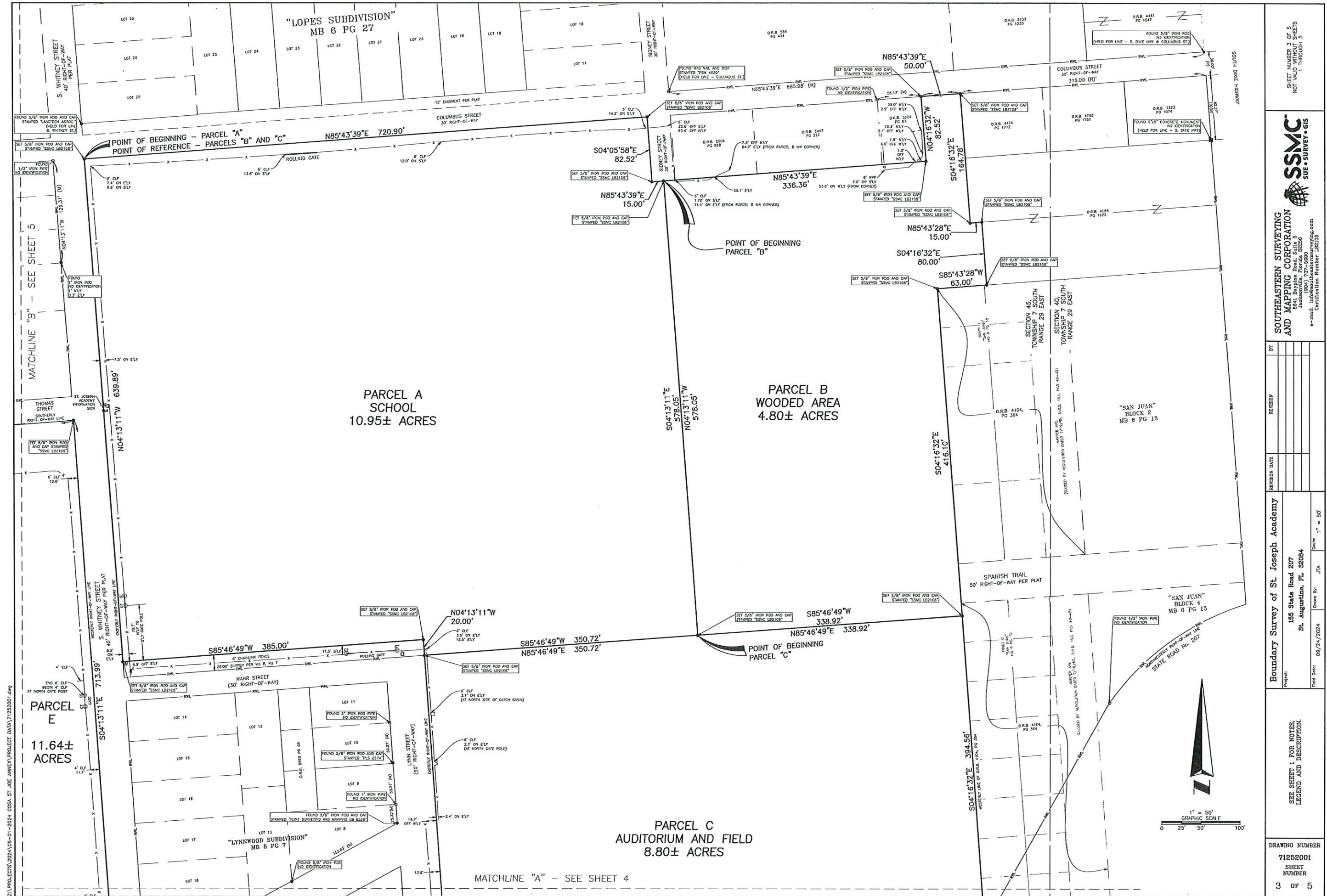
REVISION DATE

REVISION

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
9641 Bayplace Road, Suite 5
Arlington, VA 22204
(804) 727-5980
e-mail: info@southeasternsurveying.com
Certification Number: 182168

SHEET NUMBER 2 OF 5
NOT VALID WITHOUT SHEETS
1 THROUGH 5



SSMC

SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION

8011 Bayplace Road, Suite 3
Atlanta, Georgia 30328
e-mail: info@southesternsurveying.com
Certification Number: LB2106

BY

REVISION

REVISION DATE

Boundary Survey of St. Joseph Academy

Project: 155 State Road 207
St. Augustine, FL 32084

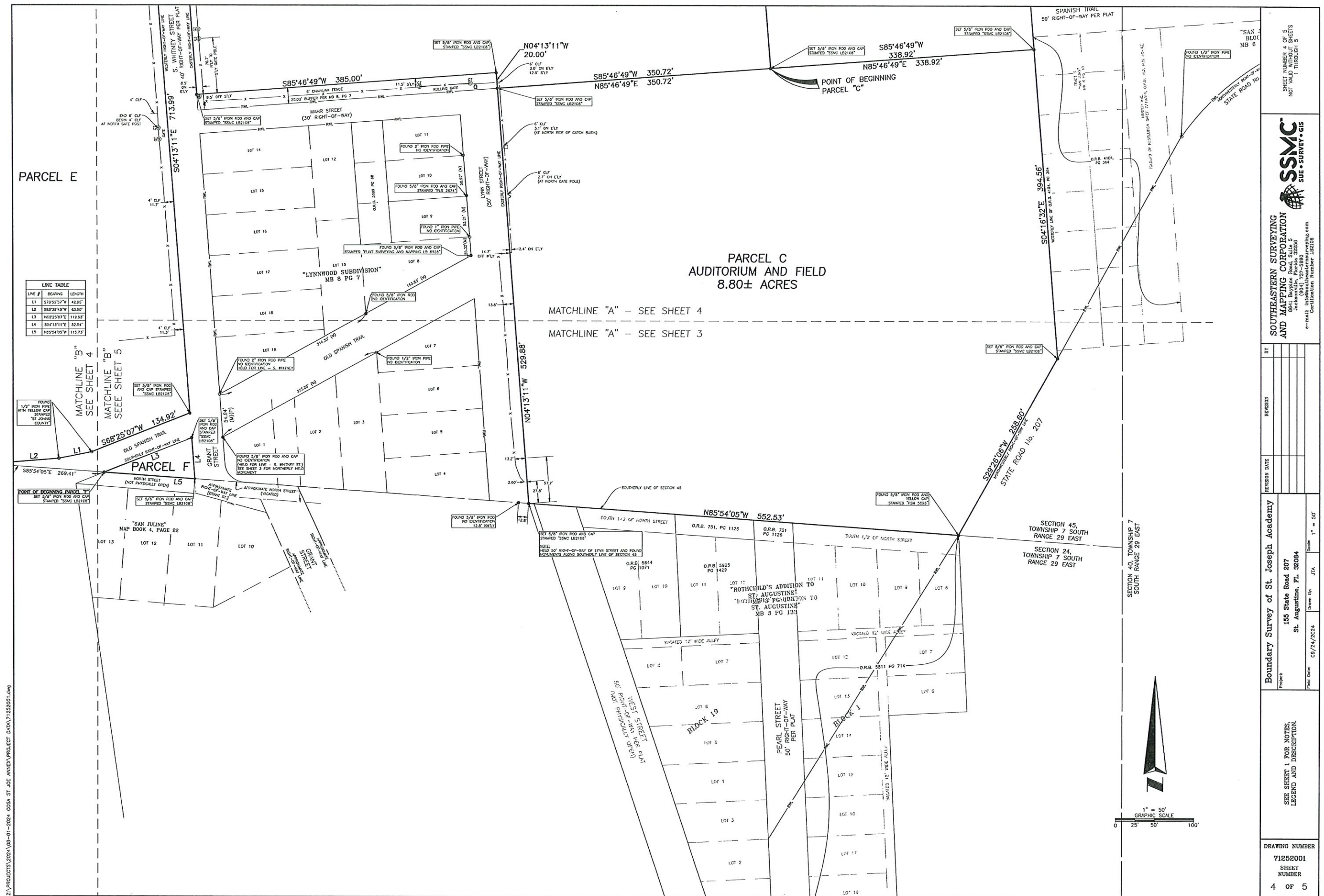
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Drawn By: JTA
Scale: 1" = 50'

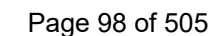
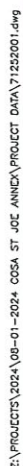
SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
71252001
SHEET
NUMBER
3 OF 5

SHEET NUMBER 3 OF 5
NOT VALID WITHOUT SHEETS
1 THROUGH 5

Page 96 of 505





Section taken from the City of St. Augustine Chapter 28 Zoning Code

Sec. 28-246. - Open lands district: OL.

Intent. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

(1) Permitted uses and structures:

- a. Marinas, bait and tackle shops.
- b. Intermediate care facilities.
- c. Outdoor market.
- d. Commercial recreational facilities.
- e. Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.
- f. Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.
- g. Schools, colleges and universities with conventional academic curriculums.
- h. Housing for the elderly.
- i. Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- j. Day nurseries and kindergartens (see [section 28-347\(2\)](#)).
- k. Governmental uses.
- l. Professional and business offices.
- m. Museums.
- n. The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.
- o. Home-based business.

(2) Permitted accessory uses and structures. See [section 28-348](#).

(3) Permitted uses by exception:

- a. See [section 28-347](#).
- b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
- c. Racetrack for vehicles or animals.
- d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
- e. Caretaker residence.

- f. Commercial hunting or fishing camp.
- g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- h. Restaurant and refreshment stand (but not drive-in).
- i. Public Airport, if not GU zoning.
- j. Not-for-profit clubs.
- k. Travel trailer park.
- l. Sale of antiques, gift, souvenir and craft shops.
- m. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- n. Mobile food truck court as per [section 28-347\(9\)](#).

(4) Minimum lot requirements:

- a. Single-family dwelling or mobile home on individual lot:
 - 1. Minimum lot width, one hundred (100) feet.
 - 2. Minimum lot area, one-half acre.
- b. Other permitted or permissible uses or structures. None.

(5) Maximum lot coverage by all buildings:

- a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
- b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

(6) Minimum yard requirements. All uses and structures:

- a. Front, fifteen (15) feet.
- b. Side, twenty (20) feet.
- c. Rear, twenty (20) feet.

(7) Maximum height of structures. Thirty-five (35) feet.

Section taken from the St. Johns County Land Development Code

PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS

Sec. 2.02.01 Use Classifications and Definitions. The following Sections describe the categories of Uses which apply within St. Johns County. Each category contains a description of the fundamental characteristics of the category and a list of representative Uses. It is not possible to list each and every individual Use which may be allowable within a category. The intent is to describe the category and provide a sufficient number of illustrative or representative Uses to allow other Uses to be assigned to a category as they are proposed in a zoning district.

A. Residential Uses Residential Uses are those which provide dwellings or Structures intended for occupancy for housekeeping, and includes units which are Single Family detached, accessory apartments, multi-family in a variety of housing styles, including but not limited to duplex, triplex, quadplex, garden apartments, villas and townhouses, mid-rise and high-rise apartment Buildings, and garage apartments. Also included are Manufactured/Modular Homes, Manufactured/Mobile Homes, condominium ownership, cooperatives, and other ownership arrangements. Residential Uses also include Special Care Housing Levels I and II; cemeteries and mausoleums; schools with conventional academic curriculum and Community Marinas. Residential Uses also include model homes, with or without sales office and construction trailers. Certain Uses are also allowable in the residential Use category by Special Use, and are specified in Part 2.03.00. Residential units, while allowable, shall not exceed the density limitations shown in the Comprehensive Plan. In addition, not all housing types are allowable in every zoning district. Refer to Section 2.02.03 which describes which housing types are allowable in each residential zoning district.

B. Agricultural Uses 1. Agricultural Uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and Animals for food, forage, fiber, or ornamental purposes. Agricultural Uses are characterized as predominantly outdoor activities, with Structures that may cover portions of the land, such as specific production activities, like poultry houses, greenhouses, and kennels. The Uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations. Agricultural Uses may also include passive outdoor recreational activities, Bed and Breakfast establishments, Retreats and similar passive rural Uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district. 2. Typical Uses in this category are silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other Animals; bee keeping; orchards; plant nurseries; General Stores and feed stores; cemeteries and mausoleums; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; dog and domestic animal parks; Rural Home Industry; Rural Industry; Agricultural Manufacturing; and Structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use St. Johns County Land Development Code II-5 May 7, 2024 or accessory to agricultural activity. Also included is treated Wastewater land application

disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses 1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district. 2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

L. Mining and Extractive Activities This category includes all Uses where resources are removed from the ground, such as mines, borrow pits, and other similar activities and may include the on-site processing of such resources. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

N. Outdoor/Passive Uses 1. Outdoor/Passive Uses are characterized by Uses which have large amounts of land with few Structures, normally minimum outdoor lighting. Activities tend to be low impact and are predominately daytime activities. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district. 2. Included are walking and hiking trails, bridle paths, greenways, game preserves, natural preserves, parks with picnic areas, primitive camps, and similar low impact Uses. Also allowable are country clubs, golf clubs, golf driving ranges (provided they function accessory to and on the same site as a golf course or country club), and cemeteries (either human or pet). Mausoleums may be permitted provided they function accessory to and on the same site as related cemetery.

O. Neighborhood Public Service and Emergency Service Uses 1. This category represents those neighborhood-scale Uses which may have limited outdoor storage and outdoor activity, and may cause potential nuisance, but are nevertheless necessary as support to surrounding Uses. Any potential nuisance is mitigated by limitations on scale of Development, consistent with

neighborhood scale Development. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district. 2. The type of Uses included in this category include, but are not limited to neighborhood-scale fire stations, police stations, emergency medical services and facilities; water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities; electric substations; telephone equipment stations, switching stations, and similar communication facilities; communication Antennas and Antenna Towers; neighborhood support services; Social Assistance Centers; and other substantially similar facilities and Uses. Neighborhood Public Service and Emergency Service Uses shall not include the erection of structures, buildings, or office facilities for commercial activities, such as the sale of related merchandise or collection of bills, in those zoning districts where such commercial and office activities are prohibited.

S. Solid Waste & Correctional Facilities This category is for Uses such as landfills (Class I, II, and III), solid waste transfer facilities, hazardous waste transfer facilities, recycling centers, composting and other yard waste facilities, and other substantially similar facilities and Uses. Also, criminal justice detention facilities and other correctional institutions and facilities are included in this category. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

Sec. 2.02.02 Allowable Uses In Zoning Districts

The table below indicates the categories of Uses which are allowable in each zoning district within St. Johns County. The categories of Uses are arranged across the top, and are described in 2.02.01. An "A" indicates that the Use is allowable by right or as a Special Use, subject to the standards of this Code. Special Uses are provided in Part 2.03.00 of this Article. A blank space indicates that the Use is prohibited.

Table of Allowable Uses in Zoning Districts

Table 2.02.02

Zone District Use Category	O R	R S E	R S 1	R S 2	R S 3	R G 1	R G 2	R M H	R M H (S)	W H	OP	C N	C G	C H T	T C M U	C I	C R	C H I	C W	I W	H I	P S	A D	P U D	P R D
Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agricultural	A																						A	A	A
Cultural / Institutional	A										A	A	A	A	A		A						A	A	A
Neighborhood Business												A	A	A	A	A	A						A	A	A
General Business													A		A	A							A	A	
Town Center Mixed Use															A									A	
High Intensity Commercial																A		A	A				A	A	
Highway Commercial														A		A							A	A	
Rural Commercial																	A							A	A
Light Industrial																			A	A			A	A	
Heavy Industrial																					A		A	A	
Mining & Extraction	A																			A	A		A	A	A
Office & Professional											A	A	A		A	A							A	A	
Outdoor / Passive	A	A	A	A	A	A	A	A	A						A								A	A	A
Neighborhood Public Service	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
General Public Service																A			A	A	A	A	A	A	
Reg. Business & Commercial																A							A	A	
Reg. Cultural & Entertainment																A								A	
Solid Waste & Correct. Fac.	A																				A			A	

A - means the Use is allowable by right or by Special Use

Sec. 2.02.03 Housing Types

The Table below indicates the housing types allowed in each zoning district within St. Johns County. The housing types are arranged across the top. An "A" indicates that the Use is allowable by right, and an "S" is allowable by approval of a Special Use Permit (SUP) subject to the standards of this Code. A blank space indicates that the Use is prohibited.

HOUSING TYPE							
ZONING DISTRICTS	SINGLE-FAMILY	DUPLEX	MULTI-FAMILY	TOWNHOME	MANUFACTURED/ MOBILE HOME	MANUFACTURED/ MODULAR HOME	MANUFACTURED/ MOBILE HOME PARK
OR	A				A	A	
RS-E	A					A	
RS-1	A	S			S	A	
RS-2	A	S			S	A	
RS-3	A	S			S	A	
RG-1	A	A	A		S	A	
RG-2	A	A	A		S	A	
RMH	A				A	A	A
RMH(S)	A				A	A	
WH	A	A	A	A			
OP	A*	A*				A*	
CN	A*	A*				A*	
CHT	A*	A*				A*	
CG	A*	A*				A*	
TCMU			A	A - Building Type II			
CI	A*	A*				A*	
CR	A*	A*				A*	
CHI	A*	A*				A*	
CW	A*	A*			A*	A*	
IW	A*	A*			A*	A*	
HI	A*	A*			A*	A*	
PS	A*				A*	A*	
AD	A				A	A	
PUD**	A	A	A	A	A	A	A
PRD**	A	A	A	A	A	A	A

- A means the Use is allowable by right.
* Accessory Use per Section 2.02.04
** Subject to approval of a SUP, PUD or PRD ordinance.

Sec. 2.02.04 Accessory Uses

A. Generally

1. The review of Accessory Uses shall be the same as is required for the principal Use. All required Accessory Uses for any principal Use, including but not limited to off-street parking and loading areas, retention or drainage areas, and private sewer or Water Systems shall be located on the same Parcel as the principal Use and shall have the same or similar zoning district designation as the principal Uses, except in accordance with the Site Plan review requirements in Part 5.02.00 of this Code and/or except as expressly permitted elsewhere in this Code. In no case shall the principal or Accessory Use be located in a zoning district where that Use is not either a permitted Use or a Special Use.
2. Where a Building or Structure containing such principal Use, such Building or portion shall be considered as part of a principle Building and not an accessory Building.
3. Accessory Uses and Structures shall not be located in required Front and Side Yards, in any residential district except as follows:
 - a. On double frontage Lots, through Lots and Corner Lots, Accessory Uses and Structures may be located in any required Side Yard.
 - b. Accessory Structures for the housing of persons such as Guest Houses or Employee Quarters, shall not be located in any required Yard.
 - c. Detached Accessory Structures (other than as in (b) above) which are separated from the main Structure by not less than ten (10) feet, may be located in a required Side or Rear Yard but not less than three (3) feet from any Lot line.
4. No accessory Building or Structure shall be used or occupied until the main Use Building on the Lot is being used, except for temporary storage of building supplies during the period of Construction of the main Use Building. No accessory Building or Structure shall be placed on a Lot or Parcel prior to the issuance of a Development Permit for the main Use Building or Structure. This restriction shall not apply to fences, retaining walls, boat docks, boat houses, dune walk-over Structures or well houses.

B. Permitted Accessory Uses, Residential Districts

Each of the following Uses is considered to be a customary Accessory Use, and as such, may be situated on the same Lot with, but detached from, the principal Use with which it is associated. Except for Model Homes, as described in this Section, such Accessory Uses or Structures shall not involve the conduct of business of any kind and shall not attract visitors in larger numbers than would normally be expected in a residential district.

1. Household Animals, provided that in residential districts the number of such pets

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Augustine's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **ORDINANCE NO. 2024-03 - AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 39.8 ACRES OF PROPERTY LOCATED NORTH OF STATE ROAD 207 AND SOUTH OF COLUMBUS STREET AS A PORTION OF THE HUERTAS GRANT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION(S) OF ST. JOHNS COUNTY RESIDENTIAL SINGLE FAMILY-THREE (RS-3) AND ST. JOHNS COUNTY OPEN RURAL (OR) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Augustine is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Augustine is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Augustine hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **THE ORDINANCE SERVES THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE PUBLIC BY INCORPORATING THE ANNEXED PROPERTY INTO THE CITY'S ZONING MAP BY DESIGNATING THE PROPERTY THE APPROPRIATE DISTRICT OF OPEN LAND (OL) WHICH IS CONSISTENT WITH THE LAND USE CATEGORY AND THE EXISTING USE OF THE PROPERTY.**

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

(a) An estimate of direct compliance costs that businesses may reasonably incur: **NONE.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **NONE.**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **THE SCHOOL MAY INCURE A FIRE ASSESSMENT FEE INCREASE, BUT A WATER AND SEWER RATE DECREASE. THIS COULD LEAD TO AN INCREASE OF AN ESTIMATED \$17,000 PER YEAR COST TO THE SCHOOL.**

THE PROPOSED ORDINANCE DESIGNATES THE 39.8 ACRES THE OPEN LAND (OL) ZONING DISTRICT BASED ON THE EXISTING USE OF THE SITE.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **NO DIRECT IMPACT TO ANY BUSINESSES.**

4. Additional information the governing body deems useful (if any): **THE PURPOSE OF THIS ORDINANCE IS TO INCORPORATE THE ANNEXED PROPERTY INTO THE CITY'S ZONING MAP BY DESIGNATING IT AN APPROPRIATE ZONING DISTRICT CONSISTENT WITH THE EXISTING USE OF THE PROPERTY AND THE CITY'S LAND USE PLAN.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 2, 2025

RE: **ORDINANCE 2025-01 : SUPERMAJORITY VOTE FOR PUD REZONINGS AND AMENDMENTS**

At its December 9, 2024 meeting, the City Commission discussed the impact of Planned Unit Developments (PUDs) in the City of St. Augustine and directed the City Attorney to draft language requiring a supermajority vote of the City Commission for future PUD rezonings or amendments to existing PUD zoned property. Please find enclosed Ordinance 2025-01 implementing the requested supermajority language in the city code.

Please place Ordinance 2025-01 on the regular City Commission agenda for first reading on January 13, 2025 meeting.

Thank you.

/s/ Isabelle C. Lopez

Isabelle C. Lopez
City Attorney

Attachment

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

Agenda Title:

Ordinance 2025-01: Requires a supermajority vote of the City Commission for PUD rezonings or amendments.



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

ORDINANCE 2025-01

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 28-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING DEFINITIONS FOR SIMPLE MAJORITY AND SUPERMAJORITY; AMENDING SECTION 28-289 OF THE CODE PROVIDING FOR SIMPLE MAJORITY AND SUPERMAJORITY VOTING TO ESTABLISH OR AMEND A PUD; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

THE PURPOSE OF THIS AMENDMENT IS TO DEFINE AND PROVIDE FOR SIMPLE MAJORITY AND SUPERMAJORITY VOTING TO ESTABLISH OR AMEND A PUD. THIS AMENDMENT SERVES THE BEST INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE CITY.

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

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

THIS PROPOSED ORDINANCE HAS NO ADDITIONAL FEES OR COST OF COMPLIANCE FOR ANY EXISTING BUSINESS.

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

NONE.

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

NONE.

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 28-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING DEFINITIONS FOR SIMPLE MAJORITY AND SUPERMAJORITY; AMENDING SECTION 28-289 OF THE CODE PROVIDING FOR SIMPLE MAJORITY AND SUPERMAJORITY VOTING TO ESTABLISH OR AMEND A PUD; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, section 163.3184(11)(a), Florida Statutes, requires an affirmative vote of not less than a majority of the members of the governing body present at the hearing for a proposed comprehensive plan or plan amendment; and

WHEREAS, the City Commission at its December 9, 2024 meeting discussed the impact of Planned Unit Developments (PUDs) in the City of St. Augustine and directed the City Attorney to draft language requiring a supermajority vote of the City Commission for future PUD rezonings, or amendments to existing PUD zoned property; and

WHEREAS, the City Commission does not intend for this ordinance to be applied to any pending applications for new PUDs or pending applications to amend existing PUDs that were filed with the City as of the effective date of this ordinance; and

WHEREAS, the City Commission consists of five members, however, Florida law requires recusal in the event of a voting conflict of interest, as well as member absences may impact the final tally needed to achieve a supermajority; and

WHEREAS, a supermajority is achieved with a simple majority vote plus one. On a five-member board, a simple majority would be 3 out of 5, and a supermajority would be 4 out of 5. However, because of absences and recusals, a supermajority may result in the need for a unanimous affirmative vote on the motion: for example, if one member is absent, and one member has a voting conflict of interest, then the supermajority can only be achieved with a unanimous vote of 3 out of 3 present and voting members; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

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

Section 1. Amending Chapter 28, Article I, Section 28-2. Chapter 28, Article I, Section 28-2 is hereby amended, as follows:

“Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word "shall" is mandatory; the word "may" is permissive. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." The word "lot" includes the word "plot" or "parcel." The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word "land" includes the word "marsh," "water" or "swamp." The word "map" shall mean the "Zoning Maps of the City of St. Augustine, Florida" and the "city" shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

(...)

Simple majority is a vote by the majority of the members present and legally able to vote on the proposition once quorum has been established.

(...)

Supermajority is a vote by the majority plus one of the members present and legally able to vote on the proposition once quorum has been established.

(...)”

Section 2. Amending Chapter 28, Article III, Division 9, Section 28-289. Chapter 28, Article III, Division 9, Section 28-289 is hereby amended, as follows:

“Sec. 28-289. - Procedures, application requirements and narrative PUD text.

(...)

(c) Action by the planning and zoning board and the city commission. Following the public hearing as required for all applications for rezoning, the planning and zoning board may, by simple majority, recommend and the city commission

may, by supermajority, enact an ordinance establishing, or amending, a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
- (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.
- (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.
- (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
 - a. Permit a creative approach to the development of land; and
 - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
 - c. Provide for an efficient use of land; and
 - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
 - e. Provide an environment of consistent character compatible with surrounding areas; and
 - f. Retain property values over the years.

(...)"

Section 3. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 4. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes. Pending complete applications for new PUDs that have not received a final approval or disapproval of their rezoning ordinance or pending complete applications to amend existing PUDs that have not received a final approval or disapproval of their rezoning ordinance as of the effective date of this ordinance shall be vested from the supermajority requirements of this ordinance.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 13, 2025

RE: **Request for Resolution 2025-01 FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR A HISTORIC PROPERTY LOCATED AT 121 KINGS FERRY WAY; AND PROVIDING AN EFFECTIVE DATE.**

On November 21, 2024, the Historic Architectural Review Board (HARB) reviewed Part III of a Historic Preservation Ad Valorem Tax Exemption Application to certify the completion of rehabilitation work for 121 Kings Ferry Way, a contributing building to the Lincolnville National Register Historic District, constructed between 1885-1894, and recorded in the Florida Master Site File. The HARB determined that the completed work is generally consistent with the Secretary of the Interior's Standards for Rehabilitation, and made the recommendation to the local government (St. Augustine City Commission and also St. Johns County Board of County Commissioners) that the requested tax exemption be granted

Attached is the resolution to formally approve the exemption along with the required covenant, documents from the three-part application that was reviewed by the HARB, including portions of the Part I and II packets that were reviewed by the HARB October 17, 2024, and Part III that was reviewed at the November 2024 meeting.

The Historic Preservation Ad Valorem Tax Exemption is a financial incentive that provides a 10 year exemption to the increase in property taxes that would result from qualified improvements to a historic building. *This does not exempt the owner from all property taxes, only the increase resulting from the improvements made with the rehabilitation project.* Because many qualified historic properties for this program are outside of the local Historic Preservation Zoning Districts (HP-1 to HP-5) and areas facing HP-1 to HP-3, that are required to follow the Architectural Guidelines for Historic Preservation, and the exterior and interior work must be generally compatible with the Secretary of the Interior's Standards for Rehabilitation, this incentive encourages property owners to perform qualified rehabilitation work to a qualifying historic property.

The Ad Valorem Tax Exemption is explained in further detail on the following page.

Please place this resolution on the agenda for the January 13, 2025 City Commission meeting. If you have any questions or need additional information, please let me know.

Julie Courtney

Julie Courtney
Historic Preservation Officer
Planning and Building Department

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines¹. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years².

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. be a contributing property to a National Register District; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and
2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be \$20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

How to Apply:

Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State. *Please speak with Historic Preservation staff before beginning the proposed work.*

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

Activating the Tax Exemption:

The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

¹ Ordinance number 1995-20 and ordinance number 1997-61

² Ordinance number 2009-06 changed the exemption period from 5 to 10 years.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR A HISTORIC PROPERTY LOCATED AT 121 KINGS FERRY WAY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for a historic property; and

WHEREAS, the City Commission finds that the property located at 121 Kings Ferry Way is owned by Elaine H. Darnold and Kenneth W. Darnold pursuant to OR4713/430, also known as Parcel Number 2099100000; and

WHEREAS, the property is designated as a historic property because it is a contributing property in a National Register-listed historic district; and

WHEREAS, on October 17, 2024, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved applications for work to be completed at 121 Kings Ferry Way; and

WHEREAS, on October 24, 2024, the City of St. Augustine Building Official issued a Certificate of Completion for a complete historic renovation at 121 Kings Ferry Way recorded as Building Permit BP2022-1898; and

WHEREAS, on November 21, 2024, the HARB for the City of St. Augustine reviewed the work completed at 121 Kings Ferry Way, approved a certificate of completeness, and recommended the property located at 121 Kings Ferry Way for a historic property tax exemption; and

WHEREAS, the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant a historic preservation property tax exemption;

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

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 121 Kings Ferry Way meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 121 Kings Ferry Way subject to the recordation of a Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2025 and expires on December 31, 2034.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 13th day of January 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 13 day of January, 2025, by Elaine H. Darnold and Kenneth W. Darnold (hereinafter referred to as the Owner) and in favor of the City of St. Augustine

(hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation of a certain Property located at 121 Kings Ferry Way, St. Augustine, FL 32084

A contributing structure to the Lincolnville National Register Historic District

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are ☒ architecture, ☒ history, ☐ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): PID 2099100000
GENOVAR ADDN CITY LOT 14 BLK E OR4713/430

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2025 to December 31, 2034:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ☐ Division of Historical Resources ☒ Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: City of St. Augustine - Historic Preservation Division
Address: P.O. Box 210, 75 King Street
City: St. Augustine Zip: 32085-0210
Telephone: 904.209.4283

The address of the Division of Historical Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ☐ Division of Historical Resources ☒ Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the ☐ Division of Historical Resources ☒ Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the ☐ Division of Historical Resources ☒ Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ☐ Division of Historical Resources ☒ Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the ☐ Division of Historical Resources ☒ Local Historic Preservation Office in writing of the loss. The ☐ Division of Historical Resources ☒ Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

☐ Division of Historical Resources ☒ Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ☐ Division of Historical Resources ☒ Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ☐ Division of Historical Resources ☒ Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ☐ Division of Historical Resources ☒ Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

<u>Elaine H. Darnold</u>	<u>Elaine H. Darnold</u>	<u>12/30/24</u>
Name	Signature	Date
<u>Kenneth W. Darnold</u>	<u>Kenneth W. Darnold</u>	<u>12/30/24</u>

LOCAL GOVERNMENT: City of St. Augustine

Nancy Sikes-Kline

January 13, 2025

Name of Authorized

Signature

Date

Local Official

Mayor-Commissioner

Title

121 KINGS FERRY WAY – Ad Valorem Tax Exemption

The following items were not included in this supporting documentation packet, due to the number of pages. They are available on the City's website by clicking on the links below:

- **Full Part I and II Application Packets** (Reviewed at the October 17, 2024 HARB meeting):
<https://staugustinefl.portal.civicclerk.com/event/943/files/attachment/5703> - Item 9(a)
- **Full Part III Application Packet** (Reviewed at the November 21, 2024 HARB meeting):
<https://staugustinefl.portal.civicclerk.com/event/944/files/attachment/5779> - Item 5(a)
- **Part I and II STAFF REPORT and attachments**, with photos, Florida Master Site File architectural surveys, Sanborn Maps, and other documents for HARB's review (Reviewed at the October 17, 2024 HARB meeting):
<https://staugustinefl.portal.civicclerk.com/event/943/files/attachment/5702> - Item 9(a)
- **Full Part III STAFF REPORT and attachments**, with AFTER photos, Florida Master Site File, Sanborn Maps, Polk City Directory Research, and other documents for HARB's review (Reviewed at the November 21, 2024 HARB meeting):
<https://staugustinefl.portal.civicclerk.com/event/944/files/attachment/5778> - Item 5(a)

These documents are also on file with this application (HP2024-0059) and available to view by emailing your request to harb@citystaug.com, or contacting Historic Preservation Officer Julie Courtney of the Historic Preservation Division at 904.209.4283 or the Planning and Building Department at 904.825.1065.



CERTIFICATE OF COMPLETION

This certificate is to certify that the described portion of the structure has been inspected for compliance with the requirements of the 2020 Florida Building Codes and all other applicable codes.

Permit Number: BP2022-1898
Property Address: 121 Kings Ferry Way, Saint Augustine, Florida, 32084
Parcel Number: 2099100000
Owner: Darnold Elaine H, Kenneth W
7 PALM ROW
SAINT AUGUSTINE, FL 32084-0000

Project Description: Interior build out of remaining work. Complete rough & trim of all mechanicals (HVAC, plumbing and electrical). Install insulation, interior wall finishes & all interior carpentry work

Contractor: ELAINE H DARNOLD INC

Special Conditions: None

Building Official: Richard E. Schauland, Jr., CBO, CFM
Date of Issuance: October 24, 2024

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	2099100000
Location Address	121 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 14 BLK E OR4713/430 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.070
Homestead	N

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

Owner Information

Owner Name	Darnold Elaine H. Kenneth W 100%
Mailing Address	Darnold Kenneth W 100% 7 PALM ROW SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	\$71,424
Extra Features Value	\$0
Total Land Value	\$159,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$231,174
Total Deferred	\$27,176
Assessed Value	\$203,998
Total Exemptions	\$0
Taxable Value	\$203,998

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	\$74,908	\$0	\$159,750	\$0	\$0	\$234,658	\$185,453	\$49,205	\$185,453
2023	\$68,660	\$0	\$142,000	\$0	\$0	\$210,660	\$168,594	\$42,066	\$168,594
2022	\$65,766	\$0	\$135,184	\$0	\$0	\$200,950	\$153,267	\$47,683	\$153,267
2021	\$39,490	\$0	\$106,500	\$0	\$0	\$145,990	\$139,334	\$6,656	\$139,334
2020	\$34,367	\$0	\$92,300	\$0	\$0	\$126,667	\$126,667	\$0	\$126,667
2019	\$30,072	\$0	\$92,300	\$0	\$0	\$122,372	\$89,825	\$32,547	\$89,825
2018	\$26,197	\$0	\$166,800	\$0	\$0	\$192,997	\$141,475	\$51,522	\$141,475
2017	\$26,197	\$0	\$150,120	\$0	\$0	\$176,317	\$128,614	\$47,703	\$128,614
2016	\$26,197	\$0	\$130,312	\$0	\$0	\$156,509	\$116,922	\$39,587	\$116,922
2015	\$26,852	\$0	\$104,250	\$0	\$0	\$131,102	\$106,293	\$24,809	\$106,293
2014	\$22,178	\$0	\$83,400	\$0	\$0	\$105,578	\$96,630	\$8,948	\$96,630

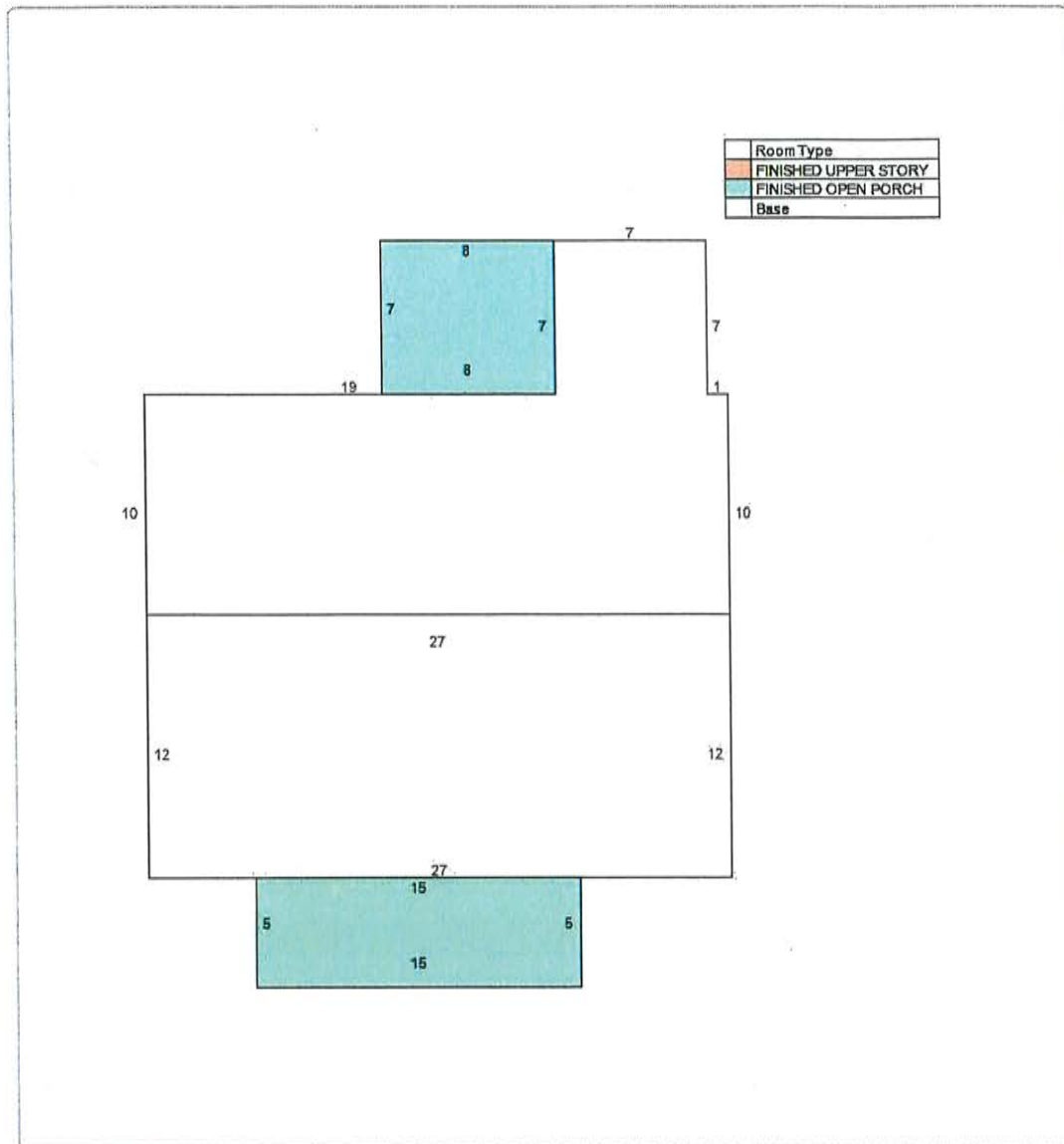
Building Information

Building 1
 Building Value \$71,424
 Year Built 1920
 Actual Area 936
 Conditioned Area 805
 Use Single Family Residence
 Style 01
 Exterior Wall Wood

Roof Cover Metal
 Roof Structure Gable Hip
 Interior Flooring Pine Wood
 Interior Wall Minimum
 Heating Type None
 Air Conditioning None
 Bedrooms 0
 Baths

Description	Square Footage
BASE AREA	319
FINISHED OPEN PORCH	56
BASE AREA	324
FINISHED UPPER STORY	162
FINISHED OPEN PORCH	75
Total SqFt	936

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	60	50	EF	\$159,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/24/2019	4/23/2019	\$110,000.00	WARRANTY DEED	4713	430	U	I	DIRECT HOME BUYER 1 INC	DARNOLD ELAINE H, KENNETH W
3/21/2019	3/1/2019	\$38,400.00	WARRANTY DEED	4697	987	U	I	GRACE ULYESSE	DIRECT HOME BUYER 1 INC
3/21/2019	2/28/2019	\$38,400.00	WARRANTY DEED	4697	982	U	I	WILSON-HILL EMMIE	DIRECT HOME BUYER 1 INC
3/21/2019	2/5/2019	\$38,400.00	WARRANTY DEED	4697	985	U	I	HOWARD WILLIE R	DIRECT HOME BUYER 1 INC
	11/28/2011	\$0.00	DEATH CERTIFICATE	3860	972	U	I	CHAPMAN OTHHEL	
	2/28/2008	\$0.00	DEATH CERTIFICATE	3860	973	U	I	PALMER LULA MAE	
	6/1/1990	\$0.00		859	243	U	I		PALMER LULA MAE ETAL
	6/1/1990	\$0.00		859	238	U	I		

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/15/2024, 1:20:03 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Corporate Warranty Deed

This Indenture, made , April 23, 2019 A.D.

Between

Direct Home Buyer 1, Inc. whose post office address is: 1650 Margaret Street
Suite #302 Box #277, Jacksonville, Florida 32204 a corporation existing under the
laws of the State of Florida, Grantor and **Elaine H. Darnold and Kenneth W.
Darnold Wife and Husband** whose post office address is: #7 Palm Row, St.
Augustine, Florida 32084, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand
paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the
following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

Lot 14, Block E, of the Genovar Addition according to the Official Map of St Augustine of January 1, 1905, and
according to the Official Map of the City of St Augustine Dated June 1923, on file in the office of the Clerk of the
Circuit Court of St. John County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 209910-0000

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

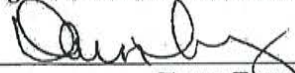
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer
and caused its corporate seal to be affixed the day and year first above written.

Direct Home Buyer 1, Inc.

By:

Christa Jackson
Its President

Signed and Sealed in Our Presence:


Witness Print Name: **Dawn Terry**


Witness Print Name: **Amanda Duncan**

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this April 23, 2019, by Christa Jackson, the President of **Direct Home
Buyer 1, Inc.** A corporation existing under the laws of the State of Florida, on behalf of the corporation.
He/She is personally known to me or has produced a driver's license as identification.

 (Seal)
Notary Public
Notary Printed Name: **Dawn Terry**

My Commission Expires:

Prepared by:
Duane Romanello, P.A.,
1919-8 Blanding Blvd
Jacksonville, Florida 32210

File Number: 19-0490



DAWN L. TERRY
MY COMMISSION # FF 904163
EXPIRES: November 27, 2019
Bonded Thru Budget Notary Services



DAWN L. TERRY
MY COMMISSION # FF 904163
EXPIRES: November 27, 2019
Bonded Thru Budget Notary Services

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 2099100000

Address of property: Street 121 Kings Ferry Way

City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date April 2019

Project completion date: November, 2024

Estimated cost of entire project: \$ 488,618.39

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 488,618.39

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Name Elaine H. Dardold Signature Elaine H. Dardold Date 11/11/24

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title _____ Organization name _____

Mailing Address 7 Palm Bow

City St. Augustine State FL Zip Code 32084

Daytime Telephone Number 904-669-5518

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

The ☒ Local Historic Preservation Office ☐ Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation** and **Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

☐ Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation** and **Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: Please see the Historic Architectural Review Board (HARB) final order dated November 21, 2024 and the staff report attached for PART III.

Page Twelve - Request for Review of Completed Work

Additional Review Comments attached? Yes ☒ No ☐

Signature Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date November 21, 2024

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: HP2024-0059
Applicant: Elaine Darnold
Owner: Elaine Darnold
Address: 121 Kings Ferry Way
Parcel Number: 2099100000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 21, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, November 21, 2024, 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 RS-2
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 review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District..

Subject to the following conditions:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of November, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0059

REQUEST

APPROVED / DENIED / CONTINUED

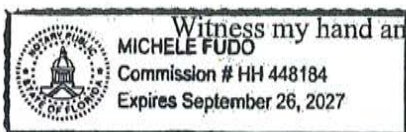
FMDDH
Sign Name

Gaere Mac Donald
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, Gaere Mac Donald, 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.



Michele Fudo
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.



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2024 Meeting



Application HP2024-0059

Address: 121 Kings Ferry Way

Applicant: Elaine Darnold

Owner: Elaine H. and Kenneth W. Darnold

Project description: To review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular (Folk Victorian)	Florida Master Site File:	SJ01020
National Register:	Lincolnvile NRHD: Contributing	Construction date:	1885 - 1894
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2098700000		
Agenda Item:	5(a)	Previous Action(s):	Parts I & II were reviewed Oct 17, 2024

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review Part III of an Ad Valorem Tax exemption (AVT) application and certify the completed interior and exterior rehabilitation work. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved.
2. At the October 17, 2024 meeting, the HARB found that the structure is a qualifying since it is contributing to the Lincolnvile National Register Historic District and the proposed rehabilitation work is consistent with the Secretary of Interior's Standards for Rehabilitation, which fulfills the requirements of Part I and II.
3. For Part III: A Certificate of Completion recently issued by the City's Building Official is included in the attachments. The HARB is to review the completed improvements to the property and make a final determination that they are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and to certify the requirements for a historic preservation ad valorem tax exemption have been met.
4. The HARB then recommends that the City Commission grant or deny the exemption from ad valorem taxes levied by the City on 100% of the assessed value of the improvement for 10 years. Subsequently, St. Johns County's Board of Commissioners can hear the application to consider the ad valorem tax exemption for the County's property taxes.
5. Fronting the south side of Kings Ferry Way, between Martin Luther King Avenue and Riberia Street, this residential building was constructed between 1885 and 1894 in Genovar Addition, one of Lincolnvile's early residential neighborhoods. According to the 1978 Florida Master Site File (FMSF) report for the building by David Nolan, the two-story house of frame construction was in "fair" condition and had been altered. An updated FMSF report from late 2020 notes that the building "obtains most of its original materials" and "may meet criteria C at the individual level if rehab is performed to SOI standards" in regard to appearing to meet the criteria for National Register designation. The architectural/building context included in the staff report for Parts I & II is provided on page 5 of this report.
6. The minimum valuation of the improvement must be \$20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five percent (25%) of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

Both improvement valuation requirements have been met, as is indicated in #7:

7. HOUSE VALUATION / PROJECT INVESTMENT

- Value of building per SJCPA (2023): \$68,660
- Taxable Value per SJCPA (2023): \$168,594
- Value of Completed Project*: \$488,618.39

(More than 50% of the project costs were for the exterior building envelope or foundation, meeting the minimum thresholds for an AVT.)

*A significant investment into the project is not reflected in the dollar figure related to the value of the completed project. A large portion of labor was completed by the building owners and materials were contributed by the owners, which is not included in the project cost.

8. Outside of this Ad Valorem Tax exemption (AVT) application, none of the rehabilitation/restoration work would have required the HARB's review because it did not permanently remove or alter character defining elements of the building's exterior.

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

SOIS In Relation to the Proposed Scope of Work Outlined in the Application Packet:

See accompanying plans and photographs in the application packet for more details.

1. **Compatible New Use:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.: The use of the property did not change from a single-family residential building, resulting in minimal changes to the existing building's interior layout or the exterior.
2. **Retention of Distinguishing Architectural Character:** The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.: Overall, the historic house needed complete stabilization in order for the building and its character to be retained and preserved. Sill beams and the pier foundations system needed replacement. The building envelope needed squared. Limited repair or replacement with elements in a similar design/material or historically compatible as needed was completed in a sensitive and skilled manner for the exterior and interior. The exterior of the original structure largely remains intact, with the exception of the rear porch and roof being extended toward the east and earlier metal storm windows replacing original windows on the front façade being returned to wood sashes. On the interior, minimal changes are observed to the house's overall floorplan, with room configurations staying mostly within the existing divided spaces. Openings to the first floor's east rooms and the center hall were enlarged, and the kitchen was moved from the west to the east side of the house, with a pantry, first floor bathroom, and bedroom closet moved to the space used for the kitchen. The once steep interior stair was brought up to code with more commonly used riser and run measurements and balustrade height.
3. **Recognition of Historic Period:** Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.: The existing character defining features largely remained intact to the exterior especially, with repair rather than replacement unless otherwise noted, thereby retaining areas/elements that were added over time. The application packet details the extent of the areas that needed to be replaced due to deterioration or areas proposed to be changed. Great care was taken to recognize the historic period of the house and how it evolved over time. Higher grade materials like cypress and heart pine, salvaged materials or elements, and period hardware and fixtures were carefully selected.
4. **Retention of Significant Later Alterations and Additions:** Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.: As noted under the context section earlier, the house appeared to have been somewhat altered over time, but not significantly. When looking at Sanborn maps, one area that was visibly changed is a small semi or fully detached structure at the southeast corner is no longer extant at the rear. An addition of a small room to the opposite corner, west of the porch was later added. This room has been preserved and rehabilitated, but the interior use has changed from a bathroom to a laundry/utility room accessed from the exterior only, and the adjacent small rear porch was extended to the east end along the rear elevation. Otherwise, the design of the exterior of the existing house largely remains unchanged. The exterior chimney had already been removed when the current owner purchased the house, and the interior chimney had been filled with concrete, making the fireplace unusable. These were removed from the interior and a fireplace feature was installed in its place using a late 19th century mantel and tiles for the hearth.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship:** Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.: First listed in fair condition over forty years ago, the house had suffered from deferred maintenance, termite damage, and deterioration over time. The owner/applicant submitted documentation and detailed summaries to reflect that preserving and highlighting the craftsmanship and finishes of the late 19th century home was carefully planned with the rehabilitation work. This is evident throughout, but especially on the front porch, restored exterior wooden doors and windows, rebuilt interior stair and balustrade, and all the hand-built details and elements, including the kitchen cabinets and incorporation of wood paneling on the interior walls.

SOIS In Relation to the Proposed Scope of Work Outlined in the Application Packet (continued)

6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:
The application packet details exterior elements that were retained and selectively repaired or replaced as needed with elements that match the existing in design and materials. Interior elements were largely in poor to unsalvageable condition or were missing. Rehabilitation work focused on utilizing historic and/or locally salvaged materials from similar period buildings, including salvageable materials from the existing building that needed replaced overall with structurally sound materials. Since no original interior doors remained, salvaged doors with period hardware were utilized in all openings
7. **Cleaning with the Gentlest Possible Method:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.: No chemical or harsh physical treatments were indicated for this project.
8. **Protection and Preservation of Significant Archaeological Resources:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.: The property is located in Archaeological Zone IIIA. A14 Archaeological Review applications are required for any ground disturbing activity 3" or more in depth and over 100 sq ft in size. According to the property owner, recent addition of brick pavers to create a driveway to the west side of the house were laid at about 2.5" deep.
9. **Compatible Contemporary Design for New Alterations and Additions:** New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.: From the information submitted with Part II of the application, the rear porch was expanded and a window was constructed in the rear room that had been previously added. Replacement was limited to damaged, missing, or non-historical features like the front aluminum storm as replacement windows. Minor changes to the room configurations will not damage the historic character of the house. Finishing materials for the interior were often salvaged from local buildings and river-recovered heart pine flooring and old gymnasium wood floorboards reused as lower wall panels were selected because of their resiliency to future flooding, especially on the first floor.
10. **Reversibility of New Alterations and Additions:** New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.: Historic materials were retained and repaired, with limited replacement as needed on the exterior and salvaged. For elements that were deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions were used. Salvaged or traditional/historically compatible materials were used for interior finishes. A window was constructed in the area of a previously framed-in window opening to the later rear room addition and an exterior door opening was added to access this space, an extension of the rear porch was added on the exterior, and a new half bath was inconspicuously constructed in the loft area of the second floor. Overall, the essential form and integrity of the historic structure remains intact, and the current alterations are not permanent.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 8

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards, the Board's previous review and approval of Parts I and II, and without the support of evidence to the contrary, staff finds the HARB can **APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption application for 121 Kings Ferry Way and RECOMMEND to the City Commission, who grants the exemption, with the following findings:**

1. The completion of work to the exterior and interior to the c. 1885-1894 building, which is a qualifying property because it contributes to the Lincolnville National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
2. The proposed work meets the criteria established by the Department of State (included in the attachments)

Julie Courtney

Julie Courtney, Historic Preservation Officer

Architectural / Building Context:

1. **Architectural Features:** Elevations showing the previously existing design are included in the application packet. A side facing gable 5v crimp metal roof with two front facing gabled dormers crown the symmetrical front façade with scrolled brackets under the eaves. Before the current owner's acquired the house, aluminum frame storm windows replaced two wood windows on the front facade, but the other nine of the eleven windows with 6/6 wood sashes remained, although in varying levels of poor condition. The front porch's more decorative jig-sawn brackets and paired post columns that were singled out as significant details in the early FMSF report remained, along with the gable shed roof that has a centered front facing gable and decorative wood shingle accents. Other original features include the wood dop siding cladding the exterior of the house, which is delineated by corner boards. A shed roof extends over the one-story rear portion of the house and rear porch. The house sat on piers of various materials.
2. **Interior:** Floorplans of the previously existing layout are also included in the application packet, which show the first floor interior had a center hall plan with a living room and bedroom at the front end of the first floor, followed by the dining room and kitchen. At one point, a bathroom addition was added at the west end of the rear elevation, adjacent to the centered back porch. A bedroom and loft area were located on the second floor.
3. **Site:** The front yard was enclosed by a metal wire fence and gate and was overgrown with unkempt landscape plantings. Out buildings that are visible on Sanborn maps were not referenced in the FMSF reports and are not extant.
4. The owners were committed to preserving the special architectural and historic integrity with carefully planned and executed rehabilitation work, which included restoration or repair of the existing features and materials or replacement with compatible elements, which is detailed further in pages 4-6 of this staff report and in the application packet.

SUMMARY SCOPE OF WORK:

Exterior:

For more details, see Application Packet (plans, photos, and additional details are provided in the accompanying documentation submitted)

1. Stabilize structure with new sill beams and footers with a solid brick pier system on the outer perimeter and concrete block on the non-visible central areas under house
2. Retain and selectively repair exterior elements as needed, with little replaced beyond deteriorated features with matching design and traditional materials such as:
 - a. Replaced portions of wood drop siding with cypress and heart pine.
 - b. Restored exterior doors and front porch to retain or match original features, including jig-sawn brackets and decorative paired columns.
 - c. Replaced non-historic aluminum storm windows on the front façade with newly constructed wood sashes to match other existing wood windows
 - d. Restored other 9 existing wood windows.
 - e. Replaced rotted window sills in same design/dimensions with heart pine salvaged from floor joists.
 - f. Repaired roof structure and replace roofing with historically correct 5v galvalume metal roof.
3. Extended rear porch and roof
4. Constructed window in an existing framed opening on later room addition and added exterior door access to this space off of rear porch
5. Added insulation
6. Installed new plumbing pipe from house to street

Interior:

7. Removed and replaced deteriorated/damaged interior elements and made resilient to future flooding with salvaged river-recovered heart pine flooring, recycled wooden floor boards for lower portions of walls, cabinets, and fixtures for the kitchens and bathrooms.
8. Minor room reconfigurations for previous kitchen, dining room, bathroom, enlarged openings of interior walls on east end of first floor, and added new bathroom on first floor and half bath on second floor.
9. Reconstructed inner stair, using salvaged period elements and existing salvageable balusters
10. New electrical, plumbing, and mechanical systems

Site:

11. Installed salvaged brick rear patio
12. Constructed period wood panel privacy fence
13. Installed brick paver central sidewalk to front porch and driveway on west side of the house
14. Added wire gate to match historical design
15. Installed simple plantings/landscape

AVT HP2024-0059
121 Kings Ferry Way
November 21, 2024

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Google Street Views, 2011-2018
3. Florida Master Site File
4. Lincolnville National Register Historic District: National Register Nomination Contributing sheet
5. Sanborn Maps
6. State Statutes for the Tax Exemption for Historic Properties

DUE TO THE LARGE DOCUMENT SIZE, ENTIRE SET OF ATTACHMENTS ARE NOT INCLUDED WITH THIS CITY COMMISSION PACKET. STAFF REPORT PACKET WITH FULL SET OF ATTACHMENTS IS AVAILABLE AT THE CITY'S WEBSITE:

<https://staugustinefl.portal.civicclerk.com/event/944/files/attachment/5778>

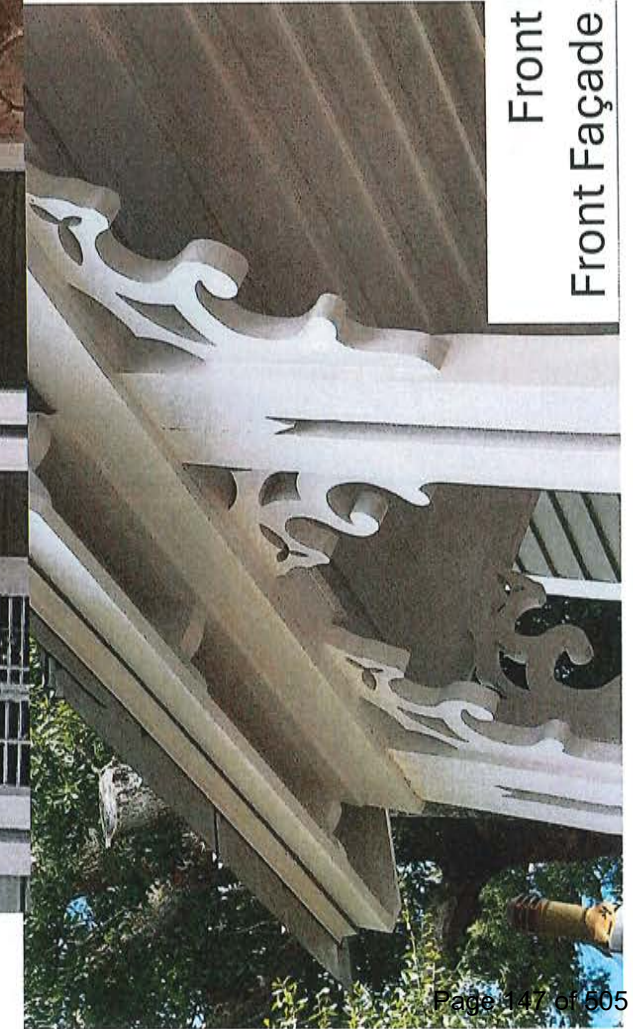
These documents are also on file with this application (HP2024-0059) and available to view by emailing your request to harb@citystaug.com, or contacting Historic Preservation Officer Julie Courtney of the Historic Preservation Division at 904.209.4283 or the Planning and Building Department at 904.825.1065.

**121 KINGS FERRY WAY
STAFF PHOTOGRAPHS**



Front Façade / North Elevation

121 KINGS FERRY WAY
STAFF PHOTOGRAPHS



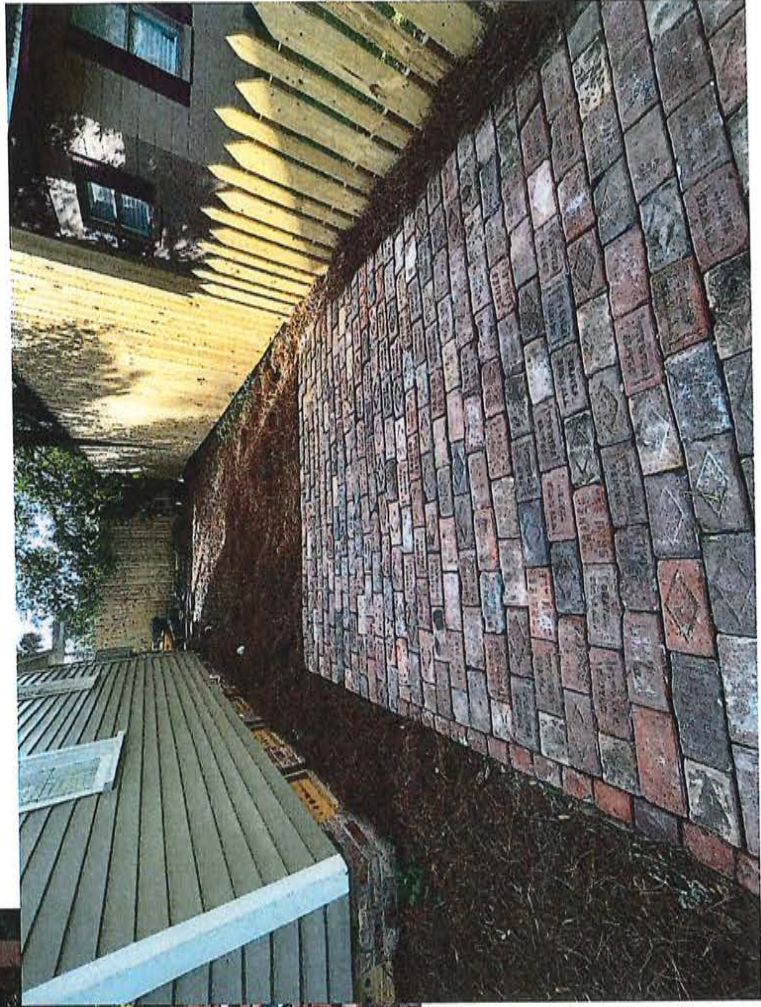
Front Porch on
Front Façade / North Elevation

Staff Report Packet, page 17

121 KINGS FERRY WAY
STAFF PHOTOGRAPHS



**121 KINGS FERRY WAY
STAFF PHOTOGRAPHS**



Brick driveway and dog-eared fence

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8 SJ 1020 1009==
Site Name: 121 Kingsferry Way 830== Survey Date: 7812 820==
Address: 121 Kingsferry Way, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Genovar Addition E 14 and 15 868==
(subdivision) (block) (lot)
MULTIST ST3248 868==
Owner of Site: Name: Knowles, Otis W. and Inez B. ;
Address: 86 Duero Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: Palmer, Joe 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469513 3305830 890== Location: T07S R30E N19 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() Excellent	863==	() Zoning	878==
() Good	863==	() Development	878==
(x) Fair	863==	() Deterioration	878==
() Deteriorated	863==	() Borrowing	878==
		() Transportation	878==
Integrity of Site:		() Fill	878==
(x) Altered	858==	() Dredge	878==
() Unaltered	858==	() Other	878==
(x) Original Site	858==		
() Restored - Date:	858==		
() Moved - Date:	858==		

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1894 844== Period: 19th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: L-shape 966==
 Exterior Fabrics: Wood, weatherboard, with cornerboards; novelty, shingles 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS, 6/6, transom light 942==
 Foundation: Concrete block piers 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Shed porch, gable dormers 942==
 Porches & Balconies: _____ 942==
 Chimney Location: _____ 942==
 Materials: (882)
 Chimney: _____ 882==
 Roof Surfacing: Metal, 5-v crimp 882==
 Ornament Exterior: Paired wood posts and jigsawn brackets 882==
 Quantitative Data: (950-954)
 Chimneys: _____ 952== Dormers: _____ 954== Stories: 2 950==
 Other: _____ 956==
 Surroundings: Residential 864==
 Relationship to Surroundings: _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 121 Kingsferry Way was constructed between 1885 and 1894. Significant details include paired wood posts and jigsaw brackets.

Genovar Addition was one of the early residential neighborhoods of Lincolnville. The 1885 and 1894 Birdseye maps of St. Augustine show a number of houses along Kingsferry and Lincoln Streets, surrounded by agricultural areas to the north and south. Almost all the houses are wood frame, and about equally divided between one and two stories. There are some interesting Victorian examples. With the exception of some commercial and institutional buildings along Central Avenue and Riberia Street, the subdivision is mainly residential. Genovar Addition is bounded on the west by marshland and the San Sebastian River. On the east it extends almost as far as Maria Sanchez Lake. The area is threatened generally by traffic along Central Avenue and Riberia Street, and by some housing deterioration.

HISTORY

The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed out of the late 18th century land grant to Francisco Marin, a Spanish shoemaker, who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian Ferry, or present-day Kings Ferry Street, formed the northern boundary of the grant.[1] The orange grove prospered until the 1870's with such prominent proprietors as the Marquis de Fougères, the French Counsel at Charleston, South Carolina, and Agustin Verot, the Catholic Bishop of St. Augustine. Bartolo Genovar, a local merchant and real estate developer, purchased and subdivided the grove by 1878, and by 1885, the two principle streets in the subdivision, Lincoln and Kings Ferry, were lined with small homes. Early and subsequent development has been associated with Blacks, including the A.M.E. Church, and represents one of the initial phases in the expansion of the early Black community of Lincolnville.[2]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustín de la Florida", Havana, May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustín de la Florida", St. Augustine, December 24, 1791; St. Johns County Courthouse, Deed Records, Book B and L, pp. 1 and 122.
2. Deed Records, Book O, p. 327; Book Q, p. 310; Book W, pp. 38 and 179; Book X, pp. 108, 111, and 169; St. Augustine City Directory, 1885, 1899, 1904.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **SJ01020**
 Field Date **11-21-2020**
 Form Date **1-3-2020**
 Recorder # **MAP**

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) **121 Kings Ferry Way** Multiple Listing (DHR only) _____
 Survey Project Name **St. Augustine Historic Resource Survey Update** Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: Street Number **121** Direction _____ Street Name **Kings Ferry** Street Type **Way** Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1992** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7N** Range **30W** Section **19** ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **2099100000** Landgrant _____
 Subdivision Name **Genovar Addition** Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year **1894** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Private Residence (House/Cottage/Ca** From (year): **1894** To (year): **2020**
 Current Use **Private Residence (House/Cottage/Ca** From (year): **1894** To (year): **2020**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature: **current renovations**
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature: _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Darnold Elaine H, Kenneth W

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe **Demolition Review**

DESCRIPTION

Style **Frame Vernacular** Exterior Plan **Rectangular** Number of Stories **2**
 Exterior Fabric(s): 1. **wood siding** 2. _____ 3. _____
 Roof Type(s) 1. **Gable** 2. _____ 3. _____
 Roof Material(s) 1. **Sheet metal:SV crimp** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. **Gable dormer** 2. **gable extension**
 Windows (types, materials, etc.)
single 6/6 and 1/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, side facing gable roof, symmetrical dormer, currently undergoing renovation, rear shed roof over single story

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

current bracing of building, mature trees and vegetation

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____

☐ Owner Objection

KEEPER - Determined eligible: ☐ yes ☐ no

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Concrete Block 2. _____**Main Entrance (stylistic details)**

centrally located entry, wood surround, divided transom light, flush w facade under gable extension

Porch Descriptions (types, locations, roof types, etc.)

no porch, entry stoop, under gable/shed extension w decorative shingle pattern in gable end, entry steps currently missing, under reconstruction

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous**Narrative Description of Resource**

This 1894 2 story Frame Vernacular style building is in fair condition, and has a Gable roof and Wood siding.

Archaeological Remains☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☒ property appraiser / tax records☐ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☐ HABS/HAER record search☒ other methods (describe) City Staff**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)****OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?

☐ yes☐ no☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes☐ no☐ insufficient information**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

Despite current renovations, this building appears to fit within the district and obtains most of its original materials; this building may meet criteria C at the individual level if rehab is performed to SOI standards.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Architecture 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Patricia Davenport-JacobsAffiliation Environmental Services, Inc.Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100
PH. (904) 470-2200

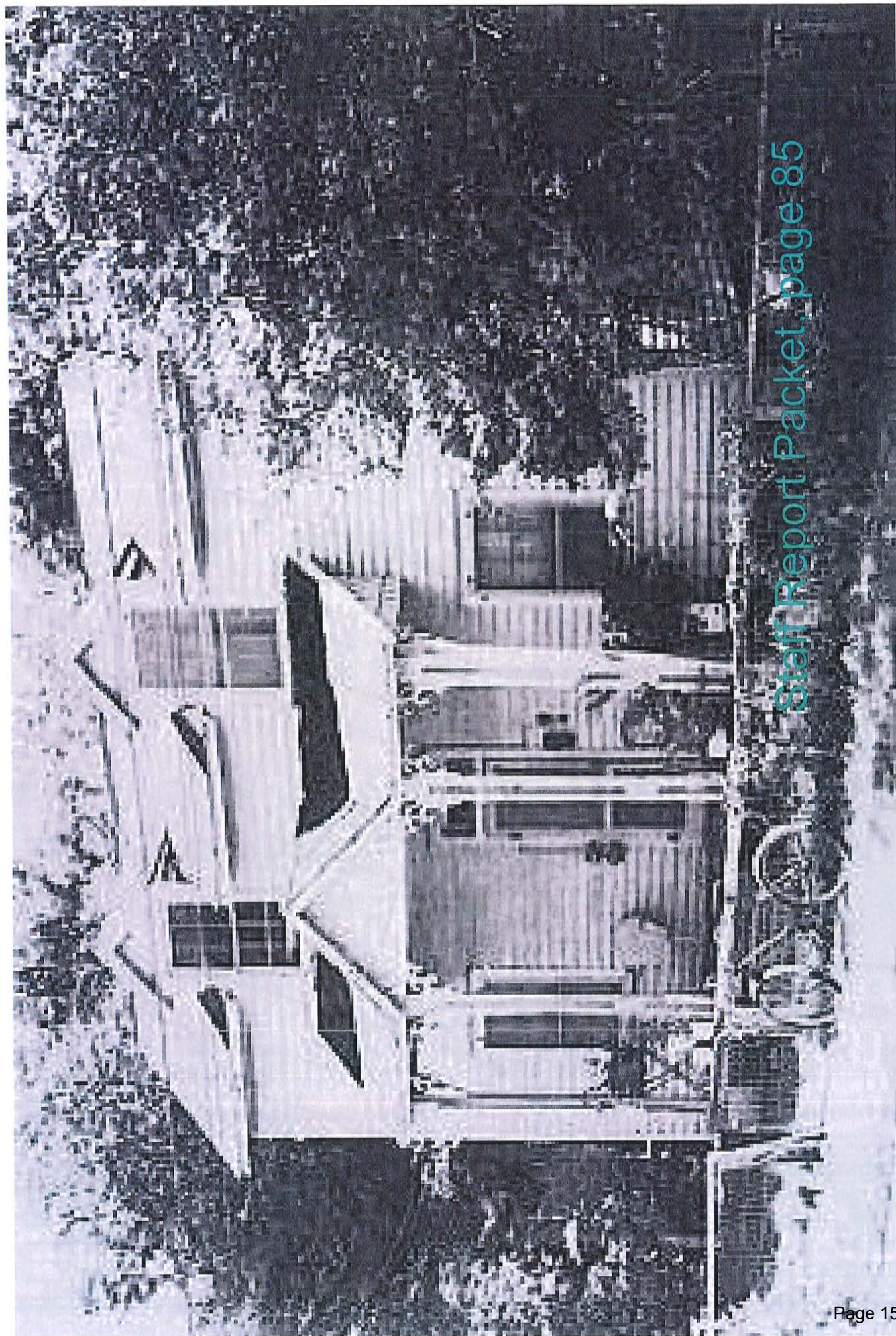
JACKSONVILLE, FL 32256
FAX (904) 470-2112

Parcel Location - SJ01020

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2



Staff Report Packet, page 85

United States Department of the Interior
National Park Service

JUL 1 1991

National Register of Historic Places
Continuation SheetSection number 7 Page 20Building ListKings Ferry Way (cont.)

98	1924-1930	Frame Vernacular
105	1885-1894	Frame Vernacular
110	1924-1930	Frame Vernacular
115	1885-1894	Frame Vernacular
116	1894-1899	Frame Vernacular
117	1885-1894	Frame Vernacular
119	1910-1911	Frame Vernacular
119 1/2	1910-1911	Frame Vernacular
120	1904-1910	Frame Vernacular
* 121	1885-1894	Frame Vernacular
129		

Lincoln Street

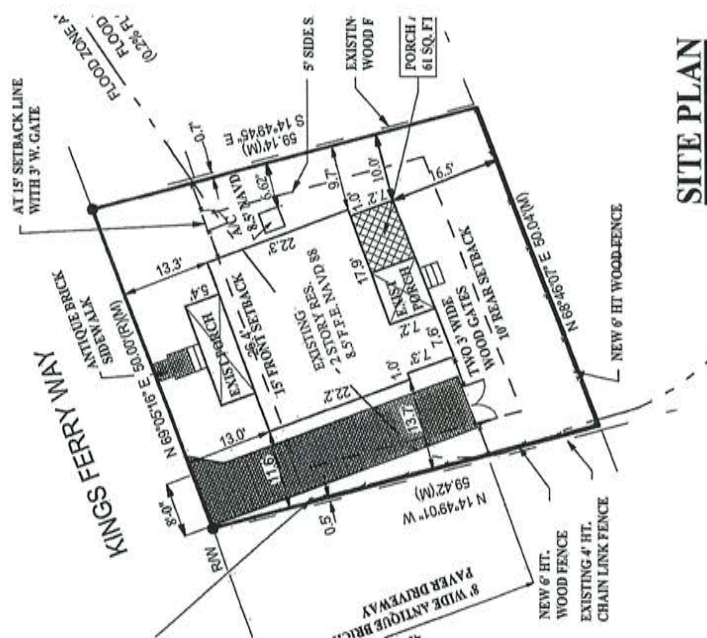
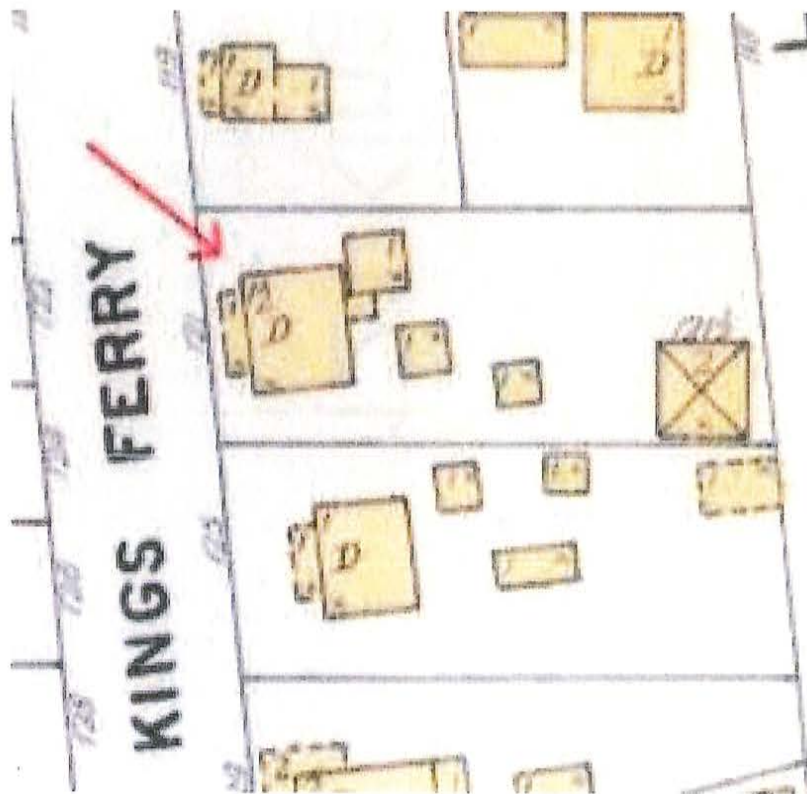
72	1910-1917	Frame Vernacular
74	1910-1917	Frame Vernacular
75	1885-1894	Frame Vernacular
76	1894-1899	Frame Vernacular
77	1878-1885	Frame Vernacular
78	1894-1899	Frame Vernacular
79	1878-1885	Frame Vernacular
80	1904-1910	Frame Vernacular
81	1924-1930	Frame Vernacular
82	1885-1894	Frame Vernacular
83	1910-1917	Frame Vernacular
84	1878-1885	Frame Vernacular
87	1878-1885	Frame Vernacular
88	1904-1910	Frame Vernacular
91	1878-1885	Frame Vernacular
93	1885-1894	Frame Vernacular
100	1878-1885	Frame Vernacular
103	1885-1894	Frame Vernacular
103 1/2	1904-1910	Frame Vernacular
104	1899-1904	Frame Vernacular
106	1885-1894	Frame Vernacular
107	1924-1930	Frame Vernacular
108	1924-1930	Frame Vernacular
109	1924-1930	Frame Vernacular
111	1878-1885	Frame Vernacular
116	1885-1894	Frame Vernacular
126	1904-1910	Frame Vernacular
127	1885-1894	Frame Vernacular
130	1885-1894	Frame Vernacular

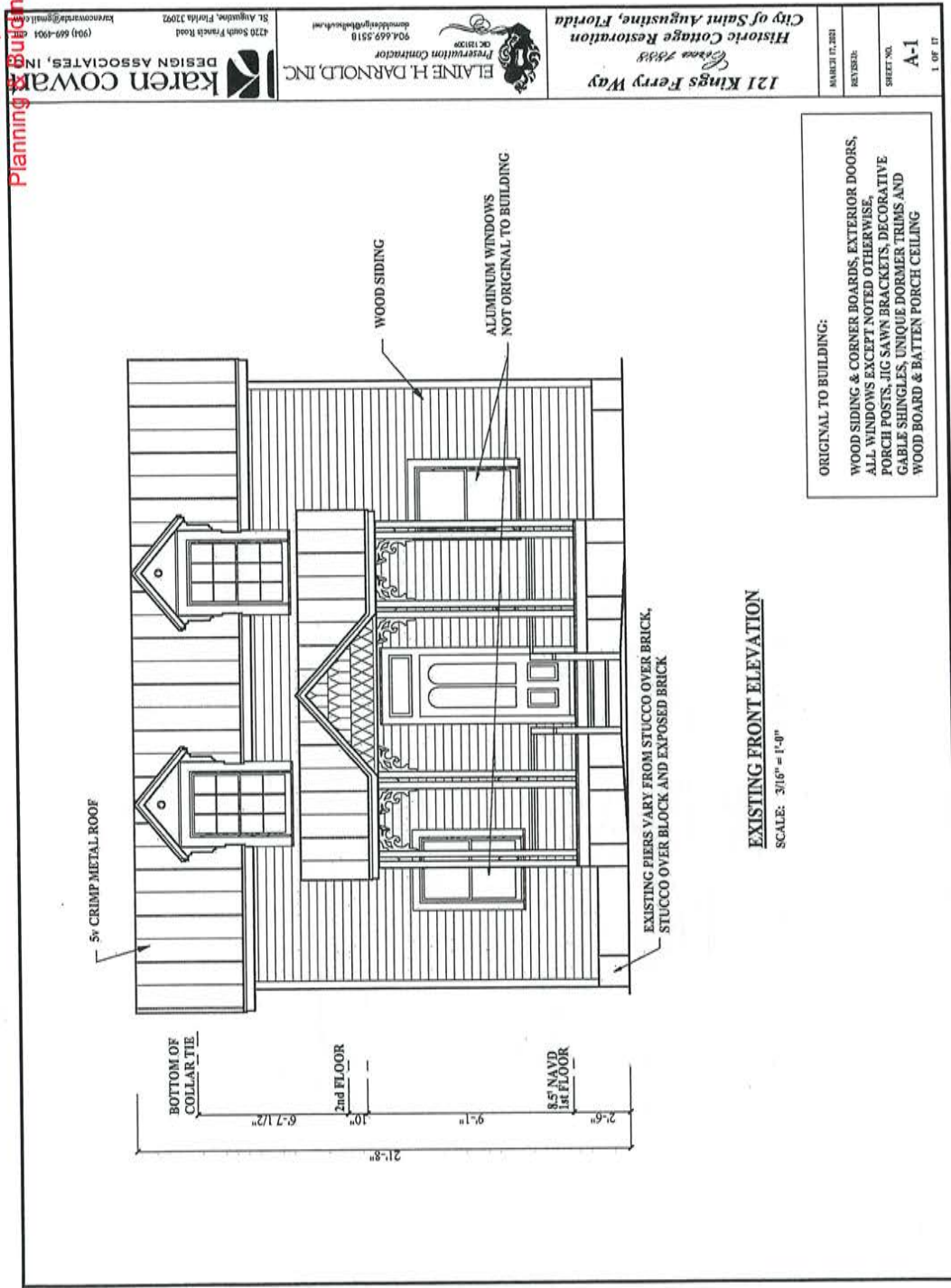
11/5/2024	121 Kings Ferry Way, St. Augustine, FL 32084	Actual Construction Costs to Date	Cost
All Project Materials Paid Directly By Owner for exterior and interior work:	Includes materials for shoring, stabilizing, and squaring of building envelope (wood and metal); concrete and masonry products; metal strapping, hold-downs, steel framing and trim carpentry materials, brackets and plates, rebar, and all wood framing and trim carpentry materials. framing and trim carpentry materials. Also includes traditional wood fencing and salvaged antique bricks. This number does NOT include significant Owner contributed materials.		\$71,822.28
ALL Project Labor Paid Directly By Owner for exterior and interior work:	Demolition, debris removal, clean-up, house shoring, leveling and squaring, and installation of 42 new footers and house piers; all rough carpentry framing, and all exterior and interior carpentry trim work and special finishes. exterior fencing and brick hardscape. This number does NOT include significant Owner contributed labor.		\$192,485.51
INTERIOR FINISHES:			
	Electrical Systems, including fixtures		\$19,346.15
	Plumbing Systems, including fixtures, faucets & on-demand water heater		\$19,884.53
	HVAC		\$10,346.00
	Gas Connections		\$3,483.50
	Drywall		\$6,950.00
	Flooring		\$24,964.98
	Cabinets, marble counter tops, marble tile work, and shower doors		\$33,176.39
	Painting		\$15,800.00
	Security system		\$1,491.00
	Appliances and interior wood window shutters NOT included.		
PHASES FOR EXTERIOR WORK ONLY AND GENERAL CONDITIONS			
	Roof		\$20,300.00
	Exterior painting		\$33,523.16
	Windows (restoration and reproductions of 24 antique sashes)		\$12,480.00
	Termite Treatments		\$2,990.00
	Tree trimming		\$3,572.37
	Design fees, permitting fees and surveys		\$4,192.10
	Dumpster fees and portable toilet		\$8,052.50
	Metal work		\$1,387.18
	Miscellaneous materials and labor		\$2,370.74
Total Construction Costs to date			\$488,618.39
Notes			
	Preservation of historic house is 100% complete.		
	Percentage of Costs directly related to exterior of building including new foundation and building envelope exceed 50% of project costs.		

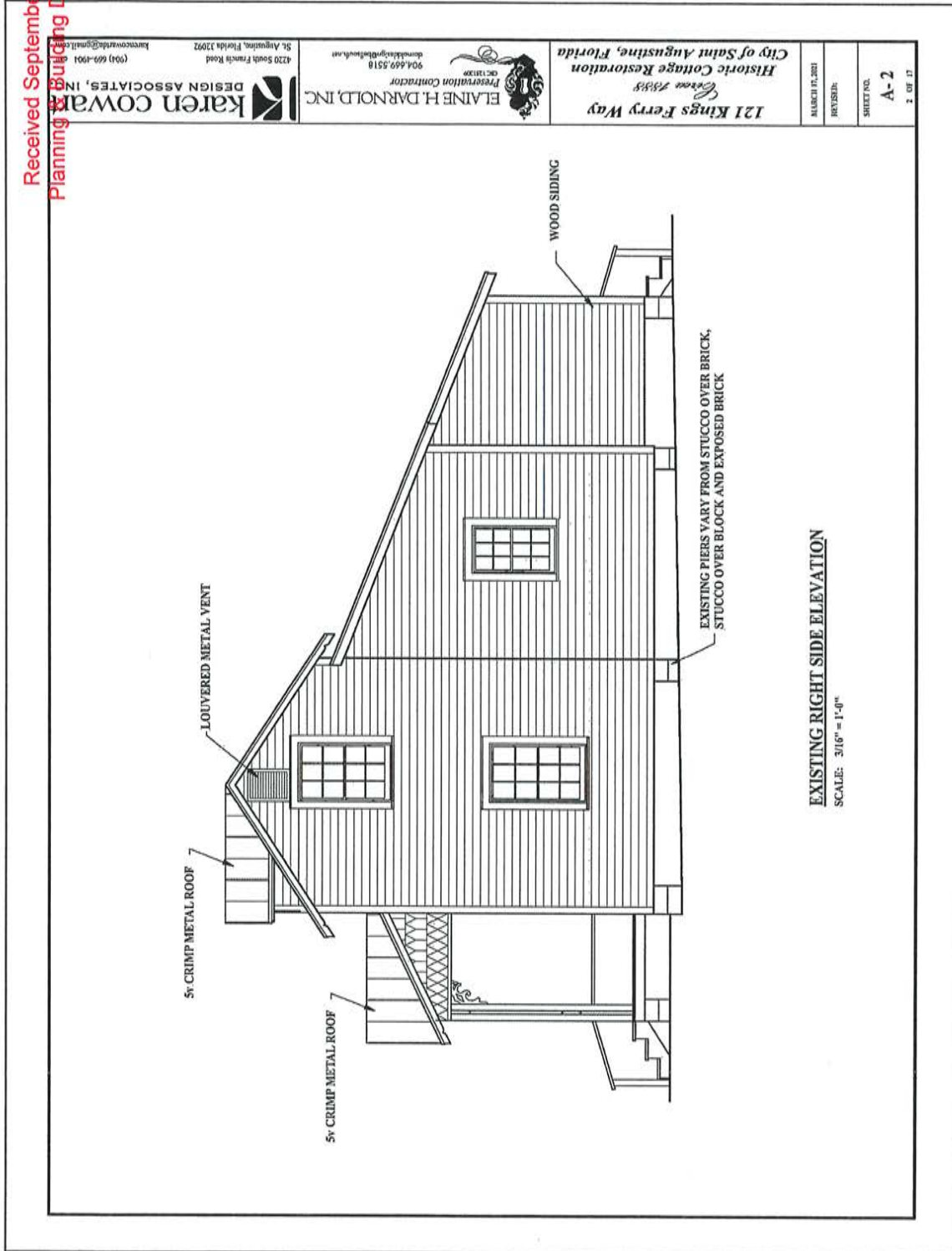
121 Kings Ferry Way

Photographs and Plans

Building Footprint: 1899 and Now







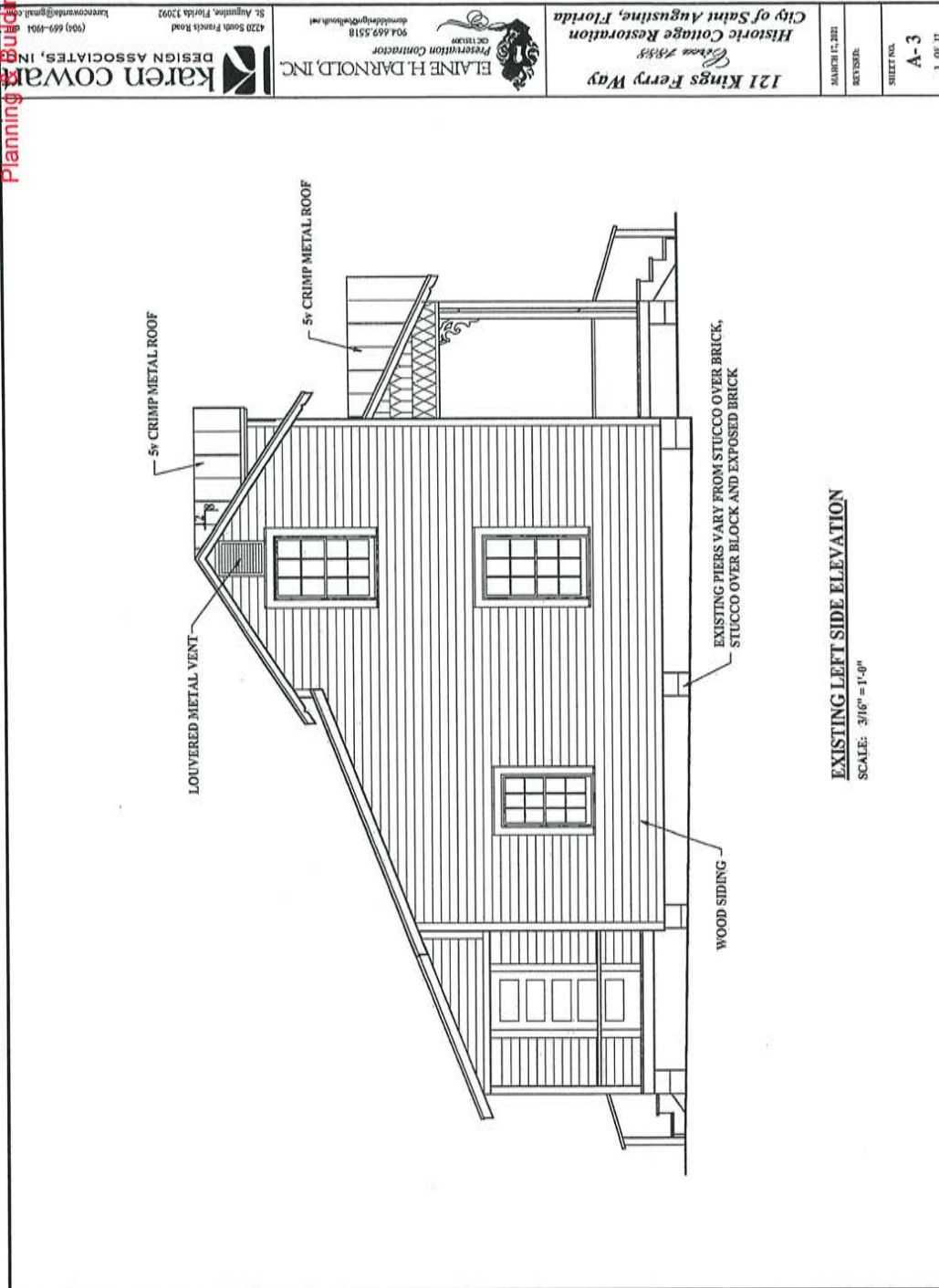
karen cowan
DESIGN ASSOCIATES, INC.
(904) 669-4901
karen@karen-cowan.com

ELAINE H. DARNOLD, INC.
Preservation Contractor
904.669.5518
ehd@elaine-h.com

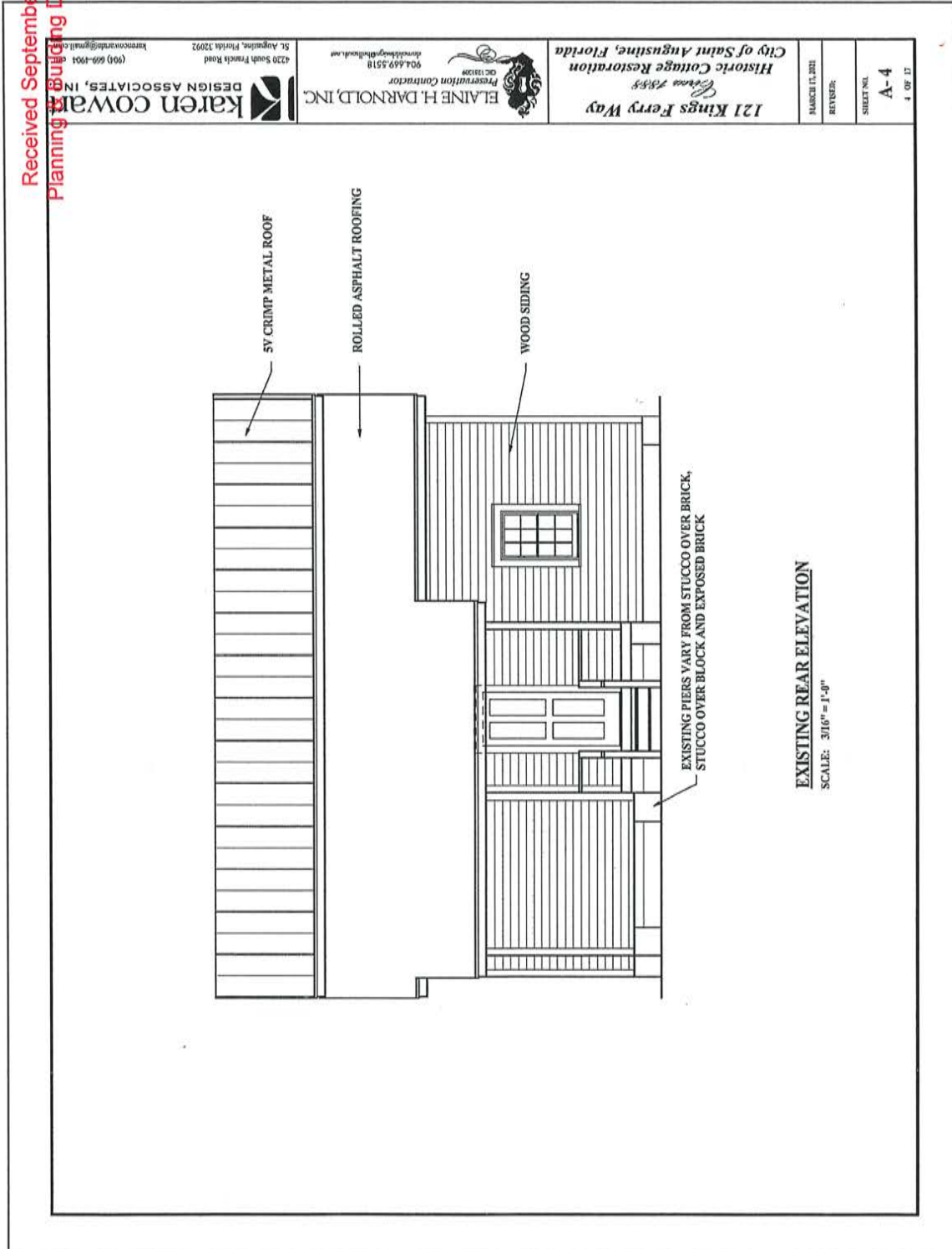
121 Kings Ferry Way
Historic Cottage Restoration
City of Saint Augustine, Florida

DATE: 11.17.2021
REVISED:
SHEET NO.
A-2
2 OF 17

EXISTING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



121 Kings Ferry Way <i>Historic Cottage Restoration</i> <i>Project 78818</i> City of Saint Augustine, Florida		ELAINE H. DARNOLD, INC. <i>Preservation Contractor</i> 904.669.5518 elaine@ehdarnold.com	karen cowan DESIGN ASSOCIATES, INC. 4220 South Francis Road St. Augustine, Florida 32092 (904) 669-4904 karen@karenco.com
SHEET NO. A-3 3 OF 17	REVISIONS:	DATE: 12.2021	

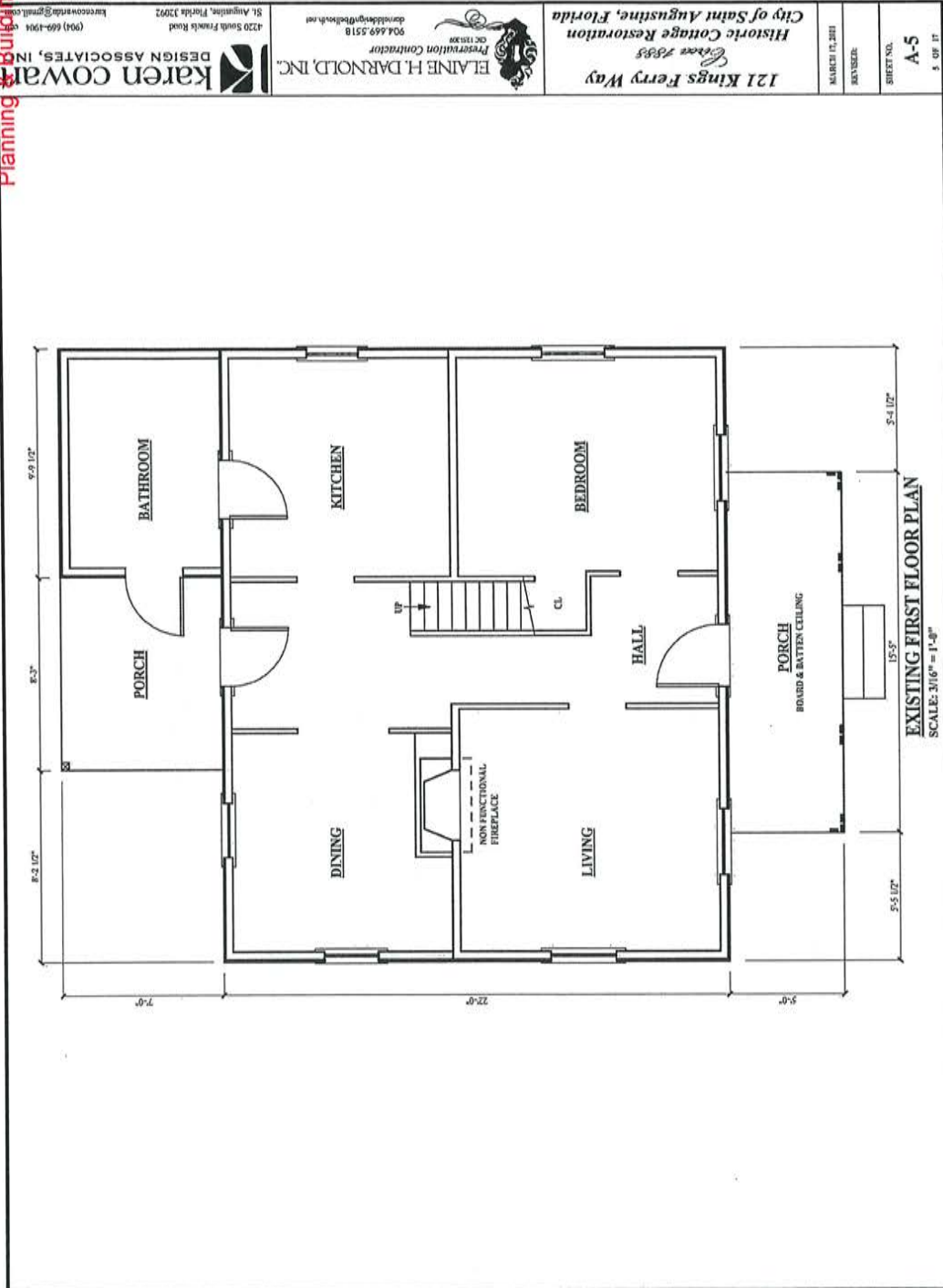


karen cowan
 DESIGN ASSOCIATES, INC.
 (904) 669-1904
 karen@karen-cowan.com
 4220 South French Road
 St. Augustine, Florida 32092

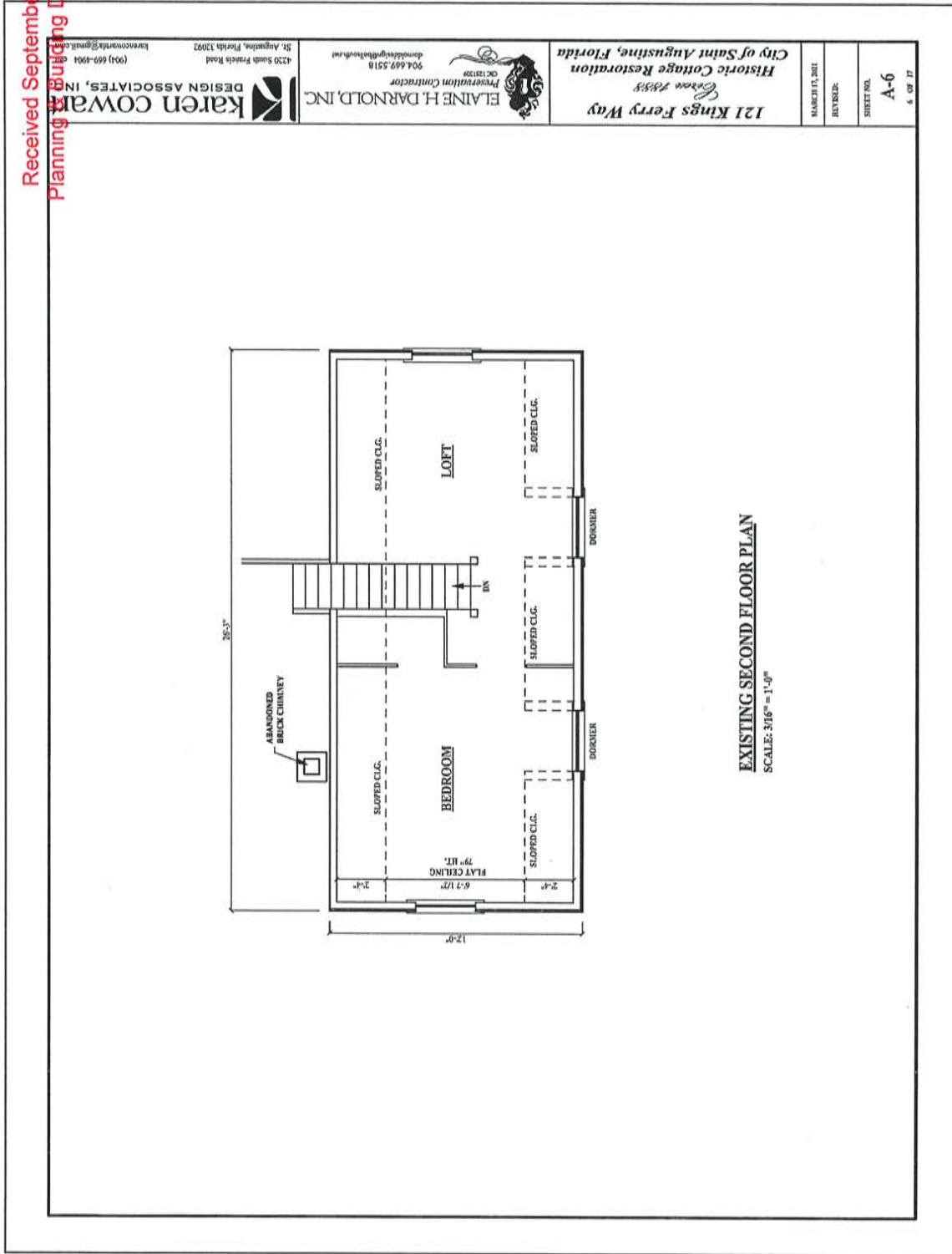
ELAINE H. DARNOLD, INC.
 Preservation Contractor
 904.669.5518
 elaine@ehdarnold.com

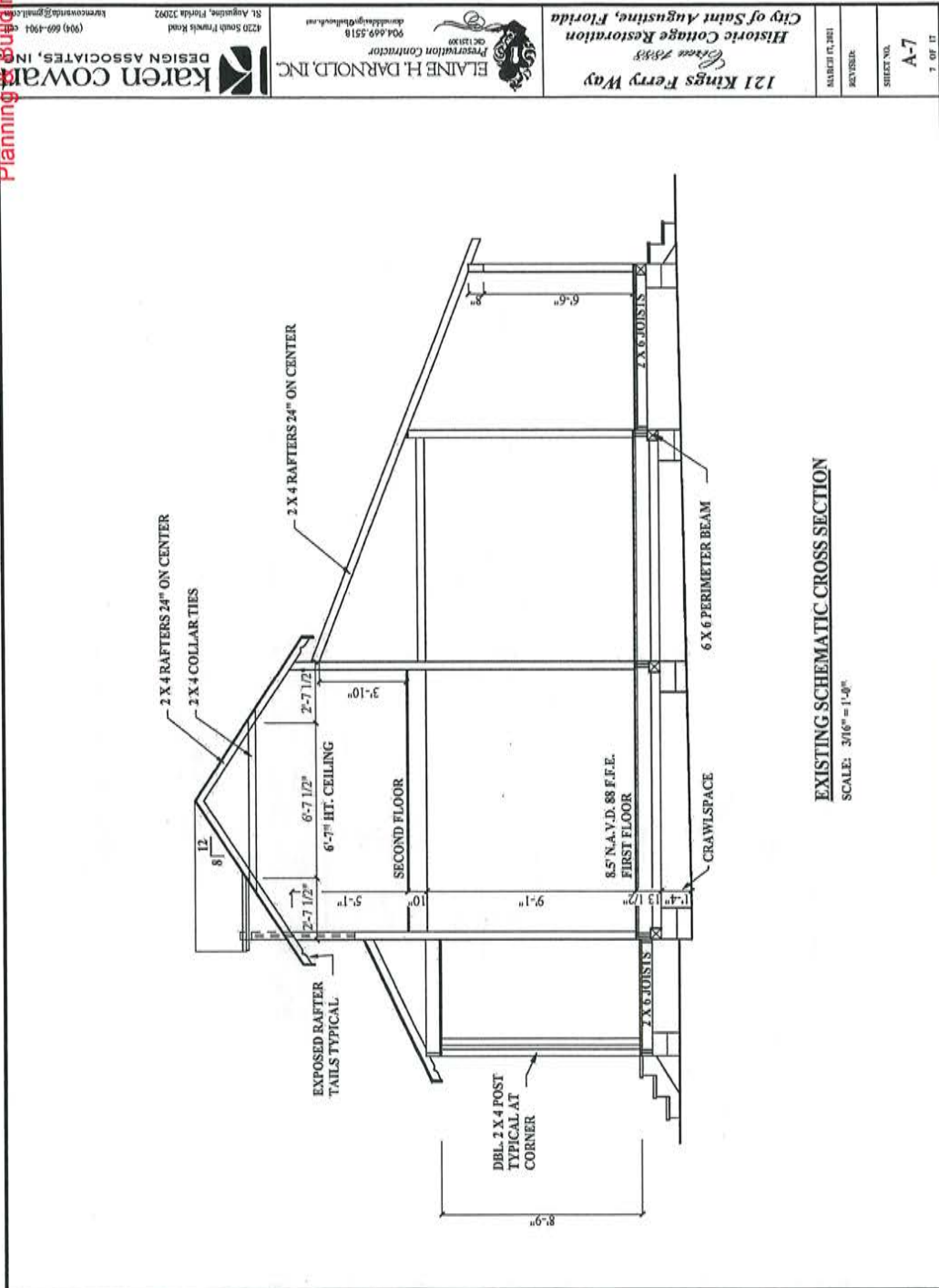
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Palma 7888
Historic Cottage Restoration
 City of Saint Augustine, Florida

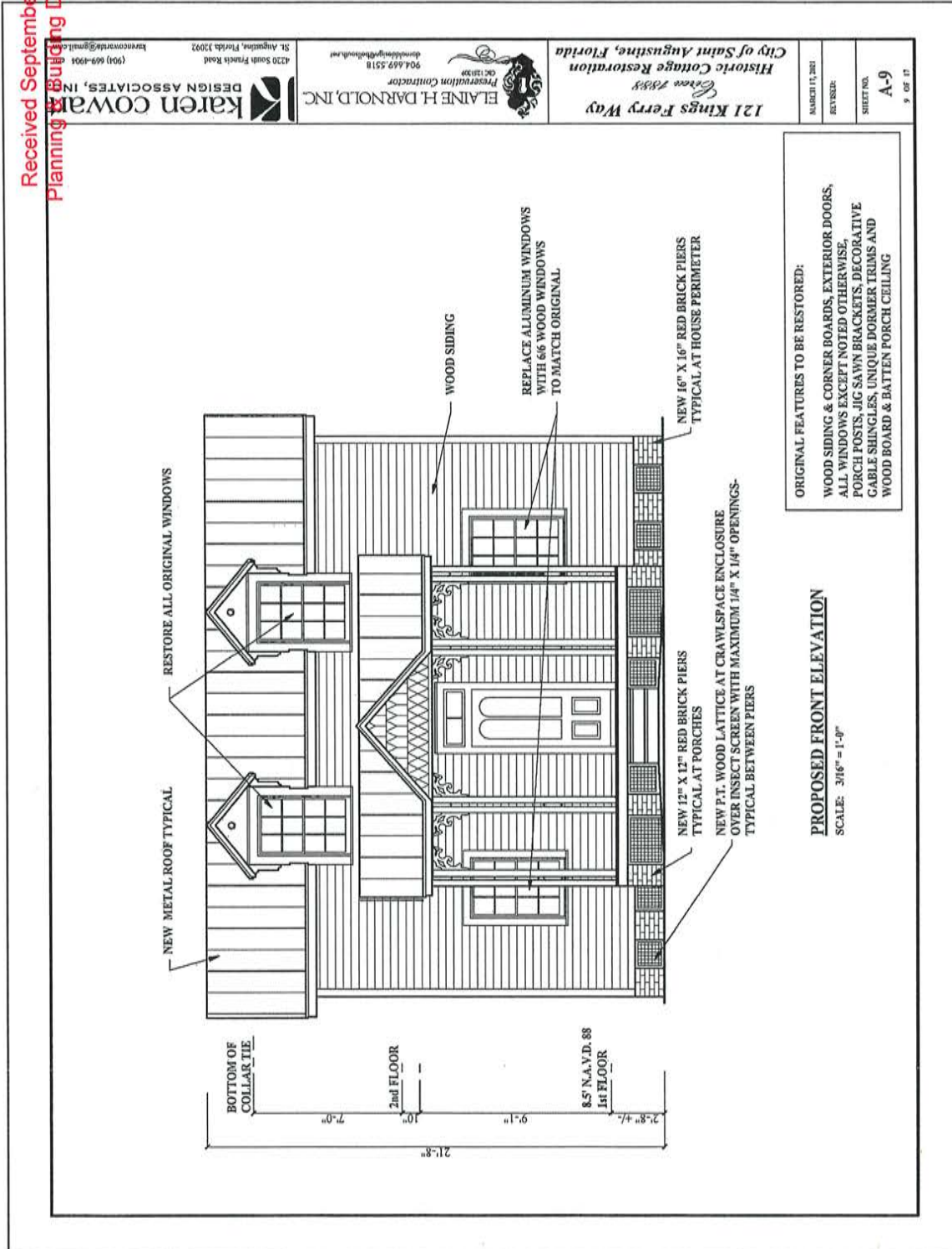
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 REVISION:
 SHEET NO.
A-4
 4 OF 17

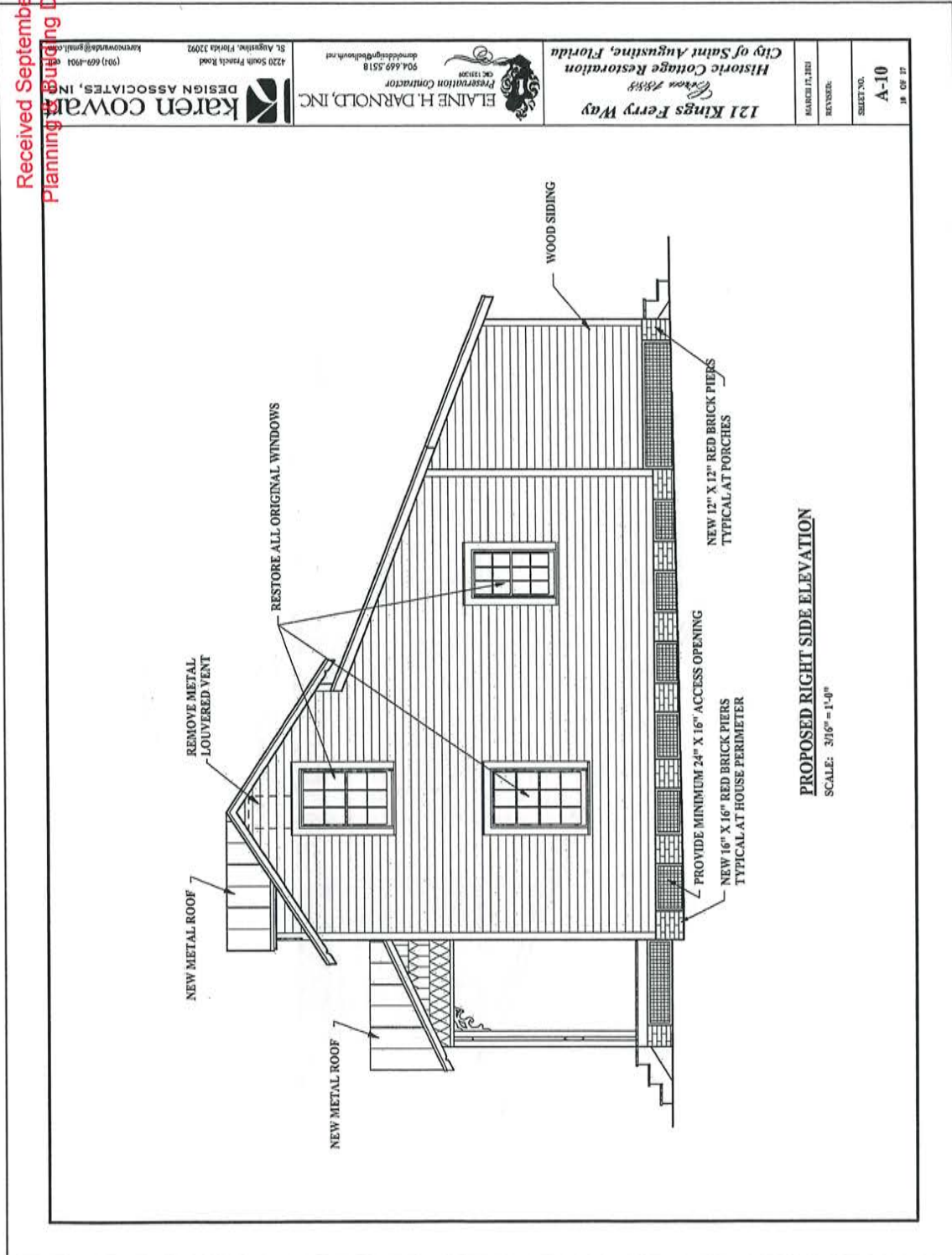


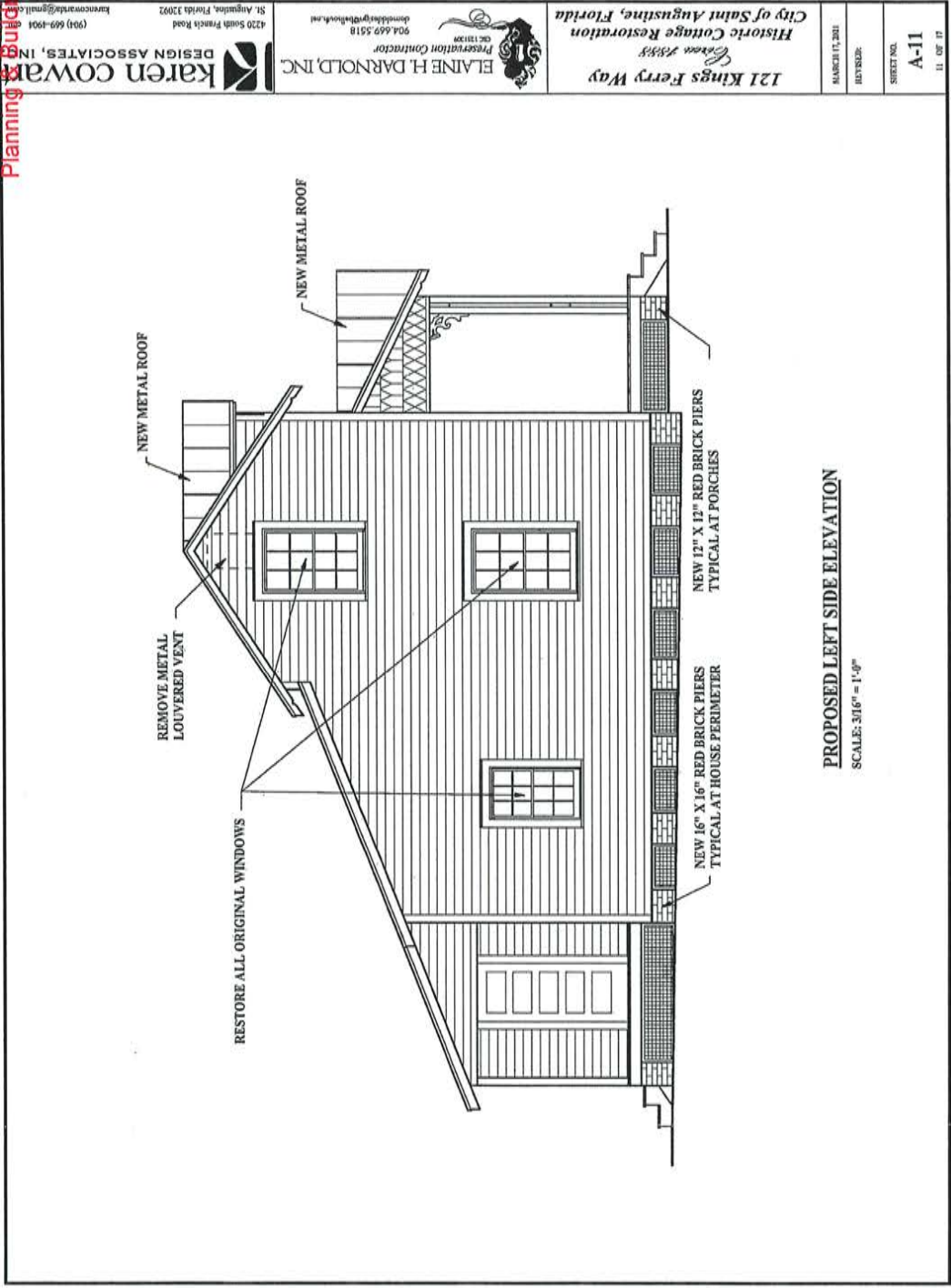
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ELAINE H. DARNOLD, INC. Preservation Contractor 904.669.5518 eldarnold@earthlink.net 4120 South Freeway Road St. Augustine, Florida 32092		Karen Coward DESIGN ASSOCIATES, INC. (904) 669-1904 karencoward@gmail.com	





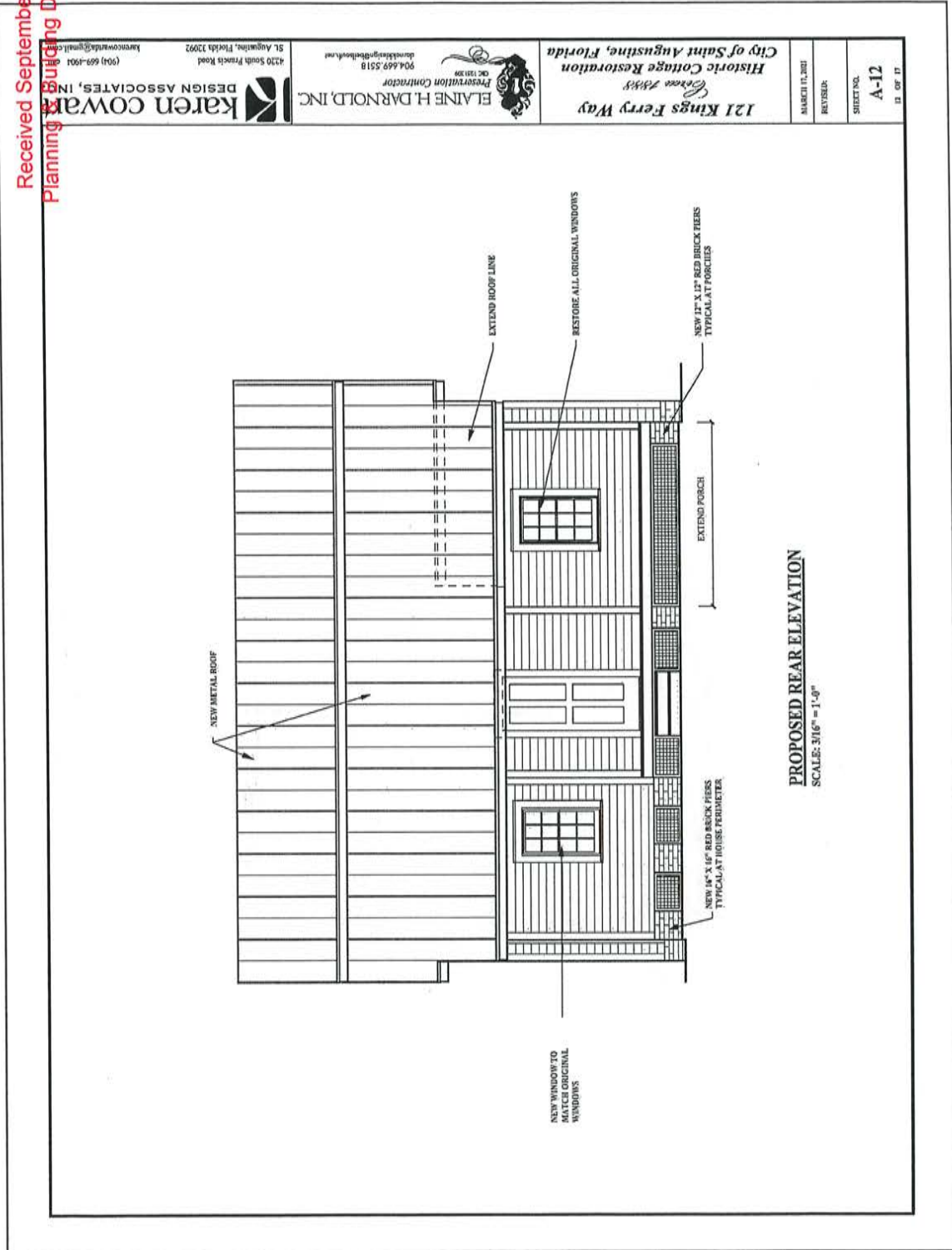






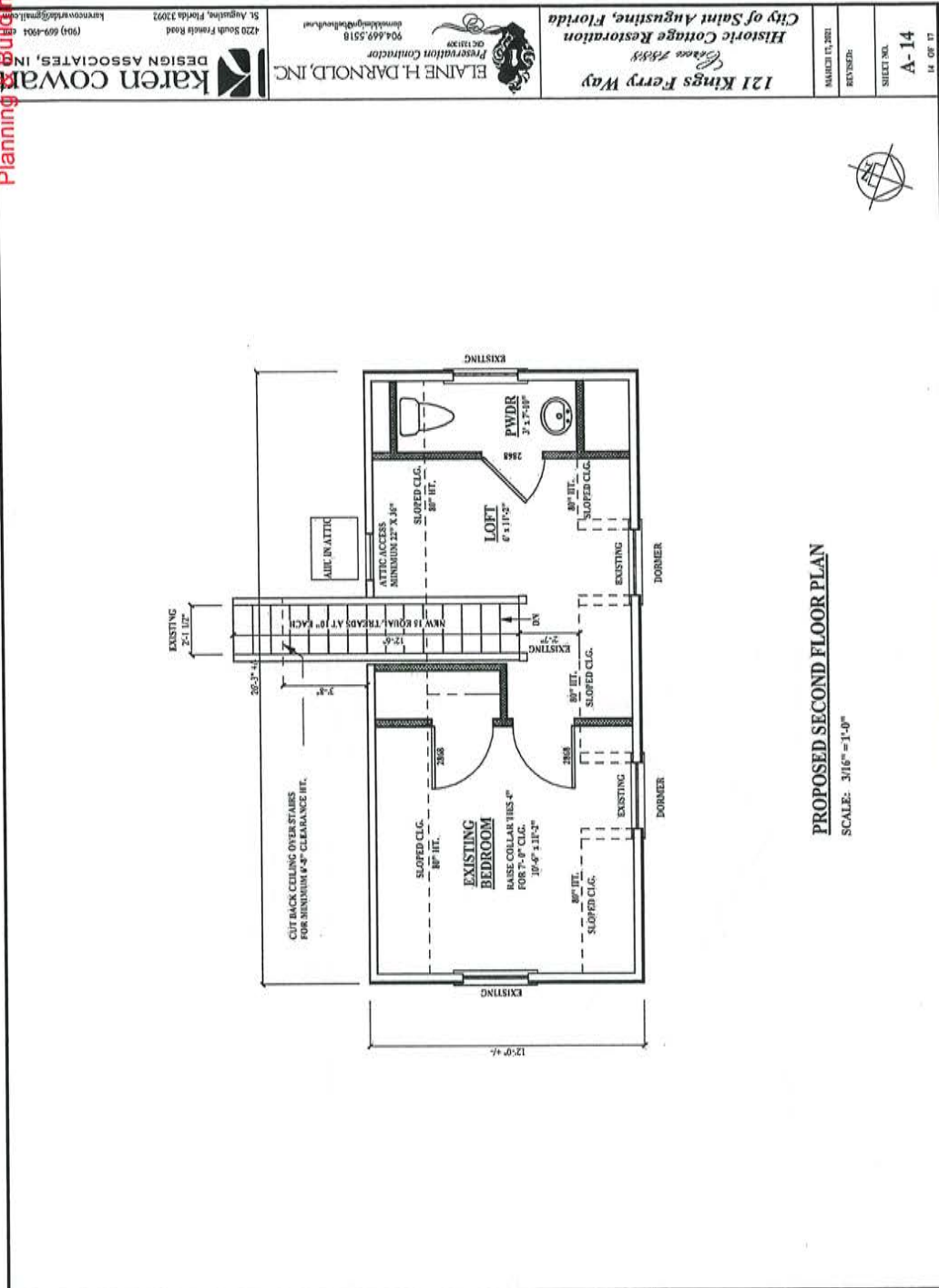
PROPOSED LEFT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

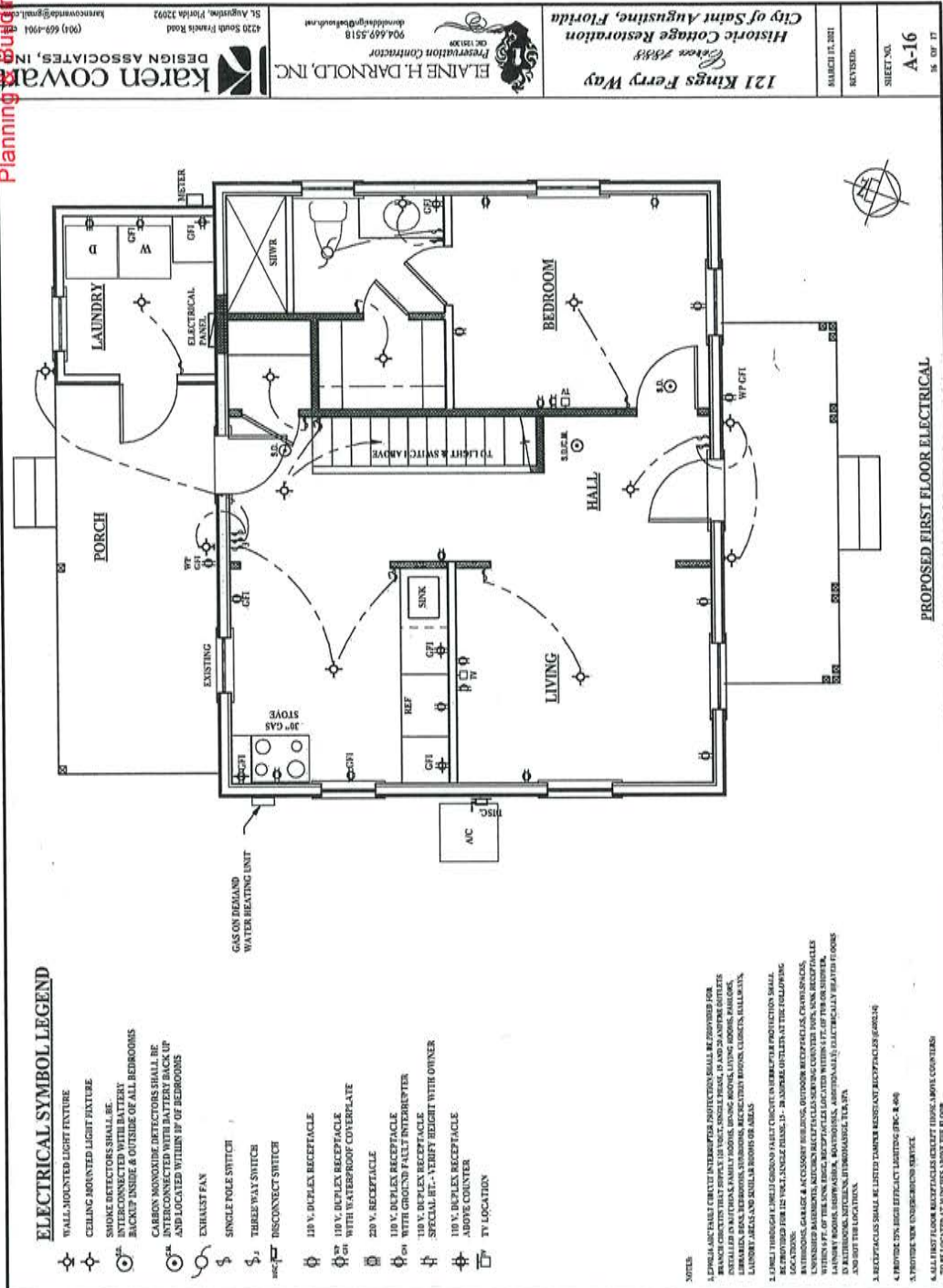
ELAINE H. DARNOLD, INC. Preservation Contractor 904.659.5518 elaine@ehdarnold.com	City of Saint Augustine, Florida Historic Cottage Restoration 121 Kings Ferry Way St. Augustine, Florida 32084
	REVISIONS 1. 03/11/2021 2. 03/11/2021
DESIGN ASSOCIATES, INC. 4220 South French Road St. Augustine, Florida 32084 (904) 669-4904 karen@karen-cowan.com	SHEET NO. A-11 11 OF 17

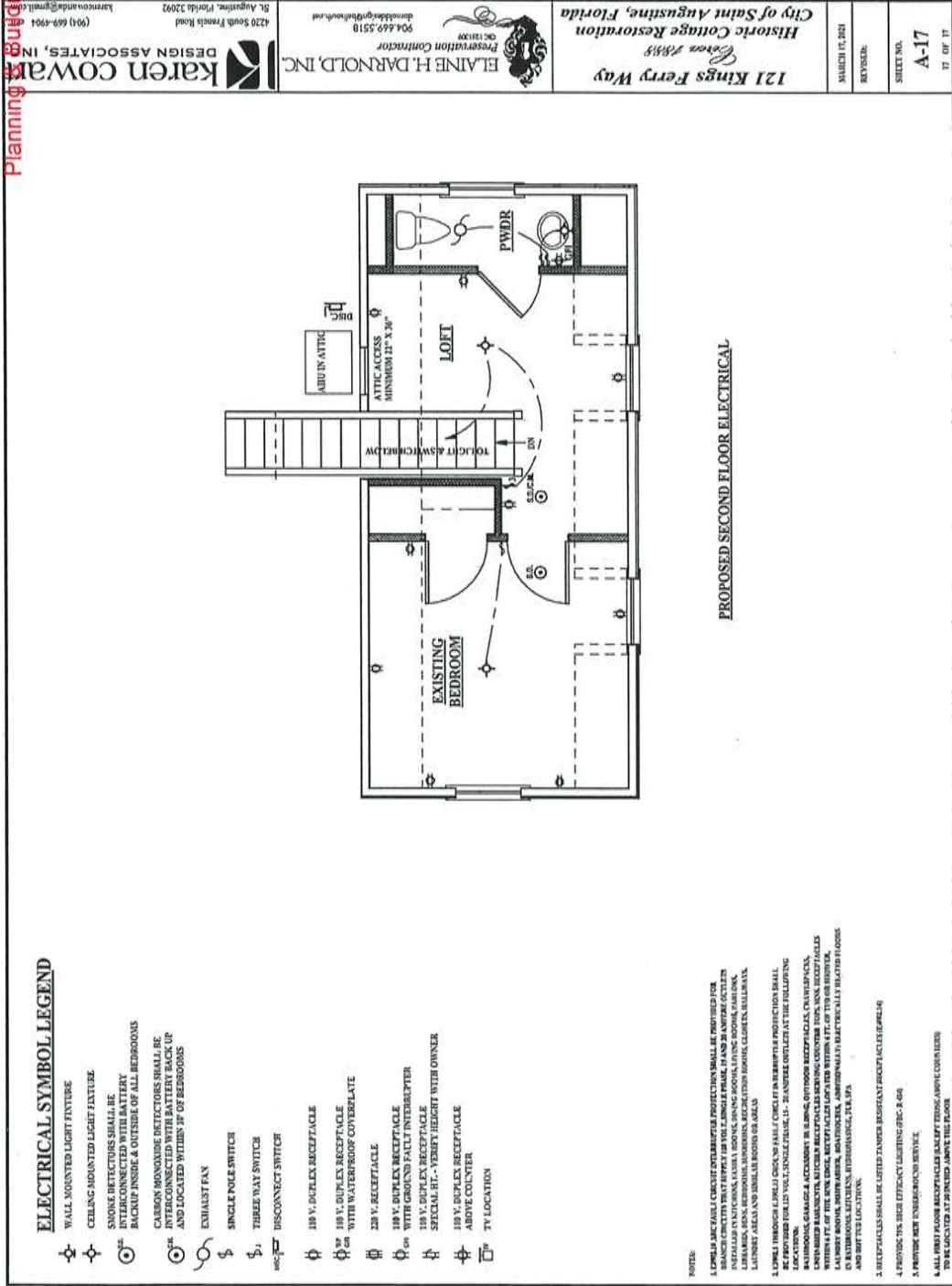


PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

121 Kings Ferry Way <i>Historic Cottage Restoration</i> City of Saint Augustine, Florida		SHEET NO. A-12 12 OF 11
ELAINE H. DARNOLD, INC. Restoration Contractor 904.669.5518 elainehdarnold@earthlink.net		DATE: 10/18/20 REVISION:
Karen Cowan DESIGN ASSOCIATES, INC. 4210 South French Road St. Augustine, Florida 32092 (904) 669-1904 karen@karenco.com		DATE: 11/20/21 REVISION:

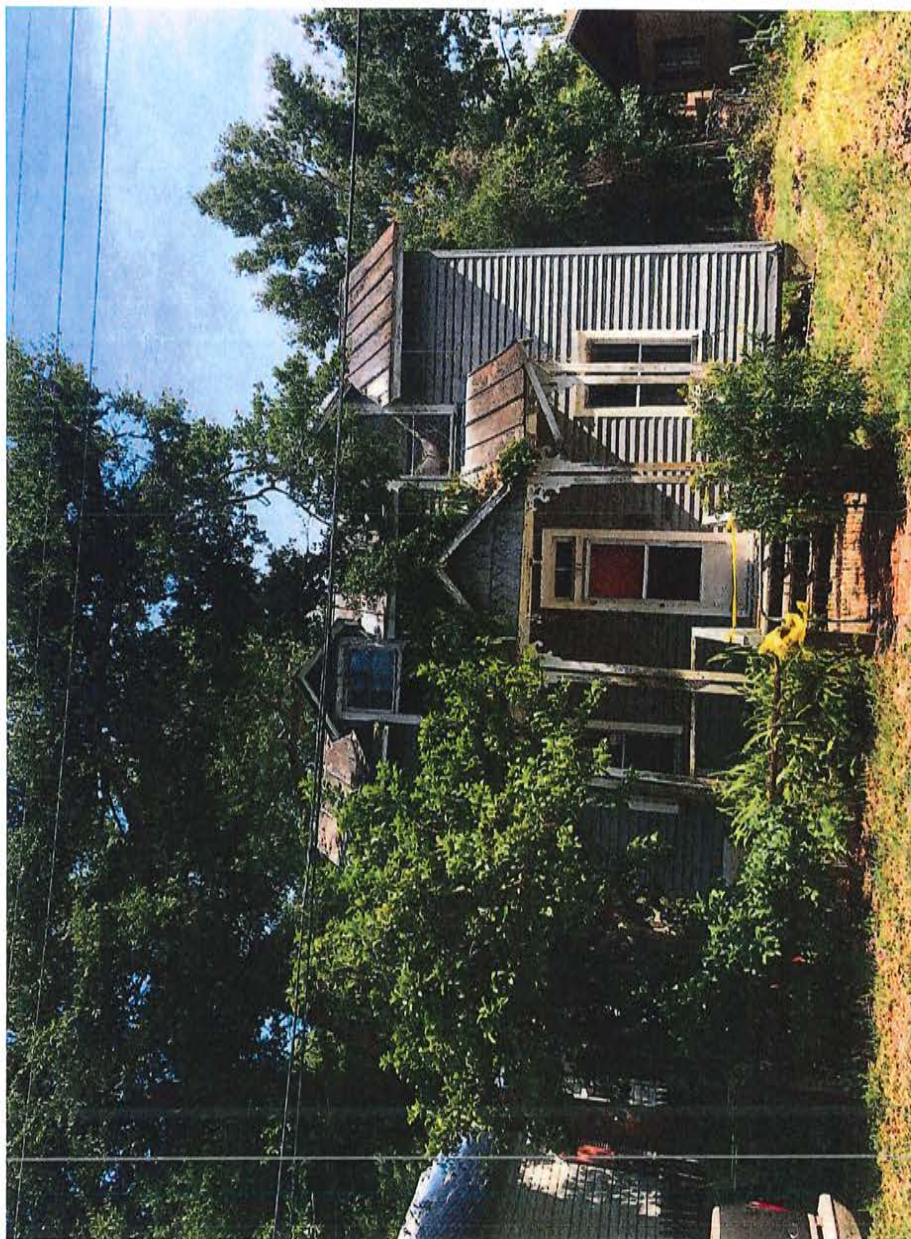




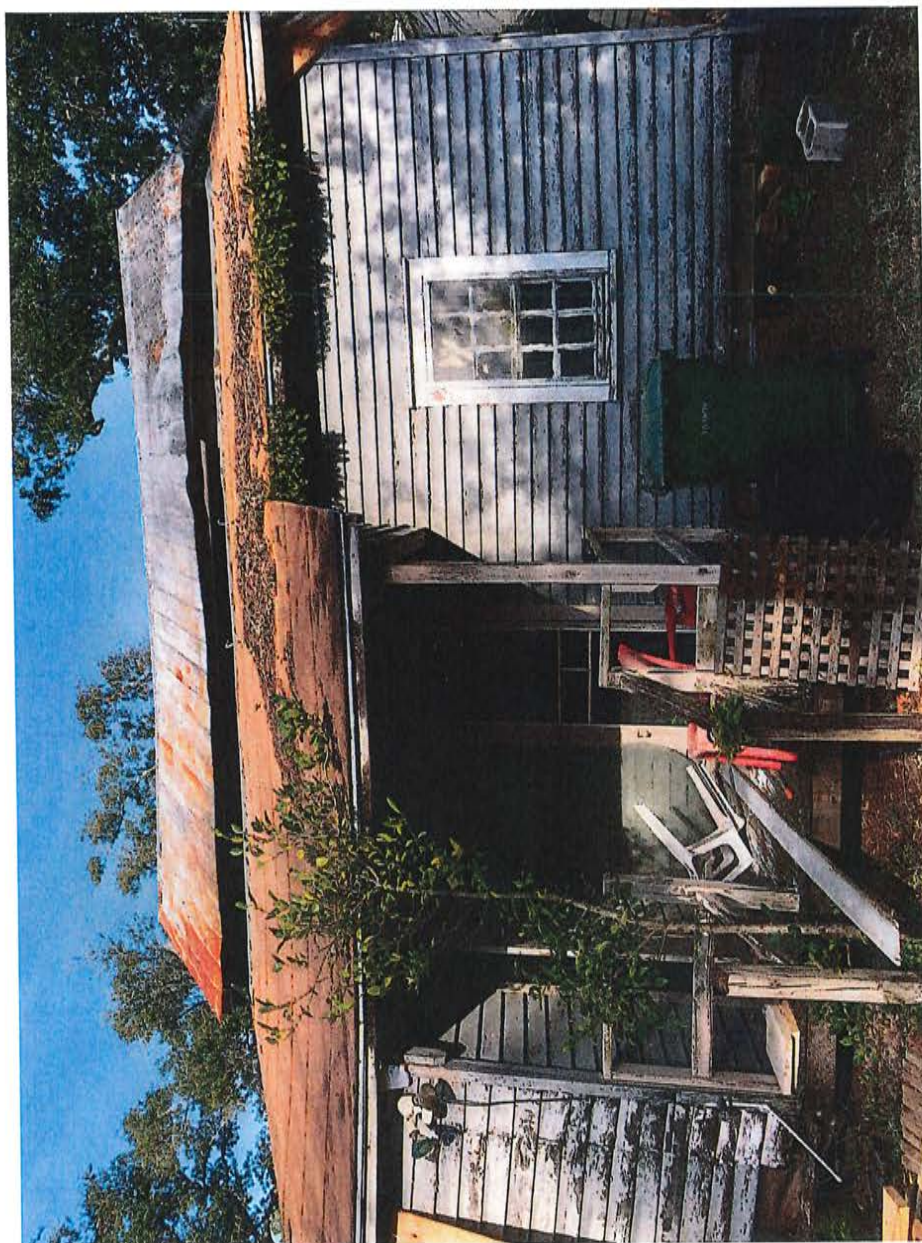


Roof and Dormers

121 Kings Ferry Way



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20200124121_KingsFerryWay_RoofandDormers__005_3672

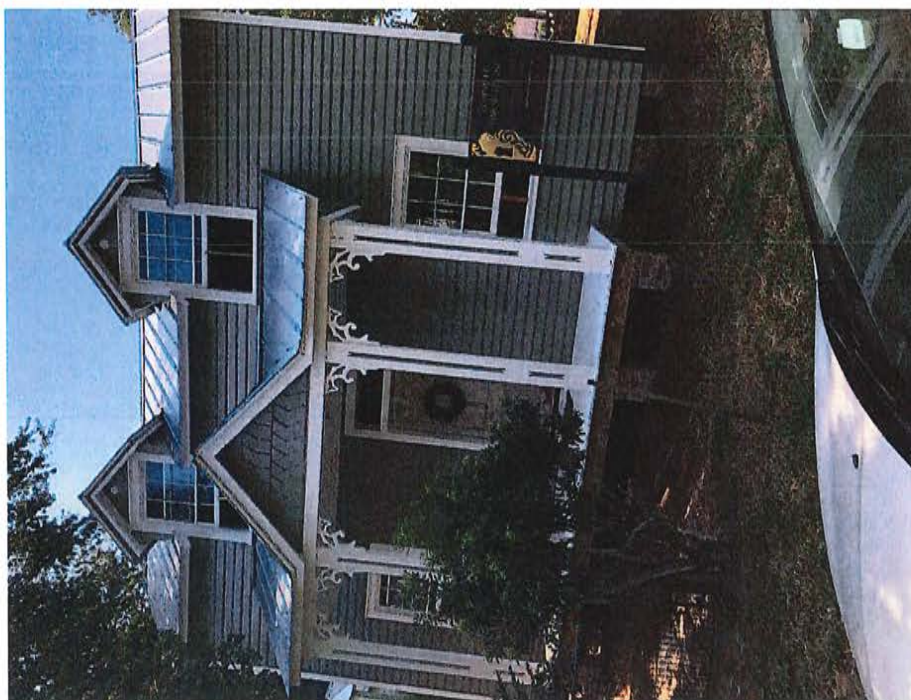


20210122121_KingsFerryWay_RoofandDormers_006_5388



20210122121_KingsFerryWay_RoofandDormers__007_5390

- Repairs to the solid deck boards in-kind on the primary gable roof
- A new 5v crimp metal roof was installed with code compliant underlayment.
- The new metal roof matches the style and character of the roof as it was found, and is compatible with the historic building.



20230811121_KingsFerryWay_RoofandDormers_001_0733

Siding

121 Kings Ferry Way



20190412121_KingsFerryWay_FrontPorch_001_2590

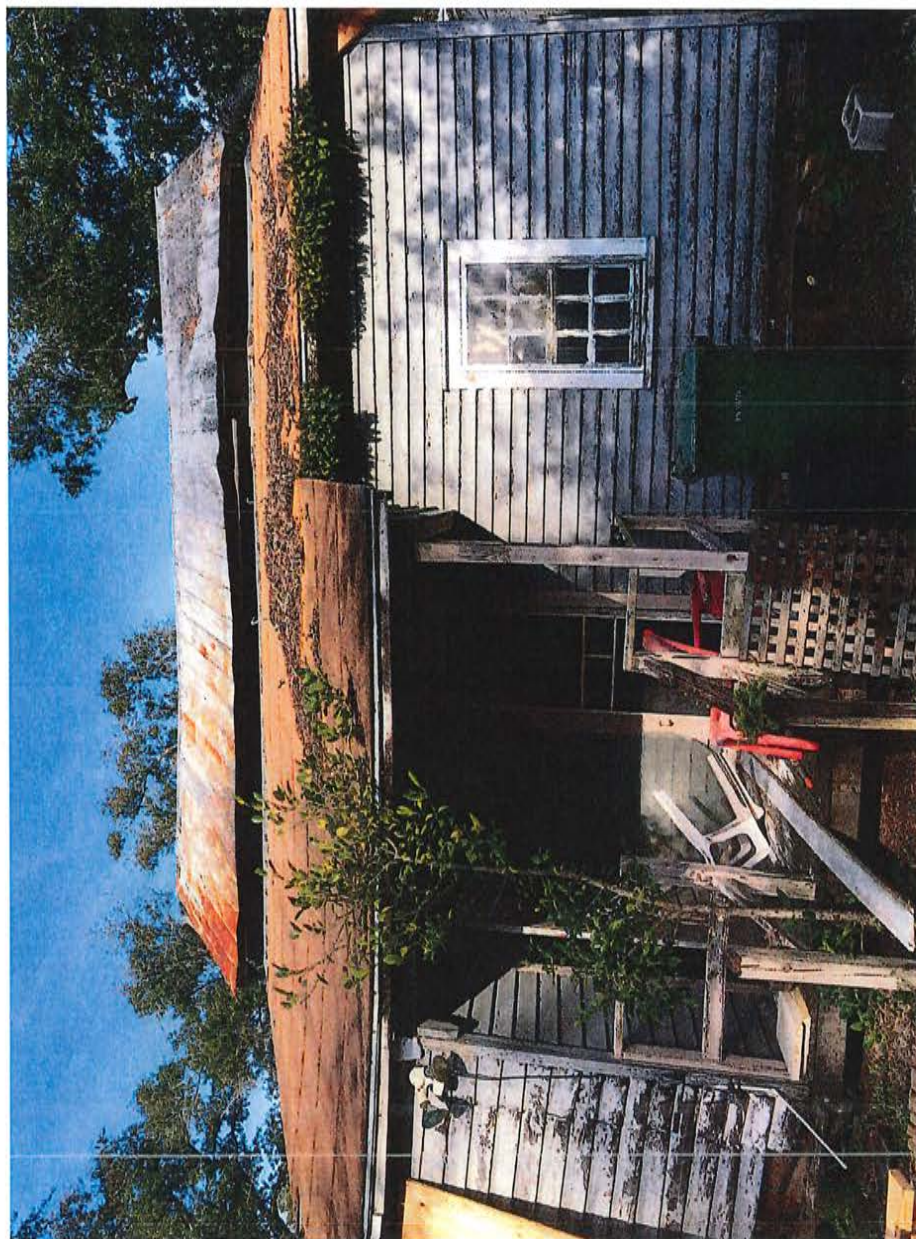




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20200124121_KingsFerryWay_FrontPorch__005_3659



20200124121_KingsFerryWay_FrontPorch__006_3671



20220907121_KingsFerryWay_FrontPorch_010_7233

- Repairs made in-kind with the exact size and installation pattern was used
- All siding was restored to a sound condition



20240201121_KingsFerryWay_FrontPorch_012_1315

- A layer of oil-based primer was applied before multiple coats of an acrylic finish coat was applied.
- A paint color was chosen in a shade to match as found.



20240813121_KingsFerryWay_FrontPorch__014_2042

- Areas of the rear porch designed to reveal the many layers of paint colors over time.



20240813121_KingsFerryWay_FrontPorch__013_2041



20240813121_KingsFerryWay_FrontPorch__015_2043

Front Porch

121 Kings Ferry Way



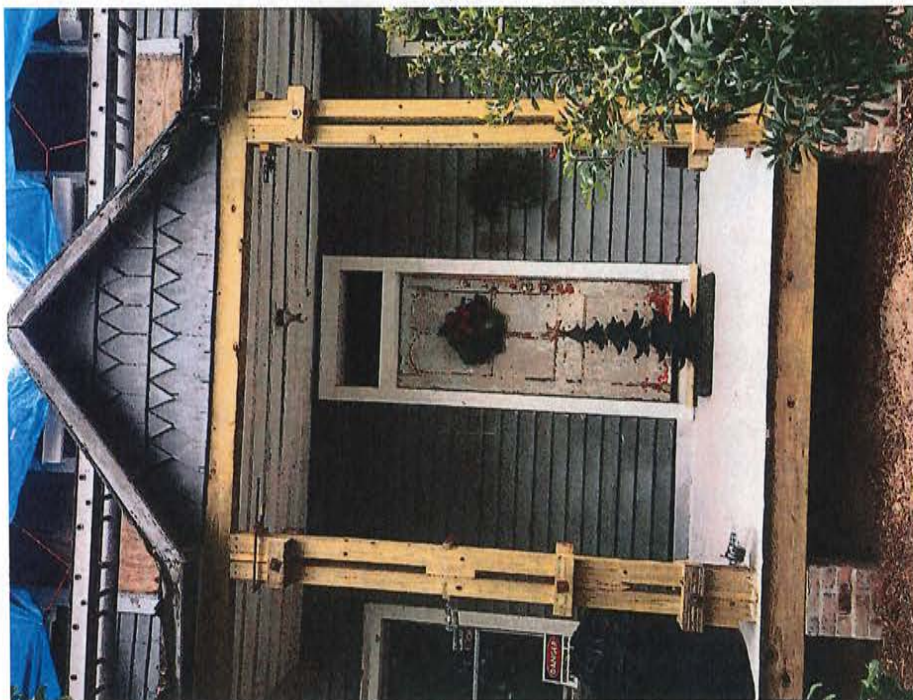
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20200130121_KingsFerryWay_FrontPorch_004_3887







20211231121_KingsFerryWay_FrontPorch__008_6305



20220413121_KingsFerryWay_FrontPorch__011_7797



20220429121_KingsFerryWay_FrontPorch__009_6733



20220907121_KingsFerryWay_FrontPorch_010_7233



20230811121_KingsFerryWay_FrontPorch__001_0733

- The porch was restored to match the historic, original features with no change to the design.



20240201121_KingsFerryWay_FrontPorch_002_1315

Foundation

121 Kings Ferry Way



20190514121_KingsFerryWay_Foundation_002_2785

A mix of concrete, block, and brick foundations remained below crumbling sill beams throughout; new sill beams made and new solid brick piers made for exterior perimeter



20200118121_KingsFerryWay_Foundation_003_3634



20200118121_KingsFerryWay_Foundation_004_3635



20200118121_KingsFerryWay_Foundation_005_3637



20200118121_KingsFerryWay_Foundation_006_3638



20200124121_KingsFerryWay_Foundation_007_3659



20200124121_KingsFerryWay_Foundation_008_3690



20200124121_KingsFerryWay_Foundation_009_3695

The coquina and bricks were remains of the fireplace foundation that had been filled in with poured concrete

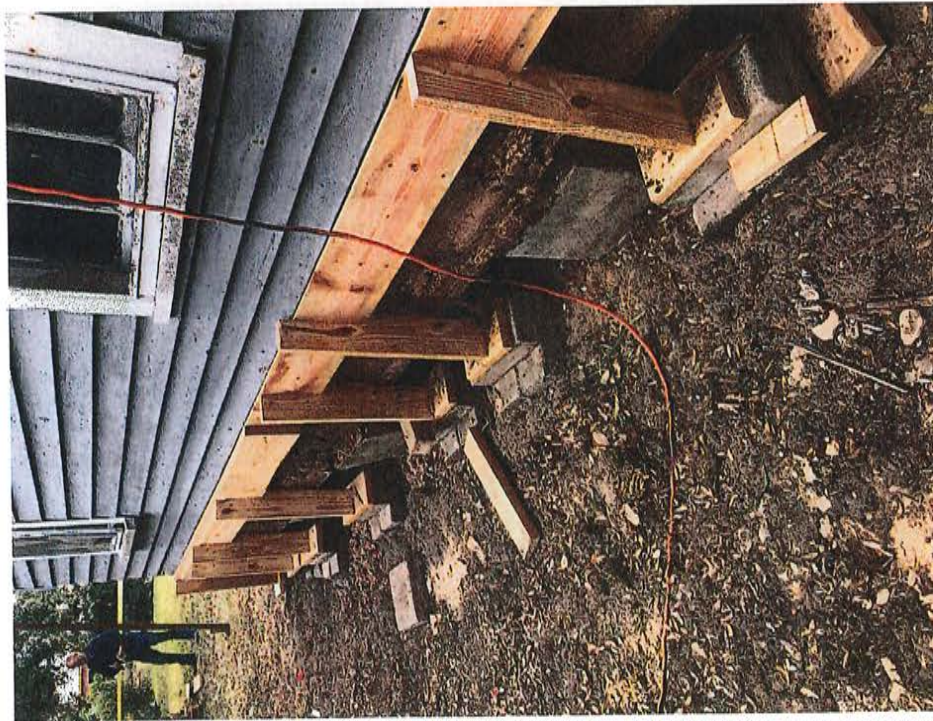


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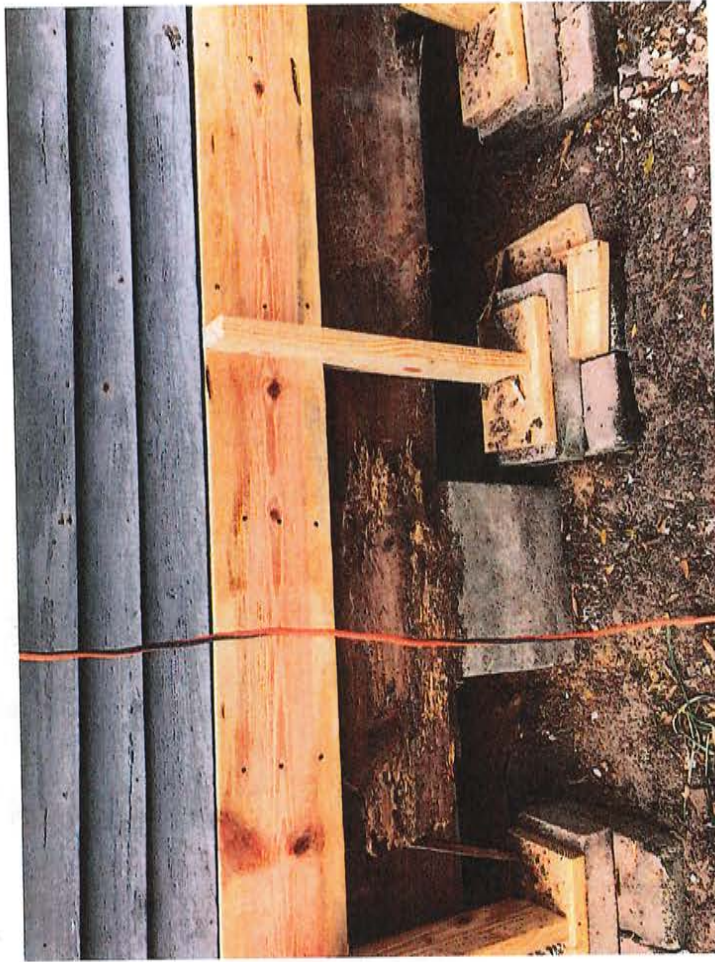
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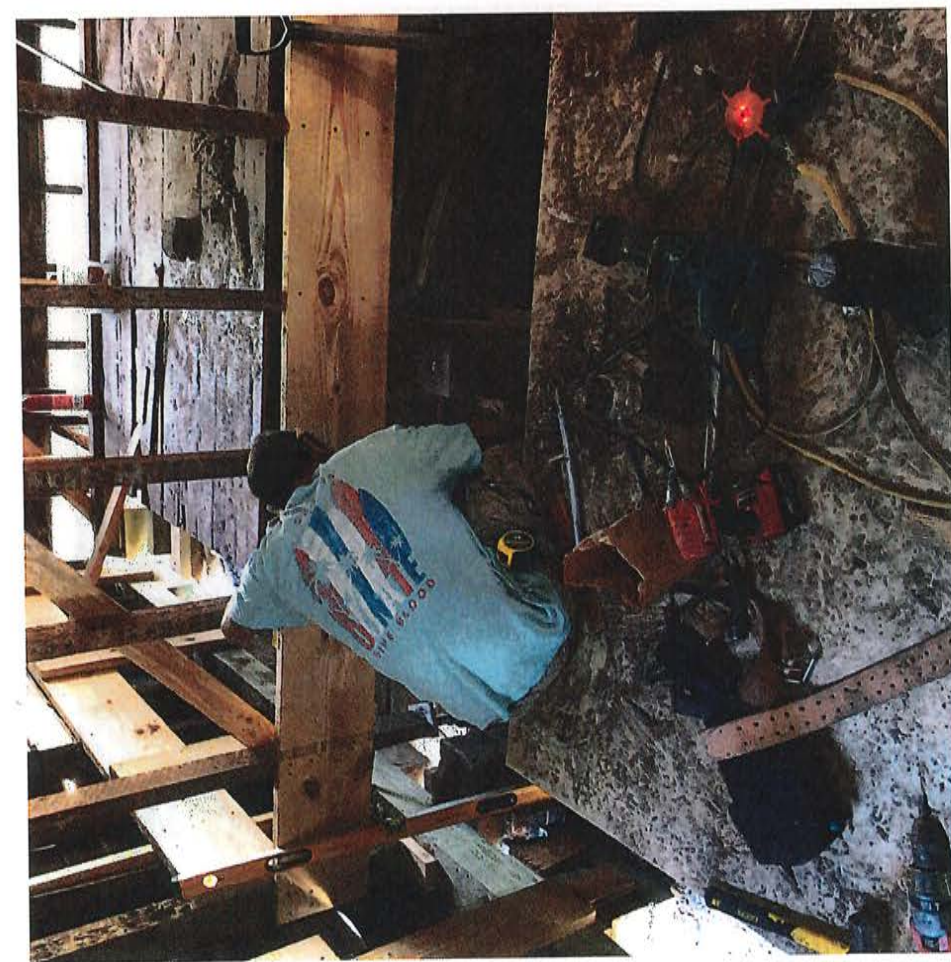
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20200130121_KingsFerryWay_Foundation_016_3886



20200130121_KingsFerryWay_Foundation_017_3898



20200218121_KingsFerryWay_Foundation_018_4010



20200218121_KingsFerryWay_Foundation_019_4063



20200220121_KingsFerryWay_Foundation_020_4071



20200220121_KingsFerryWay_Foundation_021_4081



20200220121_KingsFerryWay_Foundation_022_4085



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20210203121_KingsFerryWay_Foundation_023_5432



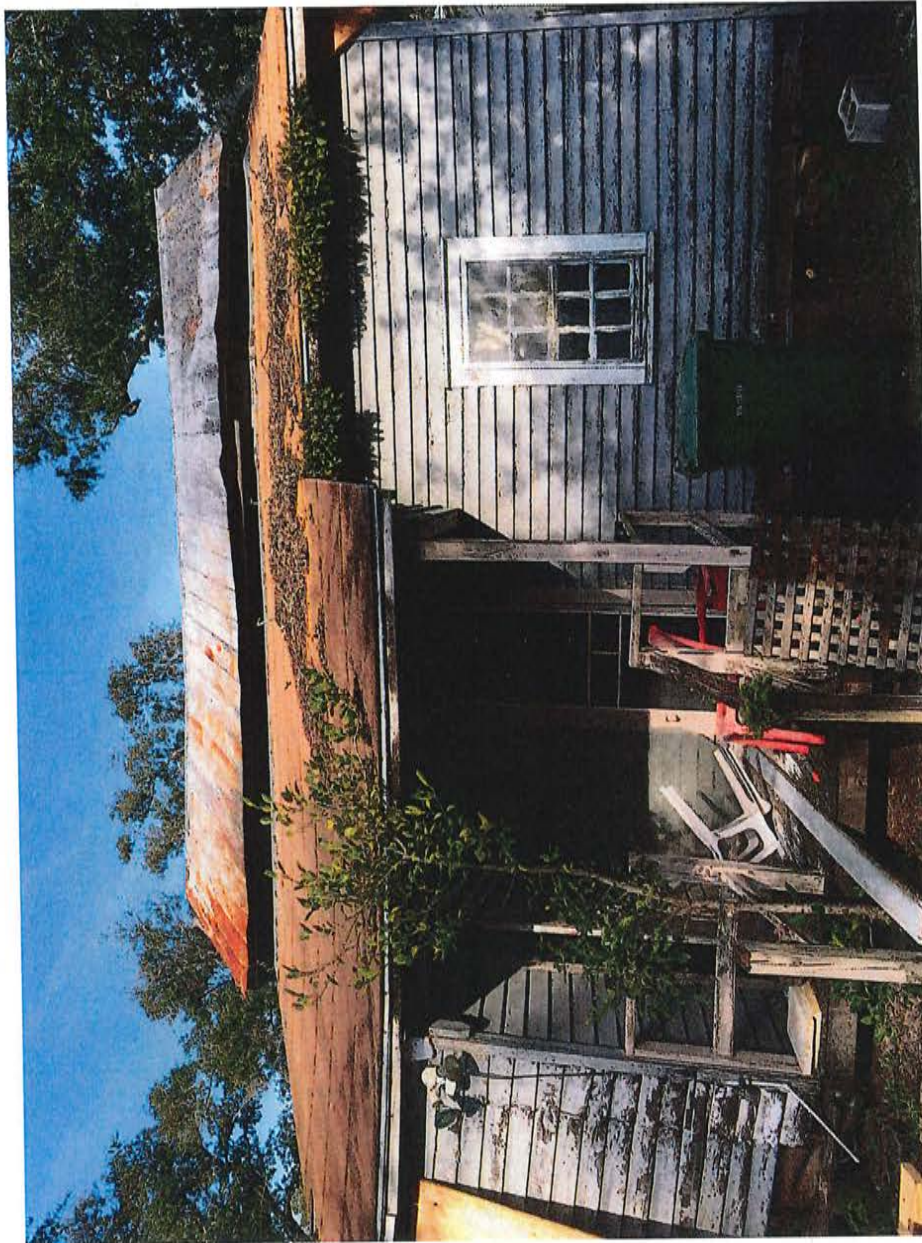
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20230817121_KingsFerryWay_Foundation_001_0738

Rear Porch/Addition

121 Kings Ferry Way

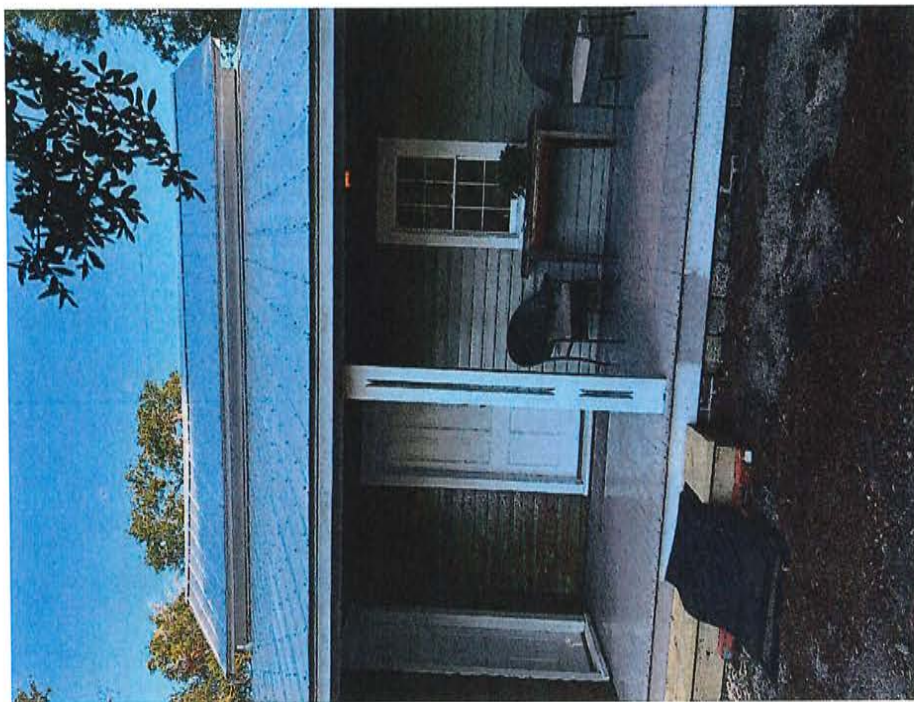


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20211013121_KingsFerryWay_BackPorch_005_6133

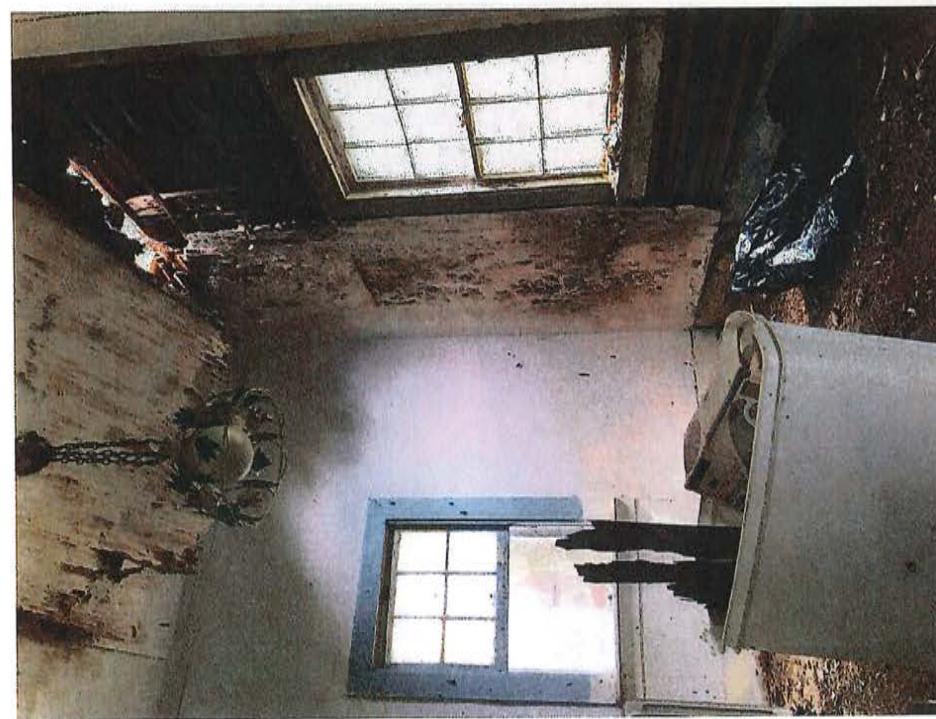
- The rear addition was constructed historically as an alteration to the original square plan, and this feature was rehabilitated to match the original form except for a small addition, extending the porch to the full width.
- Note the column matches the design of the front porch posts that were original



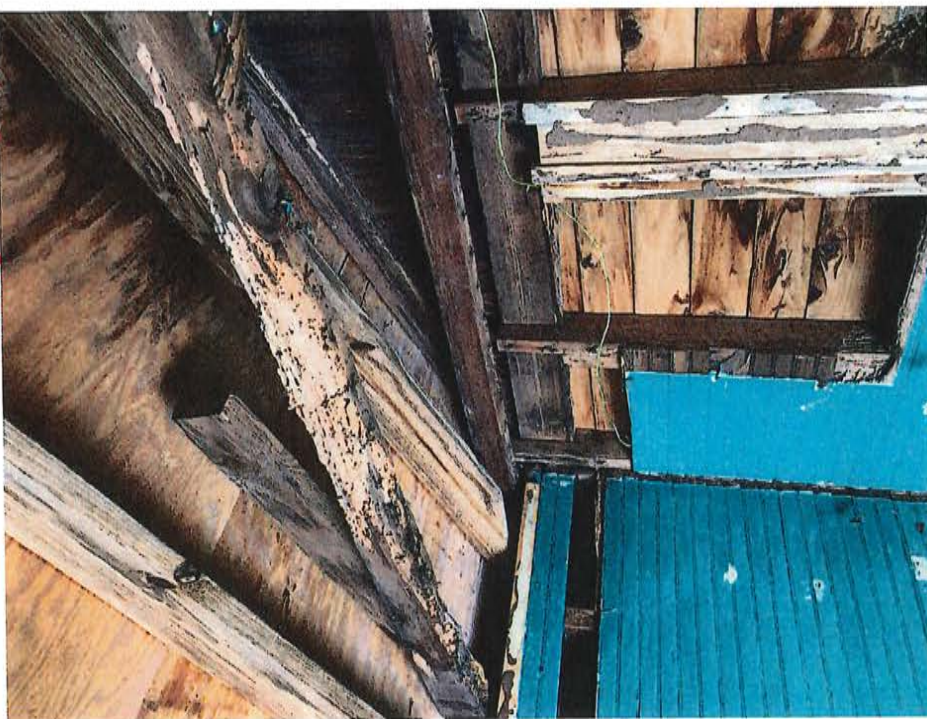
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Interior Finishes

121 Kings Ferry Way



20190424121_KingsFerryWay_Interior_017_2670



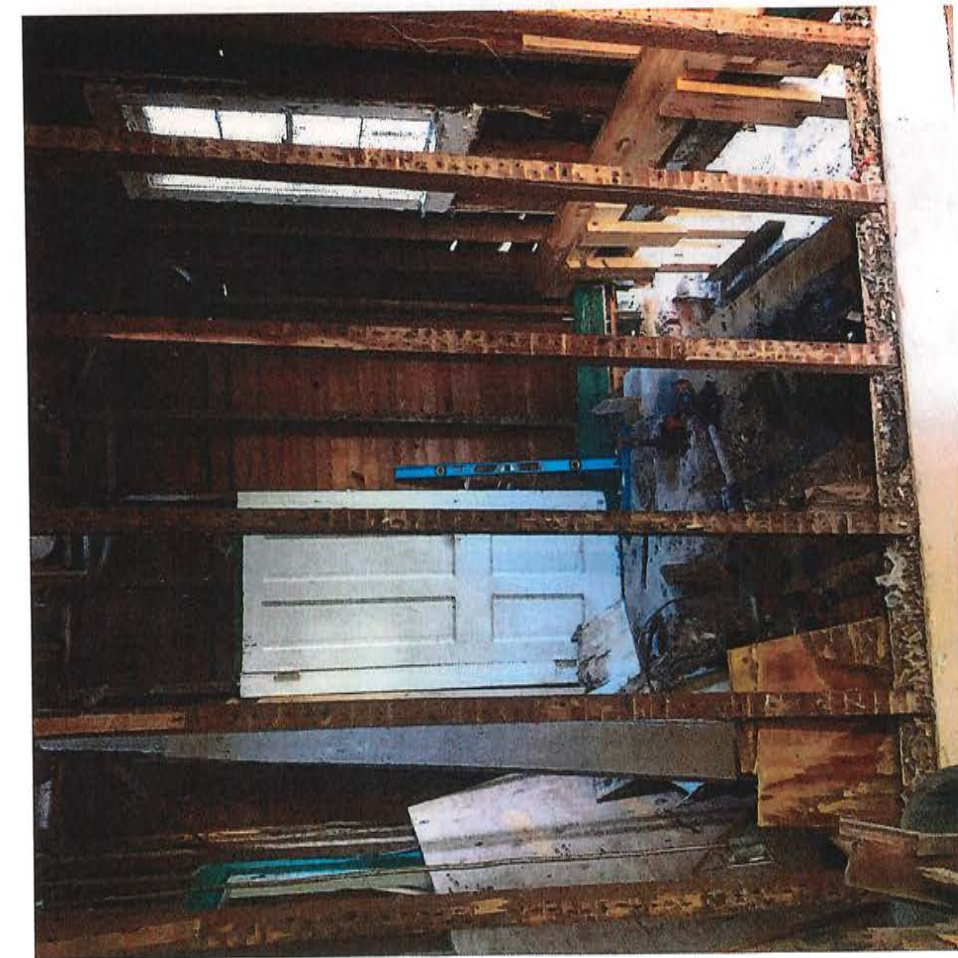
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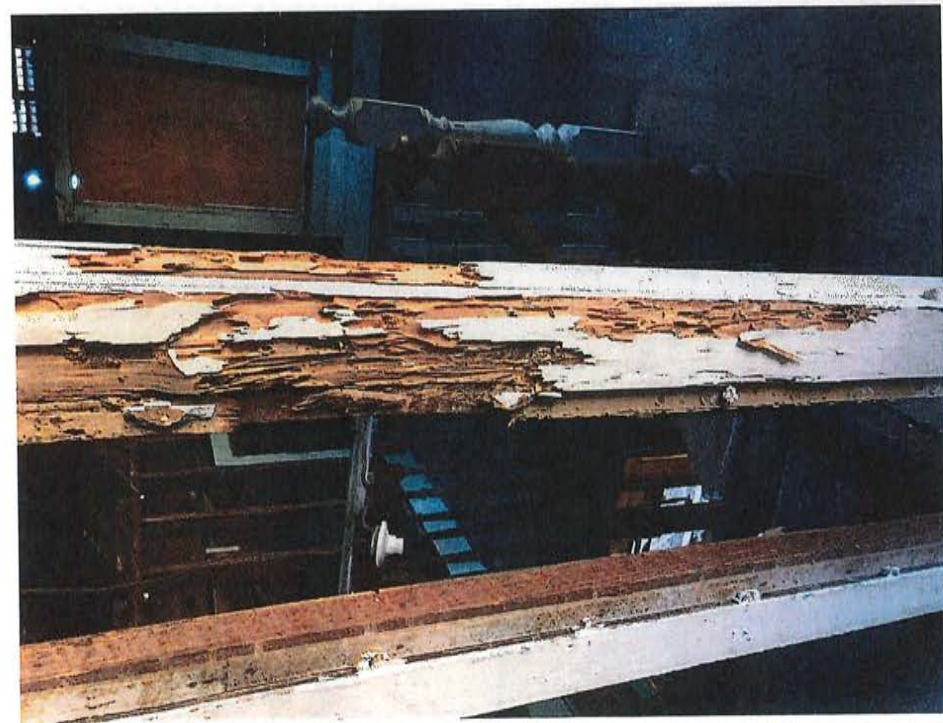
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20200125121_KingsFerryWay_Interior_027_3758



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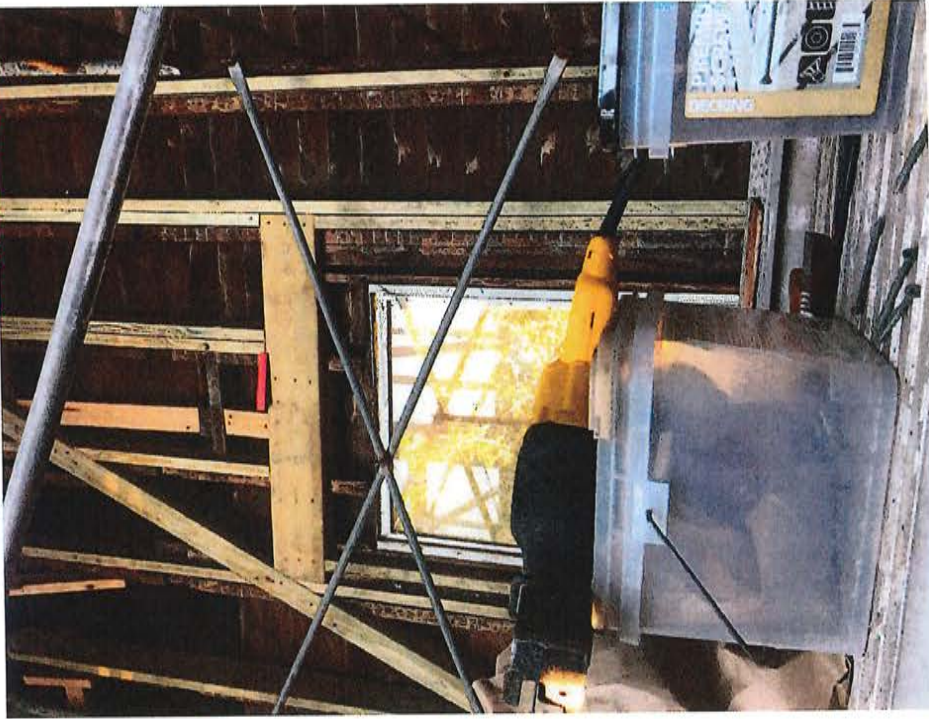
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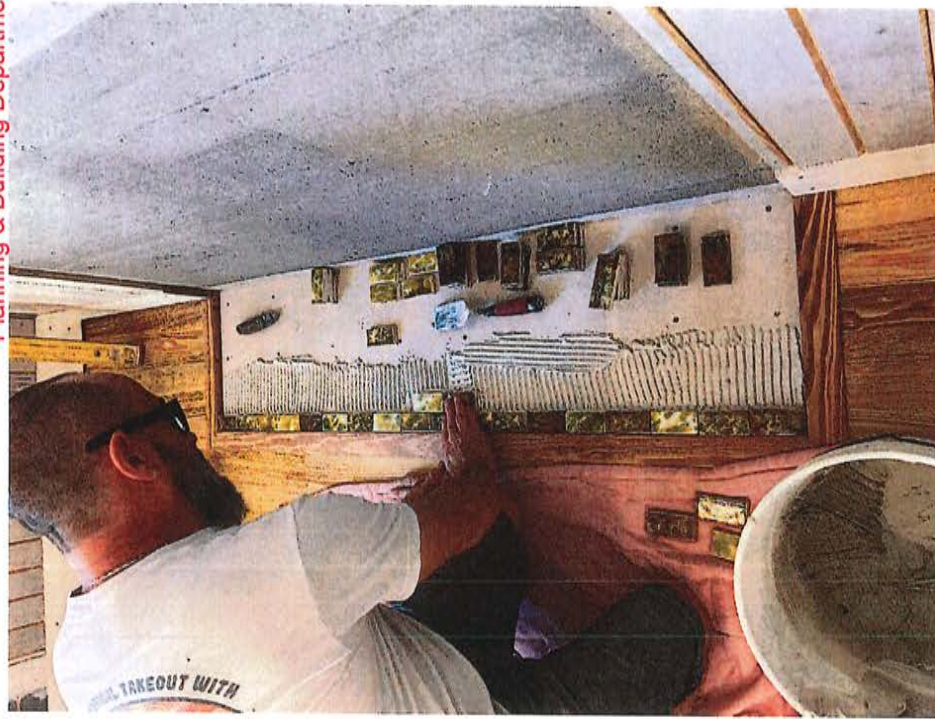
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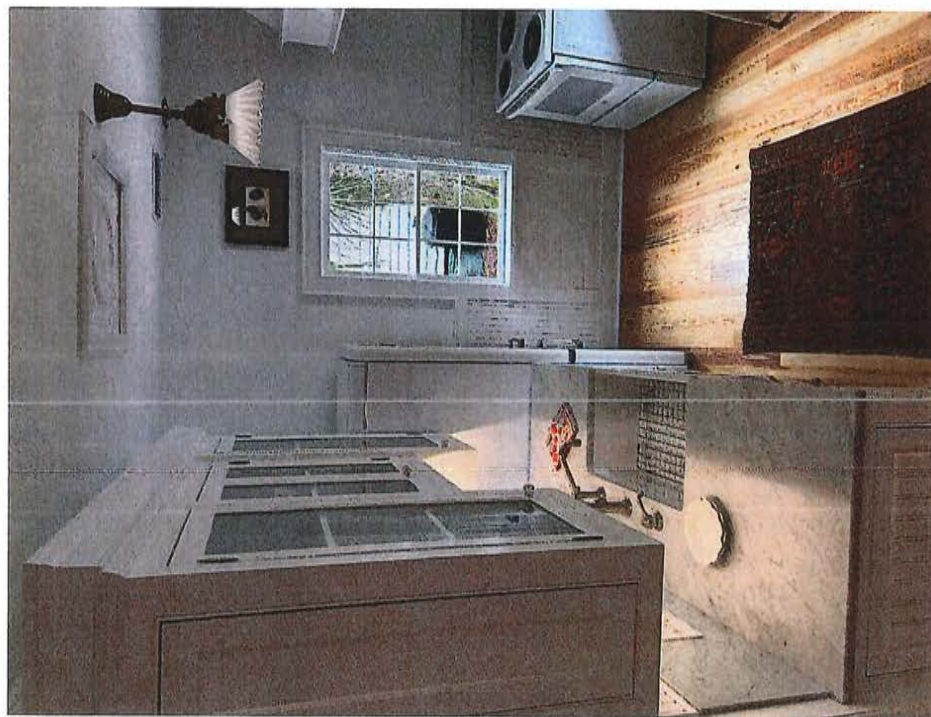
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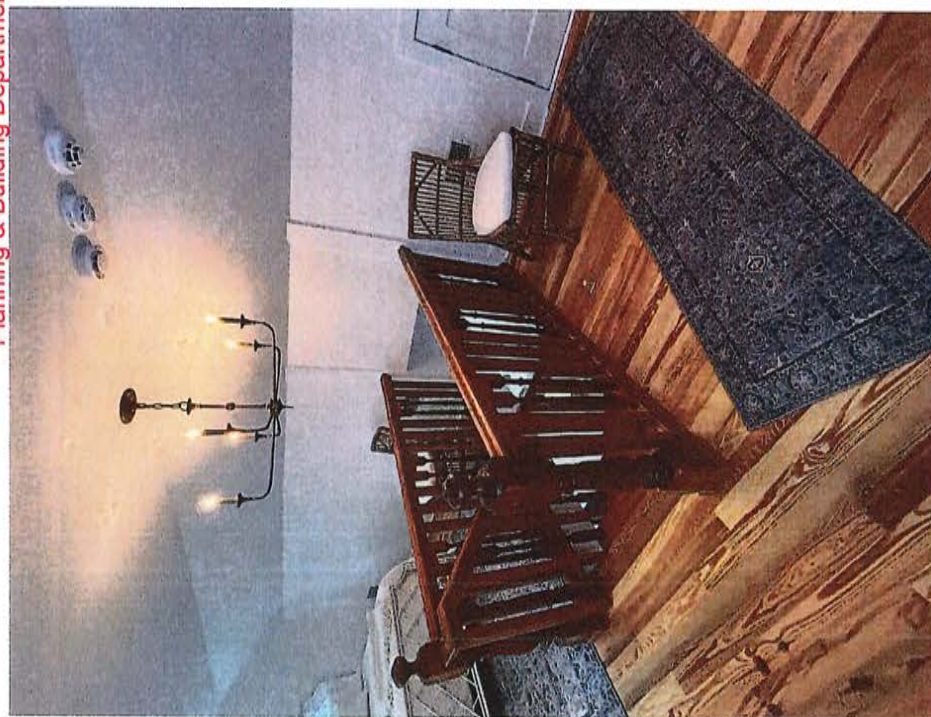
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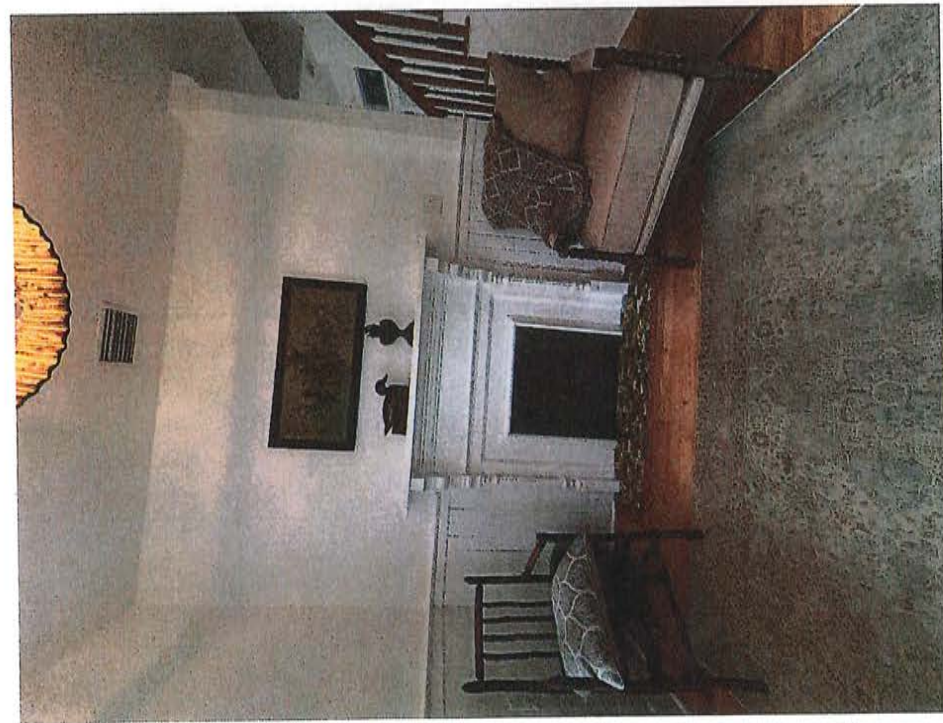
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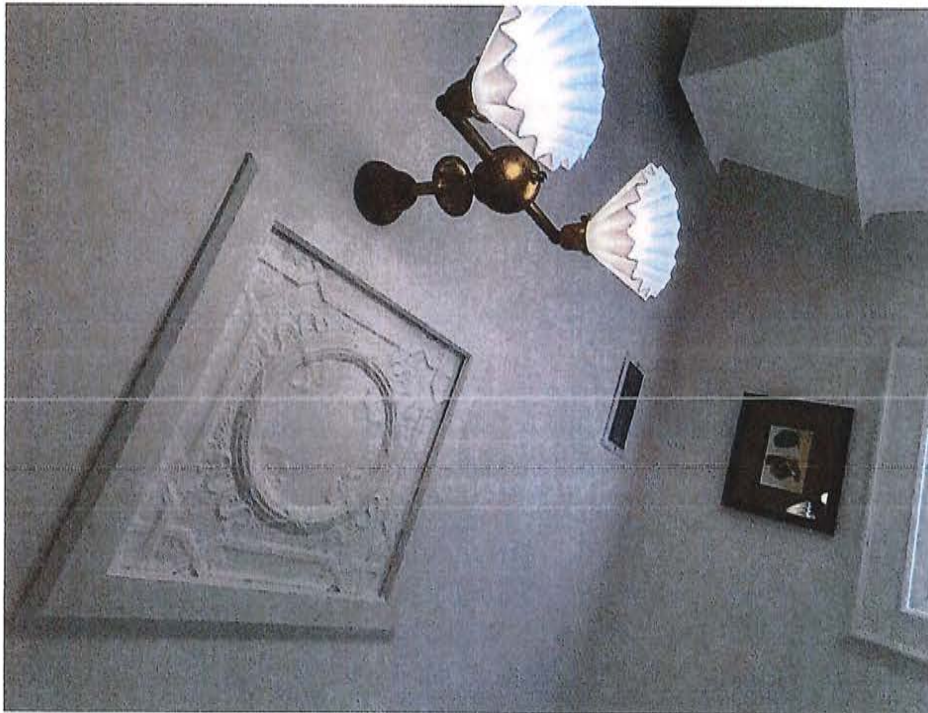
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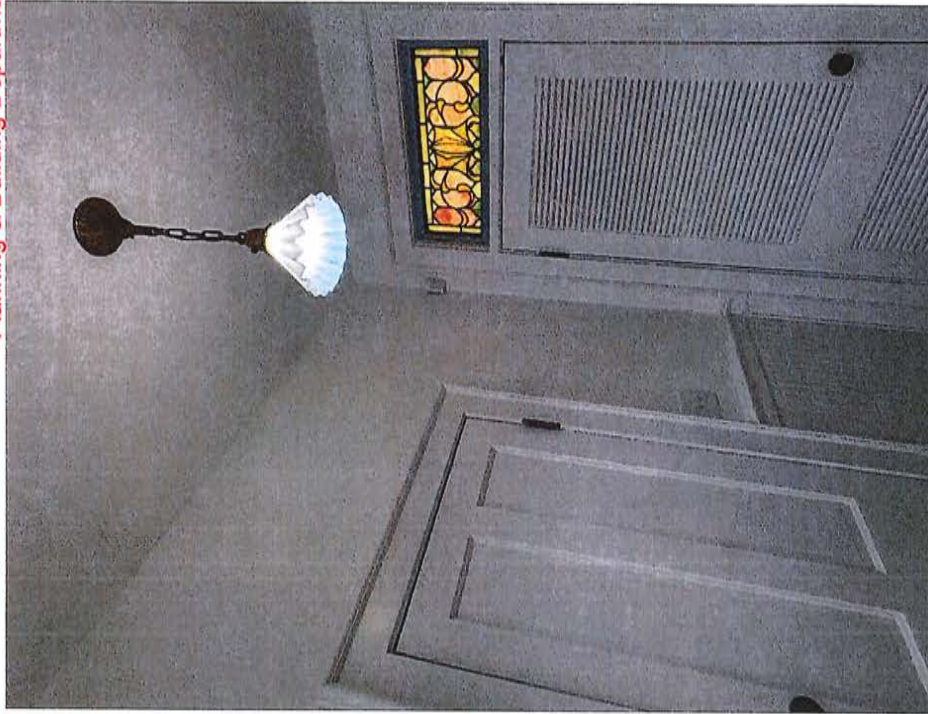
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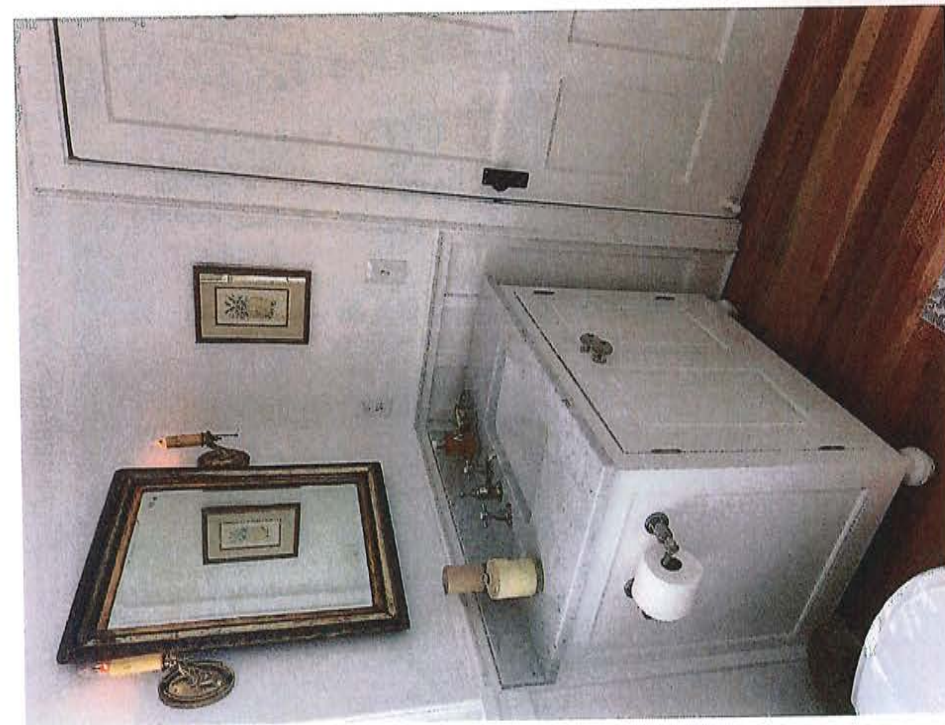
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20240807121_KingsFerryWay_Interior_009_1981



20240807121_KingsFerryWay_Interior_010_1982



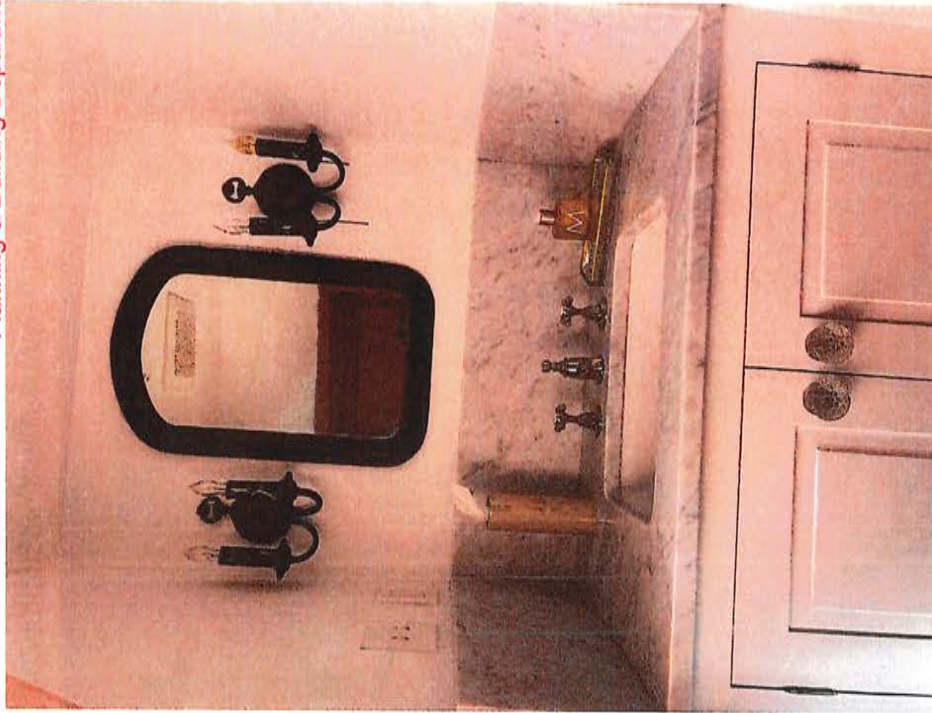
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20240820121_KingsFerryWay_Interior_014_2094



20240820121_KingsFerryWay_Interior_015_2096



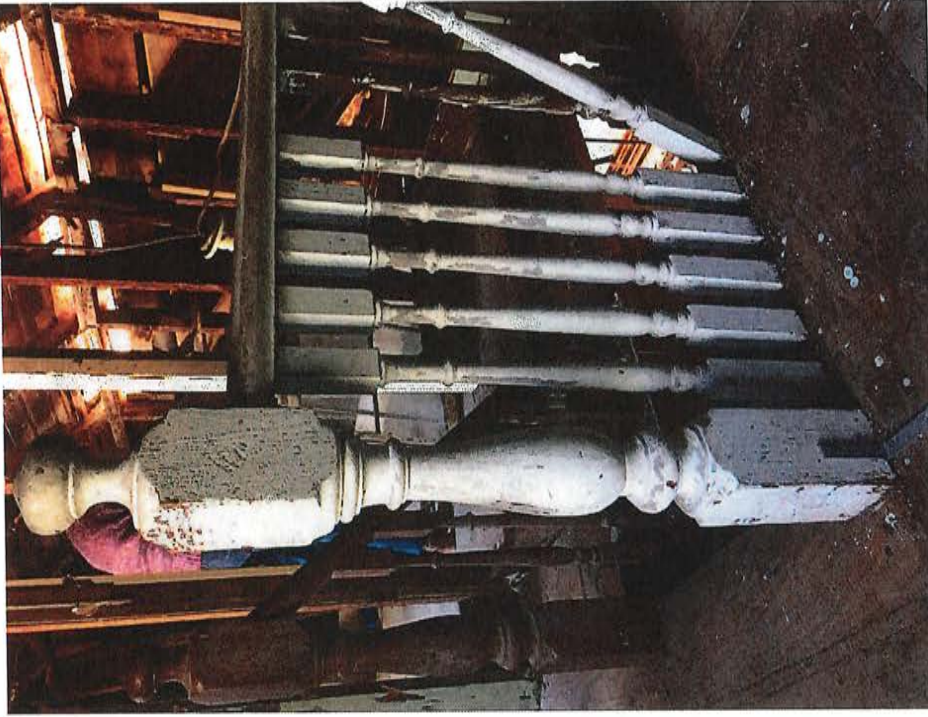
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Staircase

121 Kings Ferry Way

- The upper landing of the staircase showing the 2 original newel posts that were restored although altered in height to match code.

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20200125121_KingsFerryWay_Staircase_013_3783

83

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Planning & Building Department

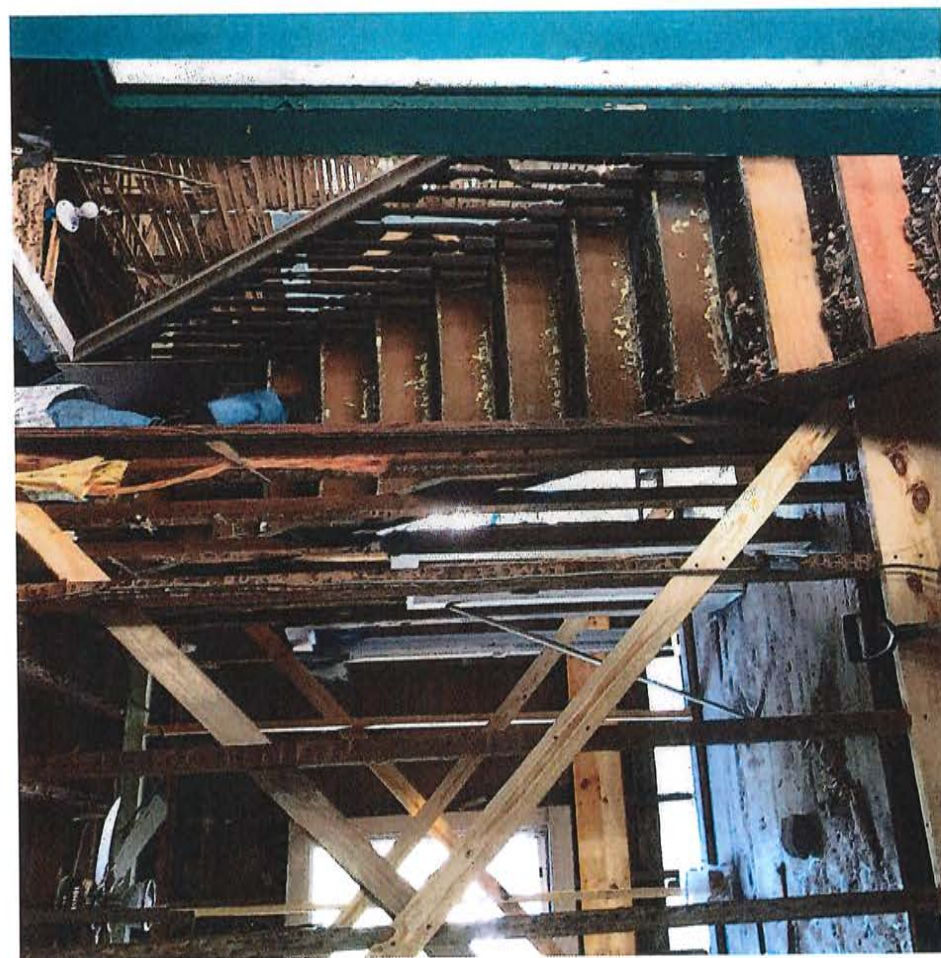


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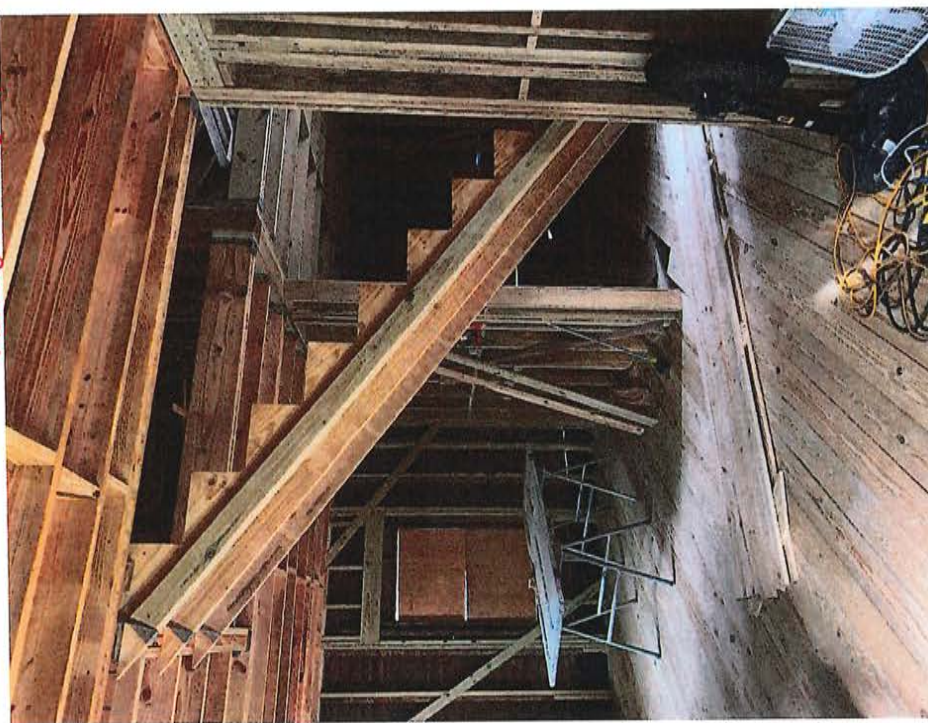
84



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20200218121_KingsFerryWay_Staircase_016_4012



20210909121_KingsFerryWay_Staircase_017_4593



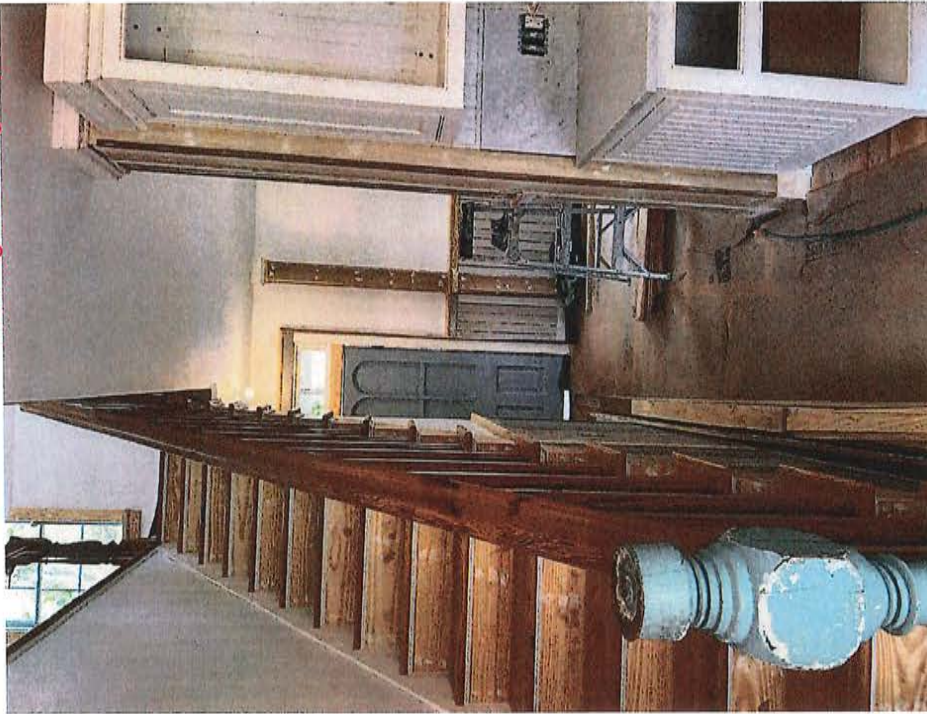
20240117121_KingsFerryWay_Staircase_001_1185



20240117121_KingsFerryWay_Staircase_002_1186
Notice how the additional height was derived from
heart pine blocks at the base 86



20240127121_KingsFerryWay_Staircase_003_1254



20240326121_KingsFerryWay_Staircase_004_1428



20240326121_KingsFerryWay_Staircase_005_1437



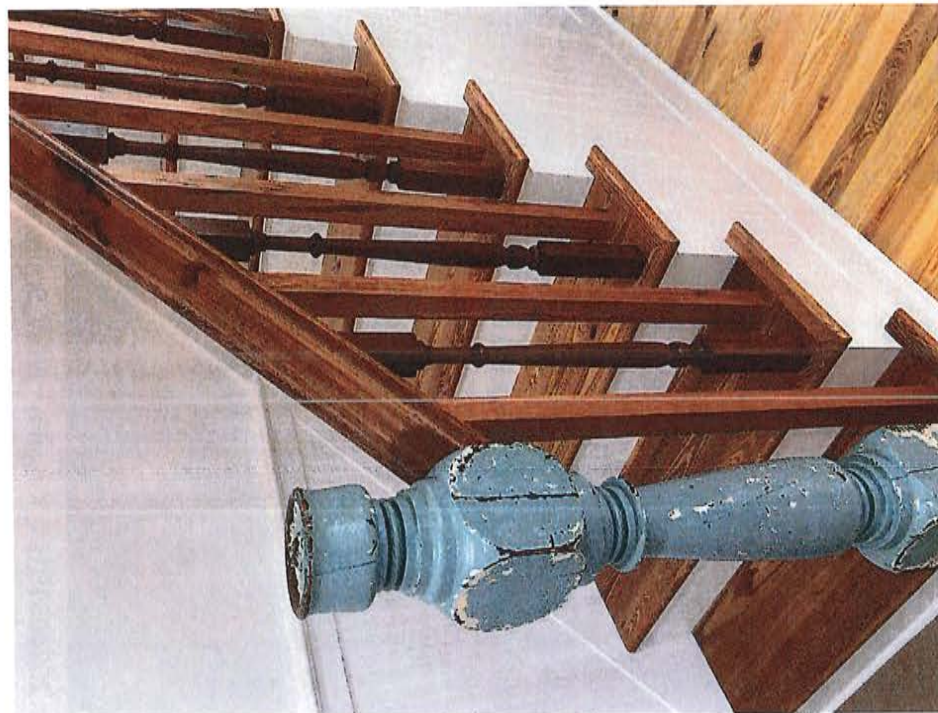
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20240619121_KingsFerryWay_Staircase_007_1698



20240807121_KingsFerryWay_Staircase_008_1976



20240807121_KingsFerryWay_Staircase_009_1977



20240807121_KingsFerryWay_Staircase_010_1979



20240820121_KingsFerryWay_Staircase_011_2096

- Approximately one-half of the original turned heart pine balusters were damaged beyond repair, and of those remaining, some were too short to be reused on the completely rebuilt new staircase.
- Those that remained usable were restored and installed intermittently with new square cut heart pine balusters.
- The large original handrail was repaired in-kind using a duplicate railing that was salvaged from an historic home

Windows

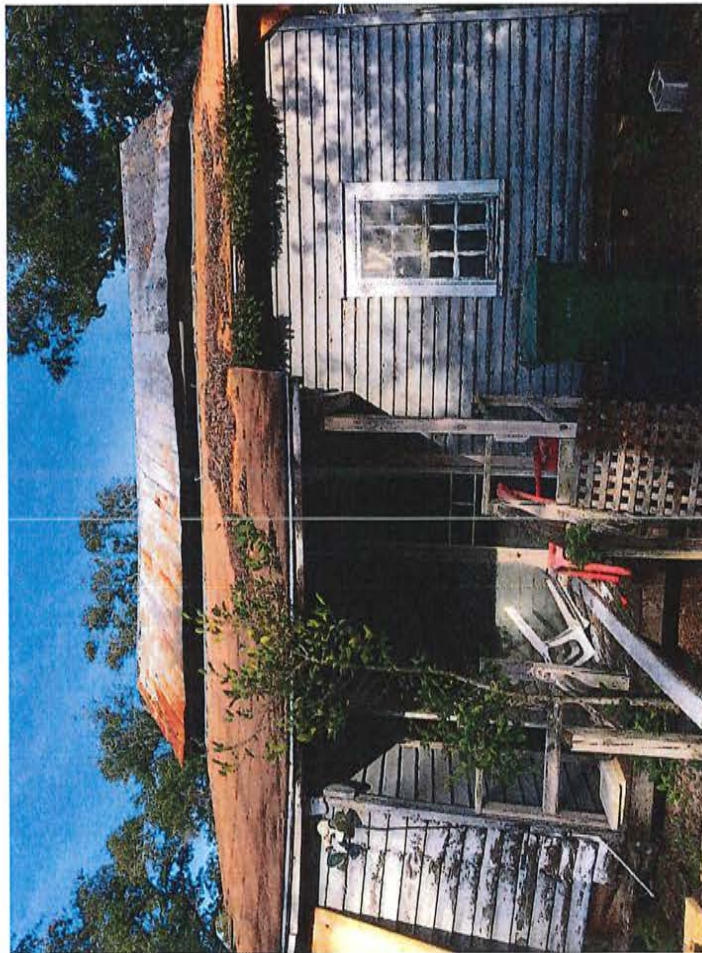
121 Kings Ferry Way



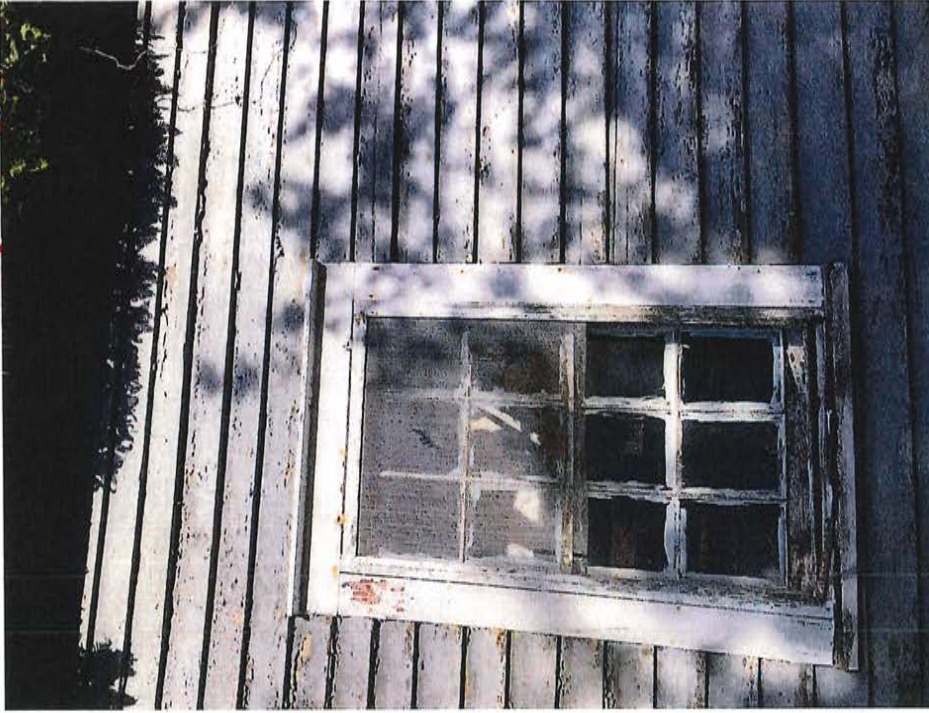
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20190424121_KingsFerryWay_Windows_007_2669



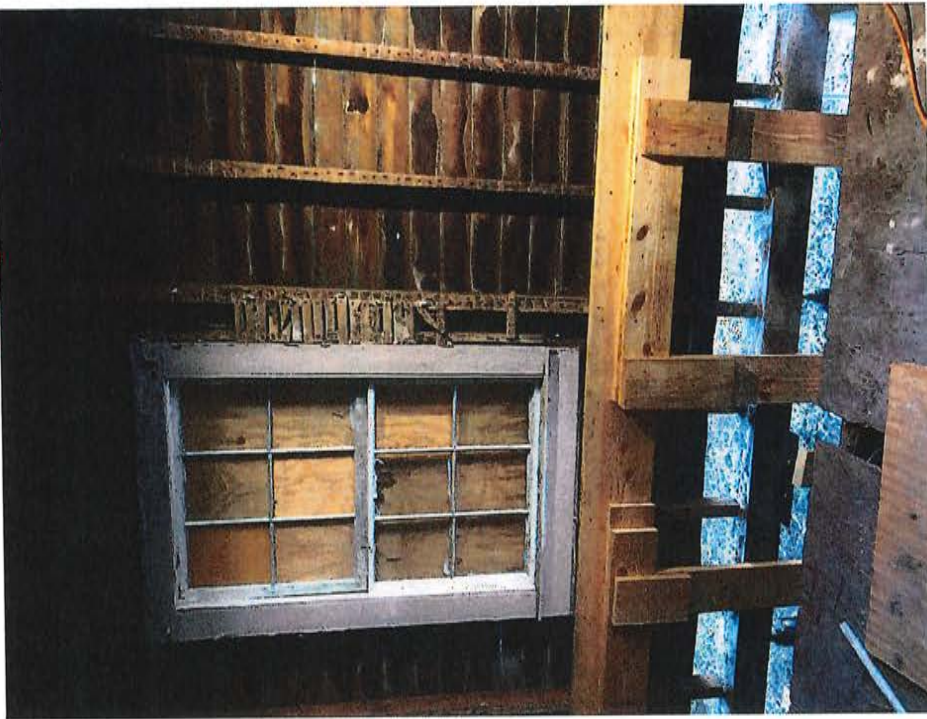
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20200124121_KingsFerryWay_Windows_010_3681



20200125121_KingsFerryWay_Windows_011_3698

Received September 30, 2024
Planning & Building Department



20200125121_KingsFerryWay_Windows_013_3762

96



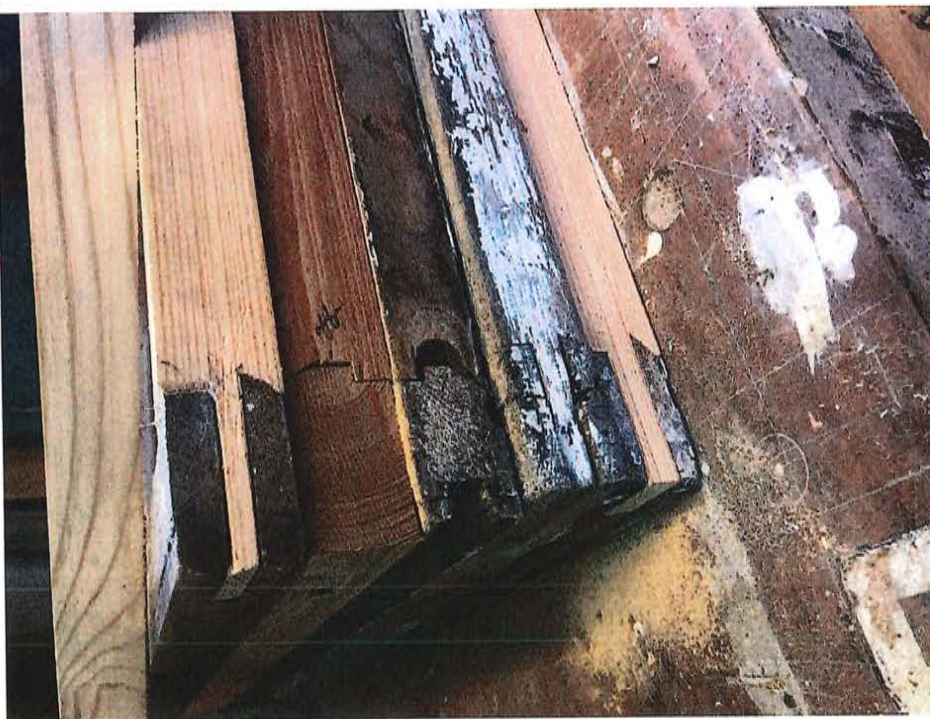
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20221030121_KingsFerryWay_Windows_015_7461



20230105121_KingsFerryWay_Windows_017_7746

98



20230105121_KingsFerryWay_Windows_016_7737



20230811121_KingsFerryWay_Windows_001_0733



20240807121_KingsFerryWay_Windows_003_1959



20240813121_KingsFerryWay_Windows_004_2040



20240820121_KingsFerryWay_Windows_005_2068

Doors

121 Kings Ferry Way



20200124121_KingsFerryWay_Doors_011_3675



20200125121_KingsFerryWay_Doors_012_3701
102



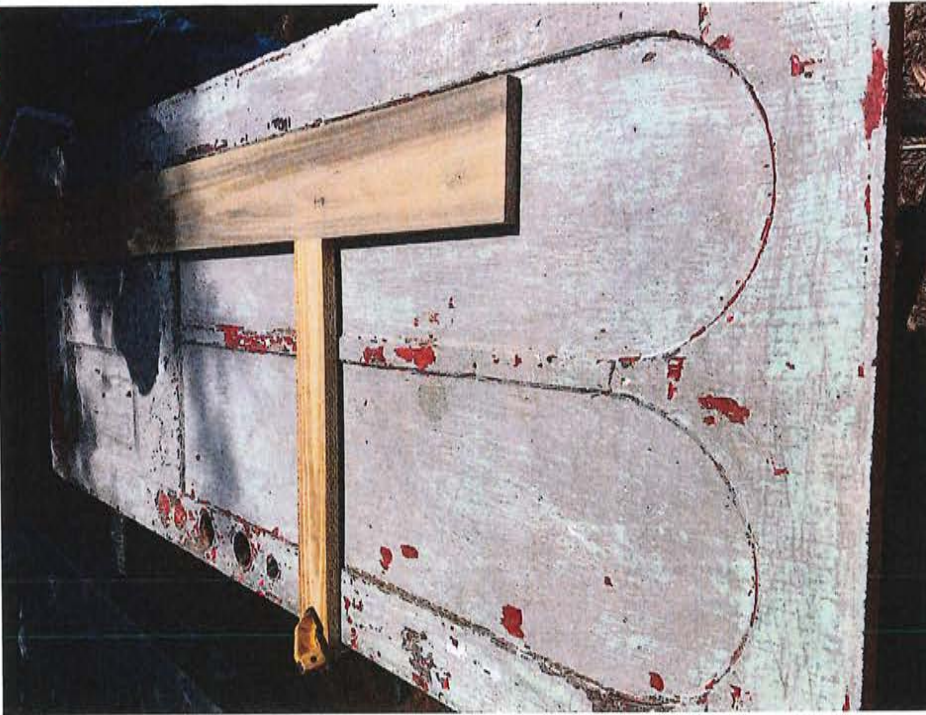
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20200130121_KingsFerryWay_Doors_014_3889



20220907121_KingsFerryWay_Doors_015_7233



20240409121_KingsFerryWay_Doors_001_1488



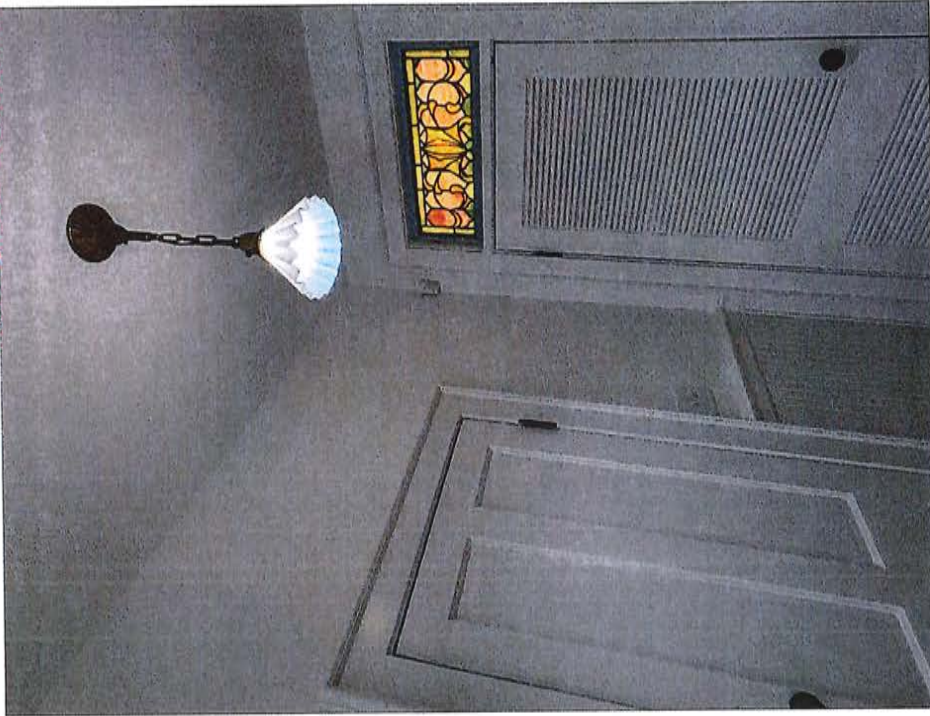
20240531121_KingsFerryWay_Doors_002_1599



20240619121_KingsFerryWay_Doors_003_1696



20240619121_KingsFerryWay_Doors_004_1697



20240807121_KingsFerryWay_Doors_005_1982



20240807121_KingsFerryWay_Doors_006_1984



20240813121_KingsFerryWay_Doors_007_2039



20240813121_KingsFerryWay_Doors_008_2043



20240820121_KingsFerryWay_Doors_009_2074

- No original interior doors remained, but they were most likely four vertical wood panel doors, similar to the back door, with rim locks and porcelain door knobs.
- All the interior openings now have restored salvaged antique replacement doors with antique hinges and doorknobs matching the character of the building.



20240820121_KingsFerryWay_Doors_010_2093

Page Eight – Historic Preservation Property Tax Exemption Application

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

The ☒ Local Preservation Office ☐ Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Certifies that the above referenced property _____ is _____ consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property _____ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

☐ Certifies that the above referenced property _____ provided under s. 196.1998, F.S.

Review Comments: Please see the Historic Architectural Review Board (HARB) final order dated October 17, 2024 and the staff report attached for PARTS I and II.

Additional Review Comments attached? Yes ☒ No ☐

Signature _____

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date October 17, 2024

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

The ☒ Local Preservation Office ☐ Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

☐ Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: Please see the Historic Architectural Review Board (HARB) final order dated October 17, 2024 and the staff report attached for PARTS I and II.

Additional Review Comments attached? Yes ☒ No ☐

Signature

Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date October 17, 2024

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: HP2024-0059
Applicant: Elaine Darnold
Owner: Elaine Darnold
Address: 121 Kings Ferry Way
Parcel Number: 2099100000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, OCTOBER 17, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, October 17, 2024, 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 RS-2
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 review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District..

Subject to the following conditions:

- Parts I+II
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 17th day of October, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0059

REQUEST

APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

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, Gaere MacDonald, 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 October, A.D., 2024.



Michele Fudo
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.

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2099100000 *Attach legal description of property*

Address of property: Street 121 Kings Ferry Way

City St. Augustine County St. Johns Zip Code 32084

- () Individually National Register listed () Locally designated historic property or landmark*
(X) In a National Register district () In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Lincolnvill National Register Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (____) _____

2. Type of request:

- (X) Exemption under 196.1997, F.S. (standard exemption)
() Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

3. Owner information:

Name of individual or organization owning the property Elaine H. Darnold and Kenneth W. Darnold

Mailing address 7 Palm Row

City St. Augustine State Florida Zip code 32084

Daytime Telephone Number (904) 669-5518

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Elaine H. Darnold Elaine H. Darnold 9/16/24
Name Signature Date

Complete the following if signing for an organization or multiple owners:

Title Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

One and a half-story wood frame Vernacular residential building with a pair of gabled wall dormers on the upper floor and a central front porch carried by double and triple columns decorated with scroll sawn brackets, and zig zag shingles. Horizontal siding and corner boards fill the exterior walls of the house along with symmetrical 6/6 wood, single hung sash windows. The rectangular block is covered with a gable roof and a historic shed roof addition extends at the rear façade to include an open porch and enclosed side room. Foundation elements are brick piers on the visible perimeter and concrete block on the interior. The building has been fully rehabilitated with many features restored to historic condition.

Date of Construction 1885-1894 Date(s) of Alteration(s) Full rehabilitation 2020 - 2024

Has building been moved? () Yes (X) No If so, when? _____

6. Statement of Significance:

The building is recorded as a contributing building to the Lincolnville National Register Historic District and retains the historic form, patterns, and materials of the original building.

Lula Mae Palmer was the last owner-resident at 121 Kings Ferry Way. Public records indicate that as a single woman, she purchased the property in 1990. Before 1990 she and her husband Joe Palmer had rented the property as far back as 1962.

The St. Augustine Record featured at least one article and photograph of Ms. Palmer describing her gift for growing plants at her home on Kings Ferry Way. Ms. Palmer was a member of several social and political organizations. Gwendolyn Duncan, President of 40th ACCORD, Inc., included Lula Mae Palmer in her list of women not to be forgotten that were involved in the Civil Rights movement of St. Augustine, Florida.

After Ms. Palmer's death in 2008, the home passed to her estate, which sold the property in 2019.

Received Sept. 16, 2024
Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

7. Photographs and maps:

Attach photographs and maps to application.

See attached pdf showing plans with separate drawing numbers and photographs referenced by page number.

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way, St. Augustine, Florida, 32084

Feature 1

Feature <u>Roof</u> Approx. date of feature <u>ca. 1960</u> Describe existing feature and its condition: The primary gable roof existed in a damaged and deteriorating condition, covered in a 5v crimp metal roof on the two-story portion; and covered in 3-tab shingles on the rear one-story portion. The rear shed roof addition was not sealed (as found) and was open to the elements creating additional vulnerabilities to the building envelope. Neither roof covering was original. Photo no. 20-24__ Drawing no. A-1, A-4, A-7, A-10, A-15	Describe work and impact on existing feature: With construction work, no evidence was found of any original roofing materials. Due to the age and style of the building the original material was likely wood shingles; however, this is purely speculative. Rehabilitation of the roof required some repairs to the solid deck boards in-kind on the primary gable roof, and the historic rear addition needed to be rebuilt. Based on the architectural style and the historic context of Lincolnvile, a new 5v crimp metal roof was installed with code compliant underlayment. The new metal roof matches the style and character of the roof as it was found, and is compatible with the historic building.
---	---

Feature 2

Feature <u>Wall / Gable Dormers</u> Approx. date of feature <u>ca. 1894</u> Describe existing feature and its condition: The two roof dormers on the front of the house are most likely original with no apparent changes. The windows are consistent with the other house windows (6/6 wood single hung sash), and the original framing and trim carpentry details duplicate the rest of the house. Two unique and quirky trim details are particularly interesting: There are circular decorative wood pieces applied to the gable walls above each dormer window, and there are small decorative wood wing extensions on both sides of each dormer. Photo no. 20-24__ Drawing no. A-2, A-3, A-11	Describe work and impact on existing feature: The dormer roofs were repaired at the same time and manner as the primary roof surface. Only minimal repairs were needed so both original gable structures and windows were restored with the same detail and quality of craftsmanship as all the other exterior features.
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Feature 3

Feature <u>Exterior siding</u> Approx. date of feature <u>ca. 1894</u> Describe existing feature and its condition: The wood lap siding is original and found in solid shape. Upon inspection from interior (see features 5 and 7) and crawlspace areas, the structural integrity of the building was relying heavily on the solid exterior siding and interior plaster walls to hold the building system together. Photo no. 26-35 Drawing no. A-1, A-3, A-4, A-9__	Describe work and impact on existing feature: Areas that were missing or deteriorated were repaired using old growth cypress and heart pine material. The exact size and installation pattern was used to make the repairs. All siding was restored to a sound condition by removing multiple layers of paint to get to a surface that could receive paint; then the surface was patched, filled as needed, and sanded smooth to match the original texture. A layer of oil-based primer was applied before multiple coats of an acrylic finish coat was applied. A paint color was chosen in a shade to match as found. In the back side of the rear porch, a picture board was designed to reveal the many layers of paint colors over time.
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Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way, St. Augustine, FL 32084

Feature 4

Feature <u>Front Porch</u> Approx. date of feature <u>ca. 1894</u> Describe existing feature and its condition: There were enough original elements to confirm that the front porch as found was mostly original, including the original decorative brackets, the original support columns, the original porch ceiling, and the original wood siding shakes surrounding both sides of the front porch roof and the front gable. The front porch decking, and steps were obvious replacements. Photo no. <u>37-46</u> Drawing no. <u>A-1-3, A-9-11</u>	Describe work and impact on existing feature: The porch was restored to match the historic, original features with no change to the design. Brackets: The cracked and fragile multiple pieces of all the original heart pine brackets were carefully removed, numbered, stripped of all paint, and restored. Missing details were duplicated using antique heart pine, and then all the pieces were rejoined and painted. Columns: The columns were replaced to match originals. Ceiling: The porch ceiling had minor repairs Siding: A couple of courses of missing original siding shingles were duplicated and installed in-kind.
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Feature 5

Feature <u>Foundation</u> Approx. date of feature <u>ca 1894; 1940</u> Describe existing feature and its condition: ca. 1894: The original foundation piers were constructed of mostly red clay bricks with no spread footings of any kind. There were also interior house piers that contained cut pieces of coquina. Original pine sill beams were all damaged from water intrusion and wood destroying organisms. ca. 1940 and beyond: formed, solid concrete piers were added, in addition to pre-manufactured concrete block piers. All piers, with no exceptions, were failing, fallen, or missing. Photo no. <u>48-59</u> Drawing no. <u>A-1-4, A-9-12</u>	Describe work and impact on existing feature: The building foundation needed a full rehabilitation for structural stability and to meet modern building codes from the sill to below ground. Sill beams were replaced with new pressure treated pine along the entire perimeter, this will create a more sustainable future and is not visible. To match the historic integrity and restore structural integrity, new concrete footers were installed at each pier location. New piers were constructed of concrete block on the interior, not visible portion of the foundation while the exterior perimeter used solid brick piers from material salvaged on site. Along the perimeter of the house, the piers are constructed with solid, salvaged reclaimed brick salvaged from the piers and chimney.
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Feature 6

Feature <u>Rear Addition</u> Approx. date of feature <u>ca. 1940</u> Describe existing feature and its condition: A near full rear porch extended from the primary square form with a separate shed roof, covered in rolled asphalt. A bathroom was framed into this addition at the southwest corner. Wood flooring and exposed siding remained intact. This porch was likely constructed post 1940. Photo no. <u>61-63</u> Drawing no. <u>A-2-4, A-10-12</u>	Describe work and impact on existing feature: The porch was enlarged eastward to meet the full width of the rear façade using the same materials as the rehabilitated roof. A new window was constructed to match the historic window where the bathroom was located, and this space now serves as a laundry room. The rear addition was constructed historically as an alteration to the original square plan, and this feature was rehabilitated to match the original form except for a small addition. The addition is compatible to the historic structure and matches similar historic patterns of rear porches.
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Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way, St. Augustine, FL 32084

Feature 7

Feature Interior floors and walls

Approx. date of feature ca. 1894; unknown dates of various later interior finish applications

Describe existing feature and its condition:

Wood flooring (3-1/2" TnG), structural components, wall framing, and finishes were original pine materials and were severely compromised from water and termite damage. The cementitious plaster was likely holding things together very tenuously in tandem with the exterior siding. Part of the floor was missing and was covered with plywood while other gaps were left open. There was a non-functioning fireplace on the south wall of the first floor living room. The chimney foundation had crumbled at some point and concrete was poured in to close it off. The mantle was removed and attempted to be repaired but was not salvageable. The chimney had also been removed previously, about 3 feet into the attic, and there was evidence of a fire in this location which may be why the chimney/fireplace had been closed off.

Photo no. 65-81_ Drawing no. A-5-7, A-13-17_____

Describe work and impact on existing feature:

Because raising the structure to a higher elevation would have caused a total and immediate collapse of the house, three decisions were made regarding the project: (1) To totally rebuild the structure's interior, including replacing all structural and finish elements; (2) To utilize and incorporate extensive flood mitigation procedures to better prevent future damage from rising waters to interior finishes; (3) To preserve and restore the exterior as close as possible to the original.

The extensive rehabilitation of interior spaces included:

Flooring: All the flooring throughout the house was replaced with river recovered heart pine tongue and groove flooring boards closely resembling the original flooring. The crumbled fireplace foundation and later in-fill of concrete was removed. A full new fireplace and chimney would be necessary to restore this feature, however with the modern use of the property this was determined unfeasible. However, the location of the original mantle and hearth was reconstructed using a mantel salvaged from another Lincolnville property of the same time period and material to recall the original setting.

Feature 8

Feature Interior floor plan

Approx. date of feature ca. 1894+

Describe existing feature and its condition:

The earliest Sanborn shows a square dwelling at 1-1/2 stories tall, this square form is consistent with what was found. There is a center hall, with stair – Feature 10, dividing the living room, bedroom in the front, and a dining and kitchen in the back. Likely the kitchen was brought indoors ca. 1940, Sanborns show a detached 1-story frame building connected by a porch in the rear yard, probably the original kitchen. The 1/2 story had additional bedroom and loft-type space. The upstairs had been remodeled sometime as the stair rail was cut into to provide wall framing.

Photo no. 65-91_ Drawing no. A-5-7, A-13-17_____

Describe work and impact on existing feature:

The primary form and division of interior space was retained with the rehabilitation. The center hall and location of stair remained the same although the hall was slightly widened to accommodate stairs and egress built to code. The walls dividing the front rooms, and the back rooms were restored in place. The functions of the space also remain the same except for the current kitchen space is on the west side instead of the east side to allow for a contemporary bathroom to be connected to the original location of the first floor bedroom.

Upstairs, minor changes were made: the 2 primary spaces remain open as they were in the original floorplan except that a small bathroom was added to the loft space on the west side. Overall, the floor plan remained intact and reads as a vernacular dog trot plan under a steep roof with additional living space in the 1/2 story.

Feature 9

Feature Windows

Approx. date of feature ca. 1894

Describe existing feature and its condition:

The original house had at least (11) six-over-six, true divided lite, single hung wood window units. The top sashes were fixed, and there were no weights, pulleys or other operating hardware for raising the bottom sashes. They were operational with manual lifting only, with small pivoting wooden catches to hold the bottom sashes open. Of those openings, only five original windows were left on the first floor and four original windows on the second floor. The small bathroom at the one-story rear of the house had no windows in place, but exploratory demolition revealed a prior framed widow opening. The two front original windows had been removed, and two metal frame storm windows were in their place. All the (9) original remaining wood windows were water and termite damaged and falling apart.

Describe work and impact on existing feature:

All window openings and window systems were restored using the remaining original windows as a template. Two new custom, handmade, complete window units were built for the two front missing windows, to the exact specifications of the other original (9) existing windows, using aged cypress and salvaged antique glass. A similar style salvaged antique window unit was installed in the small rear room off the back porch in the opening discovered in the wall.

All of the nine original windows were disassembled, all the damaged and missing parts were rebuilt, and they were totally restored. Any missing or broken glass was replaced with salvaged glass from similar period windows. All new antique heart pine window sills with the same dimensions of the originals were installed, using recovered pieces from the house's original heart pine floor joists.

Photo no. 93-100 Drawing no. A-1-4, A-9-12

Feature 10

Feature Staircase

Approx. date of feature _____

Describe existing feature and its condition:

The interior original staircase to the half-story attic space above was mostly intact upon found but had major termite damage and evidence of cosmetic and structural changes from previous alterations. The original staircase was also extremely steep, difficult and unsafe to navigate, and non-compliant with current building codes. All of the original parts were heart pine, and all features were documented with multiple photos. Only a portion of the hand rail was original, portions had been cut off to create wall framing upstairs (refer to feature 8), there was evidence of a fire in that location likely related to the chimney, but 2 of the 3 original posts remained.

Describe work and impact on existing feature:

The staircase was not salvageable and a new stair was fabricated with historic materials to match the character of the original. Approximately one-half of the original turned heart pine balusters were damaged beyond repair, and of those remaining, some were too short to be reused on the completely rebuilt new staircase. Those that remained usable were restored and installed intermittently with new square cut heart pine balusters. The new balusters were cut from salvaged antique heart pine. The first floor newel post was beyond repair, but the two second floor newel posts were restored, altered in height and reused. The first floor newel post was replaced with a similar salvaged antique post. The large original handrail was repaired in-kind using a duplicate railing that was salvaged from an historic home on West King Street that had been abandoned, burned and finally demolished.

Photo no. 83-91 Drawing no. A-5-6, A-13-17

Feature 11

Feature Doors

Approx. date of feature ca. 1894

Describe existing feature and its condition:

The front and back original exterior wood doors were in place as found. The back door was a solid vertical four panel unit. The front door had two wood bottom panels, with most likely arched clear glass inserts on the upper half, a style still present in several other historic homes nearby in the neighborhood. The front door was water and termite damaged and had multiple borings from various types of hardware and door locks installed over its lifetime. The suspected glass panes in the top arched wood panels had already been replaced with wood. The original back door had been cut and altered, and none of its hardware was original and/or repairable.

No original interior doors remained, but they were most likely four vertical wood panel doors, similar to the back door, with rim locks and porcelain door knobs.

Photo no. 102-109 Drawing no. A-1, A-4, A-9, A-12-14

Describe work and impact on existing feature:

All the non-original hardware, including hinges and locks, and multiple layers of paint were removed. Salvaged antique hinges and doorknobs were installed. The rear and front door had broken rim locks which were replaced with reproduction rim locks. Returning antique glass to the upper panels of the front door was considered, but the very thin door and its fragile condition would not be a stable or safe solution for glass replacement at such a vulnerable location. The wood panels remain but clearly indicate the original design.

New thresholds were created from salvaged pieces of the original floor joists. All the interior openings now have restored salvaged antique replacement doors with antique hinges and doorknobs matching the character of the building.

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Residential

2. Proposed use(s) after improvement: Residential

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:
Not applicable

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet () acres ()

4. How much area does the organization or agency use? _____ square feet () acres ()

5. What percentage of the usable area does the organization or agency use? _____ %

6. Is the property open to the public () Yes () No If so, when? _____

7. Are there regular hours? () Yes () No If so, what are they? _____

8. Is the property also open by appointment? () Yes () No

9. Is the property open only by appointment? () Yes () No

October 10, 2024

RE: Owner Letter to HARB Members Regarding 121 Kings Ferry Way 10/17/24 Meeting

HARB Board Members and Staff:

We would like to provide you with the following information regarding our personal history with 121 Kings Ferry Way.

We own two other historic cottages adjacent to 121 Kings Ferry Way, which we also restored, and we tried to purchase this property for over a decade after the death of our neighbor, the owner who lived there. The property was eventually sold in 2019 to a real estate developer whose goal was to flip it. The developer immediately advertised the property for sale, and we immediately bought it. We knew that any other reasonable buyer would apply, with very good reasons, for a complete demolition permit.

Although the property had been vacant for approximately ten years, we were still surprised to find such extensive damage. The roof had been compromised and the years-long intruding water and massive termite infestation had damaged or destroyed all of the interior finishes. The entire foundation system was also totally inadequate and failing, and the structure was significantly leaning out of square, due to a previous chimney fire and the uncorrected collapse of portions of the chimney. In our opinion the structure totally qualified for a complete and immediate demolition.

Nevertheless, my love for the property, its unique character and its history led us on a very expensive, very time consuming journey to totally preserve the exterior of the house and completely rebuild the interior using wind and flood mitigation procedures to insure the building's continued life for many years to come.

Although we have experience, expertise and credentials to accomplish extreme preservation results, our construction company projects always take priority over our own personal properties. We knew from the beginning that this extremely challenging project could only be done when Duke Darnold had the time to directly supervise all of the building's structural work and personally execute a big share of the masonry and carpentry work; therefore the project was placed on hold multiple times.

Before we could make any decisions regarding the scope or the cost of the work, we needed to stabilize the building in-place to prevent the structure's imminent collapse and complete an extensive and very cautious and thoughtful demolition of all the deteriorated finishes and structural components.

We are now looking forward to your next Board meeting and answering any questions you may have about our work, and although the overall project is not 100% complete, and we have not received the final Certificate of Completion, we would definitely be open to showing our work to any of you who would like to visit the house before the October Board meeting.

With greatest respect for your expertise and many thanks for your efforts to save our City's historic properties,

Elaine and Duke Darnold



Received 10/8/24
Planning & Building Department

Received 10/8/24
Planning & Building Department



Received 10/8/24
Planning & Building Department







Received 10/8/24
Planning & Building Department

315 135721

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 3, 2024

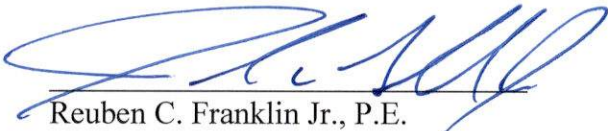
RE: Resolution 2025-02: Purchase of Approximately 1.18 Acres of Land Located on the South Side of May Street and next to Hospital Creek

The City has received an offer to buy the 1.18-acre property for \$1,300,000. An appraisal of the property was conducted by Pacetti Appraisal Services, Inc. and attached is a copy of the report. The property was appraised for \$1,140,000. The offer is \$160,000 above the appraised value. Since the offer is above the appraised value staff anticipate discussion by the City Commission and will be available to answer any questions. This proposed transaction complies with Section 2-2 Real Estate Acquisition Procedures of the Municipal Code of Ordinances.

During the September 23, 2024, City Commission meeting, there was discussion about not utilizing Conservation Program funds to purchase this property due to its low contribution to natural area values and ecosystem services. However, it has great opportunity to provide public access to navigable waterways and protects the scenic vista of the marsh and waterway from development which are important parts of the City's Comprehensive Plan. The property is also located on a major entry point to the City and may be suitable for an entryway feature. Due to discussion and reservations about the Conservation Program staff propose to use General Fund Reserves to buy the property. The City's current unrestricted reserves balance is approximately \$3,000,000. This number will be finalized once FY2024 has been closed and audited. The purchase of this property would result in a balance of approximately \$1,700,000 in unrestricted General Fund Reserves.

Resolution 2025-02 is an authorization to buy the property and identifies the City Manager as the City's representative for the real estate transaction.

If you have any questions, please let me know.



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

Attachments: Resolution 2025-02
Property Appraisal

RESOLUTION 2025-02

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA APPROVING THE PURCHASE OF APPROXIMATELY 1.18 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF MAY STREET AND APPROXIMATELY 380 FEET EAST OF MAGNOLIA STREET (PARCEL ID 1919300010) AND AUTHORIZING CITY MANAGER DAVID BIRCHIM TO ACT AS THE CITY REPRESENTATIVE FOR THIS TRANSACTION

WHEREAS, the City's Comprehensive Plan includes policies that encourage public access through passive or active recreation including access to the state's navigable waters and preserve a sense of place including areas that create valuable scenic and protective armor against environmental change; and

WHEREAS, the 1.18 acres of privately owned land complies with the City's Comprehensive Plan by creating access to the state's navigable water which includes deep water access suitable for paddling and kayaking and protects a scenic vista from development; and

WHEREAS, this proposed transaction complies with Section 2-2 *Real estate acquisition procedures* of the Municipal Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine:

Section 1: The City Commission of St. Augustine, Florida hereby authorize the City Manager to proceed with negotiations and due diligence in an amount not to exceed the value of \$1,300,000.00 and associated customary costs. The transaction is contingent on funding being available.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 13TH day of January, 2025.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA

Darlene Galambos, City Clerk
(Seal)

Nancy Sikes-Kline, Mayor-Commissioner

APPRAISAL REPORT
OF THE
VACANT TRACT OF LAND
LOCATED ON THE SOUTH SIDE OF MAY STREET,
APPROXIMATELY 380 FEET EAST OF MAGNOLIA STREET,
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FL 32084



PREPARED FOR:

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

PREPARED BY:

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

PACETTI APPRAISAL SERVICES INC.

Real Estate Appraisers and Consultants

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

November 20, 2024

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

Property Desc.	:	Vacant tract of land containing a total of 51,401± square feet, or 1.18± gross acres.
Property Location	:	Located on the south side of May Street, approximately 380 feet east of Magnolia Street, within the City of St. Augustine, FL 32084.

Dear Mr. Franklin:

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

- Market Value As-Is

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

The Subject Property was last inspected on November 5, 2024, and this is the valuation date for the as-is analysis.

The Subject Property consists of a vacant tract of residential land, which contains a total of 1.18± acres, or 51,401± square feet, and all were considered to be usable uplands. The Subject site has an irregular shape, and contains 405± feet of frontage along the south side of May Street, 115± feet along the north side of E. San Carlos Avenue, and 136± front feet along the west side of Hospital Creek. Hospital Creek, which is dockable, provides the Subject site with deep water access to the Matanzas River. Site size and dimensions area according to the St. Johns County Property Appraiser and are subject to a survey.

The Subject property is zoned OP, Open Land, and the future land use is Open Land, by the City of St. Augustine.

This appraisal is intended to comply with the reporting requirements set forth under Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice for a Appraisal Report. As such, it presents a summary discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's value estimate. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client. The appraiser is not responsible for unauthorized use of this appraisal report.

1301 Plantation Island Drive South, Suite 303A, Saint Augustine, FL 32080 (904) 461-9810/FAX (904) 461-9967

Mr. Franklin
Page Two,

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

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

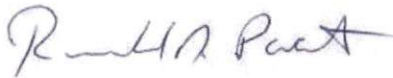
Therefore, subject to the assumptions and limiting conditions and to the definition of Market Value, as set forth in this report, we have formed the following opinions of value for the Subject Property as of November 5, 2024:

ONE MILLION ONE HUNDRED FORTY THOUSAND DOLLARS
(\$1,140,000)

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

Respectfully submitted,

PACETTI APPRAISAL SERVICES INC.

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

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

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

Randall A. Pacetti
State-Certified General Real Estate Appraiser RZ 3911

File #2024-97

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ADDENDA

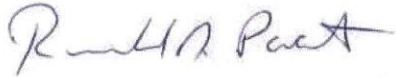
QUALIFICATIONS OF THE APPRAISERS

CERTIFICATION

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

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

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

A handwritten signature in blue ink that reads "Ronald N. Pacetti". The signature is written in a cursive style with a large initial 'R'.

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

A handwritten signature in blue ink that reads "Randall A. Pacetti". The signature is written in a cursive style with a large initial 'R'.

Randall A. Pacetti
State-Certified General Real Estate Appraiser RZ 3911

LIMITING CONDITIONS

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

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

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

Extraordinary Assumption

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

1. None

Hypothetical Condition

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

1. None



FRONT VIEW OF THE SUBJECT SITE
LOOKING SOUTHEAST FROM MAY STREET



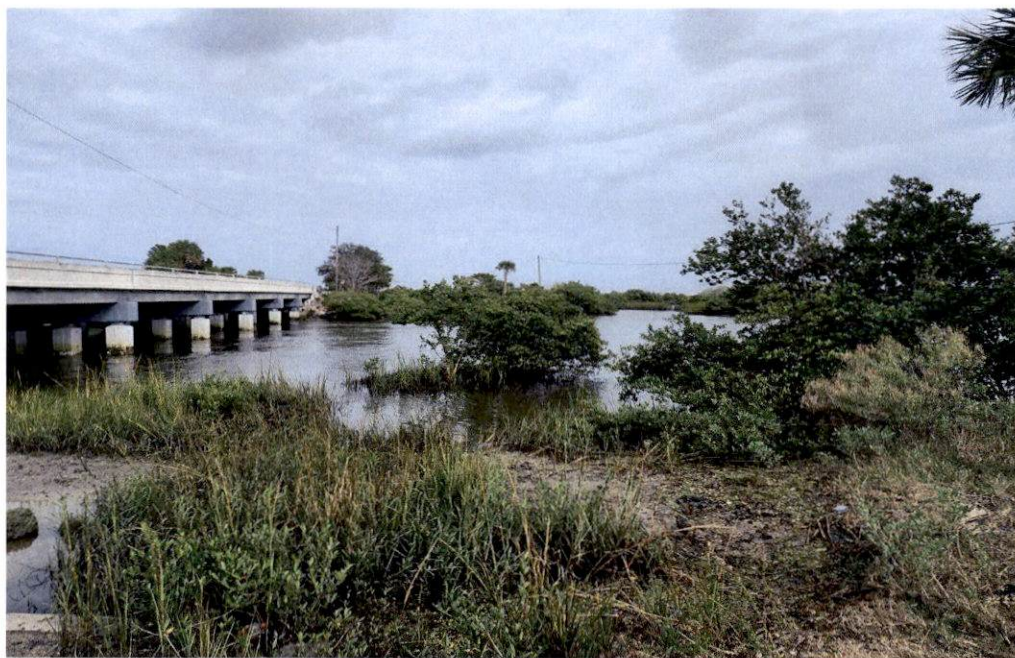
FRONT VIEW OF THE SUBJECT SITE
LOOKING SOUTHWEST FROM MAY STREET



TYPICAL INTERIOR VIEW OF THE SUBJECT SITE



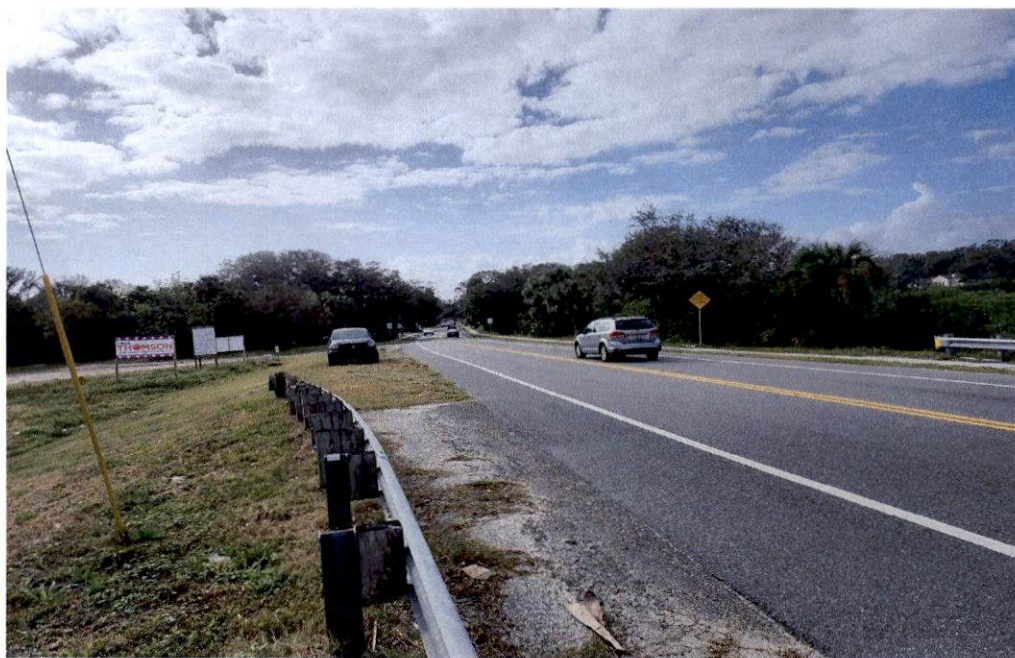
VIEW OF THE SUBJECT SITE LOOKING NORTHEAST FROM
E. SAN CARLOS AVENUE



TYPICAL VIEW OF THE CREEK FROM THE SUBJECT SITE



TYPICAL VIEW OF THE CREEK FROM THE SUBJECT SITE



STREET VIEW LOOKING WEST DOWN MAY STREET
WITH THE SUBJECT ON THE LEFT



STREET VIEW LOOKING WEST DOWN E. SAN CARLOS AVENUE
WITH THE SUBJECT ON THE RIGHT



AERIAL PHOTO OF THE OVERALL SUBJECT SITE OUTLINED IN RED

Scope of Work – Information Analyzed

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

Photographs taken during the site inspection include the following:

- The Subject Site
- Roadways, and site access

Market Data Analyzed

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

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

Specific Data

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

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

Competitive Supply and Demand

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

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

Scope of Work - Appraisal Method and Techniques Employed

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

Cost Approach

The Cost Approach to value was not developed in this report due to the fact that, typically, this approach to value is not applicable when valuing land.

Sales Comparison Approach

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

Income Approach

The Income Approach to value was not developed in this report due to the fact that, typically, this approach is not applicable when valuing vacant land.

Reconciliation

The Sales Comparison Approach to value was the only approach utilized.

Report Type

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

GENERAL INFORMATION**Purpose of the Appraisal**

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

Market Value As-Is - Fee Simple Interest

Effective Date of Value

The effective date of this appraisal is November 5, 2024, which is the date the Subject Property was inspected.

Intended User/Client of the Appraisal

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

Intended Use of the Appraisal

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

Market Value

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

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

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

Exposure Time

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

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

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

Marketing Time:

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

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

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

Interest Appraised

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

Fee Simple Estate

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

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

Leased Fee Interest

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

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

LEGAL DESCRIPTION

Parcel ID # 191930-0010

The following legal description represents the above listed parcel, and was taken from a Certificate of Title located in O.R. Book/Page: 3388/913

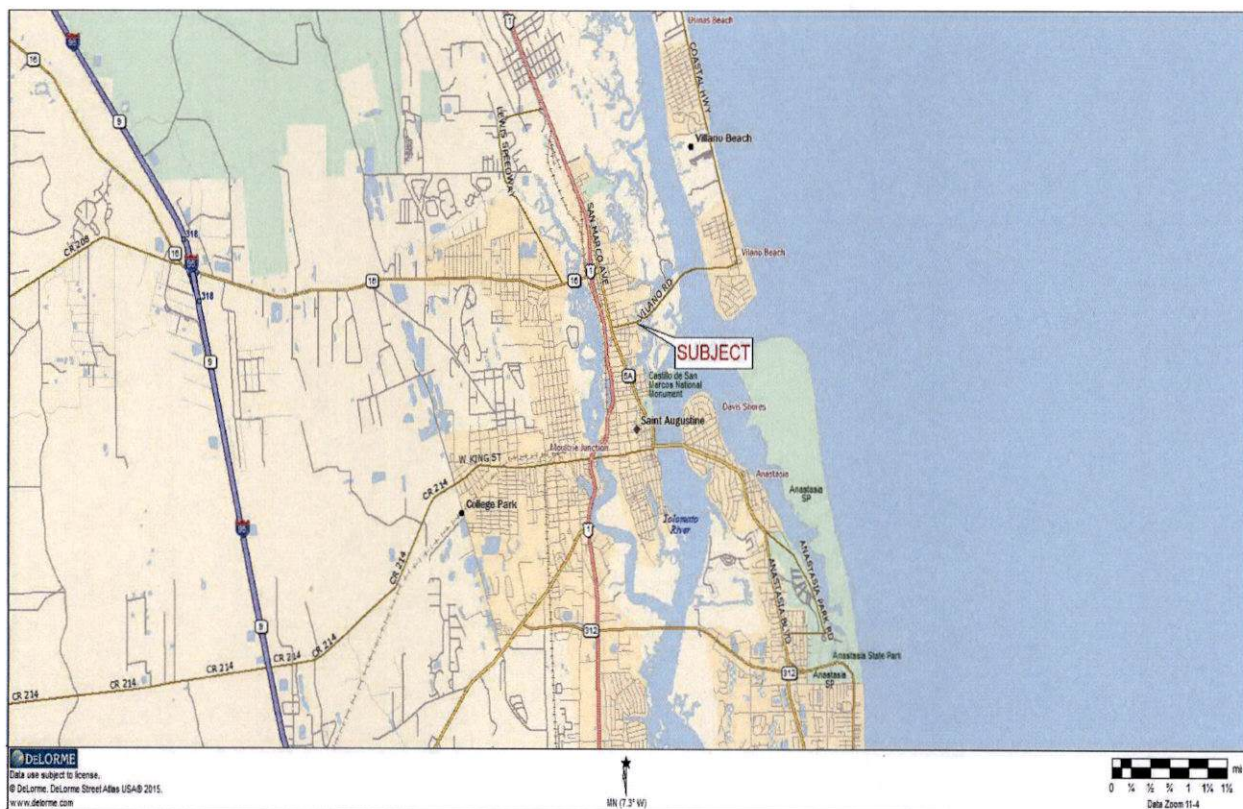
A parcel of land in part of Lots 1 and 15, Block "A", according to map of MIRIMAR, as recorded in Map Book 4, Page 54, Public Records of St. Johns County, Florida, and the lands lying Easterly thereof and Westerly of Hospital Creek, being more fully described as follows:

Commencing at the Northwest corner of Lot 4, of said Block "A"; thence North $81^{\circ}31'00''$ East, on the North line of said Block "A", 223.91 feet to the Northeast corner of said Lot 1, Block "A"; thence South $36^{\circ}22'00''$ East, on the Easterly line of said Lot 1, a distance of 15.04 feet to the Point of Beginning at the Northwest corner of the herein described parcel of land; thence Easterly on the Southerly right of way line of State Road No. A1A, on a curve concave Northerly with radius of 2904.30 feet and 40.00 feet Southerly from the Centerline of said State Road, a chord distance of 73.77 feet on a chord bearing of North $78^{\circ}43'00''$ East; thence South $84^{\circ}10'00''$ East, on said Southerly right of way line, on a curve concave Northerly with radius of 2939.30 feet and 75.00 feet Southerly from said Centerline of road, a chord distance of 288.28 feet on a chord bearing of North $73^{\circ}12'49''$ East; thence South $26^{\circ}40'54''$ East, on the approximate mean low water line of Hospital Creek, 151.45 feet; thence South $81^{\circ}24'00''$ West, on the Easterly extension of the South line of said Block "A", 444.64 feet; thence continuing South $81^{\circ}24'00''$ West, on the South line of said Lot 15, Block "A", 66.64 feet; thence North $08^{\circ}36'60''$ West, 126.60 feet to the Point of Beginning. EXCEPTING therefrom any part described in Deed Book 227, Page 354, of the Public Records of St. Johns County, Florida.

NEIGHBORHOOD DATA

The Subject Property is located on the south side of May Street, approximately 380 feet east of Magnolia Street, within the City of St. Augustine, FL. This area is over 95% developed. A neighborhood is defined in terms of common characteristics, trends and groupings of similar or complementary land uses. The Subject Neighborhood may be delineated as follows:

- Northern Boundary - State Road 16
- Southern Boundary - King St.
- Eastern Boundary - Matanzas Bay
- Western Boundary - Ponce De Leon Blvd. (U.S. Highway 1)



The Subject neighborhood is basically the downtown St. Augustine area. Over the past year the City of St. Augustine has been given a number of awards including:

- HGTV (December of 2023) - Best small town in Florida to visit for Christmas
- Wealth of Geeks (December of 2023) - Top 7 Southern Weekend Getaways
- Explore.com (December of 2023) - Top 5 Best Places to stay on Your Florida Vacation
- New York Travel Guide (October 2023) Number 3 Most Romantic Small Town in the U.S.
- Southern Living (September 2023) Best Beach town to retire in the South
- USA Today 10 Best (May 2023) Top 10 Most Walkable Cities in the U.S. (#5)
- Southern Living (March 2023) Best Small Town in the South

This is an older neighborhood and very little new growth has taken place in the last five years as this area is nearly 100% built-out. There are many older residential structures located along side streets, many of which have been renovated over the years.

The major roadways in the City of Saint Augustine include San Marco Avenue (Avenida Menendez), Ponce De Leon Boulevard and King Street. San Marco Avenue is a two to four-lane roadway which travels near the major attractions of the historic district, northward to its north terminus at U.S. Highway 1. Ponce De Leon Boulevard is a four-lane roadway which travels north-south on the west side of the historic district of Saint Augustine. Ponce De Leon Boulevard travels near, but not through, the heart of the City's historic district.

King Street is an east-west roadway which terminates at the Matanzas Bay. It connects to the Bridge of Lions, which in turn provides travel to and from the Anastasia Island area and the beach's area. King Street is a 2-lane road, which terminates on its west end at Holmes Boulevard. The area around King Street includes a variety of museums, retail stores, churches and government offices. Several of the north-south streets in the vicinity of the Subject Property, such as Charlotte Street, Spanish Street, Aviles Street and St. George Street are lined with bed and breakfast inns, apartments, restaurants, retailers, and many historic structures. Marine Street is a north-south street which is improved with bed and breakfast facilities, single family residences and some historic structures.

Avenida Menendez travels north-south along the Matanzas Bay. Properties on Avenida Menendez generally have an unrestricted view of the Bay. Largely for this reason, this is a popular location for motels such as the Hilton, Monson Motor Lodge, Marion Motor Lodge, Monterey Inn, Whetstone's Bayfront Inn and several bed and breakfast facilities including Casablanca Inn, Westcott House and the Bayfront Marin House. It is also lined with a number of restaurants including A1A Ale House and Harry's Seafood & Grille.

Surrounding Land Uses

Uses in the Subject's immediate vicinity include single family residences to the south and west; to the east is Hospital Creek followed by marshlands, the county boat ramp and the Matanzas River; and to the north are marshlands followed by the Florida Institute for Deaf & Blind. Other uses in the immediate area include various commercial uses along San Marco to the west, the St. Johns County Court House and St. Augustine Airport to the north along US Highway 1, and the Downtown St. Augustine Historic district to the south.

The Subject is located within close proximity to the main Flagler College campus and the Lightner Building. The Lightner Building is the home of the Lightner Museum. In addition, it houses all of the City of Saint Augustine's public offices and has a number of retail suites that are leased. This building was also the headquarters for the Saint Augustine Police Department up until their new facility was completed in early 1994. Flagler College, which is located just west of the Subject, is a private college which has seen its student population grow from 160 students in 1971 to a record 2,600± enrolled this year.

The City of Saint Augustine has expanded the marina area, which is located at the southeast corner of King Street and Avenida Menendez. The facility includes a putt-putt golf course and a pier with approximately 90 boat slips. Additionally, there are plans to develop a new marina that will be located on the western fringe of this neighborhood, just west of Riberia Street. Along

with the marina, there are plans for restaurants, hotels and a retail shopping area. It is hoped that once construction of this project begins it will further aid the downtown area.

The Subject is located just north of the primary historic/tourist area, which is bordered by St. Francis Street on the south, Orange Street on the north, Matanzas Bay on the east, and Cordova Street on the west. In this area there are numerous historic buildings, popular restaurants and tourist oriented retailers. One of the characteristics of the entire historic district and some of the surrounding blocks is the lack of parking. Some of the old streets are too narrow to accommodate two-way traffic and street parking. Many of the old streets are narrow one-way streets. Consequently, the historic area is generally promoted as a "walking" area. Tourists can park in city parking lots near a Visitor Information Center at San Marco Avenue, adjacent to Orange Street, or at the Castillo de San Marcos Fort.

The Castillo de San Marcos Fort is over 300 years old and is one of the most popular tourist attractions in Northeast Florida. By far, the most popular route for walking traffic is from the fort or Visitor Information Center to Saint George Street. The northern portion of Saint George Street is generally closed to automobile traffic. It is lined with several historic structures, such as the oldest school house in the United States. Several of the very popular local restaurants, such as The Columbia Restaurant, are located on Saint George Street. There are no official counts of the pedestrian traffic on Saint George Street. However, this area is known to be the primary retail location for Saint Augustine. It is well known that one block off Saint George Street, in any direction, results in a significant reduction of pedestrian traffic.

The predominant influences north of State Road 16 and just north of the Subject neighborhood are the St. Augustine Airport, Grumman and the new county administration building. Grumman and the airport are located northeast of the Subject and employ a large number of the area residents. The Grumman Corporation is involved with aircraft overhaul and modification. In early 1994, Grumman Corporation was bought by Northrop. Now known as Northrop-Grumman of St. Augustine, this company is the largest private employer in the county, employing 1,100± people. It should be noted that Grumman recently completed construction of a planned 384,000 square foot Aircraft Integration Center of Excellence. With this new addition, Grumman plans to add 400 new positions by 2017. The new structure will add 330,000 square feet of manufacturing and office space. Wages for the new employees will average \$44,943.

The St. Augustine Airport is a full-service executive facility operated by the Airport Authority. A new terminal was built for the airport. The \$1.143 million project includes renovating the present facility and expanding the space occupied by Aero Sport Inc., the airport's fixed-base operator. The airport has tentative plans to expand to the west. Also, Frontier Airlines has just added commercial airline service in St. Augustine. Frontier Airlines revealed its plan to fly three weekly flights between Trenton, N.J. and St. Augustine, and it also announced plans to add another route to Washington DC.

The St. Johns County Administration Building is located at the southwest corner of Lewis Speedway and U.S. 1. This facility also contains the county courthouse. These facilities were completed in early 1994, and most of the county departments were moved to this facility at this time. The remaining county departments were moved to this complex in 1998. Additionally, the new county jail and the sheriff's office headquarters are located across the street from the new courthouse. St. Johns County has also recently began construction on the new health department building which is located just south of the courthouse.

Summary

The Subject is advantageously located along May Street, which is a two lane paved highway that connects the St. Augustine mainland with the Vilano Beach area. In addition, the Subject Property is located just east of Ponce De Leon Blvd., which is the primary central roadway connecting St. Augustine to Jacksonville to the north and other parts of Florida to the south. San Marco Avenue is a heavily used thoroughfare that runs parallel to Ponce De Leon Blvd. and bisects downtown St. Augustine. Additionally, this commercial corridor is one of the primary suburban retail and shopping areas of St. Augustine and St. Johns County. Due to the growth that has taken place in this neighborhood and the decreasing supply of vacant land in the area, property values are expected to see increases which will, at least, keep pace with inflation during the foreseeable future.

PROPERTY DATA

Location	Located on the south side of May Street, approximately 380 feet east of Magnolia Street, within the City of St. Augustine, FL 32084.
Zoning	The Subject Property is zoned OL, Open Land, by the City of St. Augustine, FL. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning. Allowable uses in the OL district include but are not limited to: marinas, bait and tackle shops, outdoor markets, game preserves, wildlife management areas, churches, governmental uses, professional and business offices, single family dwellings on individual lots provided that no subdivision plat shall be recorded, day nurseries, etc. This zoning category requires each buildable lot have a minimum lot width of 100 feet, and a minimum lot area of 21,780 square feet. Setbacks are 15' front, 20' side and 20' rear. Maximum height is 35 feet.
Land Use Plan	The City of St. Augustine's Comprehensive Plan is in compliance with the Florida Growth Management Act of 1985 and supersedes the city's existing zoning code; however, both must be in basic agreement with each other. This plan designates the Subject as Open Land.
Site Size & Shape	The Subject Property consists of a vacant tract of residential land, which contains a total of 1.18± acres, or 51,401± square feet, and all were considered to be usable uplands. The Subject site has an irregular shape, and contains 405± feet of frontage along the south side of May Street, 115± feet along the north side of E. San Carlos Avenue, and 136± front feet along the west side of Hospital Creek. Hospital Creek, which is dockable, provides the Subject site with deep water access to the Matanzas River. Site size and dimensions area according to the St. Johns County Property Appraiser and are subject to a survey.
Access	The Subject property can be accessed via May Street along its northern border, which is a two-lane, east to west thoroughfare which stems from San Marco Ave in the west and ends at the Coastal Highway in Vilano Beach to the east. The Subject also has access via E. San Carlos Avenue, which is a two-lane residential road that runs in an east to west direction, and provides access to the south side of the Subject property.

Utilities

Water & Sewer	- Central available via the City of St. Augustine
Electric Service	- Florida Power & Light
Law Enforcement	- City of St. Augustine
Fire Protection	- City of St. Augustine

Property History

According to the St. Johns County Tax Rolls, the Subject parcels are all currently listed under the ownership of Kevin & Marcy A. Van Dyke.

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

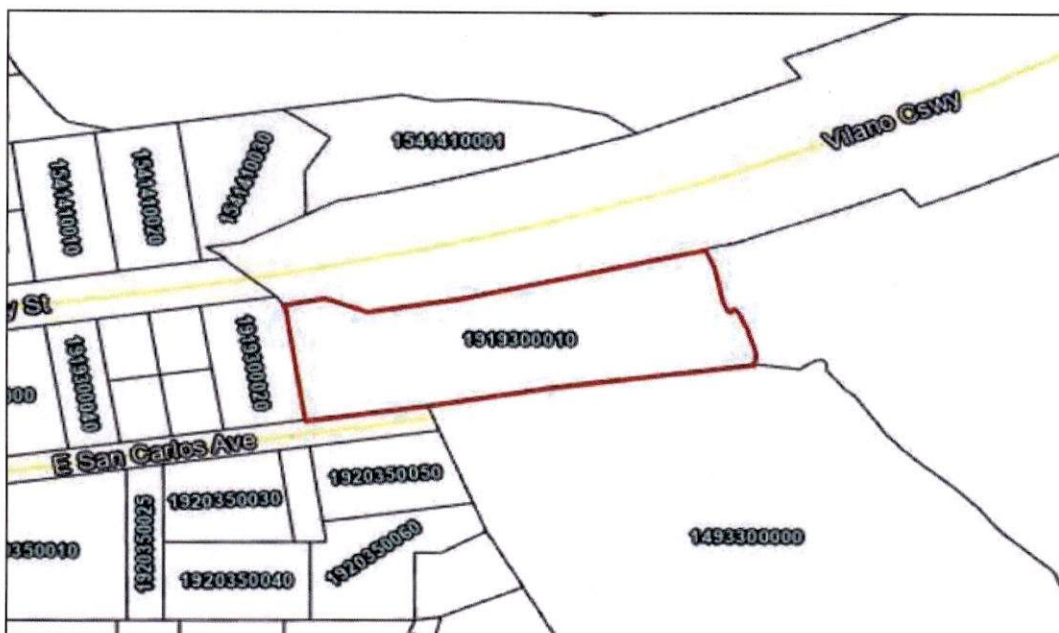
Current Listings or Contracts

None.

Property Taxes

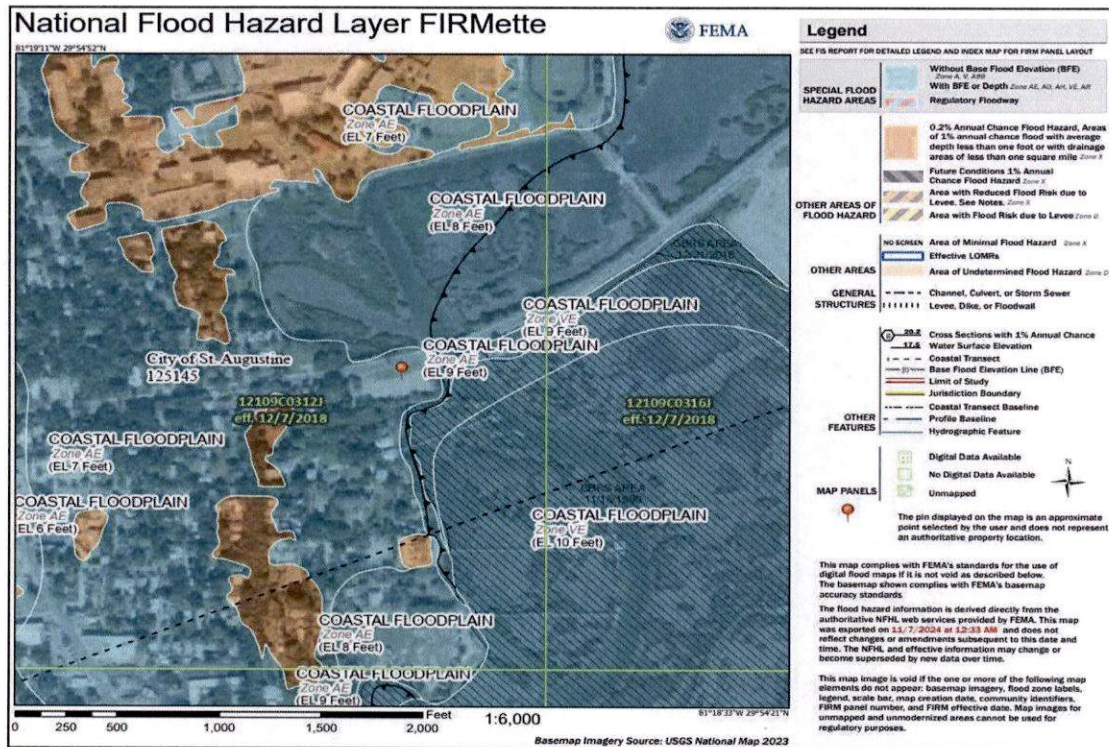
According to the St. Johns County Property Appraiser's Office, the Subject was assessed under parcel # 191930-0010. The 2024 Market Value was \$292,608, and the Assessed Value/Taxable Value was \$292,608. The taxes for 2024 were \$5,480.54, based on the 2024 millage rate of 18.7300.

No delinquent taxes were noted.

Tax Assessment Map

Flood Zone

According to map panel 12109C0312J, dated 12/7/2018, the entire Subject site lies essentially within Flood Zone AE. Flood Zone AE is within the 100 year flood plain, and Flood Insurance is likely required if the property were to be mortgaged and developed.



HIGHEST AND BEST USE

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

As per The Appraisal of Real Estate 15th Edition, Highest and Best Use is defined as:

“the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

The highest and best uses of land and improved properties are selected from various alternative uses. The highest and best use conclusions provide the basis for the market value analysis. Thus, the remainder of the valuation process is conducted in relation to these conclusions.

Consequently, it is essential that the highest and best use conclusions be related to the motivations of the market. In determining the highest and best use, it is necessary to study the following four factors:

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

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

Highest and Best Use as VacantPhysically Possible:

The Subject Property consists of a vacant tract of land, which contains a total of 51,401± square feet. The Subject site is considered to be all usable land. The Subject site has an irregular shape, and has frontage along the south side of May Street, north side of E. San Carlos Avenue, and 136± front feet along Hospital Creek which stems from the Matanzas River.

During the inspection we observed existing developments in the immediate area which have been developed on land with similar physical characteristics to that of the Subject site, which is the best proof that the site can support development. It is our opinion that it is physically possible to develop the Subject site.

Legally Permissible:

As noted, the Subject property has a zoning designation of OP, Open Land, and a future land use of Open Land by the City of St. Augustine, FL.

Allowable uses under the Subject's zoning includes: single-family dwellings on individual lots provided that no subdivision plat shall be recorded; professional and business offices, home-based business, marinas, bait and tackle shops, outdoor markets, commercial recreational facilities, game preserves, wildlife management areas, churches, governmental uses, day nurseries & kindergartens, etc.

Financially Feasible/Maximally Productive

The third and fourth tests are, respectively, what is feasible and what will result in the highest total value. Feasible uses must meet the test of economic demand. As vacant, the Subject site can be improved with residential and/or commercial uses. It is located just northeast of the main downtown historical district of St. Augustine. Uses in the immediate area include mainly single family residences, as residential neighborhoods surround this parcel on three sides. In addition, three blocks west, along San Marco Avenue, there are a variety of commercial businesses.

Without an in-depth feasibility study and additional market data, which is beyond the scope of this appraisal report, it would be difficult to determine exactly which specific use would meet with the strongest market acceptance. However, based on market data regarding the expected population growth for the St. Augustine area, and the strong demand for marshfront and waterfront residential sites, especially those with deep water creek access, single family development is the most logical development choice of this site. As noted, the Subject site has 136± feet of frontage along Hospital Creek, and is surrounded by residential neighborhoods on three sides. Based on these factors, and the strong demand for residential properties, it is our opinion that residential development is the maximally productive use of this site at this time.

VALUATION ANALYSIS

Preface to Value

In estimating the Market Value of real estate, three Valuation procedures are typically utilized: the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. The purpose of this investigation and analysis was to estimate the Market Value of the Subject Parcels "as is".

In order to value Subject Parcel in "as is" condition, vacant land - zoned for residential and some commercial uses, the Sales Comparison Approach was utilized.

ESTIMATE OF LAND VALUE

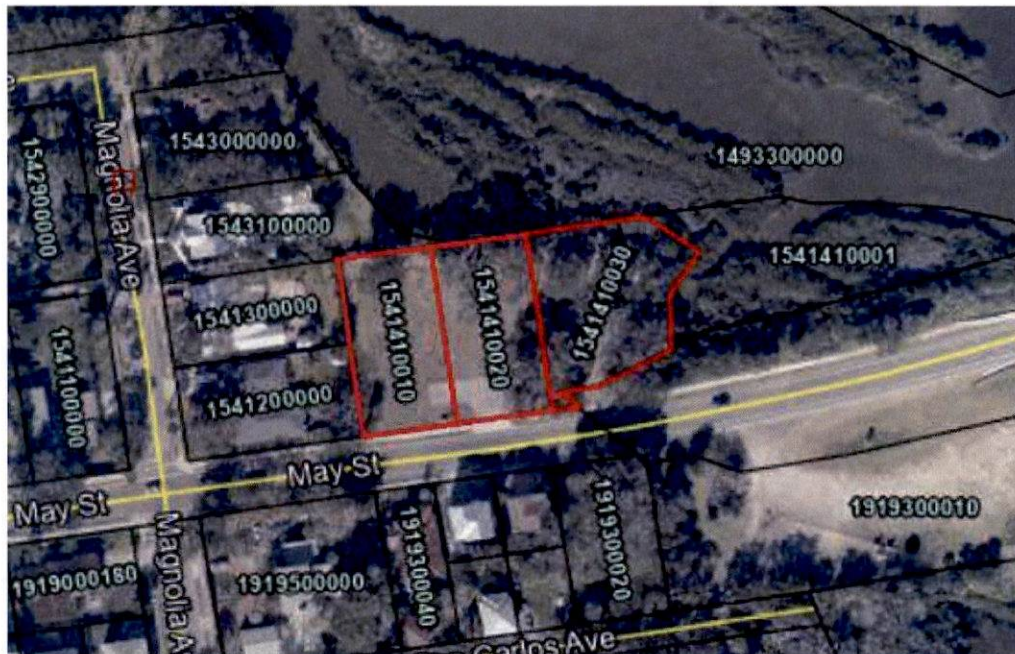
The Sales Comparison Technique is the preferred method to estimate the value of land. The Principle of Substitution affirms that an informed buyer should pay no more for a given site than an amount which a substitute site with equal or similar amenities could be obtained.

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

Units of measurement often used in buying and selling vacant land are Price per Acre, Price per Square Foot, Price per Unit, Price per Front Foot and Price per Lot. The unit of measure most used by the market in buying and selling water front land similar to the Subject Parcel "as is" is the Price per Front Foot of Creek/Marsh Frontage.

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

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

LAND SALE NO. 1**TRANSACTION DATA**

DATE: 3/24/2022
GRANTOR: Leslie J. & Linda J. Weinstein
GRANTEE: ADG-May Street LLC
SALES PRICE: \$810,000
O.R.BK/PAGE: 5522/466
TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

PARCEL ACCOUNT # 154141-0010, 154141-0020 & 154141-0030
LOCATION: 36-40 May Street, City of St. Augustine, FL 32084
ZONING: RS-1, Residential Single-Family-One
LAND USE: Residential Low Density
ELEVATION: Basically level and at the grade of the road.
SITE AREA: 0.95± gross acres, or 41,382± square feet

FRONT FEET: 157

UTILITIES: Central water and sewer to the site.

SALE ANALYSIS

PRICE PER FRONT FOOT: \$5,159

COMMENTS

This is the sale of three contiguous residential lots containing a total of 0.95± acres located along the north side of May Street (across the street from the Subject site). This site has approximately 157 feet of average frontage along a creek which stems from the Matanzas River. This site has limited access to the river via the waterway, as a small bridge which is a part of the Vilano Causeway would block most mid size and larger vessels from passing under. The site was partially cleared at the time of sale.

The three lots were listed separately for \$260,000, \$280,000 & \$300,000, or \$840,000 total. They sold together for \$810,000 on 3/24/2022. The lots spent approximately 148 days on the market.

Confirmed with: Grantee

LAND SALE NO. 2**TRANSACTION DATA**

DATE: 2/23/2023
GRANTOR: Quarry Creek LLC
GRANTEE: Faith P. Dougherty Family Sub Trust
SALES PRICE: \$968,500
O.R.BK/PAGE: 5716/1938
TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

PARCEL ACCOUNT # 221370-0000
LOCATION: 275 S. Matanzas Blvd., City of St. Augustine, FL 32080.
ZONING: RS-1
LAND USE: Residential Low Density
ELEVATION: Basically level and at the grade of the road.
SITE AREA: 0.39± gross acres; 0.39± usable acres
FRONT FEET: 120

UTILITIES: Central water and sewer to the site.

SALE ANALYSIS

PRICE PER FRONT FOOT: \$8,071

COMMENTS

This is the sale of the 0.39+ acre residential site located along S. Matanzas Blvd. This site has approximately 120 feet of frontage along a creek just east of the Matanzas River. The Subject has an unobstructed view of the river, as well as tidal access. The site was cleared and ready for development at the time of sale. There was also a small dock located upon the site.

The property was listed on the market for \$1,350,000, and was on the market for 434 days.

Confirmed with: CeCe Reigle - Listing agent with Regal St. Augustine Properties

LAND SALE NO. 3



TRANSACTION DATA

DATE:	12/5/2022
GRANTOR:	Kenneth Lucas Walls
GRANTEE:	William J. Wolkoff Trust
SALES PRICE:	\$1,550,000
O.R.BK/PAGE:	5674/1635
TERMS OF SALE:	Cash to Seller

PROPERTY DESCRIPTION

PARCEL ACCOUNT #	158573-0130
LOCATION:	West side of Pelican Reef Drive, City of St. Augustine, FL 32080.
ZONING:	RS-2
LAND USE:	Residential Low Density
ELEVATION:	Basically level and at the grade of the road.
SITE AREA:	0.61± gross acres; 0.61± usable acres

FRONT FEET: 165

UTILITIES: Central water and sewer to the site.

SALE ANALYSIS

PRICE PER FRONT FOOT: \$9,394

COMMENTS

This is the sale of the 0.61± acre residential site located along Pelican Reef Drive, within the gated Pelican Reef community. This site has approximately 165 feet of frontage along the Matanzas River. The Subject has an unobstructed view of the river, as well as deep water access. The site was lightly wooded at the time of sale. The site also included permits for a dock and seawall.

Confirmed with: Keith Kelley - Listing agent with First Choice Florida Realty, Inc.

LAND SALE NO. 4



TRANSACTION DATA

DATE: 6/28/2022

GRANTOR: John Andrews II

GRANTEE: Carter Bayly

SALES PRICE: \$650,000

O.R.BK/PAGE: 5587/1313

TERMS OF SALE: Cash to Seller

PROPERTY DESCRIPTION

PARCEL ACCOUNT # 223370-0000 & 223370-0060

LOCATION: 97 & 99 Coquina Avenue, St. Augustine Beach, FL 32080

ZONING: RS-1, Residential Single-Family-One

LAND USE: Residential Low Density

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

SITE AREA: 0.33± usable acres, or 14,375± square feet

FRONT FEET: 100

UTILITIES: Central water and sewer to the site.

SALE ANALYSIS

PRICE PER FRONT FOOT: \$6,500

COMMENTS

This is the sale of the of two contiguous residential lots containing a total of 0.33± acres located along Coquina Avenue. This site has approximately 100 feet of frontage along a creek just east of the Matanzas River. This site has an unobstructed view of the river, as well as tidal access. The site was cleared and ready for development at the time of sale.

There was also a small dock located upon the site, but it appeared to be damaged and in poor condition.

The lots were listed separately for \$364,000 each, or \$728,000 total. They sold together for \$650,000 on 6/28/2022. The lots spent approximately 269 days on the market.

Confirmed with: Doug Roddy - Listing agent with One Sotheby's International Realty

FRONT FEET: 112

UTILITIES: Central water and sewer to the site.

SALE ANALYSIS

PRICE PER FRONT FOOT: \$5,710

COMMENTS

This is the sale of the 1.00+ acre residential site located along A1A South. This site has approximately 112 feet of frontage along the Matanzas River. This lot reportedly has tidal access to the deep water portion of the river. The Subject has an unobstructed view of the river as well. The site was wooded at the time of sale.

This property was listed for \$749,900, and spent approximately 184 days on the market.

Confirmed with: Bill Miller - Coldwell Banker Premier Properties

LAND SALES MAP



Discussion of Vacant Land Sales

The sales used to value the Subject are summarized below.

Sale No.	Subject	1	2	3	4	5
Sale Date		03/24/22	02/23/23	12/05/22	06/28/22	03/06/24
Sale Price		\$810,000	\$968,500	\$1,550,000	\$650,000	\$639,500
Property Data						
Land Area (Useable Acres)	1.18	0.95	0.39	0.61	0.33	1.00
Front Feet (Water)	136	157	120	165	100	112
Zoning	OL	RS-1	RS-1	RS-2	RS-1	OR
Land Use	OL	Res-Low	Res-Low	Res-Low	Res-Low	Res-B
Sale Price Per Front Foot		\$5,159	\$8,071	\$9,394	\$6,500	\$5,710

These sales were analyzed on a price per front foot basis, and ranged in time from March of 2022 to March of 2024. The sales and ranged in size from 100 to 165 feet of average water/marsh frontage.

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

Property Rights Conveyed

Each of the sales considered conveyed the right of the fee simple interest and no adjustments were necessary.

Adjustment for Financing

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

Condition of Sale

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

Market Conditions

From early 2012 to the present, values appeared to have stabilized, with increases in rents and occupancy rates being experienced in most areas over the past three years, as demand has picked up. Market participants and active brokers who specialize in real estate like the subject are reporting that market conditions were improving, and property values were increasing. In, general, we tend to agree that overall market conditions were improving. Despite the Covid-19 pandemic, demand for residential land has still remained strong and residential market conditions

within the Subject's submarket have still been steadily improving. Brokers are of the opinion that value increases at a minimum of 6% to 10% per year were reasonable for the subject's market area, with the higher end of the range being for properties with water frontage/views.

It should also be noted that beginning in March of 2022 the Federal Reserve started to raise its benchmark interest rate to combat inflation. Since that time the Federal Reserve had raised rates a total of 11 times, for a total rate hike of 5.25% since 2022, bringing the overnight borrowing rate to its highest level in over 15 years. They began to reverse course and lower rates in September of 2024, however, the borrowing rates have yet to decrease in response to this change.

What overall impact these rate hikes have had on commercial real estate values is unclear at this time. However, in talking with real estate brokers in the area, it is clear that it has caused a slowdown in sales activity since the end of 2022, while at the same time values have continued to rise due to the lack of supply. Therefore, an upward market condition adjustment of 10% per year was applied to the sales.

Location/Site Prominence

The Subject is located on the south side of May Street, approximately 380 feet east of Magnolia Street, within the City of St. Augustine. It has 136± feet of frontage along creek which stems from the Matanzas River. The Subject also has deep water access to the Matanzas River via the creek.

Sale 1 is located along May Street, just across the street from the Subject. This location was considered to be similar and no adjustment was required.

Sales 2 and 4 are located along a tidal creek within the Davis Shores subdivision. This location was considered to be superior to the Subject, and both sales were adjusted downwards.

Sale 3 is located in the Pelican Reef neighborhood, just west of Anastasia Blvd. This location was considered to be superior to the Subject, and required a downward adjustment.

Sale 5 is located along A1A South in the Crescent Beach area, and this location was considered to be inferior to the Subject.

Site View

As noted, the Subject site also has 136± front feet along the west side of Hospital Creek. Hospital Creek, which is dockable, provides the Subject with site deep water access to the Matanzas River. Its view is considered to be similar to all of the Sales, except for Sale 3. Sale 3 was located directly on the Matanzas River, and required an downward adjustment for its direct river view.

Feet of Water Frontage

The comparables ranged in size from 100 to 165 feet of water frontage. The sales were adjusted accordingly based on the differences in feet of frontage, with sales having less front feet requiring a downward adjustment due to economies of scale.

Depth

The Subject is a deep lot and all other things being equal, a site with added depth will typically sell at a premium to a site with less depth. Each of the sales were adjusted accordingly based on their differing depths.

Site Utility/Parcel Shape

The Subject has a good developable shape which would not hinder the construction of future improvements. All of the sales were considered to be similar as compared to the Subject in this aspect.

Access

Access to the Subject Property is via paved access from May Street, and from E. San Carlos Avenue. Sale 1 has access only from May Street, which is a major roadway which is considered to be inferior to the Subject's access from two roadways, one of which is a neighborhood roadway that is more conducive to residential development.

All of the remaining comparables had access via paved residential roadways at the time of sale, and therefore were all considered to be similar as compared to the Subject.

Zoning/Development Potential

The Subject had a zoning and land use of OL, Open Land, which would allow for a single family residence to be constructed upon the Subject site. Each sale had a zoning that was considered to be similar to the Subject overall.

Miscellaneous

We were notified by the City of St. Augustine zoning division that a dock could be constructed upon the Subject property with approval. Also, as noted the Subject has deep water access to the Matanzas River via Hospital Creek which it fronts. This was considered to be similar to all of the Comparables, except for Sales 1 and 4. As noted, Sale 1 is located across the street from the Subject, and also has access to the same creek. However, it has limited access to the river from the creek as a small bridge, which is a part of the Vilano Causeway, blocks access to most mid size and larger vessels from passing under. Smaller vessels and man powered crafts could pass under this bridge during most tides however. Nevertheless, we have given this sale an upward adjustment for its inferior vessel access to the river as compared to the Subject which has deep water access, and no hindrances to the river. Sale 4 also required an upward adjustment for its inferior frontage along a tidal creek.

Conclusion

The sales discussed above are considered the most similar to the Subject overall, and reflect the best available market data on which to base our estimate of land value. After adjustments, the sales ranged in price from \$7,338 to \$10,061 per front foot, with the average price being \$8,427 per front foot, and the median price being \$8,302 per front foot.

Therefore, based on the above sales and discussion, it is our opinion that the Market Value of the Subject site "as is" is \$8,400 per front foot, calculated as follows:

136 Front Feet at \$8,400 per square foot = \$1,142,400, or **\$1,140,000 Rd.**

COMPARABLE LAND SALES ADJUSTMENT CHART						
Sale No.	Subject	1	2	3	4	5
Sale Date		03/24/22	02/23/23	12/05/22	06/28/22	03/06/24
Sale Price		\$810,000	\$968,500	\$1,550,000	\$650,000	\$639,500
Property Data						
Land Area (Useable Acres)	1.18	0.95	0.39	0.61	0.33	1.00
Front Feet (Water)	136	157	120	165	100	112
Zoning	OL	RS-1	RS-1	RS-2	RS-1	OR
Land Use	OL	Res-Low	Res-Low	Res-Low	Res-Low	Res-B
Sale Price Per Front Foot		\$5,159	\$8,071	\$9,394	\$6,500	\$5,710
Property Rights Conveyed		0.00%	0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%	0.00%
Market Condition Adjustment		27.00%	18.00%	19.00%	24.00%	8.00%
Adjusted FF Price Range		\$6,552	\$9,524	\$11,179	\$8,060	\$6,167
Physical Adjustments						
Location/Site Prominence		0.00%	-15.00%	-15.00%	-10.00%	15.00%
Site View		0.00%	0.00%	-10.00%	0.00%	0.00%
Front Feet		5.00%	-5.00%	7.00%	-7.00%	-5.00%
Depth		0.00%	10.00%	8.00%	10.00%	0.00%
Site Shape/Utility		0.00%	0.00%	0.00%	0.00%	0.00%
Access		-5.00%	0.00%	0.00%	0.00%	0.00%
Zoning/Development Potential		0.00%	0.00%	0.00%	0.00%	0.00%
Miscellaneous		10.00%	0.00%	0.00%	10.00%	10.00%
Total Adjustment		20.00%	-10.00%	-10.00%	3.00%	19.00%
Adjusted Price Per Front Foot		\$7,863	\$8,571	\$10,061	\$8,302	\$7,338
Avg. adjusted price Per Front Foot		\$8,427				
Med. Adjusted price Per Front Foot		\$8,302				

ADDENDA

QUALIFICATIONS - RONALD N. PACETTI

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

Formal Education

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

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

Real Estate Education

University of Florida Courses, Sponsored by the Appraisal Institute:

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

Recent Courses and Seminars:

*3-Hour Florida Appraisal Laws and Regulations - October 2024
*7-Hour National USPAP Update Course - October 2024
*The Discounted Cash Flow Model - October 2024
*Using Your HP-12C Financial Calculator - October 2024
*Excel Applications for Valuation - August 2024
*Business Practices and Ethics - October 2022
*Cool Tools - New Technology for RE Appraisers - November 2022
*Comparative Analysis - November 2022
*Small Hotel/Motel Valuation - September 2020
*Appraising Automobile Dealerships - August 2020
*Appraisal of Medical Office Buildings - August 2020

QUALIFICATIONS - RONALD N. PACETTI - Continued

Memberships and Professional Affiliations

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

Appraisal Experience

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

Types of Properties Appraised

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

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

QUALIFICATIONS - RANDALL A. PACETTI

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

Formal Education

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

Real Estate Education

University of Central Florida Courses:

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

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

USPAP, Uniform Standards of Professional Appraisal Practice, 2012

Memberships and Professional Affiliations

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

Appraisal Experience

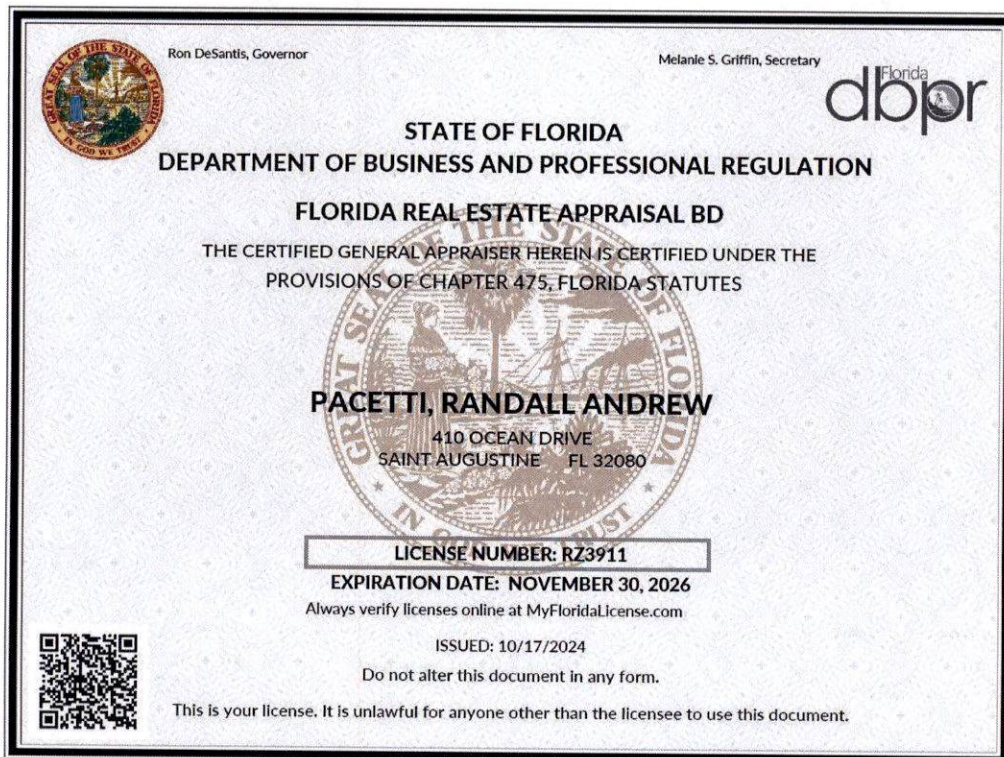
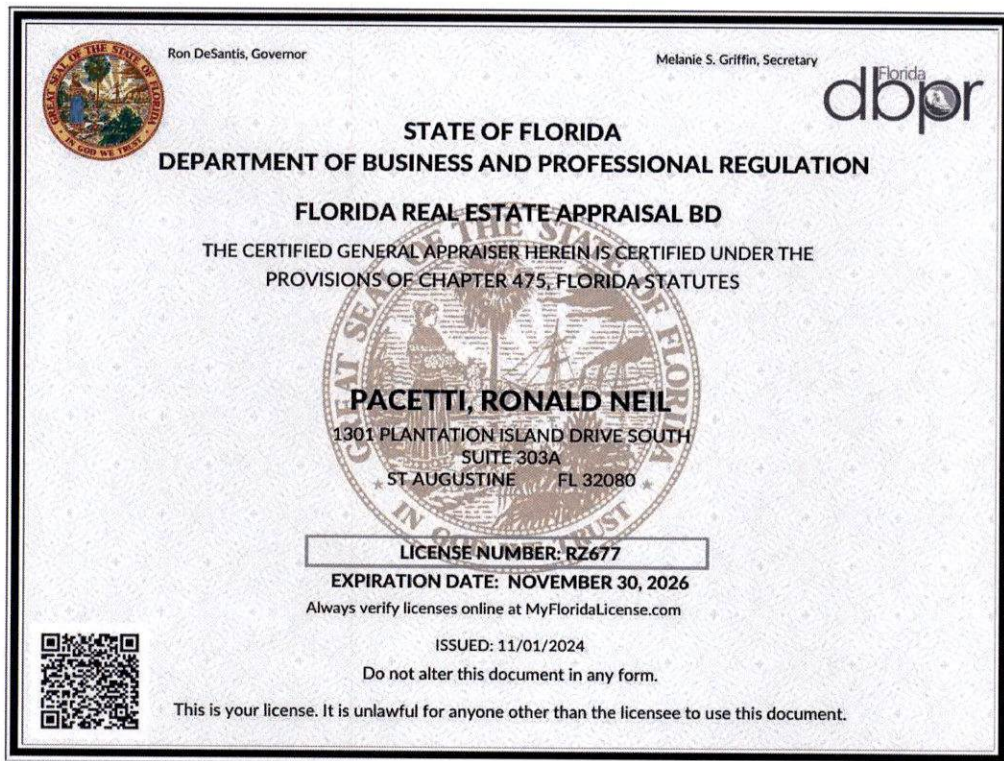
Staff Researcher, Pacetti Appraisal Services Inc., May, 2011 to November, 2012.
Staff Appraiser, Pacetti Appraisal Services Inc., November, 2012 to present.

Types of Properties Appraised

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

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

APPRAISER LICENSES



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

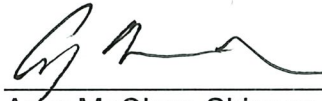
DATE: December 30, 2024

RE: **RESOLUTION 2025-03: FLORIDA-FRIENDLY LANDSCAPING**

Per the City Commission's directive, please find enclosed Resolution 2025-03 requiring city capital improvement and maintenance projects to review and consider site-specific appropriate Florida-friendly plants and native trees, along with maximizing permeable infrastructure.

Please place Resolution 2025-03 on the regular City Commission agenda for adoption on January 13, 2025.

Thank you,



Amy McClure Skinner, AICP
Director
Planning and Building Department

Attachment

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

Agenda Title:

Resolution 2025-03: Requires review and consideration of the use of Florida-friendly landscaping and permeable infrastructure for city capital improvement and maintenance projects.

RESOLUTION 2025-03

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA REQUIRING CITY CAPITAL IMPROVEMENT AND MAINTENANCE PROJECTS TO REVIEW AND CONSIDER SITE-SPECIFIC APPROPRIATE FLORIDA FRIENDLY PLANTS AND NATIVE TREES AS WELL AS MAXIMIZING PERMEABLE INFRASTRUCTURE.

WHEREAS, section 373.185(1)(b), Florida Statutes, defines Florida-friendly landscaping as quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant; and

WHEREAS, the principles of Florida-friendly landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection; and

WHEREAS, additional components of Florida-friendly landscaping include landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance; and

WHEREAS, in addition to requiring less water, fertilizer, pesticides, and less maintenance, Florida-friendly landscapes offer other benefits including, lower water bills from reduced water use, conservation of natural resources, preservation of habitat for plants and wildlife, decreased energy use, reduced home or office heating and cooling costs through the careful placement of shade trees and shrubs, reduced runoff of stormwater and irrigation water that carries topsoil, fertilizers, and pesticides into lakes, rivers, and streams, fewer yard trimmings to be managed or landfilled, reduced landscaping labor and maintenance costs, as well as extended life for water resource infrastructure; and

WHEREAS, the use of Florida-friendly landscaping can have positive environmental impacts and help to conserve water, reduce chemical inputs, reduce nutrient pollution in stormwater, attract wildlife by selecting proper plants, and creating healthy urban ecosystems; and

WHEREAS, part of the City's efforts to implement Florida-friendly landscaping include the City participation in the Mayor's Monarch Pledge program starting in 2021 in which the City pledged to be a steward for monarch butterflies and all pollinators and in 2022 the City began planting milkweed around City Hall and the Wastewater Treatment Plant in order to attract more monarch butterflies as its population is declining and it is in need of habitat; and

WHEREAS, the City has collaborated with the Audubon Society to create a native garden at the Visitor Information Center; and

WHEREAS, public projects can become a showcase of techniques and design that can inspire private residents and business owners to better integrate environmentally friendly development; and

WHEREAS, Florida-friendly landscapes are designed to be functional, cost-efficient, visually pleasing, environmentally friendly, and easily maintainable; and

WHEREAS, the principles of Resilient St. Augustine include maximizing opportunities for surface water storage and percolation and encouraging innovative approaches to managing our built environment to better integrate natural environmental systems in the design and maintenance of public infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine:

Section 1: In adherence to the principles of Florida-friendly landscaping and the City's resiliency efforts, all city capital improvement and maintenance projects will review and consider site-specific appropriate Florida friendly plants and native trees and will also consider design and construction techniques that maximize permeable infrastructure.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this ____ day of _____, 2025.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA

Darlene Galambos, City Clerk
(Seal)

Nancy Sikes-Kline, Mayor-Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: 100th Anniversary of Sister City Relationship presentation

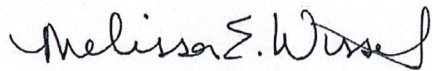
DATE: January 13, 2025

As we have concluded the City's yearlong 100th Anniversary Celebration of Sister Cities and our relationship with Avilés, Spain, it is important to provide a public presentation of the events from 2024.

On January 13, 2025, I would like to offer a summary of events from 2024, and invite Paul Weaver, our 100th Anniversary historian and scribe, to make a presentation of the reciprocal delegation visits between the City of St. Augustine and Avilés, Spain, in August and September.

Please place this on the January 13, 2025, City Commission agenda under Item 10 Staff Presentations.

Respectfully,



Melissa Wissel, Communications Director



2024 Year in Review Celebrating 100 Years of Friendship with Avilés, Spain

Melissa Wissel
Communications Director



*City Commission Meeting
January 13, 2025*

February 2024

Visitation and Tours through end of April



Nao Trinidad Arrival – February 2, 2024

Visitation and Tours through end of April



**Commissioner Jim Springfield
Honorary Consul of Spain, Sonia San Juan
Mayor Nancy Sikes-Kline
Crew of the Nao Trinidad
Historic Florida Militia**



Wreath-laying ceremony at City Hall



March 2024

Corvera Pipe Band – March 8-9, 2024

Plaza de la Constitución, marina lawn, on the Nao Trinidad



Corvera Pipe Band – March 8-9, 2024

On the Nao Trinidad



Corvera Pipe Band – March 8-9, 2024

Celtic Festival, St. Patrick's Day Parade – First Place!



April 2024

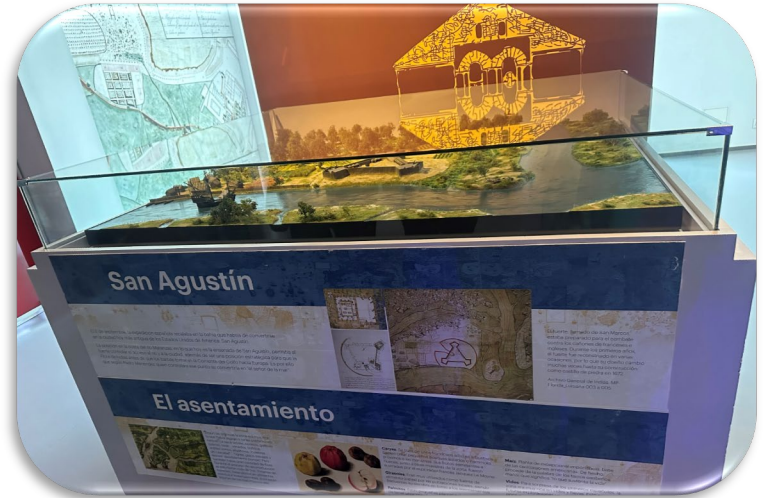
Visit to Avilés, Spain – Press Conference at City Hall



Visit to Avilés, Spain – Press Conference at City Hall



Visit to Avilés, Spain – Museum of Avilés



Visit to Avilés, Spain – Niemeyer International Cultural Center



Visit to Avilés, Spain – Phillippe Cousteau Anchor Museum



Visit to Avilés, Spain – Phillippe Cousteau Anchor Museum



**Atocha Anchor
Gifted to Avilés in 1999**



Visit to Avilés, Spain – Soto del Barco



1924

2024



Visit to Avilés, Spain – Easter Sunday



San Nicolas de Bari Church



Visit to Avilés, Spain – Easter Sunday



Visit to Avilés, Spain – Parade of Floats



Visit to Avilés, Spain – Parade of Floats



Visit to Avilés, Spain – Parade of Floats



Visit to Avilés, Spain – Parade of Floats



Visit to Avilés, Spain – Parade of Floats



Visit to Avilés, Spain – Parade of Floats



Visit to Avilés, Spain – Symbols of our Relationship



Tile Mosaic - 2002

Constitution Monument - 2015



Statue of Pedro Menendez - 1969



Visit to Avilés, Spain – Symbols of our Relationship



Coffin of Pedro Menendez – 1924

Fuente de los Caños de San Francisco - 2005



Visit to Avilés, Spain – Festival of El Bollo



Visit to Avilés, Spain – Festival of El Bollo



Visit to Avilés, Spain – Festival of El Bollo



Visit to Avilés, Spain – Festival of El Bollo



Visit to Avilés, Spain – Festival of El Bollo



Visit to Avilés, Spain – Festival of El Bollo



May 2024

Nao Victoria Foundation Recognition – April 22, 2024

City Commission, crew of Nao Trinidad, and Harbormaster



History Festival – May 9-10, 2024, Román Alvarez, Author/Historian



100 Years of History: St. Augustine and Avilés, Spain

Presented by Román A. Álvarez,
Historian/Author from Avilés, Spain

3:00m - 4:00pm | Thursday, May 9 | Friday, May 10
Mission Nombre de Dios, Pilgrimage Center meeting room

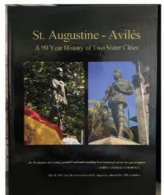
It began in August 1924 when John B. Stetson, Jr., and other notable and distinguished members of the St. Augustine community first visited the Kingdom of Spain, accepting the wooden coffin of Pedro Menendez de Avilés, founder of the City of St. Augustine, as a gift from the City of Avilés.

From Mayor Walter B. Fraser in the 1930's, Mayor John Bailey in 1965, and Commissioner James S. Lindsley in 1967, to Mayors Greg Baker, Len Weeks, Joe Boles, and Nancy Sikes-Kline, from 1995 to the present, the relationship between our two cities is long and storied. Come and hear the stories!



Meet the Author and Book Signing

2:30PM
Thursday, May 9
Friday, May 10



First 25 guests will receive
a personalized signed
copy of the
90 Year History



**August 2024
and
September 2024**

Paul Weaver, Historian

September 2024

Hispanic Heritage Month – Sept. 15 – Oct. 15

Concerts in the Plaza Extended Performances



Cary the Day, Edwin Barbosa



ZAZA Flamenca

November 2024

Art Exhibition Hosted by St. Augustine Art Association – Nov - Dec

Nardo Villaboy and Favila





TO BE CONTINUED...

HOLA NEWS

REGIONAL NEWSPAPER

EDICIÓN 37 • VOLUMEN 723 • SEPTIEMBRE 11 - 17 DE 2024

• Foto crédito: Raphael Corral / 31

EDICIÓN
JACKSONVILLE
GRATIS | FREE



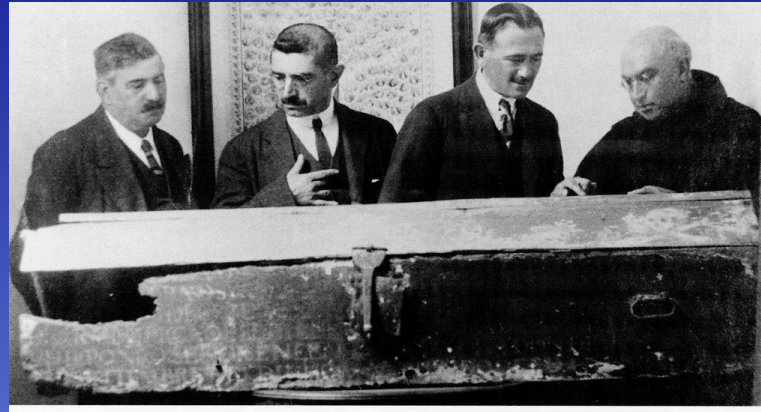
CENTENARIO

■ LAS CIUDADES DE ST. AUGUSTINE (Florida) y Avilés (España) se unieron para celebrar los 100 años de hermandad y solidaridad cultural, compartiendo el mismo patrimonio de su fundador y conquistador, don Pedro Menéndez de Avilés. **PÁG.4**

AVILES - SAINT AUGUSTIN (1924-2024)



AUG. 1924: SAINT AUGUSTINE - AVILÉS.



110 El Sr. Alcalde, el P. Telesforo González Borro con otros dos señores, contemplan el deteriorado ataúd que guardaba los restos del Adelantado.



AVILÉS. Mausoleo de Pedro Menéndez en la iglesia de San Nicolás.



AUGUST 7-AUGUST 14, 2024 CENTENNIAL VISIT TO AVILES COMMERATION OF THE CENTENNIAL-AVILES CITY HALL DEPARTURE FROM PLAZA DE ESPANA IN ANTIQUE CARS



LAS MEANAS PARK, VISIT TO CONSTITUTION OBELISK MUELLE PARK, PEDRO MENENDEZ STATUE





AVILÉS. Depositando los restos de Pedro Menéndez en el Mausoleo.
Placing Pedro Menéndez's Remains in the Mausoleum.

CHURCH OF SAN ANTONIO DE PADUA
MAUSOLEUM OF PEDRO MENENDEZ DE AVILES
Don Alvaro Armada, Count of Guemes and Revilla-Gigedo
Descendant of Pedro Menendez de Aviles
to the right of Mayor Nancy Sikes-Kline



CENTENARY MEAL, HOTEL MELIA, PLAZA DE ESPANA

Mayor Nancy Sikes-Kline, Mayor Marivi Monteserin with City Police Officials



VISIT TO PORT OF AVILES/LIGHTHOUSE, RECEPTION HOSTED BY SANTIAGO RODRIQUEZ VEGA, PRESIDENT OF PORT AND FORMER MAYOR OF AVILES, PRESIDENT RODRIQUEZ VEGA WITH SCOTT MAYNARD AND ISABELLE RODRIQUEZ, ST. JOHNS COUNTY CHAMBER OF COMMERCE



VALDECARZANA PALACE, INAUGURATION OF PHILATELIC EXHIBITION



1924. VISIT TO THE MUROS ARTISTS COLONY. MOUTH OF THE NALÓN RIVER.

LEFT TO RIGHT: 1. Frederick S. Vail 2. Edward G. Vail 3. W. A. Mac Williams (Senator, Colonel) 4. John Batterson Stetson Jr. 5. Frank W. Nix 6. Obe P. Goode (Postmaster. Juez. Clerk of Courts in Florida 1918-1936). 7. A. M. Taylor (Senador) 8. Angel Cuesta Lamadrid (asturian businessman from Tampa).



2024, AUGUST. MOUTH OF THE NALÓN RIVER.

From left to right: María López (Office Assistant City Clerk's Office. Isabelle Rodriguez, St. Johns County Chamber of Commerce. Mayor Nancy Sikes-Kline. Melissa Wissel. Communications Director City of St. Augustine. Martha Ferguson, Artist. Laura Stevenson Dumas, Flagler College.



August, 1924. SANTANDER.

Royal reception at the Palacio de La Magdalena.

King Alfonso XIII and Queen Victoria Eugenia.



NOON, AUGUST 30, 1924

KING GIVES BALL AND LUNCHEON FOR FLORIDA PARTY

Members of Delegation Now En Route Home After Royal Reception

The St. Augustine party has had a royal time in Spain. After being showered with attentions in Aviles, they were invited to a ball at the King's summer palace at Santander, where they were presented to the King and Queen. The King then invited them to a luncheon, at which 36 guests were seated at the table. After their visit to Santander they spent a few days at San Sebastian, a fashionable seaside resort of Spain, and were later entertained for the week-end at A. L. Cuesta's palace in the mountains of Asturias.

This concluded the visit of the delegation from St. Augustine in Spain, which, according to all accounts, is one that will never be forgotten. It is probably the only time in history that an American city has sent an official delegation to a city of a foreign



August, 2024. SANTANDER.

Reception at the Palacio de La Magdalena.

Host Gema Igual Ortiz, Mayor of Santander



ANGEL CUESTA LAMADRID TOBACCO AND ROTARY

- He was born in Colosía, Asturias, in 1858. He died in Tampa in 1936.
- Fight under the orders of general Valeriano Weyler against the Cuban rebels.
- 1874. After the war ended, Ángel Cuesta went to Florida and then to New York. In 1884 he settled in Atlanta, from where he moved to Tampa in 1893. There he was named vice president of the Spanish Center.
- His support for the Spanish army during the Moroccan War concluded with the granting by King Alfonso of the Knight's Cross and Commander of the Royal Order of Isabel la Católica, in 1910 and 1913 respectively.
- He joined the Rotary Club of Tampa in 1914. José Antonio Rodríguez, president of the Avilesino Circle of Havana, helped him found, in 1916, in Havana, the first Spanish-speaking Rotary Club. In 1920, with the help of King Alfonso XIII and the undersecretary of the American Embassy, he founded the first Rotary Club on the European continent in Madrid. Then those from Barcelona (1921) and Santander (1923) would come. The first Board of Directors of the Rotary Club of Santander included Vice President Leonardo G. Dawson, United States Consul in the city.
- In 1924, in Avilés, he led the North American delegation that participated in the transfer of the remains of Pedro Menéndez, commissioned by the governor of Florida Cary Augustus Hardee.



EXCMO. SR. D. ANGEL L. CUESTA
Tabaquero y Rotario

VISIT TO PANES, ASTURIANS, SPAIN
NATIVE CITY OF ANGEL CUESTA LA MADRID
RECEPTION WITH MAYOR JOSE MANUEL FERNANDEZ DIAZ

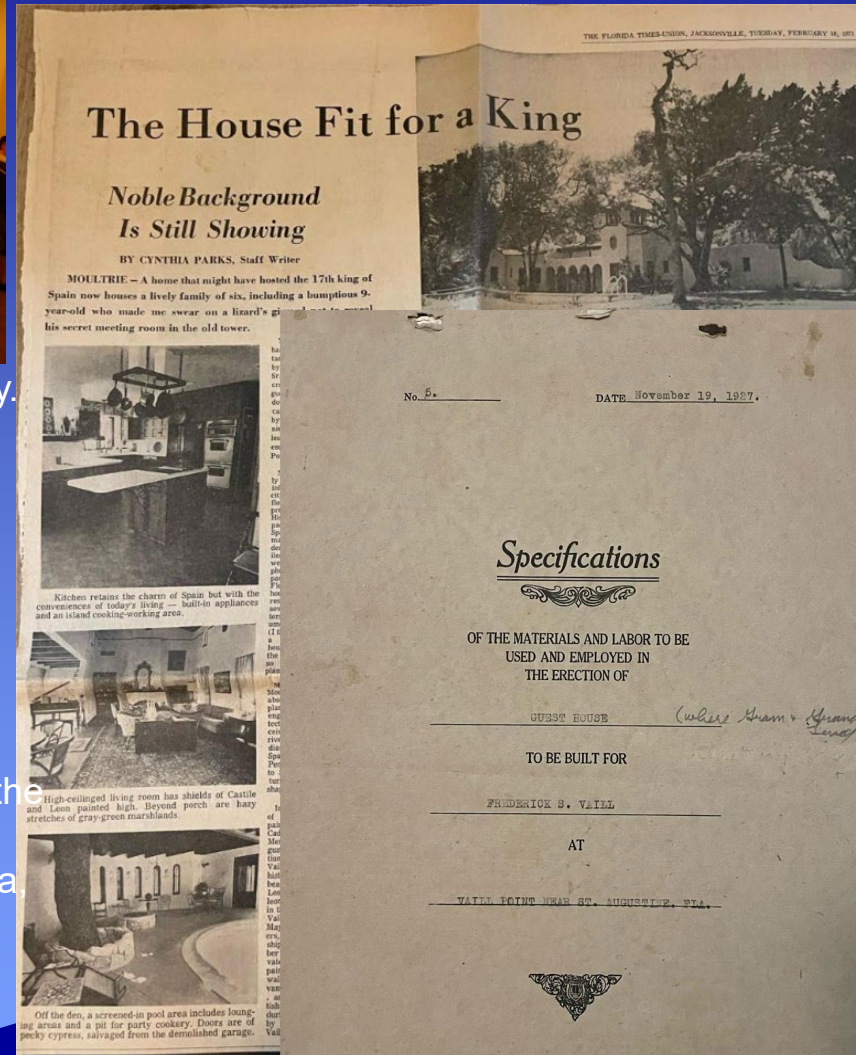




FRED'K S. VAILL.

THE HOUSE FIT FOR A KING IN MOULTRIE (ST. AUGUSTINE) FREDERICK Sturtevant VAILL

(PRESIDENT OF THE ST. AUGUSTINE HISTORICAL SOCIETY IN 1924)



CARLOS B. SCHOEPPPL
Registered Architect

602 CONSOLIDATED BUILDING
PHONE 5-2679
Page 401 of 505
JACKSONVILLE, FLA.

- Born in 1866 in Clermont, New Jersey, and died in 1931 in Saint Augustine. Buried in Portland, at Evergreen Cemetery.
- Son of Captain Edward E. Vaill, United States Navy, and Charlotte F. Sturtevant. His family is part of the Mayflower Descendants Society of Massachusetts.
- He was a prominent real estate agent and a great entrepreneur, whose trademark, the big red V, became famous in Portland.
- Settled in St. Augustine, he was president of the city's Historical Society and, holding that position, he traveled to Spain in 1924 as part of the Commission that represented the city in the burial of Menéndez's remains.
- Vaill met Alfonso XIII of Spain and invited him to visit Florida, promising him a house fit for a king. The king knighted several of the sister city's visitors, including Vaill. The document that begins "I the King knights Vaill" hangs in the house. Frederick indeed built the house that he hoped to house the Monarch, but the rise of the Republic in Spain, truncated his plans and those of the King.

Julie Vaill Gatlin with memorabilia of her grandfather Frederick Sturtevant Vaill



SENATOR William MacWilliams was President of the Florida Senate in 1921.



- William MacWilliams was born in Camden, New Jersey, in 1863. He was the son of William R. MacWilliams, born in Ireland and secretary of the Florida Senate in 1885, and Elizabeth Dawson, born in Scotland.
- MacWilliams studied law in Baltimore and Jacksonville and was accepted to the Florida Bar in 1885. That same year he began practicing in St. Augustine.
- In 1886 he married Gertrude de Medicis. MacWilliams was city and county prosecutor and was elected municipal judge in 1891. Also in 1885 he joined the Florida State Troops, where he served as colonel, for which he often he was known as Colonel W.A. MacWilliams.
- He was elected representative of St. Johns County to the Florida Legislature on November 8, 1898.
- He won the Senate seat for the 31st district, in 1900.
- MacWilliams retired from the Florida state troops in 1913 and was promoted to the rank of brigadier general.
- William A. MacWilliams was President of the Florida Senate in 1921.
- He died in January 1941 at the age of 78.



LEGACY FAMILIES: JULIE GATLIN VAILL, GRANDDAUGHTER OF FREDERICK VAILL WITH NANCY CALHOUN BIRCHALL AND JUDY PIERCE VANCE, GRANDDAUGHTERS OF SENATOR MACWILLIAMS WITH TARYN RODRIGUEZ AND MAYORS, FATIO HOUSE TOUR



VISIT TO TAPIA DE CASARIEGO, ASTURIAS
HOME OF GOV. GONZALO MENDEZ DE CANCIO
HOST JAVIER CANCIO-DONLEBUN, DESCENDANT



VISIT TO TAPIA DE CASARIEGO, ASTURIAS

TOMB OF GOV. GONZALO MENDEZ DE CANCIO



1999. Salinas. Avilés. The monument of the anchor of galeon Nuestra Señora de Atocha



2024. Salinas. Avilés. The monument of the anchor of galeon Nuestra Señora de Atocha



2001. Students exchanges between Avilés and St. Augustine begin.



CA

THE CHILDREN ARE OUR FUTURE, AUGUST, 2024
STUDENTS FROM AVILES WHO HAVE VISITED ST AUGUSTINE



SISTER CITIES VISIT: SEPTEMBER 4-10, 2024

AVILES MAYOR MARIVI MONTESERIN RODRIGUEZ AND DELEGATION

Institutional Welcome, City Hall



Our Lady of La Leche Shrine,
View of Coffin of Pedro Menendez



SISTER CITIES EVENTS: SEPTEMBER 5-6, 2024

**FLAGLER COLLEGE SIGNING OF MEMORANDUM
OF UNDERSTANDING**



VIEW OF GIFT PAINTING, LIGHTNER MUSEUM



SISTER CITIES EVENTS: SEPTEMBER 5-6, 2024

VIEW OF GIFT PAINTING, LIGHTNER MUSEUM



GIFT PAINTING, AVILES CITY HALL



FOUNDER'S DAY REENACTMENT, MISSION NOMBRE DE DIOS, SEPTEMBER 7, 2024



UNVEILING OF INTERPRETIVE MARKER, REDEDICATION OF TILE MOSAIC, SEPTEMBER 8, 2024



SISTER CITIES EVENTS: SEPTEMBER 8-9, 2024

OFFICIAL GIFT EXCHANGE, PRESENTATION OF PAINTING BY ARTIST SAMUEL FERNANDEZ ARMAS

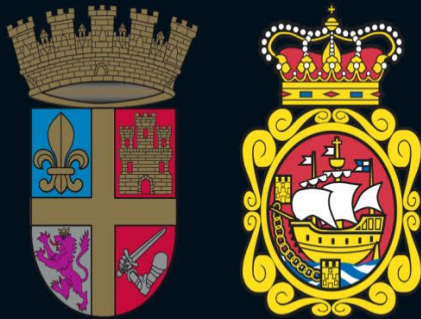


CITY COMMISSION MEETING, PROCLAMATION AND PAINTING PRESENTATION



ADIOS, CONCLUSION OF CITY COMMISSION MEETING AND FINAL GATHERING.
SEPTEMBER 9, 2024





450th Years Anniversary
1565 - 2015
St. Augustine



ROMÁN A. ÁLVAREZ
NARDO VILLABOY

St. Augustine - Avilés
A 90 Year History of Two Sister Cities

St. Augustine - Avilés

A 90 Year History of Two Sister Cities



"...for the purpose of creating goodwill and understanding between people of our two great nations..."

JAMES S. LINDSLEY'S PROPOSAL

July, 10, 1967, that the City Commission of St. Augustine, adopted the 2108 resolution.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: December 31, 2024

RE: Request for appointment of the CITY OF ST. AUGUSTINE POET
LAUREATE

Notification was previously given regarding the term expiration of Norma Sherry, the City's first Poet Laureate pursuant to Resolution 2022-18.

Advertisements requesting applications were placed in the St. Augustine Record and posted on the City's website.

As of the application deadline, two applications were received from the following:

- Anne Browning Masters, Ph.D.
- Catherine Avery St. Jean

Attached are copies of the applications and Resolution 2022-18 for your consideration.



Darlene Galambos
City Clerk

Xc: City Clerk Files

RESOLUTION NO. 2022-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA CREATING THE CITY OF ST. AUGUSTINE POET LAUREATE PROGRAM.

WHEREAS, the City of St. Augustine's Strategic Plan includes an objective for Arts, Education and Community to be a more integral part of the community's rich arts and cultural scene, and to play a more active role in the development of art and cultural programs that will educate both our residents and our visitors; and

WHEREAS, poetry tells the history of human feeling and can sustain the emotional memory of a community; and

WHEREAS, poetry allows us to perceive our experience with greater richness and complexity and can carry us to the frontiers of linguistic imagination so that we can articulate our vision of the future; and

WHEREAS, knowledge of poetic traditions allows us to know more about our own culture and can serve as a passport to the cultures of others; and

WHEREAS, the City of St. Augustine has an interest in sharing its government viewpoint on topics of interest to the City by the use of poetry; and

WHEREAS, the City of St. Augustine intends to be the government speaker for works created, presented, or published as a St. Augustine Poet Laureate Work; and

WHEREAS, the City Commission of the City of St. Augustine desires to establish a City of St. Augustine Poet Laureate program and to develop terms and conditions of the program.

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

Section 1. That the City of St. Augustine hereby creates a City of St. Augustine Poet Laureate program.

Section 2. The following are the terms and conditions of the City of St. Augustine Poet Laureate program:

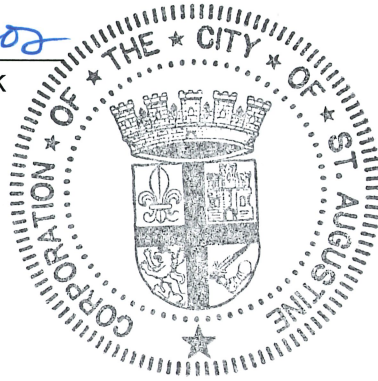
- a. The City of St. Augustine's Poet Laureate is a volunteer opportunity for interested St. Augustine residents or others having a connection to, and an interest in, the City of St. Augustine.
- b. The City Commission of the City of St. Augustine may designate one volunteer Poet Laureate every two years in January, or as soon thereafter as may be practicable. The Poet Laureate is appointed at the discretion of the City Commission and serves at the will of the City Commission.
- c. St. Augustine Poet Laureate Work: Any original poem specifically designated as a St. Augustine Poet Laureate Work ("Work") is intended to represent the City of St. Augustine Poet Laureate program. All other works of authorship of the Poet Laureate during their tenure are not intended to come under the regulations of this program. Poems identified as a St. Augustine Poet Laureate Work, are encouraged to be inspired by the history, culture, architecture, archeology, streetscape, environment, or people of the City of St. Augustine.
- d. The Poet Laureate is encouraged to share the love of poetry with the community through participation in City sponsored events, poetry readings, workshops, school outreach, or other civic holidays or cultural events. The City Commission may provide for small cultural or community grants available to reimburse out-of-pocket costs incurred by the Poet Laureate. This is not intended to create an employer-employee relationship, nor is it intended to create an expectation of funding beyond what may be approved through the City Commission's annual City budget, at the discretion of the City Commission.
- e. By participating as the designated City of St. Augustine's Poet Laureate, the Poet Laureate authorizes the City of St. Augustine to publish and reproduce, in various media formats, any poem identified as a St. Augustine Poet Laureate Work. The City of St. Augustine will not have exclusive use of the St. Augustine Poet Laureate Work nor own the copyright to a St. Augustine Poet Laureate Work; however, the author, on their behalf and on behalf of their successors, specifically authorizes the City of St. Augustine to use their St. Augustine Poet Laureate Work without fee or other compensation due to the author or successor of the copyright.
- f. Any poem identified as a St. Augustine Poet Laureate Work is intended to be the government speech of the City of St. Augustine, and the City may reject any such Work if it deems the Work unsuitable for this designation, at the City's discretion.
- g. The City of St. Augustine may end an individual's designation as City of St. Augustine Poet Laureate or may end the program of Poet Laureate at any time as determined by the City Commission.
- h. Applications for Poet Laureate will be available from the City Clerk's office and a Poet Laureate will be selected by the City Commission. If selected, the Poet Laureate agrees to complete the Volunteer/Intern Application and Agreement Form, comply with City policies and procedures, and comply with the terms and conditions of the City of St. Augustine Poet Laureate program.

ADOPTED by the City Commission of the City of St. Augustine, Florida in regular session, this 27th day of June, 2022.

ATTEST:

Darlene Galambos
Darlene Galambos, City Clerk
(SEAL)

T. L. Upchurch
Tracy Upchurch, Mayor-Commissioner





CITY OF
ST AUGUSTINE
EST. 1565

APPLICATION:

- Name: Ann Browning Masters, Ph.D.
 - Street: 4437 Eagle Creek Ct.
 - City, State, Zip Code: Elkton, FL 32033
 - Phone: 904.669.1785
 - Alt. Phone: 904.826.1321 landline/no texting
 - E-Mail: abmasters@bellsouth.net
- mailing:
P.O. Box 3289
St. Augustine, FL 32085

Are you 18 or older?

- ☒ Yes
☐ No

WORK SAMPLES

Include a Submission List and copies of 5 to 10 poems that represent your best artistic achievements (Not to exceed 20 pages).

Submit no more than 1 poem per page. All pages must include the title of poem, your name and page number if appropriate, on each page. Include citation if work has been published (including self-published). All work samples must be typewritten, or computer generated. Handwritten submissions will not be accepted. Please provide copyright information where appropriate.

The City of St. Augustine will take general care in the handling of all submitted materials but is not responsible for damage or loss. Submitted material will not be returned.

SPOKEN WORD: Performance Spoken Word poets should also include link(s) to online work.

I certify that the representations made in this application are true and complete, and that the work sample submitted is my own work. The City of St. Augustine has my permission to use my work, or a portion thereof, for publicity or educational purposes.

Applicant's Signature and Date: Ann Browning Masters

The City of St. Augustine reserves the right to revoke the tenure of the Poet Laureate of he/she fails to fulfill his/her duties.

Ann Browning Masters, Ph.D.

Post Office Box 3289
St. Augustine, Florida 32085

904.669.1785
abmasters@bellsouth.net

December 21, 2024

Mayor Sikes-Kline
and City Commissioners of St. Augustine
P. O. Box 210
St. Augustine, Florida 32085

Dear Commissioners:

I am applying to be considered for the position of Poet Laureate of St. Augustine 2025-2026. It would be an honor to represent my home town and the art of poetry through the activities designated for this position.

The first record of my Floridano family in St. Augustine is the wedding/veiling of Elena Gonzalez and Diego Alvarez in 1602. Jose Sanchez de Ortigosa married into the fifth generation of this family when he wed Juana Perez in 1714. The Sanchez family name was continued to my Mother, Shirley Sanchez Browning. I am also a descendent of Francisco Pellicer, who helped lead Mediterranean indentured servants from a failed New Smyrna plantation to St. Augustine in 1777. Greek, Italian, and Menorcan members of this colony intermarried, resulting in my Greek, Italian, and Menorcan family roots of Cercopoly, Mabrumati, Pacetti, Pellicer, Rogero, Canova, Andreu, Pomar, and Ponz. As you know, over time this group became collectively known as Menorcans.

In 1997 I presented my early writing about Floridanos and Menorcans at the Florida Folk Festival. I was interviewed there and some of my writing was recorded for the Florida State Archives. Since then I have made many presentations on this topic at museums, libraries, historical societies, and festivals. My writing could be classified as narrative historical poetry.

In 2015 the Florida Historical Society Press published my book *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*. In this collection of my poetry I have tried to preserve the every-day lives of some of St. Augustine's citizens from after the Civil War through the Civil Rights Period. In my lifetime I've heard the Hispanic cadence of rhythm and pronunciation that is no longer in St. Augustine. I've heard stories of common life that survived through times before antibiotics and during hurricanes and northeasters. It's important to me to capture what I call the music and raw beauty of the combined Floridano/Menorcan experience that was eventually intertwined with the Cracker arrival in St. Augustine. I am currently at work on a second book with a working title of *Menorcans: A Long View*. It tells the St. Augustine Menorcan story with my poetry, from the departure from Menorca through contemporary times.

Enclosed with my application are my résumé, list of publications, poetry samples, and letters of support. My website at AnnBrowningMasters.com is in the process of being revised, but may provide more information about my earlier writing and presentations.

I appreciate any consideration that you may be able to give for my request to serve as St. Augustine's Poet Laureate 2025-2026. This appointment would be an honor that I would whole-heartedly be glad to serve.

Sincerely yours,

A handwritten signature in cursive script that reads "Ann Browning Masters". The signature is written in black ink and is positioned below the "Sincerely yours," text.

Ann Browning Masters, Ph.D.

Ann Browning Masters, Ph.D.

Post Office Box 3289
Saint Augustine, Florida

904.669.1785
abmasters@bellsouth.net

EDUCATION

Ph.D.	University of Florida; Major: Higher Education Administration
M.Ed., Ed.S.	University of Florida; Major: Counselor Education
B.A.	University of Florida, with Honors; Major: Psychology

PROFESSIONAL EXPERIENCE

St. Johns River State College, St. Augustine Campus

1996-2012	Education Faculty Member
1996-2011	Education Program Coordinator
1986-1996	Academic Counselor
1985-1986	Recruiter/Counselor
1978-1985	Adjunct Instructor of Psychology
1978	Consultant/Director, Women's Center

Eckerd College, St. Augustine Road Scholars Program

since 1996 Presenter/poetry readings from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

St. Johns County Council on Aging, St. Augustine, FL

1984-1985	Staff Coordinator
1981-1983	Senior Case Manager

Tri-County Mental Health Services, St. Augustine, FL

1979-1980	Mental Health Clinician/Counselor
	Coordinator, Consultation and Education Services

Drug Education and Prevention Center, St. Augustine, FL

1976-1977	Executive Director
1974-1976	Treatment Supervisor

LITERARY PUBLICATIONS

Menorcans: A Long View, working title for unpublished book in progress.

Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine (2015), Florida Historical Society Press, Cocoa, Florida

Narrative excerpt from *Floridanos, Menorcans, Cattle-Whip Crackers* published in: *El Escribano*, St. Augustine Historical Society 2007 Journal of History

Poetry from *Floridanos*, *Menorcans*, *Cattle-Whip Crackers* published in:

Ancient City Poets, Authors, Photographers, and Artists Literary Magazine, Poet Plant Press, (2015) "Hurricane"

The Marjorie Kinnan Rawlings Journal of Florida Literature, (2014) "We Are Menorcans," "Thelma Padgett's Home Across From the Methodist Church," Summer Dark Porch-Sitting Nights," Into the Neighborhood," "Paul Victor, December 1941," "Old City Divorce," "Widger and Waukie and Me," "Johnny Mae Kept Us, But Plessy Had Us All," "Three Years Later: Marineland, Summer 1967"

The Marjorie Kinnan Rawlings Journal of Florida Literature, (2011) "Stout Wood, Heart Wood," "We Ain't Scufflin'," "Is There a Wine?," "The St. Augustine Menorcan Litmus Test," "Elegy for the Children of Henry and Agnes Sanchez"

Kalliope, (2006) "Hurricane Lady," "Miss Rita Masters' Grocery," "Nana Explains Life and Death"

My Shameless St. Augustine Scrapbook, (1998) ed. by Ruth Moon Kempher. "How Can I Move Here?" "Saint October," "You Want Mullet?" St. Augustine, FL: King's Estate Press.

Joyful Noise: Friendly Creatures 2, (1996) ed. by Ruth Moon Kempher. "You Want Mullet?" St. Augustine, FL: King's Estate Press.

Success Guide (now *Arbus*), (1994) "Home by Dark," earlier version of "Elegy for the Children of Henry and Agnes Sanchez"

EDUCATION PUBLICATIONS

Masters, A.B. (Fall, 1995). Parent to Parent. In *Family Matters*, University of Florida Office for Student Services and University of Florida Foundation newsletter.

Masters, A.B. (1995). Fairness to all: Free speech and civility in conflict--For narrowly tailored limitations on gender-based discriminatory speech. *Journal of Just and Caring Education*, 1, 4.

Masters, A.B. (1993). The Legal Concept of Environmental Sexual Harassment: Implications for Higher Education Students and Administrators. In *Academically Speaking...Criminal Justice Related Research by Florida's Doctoral Candidates, 1992*, ed. D.L. Zahm, 2d ed., 19-24, Tallahassee, FL: Florida Criminal Justice Executive Institute.

Masters, A.B., Milford, A.C., & Curcio, J.L. (1993). The cost of the hostile environment: An analysis of campus cases 1987- 1992. *Proceedings*, American Association of

University Women Symposium on Gender Issues in the Classroom and on the Campus, 222-227, Minneapolis, MN.

Curcio, J.L., & Masters, A.B. (1993). The broken silence: Sexual harassment of students. People and Education: The Human Side of Schools, 1, 3, 223-231.

Masters, A.B. (1992). The evolution of the legal concept of environmental sexual harassment of U.S. higher education students by faculty. Unpublished doctoral dissertation, University of Florida. Chair: J. Wattenbarger. Co-chair: J. Curcio.

LITERARY PRESENTATIONS

From Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine

Eckerd College Road Scholars, 1996 through present, St. Augustine, Florida

Spooky Poems, St. Augustine Historical Society, October 2024

Floetry - Florida Poet Showcase poet/speaker, October 2024, sponsored by Ancient City Poets, Waterworks, St. Augustine, Florida

Menorcan Heritage Celebration, March 2024, sponsored by Menorcan Cultural Society, St. Augustine, Florida

St. Photios Greek Orthodox National Shrine, February 2024, St. Augustine, Florida

First Coast Poetry Showcase, March 2023, Duval County Southeast Regional Library, Jacksonville, Florida

Datil Peppers and Cheese Grits: Menorcan Influences in Cuisine, January 2023, sponsored by Southeast Friends of the Library, St. Johns County Southeast Branch Library, St. Augustine, Florida

PoetFest, April 2022, Flagler College, St. Augustine, Florida

Minorcan Writers Symposium, March 2022, sponsored by Flagler College, St. Augustine, Florida

PAM JAM '21, November 2021, poets/artists/musicians reading and exhibition, Ponte Vedra Library, Ponte Vedra Beach, Florida

St. Johns County: Then, Now, and the Future Symposium, July 2021, sponsored by the St. Johns County Commission, St. Augustine, Florida

Floridanos, Menorcans, Cattle-Whip Crackers, December 2019, Lightner Museum, St. Augustine, Florida

Marjorie Kinnan Rawlings' Cross Creek Cookery and the Menorcans of St.
Augustine, December 2018, Friends of the Marjorie Kinnan Rawlings
Farm Annual Meeting, Micanopy, Florida

Alachua County Main Library, October 2018, Gainesville, Florida

Amelia Island Museum of History, February 2017, Fernandina Beach, Florida

St. Augustine Historical Society, November 2016, St. Augustine, Florida

New Smyrna Museum of History, November 2016, New Smyrna, Florida

Putnam County Historical Society, November 2016, Palatka, Florida

Menorcan Author/Hispanic Heritage Month Luncheon, September 2016, River
House, St. Johns Council on Aging, St. Augustine, Florida

Writing Floridanos, Menorcans, Cattle-Whip Crackers: Growing Up in St.
Augustine, June 2016, Lightner Museum, St. Augustine, Florida

Poetry Month Reading, Floridanos, Menorcans, Cattle-Whip Crackers, April
2016, St. Johns County Main Library, St. Augustine, Florida

Beaches Museum, March 2016, Jacksonville Beach, Florida

Menorcan Heritage Celebration, March 2016, sponsored by Menorcan Cultural
Society, St. Augustine, Florida

Florida Historical Society, September 2015, Cocoa, Florida

Florida Historical Society, May 2015 Annual Meeting, St. Augustine, Florida

Menorcan Heritage Celebration, March 2015, sponsored by Menorcan Cultural
Society, St. Augustine, Florida

Menorcan Heritage Celebration, March 2013, sponsored by Menorcan Cultural
Society, St. Augustine, Florida

St. Augustine Historical Society, 2011, St. Augustine, Florida

Florida Literary Arts Coalition 2011 Other Words Conference, Flagler College,
St. Augustine, Florida

Florida Literary Arts Coalition 2010 Others Words Conference, Flagler College,
St. Augustine, Florida

Marjorie Kinnan Rawlings Annual 2009 Conference, Gainesville, Florida

First Coast Writers' Festival, 2007, Florida Community College at Jacksonville, Florida

City of St. Augustine Birthday luncheon, 2003, sponsored by Los Floridanos Society and Menorcan Cultural Society, St. Augustine, Florida

Poetry Rendezvous, 2002, sponsored by Ruth Moon Kempfer's King's Estate Press, St. Augustine, Florida

Florida Folk Festival, 1996, White Springs, Florida

From *Lakota Woman*, (1991), Mary Crow Dog, Harper/Perennial:

sponsored by American Library Association, Florida State Library, and the Florida Humanities Council, 1995, Ponte Vedra Beach, Florida

DRAMATIC PRESENTATIONS

From *Floridanos, Menorcans, Cattle-Whip Crackers*:

Directed Being There: St. Augustine Before and After 1964, reading by actors at Flagler College, November 2015, sponsored by St. Augustine Historical Society, St. Augustine, Florida

Directed; Being There: St. Augustine Before and After 1964; reading by actors at the Florida Literary Arts Coalition 2014 Other Words Conference, Flagler College, St. Augustine, Florida

PODCAST/YOUTUBE/INTERVIEW

SJCPLS Online Event: Ann Browning Masters - Floridanos, Menorcans, Cattle-Whip Crackers, July 6, 2021, https://www.youtube.com/watch?v=T_lx62jd_Tk

Speaker/reader at Florida Historical Society, September 11, 2015, Cocoa, Florida; view on YouTube at <https://www.youtube.com/watch?v=rxyCJHAnPKk>

Florida Frontiers Radio Show, Florida PBS, July 8, 2015, Ann Browning Masters: Poetry of St. Augustine; also available at Florida Frontiers, podcast #227 <https://myfloridahistory.org/frontiers/radio/program/227>

LITERARY WORKSHOPS/MANUSCRIPT CONSULTATIONS

Kevin Prufer, week workshop; selection based on portfolio sample; 2021 Palm Beach Poetry Festival, Palm Beach, Florida

Major Jackson, week workshop; selection based on portfolio sample; 2020 Palm Beach Poetry Festival, Palm Beach, Florida

Campbell McGrath, week workshop; selection based on portfolio sample; 2019 Palm Beach Poetry Festival, Palm Beach, Florida

Chard de Niord, week workshop; selection based on portfolio sample; 2018 Palm Beach Poetry Festival, Palm Beach, Florida

Joan Houlihan (Colrain founder, Lesley University), Ellen Doré Watson (Smith College), Martha Rhodes (Four Way Books); selection based on portfolio sample; 2014 Colrain Poetry Manuscript Workshop, Wilmington, Vermont

Jane Hirshfield, week workshop; selection based on portfolio sample; 2013 Palm Beach Poetry Festival, Palm Beach, Florida

Peter Meinke, 1997 Writing the Region Conference, manuscript critique, Gainesville, Florida

NATIONAL PRESENTATIONS: Education Law Equity Issues, Gender Issues

American Association of Community Colleges

American Association of University Women

Education Law Association (National Organization on Legal Problems of Education)

REGIONAL AND STATE PRESENTATIONS: Education Law Equity Issues, Gender Issues

Florida Association of University Women

Florida Association of College Registrars and Admission Officers

Florida Association of Community Colleges Region II

Florida Association of Teacher Educators

Florida College and University Personnel Association

Florida Community College at Jacksonville's Women's Center

Northeast Florida Association of Women in Education

Office of Worker's Compensation Claims, U.S. Department of Labor, Jacksonville, Florida

St. Augustine Police Department

St. Augustine Technical Center

St. Johns County School District Human Resources Strategic Planning Committee

St. Johns County Sheriff's Department

St. Johns River Community College Annual Faculty Meeting

Stetson University

University of Florida College of Education Graduation Convocation

University of Florida Educational Leadership Department, Higher Education Law class

University of Florida Women's Center

University of North Florida Women's Center

HONORS AND AWARDS

2023 Appointed St. Augustine Menorcan Poet Laureate by the Menorcan Cultural Society
2023 Recognized by First Coast Hispanic Chamber of Commerce and the Voces de Hispanos oral history project as an Hispanic-American person of note
2015 Knighted by St. Augustine Easter Festival
2008 St. Augustine Historical Society Outstanding Volunteer
2004-2005 Who's Who Among American Women
1998 National Institute of Staff and Organizational Development Teaching Excellence Award.
1992 Education Law Association (NOLPE) Outstanding Dissertation Award.
1992 University of Florida College of Education Kimball Wiles Memorial Outstanding Doctoral Dissertation Award.
1992 University of Florida College of Education Graduation Convocation speaker
1990 Florida Association of School Administrators Doctoral Dissertation Proposal Award.

CURRENT AND PRIOR AFFILIATIONS

Academy of American Poets
American Association of University Women
American Association of Women in Community and Junior Colleges,
American Education Research Association, Special Interest Group on Law and Education
Association for Humanistic Psychology
Association for Transpersonal Psychology
Drug Education and Prevention Center Board of Directors, President
Education Law Association
Florida Association of Community Colleges, 1993 SJRCC Chapter President
Florida Association of Teacher Educators
Florida Association of Women in Education
Florida Historical Society
Florida Library Association
Florida Literary Arts Coalition
Florida State Poets Association
Florida Writers Association
Friends of Marjorie Kinnan Rawlings Farm
Friends of Poets and Writers
Los Floridanos Society, founding board member, life member
Marjorie Kinnan Rawlings Society
Menorcan Cultural Society
National Organization of Women
Pilot International

St. Augustine Historical Society Board of Directors, Publications Committee Chair,
Executive Committee
St. Augustine Historical Society, *El Escribano* Editorial Board
St. Augustine Women's Network
St. Johns County Friends of the Library Association
The Authors Guild
University of Florida National Alumni Association, life member

Ann Browning Masters

LITERARY PUBLICATIONS

Menorcans: A Long View, working title for unpublished book in progress.

Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine (2015), Florida Historical Society Press, Cocoa, Florida

Narrative excerpt from *Floridanos, Menorcans, Cattle-Whip Crackers* published in:
El Escribano, St. Augustine Historical Society 2007 Journal of History

Poetry from *Floridanos, Menorcans, Cattle-Whip Crackers* published in:

Ancient City Poets, Authors, Photographers, and Artists Literary Magazine, Poet Plant Press, (2015) "Hurricane"

The Marjorie Kinnan Rawlings Journal of Florida Literature, (2014)

"We Are Menorcans," "Thelma Padgett's Home Across From the Methodist Church," "Summer Dark Porch-Sitting Nights," "Into the Neighborhood," "Paul Victor, December 1941," "Old City Divorce," "Widger and Waukie and Me," "Johnny Mae Kept Us, But Plessy Had Us All," "Three Years Later: Marineland, Summer 1967"

The Marjorie Kinnan Rawlings Journal of Florida Literature, (2011)

"Stout Wood, Heart Wood," "We Ain't Scufflin'," "Is There a Wine?," "The St. Augustine Menorcan Litmus Test," "Elegy for the Children of Henry and Agnes Sanchez"

Kalliope, (2006) "Hurricane Lady," "Miss Rita Masters' Grocery," "Nana Explains Life and Death"

My Shameless St. Augustine Scrapbook, (1998) ed. by Ruth Moon Kempher.
"How Can I Move Here?" "Saint October," "You Want Mullet?"
St. Augustine, FL: King's Estate Press.

Joyful Noise: Friendly Creatures 2, (1996) ed. by Ruth Moon Kempher.
"You Want Mullet?" St. Augustine, FL: King's Estate Press.

Success Guide (now *Arbus*), (1994) "Home by Dark," earlier version of "Elegy for the Children of Henry and Agnes Sanchez"

from the back cover of *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

FLORIDANOS... is smart, absorbing, and beautifully written. In the way of the ancient storytellers who preserved the history of the tribe, Masters imparts her historical research in a wide sweep of story and in language that engages memory. Far more than a (mere!) poetry collection, this is sure to become a permanent part of the written history of the state. Ava Leavell Haymon, Poet Laureate, State of Louisiana, 2013 – 2015

There's no better introduction to America's oldest city than Ann Browning Master's "Floridanos, Menorcans, Cattle-Whip Crackers." These poems and commentaries are knowledgeable, eloquent and affectionate, capturing St. Augustine's history, beauty, people, and food, along with its magical ambience. Peter Meinke, Poet Laureate, State of Florida, 2015-2019

Ann Browning Masters combines glimpses of St. Augustine's people and events with poignant verse that is both sensitive and funny. Good to see a contemporary Minorcan poet in the tradition of another St. Augustine Minorcan poet- Stephen Vincent Benét! Sandra Parks, St. Augustine City Commissioner 1983-1987

*Ann Browning Masters is not only an authentic Floridian but also a talented and generous writer who can bring the many voices of our past as alive as if they were sitting on our porches beside us, right here, right now, telling us stories. Do. Not. Miss her. Lola Haskins, author of 14 books of poetry and prose, most recently a collection of plein air poems set in inland Florida--*How Small, Confronting Morning* (Jacar, 2016)*

Ann Browning Masters

Samples of poetry from
Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine

Elegy for the Children of Henry and Agnes Sanchez

Nana Explains Life and Death

Johnny Mae Kept Us, But Plessy Had Us All

Paul Victor, December 1941

Hurricane

Into the Neighborhood

We Are Menorcans

The St. Augustine Menorcan Litmus Test

Elegy for the Children of Henry and Agnes Sanchez*

Afraid to leave the graveyard
where a little less history waits outside,
we tell stories by stones named for us.
The lap of St. Ambrose Cemetery shifts
to hold another pioneer child come home.

The fair brings them back, spring
blinking away a quartersecond of funeral time.
Preacher Triay thumps his ladle, yells "Gopher stew!"
A backbone of women pile, heap, mound pilau;
new blooded maidens snap their rags full
to impudence, swiping away our crumbs.
Outside men step a beer-hiding shuffle;
Father Langlade's forgotten choreography slides on.

The quick and the dead catch hands on the oak path
from cemetery to church hall on fair day.
Hattie's laughter moves through new babies and
arches in the canopy of a Spanish moss lane.
Charlie watches great-grands flay the go-fish pond,
naming their names until the quiet one feels the love
of his breath and smiles into the pulling shadow,
knowing from the light that falls between trees
whose children will next play on bare cedar roots.

We have got shut their faith, yet fret
after the polestars who loved us.
Hanging back for an hour of Cracker comfort
to ease the gate click, we make epic
common folk uncommonly determined
to burn home fires through a scrub night.

Ann Browning Masters

from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

* Henry Sanchez was a Floridano, a descendant of the First Spanish Period settlers in St. Augustine. Agnes Severina Rogero Sanchez was a descendant of the Menorcan settlers who came to St. Augustine during the British Period.

Nana Explains Life and Death

A thousand wisdoms scatter
when an old person dies.
Some we never recover.
When I met Nana walking
on St. George Street in my dream,
she had recovered it all.
*At first I was like a hollow bowl
and then I just filled up,*
is how she explained death.

Catherine Pellicer
was a butterfly on this street,
one flight path ahead of sorrow.
Practitioner of the geographic cure
and delight of the moving drays,
she was always fine as kine.
In life she spun laughter
from common things, dark nights,
distant memories recast.

*Oooh, no, not a drop of water
after midnight, them convent girls
would fall out on the way to Mass.
I didn't care nothing about school.
I'd hop that trolley to the lighthouse
and go crab with my Grandmama.
When Leon came back late at night,
he'd pile rum-running money
all over his and Molly's bed.*

*Do you remember how my Daddy
rode Margie's old tricycle drunk
the night before she married?
How my grandfather would stand
in his nightshirt on the balcony
and call me down this very street?
How Blanche and Grace said darl-ling
and e-nun-ci-a-ted
like good Me-nor-cans?*

*Boy, howdy, Harry and I could dance.
Once he stayed out all night,
came home with his clothes torn.
But I didn't say a word.
And he never did it again.
I could follow Fred just like a man,
hold that gun over my head
when we waded through the swamp.
Those were some happy times.*

She left the Depression with
stories of a goat on the table,
glad to eat a bite of anything.
She rose in middle-night
to butter and savor saltines
Her deepest pain we couldn't mend.
*Late afternoon was the hardest
when I lost Harry, and then Fred.
I kept looking at the screen door.*

She fed our hearts in the best ways.
You had to laugh when she called
your old boyfriend's new girl
as plain as a mud fence.
I didn't want the street to end.
What happens with three ghost husbands?
She hooted and fixed me with eyes
free now from Coke bottle glasses.
Like after marriage, some day you'll know.

Ann Browning Masters
from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

Johnny Mae Kept Us, But Plessy Had Us All

STATES MAY REQUIRE SEPARATE CARS FOR THE TWO RACES

Washington, D.C., May 18 -- The supreme court(sic) today, in an opinion read by Justice Brown, sustained the constitutionality of the law of Louisiana requiring the railroads of that state to provide separate cars for white and colored passengers ...

The [Plessy v. Ferguson] opinion states that by analogy to the laws of congress and of many of the states requiring the establishment of separate schools for children of the two races, and other similar laws, the statute in question was within the competency of the Louisiana legislature exercising police power of the state...

Mr. Justice Harlan announced a very vigorous dissent, saying that he saw nothing but mischief in all such laws. In his view of the case no power of the land had the right to regulate the enjoyment of civil rights on the basis of race. -- Florida Times Union, May 19, 1896

One blue-cold day in my babygirl-hood,
in a house teased by a kerosene heater,
she bathed me, swaddled me,
dried and warmed me by a hearth
she'd had time and care enough to lay.

This memory made her blood-children sad.

Before Dr. King lit our streets, before
a snapped-nerve summer of guarded dime stores,
before lunch counters stomped away aghast
that Cook's spoiled child refused to eat outside,
she spoke through my tattling lips.

She spoke through my tattling lips
before my learning overrode love, before
I recognized a mama bird dragging
a wise wing far, far away from her nest.
"We can eat our hot dog on the park bench," she said.

This memory made me sad.

Sometimes funeral truth speaks what we need.
My young cousin B.G. once raised such sand
wanting her, that the train boss lost his mind.
So she strolled past Plessy to the white people's car.
"How she laughed telling it," her granddaughter said.

We children laughed, too, at the wake.

Ann Browning Masters
from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

Paul Victor, December 1941

News of the Pearl Harbor bombing came late in the afternoon to St. Augustine residents. Some wondered if their country relatives had a radio on that picked up the devastating news. Even if they had telephones, it was not the kind of news to be delivered on a party line. So they piled into their cars and went west toward Bakersville, Spuds, Molasses Junction to be the bearers of what no one wants to bring.

Sometimes Paul Victor, Senior,
scared the tar from young bucks.
But late that Sunday afternoon he wept,
wept man tears we'd never seen in a country store.
"You boys go on home," he said,
pouring "boys" like wine on our heads.
"You boys tend to your families.
Get on home now."

Next Sunday before Mass
he rang the bell like always.
Then, "Listen here, Bubba," he told Daddy,
"I'll keep the quietus on them boys upstairs."
And upstairs P.V. drove the herd of us,
upstairs where he'd reigned like a stag
over every yowling christening
and each new stone-faced widda.

We teared up pretty bad when
the priest sang prayers for Paul Victor, Junior,
jaw muscles working on a world gone to shards.
Lord, how the old stoic led us knuckleheads
to genuflect, I will never know.
Winding down the bell tower past him,
he cuffed us all with a gentle man's palm,
the only time he ever touched us.

I loved that old man.

Ann Browning Masters
from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

Hurricane

Ululations
to the builders
of condos on dunes,
to sand barons
who swear
that the ocean
never raves
beyond high tide.
Yet here we are,
witnesses called
to drive wrong-way
on a banshee beach,
to flap like crazed
hurricane angels,
stung to life
by lasers of sand.

We knew how
a beach house
should be raggedy.
We knew how
to love the wild mother
from a *distance*,
with tins of food
and pots of water,
pilau and pound cake
cooked to keep us
when the power went.
And we knew
how to leave
in the last crack
of drivable wind.

Ann Browning Masters
from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

Into the Neighborhood

Puente's* map was lost on us.
We lived in a new mother country,
though we still kept to family ways.
We no longer waited on tides,
seasons, horseback couriers.
Instead, we peered down driveways
or walked to a newspaper box,
and sat on afternoon porches
or in after-supper-dishes kitchens
to read the St. Augustine Record.

We called our neighborhoods
Pablo Beach, Vilano Beach,
North City, Rabbit Hill,
Santa Rosa, New Augustine,
West Augustine, Lincolnville,
Downtown, Davis Shores,
and out to running country,
Tocoi, Molasses Junction,
Elkton, Moccasin Branch,
Armstrong, Hastings.

But their real names were
Got-to-be-near-business,
Must-live-near-Mama-and-Daddy,
Can't-be-cooped-up,
Have-to-be-near-the-water,
Wouldn't-live-anywhere-else,
Can't-afford-any-better,
Love-my-woods,
Like-to-look-over-fields,
and Not-fooling-anyone.

The Fuller Brush man explained
this comfortable geography
to his grandchildren,
then charted territories
that led every other Friday
to the off-world of Crescent Beach,
A1A's dunes and beaches,
and long swoops of pelicans.
He brought home reports
that people lived at Marineland.

His eldest grandchild
burned to make her way.
So hand-in-hand they walked
into the neighborhood
across from the Plaza.
He knew the old couple there
commanded a respectable café,
and, hired only local help.
They would not let her
travel on too far.

We Are Menorcans

...well-meaning gentlemen might contrast "decent society" with "the Minorcans," and coarser men in the ranks of [Anglo] newcomers would disparage the natives as "Turnbull's Negroes. – Historian Thomas Graham in The Awakening of St. Augustine

I think one of the reasons this "Turnbull's Niggers" slur persists is part of a larger trend to deny the presence and legitimacy of the history of indentured servitude in this country. I think the impact and importance of indentured servitude, especially during the 18th century in the U.S. is poorly understood, and thought of by many as embarrassing or derogatory. ... –Historian Sandie A. Stratton

We were called "Turnbull's niggers."
That is still a hard thing to say.
Some of us remember that name,
others recall only the smirk
when we said Menorcan.
But we are strong and proud
and we have survived more
than lack of social standing.

When Daddy's cousin Mercedes
calls about the old, old pictures,
we bleed a little, though, over what
we can't put in words to children
who want to shop the mall.
"What if she dies next week?" I say.
They do not know that if they miss
this visit, they miss their place in time.
They have become white Americans.
They assume that we always were.

Once we were second-class and free.
We owned our Sunday afternoons.
It was disrespectful to God,
crazy, for Menorcans with time
to fritter it away from family.
We were comforted by
the trinity of fused onion,
tomatoes, green peppers,
glad for the datil pepper bite
that said "We are alive!"

We are Menorcans who remember
joy when the roof didn't leak.
Mercedes' poor husband knows all this.
Non-Menorcan, yet he windmills
along US1, trying to bring her home.
None of us live there any more,
but we like to visit. We like
to bring our children with us.

The St. Augustine Menorcan Litmus Test

Did we bring datil peppers from Menorca?
Did we bring datil peppers from New Smyrna?
Did we find datil peppers locked in the Fort?
None of this matters, unless you are Menorcan.

The St. Augustine Menorcan litmus test
begins with the green and orange beauties
that you grow in five-gallon pickle buckets,
unless your parents or in-laws give you a handful.

Put gloves on your Mediterranean hands,
for you are about to slice hell-fire, Cousin,
from a two-inch pepper guaranteed
to burn you up alive with those innocent white seeds.

Throw those seeds away and chop up that pepper!
Sprinkle that flaming dice on some fine pilau;
and if you don't have pilau, use beans and rice.
And if you don't have beans and rice, are you Menorcan?

But I digress. Now take a bite. Eat it all.
Can you still talk? Do you want the garden hose?
If you like what you ate, if you would eat more,
we will then call you a g-o-o-o-d Menorcan.

Ann Browning Masters
from *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*

Paul K. Williamson
171 Old Hwy 17
Pomona Park, FL 32181
paulkwilliamson@gmail.com

December 13, 2024

Mayor Sikes-Kline
Vice Mayor Bonder
Commissioner Garris
Commissioner Springfield
Commissioner DePreter
City of St. Augustine
75 King St.
St. Augustine, FL 32084

Members of the Commission:

Every poet works to say something about something, but the poet laureate has the additional task of adding context to what is being said. So instead of simply describing an Arbor Day ceremony, the poet laureate may reflect on the ceremony's larger meaning. To do that, poet laureates must be immersed in the place and people, the history and the culture of the locations they represent.

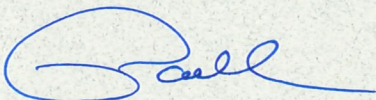
The importance of having that knowledge of place is especially so for St. Augustine's poet laureate and that is why I am writing in support of Ann Browning Masters, Ph.D. for the position.

You've seen her application and thus are aware of her credentials as a published poet and the many publications that have featured her work. You are aware of her experience as an educator and a frequent presenter of her work to a variety of audiences. You know of her commitment to the city's heritage organizations including the St. Augustine Historical Society, the Los Floridanos Society, and The Menorcan Cultural Society which last year appointed Dr. Masters as St. Augustine Menorcan Poet Laureate.

But it is in her well-known collection *Floridanos, Menorcans, Cattle-Whip Crackers, Poetry of St. Augustine*, where Dr. Masters truly exemplifies her ability to see significance in even the most common experience and then share that experience through words drawn from her knowledge and understanding of this place and its people. Throughout the book she shares glimpses into the background of her poems giving the reader context to her words through a story, a biographical sketch, and the occasional photograph. The result is a poetry collection that teaches and inspires. That is what I believe will characterize Dr. Masters' tenure as the city's poet laureate: education and inspiration.

I am honored to have first brought the concept of a city poet laureate to the attention of former Vice Mayor Roxanne Horvath who shepherded the idea into fruition of the current program. I believe Dr. Masters understands the responsibility of this appointment and will serve the city well, setting a threshold that those who follow her will strive to meet. Thus, I ask that you consider her application favorably and select Ann Browning Masters to serve as the City of St. Augustine's Poet Laureate.

Thank you,





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December 16, 2024

City Commission of St. Augustine
75 King Street
City Hall - The Alcazar Room
St. Augustine, FL 32085
Re: Poet Laureate

To the City Commissioners of St. Augustine,

I write to express my full support in honoring Dr. Ann Browning Masters as the official Poet Laureate for the City of St. Augustine. Dr. Masters is also a native of St. Augustine and a 12th-generation Floridian of Menorcan and Floridana heritage. Her work reflects and encompasses this heritage, and her contributions have greatly enriched the historical narrative of the city. Her poetry has appeared in various compilations, literary conferences, and programs such as the Eckerd College Road Scholar Program. Additionally, Dr. Masters is heavily immersed in community programs and projects.

A widely published poet, Dr. Ann Masters is also the author of *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*, published by the Florida Historical Society. She has given dozens of local, regional, and national literary presentations and workshops to cultural groups and historical societies. In 2015, Dr. Masters was honored with a knighthood by the St. Augustine Easter Festival for her dedication to promoting the Spanish heritage of St. Augustine.

Her passion for St. Augustine and its rich history is evident through her extensive involvement in the community. She has served on the board of the St. Augustine Historical Society, chairing the publications committee. In 2023, Dr. Masters was appointed St. Augustine Menorcan Poet Laureate by the Menorcan Cultural Society.

Dr. Masters' work directly aligns with the St. Augustine Historical Society's mission to acquire, preserve, and interpret the historical resources of St. Augustine and the sphere of influence for the benefit of the public through its stewardship of historic buildings and collections, research, publications, and educational programming. Her poetry captures the lives and experiences of St. Augustinians, making it a perfect avenue for Dr. Masters to continue serving the community.

Sincerely,
Magen Altice


St. Augustine Historical Society

December 17, 2024

City of St. Augustine:

Ann Browning Masters is under consideration as the St. Augustine Poet Laureate. I have known Dr. Browning-Masters for 3 years and have had the opportunity to get to work with her on projects having to do with the Minorcan Community Heritage and History as well as get to know her personally. Getting to know her personally includes the reading and enjoyment of Ann's poetry.

Five years ago I moved back to St. Augustine and began meeting many people involved in the history of St. Augustine. Three years ago I decided to become even more involved in Minorcan history and that's when I met Ann. She has been a mentor, teacher and friend and has encouraged all the work that has gone into the idea and building of The Menorcan Experience, to help tell the Minorcan story, including presentations for our programs.

Floridanos, Menorcans and Cattle-Whip Crackers Poetry of St. Augustine, Ann's book, helps tell the stories of St. Augustine and the people who have lived here. Her poetry touches the hearts of many in the community and is especially precious to those of us who are "heritage natives".

The City of St. Augustine would find a wonderful representative in Ann as The St. Augustine Poet Laureate. Her love of St. Augustine is very apparent in her attitude and her work. She takes her projects and responsibilities to heart and what I have seen is someone who makes a commitment then follows it through with dedication.

I recommend Dr. Ann Browning-Masters as the St. Augustine Poet Laureate and can think of no one better for the honor.

Lea Craig, President
The Minorcan Experience
St. Augustine, FL

Susan Richbourg Parker, Ph.D.
1671 Asturias Street
Saint Augustine, Florida 32080

December 17, 2024

The Honorable City Commissioners of
The City of St. Augustine

Dear Commissioners,

Please accept my recommendation for Ann Browning Masters as Poet Laureate for the City of St. Augustine. In truth, Ann Masters needs no recommendation. Her heartfelt poetry speaks as its own recommendation. Ann Masters offers us a wonderfully lyrical way of invoking the St. Augustine community in her work because she feels it with her heart.

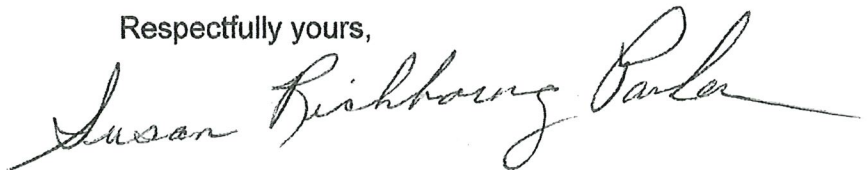
The Florida Historical Society and the Marjorie Kinnan Rawlings Society recognized this quality in her work and found her work worthy of publication.

As a twelfth-generation Floridian, Ann Masters claims roots deep in the St. Augustine community. The subjects and topics of her poetry arise both from recalling heard stories and from her personal experience. She saw the community through the wide-open eyes of a child, listened to the local lore repeated at family gatherings, and absorbed the life along the city's streets. She doesn't just see the land, sand, and waterways, but feels their presence as well.

Today she weaves her presentations of the St. Augustine area by including research to understand better the lives she witnessed years ago. She also brings the wisdom of years of seeing the community change.

Ann Masters will be a polished and, at the same time, an engaging representative of St. Augustine at public events. She is comfortable in front of an audience. For years she stood in front of college students as a professor at St. Johns River State College. I am eager to hear Ann Browning Masters's poetry written for the City of St. Augustine.

Respectfully yours,

A handwritten signature in cursive script that reads "Susan Richbourg Parker". The signature is fluid and elegant, with long, sweeping lines.



December 20, 2024

To Whom It May Concern:

I am delighted to support Dr. Ann Browning Masters' application for City of St. Augustine Poet Laureate. In my experience, she is one of the most qualified individuals who could serve in this position.

I am a long-time admirer of Dr. Master's. I knew her first by her reputation as a beloved professor in the Dept of Education at St. Johns River College. Then I came to know her through her poetry and scholarship on behalf of the Menorcan community. Now I am grateful to be able to call her a dear friend and Menorcan mentor.

Ann is an accomplished native talent, who is already keenly attuned to "teaching" the St. Augustine story! She is a 12th generation Floridian who grew up in St. Augustine, attended St. Agnes Elementary School (in North City), and graduated from Hastings High School. She completed her undergraduate, and then her doctoral work at the University of Florida, earning recognition for her outstanding dissertation. She worked and taught for 34 years at St. Johns River State College, and for the past 24 years has lectured on St. Augustine heritage as part of Eckerd College's St. Augustine Road Scholars Program.

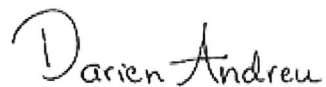
Furthermore, Dr. Masters is eminently qualified to represent us as our "Poet Laureate" with her on-going literary work. She has been steadily publishing poetry since 1994. In 2015, the Florida Historical Society published her collected work in *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine* (2015). Her book makes a valuable contribution to preservation of Florida history and culture. The range of her narrative poems are vast—from the Minorcans' challenging 1768 arrival and survival in Florida on an indigo plantation, to contemporarily pertinent poems about hurricanes, the salt life, and the tourists who now ask, "How Can I Move Here?" Ann's humor is ever a through-line. For example, she dedicates a delightfully wry nod to the city's iconic, hot Datil pepper in "The St. Augustine Menorcan Litmus Test." Admirably, Dr. Masters' poems voice the stories of the Ancient City and its people with grace, dignity, and honor. Here she is featured on the weekly *Florida Frontiers* Public Broadcasting (PBS) radio program: <https://myfloridahistory.org/frontiers/radio/program/227> In 2023, Dr. Masters was formally appointed the St. Augustine Menorcan Cultural Society's Poet Laureate.

Finally, I want to acknowledge Dr. Ann Masters' mentorship to my late-to-the party cultivator of my Menorcan heritage. She has been a kind, wise mentor for my Minorcan Studies Project on the Flagler College campus. Such selfless qualities further speak to her ambassadorial abilities as a Poet Laureate.

Dr. Ann Browning Masters should serve as the City of St. Augustine's next Poet Laureate. The upcoming 2025-2026 term will include the sesquicentennial celebration of the Ancient City as well as preface the celebration of 250 years of Minorcan Heritage Culture in 2027. Citizens of the City

of St. Augustine would be fortunate to have Dr. Ann Browning Masters represent us with her talents, voice, and written word.

Sincerely,

A handwritten signature in cursive script that reads "Darien Andrew". The letter 'D' is large and loops around the first part of the name.

Darien Elizabeth Andreu
Associate Professor of English



**ST. PHOTIOS GREEK
ORTHODOX NATIONAL
SHRINE**

**Polexeni
Maouris
Hillier**

Executive Director
41 St. George Street
St. Augustine, FL 32084
904.829.8205
www.stphotios.org
phillier@stphotios.com



*An institution of the
Greek Orthodox
Archdiocese of
America*

26 December 2024

Hon. Nancy Sikes-Kline, Mayor
City of St. Augustine
P. O. Box 210
St. Augustine, Florida 32085

Your Honor,

I was informed by Ann Browning Masters, a citizen of note of America's oldest city, that she has applied for the opportunity to serve as the Poet Laureate of St. Augustine.

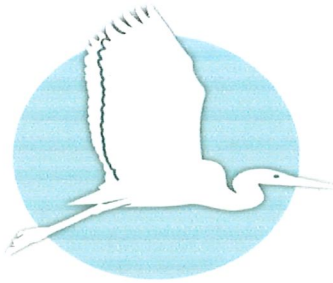
It is an honor to write this letter of support on behalf of this application. Ann has provided insight to the history of St. Augustine through her ancestral poetry. She brings people together with her perspective on her observances while encouraging introspection and engagement among us all.

Her resume speaks for itself, note that she is amenable and accessible to participating in community events. She presented at four events held here at St. Photios National Shrine during my tenure.

The integrity and joy that she brings in taking on any project is infectious. I am confident she would be a proud choice for the 2025-2026 term. May she be chosen knowing that she will serve the City well – and raise the consciousness of this highly esteemed position.

To a healthy and joyful year ahead,

Polexeni Maouris Hillier
Executive Director



THE
STETSON KENNEDY
FOUNDATION

204 Cecilia Ct.
St. Augustine, FL 32086
December 27, 2024

To whom it may concern:

The Stetson Kennedy Foundation supports the nomination of Ann Browning Masters as poet laureate of the City of St. Augustine. Stetson frequently recommended that art was an effective vehicle to inform the public. Seldom however has a poet “married” art and history as Ann Browning has done in her book *Floridanos, Menorcans, Cattle-Whip Crackers: Poetry of St. Augustine*.

In this small volume Masters has juxtaposed a short passage about a person or an event in St. Augustine with a poem about the same subject. The historical piece informs the poem; the poem adds vitality and emotional connection to the history text.

In his introduction to the book, Dr. Ben Brotemarkle, executive director of the Florida Historical Society, explained that this book “is the first collection of poems related to Florida history. We feel that Dr. Master’s poetry presents particular aspects of Florida history from a personal perspective that adds depth to our understanding of what it is like to be a part of the St. Augustine community, both past and present.”

Dr. Masters has read and discussed her work for local and state organizations, offering the public a rich, eloquent understanding of our history and people. We applaud her writing and are honored to suggest that our community name her as its poet laureate.

Yours respectfully,

Sandra Parks
Chairman, Stetson Kennedy Foundation
St. Augustine City Commissioner 1983-1987

Darlene Galambos

From: noreply@civicplus.com
Sent: Wednesday, December 18, 2024 10:04 AM
To: St. Augustine City Clerk
Subject: Online Form Submittal: Poet Laureate Application

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.

Poet Laureate Application

Name	Catherine Avery St. Jean
Email Address	c10stjean@gmail.com
Address	2293 Commodores Club Blvd
City	St. Augustine
State	FL
Zip Code	32080
Phone Number	9173596751
Alternate Number	Field not completed.
Work Samples	poet laureate 2025.doc
Spoken Word	Field not completed.
Are you 18 or older?	Yes
Electronic Signature Agreement	I agree.
Electronic Signature	Catherine Avery St. Jean

Note:

The City of St. Augustine reserves the right to revoke the tenure of the Poet Laureate of he/she fails to fulfill his/her duties.

Email not displaying correctly? [View it in your browser.](#)

CATHERINE AVERY ST. JEAN

2293 Commodores Club Blvd., St. Augustine, FL 32080 • c1ostjean@gmail.com

Marcus St. Jean, New York, NY 1998 – 2010, PARTNER, CHIEF OPERATING OFFICER
MARCUS ST. JEAN conducts executive searches worldwide for creative opportunities in advertising, communications and marketing at all levels.

Achieved a competitive edge and highly profitable operations for this leading global executive recruiting and consulting firm. Built on a successful career in the creative disciplines to grow the company into a worldwide leader, placing advertising, marketing, and other creative executives in highly coveted positions across four continents. Worked closely with clients in creating the strategies, systems, and tools to evaluate and select effective hires. Combined breakthrough leadership with industry acumen to direct the seamless execution of day-to-day activities, ensuring robust, long-term growth.

Screenvision Cinema Network, New York, NY 1994 – 1998, VP Corporate Communications and Marketing

The innovation leader in cinema advertising and U.S. sponsor of the Cannes Intl. Advertising Festival.

Enhanced the effectiveness of the creative cinema advertising solutions through expert management of all corporate identity and public relations activities.

Lintas New York, Senior Vice President, Director of Creative Services, 1991-1994
DDB New York, Vice President, Director of Creative Services, 1977-1991

MS, Childhood Education, College of Staten Island, CUNY 2010
BA, Communication Arts (specialization in TV Production), Loyola University, Chicago, IL 1977

St. Augustine Art Association Board of Directors (2022), Life Member of STAAA, Chair of Shows Receiving, facilitator of Plein Air Week. (Since 2015)

St. Johns County Library Board Advisor, 2016-2024

Advertising Women of New York Board of Directors 1984 – 2000

A Staten Island Ferry Tale, Xlibris, October 2006

- Part of the permanent collection at the John Noble Museum on Staten Island.

Caleb Takes a Ride on the Ferry, Amazon, ASIN: 1466391588, October 2011

Haikus for St. Augustine, Amazon, ISBN 9798839236981, ASIN: BoB5KV4D14, July 5, 2022

Haiku Odes to Artists, Amazon, ISBN 9798836624927, ASIN:BoB47LMTBY, June 16, 2022

George Washington, the Road to the Presidency, Work in progress.

- <http://georgewashingtonroadtopresidency.blogspot.com/2010/09/1st-draft-unfinished.htm>

My Poem

by Catherine Avery St. Jean

In St. Augustine, Anastasia Island's shore,
I find my solace, where creativity does soar.
An artist, writer, poet, my passions unfold,
In the canvas of life, my stories are told.

As Advertising Director, once I strode,
Through realms of creativity, my talents flowed.
A retired chapter, now my heart's desire,
To paint my dreams with colors that inspire.

A Master's in education, a journey I embraced,
Nurturing young minds, their spirits I chased.
Guiding them with love, a teacher's tender care,
Leaving seeds of wisdom, like blooms in the air.

On St. Johns Library Board, my voice I lend,
To spread the gift of knowledge, I contend.
And on Art Association's Board, I stand,
A visionary advocate, with brushes in hand.

In St. Augustine's embrace, my story's writ,
With every breath, my spirit's fully lit.
A life enriched, with passions to explore,
An autobiographic tale, forevermore.

Catherine Avery St. Jean

Eclipse Haiku

by Catherine Avery St. Jean

Veil of night at noon,
Sun and moon in silent dance,
Day whispers to stars.

A Farewell to the Library Board

by Catherine Avery St. Jean

For eight long years, we stood the fight,
For libraries bright and hours of light.
We sought more space, more books, more hands,
For every child in all the lands.

Through COVID's storm, we braved the tide,
And kept the doors of knowledge wide.
A World Golf Village dream once near,
Promised, paused, then disappeared.

But Hastings found a brand-new way,
Moved and ready for its day.
With Parks, we forged a lasting bond,
Two hubs to grow, to share beyond.

In Nocatee, a full library will bloom,
A place for learning in every room.
As I depart, on terms of peace,
The work goes on, it shall not cease.

So, here's my rhapsody, my fond goodbye,
To books, to dreams that never die.
I leave with pride, with hope renewed,
Our future bright, our fight pursued.

Library vs. Parks

by Catherine Avery St. Jean

St. Johns County creates community centers,
Parks and Library, becoming epicenters,
In unity, Parks and Library show,
How community and wisdom grow.
A beacon of collaboration and delight,
In our county, a guiding light.

My September 11th

by Catherine Avery St. Jean

From perfect blue, the nightmare fell,
On the 8:00 ferry, the world seemed well.
By 8:46, the North Tower bled,
Clouds and birds—strange sights overhead.

In my office, the news hit hard,
The South Tower fell, the city scarred.
I fled on foot, through ash and fear,
Manhattan burned, the end was near.

Subways stopped, phones were dead,
I joined the crowd and in silence we fled,
Through ash and smoke, the living dead,
Toward the Ferry, my heart like lead.

Coast Guard led us through the gloom,
As I watched my city meet its doom.
The smell remains, the loss still near,
Every year, I face that fear.

The Place to be Cool

by Catherine Avery St. Jean

In the heart of summer, where the sun blazes bright,
A sanctuary of stories, a haven of light.
The library stands, a cool retreat,
A refuge from the midday heat.

So, come in from the sun, find your place,
In this timeless refuge, a sacred space.
For in the library's quiet, cool embrace,
Summer's enjoyment is found in the bookcase.

AUGUST

by Catherine Avery St. Jean

August creeps with heavy air,
Muggy heat, a weight to bear.
The air is thick, it clings like glue,
In every breath, the warmth seeps through.

Yet in this haze, a change spins,
As summer fades and school year begins.
Classrooms hum with voices new,
As pencils sharp, and plans renew.

A time of sweat and growing pains,
Of new beginnings, fresh terrains.
For in the midst of summer's end,
New Chapters start, and hearts transcend

Ode to Kay Burtin

by Catherine Avery St. Jean

Oh, Kay Burtin, a legend beyond compare,
In gratitude we stand, applause fills the air
A leader, protector, with wings you've unfurled,
Enriching lives, creating a cultured world.

With laughter and humor, you nurtured the seed,
The Art Association, it's through your lead.
The canvas of growth, under your watchful eyes,
A legacy built, reaching infinite skies.

Your sister's words, a tribute so sweet,
"Protector of arts," your journey complete.
The face of the Association, forever you'll be,
Champion of culture, for all to see.

Through years of devotion, you've sculpted a dream,
A collection, a treasure, a vibrant art stream.
A gift of original works, your heart's true reflection,
Hundreds and more, a boundless connection.

A face of the Art Association, you stand tall,
Guiding with grace, inspiring one and all.
Your hard work and passion, a gift to us all,
Enhancing our culture, lifting us from the fall.

The City recognized, with honor so grand,
For enriching our lives across this land.
The order of La Florida bestowed unto you,
A life of significance and heart true blue.

Through the years you've labored, unselfish and kind,
A leader, a protector, in the art world you shine.
A legacy of service and always so elegant,
In St. Augustine, your impact is evident.

For Christine, A Master

by Catherine Avery St. Jean

In halls of wisdom, she walks with grace,
A beacon of knowledge in this scholarly place.
With books as her allies, and words as her art,
She inspires young minds, igniting their heart.

In a high school classroom, she's a guiding star,
Teaching Shakespeare's sonnets and stories afar.
Her passion for language, vivid and keen,
Shapes future poets and writers, yet unseen.

Amidst her dedication, a new journey she weaves,
Chasing her Master's, like autumn's golden leaves.
In the quiet of night, under the moon's gentle gleam,
She delves into studies, following her dream.

With each page she turns, her wisdom expands,
Mastering theories with skillful hands.
Balancing roles, with grace and might,
An educator by day, and the rest by night.

Her journey's a testament to her enduring zeal,
A role model, a mentor, her impact is real.
For in seeking more knowledge, she quietly shows,
The power of learning, and how it beautifully grows.

So, here's to Christine with dreams vast and deep,
Climbing mountains of knowledge, slopes so steep.
Fulfilling her quest for her Master's, her spirit does shine,
A testament to learning, timeless and divine.

The Elopement

by Catherine Avery St. Jean

In clandestine whispers, two hearts conspire,
A love forbidden, burning with desire.
They yearn to break free from societal chains,
And embark on a journey where freedom remains.

Their souls entwined, they plan their escape,
A secret elopement, a risk they'll take.
Under the moon's watchful, guiding light,
They'll surrender to love, away from prying sight.

In the cloak of night, they steal away,
Hand in hand, towards a new dawn they sway.
Through meadows and valleys, they find their way,
Bound by devotion, they'll seize the day.

The world unaware, their hearts set a glow,
United in love, they vow to never let go.
Whispered promises, exchanged in sacred vow,
They embark on a future, together, here and now.

With courage as their guide, they face the unknown,
Building a life where their love will be shown.
Through trials and triumphs, their bond will endure,
For their elopement was a love that was pure.

In the depths of their hearts, a tale unfolds,
Of two souls who broke free, their love untold.
An elopement, a testament to love's decree,
A whispered union, forever they'll be.

MY STATEMENT

I moved to St. Augustine in 2012 from New York City, seeking a more peaceful, fulfilling life away from the pressures of the urban landscape. The moment I first drove through this charming city in November 2011, I was captivated by its beauty, European feel, and the sense of history that surrounded me. By January 1, 2012, my partner and I had relocated, and by February we had purchased our home, knowing we had found our new sanctuary.

Living in St. Augustine has been a transformative experience. The vibrant arts scene, the stunning natural surroundings, and the rich cultural heritage have inspired me in ways I never imagined. I've reconnected with my passion for painting, taking up kayaking in Salt Run, biking along the beach, and delving back into the creative process.

I joined the St. Augustine Art Association in 2014, where I have been active since 2015 as the Chair of Receiving for exhibitions. In 2016, she helped relaunch the Plein Air Paint Out, which has since become a celebrated event for artists and art enthusiasts and joined the Board of Directors in 2022. Catherine has also dedicated eight years to the St. Johns County Library Advisory Board, championing library initiatives across the county.

I credit my participation in the annual Poetry Contest hosted by the Cultural Council with sparking my love for Haiku. What began as an exploration of this ancient form blossomed into two published collections: *Haiku Odes to Artists* and *Haikus for St. Augustine*. Both books celebrate creativity, inspiration, and the spirit of this remarkable city. The latter is a collection of poems designed to help visitors and remind residents of the gems of St. Augustine, the nation's oldest city.

Writing is an essential part of my life, and I believe poetry has a unique ability to connect people with the places, memories, and emotions that shape us. As Poet Laureate, I would seek to honor St. Augustine's rich history, celebrate its vibrant arts community, and deepen the connection between its residents and the cultural landscape. Through poetry, I would aim to capture the soul of St. Augustine—its past, present, and future—and share that vision with others.

I am deeply committed to serving my community, and as Poet Laureate, I would be honored to represent the voice of St. Augustine, while continuing to foster creativity, exploration, and a sense of belonging among its residents.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: December 20, 2024

RE: Notification of one (1) vacancy – BOARD OF TRUSTEES, ST AUGUSTINE
POLICE OFFICERS' RETIREMENT SYSTEM

Notification is being made to the Commission regarding one (1) vacancy on the St. Augustine Police Officers' Retirement System, Board of Trustees. The vacancy is due to the resignation of Mary Jane Liles. The term will expire September 30, 2028.

Requests for applications was placed in the St. Augustine Record, in accordance with Board advertising policies, and posted on the City's website.

Attached is the current Board roster, along with a profile of the qualifications, duties, and responsibilities.



Darlene Galambos
City Clerk

xc: Clerk's Office

BOARD OF TRUSTEES **ST. AUGUSTINE POLICE OFFICERS' RETIREMENT SYSTEM**

Meets Quarterly, 4th Wednesday of Feb., May, Aug., and 3rd Wednesday of Nov. at 3:00 p.m.
Communications Conference Room, 2nd Floor, Lobby "B" City Hall

<u>Board Member</u>	<u>Contact information</u>	<u>ELECTED</u>	<u>*4-Year Terms Expires</u>
Ryan Rado Police Representative	Police Department P.O. Drawer 1950, 32085-1950 904-825-1074 rrado@staugpd.com	09/2023 Re-elected 08/25/2021 Re-elected 04/19/21 Fill Vacancy	09/30/2027
Spencer Bryant, Secretary/Treasurer Police Representative Vice-Chairperson	Police Department P.O. Drawer 1950, 32085-1950 904-825-1092 sbryant@staugpd.com	09/2024 Elected	09/30/2028
<u>APPOINTED</u>			
Daniel Hilbert <i>Attorney Secretary</i> <i>*Appointed 2/9/15 & 10/22/18, ran for judge 11/20 Elect. creating a vacancy & re-appointed on 12/14/20</i>	1030 N. Ponce De Leon Blvd., 32084 904-252-4988 dkhilbert@gmail.com	09/09/2024 Re-Appointed 09/26/2022 Re-Appointed 12/14/2020 Re-Appointed	09/30/2028
VACANCY			09/30/2028
Steve Fricke Board Appointed 5 th Member Chairperson	P.O. Drawer 1950, 32085-1950 fristeve@yahoo.com	09/11/2023 re-appointed 08/25/2021 Re-Appointed 02/17/2017 Fill Vacancy	09/30/2027

***ORD 2024-31/102824 – Amends Chapter 20, Section 20-223, extending the term limits for members of the Board of Trustees from 2 years to 4 years**

CONSULTANTS

Thomas H. Jensen
Plan Administrator
2636 Augusta Drive N.
Clearwater, Florida 33761
727-492-3852
tjensenpension@gmail.com

Gabriel, Roeder, Smith & Company (GRC)
One East Broward Blvd.
Suite 505
Ft. Lauderdale, FL 33301
954-527-1616
FAX 954-525-0083
theora.braccialarghe@grsconsulting.com

Updated 12/19/2024

BOARD OF TRUSTEES

St. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM

Authorization:	City Charter, Article X, Police Officers Retirement System.
Number of Members:	Five 5
Terms of Office:	Elected and appointed members – four (4) year terms.
Appointment:	Two 2 legal residents appointed by City Commission; two 2 elected by the Police Officers; and one 1 selected by previous four 4.
Qualifications:	None stated in ordinance
Duties:	The general administration, management, and responsibility for the proper operation of the retirement system, including administration of investments and disbursements, and for construing and making effective the provisions thereof.
Attendance:	Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance instead states <u>“Member of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the City Clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard”</u>
Meetings:	Quarterly – 4 th Wednesday of February, May, August, And 3 rd Wednesday of November.

CITY OF ST. AUGUSTINE

City Commission Special Meeting
Monday, December 2, 2024

The City Commission met in formal session Monday, December 2, 2024, 7:30 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: Jon DePreter, Commissioner- Elect
David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence and Commissioner Horvath led the pledge of allegiance.

2. General Public Comments

The Commissioners heard from the following members of the public:

(None)

3. COMMENTS BY CURRENT SITTING COMMISSION

Mayor Sikes-Kline recognized Commissioner Horvath's contributions and service to the City over the past twelve years.

Commissioner Springfield thanked Commissioner Horvath for all her hard work and dedication to the City.

Commissioner Garris thanked her for contributions to the City and wished her well in her next chapter.

Commissioner Blonder thanked her for being a mentor and thanked her for working hard for the City.

Commissioner Horvath thanked everyone for their kind words. She thanked the citizens, commissioners, and staff for their support.

4. OATHS OF OFFICE

Melissa Wissel, Communications Director, introduced the Honorable Judge Alexander Christine to administer the Oaths of Office.

4.A. Mayor Sikes-Kline

Judge Christine delivered the Oath of Office for Mayor Sikes-Kline.

Mayor Sikes-Kline was accompanied by her family.

4.B. Commissioner Barbara Blonder

Judge Christine delivered the Oath of Office for Commissioner Blonder.

Commissioner Blonder was accompanied by her family.

4.C. Commissioner Jonathan DePreter

Judge Christine delivered the Oath of Office for Commissioner DePreter.

Commissioner DePreter was accompanied by his family.

5. ELECTION OF VICE MAYOR

Mayor Sikes-Kline opened the floor to nominations for the position of Vice Mayor.

MOTION

Commissioner Springfield **MOVED** to nominate Commissioner Blonder as **VICE-MAYOR**. The motion was **SECONDED** by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, DePreter, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

6. COMMISSION POLICIES AND PROCEDURES

6.A. Resolution 2024-41: Discussion and adoption of the operating policies, reorganization rules, and procedures of the City of St. Augustine City Commission (A. Owen, Assistant City Attorney)

April Owens, Assistance City Attorney reviewed Resolution 2024-41.

Mayor Sikes-Kline requested a few modifications which were as follows:

- Change Section 4 in the Resolution to match the title of exhibit C 'Meeting Procedures'
- Section 7 of the Resolution should reference "Exhibit F"

MOTION

Commissioner Blonder **MOVED** to Pass Resolution 2024-41 with the modifications. The motion was **SECONDED** by Commissioner Springfield.

VOTE ON MOTION:

AYES: Blonder, Springfield, DePreter, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

7. CLOSING COMMENTS BY CITY COMMISSIONERS

(None)

8. CLOSING COMMENTS BY MAYOR

8.A. Poetry Reading by Poet Laureate Norma Sherry

Norma Sherry, Poet Laureate read her poem.

9. Adjourn

There being no further business, the meeting was adjourned at 8:11 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, December 9, 2024

The City Commission met in formal session Monday, December 9, 2024, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakryd, Director, General Service
Amber Foschaar, Grant Administrator
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Recording Secretary

MOMENT OF SILENCE and PLEDGE OF ALLEGIANCE

Mayor Sikes-Kline requested a moment of silence and Vice-Mayor Blonder led the pledge of allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Mayor Sikes-Kline **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Commissioner Springfield and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

3.A. Certificate of Recognition: Recognizes the City of St. Augustine Fire and Police Department employees and the National Park Service for the life-saving event at the Castillo de San Marcos on September 14, 2024. (J. Michaux, Police Chief)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Scott York
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1. PREVIEW OF UPCOMING COMMISSION MEETINGS.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE:

Ordinance 2024-34: Amends the Zoning Designation of 30.15 acres of property from City of St. Augustine Industrial and Warehousing (IW) to City Planned Unit Development (PUD) at 404 Riberia Street

CA.3. REMINDER OF UPCOMING MEETINGS:

- January 13, 2025, 5:00 PM–Regular City Commission Meeting
- January 27, 2025, 3:30 PM–Community Redevelopment Agency Meeting
- January 27, 2025, 5:00 PM–Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- October 28, 2024–Regular City Commission Meeting
- November 12, 2024–Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- 284 W. King Street and 0 N. Whitney Street-David Masony
- 211 Alerto Street-Bradley J. Priester and Cheryl L Priester

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION.

(COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING): NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

Certificate of Appreciation for Sister Yvonne Nicholson in recognition of her leadership, dedication and commitment to serving the community. (C. Garriss, City Commissioner)

CA.8. Advancement of the Forson Family for selection as the recipient of the 2025 De Aviles Award. (M. Wissel, Communications Director)

End Consent Agenda

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Springfield MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner DePreter and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(None)

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

(None)

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

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2024-34: Amends the Zoning Designation of 30.15 acres of property from City of St. Augustine Industrial and Warehousing (IW) to City Planned Unit Development (PUD) at 404 Riberia Street. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director reviewed the Ordinance.

James Whitehouse, representative for the applicant, presented a brief overview of the project.

Commissioner Springfield noted there could be an increase in vehicular traffic but felt that would not have a massive impact on the area. He said he was in support of the project.

Commissioner Blonder asked if the landscape plan in the staff report was the one that was proposed for approval. She asked for certainty that the project would use the native plants.

Mr. Whitehouse confirmed that native plants would be used.

Commissioner Blonder said in the rendering, there were locations where permeable pavers were shown. She said for parking, driving, and pedestrian walkways she was advocating for permeable pavers.

Mr. Whitehouse asked what particular areas were being referred to.

Commissioner Blonder said any area where there was a potential impermeable surface where flooding occurred often. She said she wanted more filtration and storage of water to help reduce those impacts.

Mr. Whitehouse replied that a lot of the area was finished; however, some of the buildings were being renovated. He said the surfaces were either hard packed such as the boat storage area on the south end, which they wanted to improve, but did not intend to install new material. He asked if any new material were installed did Commissioner Blonder want permeable pavers.

Commissioner Blonder said she was advocating for permeable pavers throughout the site, not just in new locations. She said the entire site was being beautified and from the contextualization provided and there were many permeable surfaces at ground level.

Commissioner DePreter noted his ex parte communication and advised he had reviewed the Planning and Zoning Board discussion on the project. He said he was in support of the project moving to second reading. He asked about the storm water clarifications and if that information would be available at second reading.

Mr. Whitehouse said there was a berm that was intended to be installed on the southwestern end of the property with a retention pond to help retain the water to avoid it from entering the marsh. He said they were working with the Water Management District. He said they did not have the final permits and those were unrelated to the PUD, but that was the intent. He said the documents may be available but was unsure.

Commissioner DePreter asked for any information they had be provided at the

next meeting. He asked for more details on the property related to the Border Patrol.

Mr. Whitehouse stated that that property was not within the PUD, although, they owned it. He said it was separated from the PUD as it was a safety issue. He said this was closed property and within the lease it was to be protected for the Border Patrol and Customs Agency. He said there were no improvements to this piece of property as part of the PUD.

Commissioner Garris confirmed there would not be a restaurant nor condos on the property, and the main reason for the PUD was to increase the height of the buildings to fifty feet.

Mr. Whitehouse replied in the affirmative.

Mayor Sikes-Kline stated she was concerned with the use of the clubhouse.

Mr. Whitehouse said on the site plan this was for Marina use plus a ship store. He noted this was mainly for showers, lockers, restroom facilities and part would be for the parts store use for patrons repairing their vessel. He said the patio was a staging area and no special events would be allowed on the patio. He said it was staging of vessel when entering and leaving the property.

Mayor Sikes-Kline said the patio area could be a good place for permeable pavers as it was 800 square feet. She suggested clarifying the permitted accessory use language and notate that the clubhouse was related to the marina operations. She asked if there had been a neighborhood meeting.

Mr. Whitehouse agreed he could update the language about the Clubhouse. He said there was a neighborhood meeting held at the Galimore Center and the main concern from the neighborhood was if there would be condos or a hotel. He confirmed that would not take place.

Mayor Sikes-Kline said she was in favor of moving this to second reading for public hearing. She said this would be a great impact to the maritime economy and very positive.

Commissioner Blonder clarified that the applicant was requesting an entitlement to increase the height from thirty-five feet to fifty feet and some setback changes. She said if those entitlements were granted, they would be giving up the ability to have a hotel, motel, full-service restaurant, special event venues, significant reduction in the intensity of allowable uses, and a reduction in maximum lot coverage from 80% to 50%. She reiterated the encouragement of using permeable pavers throughout the site.

Ms. Skinner replied in the affirmative.

Mayor Sikes-Kline said this was one of the better PUDs with the defined deviations from the City Code as it made it very clear to the Commission and the community what was being requested.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2024-34 on first reading and moved to second reading. The motion was SECONDED by Commissioner Springfield.

Isabelle Lopez, City Attorney, read the Ordinance.

ORDINANCE NO. 2024-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 30.15 ACRES OF PROPERTY LOCATED WEST OF RIBERIA STREET AND SOUTH OF CERRO STREET IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF CITY OF ST. AUGUSTINE INDUSTRIAL AND WAREHOUSING (IW) TO THE CITY

CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Springfield, Garris, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2024-44: Authorizes a utility work agreement between the Florida Department of Transportation (FDOT) and the City of St. Augustine for utility work to be completed by FDOT's contractor as part of the project's construction. (S. Slaughter, Director Utilities & Public Works)

Stephen Slaughter, Utilities and Public Works Director reviewed the Resolution.

MOTION

Commissioner Springfield **MOVED** to pass Resolution 2024-44. The motion was **SECONDED** by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, DePreter, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2024-45: Adopts a statewide mutual aid agreement with the Florida Division of Emergency Management for emergency aid and assistance in the event of a disaster or emergency. (C. Aviles, Fire Chief)

Isabelle Lopez, City Attorney reviewed the Resolution.

Commissioner Springfield said he understood the purpose of it but was concerned that the state would become the

authority over the City's firemen and policemen.

Ms. Lopez replied that under state statute when the governor declared a state of emergency, they had that authority under state law. She said this agreement did not give authority to the state, but it was intended to be for the state agency to be used as a clearinghouse to help other local governments with their needs.

Commissioner DePreter felt the Resolution had been clearly stated.

MOTION

Commissioner DePreter **MOVED** to pass Resolution 2024-45. The motion was **SECONDED** by Commissioner Blonder.

VOTE ON MOTION:

AYES: DePreter, Blonder, Garris, Springfield, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.3. Resolution 2024-46: Continues the Florida Inland Navigational District (FIND) Waterways Assistance Program for the Salt Run Navigation Channel Maintenance Dredging. (A. Foschaar, Grant Administration Coordinator)

i. Approval of Resolution 2024-46 for FIND Waterways assistance program to receive grant funding to continue the multi-phased maintenance dredging project for the Salt Run Navigation Channel.

ii. Approval of the Interlocal agreement with the St. Augustine Port, Waterway & Beach District (SAPWBD) to receive grant funding.

Amber Foschaar, Grants Administrator reviewed the Resolution.

Mayor Sikes-Kline said this was for maintenance.

Ms. Foschaar said this was for an additional 6,000 cubic yards of spoils.

Commissioner DePreter said he was very aware of this as it had been done in his neighborhood for some time. He thanked Carl Blow for being the Florida Inland Navigation district representative and also those at Port and Waterway.

MOTION

Commissioner DePreter MOVED to pass Resolution 2024-46. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: DePreter, Sikes-Kline, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

MOTION

Commissioner Springfield MOVED to APPROVE the Interlocal agreement with the St. Augustine Port, Waterway & Beach District. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: Springfield, Blonder, DePreter, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

(None)

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Approval of the 2025 City Commission meeting and holiday schedules. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk reviewed the 2025 City Commission Schedule and the Holiday schedule.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the 2025 City Commission and Holiday Schedule. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

12.B. Request for Two (2) Appointments-Civil Service Board. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk requested two appointments for the Civil Service Board. She said these positions were advertised as required and applications received were from the current members Steven Moranda and Loren Lueders, who were eligible for reappointment.

MOTION

Commissioner Springfield MOVED to approve the two applicants. The motion was SECONDED by Commissioner Garris and APPROVED BY UNANIMOUS VOICE VOTE.

12.C. Notification of term expiration for the City of St. Augustine Poet Laureate. (D. Galambos, City Clerk)

Darlene Galambos, City Clerk advised the Commission of the term expiration for the Poet Laureate. She said the term would end January 13, 2025, at which time new applications would be provided for consideration.

Commissioner Springfield said he was uncomfortable selecting a poet. He

suggested having a group of experts reduce the number down to two or three for the Commission to consider; similar to how the art piece was selected.

Commissioner DePreter asked how many applications had been received.

Ms. Galambos replied that as of now, there was one.

Commissioner Garris suggested having the current poet laureate write a poem for Arbor Day, that way there was no rush to select a new one. She said writing a poem for Arbor Day could be her last duty.

Commissioner Blonder agreed with Commissioner Springfield but felt the Commission had made a good choice and wanted to recognize the City's first poet laureate, Norma Sherry for the great work she had done. She said she was in support of the current process.

13. ITEMS BY CITY MANAGER

David Birchim, City Manager replied to public comment and noted there would be a full report in relation to Nights of Lights (NOL) in February to assist with appropriate changes. He said the report would be compiled from the different departments that assist with NOL within the City. He understood there was a deficiency in public restrooms, and that was the reason for porta potty's on Light up Night!; however, those were removed to not have them in the plaza, but understand the need for them. He said the hours of the restrooms at the Visitors Information Center and at the Casa Del Hidalgo were extended during the Night Life Ordinance process. He said the public restroom at the Florida Cracker hours could be addressed. He said the lighting study requested during the Night Life Ordinance was recently completed and would be provided in the new year to show where pedestrian lighting was needed for safety.

Mr. Birchim advised that the tentative date for the update for the noise ordinance was January 27, 2025, meeting. He said during this meeting, it would be introduced to the community and commissions and if the Commission chose to move forward, public outreach would begin.

14. Items by Mayor and Commissioners

Mayor Sikes-Kline said she was concerned with pervious surfaces and native plants related to PUDs and rezonings. She said those policies should be memorialized for City projects, whereas it may not be enforceable for applicants or City Code, the City could follow these regulations. She proposed those policies in resolution form and present them as there were some projects coming up and having those policies in place could be useful.

Mr. Birchim said that could be incorporated into the contracts for landscaping plan funded this fiscal year for the downtown area, for the part north of town where San Marco and US1 meet, and at the Zora Neal Hurston Park.

Mayor Sikes-Kline stated there was a median project was in progress.

Mr. Birchim replied that the median on US1 was funded by Florida Department of Transportation (FDOT) for landscaping and native landscaping could be incorporated.

Mayor Sikes-Kline said there were several PUDs in process currently and this would not apply; however, in the future she proposed a super majority vote for a PUD. She stated she had spoken to Ms. Lopez, City Attorney regarding the issue. She said the reason for the change was it would provide more leverage as PUDs impacted the City more than anything else. She said this could help protect the history of the city and limit the overgrowth of commercial activity. She said if the commission was in agreeance, she wanted staff to develop previsions and let the commission review

the information and decide on how to proceed.

Commissioner Blonder was in agreement and thought it was a tool that could be used to help protect the character of the City.

Commissioner DePreter said he would need ample time to think about making the change. He said either having the super majority or tightening the criteria but either way he was willing to listen.

Commissioner Garris agreed and felt there should be tighter provisions in advance. She said she was in support to review what staff could develop.

Commissioner Blonder asked if there could be a template for PUDs and deviations for the packet and for them not to be accepted by Planning and Zoning until those items were met.

Commissioner DePreter said there were many applications reviewed by the Planning Board and the clearer the application, the easier it was for them. He said the Board often encouraged the applicants to clearly define and show what they were requesting. He said he was hesitant to change the whole process but was willing to explore more communication of the project.

Ms. Lopez said she would provide at the next meeting more information regarding super majority. She said any big changes to the code or zoning would take more time and was a process.

Commissioner DePreter thanked the City Manager and Staff for the tour of the City.

Commissioner Garris was concerned with how public comment was handled. She thought the commission should be allowed to address the comments made by the public. She felt they should be able to provide feedback to the citizens to make them feel heard. She thanked the

Information Technology (IT) for their assistance this week.

Commissioner Springfield said the NOL traffic was busy, and the restrooms were an issue. He said the City did not make a lot of income from NOL except by parking and very little in taxes. He said it was great for businesses and employees, but the City was having a hard time keeping up with the tourist that came through and felt more money needed to be contributed but he was unsure where the funds would come from. He suggested during NOL, Hypolita Street and Treasury Street should be closed and not allow vehicular traffic. He felt the Christmas Parade was well done but thought next year the Commissioners should be in the parade and felt this should be considered. He said the webinar from the Florida League of Cities was good as it was the kickoff to the legislative session. He thanked the Fire and Police Departments for all their hard work and dedication.

Commissioner Blonder agreed that flashing lights proposed during public comment should be installed if able to accommodate as it was a dangerous area.

Mr. Birchim advised that this road was owned by the City and it would be discussed by staff.

Commissioner Blonder noted she ran for commission uncontested and won her seat; however, did not have the chance to express her priorities this term. She said she would focus on continuous sustainability and resiliency in the City. She requested an update on the Conservation Acquisition applications.

Mr. Birchim replied that the appraisals had been received for the properties that had been reviewed by the commission and more information would be provided to the commission in January.

Commissioner Blonder continued and noted an email regarding the San

Sebastian water quality and suggested having a water quality awareness campaign to remind everyone this was an ongoing stewardship that everyone could be a part of. She asked if there were water incentive programs and if there could be a deliberate attempt for stormwater improvement for property owners and businesses. She said after Light Up Night! she enjoyed engaging the residents as she was walking. She said this interaction was magical and felt it should happen more often. She said this kind of interaction would happen more often on pedestrian streets.

Mayor Sikes-Kline agreed that closing streets during NOL could be beneficial.

Mr. Birchim replied that was going to be part of the February presentation.

Mayor Sikes-Kline said that was a great suggestion and movement in the right direction.

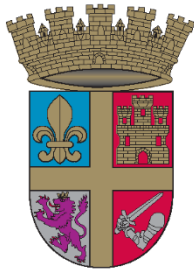
15. Adjournment

There being no further business, the meeting was adjourned at 6:37 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, Arbor Day began in 1872 with the planting of more than one million trees in Nebraska, and is observed in St. Augustine as well as the rest of the state of Florida each year on the third Friday in January, and

WHEREAS, the planting and nurturing of trees cuts heating and cooling costs, moderates temperatures, cleans the air, produces oxygen, reduces erosion and provides habitat for wildlife, and

WHEREAS, trees are renewable resources as well as providing paper, wood for our homes, fuel for our fires and countless other products, and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, St. Augustine has been recognized as a Tree City USA by the National Arbor Day Foundation for forty-two years, and is committed to continuing its tree planting program, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

*NOW, THEREFORE, the City Commission of the City of St. Augustine, does hereby proclaim Friday, January 17th, 2025, as **ARBOR DAY** in the City of St. Augustine, and urges all citizens to support efforts to protect our trees and woodlands, to support our City's urban forestry program, and to plant trees to bring joy to the heart and promote the well-being of present and future generations.*

IN WITNESS WHEREOF I hereunto set my hand and do cause the Seal of the City of St. Augustine, Florida, to be affixed this 17th day of January in the year of our Lord two thousand and twenty-five, in the four hundred and fifty-ninth year of the founding of St. Augustine, the Nation's Oldest City

Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim, City Manager
Isabelle Lopez, City Attorney

DATE: 12/20/2024

RE: Consent Item for January 13, 2025 Commission Meeting
Approval of Interlocal Agreement Between City of St. Augustine and St. Johns County
Regarding Maintenance for Roadway, Utilities, and Drainage Improvements on West King Street

The South Whitney Street Box Culvert and West King Street Flood Mitigation project (DR-4283-87-R) was awarded grant funding for Phase I (Surveying, Engineering, Design and Permitting) and Phase II (Construction) from the Federal Emergency Management Agency (FEMA) through the Hazard Mitigation Grant Program (HMGP). The proposed project will improve drainage of the box culvert under South Whitney Street to alleviate flooding and to provide a higher level of flood protection for a portion of South Whitney and West King Streets. This will be accomplished by raising the existing streets above the base flood elevation (BFE) and increasing the size of the existing box culvert. These changes will reduce upstream flooding and allow these streets to remain open during and after storm events. This grant is administered through the state (Florida Department of Emergency Management –FDEM).

The County maintains the portion of the West King Street right-of-way from the western boundary of the City of St Augustine to its intersection with U.S. Highway 1 and the City of St Augustine maintains potable water and sanitary sewer utilities within the right-of-way of West King Street. During Hurricane Matthew and Hurricane Irma, portions of West King Street adjacent to South Whitney Street were submerged with flood waters. Both the County and City of St Augustine will benefit from the reduction in flooding.

This agreement provides for the County and the City of St Augustine to share the cost of the local match for the FEMA HMGP Grant. Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities. The County approved and executed the Interlocal Agreement on December 3, 2024. The City is now presenting this to its Commission for consideration for approval and execution.

If you should have any questions, please do not hesitate to ask.



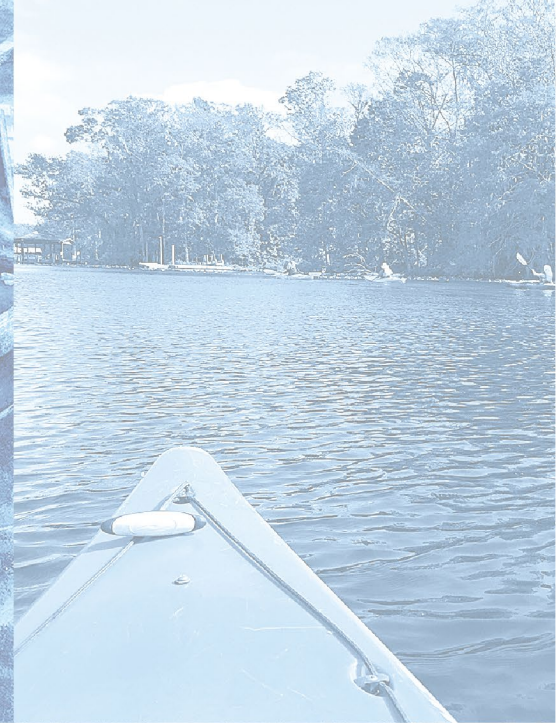
Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works Department

Attachment: Interlocal for Execution
cc: City Attorney & Department Heads

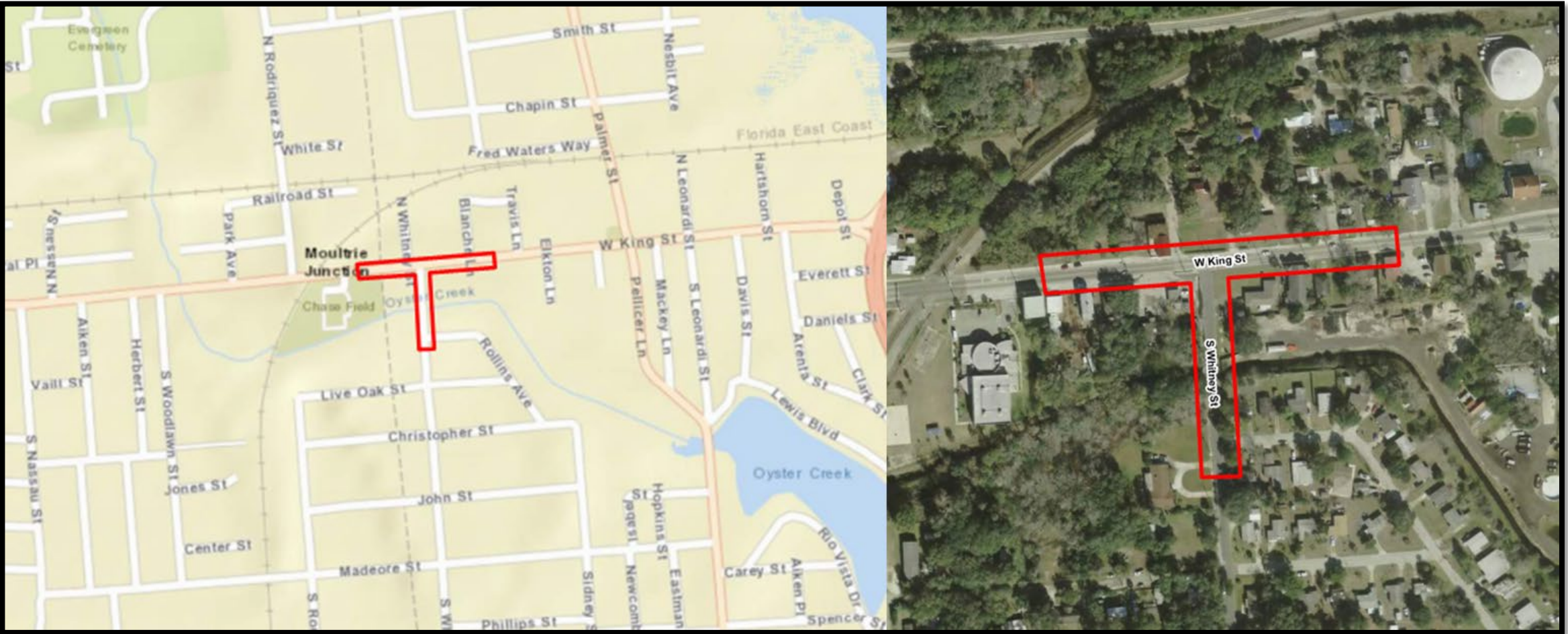


Interlocal Agreement between City of St.
Augustine & SJC regarding the
Improvements on West King Street & South
Whitney

sjcfl.us



South Whitney & West Kings Street



Project Scope

- ❖ **Project Goal:** *Make South Whitney Street and West King Street passable during the FEMA 100-Year Flood Event**

*Roads are currently local evacuation routes and have been flooded in past major storms

- ❖ **Drainage Structures:**

- ✓ Double the size of the box culvert under South Whitney Street
- ✓ Construct a new stormwater conveyance system (drainage inlets, manholes, yard drains etc.) along South Whitney Street and West King Street
- ✓ Utility Adjustments

- ❖ **Roadway**

- ✓ Elevate South Whitney and West King Streets to minimum of 7.0 feet
- ✓ Reconstruct existing sidewalks

Project Information

- ❖ Funded through FEMA's Hazard Mitigation Grant Program (Hurricane Matthew, Project No. 4283-87-A)
- ❖ Project Schedule – Begin construction 2025, end Spring 2026

Budget for South Whitney West King Street Drainage Improvement Project (HMGP 4283-087-A)				
Description	Total Project Cost	Federal Cost	Non-Federal Cost	
	(Federal + Non)	(FEMA)	(COSA)	(SJC)
Engineering & Design Services (Phase 1 - Design)	\$233,139.00	\$144,854.25	\$88,284.75	\$0.00
CEI and CA Services (Phase 2 - Construction)	\$299,746.30	\$0.00	\$299,746.30	\$0.00
Construction - (Phase 2 - Construction)	\$1,884,667.70	\$1,310,925.00	\$323,742.70	\$250,000.00
TOTAL	\$2,417,553.00	\$1,455,779.25	\$711,773.75	\$250,000.00

Interlocal Agreement Information

- ✓ City proposing to take over new drainage added on West King Street
- ✓ County continue to maintain drainage infrastructure (outside of the project limits) and road
- ✓ City continue to maintain existing utilities
- ✓ City proposing to handle drainage easements needed
- ✓ County to issue Right of Way Permit pending acceptance of Interlocal Agreement
- ✓ County would contribute \$250,000 to go towards the construction costs for the project

Motion

- Motion to adopt Resolution 2024-_____, approving and authorizing the County Administrator, or designee, to execute and deliver an Interlocal Agreement between City of St. Augustine and St. Johns County, Florida, as authorized by Section 163.01, Florida Statutes, regarding maintenance for roadway, utilities and drainage improvements on West King Street.



**INTERLOCAL AGREEMENT BETWEEN
ST. JOHNS COUNTY AND THE CITY OF ST. AUGUSTINE
TO PROVIDE MAINTENANCE FOR ROADWAY, UTILITIES, AND
DRAINAGE IMPROVEMENTS ON WEST KING STREET**

This Agreement is made and entered into by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("COUNTY"), and the **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida ("CITY"):

WHEREAS the COUNTY maintains the portion of the West King Street right of way from the western boundary of the City to its intersection with U.S. Highway 1; and,

WHEREAS the CITY maintains potable water and sanitary sewer utilities within the right-of-way of West King Street; and,

WHEREAS, during Hurricane Matthew and Hurricane Irma, portions of West King Street adjacent to South Whitney Street were submerged with flood waters; and

WHEREAS, the CITY has initiated FEMA HMGP Grant project 4283-87-R to raise West King Street and install culverts and associated drainage structures along West King Street from South Whitney Street to U.S. Highway 1 to alleviate flooding in this area (the "Project"); and

WHEREAS the COUNTY and CITY agree that drainage improvements along West King Street will be beneficial to both parties and to the public; and

WHEREAS COUNTY and CITY agree to cooperate and use mutual resources to maximize the efficiency of the proposed Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the County and the CITY agree as follows:

A. LEGAL AUTHORITY.

1. This Agreement is entered into pursuant to the Florida Interlocal Cooperation Act of 1969, Section 163.01, *et seq.*, Florida Statutes, and pursuant to powers granted by law to the COUNTY and to the CITY.

B. MAINTENANCE AND REPAIR.

1. The parties agree that the COUNTY will continue to provide roadway and sidewalk maintenance and repair of West King Street within the CITY limits to its intersection with U.S. Highway 1.
2. The parties agree that the CITY will provide maintenance and repair of the culverts and associated drainage structures (including drainage structures within permanent easements) installed along West King Street from the first drainage structures located west of South Whitney Street to the drainage structures located

- on the west side of Travis Lane, as shown on the construction plans associated with the County right-of-way permit.
3. The parties agree that the COUNTY will continue to provide maintenance and repair of the culverts and associated drainage structures outside of this project's limits.
 4. The parties agree to mutually coordinate the schedule and implementation of any necessary construction activity, including but not limited to surveying, inspection, repair, replacement, or repaving.
 5. Each party will be responsible for the costs associated with their respective maintenance activity, subject to the following:
 - a. If the COUNTY right-of-way repairs require the relocation of CITY utilities, the COUNTY agrees to provide a reasonably equivalent location for CITY utilities within COUNTY owned or controlled right-of-way subject to CITY acceptance of the location which such acceptance shall not be unreasonably withheld.
 - b. The CITY is responsible for the costs associated with relocating its utilities, and the COUNTY is responsible for the costs associated with repairing and repaving the affected right-of-way.
 - c. If CITY utility repairs cause damage to COUNTY pavement or substructure, the CITY will be responsible for the costs associated with repairing the affected right-of-way.
 - d. If COUNTY right-of-way repairs cause damage to CITY drainage infrastructure or utilities, the COUNTY will be responsible for the costs associated with repairing the affected drainage infrastructure or utilities.

C. West KING ST./South WHITNEY ST. DRAINAGE PROJECT.

1. The CITY will provide plans, specifications, and designs for the PROJECT.
2. The plans, specifications, and design provided by CITY will identify necessary temporary construction and perpetual drainage easements, and perpetual access and maintenance easements needed for the PROJECT.
3. The CITY will secure easement rights for the project, assuming a willing seller and assuming approval of any necessary costs for securing the easements by the City Commission. Nothing herein is intended to imply that the City will consider eminent domain within the City's jurisdictional boundaries, nor compel the County to similarly take property via eminent domain in its jurisdiction. The easement documents will be provided as part of the right-of-way permit

application to the COUNTY. COUNTY will waive all fees associated with the right-of-way permit application fees for this project.

4. Nothing herein is intended to imply a delegation of the eminent domain authority of either jurisdiction, and COUNTY staff is not authorized to notice or negotiate eminent domain on behalf of the CITY, nor to imply a threat of condemnation related to this project.
5. The CITY professional staff and its consultants will be responsible for PROJECT design, as well as, permitting with all reviewing agencies, and any necessary noticing. The CITY will be responsible for contractor services, inspections, oversight and overall management of schedule and delivery of the PROJECT.
6. The parties agree to mutually coordinate the schedule and implementation of the PROJECT. CITY agrees to hold pre-construction meetings with COUNTY and consultants/contractors to coordinate operations, notices to the public and other necessary administrative matters. Thereafter, CITY agrees to provide routine updates to the COUNTY on the progress of the PROJECT.
7. The parties anticipate that all or portions of the PROJECT may be funded by qualifying grants, and CITY participation. The CITY will be responsible for compliance with the terms of any grant obtained for the PROJECT. The COUNTY agrees to cooperate with the CITY in its compliance with grant requirements. The COUNTY agrees to cost share 50% of the local match; County share of local match not to exceed \$250,000.

D. EFFECTIVE TERM.

1. The Term of this Interlocal Agreement will commence on the date this Agreement is signed by the later party executing same ("Effective Date") and shall continue until terminated by the parties in accord with the requirements of this Agreement. Should the CITY not be awarded the anticipated Phase II grant from FDEM/FEMA for construction of the contemplated improvements, CITY shall promptly provide COUNTY with notice, and the terms of this Agreement shall be automatically terminated.
2. Either party may terminate this Agreement by providing written notice to the other party of such termination. Written notice shall be sent by U.S. mail, certified, return receipt to the attention of the City Manager or County Administrator, respectively. The date of termination shall be no sooner than thirty (30) days after receipt of said written notice.
3. The parties will endeavor in good faith to equitably provide for ongoing maintenance of the infrastructure after the date of termination of this Agreement consistent with their duties to maintain public health and safety.

4. A certified copy of this Agreement shall be filed with the Clerk of the City of St. Augustine and with the Clerk of Court/Board of County Commissioners of St. Johns County, Florida.

*** * * SIGNATURES APPEAR ON THE FOLLOWING PAGE * * ***

IN WITNESS WHEREOF, the parties have caused these presents to be executed by their duly authorized officials on the dates set forth below.

ATTEST:

Cristal Smith, Deputy Clerk
Clerk of the Board of County
Commissioners of St. Johns
County, Florida

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Joy Andrews
Joy Andrews, County Administrator

Date: 12/8/24

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Sr. [Signature] 12/6/24
COUNTY ATTORNEY



ATTEST:

Darlene Galambos
Darlene Galambos, City Clerk

(SEAL)

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: Nancy Sikes-Kline
Nancy Sikes-Kline, Mayor

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice-Mayor and Commissioners

DATE: January 13, 2025

RE: **Cost Share Agreement -Springhill Suites/Missouri Avenue**

On June 8, 1998, the City Commission vacated Missouri Avenue between Ponce de Leon Boulevard (US Highway 1) and San Marco Avenue through Ordinance 97-18. This road vacation requires the relocation of underground utilities (water, wastewater and drainage), which was not done at that time.

Attached is a cost sharing agreement between the City and the owner of the adjacent property (the "Developer") to memorialize the final relocation of utilities on the vacated Missouri Avenue to complete the terms of Ordinance 97-18.

If you have any questions, please let me know.

A handwritten signature in blue ink, appearing to read 'David Birchim', is written over a horizontal line.

David Birchim
City Manager

attachments

**COST SHARE AGREEMENT
SPRINGHILL SUITES PROJECT**

THIS AGREEMENT is made by and between **VISTA HOTEL IV, INC.** ("DEVELOPER"), whose mailing address is 32 Avenida Menendez, St. Augustine, Florida 32084, and the **CITY OF ST. AUGUSTINE**, a Florida municipal corporation ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085.

RECITALS

WHEREAS, the DEVELOPER intends to develop the property located in St. Johns County, Florida more particularly described in **Exhibit "A"** attached hereto ("PROPERTY");

WHEREAS, the PROPERTY lies within the boundaries of the City of St. Augustine, Florida, and within the CITY's utility service area; and

WHEREAS, on June 8, 1998, the city passed Ordinance 97-18 that approved the road vacation of Missouri Avenue, attached hereto and incorporated herein as **Exhibit "B"**; and

WHEREAS, the road vacation was conditional upon the property owner paying a fee, the CITY replacing the Public Facilities (water, wastewater and stormwater) and that the appropriate easements would be recorded for use, maintenance, and repair of the utilities following the replacements; and

WHEREAS, the PROPERTY development requires improvements that will exist within the area of the Missouri Avenue right-of-way to be vacated and conflict with existing city water, sewer, and stormwater utilities (these utilities being the "Public Facilities" referenced herein); and

WHEREAS, the Public Facilities will need to be relocated out of the current Missouri Avenue right-of-way ("Public Facilities Improvements"); and

WHEREAS, the DEVELOPER and CITY wish to share in the cost of the Public Facilities Improvements; and

WHEREAS, the DEVELOPER agrees to provide all required easements for utilities.

NOW, THEREFORE, the DEVELOPER and CITY, in consideration of the mutual covenants and promises contained in this Agreement, the adequacy and receipt of which are hereby acknowledged, hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and incorporated herein.
2. **Obligations of Developer.**
 - (a) DEVELOPER shall be responsible for design of all Public Facilities Improvements. CITY reserves the right to approve, which approval shall not be unreasonably withheld or delayed, the design and technical capabilities of the Public Facilities. Gravity sewer, water, and stormwater facilities shall be removed from the Missouri Avenue right-of-way and rerouted appropriately to maintain the function of the City's facilities. The design may be subject to changes during the design and review process.
 - (b) Prior to commencement of the work and prior to the City Pre-Construction Meeting, DEVELOPER agrees to secure the timely and satisfactory completion of the work with a performance bond in form and content satisfactory to CITY and insured by a surety satisfactory to CITY, or in the alternative provide a Personal Guaranty in form previously accepted by CITY.

- (c) DEVELOPER agrees to design, construct, and install the Public Facilities and improvements in accordance with all plans, permits, and specifications.
 - (d) DEVELOPER agrees that the CITY's proportionate fair share of the Public Facilities Improvements is equal to the cost of removing the Public Facilities from the Missouri Avenue right-of-way and relocating these facilities appropriately to maintain function and necessary service of these facilities. The parties agree to the following procedure to determine the CITY's share of the costs: DEVELOPER will provide CITY three (3) separate bids from contractors for the construction associated with this Agreement, and Developer will select the successful bid after obtaining the CITY's advice and consent.
 - (e) DEVELOPER shall be responsible for rerouting, as necessary, Public Facilities that are removed from the Missouri Avenue right-of-way to maintain function and necessary service of these facilities.
 - (f) DEVELOPER agrees to be responsible for all associated design, permitting, project management, construction, testing and costs as per Approval Letter (to be provided by CITY), plans, specifications and permits, approved by the CITY.
 - (g) DEVELOPER agrees to complete construction and installation and successfully complete final inspection of the work within one hundred eighty (180) days following the date of commencing the work.
 - (h) Following successful completion of construction and prior to CITY acceptance of the Public Facilities, DEVELOPER agrees to secure the completed work for a period of one year with a maintenance bond in form and content satisfactory to the CITY and insured by a surety satisfactory to the CITY, or in the alternative provide a Personal Guaranty in form previously accepted by CITY.
 - (i) Following successful completion of construction and prior to CITY acceptance of the Public Facilities, DEVELOPER agrees to grant easements to the CITY in form and content satisfactory to the CITY in accordance with all plans, permits, and specifications and the terms of this Agreement.
 - (j) DEVELOPER agrees to transfer ownership and maintenance of the Public Facilities to the CITY following successful completion of construction and close-out documentation to current CITY standards.
 - (k) The terms of this cost share agreement are intended to finalize the conditions of the road vacation for Missouri Avenue enacted by Ordinance 97-18.
3. **Obligations of the City.** Immediately after dedication to and acceptance by CITY of the new Public Facilities in totality as stated in this Agreement and in accordance with all plans, permits, and specifications, CITY agrees to make payment to DEVELOPER in the amount equal to the cost of removing the Public Facilities from the Missouri Avenue right-of-way and relocating these facilities appropriately to maintain function and necessary service of these facilities. The parties agree to the following procedure to determine the CITY's share of the costs: DEVELOPER will provide CITY three (3) separate bids from contractors for the construction associated with this Agreement, and DEVELOPER will select the successful bid after obtaining the CITY's advice and consent.
4. **Modification.** This Agreement may be modified only by written agreement approved and executed by all parties to this Agreement.

5. **Effective Date.** This Agreement shall become effective on the later of the date the Agreement is executed by the City Manager for the CITY and the date the Agreement is executed by the authorized representative of DEVELOPER.
6. **Term.** If not earlier terminated in accordance with the terms of this Agreement, this Agreement shall expire five (5) years from the Effective Date, unless extended by mutual consent of the Parties.
7. **Remedies.** Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party and shall have all remedies available at law or in equity, including the remedy of specific performance and all forms of injunctive relief.
8. **No Waiver of Sovereign Immunity.** The CITY, specifically and expressly, reserves all rights to sovereign immunity granted to municipalities by law, including, but not limited to, Section 768.28, Florida Statutes. Nothing in this Agreement shall constitute a waiver of the CITY'S sovereign immunity or any increase in the statutory limits of that sovereign immunity.
9. **Unenforceability of Provisions.** If any provision of this Agreement or any portion thereof is held by a court of competent jurisdiction to be invalid or unenforceable, then the remainder of this Agreement shall remain in full force and effect.
10. **Attorney's Fees.** In the event of any litigation, mediation, action by legal counsel, bankruptcy proceeding or collection efforts arising out of this Agreement, whether or not suit be brought, the prevailing party shall be entitled to recover all court costs, reasonable attorney's fees and attorney's costs, including those arising from appeal, incurred at all levels of the proceedings.
11. **Judicial Interpretation.** If any of the provisions of this Agreement require judicial interpretation, the court interpreting or construing same shall not interpret or construe the terms more strictly against the party who prepared the Agreement, it being agreed that all parties or their agents have participated in the preparation of the Agreement.
12. **Governing Law; Venue.** This Agreement shall be governed by the laws of the State of Florida. Each party agrees that any action, controversy or cause of action arising out of the interpretation or enforcement of the terms of this Agreement shall be brought in a court of competent jurisdiction located in St. Johns County, Florida, regardless of the place of execution of the Agreement, and each party hereby waives any right to require that any action arising out of this Agreement be brought in any other jurisdiction or venue.
13. **Notices.** Any notices regarding this Agreement are to be addressed to the following representatives:

City of St. Augustine
DAVID BIRCHIM
City Manager
P.O. Box 210
St. Augustine, Florida 32085-0210

Vista Hotel IV, Inc.
ATTN: Kanti Patel
32 Avenida Menendez
St. Augustine, Florida 32084

14. **Entire Agreement.** No other agreements, representations or promises shall be binding on the parties except those agreements, representations and promises contained herein or in some future writing signed by the parties. The parties expressly acknowledge and agree that they have neither made nor relied on any promise or representation except those expressly set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the dates set forth below.

Signed, sealed, and delivered in the presence of:

Witness

Print: Siddha

Witness

Print: g/b
Holden Baker

"DEVELOPER"

VISTA HOTEL IV, INC.

By: Kanti Patel

Kanti Patel, President

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

"CITY"

**CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation**

By: _____

Nancy Sikes-Kline, Mayor-Commissioner

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

EXHIBIT "A"

[LEGAL DESCRIPTION]

All of Missouri Avenue, bounded on the east by western right-of-way line of San Marco Avenue and on the west by the eastern right-of-way line of Ponce de Leon Blvd. (US Highway No. 1) in the Garnett Addition of the City of St. Augustine, Florida.

EXHIBIT "B"

[ORDINANCE 97-18]

ORDINANCE NO. 97-18

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, TO VACATE, DISCONTINUE AND ABANDON ALL OF MISSOURI AVENUE, BOUNDED ON THE EAST BY THE WESTERN RIGHT-OF-WAY LINE OF SAN MARCO AVENUE AND ON THE WEST BY THE EASTERN RIGHT-OF-WAY LINE OF PONCE DE LEON BLVD. (U.S. HIGHWAY NO. 1) IN THE GARNETT ADDITION OF THE CITY OF ST. AUGUSTINE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ST. AUGUSTINE, FLORIDA:

Section 1. That the following described portion of the street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows:

All of Missouri Avenue, bounded on the east by western right-of-way line of San Marco Avenue and on the west by the eastern right-of-way line of Ponce de Leon Blvd., (U.S. Highway No.1) in the Garnett Addition of the City of St. Augustine, Florida.

be, and the same is hereby vacated, discontinued and abandoned, and is hereby declared no longer to be a public street, avenue or road of the City of St. Augustine, Florida.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

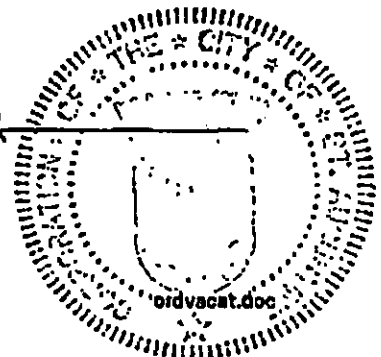
Section 3. This ordinance shall take effect upon the date when a new, completed and certified replacement of utility lines and appropriate easement for the use, maintenance, repair, and/or replacement of said lines are accepted by the City of St. Augustine

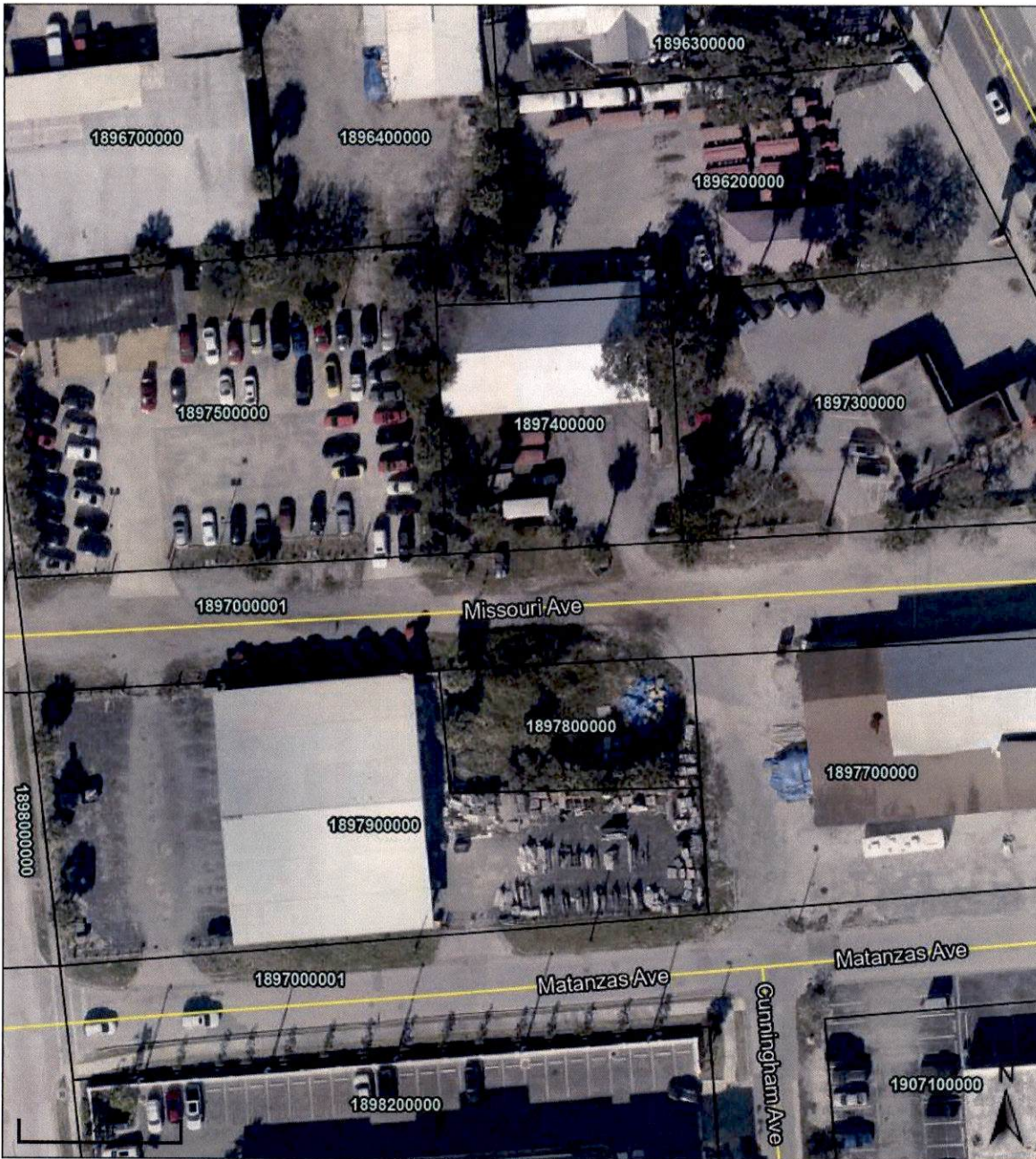
PASSED by the City Commission of the City of St. Augustine, Florida this 8th day of June, A.D., 1998.

ATTEST:

Paul B. Quinn
City Clerk

Ren W. [Signature]
Mayor-Commissioner





Overview



Legend

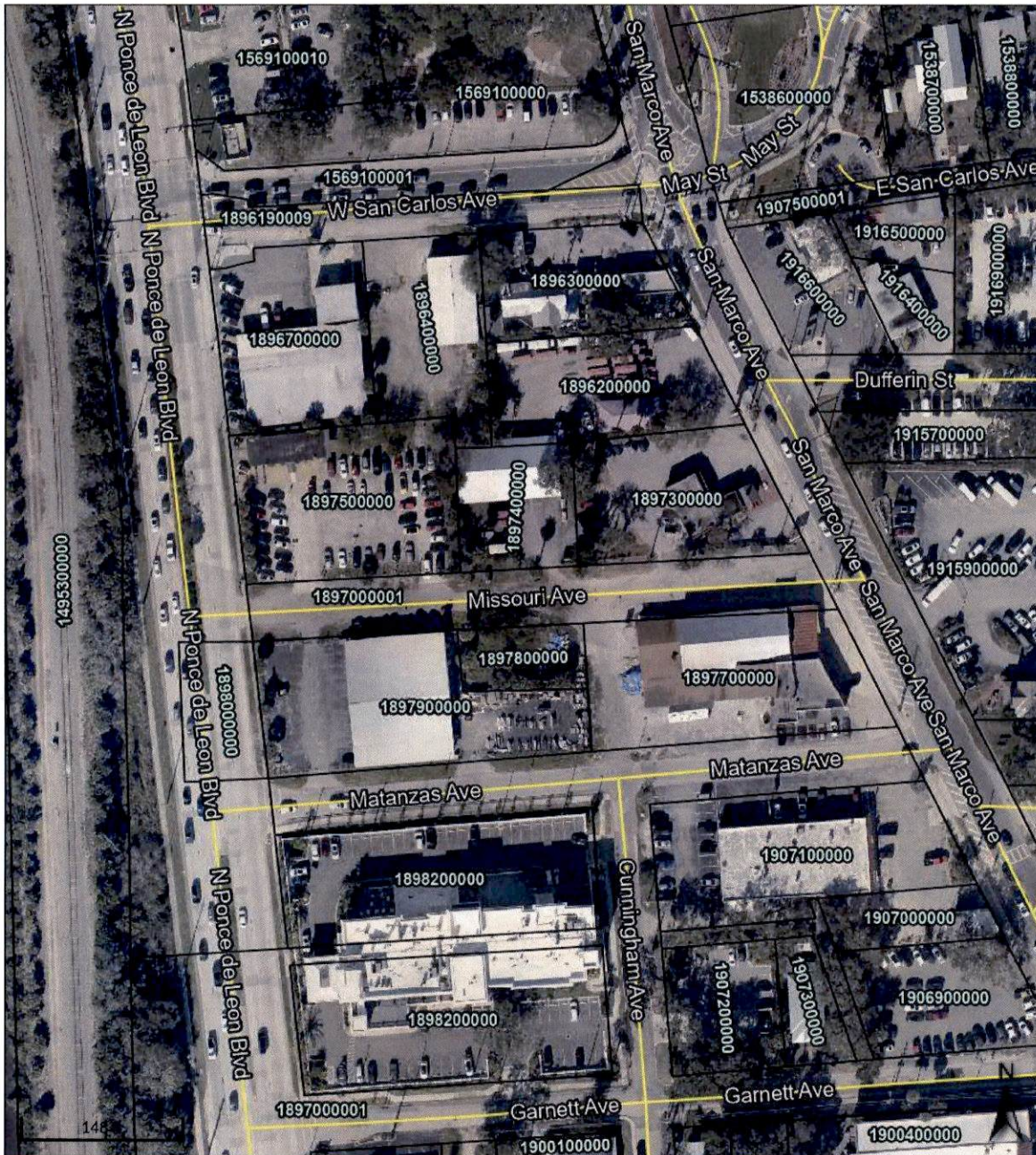


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Overview



Legend

□ Parcels

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