CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, FEBRUARY 4, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
   a) January 7, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development

a) PZB2024-0087
Continued from the January 7, 2025, Regular Meeting

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

b) PZB2024-0092
Continued from the January 7, 2025, Regular Meeting

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

c) PZB2024-0094
Continued from the January 7, 2025, Regular Meeting

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

d) PZB2025-0003

William Schaefer - Applicant
c/o Dominion Engineering Group
Michael Braren, Manager - Owner
c/o Ponce Commercial, LLC
4000 US Highway 1 N / PID #073430-0032
US Highway 1 N / PID #073430-0035
To approve the removal of significant trees within Conservation Overlay Zone 3.

e) PZB2025-0004

Ethan Davis - Applicant
c/o A.D. Davis Construction
Ken Morrison - Owner
36 N Saint Augustine Blvd
To approve a modification to the existing bulkhead within Conservation Overlay Zone 2.

6. Variance

a) PZB2024-0100
Continued from the January 7, 2025, Regular Meeting

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

b) PZB2024-0107
Continued from the January 7, 2025, Regular Meeting

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

c) PZB2024-0113
Continued from the January 7, 2025, Regular Meeting

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

d) PZB2025-0001

Sarah Nowlin - Applicant
Hudson G Kennedy - Owner
34 Florida Ave
To approve a variance request to the side yard setback requirement.

e) PZB2025-0005

Henri A Erkelens III - Applicant & Owner
22 N Saint Augustine Blvd
To approve a variance request to the side yard setback requirement.

7. Variance and Conservation Overlay Zone Development

a) PZB2025-0007

Autumn Martinage - Applicant
c/o Matthews | DCCM
Turner Ace St Augustine, Inc. - Owner
11 Garnett Ave
To approve a variance request to eliminate required off-street parking and approve the removal of significant trees within Conservation Overlay Zone 3.

8. Applications Involving 4 Locust St

a) PZB2024-0102
Continued from the January 7, 2025, Regular Meeting

Elizabeth & Samuel Snyder - Applicant
Samuel Snyder - Owner
4 Locust St
To amend the current land use from Residential Low Density to Commercial Low Intensity and approve a variance request to eliminate required on-site off-street parking for a retail establishment.

b) PZB2024-0116
Continued from the January 7, 2025, Regular Meeting

Elizabeth & Samuel Snyder - Applicant
Samuel Snyder - Owner
4 Locust St
To amend the current land use from Residential Low Density to Commercial Low Intensity, to approve two (2) off-site parking spaces outside of four hundred (400) feet within the Commercial Low-Two (CL-2) zoning district as a permitted use by exception and a distance variance from 400 feet to approximately 1,000 feet.

9. Use by Exception

a) PZB2024-0112
Continued from the January 7, 2025, Regular Meeting

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

10. Rezoning & Conservation Overlay Zone Development

a) PZB2024-0115

Florida Power & Light Company - Applicant & Owner
179 SR 16
To approve a rezoning to Open Land: OL and approve the construction of a retaining wall within Conservation Overlay Zone 2.

11. Rezoning

a) PZB2025-0008

Mark Shelton, AICP - Applicant
c/o Kimley-Horn and Associates, Inc.
Toll Southeast LP Company, Inc. - Owner
1500 Arapaho Ave / PID #134760-0000
Arapaho Ave / PID #134770-0000
Arapaho Ave / PID #134780-0000
1510 Arapaho Ave / PID #134790-0000
Arapaho Ave / PID #134650-0000
To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3.

12. Other Business

a) Discussion and Recommendation regarding proposed Ordinance 2025-01 to require a supermajority vote of the City Commission for PUD rezonings or amendments, and to discuss recommended staff report information and analysis related to PUD applications.

b) Upcoming PZB Special Meeting date.

13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
January 7, 2025

The Planning and Zoning Board met in formal session Tuesday, January 7, 2025, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

1. Roll Call:

Christina Tucker, Chairperson
Ashleigh Barnes, Vice- Chairperson
Charles Pappas
Mike Davis
Carl Blow
Matthew Shaffer
Susan Johns

City Staff:

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

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2. General Public hearings for Items Not on the Agenda

Tom Reynolds was concerned with safety issues around the Arricola area. He wanted the board to consider the vacation rentals. He felt that parking should be on one side of the road because of blocked traffic flow. He said that there seemed to be a problem at the pub with the noise as well.

Steve Hill wanted to highlight some opportunities that the city may have for improving communications between the city and the citizens. He said that the city permitting process did not allow enough time for review of items on the agenda. He thought that some of the codes needed clarification, especially in the case of docks and bulkheads.

Ann Westfield thought that the area near Arricola was too dark and felt that there should be more lighting provided by the city. She also mentioned the parking issues near her home.

BJ Kalaidi wanted to know where people could go to get answers to some of the issues mentioned.

Ms. Lopez suggested that people reach out to the assistant city manager Reuben Franklin as he would be the one to handle these issues. She said that contacting their commissioner was another option.

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVE the November 5, 2024 minutes as presented. The motion was SECONDED by Ms. Tucker and PASSED by UNANIMIMOUS VOICE VOTE.

MOTION

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

4. Modification and Approval of Agenda

Item 6.a. at 3 South Street requested a continuance to the February 4, 2025 meeting.

Item 5.a at 173 Inlet Drive requested a continuance to the February 4, 2025 meeting

Item 6.c was withdrawn.

MOTION

Ms. Tucker MOVED to CONTINUE item 5.a and 6.a to the February 4, 2025 regular meeting. The MOTION was SECONDED by Ms. Johns and PASSED by UNANIMOUS VOICE VOTE.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda as modified. The motion was SECONDED by Mr. Davis and PASSED by UNANIMOUS VOICE VOTE.

5. Conservation Overlay Zone Development

5. (a) PZB2024-0087 – Tom Bartlett c/o Matthews | DCCM – Applicant
Agan Prameshuber– Owner
173 Inlet Drive
Continued from the December 3, 2024 Regular Meeting

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

This item requested a continuance to the February 4, 2025 meeting. See item 4.
Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2. This application is for the construction of a retaining wall and associated fill at 173 Inlet Drive / PID 213831-0010.

Because the applicant had not submitted the requested information, staff recommends Continuation for additional information or reconsideration or Denial of the application.

5. (b) PZB2024-0092 – Ryan Carter c/o Carter Environmental Services – Applicant
Kyle Cregan – Owner
67 Water Street
Continued from the December 3, 2024 Regular meeting

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

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

Ryan Carter reviewed the application and showed the changes to the previous plans.

Ex Parte Communication: none

No new notices were sent; however, Ms. Tucker read into the record the comments received via mail.

Public hearing was opened.

BJ Kalaidi advised the gallery that there were agenda packets available for people just coming into the meeting.

Steve Hill pointed out that the diagrams showed incorrect riparian and property lines. He thought that the dimensions still impeded the access to others and boats would be damaged. He said that the DEP had given a permit for dredging, which had been done. He felt that the proposed project was not practical.

Ms. Tucker asked how much room the speaker needed to get past the proposed dock.

Mr. Hill said that thirty-two feet was needed.

Mr. Blow followed up with a question about the dredging and how much had been done.

Mr. Hill said that only ten feet had been allowed.

Mr. Davis asked the speaker how often he went out at low tide.

Mr. Hill said that they usually go out three hours on either side of the high tide.

Joseph Weed said that the ingress and egress was the most important issue. He advised the board that the information provided by Mr. Carter regarding the mean low tide was not accurate.

Jeremiah Mulligan representing Mr. Hill, spoke of the information that had been provided and said that there was an issue with matching the survey to the property line. He questioned the accuracy of the submitted proposal. He said that there had been no discussion with the residents.

Susan Weed endorsed the concerns of the other neighbors, and she also confirmed that there would be no egress.

Public hearing was closed.

Mr. Ryan provided his rebuttal. He requested a continuance to the February 4, 2025 meeting.

MOTION

Ms. Tucker MOVED to CONTINUE application PZB2024-0092 to the February 4, 2025 meeting with the condition of providing a mapping of any oyster beds that may exist in the area. The motion was SECONDED by Mr. Pappas.
VOTE ON MOTION:

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

5. (c) PZB2024-0095 – Scott Michaels – Applicant & Owner
89 Dolphin Drive
Continued from the December 3, 2024 Regular Meeting

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

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

Rob Fullack reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi complimented the applicant for the wonderful job that had been done with the proposal.

Zachary Ramsey felt that any applications should be presented by individuals that lived in the area.

Public hearing was closed.

The Board discussed:

- Clarified that the actual elevation in the proposal would be five feet eight inches
- Established the elevation was from the mean high-water line
- The applicant had addressed the concerns of the board from the previous meeting

- The excavation would take place on the land side of the wall to install filter cloth and would be three to four feet
- Needed to see a revised drawing showing that the fill would remain at the existing level; not the height of the new wall when submitting for the permit
- The plan was to raise the bulkhead, but not add fill to the height of the new bulkhead height
- Be sure to fix note about the filter cloth and request that the composite rebar be used
- The applicant agreed to use the composite rebar

Ms. Lopez confirmed that with the requested information, the application could be approved administratively

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0095 at 89 Dolphin Drive, to approve the modification of an existing bulkhead and construct a new dock within Conservation Overlay Zones 1 & 2, with the condition that upon permitting a drawing was provided that shows no fill dirt on the back side of the bulkhead and the bulkhead was raised eighteen inches and that an elevation of the bulkhead is made clear for baseline comparison. The motion was to include that composite rebar would be used in the construction and the note that filter cloth would be three feet below mean high water line be modified. The motion was SECONDED by Mr. Blow.

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

5. (d) PZB2024-0094 – Charles Burgan c/o Charles Burgan LLC – Applicant
George Chryssaidis c/o Georgies Fresh Market LLC – Owner

415 S. Ponce De Leon Boulevard

To approve the construction of a new dock within Conservation Overlay Zones 1 and 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the construction of a dock at 415 S. Ponce De Leon Boulevard / PID 119530-0000

Charles Burgan reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- The application appeared to be consistent with the comprehensive plan
- There was a request from staff to provide information as to what the effect would be on the mangroves in the area
- Placement of the dock would be consistent with the area in which it was forty years ago, there was a cut in the mangroves existing in that area
- Wanted to see a plan with an aerial view for further understanding of the proposal
- The drawing of the dock included a gazebo that did not appear on the survey and that would need to be corrected
- Wanted to see a cross section of the dock showing mean high water
- Confirmed that the application had been submitted to the Corp of Engineers and the Department of Environmental Protection (DEP)
- There was not a lot of room in this area, and this was a federal channel

- Should this application be deferred until there was interaction with the other agencies
- Needed to have the requested information to proceed
- The outline of the property from the property appraiser did not match the outline provided by the applicant
- Wanted to see a comparative proposal showing what had been there to what was proposed
- Needed more detail for the mangroves in the area
- Confirmed that this was a residential dock

MOTION

Mr. Davis MOVED to CONTINUE application PZB2024-0094 at 415 S. Ponce de Leon Boulevard to the February 4, 2025 meeting. The motion was SECONDED by Mr. Pappas.

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

5. (e) PZB2024-0111 – City of St. Augustine – Applicant & Owner
111 Avenida Menendez

To approve the rehabilitation of the existing seawall within Conservation Overlay Zone 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the modification of an existing seawall at 111 Avenida Menendez / PID 219910-0000 and 196200-0010.

Jessica Beach reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Confirmed where FDOT took over the seawall rehabilitation project
- This project was grant funded
- Consistent with the Comp Plan
- Funding had prohibited the project being completed previously
- The check valves were needed to alleviate flooding on Avenida Menendez
- The plan during construction was to limit traffic closures in the area
- The completion of this project would leave potential for flooding in Davis shores and the Lincolnville neighborhoods
- The City was currently studying those effects
- The timeline going forward was construction would start in the next few months and the anticipated completion was planned for later this year

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2024-0111. The motion was SECONDED by Mr. Pappas.

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

6. Variance

6. (a) PZB2024-0100 – Julia Moiseeva – Applicant
Craig Van Horn – Owner

[1] Break 2:54 – 3:05

3 South Street
Continued from the December 3, 2024 Regular Meeting

To approve a variance request to the maximum square footage of a guest house and reduce the side yard setback.

This item requested a continuance to the February 4, 2025 meeting.

See item 4.

6. (b) PZB2024-0102 – Elizabeth & Samuel Snyder – Applicant
Samuel Snyder – Owner
4 Locust Street

To approve a variance request to eliminate required off-street parking for a retail establishment.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to minimum off-street parking requirements at 4 Locust Street / PID 194930-0000 if the existing off-street parking spaces are maintained, or **DENY** the variance request to minimum off-street parking requirements at 4 Locust Street / PID 194930-0000 if it finds that the owner is still able to make reasonable use of their property despite their cited disadvantage.

Elizabeth Snyder reviewed the application.

The Board presented their Ex Parte Communication.

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

One email was received with comment.

Public hearing was opened.

Jeffrey Pepper was concerned that this new business would cause a problem with parking in the area as cars were parking in the yellow line area and the police response was too slow. He said that sometimes patrons were abusive and uncooperative. He felt that if there was no parking then there should be no business.

Michelle Powers lived around the corner from the proposed business. She spoke in favor of the variance saying that the quality of life was improved.

Melinda Rakoncay said that Chez Lamour, a local business that had offered parking, was selling their parking spaces.

Public hearing was closed.

Ms. Snyder provided her rebuttal.

The Board discussed:

- The applicant had completed due diligence for the parking at other businesses
- Clarified why the current parking was not preferred on site
- Preferred having a parking agreement with any other business in the area
- Did not support the variance
- This was a residential building, to get it to meet the commercial code, there were several things that needed to happen; the area would need to be paved, there needed to be handicap access and other things
- This building did not meet any of the commercial code
- If it were to become a short-term rental there was sufficient parking
- If this was zoned commercial, the city was depriving use
- Not all commercial businesses should be in certain areas
- Would like to see a more holistic approach to the parking issue
- Denial of the request did not prohibit reasonable use as this had already operated as a business

- Wanted to know how a CL-2 zoning with Residential Low-Density land use existed as this was not consistent
- Potential oversight during the last Comp Plan update

Ms. Skinner explained that after a review of the records, this was determined to be zoned CL-2, she confirmed that the RL-1 was incorrect.

Ms. Lopez advised that there was no way to grant development approval that was not consistent with the current Comprehensive Plan. She recommended a continuance to allow time to discern a way forward for the applicant.

Ms. Snyder did not agree with a continuance but acquiesced as she was advised that this would allow time to resolve the problem.

Ms. Lopez advised that the Comp Plan would have to be revised to allow for the applicants' request.

Mr. Pappas said that the request would likely have to be rewritten.

MOTION

Mr. Shaffer MOVED to CONTINUE application PZB2024-0102 to the February 4, 2025 meeting. The motion was SECONDED by Mr. Pappas.

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

6. (c) PZB2024-0103 – Harvey Stringer – Applicant
Henri Frederick Erkelens – Owner
22 N. St. Augustine Boulevard

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

This item was withdrawn. See item 4.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **DENY** the variance request for reduced side yard setback requirements at 22 N. St. Augustine Boulevard / PID 213470-0000 as no singular disadvantage has been identified.

6. (d) PZB2024-0107 – Michael Welch – Applicant
Michael and Maria Welsh – Owner
33 Palmer Street

To approve a variance request to reduce the side and rear yard setback requirements.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the minimum required side and rear yard setbacks at 33 Palmer Street / PID 104350-0000.

Brooklyn Reynolds reviewed the application.

The Board presented their Ex Parte Communication.

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

One email was received with comment.

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

The Board discussed:

- If the variance was denied, would the owner be able to do the work they wanted to do
- Confirmation of what type of building would be allowed by code
- Accessory buildings used for residential use could not be within the setbacks
- Would lot coverage be exceeded if the variance was granted
- Was there sufficient parking on the site

- Did not see a disadvantage, the applicant needed to do the due diligence
- Confirmed that the apartment was there when the applicant purchased the property; however, the work had not been permitted
- Confirmed the reason for the application before the board
- More information was needed
- Supported a continuance with clarity of requirements
- Needed to have a survey for reference
- Many more details needed to be provided

The board had consensus to continue the application advising what information would need to be added to the application.

MOTION

Mr. Davis MOVED to CONTINUE application PZB2024-0107 to the February 4, 2025 meeting provided that that gives the applicant sufficient time to gather the requested information. The motion was SECONDED by Mr. Pappas.

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

6. (e) PZB2024-0109 – John Valdes c/o John Valdes & Associates, Inc – Applicant
John Valdes & Charlu Reigle – Owner
Lewis Boulevard / PID 118860-0000

To approve a variance request to increase the maximum lot coverage.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **DENY** the variance request to the maximum lot coverage at Lewis Boulevard / PID 118860-0000 as no singular disadvantage has been identified.

John Valdes reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi said that there was no reason that a home couldn't be built as is on the property. She requested a denial.

Public hearing was closed.

Mr. Valdes provided his rebuttal.

The Board discussed:

- Clarified that a two percent increase in the lot coverage would be equivalent to eighty-four square feet
- This was a non-conforming lot
- The property line had been rotated to make the lot less pie shaped, the survey in the packet was the correct representation
- There would be no fill dirt
- The idea of incentivizing construction techniques to address the water flow was excellent
- Did not agree that eighty-four square feet was a disadvantage
- Confirmed that the proposed square feet was 1,326 per floor
- The size of the lot was very small and presented a disadvantage to the owner
- The method of construction was a benefit to the public
- The application met the four criteria for variance and did not interfere with any required setbacks
- No trees would be impacted
- The variance would only be good for the applicant and must be initiated within 1 year

Ms. Lopez advised that stating that this variance was granted based on the evidence that was presented and only the evidence

would be cause for a new hearing for a new variance in the future.

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0109 at Lewis Boulevard because it met the criteria stated during the discussion, but also because it sets a precedent for granting a small percentage of increased lot coverage to mitigate flooding. This was based on the plans presented by Mr. Valdes and was only for Mr. Valdes and if the plans changed, this would have to come back before the board. The motion was SECONDED by Mr. Shaffer.

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

6. (f) PZB2024-0113 – Garrett Schiavone c/o Real Peel Pizza LLC – Applicant
Greg Dettra – Owner
213 W. King Street

To approve a variance request to the right of way setback requirement for a mobile food vendor.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **CONTINUE** the variance request to reduce the setback requirement from right-of-way for a mobile food dispensing vehicle at 213 W. King Street / PID 119860-0000. A continuance would allow time for the applicant to provide a to scale site plan, which could demonstrate that the proposed location of the mobile food dispensing vehicle is the best option for making reasonable use of the property at 213 W. King Street.

Garrett Schiavone reviewed the application. He advised that a site plan had been submitted to planning and zoning.

The Board presented their Ex Parte Communication.
16 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Fifty-four emails were received with comments.

Public hearing was opened.

Guy Ripike thanked the board for their service. He spoke in favor of the applicant as well as the business.

Alex Paramous said that the business was important to the community and asked for consideration from the board.

Ryan Kunsch owner of Mugsy's wanted to confirm where the right of way began and ended. He pointed out that this was on a one-way street and did not impede traffic. He spoke of the relationship that the business had with the people in the community. He has instructed his delivery people to use a different street for deliveries.

BJ Kalaidi said that the bar owner allowed an unlicensed food truck to park on the property and said the owner was negligent. She said that there were ordinances being violated.

Public hearing was closed.

The Board discussed:

- Confirmed that the proper licensing was in place
- Felt that there were other places that the truck could be parked
- Mr. Schiavone said that the food truck was not in the street as much as other cars parked for other purposes

Ms. Skinner advised that there was not a city business license in place and the city code

[2] Break 4:45 – 5:04

dictated that food trucks be ten feet off of the property line.

Ms. Lopez explained the differences in the various rights of way in the city. She said that Florida law allowed the city to use any property that they maintain.

Ms. Skinner explained where the measurement would start to determine the right of way.

- Felt that sometimes these issues come down to safety
- Needed to see a survey to see the distances so that the food truck did not block the sidewalk
- The city may own other things in the right of way such as a water main for example, there could be other issues in relation to safety
- Shaffer asked if staff was able to offer any more insight
- Advised the applicant that all the four criteria would have to be met for the variance to be granted
- Needed to see the completed site plan
- Needed clarification of how large the variance would be

Ms. Lopez said that the site plan to scale was a requirement that had been asked of the applicant from staff.

- The sale of food was a positive for the community
- The argument could be made that since the road was one-way there did not need to be a ten-foot variance
- Did not see a threat to the public with the location of the food truck

Ms. Lopez advised the applicant that the important thing was fitting the truck inside the private property line.

MOTION

Mr. Pappas MOVED to CONTINUE application PZB2024-0113 to the February 4, 2024 meeting. The motion was SECONDED by Ms. Tucker.

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

6. (g) PZB2024-0106 – Binh Dao c/o Cottage Homestay LLC– Applicant & Owner 26 Vedder Street

To approve a variance request to the rear yard setback requirement.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request for reduced rear yard setback requirement at 26 Vedder Street / PID 155240-0000.

Binh Dao reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened; however, there was no response

The Board discussed:

- This was an after the fact conversion of an existing garage
- Confirmed the zoning allowed for this type of use in the area
- Clarified that the setback request was because the building was being used as a rental or apartment
- This was CM-2 and there were no staff objections
- There was room to build within the setbacks, however it would increase the lot coverage, which was currently under the minimum

- Wanted an explanation of why the applicant needed the additional space
- Confirmed that the applicant bought the property with the structure already in place
- Confirmed that the applicant would be using the second structure for short term rental and would be living in the front house on the property
- There was enough parking on the property to support a short-term rental

MOTION

Mr. Pappas MOVED to APPROVE application PZB2024-0106 for the variance to the rear yard setback as it goes to improving the livability by adding living space and is an improvement to the area. The motion would adopt the findings of the staff report. The motion was SECONDED by Mr. Davis.

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

7. Use by Exception

7. (a) PZB2024-0104 – Melissa Gangemi – Applicant
Thomas Gangemi c/o Rock Beach Vacation Homes, LLC & JC17 Enterprises, LLC – Owner
201 Anastasia Boulevard

To approve a use by exception for a commercial recreational facility.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** or **APPROVE with conditions**, a use by exception request for a commercial recreational or entertainment facility within CL-2 zoning district at 201 Anastasia Boulevard / PID 119280-0000.

Melissa and Thomas Ganagemi reviewed the application.

The Board presented their Ex Parte Communication.

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

One email was received with comment.

Public hearing was opened.

Edward Westfield said that all the notice signs had not been posted in the proper locations for the meeting. He felt that the application should be denied because of the improper noticing. He said that parking was going to be an issue in the area.

Tim Cooley, owner of O'Steens, said that the parking was a serious problem. He did not allow other businesses to use his parking lot for any reason and after 11 pm you would be towed.

Caroline Summer said that the skating rink was an excellent idea for children in the area as well as the parents as it would encourage community involvement.

BJ Kalaidi she suggested that the business should be allowed however there would not be any parking available for clientele. They would have to bus or shuttle in their patrons.

Ann Westfield did not agree that no parking would be a good idea as people would park in the residential area. She asked what the hours of operation would be.

Public hearing was closed.

Ms. Ganagemi provided her rebuttal, explaining their ticket sales idea and how they would be able to control the parking as the building would only accommodate approximately fifty patrons.

The Board discussed:

Mr. Pappas asked about the legal noticing.

Ms. Lopez indicated that the street in question was an alley and had different requirements. Since it was not an actual street, a posted notice was not required.

- Confirmed that the required parking would be twenty-five spaces
- There were currently only nine spaces
- Any conditions placed on the use by exception would have to reasonable and proportionate
- This was an existing non-conforming situation. The building was constructed in 1970 prior to the code being adopted
- If the building was being used as previously used, the parking would be grandfathered in; however, this was a use by exception and the current parking requirements had to be met
- The hours of operation would be Wednesday thru Sunday 4 pm to 9 pm, the weekends would be 11 am to 9 pm
- Attendance would be limited to certain blocks of time to include a maximum of fifty skaters on the rink
- Did not see a solution for the parking problem in the area
- Agreed with the residents that the parking was the issue that needed to be solved
- Hours of operation would put the business in competition for parking with the existing businesses in the area
- This was a community business and would bring people in from the local area

MOTION

Mr. Shaffer MOVED to DENY WITHOUT PREJUDICE application PZB2024-0104 at 201 Anastasia Boulevard because of the lack of parking effects on the public health, safety and convenience of the neighborhood. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: Shaffer, Davis, Johns, Blow
NAYES: Pappas, Barnes, Tucker
MOTION CARRIED 4/3

7. (b) PZB2024-0112 – Brandt's Child Care Center, Inc c/o Old City Academy – Applicant
Brian Kohn c/ol Brandt Realty LLC – Owner
142 Masters Drive

To approve a use by exception for a daycare establishment.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, APPROVE with conditions**, a use by exception request for a childcare at 142 Masters Drive / PID 110710-0000.

The applicant was not present, so the board voted unanimously to move this item to the end of the meeting to allow time for the applicant to appear.

Because the applicant was not present after hearing item 8.a. the Board moved as follows:

MOTION

Mr. Davis MOVED to CONTINUE application PZB2024-0112 to the February 4, 2025 meeting. The motion was SECONDED by Ms. Barnes.

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

7. (c) PZB2024-0116 – Elizabeth and Samuel Snyder – Applicant & Owner
4 Locust Street

To approve two (2) off-street parking spaces within a private parking facility.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 and Sec. 28-372 staff finds that the Board may **DENY** the use by exception request at 4 Locust Street / PID 194930-0000 for off-street parking located off-site at 43 San Marco Avenue / PID 194820-0000 based on the fact that the existing parking facility is unable to provide parking for both uses.

Continued to the February 4, 2025 meeting
See item 6.d.

MOTION

Mr. Shaffer MOVED to CONTINUE application PZB2024-0116 to the February 4, 2024 meeting. The motion was SECONDED by Mr. Pappas.

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

8. Rezoning & Land Use Plan Amendment

8. (a) PZB2024-0108 – Beth Binns Schoellkopf c/o Ethical Markets Media, LLC – Applicant
Ethical Markets Media, LLC – Owner
10 Carrera Street

To amend the current land use from Residential Low Density to Residential Medium Density and approve a rezoning from Residential Single-family One: RS-1 to Residential General One: RG-1.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may recommend **APPROVAL** of the rezoning and land use plan amendment requests at 10 Carrera Street / PID 205300-0000 to the City Commission.
Beth Binns-Schoelkopf and Jeff Schoelkopf reviewed the application.
The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Ms. Marli said that she shared property line with the building in question. She was concerned with the future use of the property.

Anne Boucherie was concerned that any zoning change would be a bad decision and did not support the request. She felt that things had been made easy for the historical value of the area to be destroyed

Melinda Rakoncay reminded all present that the zoning change would stay with the property and would have a larger variety of uses.

Tom Day said that he was not in favor of the change because it could set off a chain of requests for the same type of changes. He wanted to be sure that the historic character was maintained in the area.

Nancy Pellicier was opposed to the change, any change, because of the massive amount of people in the area.

BJ Kalaidi asked if there was a way to give the applicants a variance or use by exception

Ms. Skinner and Ms. Lopez advised that this was not eligible for a variance.

Mr. Davis asked if there was a way to do a PUD

Public hearing was closed.

The applicant was amenable to discussing a PUD as a possible solution.

The applicant had withdrawn the application after board discussion to work on another solution related to a possible PUD.

9. Other Business

There will be a special meeting in February to discuss the outline of the discussion from the joint meeting

10. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 8:03 P.M.[3]

Christina Tucker, Chairperson

[3] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2024	5.a.	PZB2024-0087
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	173 Inlet Drive	213831-0010

Site & Background Information

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

Request Summary

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

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

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The construction of retaining walls and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	173 Inlet Drive is within Flood zone AE – 1% Annual. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

(1) Site specific conditions.

173 Inlet Drive is a vacant lot within the North Davis Shores neighborhood. Previously a single-family home occupied both 171 and 173 Inlet Drive. This home was removed with an approved demolition permit in July of 2020 (PR2020-0955). The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The site has an existing bulkhead and is proposing a retaining wall along the northern and western property lines with a top of wall elevation of 11.5 feet. It is unclear from the application if there will be a retaining wall along the eastern property line between 173 Inlet and 171 Inlet. The original application did include a retaining wall in this location however 171 Inlet was approved without the shared retaining wall. The applicant should clarify if they are proposing a retaining wall between 171 and 173 Inlet and if so, give elevations of the proposed retaining wall.

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

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

(3) Natural and proposed drainage patterns.

Elevation maps show the property currently has split drainage with the rear portion draining to Salt Run and the front draining to Inlet Drive. The current elevation is between five and six feet. The submitted drainage plan shows an elevation of 11.5 feet for the retaining walls at the north and western property lines. The finished grade will be at an elevation of 12 feet for the home, 11.5 for rear decking, 11 for the pool area sloping to 7.5 and 8 feet in the front with retaining walls before returning to existing grade of 5-6 feet. The construction of a retaining wall and corresponding fill will alter the existing drainage pattern from a split drainage plan to a drainage plan directing all the water to the street.

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

Unknown

(5) Proposed soil stabilization and erosion control methods.

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

(6) Impact on floodplain.

The site is within an AE flood zone with a Base Flood Elevation (BFE) of 8.00 feet. The current elevation is between five and six feet. The submitted drainage plan shows over seventy-five (75) percent of the lot to be filled above the BFE with less than 25% of the property preserving the existing grade. The finished grade will be at elevations between 5-12 feet. The construction of retaining walls and the placement of fill will reduce the flood-carrying and flood storage capacity for the majority of the site. The Impervious Surface Ratio (ISR) is 62% and is under the maximum of 70% ISR. The applicant is proposing to add bioretention swales to absorb stormwater and reduce flooding risk. However, calculations of capacity or volume of stormwater is not included

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

Unknown.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

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

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

Unknown

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

The site has approximately ninety (90) feet of bulkheaded shoreline along Salt Run. The proposed retaining wall will run landward and parallel to the existing bulkhead and add an additional 2.5 feet to the overall height. The resulting elevation will be 11.5 feet NAVD along the entirety of the shoreline.

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

The application did not include architectural plans and the impact of development on vistas and scenic opportunities cannot be determined. During the permitting process the applicant will have to demonstrate that any new structures will not exceed the lesser of seventy-five feet or seventy-five percent of the lot width (Sec. 11-28(b)) or will need PZB approval.

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

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

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

Unknown.

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

The North Davis Shores neighborhood does not have surface water management system permitted by the St. Johns River Water Management District. The applicant is proposing to add bioretention swales to absorb stormwater and reduce flooding risk. However, calculations of capacity or volume of stormwater is not included. Staff does encourage the use of bioswales to mitigate stormwater and improve water quality.

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

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

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

N/A

Scale of Impact on Neighboring Properties

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

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

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

Ranking System for Conservation Overlay 2 Impacts

Applicant:173 Inlet Dr Proposed Impacts

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

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

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

Adjacent Property 2: 175 Inlet Dr.

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

*height of bulkhead includes adjacent retaining wall

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

Floodplain Impacts

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

Natural Drainage Pattern

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

Scale of Development

The applicant has not provided a Finished Floor Elevation or architectural plans with a building height measured from freeboard requirement. However, the applicant has reduced the scale of development by lowering the finished grade. The retaining wall along property line shared with 175 Inlet is proposed with a top of wall elevation of 11.5 feet and a bottom of wall elevation of 6.2 feet giving a height of 5.5 feet.

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

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

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

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

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

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

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

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

1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.
3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

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

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

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

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

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

The required area of the tree protection zone is equal to a distance of three times the diameter of the tree. This would be distance of just under five feet measured from the base of the tree. The retaining wall in front of the accessory structure would appear to encroach within the required tree protection zone of the neighboring significant live oak. The applicant should consider moving the retaining wall outside of the tree protection zone.

Summary of Analysis

The applicant should clarify if they are proposing a retaining wall between the properties of 171 and 173 Inlet Drive. If the retaining wall is proposed the applicant should provide elevations. The applicant should provide the proposed Finished Floor Elevation (FFE). The applicant should consider moving the small retaining wall in front of the accessory structure out of the tree protection zone of the significant oak located along the shared property line of 171 Inlet Drive.

Staff Recommendation

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

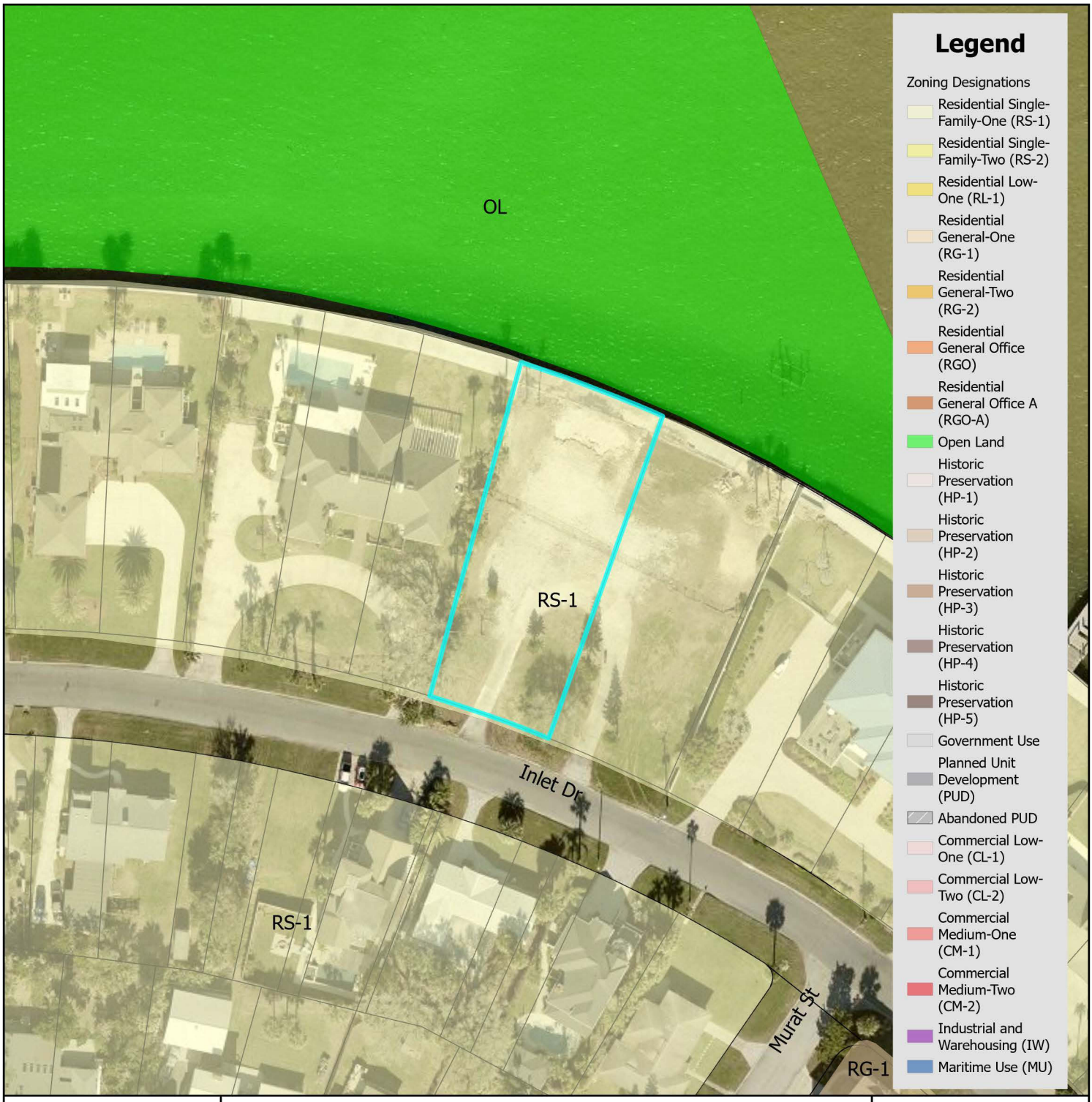
Attachments

1. Site Maps and Photos
2. Second Submittal
3. First Submittal
4. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Map and
Photos



Zoning Map

N

0 0.17 0.35 Miles

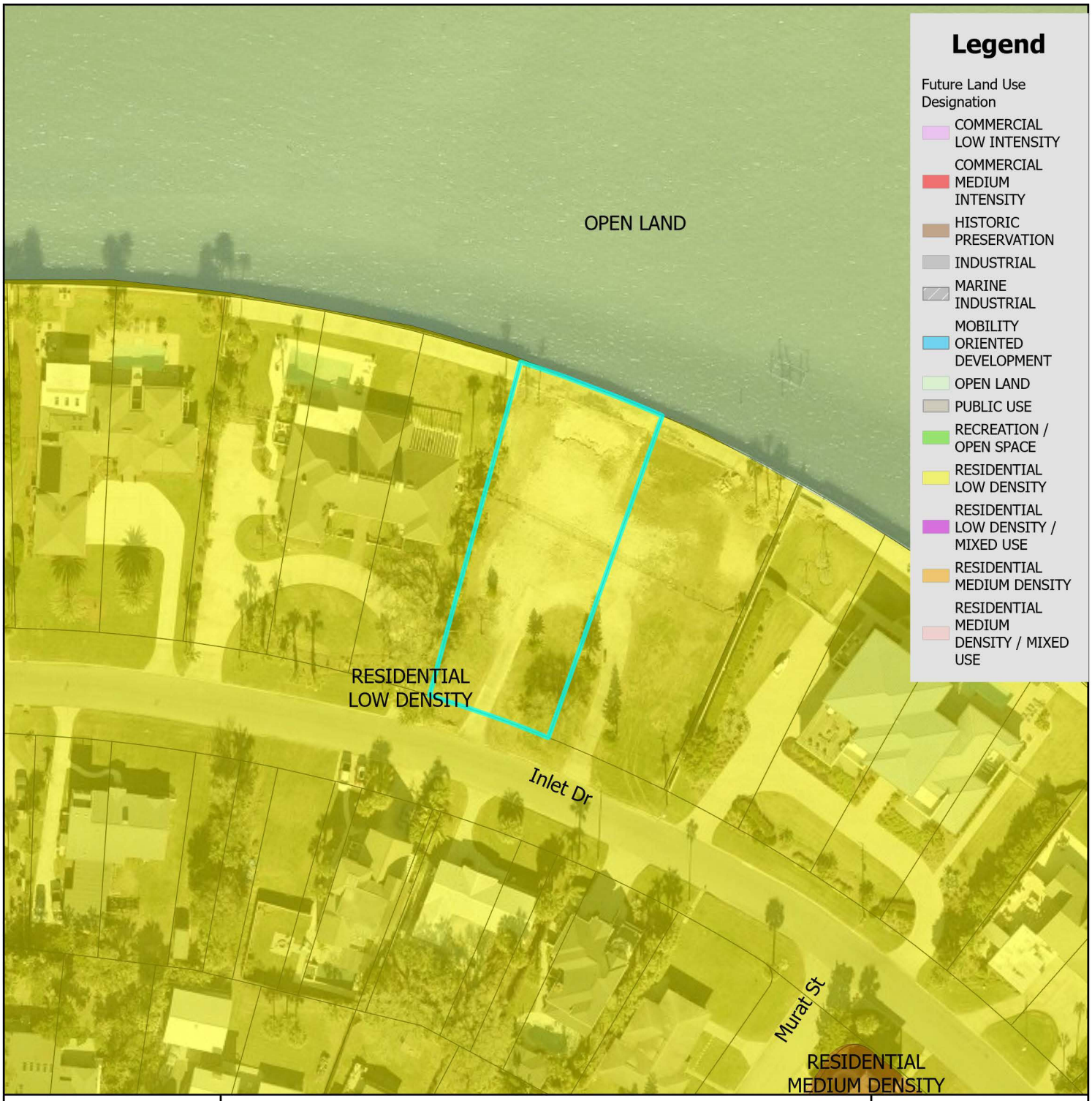
0 1,250 2,500 Feet

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

St. Johns County Property Appraiser
Use Classification Map

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

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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

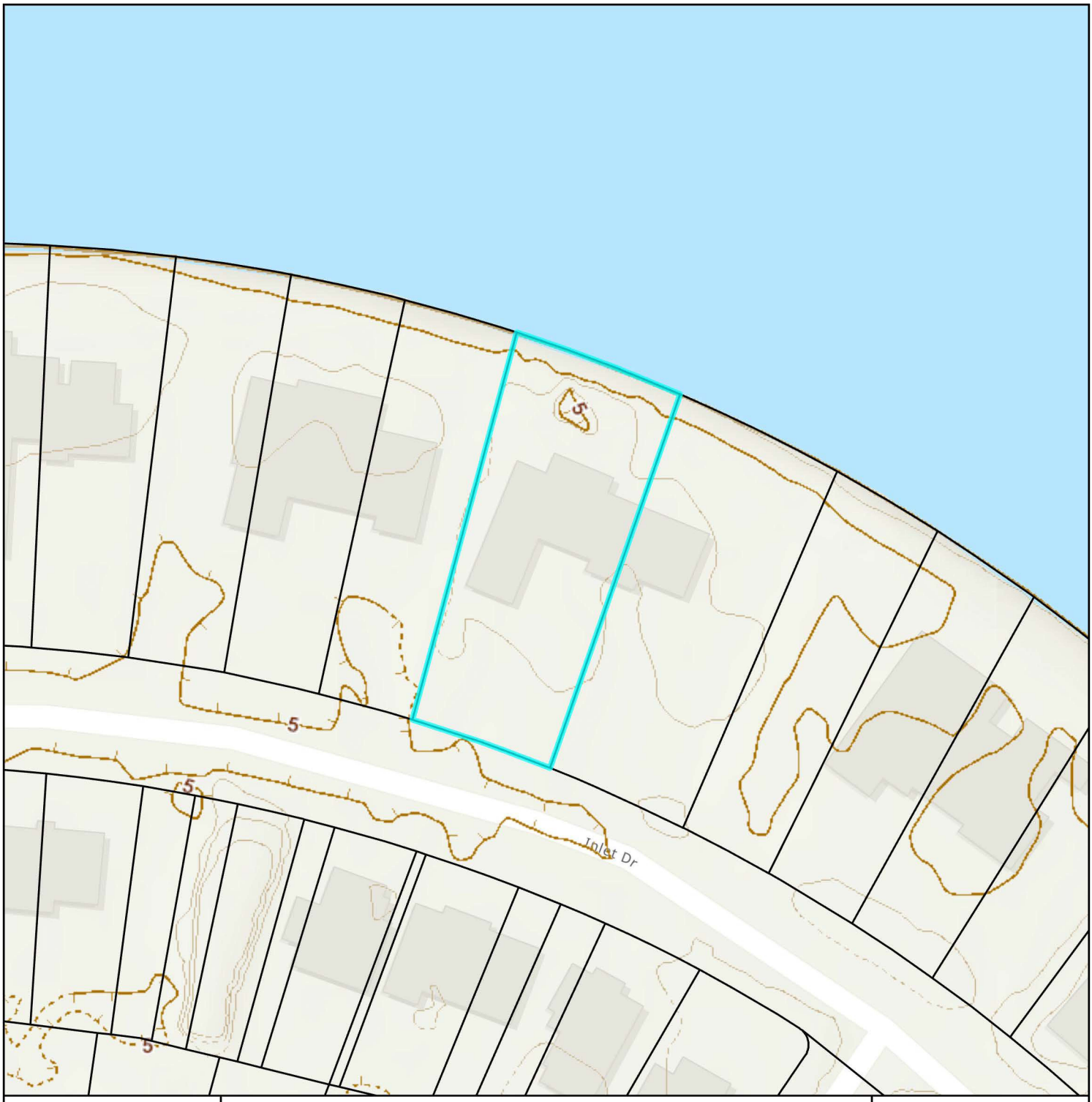
2024

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

Second Submittal

GRAPHIC SCALE

0 20' 30' 40'

1" = 20'

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

REVISIONS

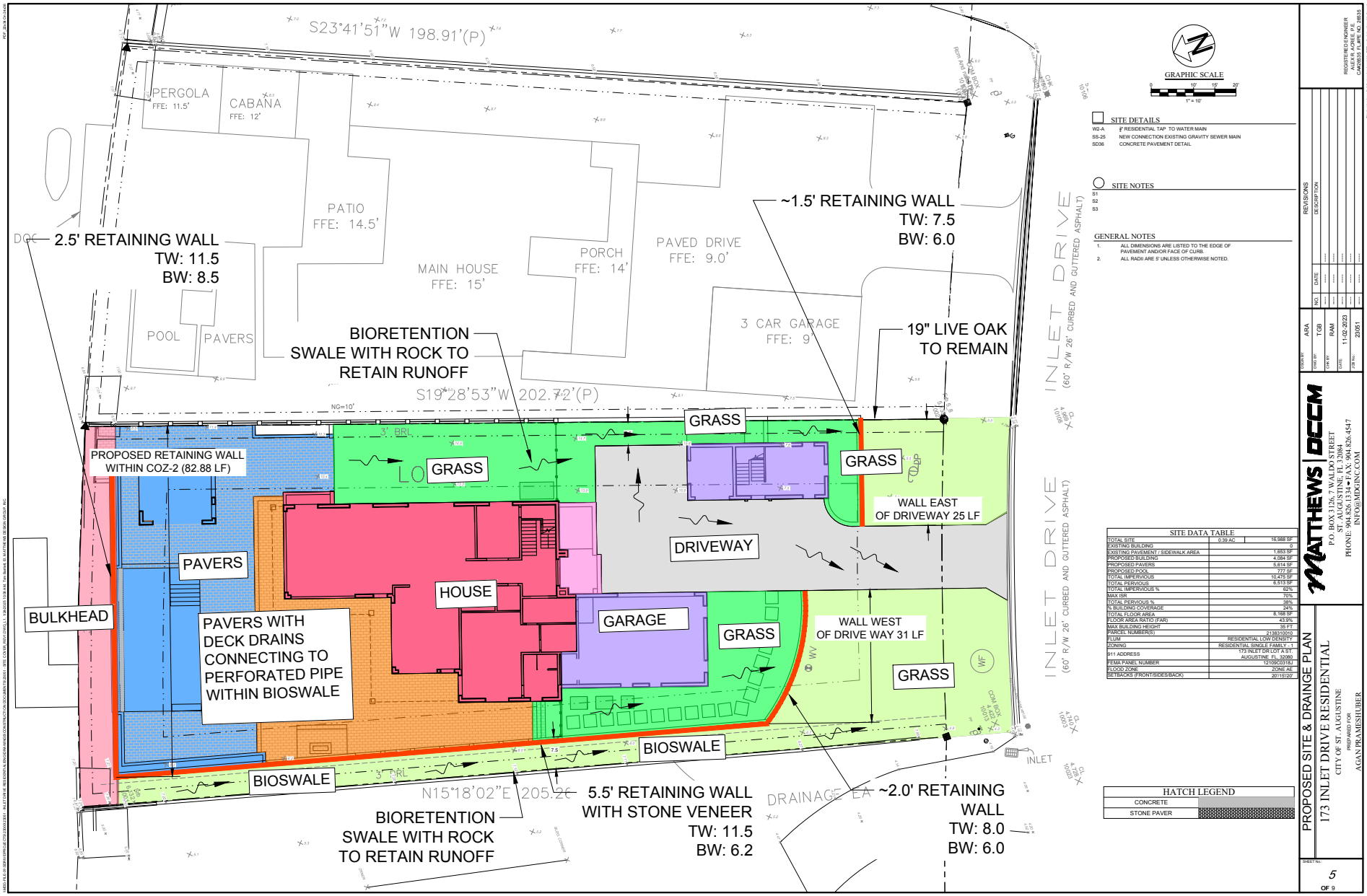
NO.	DATE	DESCRIPTION

DESIGN BY: ARA
DWG BY: TGB
CHK BY: RAM
DATE: 11-02-2023
JOB No: 23051

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

EXISTING CONDITIONS
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.
1
OF 1



SITE DETAILS

W2-A	¾" RESIDENTIAL TAP TO WATER MAIN
SS-25	NEW CONNECTION EXISTING GRAVITY SEWER MAIN
SD36	CONCRETE PAVEMENT DETAIL

SITE NOTES

S1
S2
S3

GENERAL NOTES

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

SITE DATA TABLE

TOTAL SITE	0.39 AC	16,988 SF
EXISTING BUILDING		0
EXISTING PAVEMENT / SIDEWALK AREA		1,653 SF
PROPOSED BUILDING		4,084 SF
PROPOSED PAVERS		5,614 SF
PROPOSED POOL		777 SF
TOTAL IMPERVIOUS		10,475 SF
TOTAL PERVIOUS		6,513 SF
TOTAL IMPERVIOUS %		62%
MAX ISR		70%
TOTAL PERVIOUS %		38%
% BUILDING COVERAGE		24%
TOTAL FLOOR AREA		8,168 SF
FLOOR AREA RATIO (FAR)		43.9%
MAX BUILDING HEIGHT		35 FT
PARCEL NUMBER(S)		2138310010
FLUM		RESIDENTIAL LOW DENSITY
ZONING		RESIDENTIAL SINGLE FAMILY - 1
911 ADDRESS		173 INLET DR LOT A ST. AUGUSTINE FL 32080
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE
SETBACKS (FRONT/SIDES/BACK)		20'/15'/20'

HATCH LEGEND

CONCRETE	
STONE PAVER	

REGISTERED ENGINEER
ALEXR. ACRIE, P.E.
CA#26535 FL#PE NO. 26535

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: ARA
DWG BY: TGB
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MATTHEWS | DCCM
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ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

PROPOSED SITE & DRAINGE PLAN
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 5 OF 9

SITE DETAILS

W2-A	¾" RESIDENTIAL TAP TO WATER MAIN
SS-25	NEW CONNECTION EXISTING GRAVITY SEWER MAIN
SD36	CONCRETE PAVEMENT DETAIL

SITE NOTES

S1
S2
S3

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HATCH LEGEND

CONCRETE	
STONE PAVER	

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

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REVISIONS

NO.	DATE	DESCRIPTION

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

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

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

SHEET No.: 5 OF 9

Matthews | DCCM

Engineering - Landscape Architecture - Surveying

January 24, 2025

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

Re: 173 INLET DR, Saint Augustine, 32080
PZB #: PZB2024-0087
Responses to Comments
Project No.: 23051.00

Dear Victoria:

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

- RAI Response Letter
- Original Survey
- Existing Conditions Exhibit
- Site Exhibit with Elevations
- Grading & Drainage Exhibit

The following is a list of the comments provided to us by your letter dated November 21, 2024, followed by responses by Matthews | DCCM.

General Comments

The Board continued the 173 Inlet Drive so that they could modify their plans to reduce floodplain impacts on a scale more compatible with adjacent property.

1. Please provide an updated Lot Grading plan with the following information:

   Existing Conditions:
   - Spot elevations of the existing parcel in question.
   - Spot elevations on all adjacent properties - 10-feet from the boundaries of the subject property at approximately 25-foot intervals.
   - Existing drainage with flow arrows.
   - If applicable existing limits of structure and Finish Floor Elevation (FFE) in NAVD88.

   Proposed Conditions:
   - Proposed drainage with flow arrows.
   - Finished grade elevations.
   - Top of Wall and Bottom of Wall Elevations of retaining walls and bulkheads.
   - Limits of structure(s) with Finish Floor Elevation (FFE) in NAVD88.
   - Location of stormwater management strategies (i.e. bio swales or rain gardens)

Matthews | DCCM: ***Please see the attached Existing Conditions Sheet with additional surveyed points 10' on adjacent properties at 25' intervals. The adjacent property FFEs have also been included.***

Additionally, please see the proposed Site and Grading Exhibits demonstrating the proposed grades and drainage features to manage stormwater runoff.

2. Provide updated Lot Coverage, Impervious Surface calculations, and height of dwelling from freeboard requirement.

Matthews | DCCM:

SITE DATA TABLE		
TOTAL SITE	0.39 AC	16,988 SF
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FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE
SETBACKS (FRONT/SIDES/BACK)		20'/15'/20'

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

Sincerely,
Matthews | DCCM

Tom Bartlett
Project Manager

21051cosarai
TB/kb

LEGEND

- BM1 = SITE BENCHMARK
- S = SANITARY SEWER MANHOLE
- WB = WATER BIB
- FH = FIRE HYDRANT
- CTV = CABLE/INTERNET UTILITIES BOX
- PP, SP, LP = POWER POLE, SERVICE POLE, LIGHT POLE
- WM = EXISTING WATER METER
- WM = PROPOSED WATER METER
- WV = WATER VALVE
- W = WELL
- X = UNNUMBERED X-CUT IN CONCRETE FOUND
- ▲ = FOUND NAIL/DISC
- △ = SET NAIL AND DISC LB#8139
- ■ = FOUND CONCRETE MONUMENT
- ▣ = PRM/BLOCK CORNER FOUND
- ◉ = SET 1/2" IRON ROD LB#8139
- O = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE
- 4' METAL FENCE
- WOOD FENCE

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

= PROPOSED DRAINAGE FLOW
= EXISTING DRAINAGE FLOW
(10.0) = EXISTING ELEVATION
10.0 = PROPOSED ELEVATION
= EXISTING CONCRETE

SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. Bearings hereon are based on: RBL AS SHOWN OR STATED HEREON.
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: BOUNDARY SURVEY SHOWING TOPOGRAPHIC AND TREE
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Street (s) hereon are centered in R/W unless noted.
15. Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
18. See house plans for additional details.
19. Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE (EL 8)", according to flood insurance rate map panel: #12109C0318J. Effective On: 12/07/2018

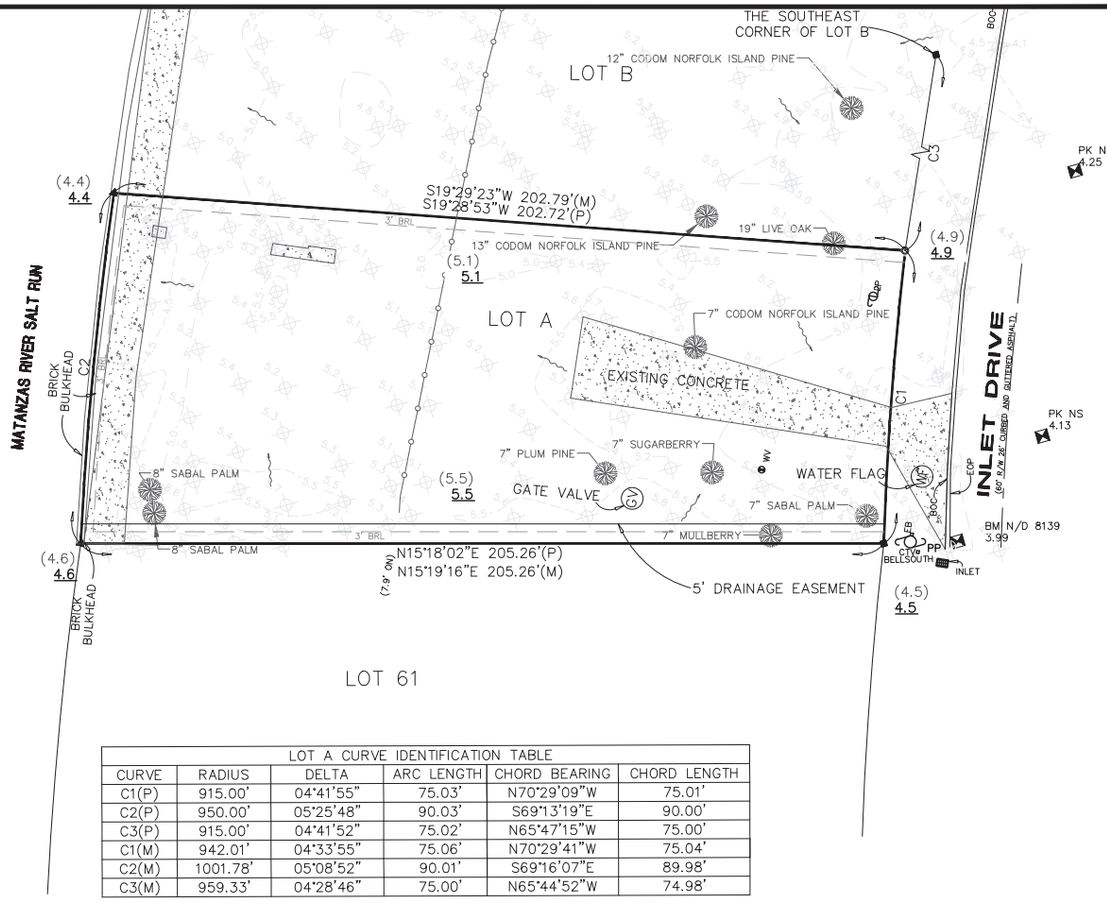
ZONING INFORMATION
HP-1 FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 0 '
- SIDE 3 '
- REAR 3 '

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

Special Note - Liability Notice

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

GRAPHIC SCALE
0 30 45
(IN FEET)
1 inch = 30 ft.



LOT A CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(P)	915.00'	04°41'55"	75.03'	N70°29'09"W	75.01'
C2(P)	950.00'	05°25'48"	90.03'	S69°13'19"E	90.00'
C3(P)	915.00'	04°41'52"	75.02'	N65°47'15"W	75.00'
C1(M)	942.01'	04°33'55"	75.06'	N70°29'41"W	75.04'
C2(M)	1001.78'	05°08'52"	90.01'	S69°16'07"E	89.98'
C3(M)	959.33'	04°28'46"	75.00'	N65°44'52"W	74.98'

Surveyor's Certification

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

THE SKETCH OF SURVEY REFLECTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION. /MDP

Brandon D. Shugart
STATE OF FLORIDA
Professional Surveyor and Mapper
License No. 7109

Digitally signed by Brandon Shugart
Date: 2022.08.04 11:44:26-04'00'

Signature Date

Brandon D. Shugart, PSM
surveying@imecivil.com

LEGAL DESCRIPTION

LOT A, INLET VIEW
PLAT BOOK 107, PAGE 16
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

BOUNDARY SURVEY SHOWING
TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: ALAIN JOHNSON
AT: 172 INLET DRIVE
ST AUGUSTINE, FL 32080

Drawn By:	LR	Scale 1" = 30 Feet	
Field Survey Date:	07/07/22	Drawing/File #: 062922.4	
FB/PG:	101/11		

Additional Information/Certifications:
XXXXX

Attachment 3:

First Submittal

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

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

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

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

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

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

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

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

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

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

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

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

Tom Bartlett — 10-04-2024

Signature of Applicant — Date

Signature of Property Owner — 10-4-24 — Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Tom Bartlett

Print name of applicant

Tom Bartlett

Signature of applicant

10/04/2024

Date

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

AGAN PRAMESHUBER
Print Name of Owner

904 708-4200
Telephone Number

State of FLORIDA

County of DUVAL

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

By Agan Prameshuber

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Adriana Jelic

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

My Commission expires: 03/09/2027

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

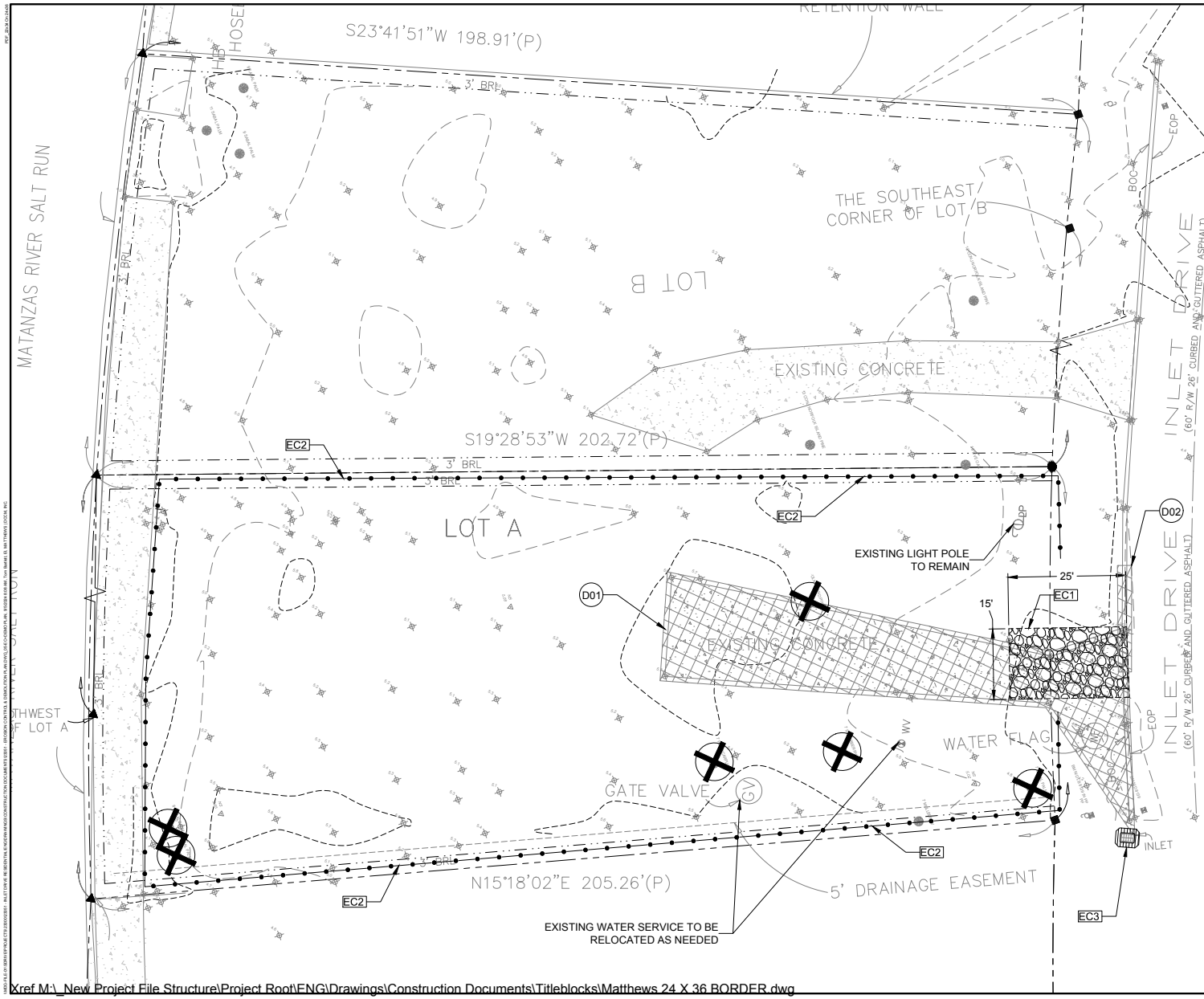
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

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

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

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



GRAPHIC SCALE

0 10' 15' 20'

1" = 10'

EROSION CONTROL & DEMOLITION DETAILS

EC1	STABILIZED CONSTRUCTION ENTRANCE
EC2	TYPE III SILT FENCE
EC3	WATTLE INLET PROTECTION

EROSION CONTROL & DEMOLITION NOTES

D01	EXISTING CONCRETE DRIVEWAY TO BE REMOVED
D02	EXISTING CURB TO BE REMOVED FOR NEW DRIVEWAY LOCATION

LEGEND

- PARCEL BOUNDRY
- ROAD WAY CENTERLINE
- DRAINAGE EASEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- WATTLE INLET PROTECTION
- TURBIDITY PROTECTION
- SILT FENCE
- TREE TO BE REMOVED
- BORE LOCATION

HATCH LEGEND

GRAVEL	
TO BE REMOVED	

GENERAL NOTES

SEE THE ATTACHED STORM WATER PREVENTION PLAN SHEETS FOR MORE DETAILS.

DUST CONTROL
VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC.
SPRINKLING - THE SITE AND DIRECT ACCESS ROADS WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TO CONTROL DUST ONSITE AND ALONG HAUL ROADS.

OFFSITE VEHICLE TRACKING & OPERATIONS
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.
THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

SPILL PREVENTION
MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

ALL SILT FENCE MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND CONSTRUCTION.

REGISTERED ENGINEER
ALEXR ACREE P.E.
CA#26535 FLAPE NO. 26535

REVISIONS

NO.	DATE	DESCRIPTION

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

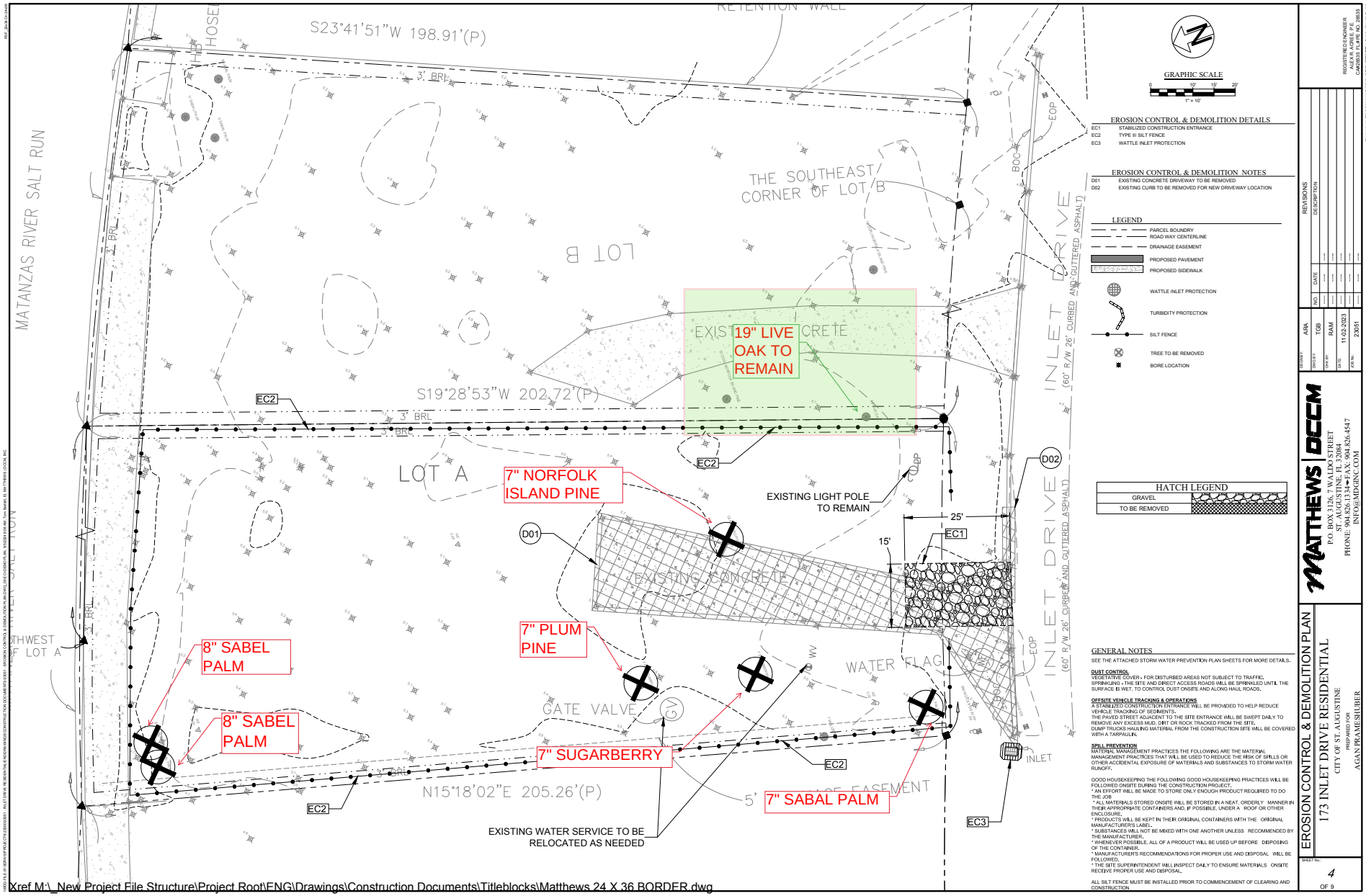
MATTHEWS | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EROSION CONTROL & DEMOLITION PLAN

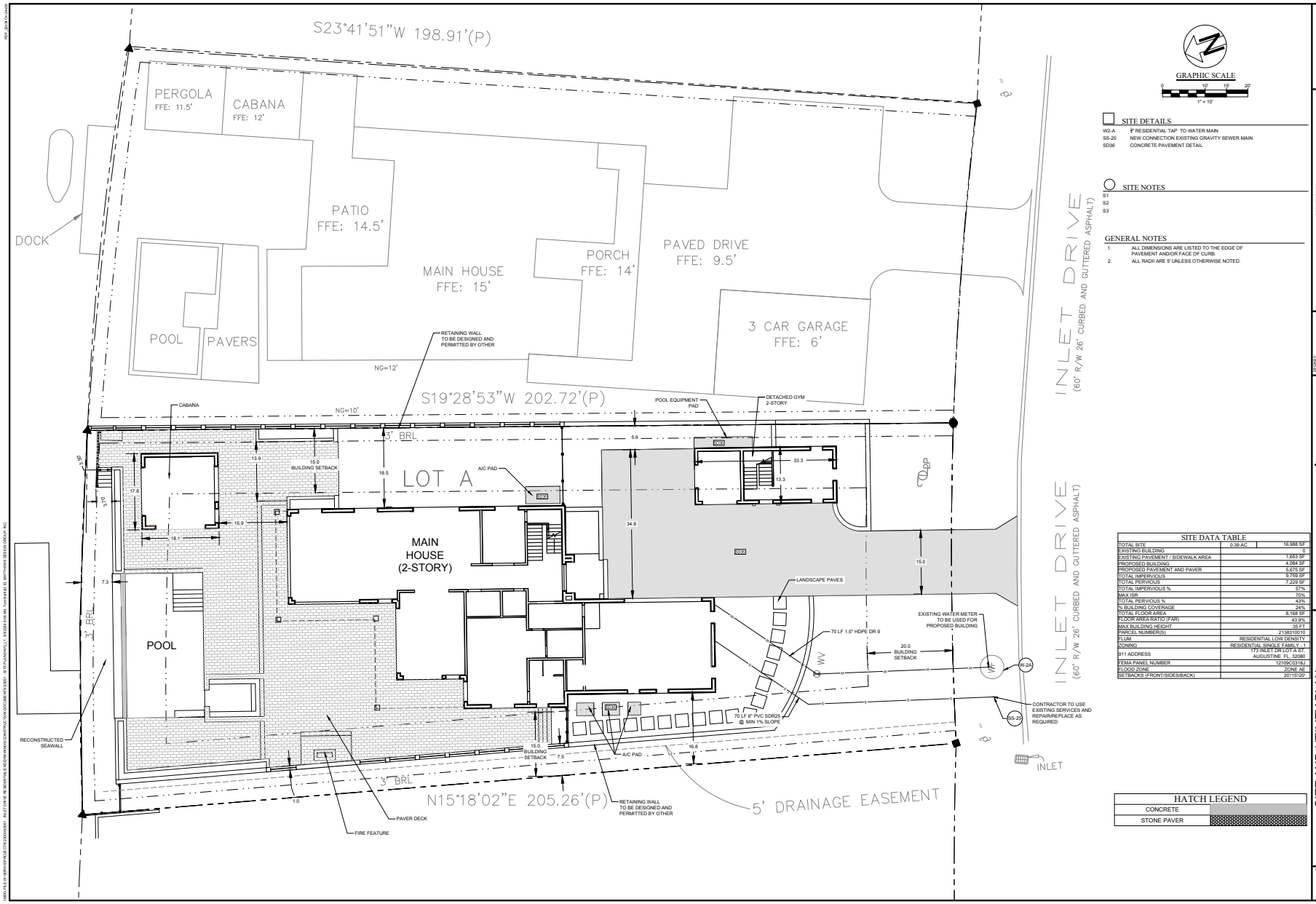
173 INLET DRIVE RESIDENTIAL
CITY OF ST. AUGUSTINE
PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 4 OF 9

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



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



SITE DETAILS

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

SITE NOTES

S1
S2
S3

GENERAL NOTES

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

SITE DATA TABLE

TOTAL SITE	0.39 AC	16,988 SF
EXISTING BUILDING		0
EXISTING PAVEMENT / SIDEWALK AREA		1,653 SF
PROPOSED BUILDING		4,084 SF
PROPOSED PAVEMENT AND PAVER		5,675 SF
TOTAL IMPERVIOUS		9,759 SF
TOTAL PERVIOUS		7,229 SF
TOTAL IMPERVIOUS %		57%
MAX ISR		70%
TOTAL PERVIOUS %		43%
% BUILDING COVERAGE		24%
TOTAL FLOOR AREA		8,168 SF
FLOOR AREA RATIO (FAR)		43.9%
MAX BUILDING HEIGHT		35 FT
PARCEL NUMBER(S)		213831010
FLUM		RESIDENTIAL LOW DENSITY
ZONING		RESIDENTIAL SINGLE FAMILY - 1
911 ADDRESS		173 INLET DR LOT A ST. AUGUSTINE FL, 32080
FEMA PANEL NUMBER		12109C0315J
FLOOD ZONE		ZONE AE
SETBACKS (FRONT/SIDES/BACK)		20'/15'/20'

HATCH LEGEND

CONCRETE	
STONE PAVER	

REGISTERED ENGINEER
ALEX R. ACREE, P.E.
CA#24835 FLAPE NO. 28835

REVISIONS

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

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

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

SITE AND UTILITY PLAN

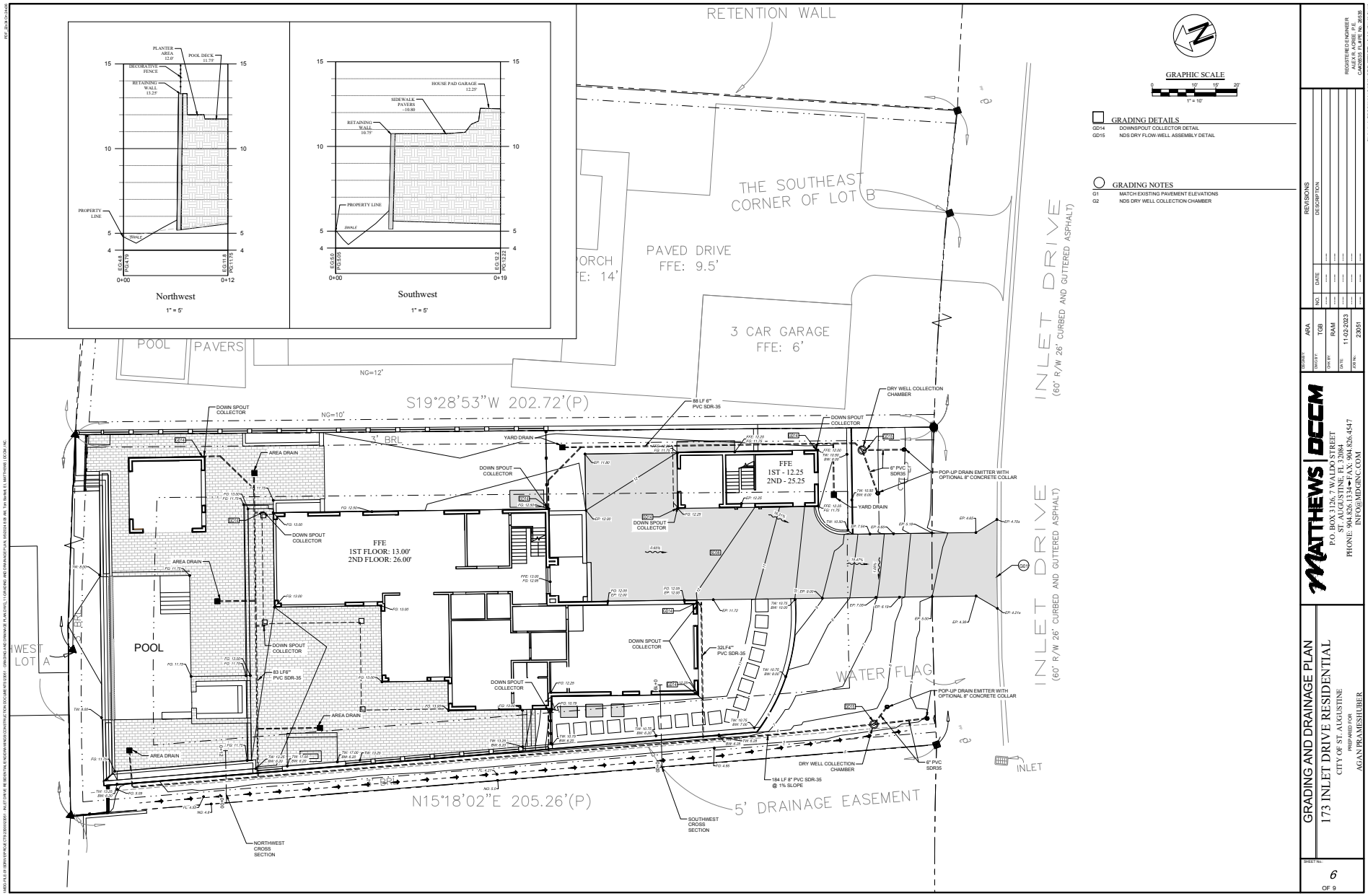
173 INLET DRIVE RESIDENTIAL

CITY OF ST. AUGUSTINE

PREPARED FOR
AGAN PRAMESHUBER

SHEET No.: 5
OF 9

This final copies of this document are not to be used for construction purposes unless signed and sealed by the engineer. The engineer has the right to restrict unauthorized use of this document and shall not be responsible for any use of this document by others.



REGISTERED ENGINEER
ALEX R. AGNER, P.E.
CA#63835 FL.#PE No. 86835

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

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

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

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

SHEET No.
6
OF 9

The land uses, plans, and layout as indicated and illustrated on these documents are the property of Matthews Design Consultants, Inc. and may not be used in any way without the written consent of Matthews Design Consultants, Inc. All rights reserved.

October 25, 2024

Matthews | DCCM
Engineering - Landscape Architecture - Surveying

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

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

Dear Victoria

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

- RAI Response Letter
- Site Plan
- Demo Plan

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

General Comments

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

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

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

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

3. Provide lot coverage and ISR calculations

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

4. Height of current bulkhead

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

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

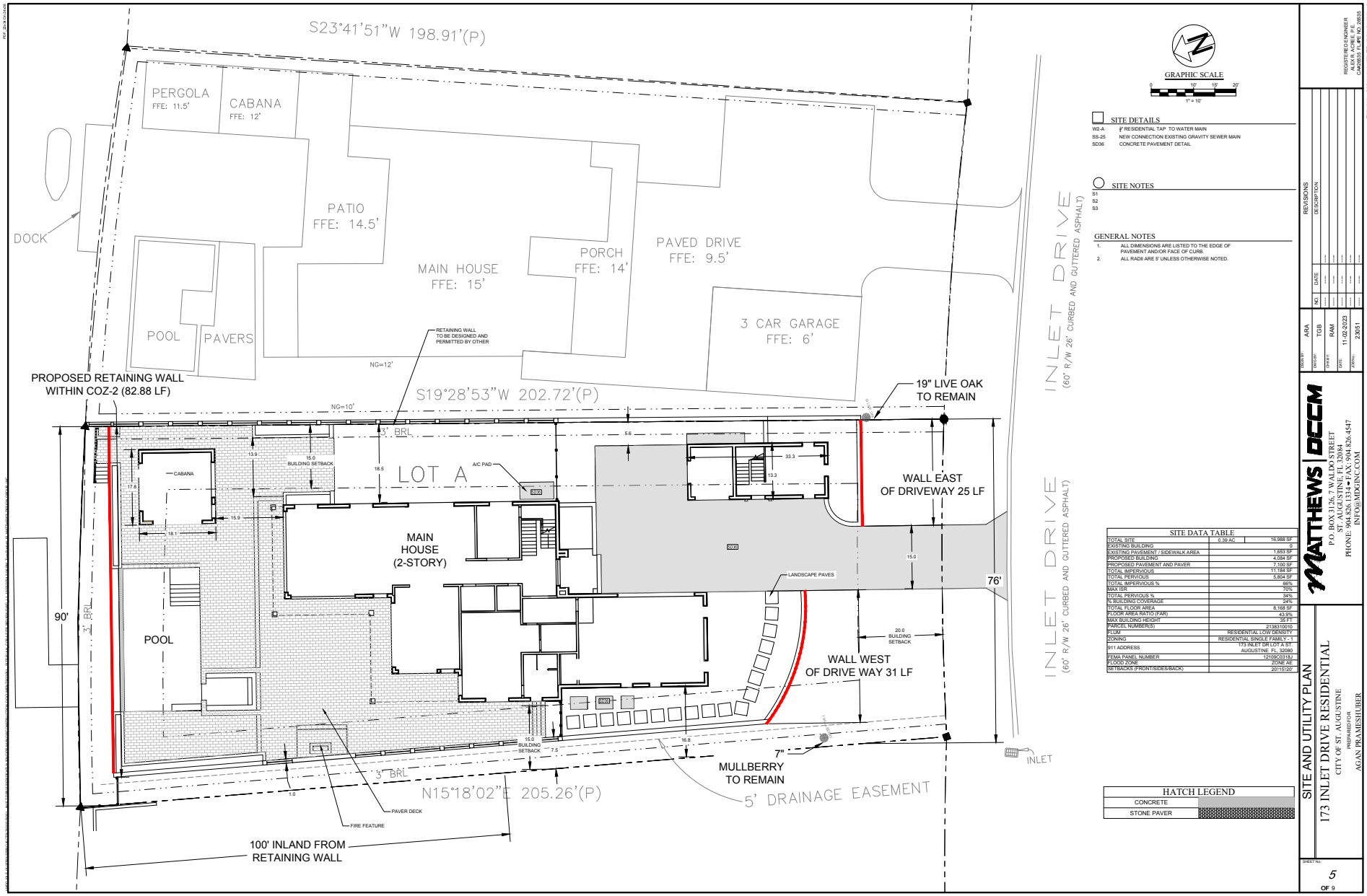
Matthews | DCCM: ***Please see the attached exhibit showing the retaining walls red***

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

Sincerely,
Matthews | DCCM

Tom Bartlett, EI
Project Manager

23051cosarai
TB/kb



SITE DETAILS

W2-A	¾" RESIDENTIAL TAP TO WATER MAIN
SS-25	NEW CONNECTION EXISTING GRAVITY SEWER MAIN
SD36	CONCRETE PAVEMENT DETAIL

SITE NOTES

S1
S2
S3

GENERAL NOTES

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

SITE DATA TABLE

TOTAL SITE	0.39 AC	16,988 SF
EXISTING BUILDING		0
EXISTING PAVEMENT / SIDEWALK AREA		1,653 SF
PROPOSED BUILDING		4,084 SF
PROPOSED PAVEMENT AND PAVER		7,100 SF
TOTAL IMPERVIOUS		11,184 SF
TOTAL PERVIOUS		5,804 SF
TOTAL IMPERVIOUS %		66%
MAX ISR		70%
TOTAL PERVIOUS %		34%
% BUILDING COVERAGE		24%
TOTAL FLOOR AREA		8,168 SF
FLOOR AREA RATIO (FAR)		43.9%
MAX BUILDING HEIGHT		35 FT
PARCEL NUMBER(S)		2138310010
FLUM		RESIDENTIAL LOW DENSITY
ZONING		RESIDENTIAL SINGLE FAMILY - 1
911 ADDRESS		173 INLET DR LOT A ST. AUGUSTINE FL 32080
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE
SETBACKS (FRONT/SIDES/BACK)		20'/15'/20'

HATCH LEGEND

CONCRETE	
STONE PAVER	

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

REVISIONS

NO.	DATE	DESCRIPTION

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

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

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

SHEET No.: 5 OF 9

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

To the Planning and Zoning Board Members:

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

Best Regards,

Mark Matrazzo

Owner of 171 INLET DRIVE/Parcel ID: 2138310020

Date 10/19/2024

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

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

Hi Victoria,

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

Thanks for all your help,

Tom Bartlett, EI
Project Manager

Matthews | DCCM
(904) 593-8543 p

Please note that our e-mail addresses have changed.

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

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

Received!

Thank you

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

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

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

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

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

Hi Victoria,

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

Thank you, have a great weekend

Tom Bartlett, EI
Project Manager

Matthews | DCCM
(904) 593-8543 p

Please note that our e-mail addresses have changed.

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

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

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

Good afternoon!

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

Thank you

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

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

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Attachment 4:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

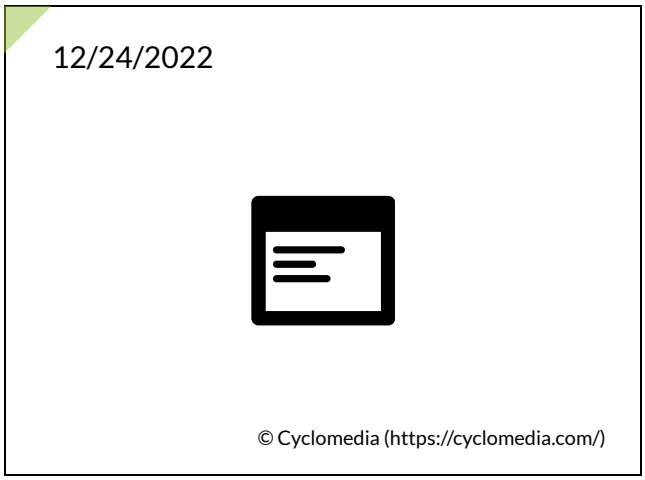
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Prameshuber Agan 100%
Mailing Address	3653 EASTBURY DR JACKSONVILLE, FL 32224-0000

Map

Valuation Information

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

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

Historical Assessment Information

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

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		13306

Land Information

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

Sale Information

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

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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CITY OF ST. AUGUSTINE

MEMORANDUM

To: Planning and Zoning Board

Date: January 27, 2025

Subject: PZB2024-0092 - Conservation Overlay Zone Development

67 Water Street

The application for Conservation Overlay Zone Development at 67 Water Street appeared before the Board on January 7, 2025, and was continued so that the applicant could provide additional information.

The applicant has notified Staff that they are still working on obtaining the requested information and are requesting to continue their application until the March 4th Planning and Zoning Board meeting. Please see the attached email.

Thank you for your attention to this matter.

Sarah Daugherty
Senior Planner
Planning and Building Department

From: Ryan Carter <ryan@carterenv.com>
Sent: Thursday, January 23, 2025 10:20 AM
To: Victoria Murphy <vmurphy@citystaug.com>
Cc: Kyle Cregan <khcregan@gmail.com>; amcregan5@gmail.com; Maritime Construction inc. <maritimedocks@att.net>; Michael Carpenter <mcarpenter@carterenv.com>
Subject: RE: 67 WATER ST -PZB 2024-0092 Continuance Request

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.

Victoria,

Please accept this email as our request to continue item PZB 2024-0092 for 67 Water Street to the March 4 PZB meeting. We are awaiting additional survey information that the Board has requested. We expect to receive that late next week which is not enough time to submit supplemental information to the City and the Board. Please reply with your acceptance of our request or contact me with any questions. Thanks.

Sincerely,
Ryan
904-540-1786

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	5.c.	PZB2024-0094
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	415 S Ponce De Leon Blvd.	119530-0000

Site & Background Information

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

Request Summary

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

The applicant appeared before the Board at the January 7th meeting and the application was continued so they could provide the following information:

- Cross section of the dock including the height from mean high water.
- Clarification on dock dimensions if there is to be a gazebo.
- Survey on top of aerial image with property lines matching Property Appraiser.

The applicant has provided the requested information for the Boards review.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 2.1.1** Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.	Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is consistent with Policy 2.1.1.
	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed dock height is six (6) feet above the mean high water. This is under the maximum height of eight feet and would be consistent with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		

Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

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

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

(1) Site specific location

The site is a commercial property east of US Highway 1 and north of the mouth of Oyster Creek. The property is waterfront with a natural and hybrid shoreline on the San Sebastian River and Oyster Creek. The properties to the north and south along the San Sebastian River are marinas. The original application proposed a dock approximately four feet wide with a fifty-foot-wide terminal platform and a length of approximately one hundred and forty-five (145) feet. The updated information depicts a dock of 162.5 feet in total length which is an additional 17.5 feet in length.

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

The dock is proposed within Conservations Zones 1 and 2. The site has approximately two hundred and fifty (250) feet of natural and hybrid shoreline composed of salt and brackish water marsh.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

Unknown

(6) Impact on floodplain.

Unknown

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

Aerial images show a vegetated shoreline of salt and brackish water marsh. It appears the shoreline is predominated by mangroves and other salt marsh vegetation.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images show a vegetated shoreline of salt and brackish water marsh. It appears the shoreline is predominated by mangroves and other salt marsh vegetation. The updated information shows the proposed location of the dock minimizes impacts to the natural vegetation.

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

Unknown

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

The site has two hundred and fifty (250) feet of natural or hybrid shoreline along the San Sabastian River and the mouth of Oyster Creek. The original application proposed a dock approximately four feet wide with a fifty-foot-wide terminal platform and a length of approximately one hundred and forty-five (145) feet. The updated information depicts a dock of 162.5 feet in total length which is an additional 17.5 feet of length.

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

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

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

Unknown

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

Aerial images show a vegetated shoreline of salt and brackish water marsh. It appears the shoreline is predominated by mangroves and other salt marsh vegetation. The updated information shows the proposed location of the dock minimizes impacts to the natural vegetation.

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

Not applicable**.**

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

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

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

the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The applicant has provided elevations depicting the height of the dock at six feet above mean high water and is consistent with dock height requirements. Boatlifts were not included in this application.

This portion of the San Sebastian River is a confined area for boat navigation. The marina to the south appears to have moored vessels that would need access to the landward portions of their commercial dock. The new dock layout does not include information on the depth of the water.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the construction of a dock at 415 S Ponce De Leon Boulevard / PID 119530-0000.

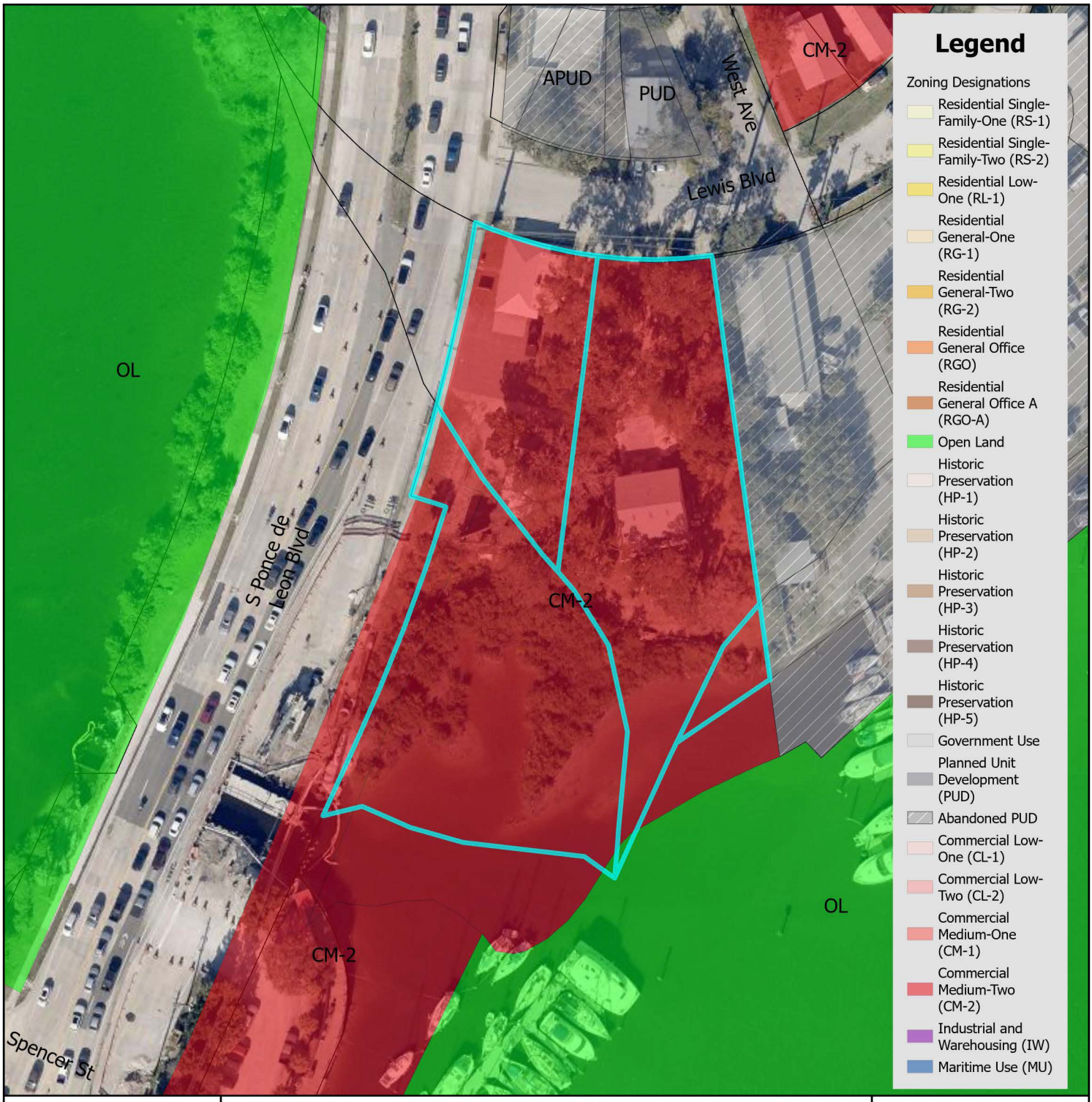
Attachments

1. Maps and Photos
2. Second Submittal
3. First Application Submittal
4. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Maps and
Photos



Zoning Map

N

0 0.17 0.35 Miles

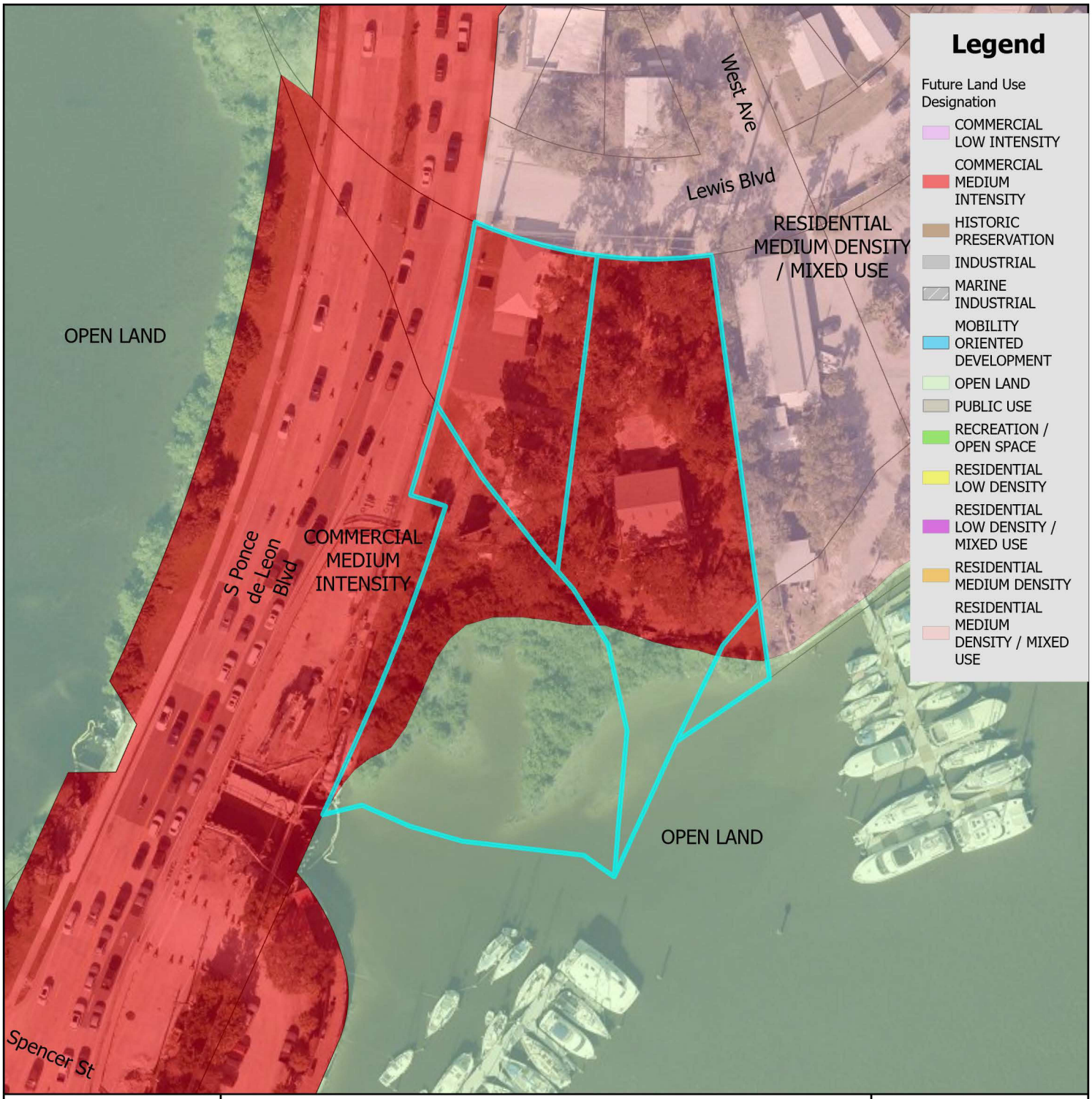
0 1,250 2,500 Feet

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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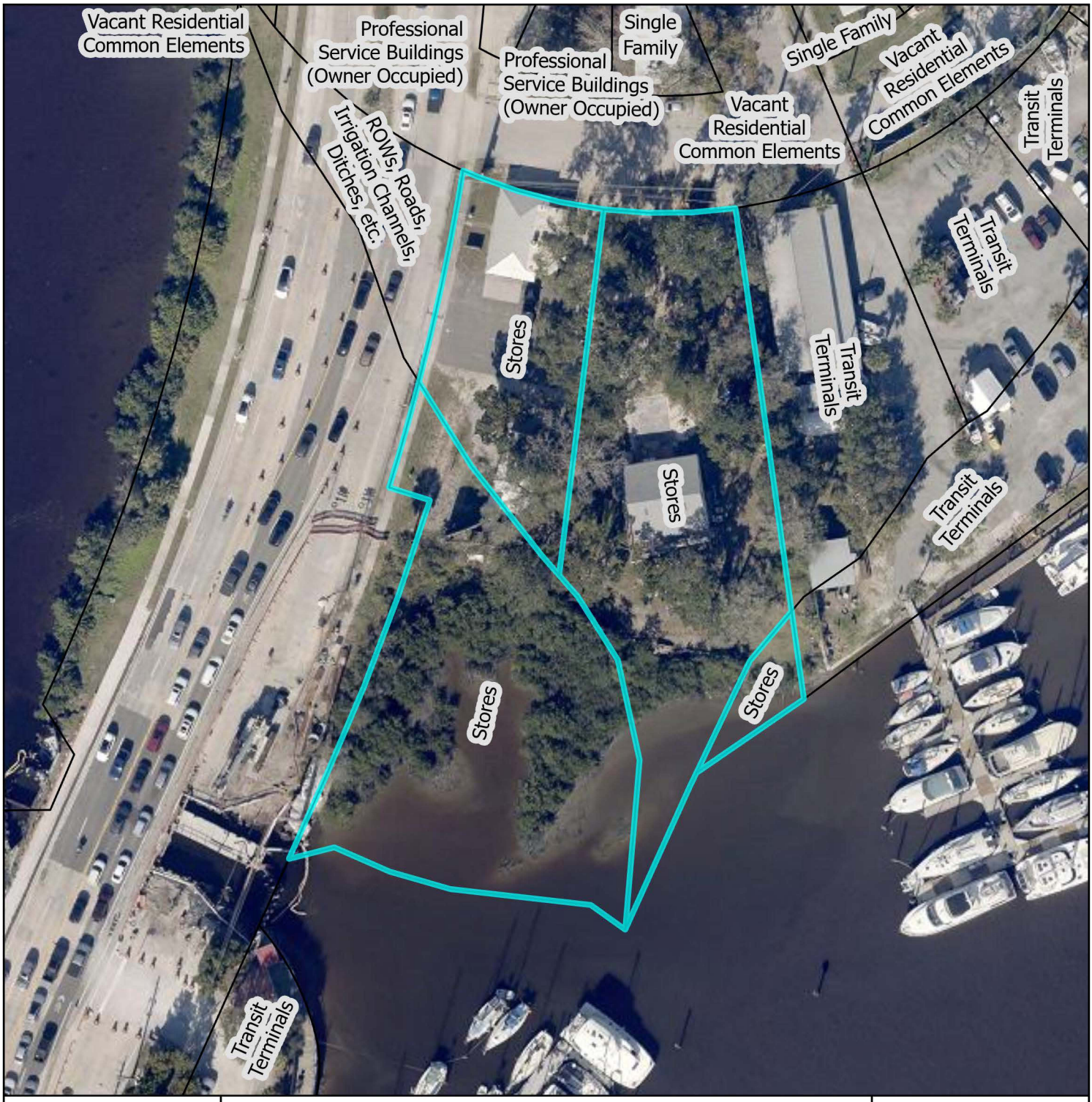
2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

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

2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

FEMA Flood Zone Map

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

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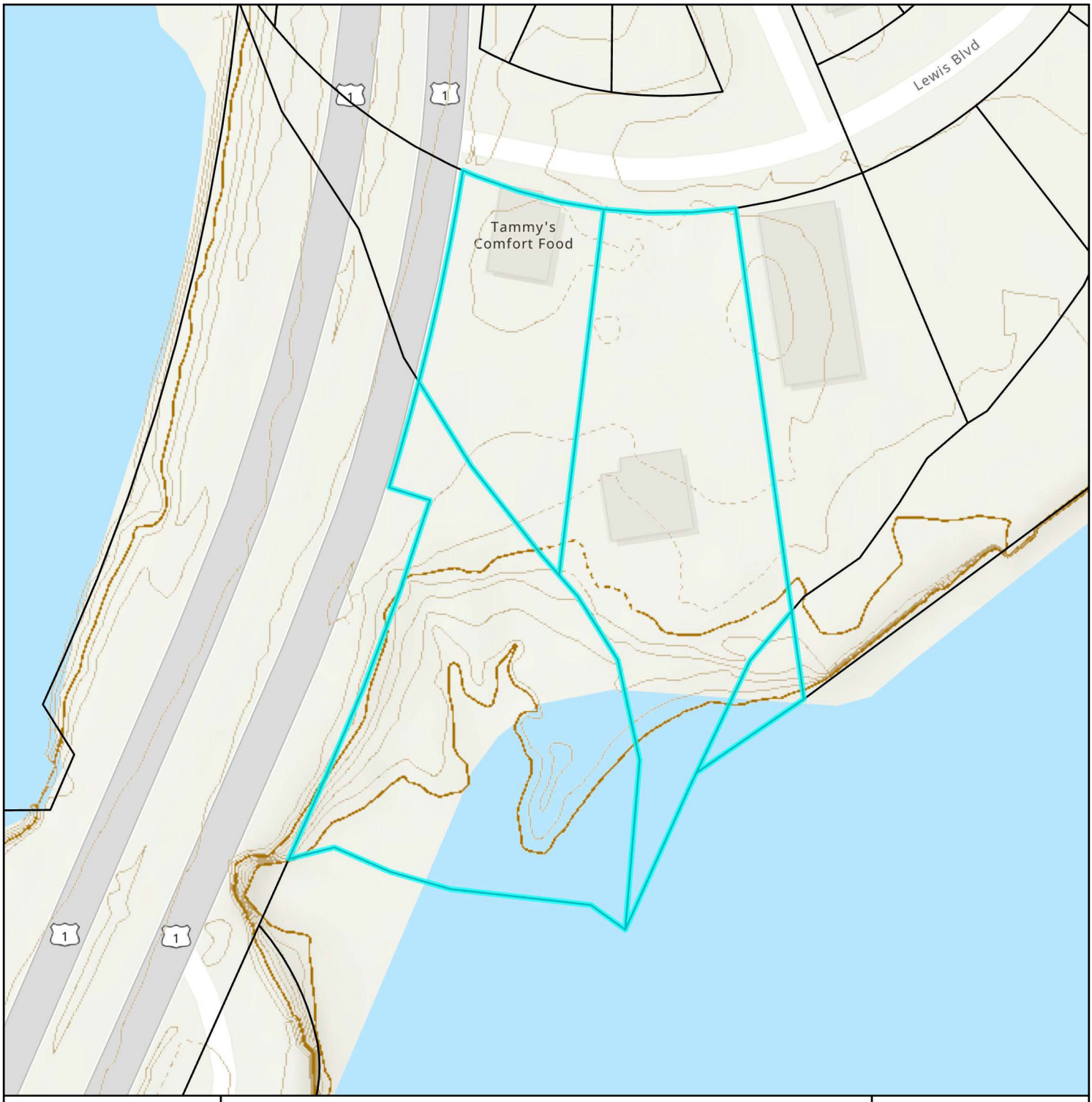
2024

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2024

N

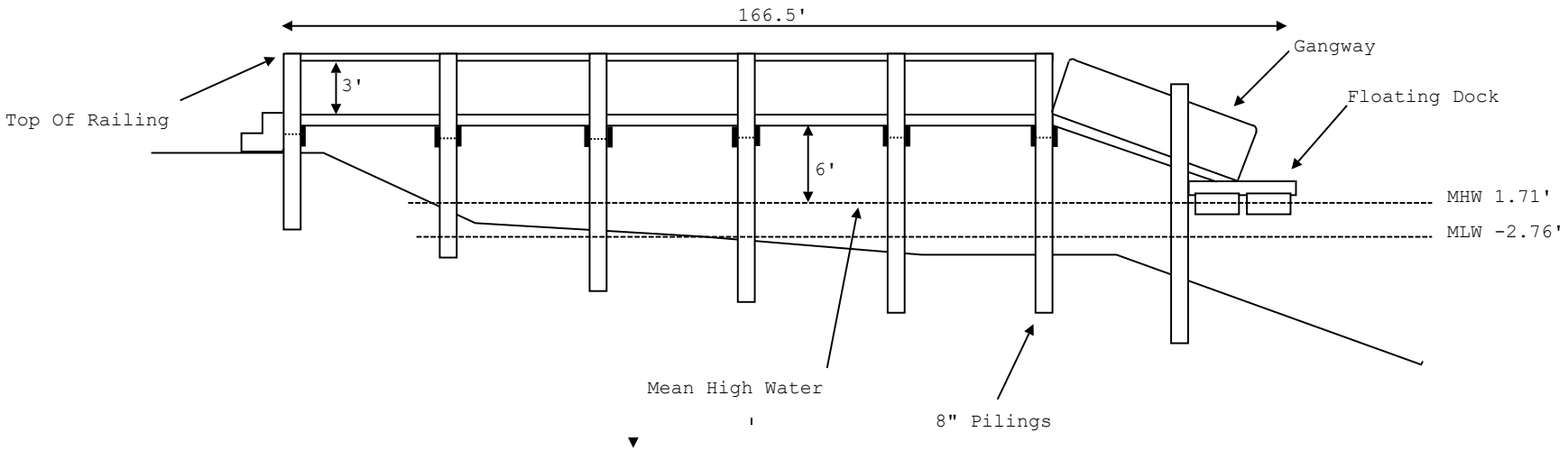
0 0.01 0.01 Miles

0 40 80 Feet

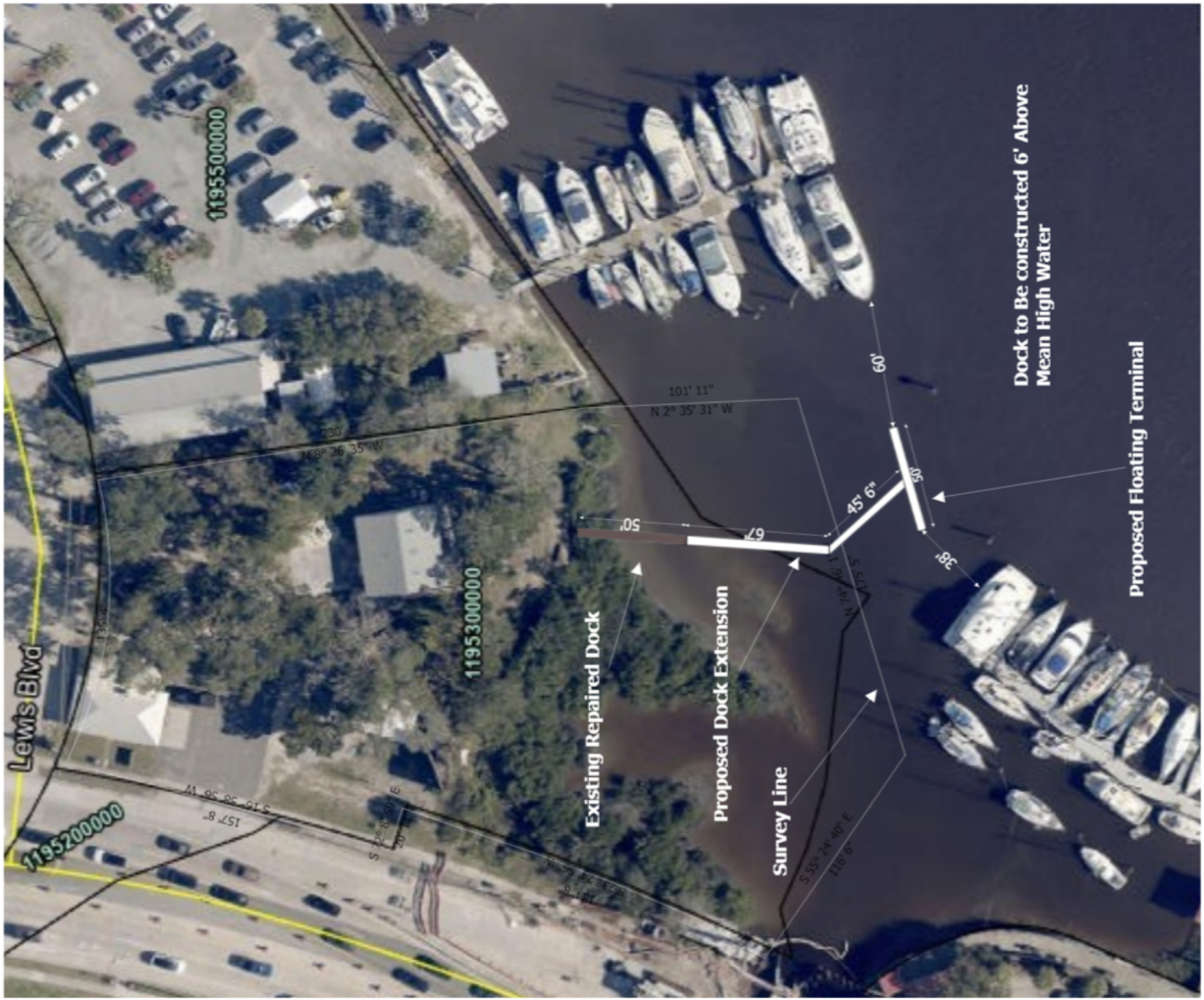
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

Second Submittal



Project: **415 S Ponce De Leon Blvd**	Drawing: **D-125**	Project: **0000416**	Drawn:	BP Builders Inc PO Box 270 St Augustine, FL 32085	
Cat: **Dock**	Scale:	Date: **1-17-2025**	Page: **D-1**		



Project: 415 S Ponce De Leon Blvd	Drawing: D-125	Project: 0000416	Drawn:	BP Builders Inc PO Box 270 St Augustine, FL 32085	
Cat: Dock	Scale:	Date: 1-17-2025	Page: D-2		

Notice: On **Sunday, January 26, 2025, beginning around 2:00 pm EST through Monday, January 27, 2025**, IT system maintenance will be performed that may impact the https://TidesAndCurrents.noaa.gov (https://tidesandcurrents.noaa.gov/) website. There may be periods of time where the website will be running with limited capabilities.

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

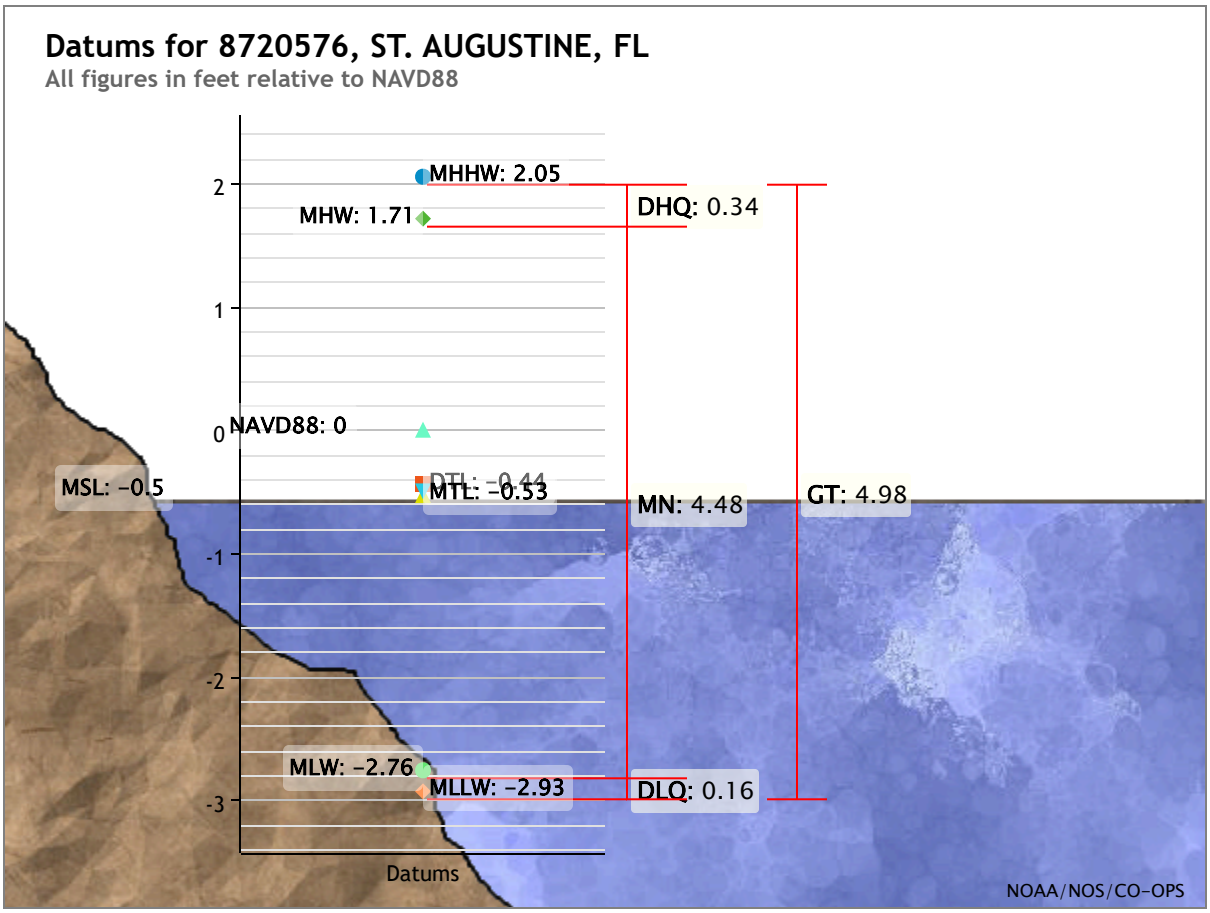
Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum

Datum	Value	Description
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods
01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units
- (•) Feet
- ( ) Meters

Epoch
- (•) Present (1983-2001)
- ( ) Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

Bench Mark Sheets (/benchmarks.html?id=8720576)

Extreme Water Levels (/est/est_station.shtml?stnid=8720576)

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8720576)

Data Inventory (/inventory.html?id=8720576)

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (http://www.noaa.gov)
National Ocean Service (http://oceanservice.noaa.gov)
Privacy Policy (/privacy.html)
Disclaimer (/disclaimers.html)
Take Our Survey (/survey.html)
Freedom of Information Act (https://www.noaa.gov/foia-freedom-of-information-act)
Contact Us (/contact.html)

Attachment 3:

First Application Submittal

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

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

Applicant's Name: Charles Burgyd III Applicant's Signature: [signature]

Owner's Name: GEORGE CHRISSIANOS Owner's Signature: [signature]

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

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

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☑ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

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

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

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

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

Signature of Applicant — Date: 11/2/24

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

04/18/2019

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Charles Bourgeois is/are hereby authorized TO ACT ON BEHALF OF George Chrysaidis the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King St. St. Augustine, FL 32084

BY: _____
Signature of Owner

GEORGE CHRYSAIDIS
Print Name of Owner

904 377 5306
Telephone Number

State of Florida

County of St Johns

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

By George Chrysaidis

Identification verified: personally known

Oath sworn: _____ Yes ✓ No

Notary Signature: Heather Carre

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

My Commission expires: Apr. 14. 2027

Rev:022117

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Charles Burgan

Print name of applicant

Signature of applicant

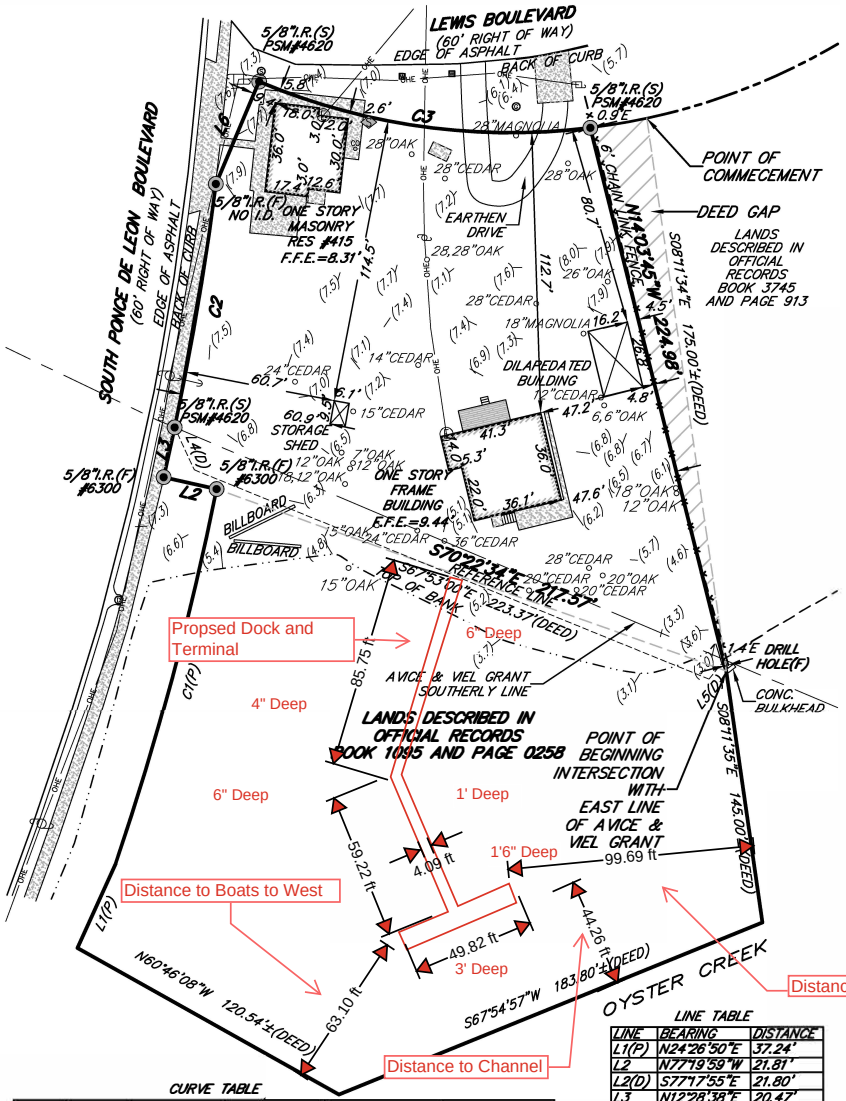
11/4/2024

Date

xx/xx/xx

MAP SHOWING SURVEY OF

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



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

WATER DEPTH MEASERED AT MEAN HIGH WATER

CURVE TABLE

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

LINE TABLE

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

LEGEND

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

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

GRAPHIC SCALE
50 0 25 50
1"=50'

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

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

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

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

TYPE: BOUNDARY

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

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

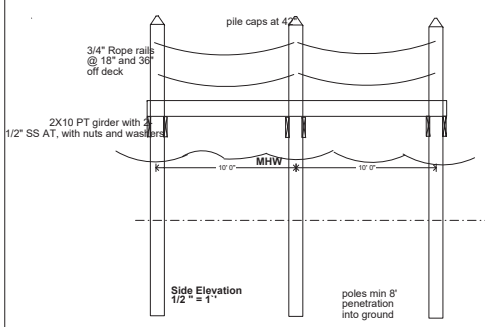
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

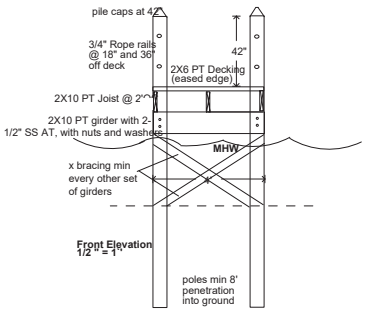
Joist Spans Table

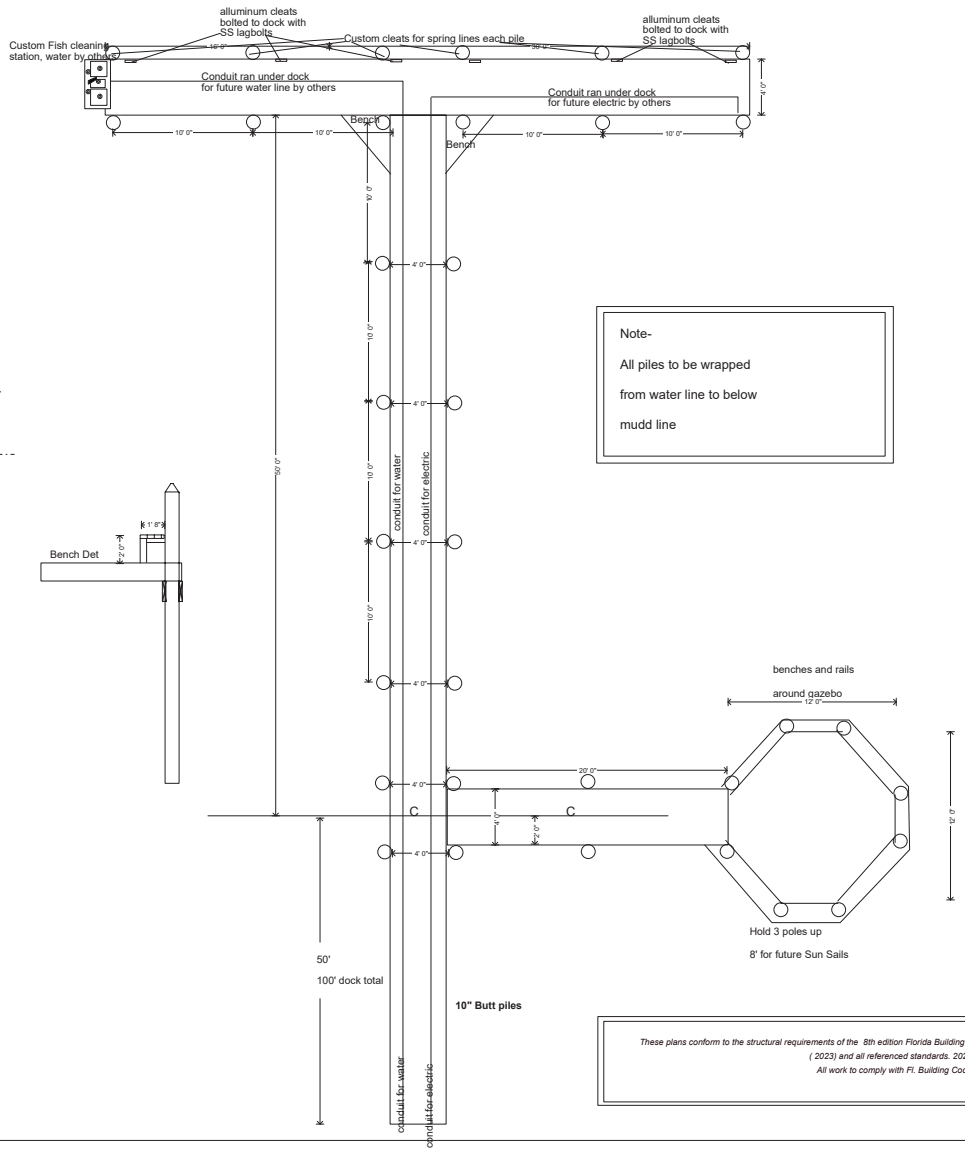
TABLE R507.5
DECK JOIST SPANS FOR COMMON LUMBER SPECIES[a] (ft. - in.)

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

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.04879 kPa, 1 pound = 0.454 kg.
a. No. 2 grade with wet service factor.
b. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360.
c. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied to end.
d. Includes incising factor.
e. Northern species with no incising factor
f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.







Note-

All piles to be wrapped

from water line to below

mudd line

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

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

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

Field Adjustments are allowed when needed

owner to have electic ran by licensed contractor

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

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

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

Date-
9.4.2024
Rev.

1
1

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

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

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

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

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

Attachment 4:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$147,043	$5,721	$731,973	$0	$0	$884,737	$884,737	$0	$884,737
2023	$141,552	$0	$731,973	$0	$0	$873,525	$873,525	$0	$873,525
2022	$123,147	$0	$864,480	$0	$0	$987,627	$987,627	$0	$987,627
2021	$62,273	$3,744	$518,032	$0	$0	$584,049	$584,049	$0	$584,049
2020	$63,979	$3,744	$518,032	$0	$0	$585,755	$559,976	$25,779	$559,976
2019	$58,424	$3,744	$518,032	$0	$0	$580,200	$509,069	$71,131	$509,069
2018	$61,048	$3,744	$518,032	$0	$0	$582,824	$462,790	$120,034	$462,790
2017	$41,751	$2,420	$518,032	$0	$0	$562,203	$420,718	$141,485	$420,718
2016	$41,751	$2,420	$518,032	$0	$0	$562,203	$382,471	$179,732	$382,471
2015	$41,751	$2,420	$518,032	$0	$0	$562,203	$347,701	$214,502	$347,701
2014	$39,296	$2,420	$274,376	$0	$0	$316,092	$316,092	$0	$316,092

Building Information

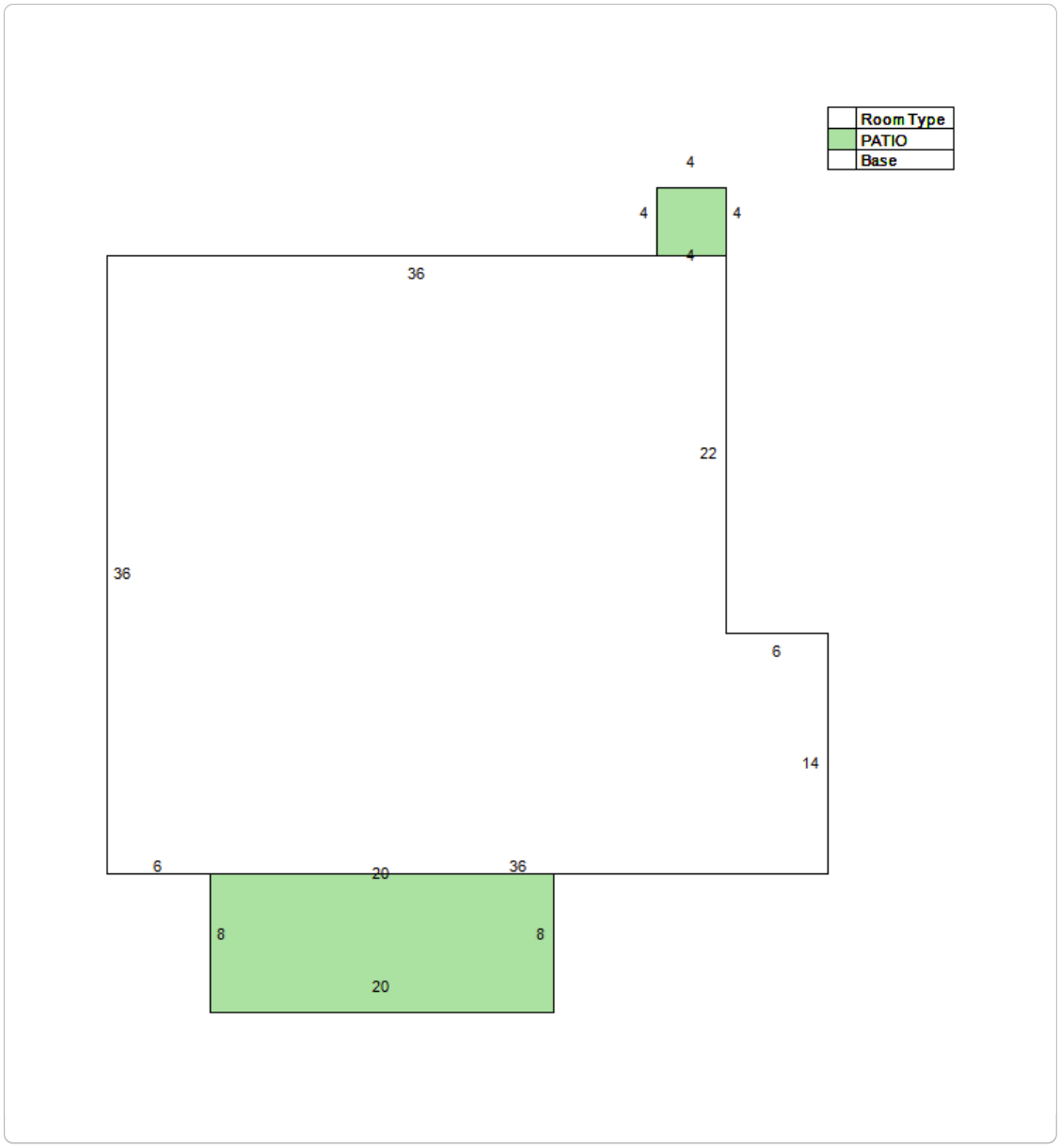
Building	1	**Roof Cover**	Cement Fiber Shingle
Building Value	$83,773	**Roof Structure**	Gable Hip
Year Built	1910	**Interior Flooring**	Pine Wood
Actual Area	1556	**Interior Wall**	Drywall
Conditioned Area	1380	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style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

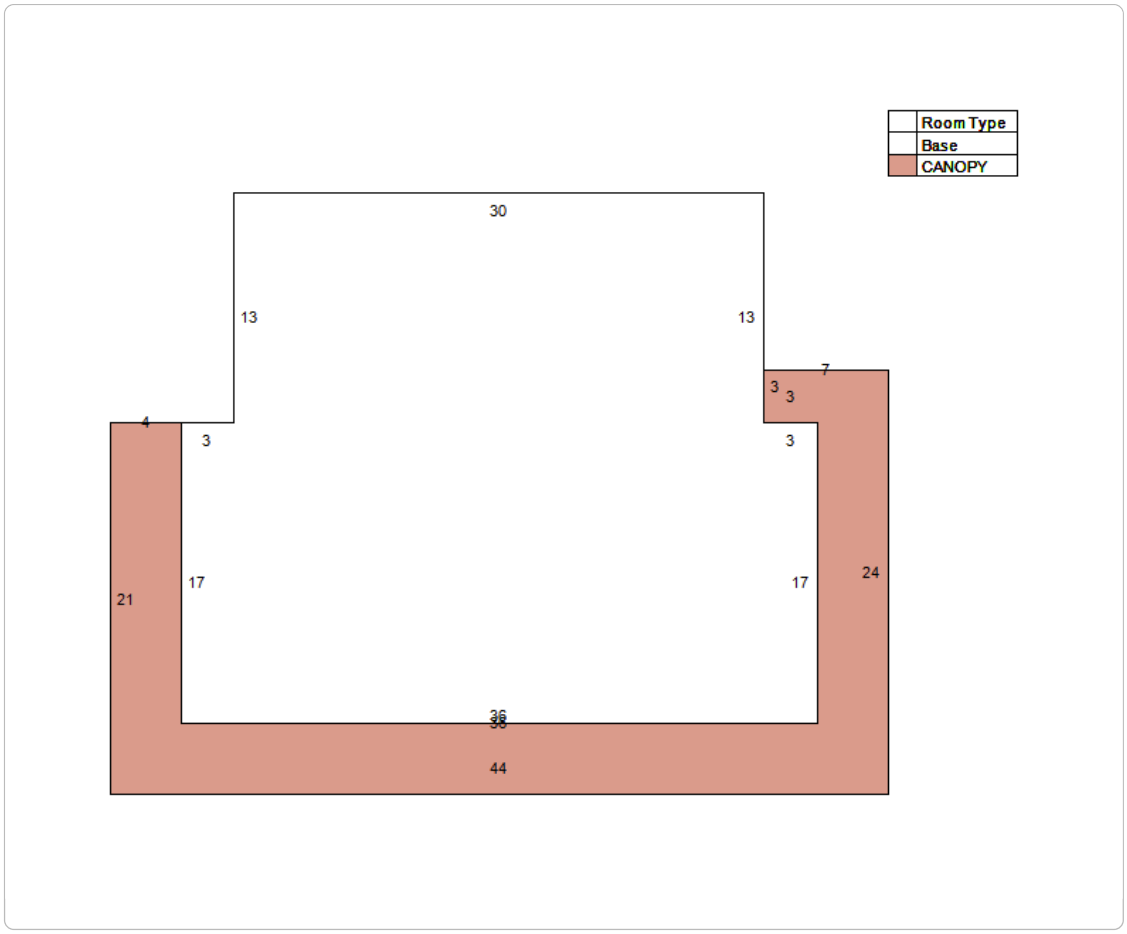
Description	Square Footage
BASE AREA	1380
PATIO/SLAB	160
PATIO/SLAB	16
Total SqFt	1556

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

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

Sketch Information


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



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		5488

Land Information

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

Sale Information

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

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/1/2025, 11:51:14 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	5.d.	PZB2025-0003
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	4000 US Highway 1 N US Highway 1 N	073430-0032 073430-0035 [LINKS TO ST JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	William Schaefer c/o Dominion Engineering Group
Owner:	Michael Braren, Manager c/o Ponce Commercial, LLC
Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
Future Land Use Designation:	Commercial Medium Intensity & Residential Medium Density/Mixed Use
Zoning Designation:	Madeira Planned Unit Development: PUD (Ordinance No. 2015-34)
Acreage:	Approximately 19.92
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application is a request for Conservation Overlay Zone (COZ) 3 development to remove trees on two (2) currently unimproved commercial properties along US Highway 1 N adjacent to the Madeira PUD development.

Ordinance No. 2001-12 includes under Exhibit "B" the following:

11. Landscaping:

The owner/developer shall comply with the applicable provisions of the City's tree and landscape ordinance. The owner/developer shall maintain a five foot (5') landscaped buffer between the PUD property and the boundary of the Excluded Parcel and the boundary of the Tennis Villas Condominium Parcel as shown on the PUD Site Plan in accordance with City landscaping standards, provided the buffer shall not apply to any structures or improvements already located within the landscape buffer or any replacements thereof.

The specific number of trees proposed for both removal and retention is unclear at this time in addition to concern regarding the accuracy of the information provided. Below is a comparison table between Tree Removal Plans submitted as part of this PZB application and the plans submitted as part of civil engineering plan review process, cells highlighted in **GREEN** are the instances where information from both plans match. The areas in the table not highlighted indicate inconsistencies between the two (2) plan sets.

Tree ID	Tree Size and Species (Tree Removal Plan dated 11/06/2024 and submitted with PZB2025-0003)	Status	Tree Size and Species (Tree Removal Plan dated 09/26/2024 and submitted with PW2024-0024)	Status
Spine Roads & Storm Ponds				
250	18" Live Oak	Remove	16" Live Oak	Remove
408	19" Oak	Remove	15" Oak	Remove
409	23" Oak	Remove	17" Live Oak	Preserve
371	48" Live Oak	Preserve	43" Live Oak	Preserve
372	39" Oak	Preserve	34" Oak	Preserve
374	20" Oak	Preserve	26" Oak	Preserve
375	30" Live Oak	Preserve	25" Live Oak	Preserve
376	7" Cedar	Preserve	7" Cedar	Preserve
377	17" Oak	Preserve	17" Oak	Preserve
378	15" Oak	Preserve	15" Oak	Preserve
379	22" Cedar	Preserve	20" Cedar	Preserve
380	10" Oak	Preserve	10" Oak	Preserve
381	8" Oak	Preserve	8" Oak	Preserve
382	14" Oak	Preserve	14" Oak	Preserve
383	14" Live Oak	Preserve	14" Live Oak	Preserve
384	14" Live Oak	Preserve	14" Live Oak	Preserve
385	21" Oak	Preserve	11" Oak	Preserve
386	22" Oak	Preserve	20" Oak	Preserve

387	14” Oak	Preserve	14” Oak	Preserve
388	18” Oak	Preserve	15” Oak	Preserve
389	19” Live Oak	Preserve	6” Live Oak	Preserve
390	8” Live Oak	Preserve	8” Live Oak	Preserve
391	9” Oak	Preserve	9” Oak	Preserve
392	8” Oak	Preserve	8” Oak	Preserve
393	7” Oak	Preserve	7” Oak	Preserve
417	7” Oak	Preserve	7” Oak	Preserve
418	9” Oak	Preserve	9” Oak	Preserve
419	11” Oak	Preserve	11” Oak	Preserve
420	6” Oak	Preserve	6” Oak	Preserve
Parcel 2				
89			10” Bay	Remove
Parcel 4				
84	19” Oak	Remove	11” Oak	Remove
85	24” Oak	Remove	8” Oak	Remove
Parcel 5				
77			12” Oak	Remove
90			9” Bay	Remove
93			9” Bay	Remove
95			10” Bay	Remove
Parcel 10				
227	25” Live Oak	Remove	11” Live Oak	Remove
Parcel 11				
228			11” Live Oak	Remove
230	20” Live Oak	Remove	15” Live Oak	Remove
233	38” Live Oak	Remove	14” Live Oak	Remove
Parcel 12				
272			20” Live Oak	Remove
277			17” Live Oak	Remove
278			18” Live Oak	Remove
Parcel 14				
321	26” Elm	Remove	6” Maple	Remove
331			8” Cedar	Remove
332			8” Cedar	Remove
333			6” Cedar	Remove
334	23” Live Oak	Remove	23” Live Oak	Remove
335	24” Live Oak	Remove	21” Live Oak	Remove
337			13” Live Oak	Remove
338			12” Live Oak	Remove
339			12” Live Oak	Remove

343			11” Live Oak	Remove
356	20” Live Oak	Remove	14” Live Oak	Remove
358			13” Live Oak	Remove
359	18” Live Oak	Remove	13” Oak	Remove
360			10” Live Oak	Remove
361			10” Live Oak	Remove
362	18” Live Oak	Remove	18” Live Oak	Remove
363			6” Live Oak	Remove
364	22” Live Oak	Remove	12” Live Oak	Remove
421	22” Live Oak	Remove	20” Live Oak	Remove

The applicant states in their application that the justification for this request is that “the environmental permits require about 2’ of fill on the parcel. The site plan shows the trees in the building footprint, adjacent to buildings, or in the drives. Preserving 26 Chapter 25 trees in a buffer to ensure no future impacts to preserved trees.”

The Madeira PUD requires a 60-foot natural buffer north of Poinciana Avenue between Poinciana Avenue and Commercial Parcel #14. While the current plans submitted show no disturbance withing the 30-foot buffer along Poinciana Avenue, the additional northern 30 feet adjacent to Commercial Parcel #14 includes tree removal.

The Order Adopting Recommended Findings of Special Master, dated March 31st, 2004, includes under Exhibit “A” the following:

Poinciana Avenue Buffer

1. *Provide an additional buffer of thirty (30) feet thereby increasing the present buffer adjacent to Poinciana Avenue to sixty (60) feet, to be measured from the property line. (i.e. the right-of-way of Poinciana Avenue).*
2. *Place deed restrictions on the additional thirty (30) foot buffer to prevent any amendment to the PUD to eliminate the buffer.*
3. *Remove the maintenance buildings and provide landscaping for the open areas with native vegetation sufficient to form a vegetative screen for the neighborhood. Adjacent residents may provide input as to type or style of vegetation.*

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

Sec. 11-27. – Definitions. [LINK TO SECTION]

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
Fraxinus spp.	ash	18
Betula nigra	birch, river	24
Punus serotina	black cherry	18
Nyssa sylvatica	blackgum, black tupelo	18
Catalpa binoniodes	catalpa	18
Prunus caroliniana	cherry laurel	10
Lagerstroemia indica	crape myrtle - single trunk	10
Taxodium distichum	cypress, bald (pond cypress)	10
Ulmus parvifolia	elm, drake	10
Ulmus alata	elm, winged	10
Ulmus Americana	elm, American	18
Chionanthus virginicus	fringetree	10
Carya tomentosa	hickory, mockernut	18
Carya glabra	hickory, pignut	18
Ilex opaca	holly, American	10
Ilex cassine	holly, dahoon	10
Ilex x attenuate	holly, "East Palatka"	10
Gordonia lasianthus	loblolly bay	10
Magnolia grandiflora	magnolia, southern	18
Magnolia grandiflora var	magnolia, southern v. "Little Gem"	10
Magnolia virginiana	magnolia, sweetbay	10
Acer rubum and Acer spp.	maple, red or other maples	18
Quercus hemisphaerica	oak, laurel	15 to 36
Quercus laurifolia	oak, laurel (swamp)	15 to 36
Quercus virginiana	oak, live (southern live oak)	18
Quercus nuttallii	oak, nuttall	18
Quercus spp.	oak, other unlisted species	18
Quercus stellata	oak, post	18
Quercus falcata	oak, red (southern red oak)	18
Quercus geminate	oak, sand live	10
Quercus shumardii	oak, shumard	18

Quercus laevis	oak, turkey	18
Quercus nigra	oak, water	15 to 36
Quercus phellos	oak, willow	18
Carya illinoensis	pecan	18
Cercis canadensis	red bud	10
Juniperus virginiana	red cedar, eastern	8
Juniperus silicicola	red cedar, southern	8
Liquidambar styraciflua	sweetgum	18
Platanus occidentalis	sycamore	18
Liriodendron tulipifera	tulip-poplar, tuliptree	18
Juglans nigra	walnut, black	18
Celtis laevigata	hackberry (sugarberry)	15 to 36

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

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

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
This application includes the request to remove several significant trees without specific plans or permits for specific proposed structures.

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

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

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

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.

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

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

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

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

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

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

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

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree

would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.
g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

Sec. 25-52. – Definitions. [LINK TO SECTION]

Dbh. means diameter breast height or the diameter of a tree measured, in inches unless otherwise specified, four and one-half (4½) feet above the ground level. If the tree splits into multiple trunks below four and one-half (4½) feet above the ground, the trunk is measured at its narrowest point beneath the split.

Development means the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading or other movement of land for which permission may be required pursuant to chapter 28.

Native vegetation means plant species native to north Florida which are capable of sustaining growth and reproducing under local climatic conditions, without supplemental watering, such as those species identified in the St. Johns River Management District Xeriscape Plant Guide.

Significant tree means a tree defined as a significant tree in chapter 11.

Site plan means a scaled plan of the property to be developed, showing the locations of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, planting areas (both bufferyards and interior), dumpsters, exterior mechanical equipment, storm drainage retention areas, and all trees three (3) inches or larger dbh., by species and dbh. (both to be removed and to be retained), and any other necessary details required for review.

Tree, palm, means an evergreen, compound leafed tree belonging to the Palmaceae family.

Tree protection zone (TPZ) means the area around the tree, measured from the base of the tree, a distance equal to three times the diameter of the tree.

Trees means self-supporting woody perennial plants having usually single self-supporting trunks which normally grow to a minimum overall height of fifteen (15) feet and an average mature crown spread greater than fifteen (15) feet. These trunks shall be clear of branches and limbs so that both trunk and canopy are distinct.

Trees, shade, means trees which normally grow to a minimum overall height of thirty (30) feet and an average mature crown spread of twenty-five (25) feet.

Trees, understory, means trees which normally grow to a minimum overall height of fifteen (15) feet and an average mature crown spread of fifteen (15) feet.

Staff Recommendation

Staff recommends that the following be provided prior to an approval of this request:

1. An accurate/corrected survey documenting all existing trees on-site.
    a. Each tree on-site will be identified with a number.
2. A table, that corresponds to the above referenced site plan, with details of tree species, diameter at breast height (d.b.h.), and health condition.
    a. Each tree in this table to be provided will be labeled either "REMOVE" or "PRESERVE."
    b. For Cabbage Palms the height will need to be included as there are additional deficits for those trees over twelve (12) feet tall.
3. Documentation of FDEP requirement for removal of the entire tree canopy.
    a. Specific location of significant trees on the parcels and justification for their proposed removal for those outside of the FDEP remediation area.

Each parcel will be required to meet mitigation, bufferyard, and parking area landscaping requirements regardless of the Board's decision during the development plan review process.

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3 along US Highway 1 N / PIDs 073430-0032 & 073430-0035.

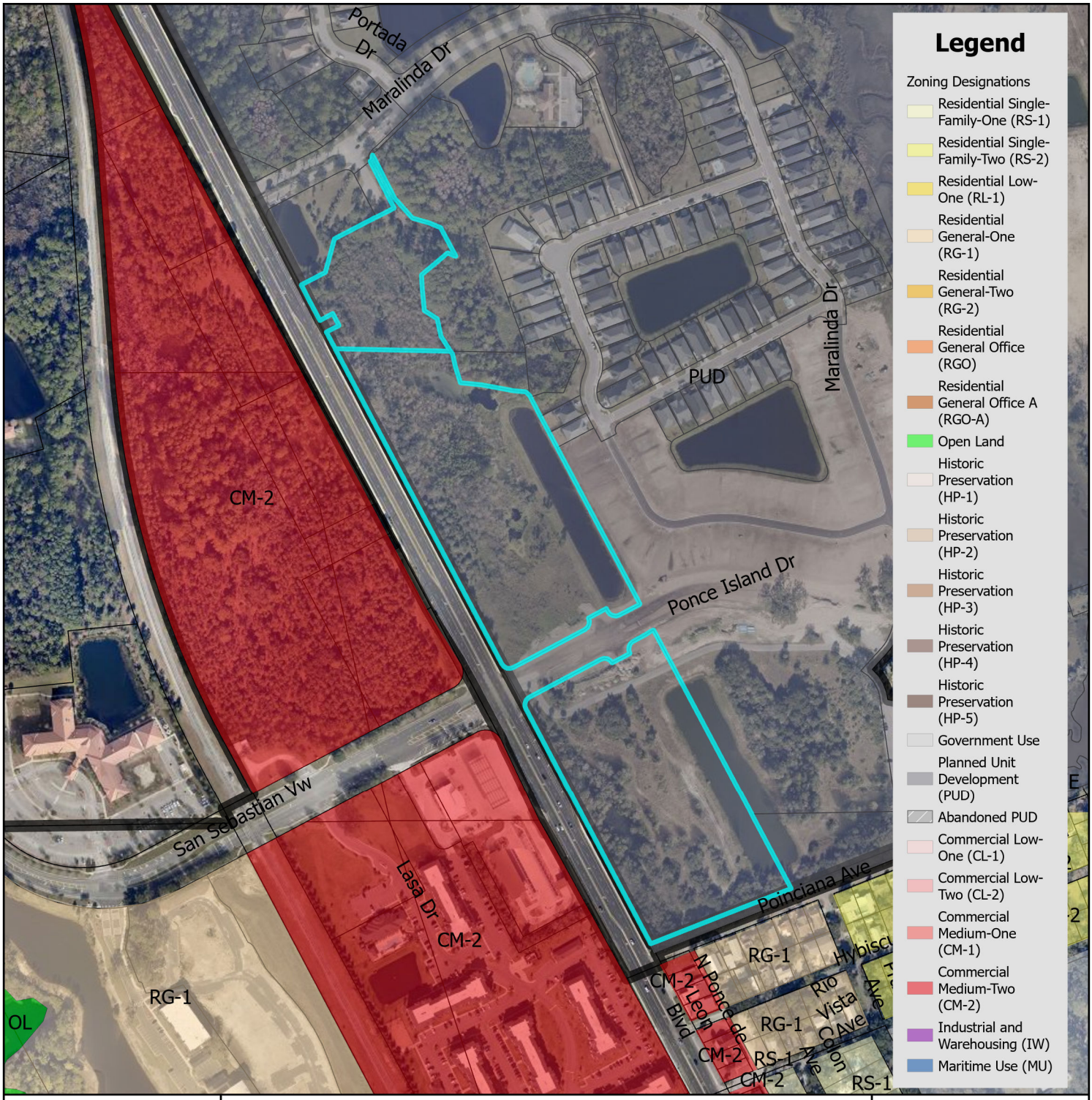
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. E-mail provided by the Florida Department of Environmental Protection dated July 22nd, 2022
5. Landscape Plan Sets
    a. Plans dated 09/26/2024 and submitted with PW2024-0024
    b. Plans dated 11/06/2025 and submitted with PZB2025-0003
    c. Overlay of Plans
6. Madeira Commercial Properties Tree Assessment
7. Conservation Overlay Zone 3 Development Analysis based on Landscape Plans dated 09/26/2024

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

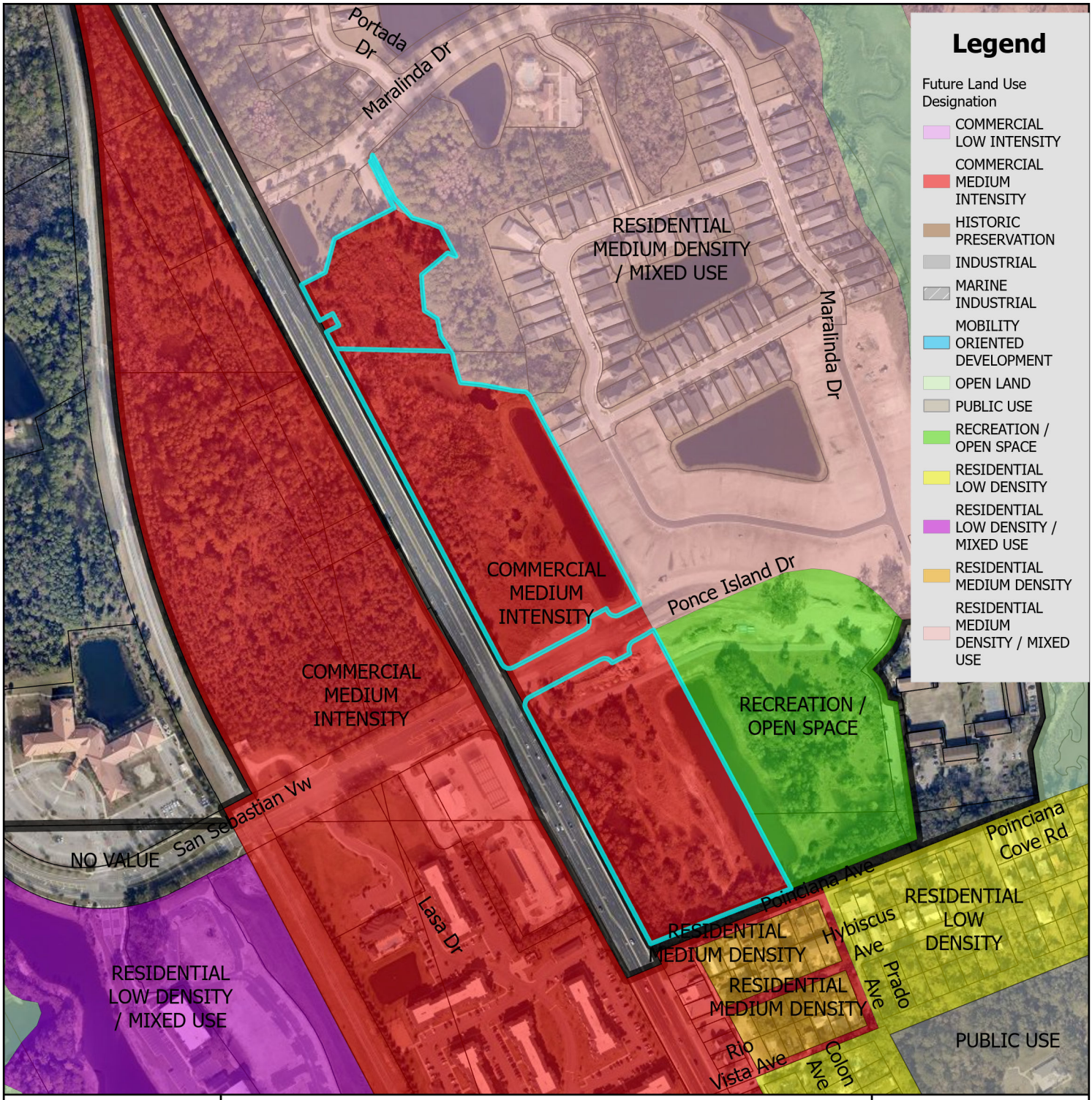
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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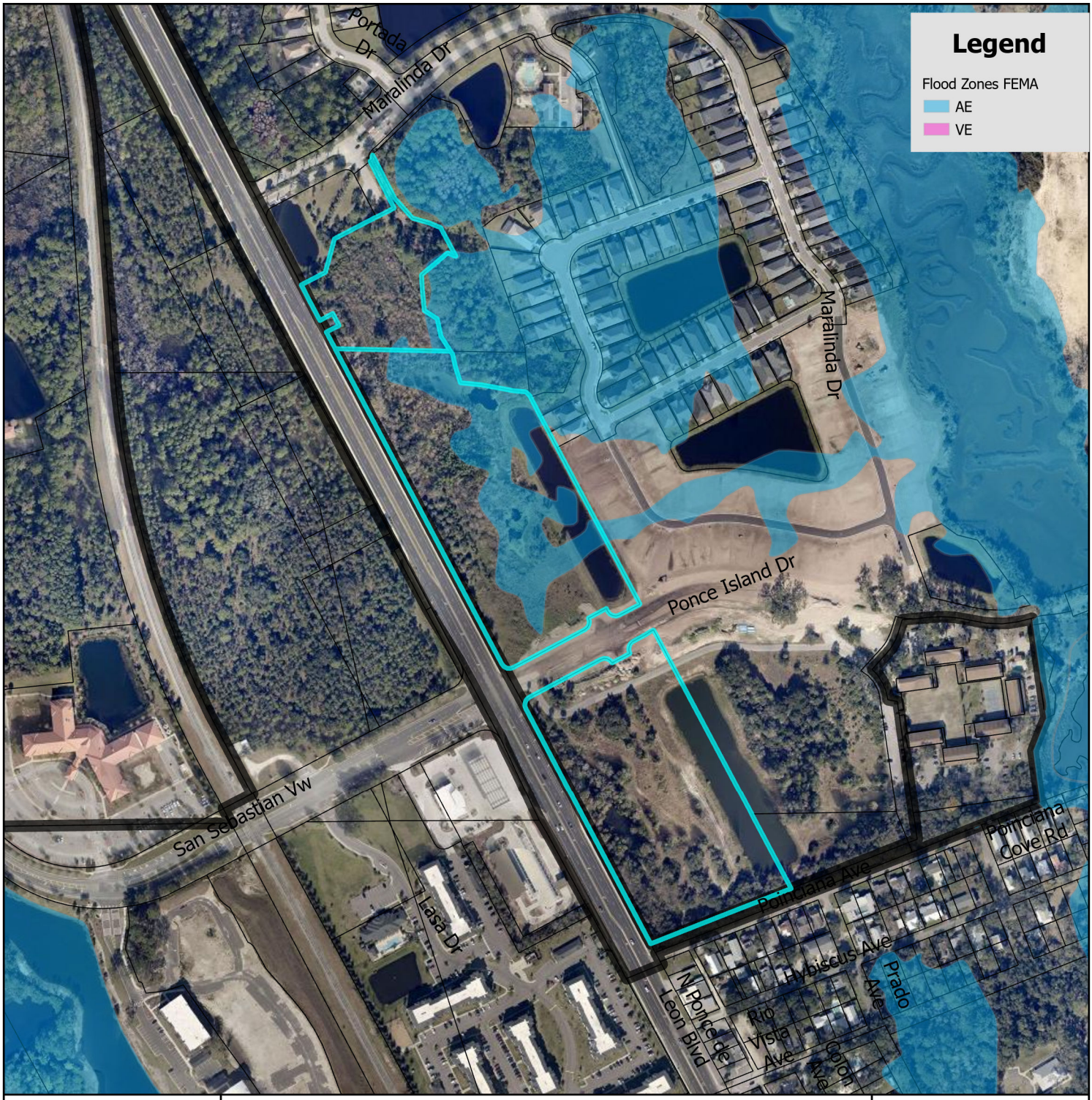
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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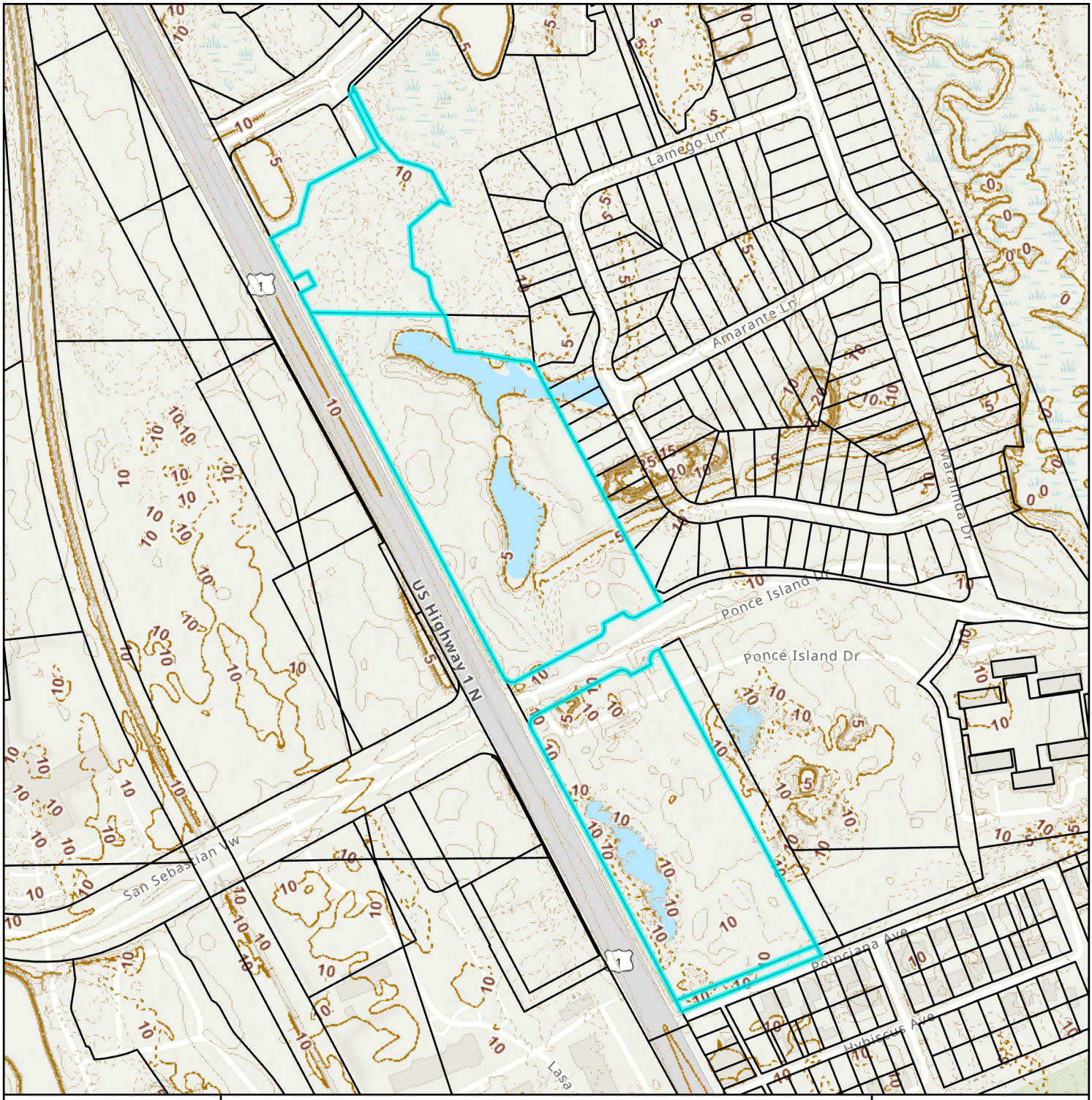
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025

N

0 0.03 0.06 Miles

0 210 420 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: William Schaefer Contact Number: 904-854-4500
   Business (*if applicable*): Dominion Engineering Group
   Address: 4348 Southpoint Blvd, #201 City: Jacksonville State: FL Zip: 32216
   E-Mail Address: bschaefer@dom-eng.com
2. NAME OF PROPERTY OWNER: Ponce Commercial, LLC Contact Number: 904-813-3994
   Business (*if applicable*): Ponce Commercial, LLC.
   Address: 2215 third st. south City: Jacksonville Beach State: FL Zip: 32250
   E-Mail Address: MEBraren@bhkcap.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1 Block:_____
   Subdivision:_____ Parcel Number:_____
4. PROJECT STREET ADDRESS: 4000 US-1 N.
5. SPECIFIC PROPOSED USE: Commercial Center
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: the Removal of Chapter 25 trees.
8. JUSTIFICATION FOR ACTION REQUESTED: the Environmental Permits require about 2' of fill on the Parcel. The site plan shows the trees in the Building footprint, Adjacent to buildings, or in the Drives. preserving 26 chapter 25 trees in a buffer to ensure no future impacts to preserved trees.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

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

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

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

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

W. E Schaefer IV — 1/3/2025

Signature of Applicant — Date

M E Brown — 1/2/2025

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

William E. Schaefer

Print name of applicant

Signature of applicant

1/3/2025

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: M E. Braren
Signature of Owner

Michael E. Braren
Print Name of Owner

904-813-3994
Telephone Number

State of Florida

County of St. John

Signed and sworn before me on this 3 day of January, 2025

By Michael Braren

Identification verified:

Oath sworn: ✓ Yes ____ No

Cynthia Mardis
Comm.: HH 582462
Expires: Aug. 14, 2028
Notary Public - State of Florida

Notary Signature: Cynthia Mardis

My Commission expires: August 14, 2028

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 4000 US Highway 1 North

Applicant's Name: Wm. Schaefer Applicant's Signature: [signature]

Owner's Name: Michael Braren Owner's Signature: [signature]

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0734300032
Location	4000 US HIGHWAY 1 N
Address	SAINT AUGUSTINE 32095-0000
Neighborhood	M&B US1/Lewis Spdwy area (COM) (6430.1)
Tax Description*	1-3B PT OF 54-06-29 LYING E OF R/W US 1 & N OF POINCIANA AVE (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1A) OR5847/1568 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	18.72
Acreage	12.300
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Ponce Commercial LLC 100%
Mailing Address	2215 3RD ST S STE 203 JACKSONVILLE BEACH, FL 32250-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$0
Total Land Value	$2,692,013
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,692,013**
Total Deferred	$0
Assessed Value	**$2,692,013**
Total Exemptions	$0
Taxable Value	**$2,692,013**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$0	$2,692,013	$0	$0	$2,692,013	$2,692,013	$0	$2,692,013
2023	$0	$0	$1,167,069	$0	$0	$1,167,069	$562,796	$604,273	$562,796
2022	$0	$0	$511,633	$0	$0	$511,633	$511,633	$0	$511,633
2021	$0	$0	$511,633	$0	$0	$511,633	$511,633	$0	$511,633
2020	$0	$0	$511,633	$0	$0	$511,633	$482,657	$28,976	$482,657
2019	$0	$0	$438,779	$0	$0	$438,779	$438,779	$0	$438,779
2018	$0	$0	$438,779	$0	$0	$438,779	$438,779	$0	$438,779
2017	$0	$0	$438,779	$0	$0	$438,779	$438,779	$0	$438,779
2016	$0	$0	$438,779	$0	$0	$438,779	$438,779	$0	$438,779
2015	$0	$0	$438,779	$0	$0	$438,779	$438,779	$0	$438,779
2014	$0	$0	$438,779	$0	$0	$438,779	$438,779	$0	$438,779

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	412949	SF	$2,684,168
Vacant Commercial	0	0	1.5	AC	$7,500
Marshes & Tidal Lands	0	0	1.26	AC	$315
Conservation Easements	0	0	0.06	AC	$30

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/27/2023	10/26/2023	$6,350,000.00	WARRANTY DEED	5847	1568	Q	V	PONCE INVESTMENTS LLC	PONCE COMMERCIAL LLC
	6/6/2006	$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	4/18/2006	$1,158,900.00	WARRANTY DEED	2686	172	U	V	PONCE ASSOCIATES LLC	PONCE INVESTMENTS LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/10/2002	$100.00	QUIT CLAIM DEED	1836	52	U	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	10/10/2002	$14,025,000.00	WARRANTY DEED	1836	42	Q	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	6/11/2001	$0.00	ANNEXATION	1618	44	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	$0.00		816	133	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	$0.00		807	1448	U	I		
	1/1/1989	$0.00		807	1442	U	I		
	3/1/1987	$0.00		738	1267	U	V		
	11/1/1985	$4,644,900.00		688	290	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 1/16/2025, 12:10:23 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0734300035
Location	US HIGHWAY 1 N
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	M&B US1/Lewis Spdwy area (COM) (6430.1)
Tax Description*	PT OF SEC54-6-29 & 49-7-29 & 60-7-30 & 42-6-30 LYING E OF US1 & N OF POINCIANA AVE OR5847/1568 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	18.72
Acreage	7.620
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Ponce Commercial LLC 100%
Mailing Address	2215 3RD ST S STE 203 JACKSONVILLE BEACH, FL 32250-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$0
Total Land Value	$2,157,526
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,157,526**
Total Deferred	$0
Assessed Value	**$2,157,526**
Total Exemptions	$0
Taxable Value	**$2,157,526**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$0	$2,157,526	$0	$0	$2,157,526	$2,157,526	$0	$2,157,526

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	331927	SF	$2,157,526

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/27/2023	10/26/2023	$6,350,000.00	WARRANTY DEED	5847	1568	Q	V	PONCE INVESTMENTS LLC	PONCE COMMERCIAL LLC

No data available for the following modules: 2023 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Last Data Upload: 1/16/2025, 12:10:23 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

E-mail provided by the Florida Department of Environmental Protection dated July 22nd, 2022

Jacob Fredriksson

From: Michael Sznapstajler <Michael.Sznapstajler@Cobbcole.com>
Sent: Friday, July 22, 2022 10:04 AM
To: McKeehen, Darrin
Subject: Former Ponce De Leon Resort - Madeira Brownfield Site Rehabilitation Summary ERIC_13563
Attachments: 09218193F001_Overall Site Plan.pdf

Follow Up Flag: Follow up
Due By: Thursday, July 13, 2023 3:30 AM
Flag Status: Flagged

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Hi Darrin,

Per our discussion, this email will provide a summary of how the site rehabilitation of the former Ponce de Leon Brownfield Site is being implemented as part of the phased redevelopment of the brownfield site (i.e., the Madeira at St. Augustine community).

Overall Development. The master redevelopment plan for Madeira includes distinct phases, some of which are listed below. The single-family portions of the redevelopment are generally known as Phases 1, 2 and 3 with various sub-units within the phases. Some of the phases are already complete and redeveloped while other phases are in pre-construction and construction. Two areas are set aside for future commercial development and an additional area is set aside for future development. Attached hereto is a master phasing plan for the redevelopment, and below is a listing of the remaining phases and subphases:

- Phase IC, Unit 1
- Phase IC, Unit 2
- Phase 2A, Unit 1
- Phase 2A, Unit 2
- Phase 2C, Unit 1
- Phase 2C, Unit 2
- Phase 3
- Future Development Area
- Future Commercial Development Areas (2)

Site Rehabilitation. Following completion of the site assessment, a "clean line" was established that allowed the some of the initial phases of the development (not listed above) to move forward without further cleanup and/or institutional or engineering controls. The above-listed phases are the portions of the property that required further site rehabilitation for areas of concern (i.e., the areas inside of both the blue and green lines in the attached figure). Except for the institutional and/or engineering controls for the Future Commercial area and Future development area, cleanup and groundwater monitoring is complete for all phases of the development (FDEP/DBSP issued letters between 2018 and 2020 approving the completion of remedial action for all residential phases) and only the DRC process remains. The environmental activities that occurred included source removal, soil management, and groundwater monitoring, which were reviewed and approved

by the District and DBSP (when we submit the DRC package for a particular phase we include the appropriate District and DBSP review letters for that phase).

DRC Process. As part of the site rehabilitation process, the PRFBSR and the project team worked with District and DBSP staff to allow for phasing of the institutional and engineering controls to achieve regulatory closure. For each residential phase, a model DRC is used, along with a pools protocol (as part of the ECMP) to allow pools to be developed at various lots on the site after the Declaration of Restrictive Covenant is in place (discussed below). As various phases of the redevelopment have progressed, we've made Declaration of Restrictive Covenant submittals to FDEP for review and approval. To date, FDEP has approved and the PRFBSR has recorded DRCs for the following phases:

- Phase 1C, Unit 1 (recorded in May 2022)
- Phase 1C, Unit 2 (recorded in May 2022)
- Phase 2A, Unit 1 (recorded in March 2020)

The DRC packages do not follow a specific order for the phases. We submit when each phase is ready based on several factors (e.g., market conditions, local government permitting, etc.). The project team is currently working on the DRC submittal for Phase 2A, Unit 2.

Pools Protocol. As noted above, the ECMP for each phase of the project has a specific plan and process for construction of pools within residential areas. The language for from the model DRC has the following language regarding installation of pools:

> b.v. Construction of pools below or within the footprint of the Lot Restricted Area – Soil Cover is not prohibited provided that any contaminated soils that are excavated are removed and properly disposed of pursuant to Chapter 62-780, F.A.C., and any other applicable local, state and federal requirements, and such construction is completed and maintained pursuant to the terms of the Pool Installation Protocol incorporated into the ECMP

After a phase has the recorded DRC in place, the ECMP for that phase (and pools protocol within the ECMP) applies to the property. The ECMP was recently revised in March of 2022 regarding the process for construction of pools. The pools protocol portion of the ECMP requires oversight by the HOA, review and approval by the HOA's Architectural Review Board, written notification to FDEP, allowing FDEP access for inspection during construction, and reporting of soil management and pool construction to FDEP. After each pool is constructed and the soil management under the ECMP is complete, a report documenting the work is submitted to FDEP. As you know, on July 15, SCS submitted pool installation reports for 8 lots within Phase 2A, Unit 1.

No Further Action. The PRFBSR understands that a Site Rehabilitation Completion Order with Conditions can only be issued for the Brownfield Site after the restrictions for all phases of the development are in place. As each phase moves forward, the PRFBSR receives written confirmation that there is no action needed on the property following recording of the DRC, so that there is a clear record of when each phase is complete.

Should you have any questions or concerns, please do not hesitate to let us know.

Thanks,

Michael

Michael Sznapstajler
Florida Bar No. 57571
Cobb Cole
149 South Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9222| (F) 386-323-9206
Website|Bio|vCard

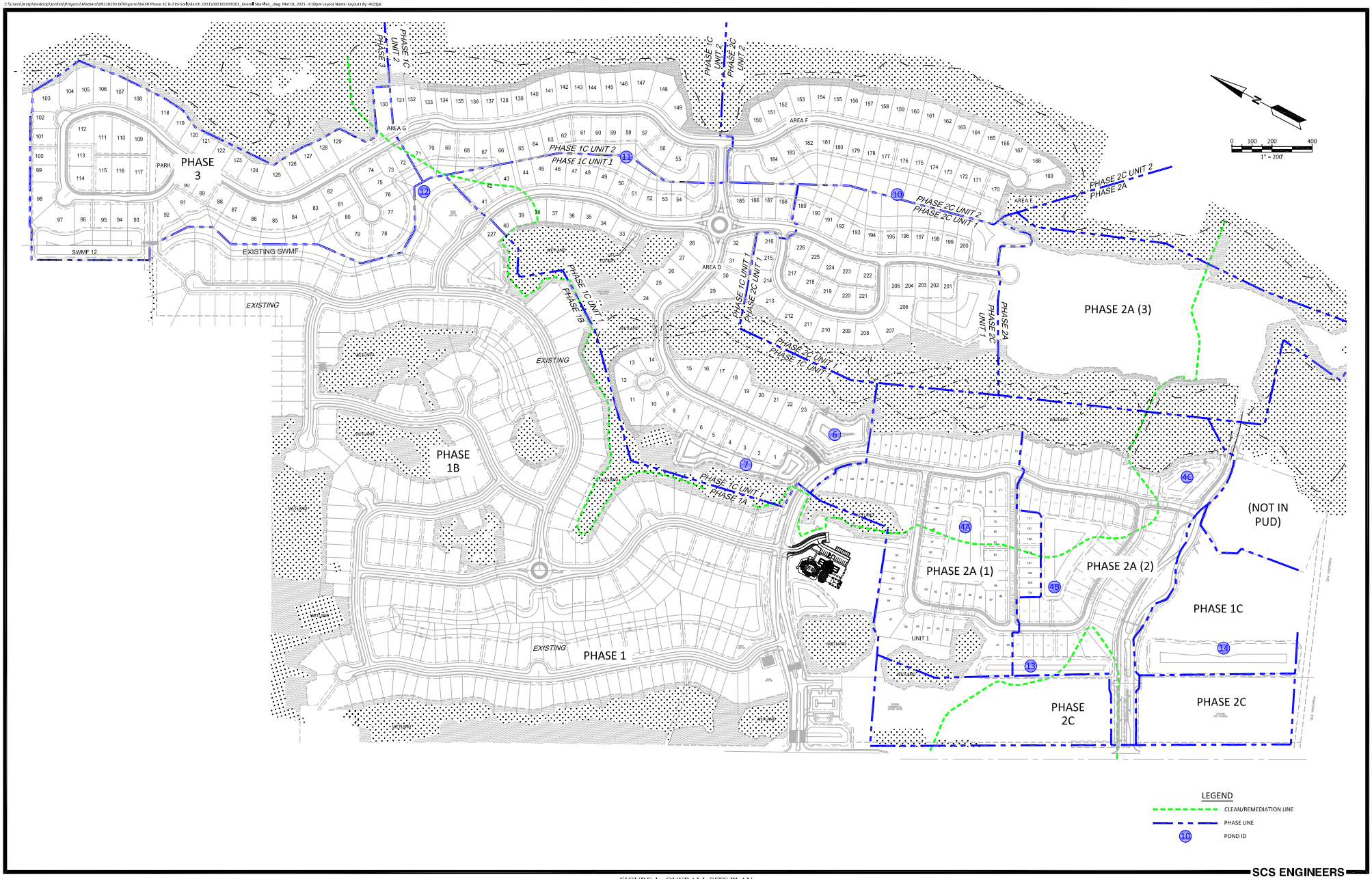


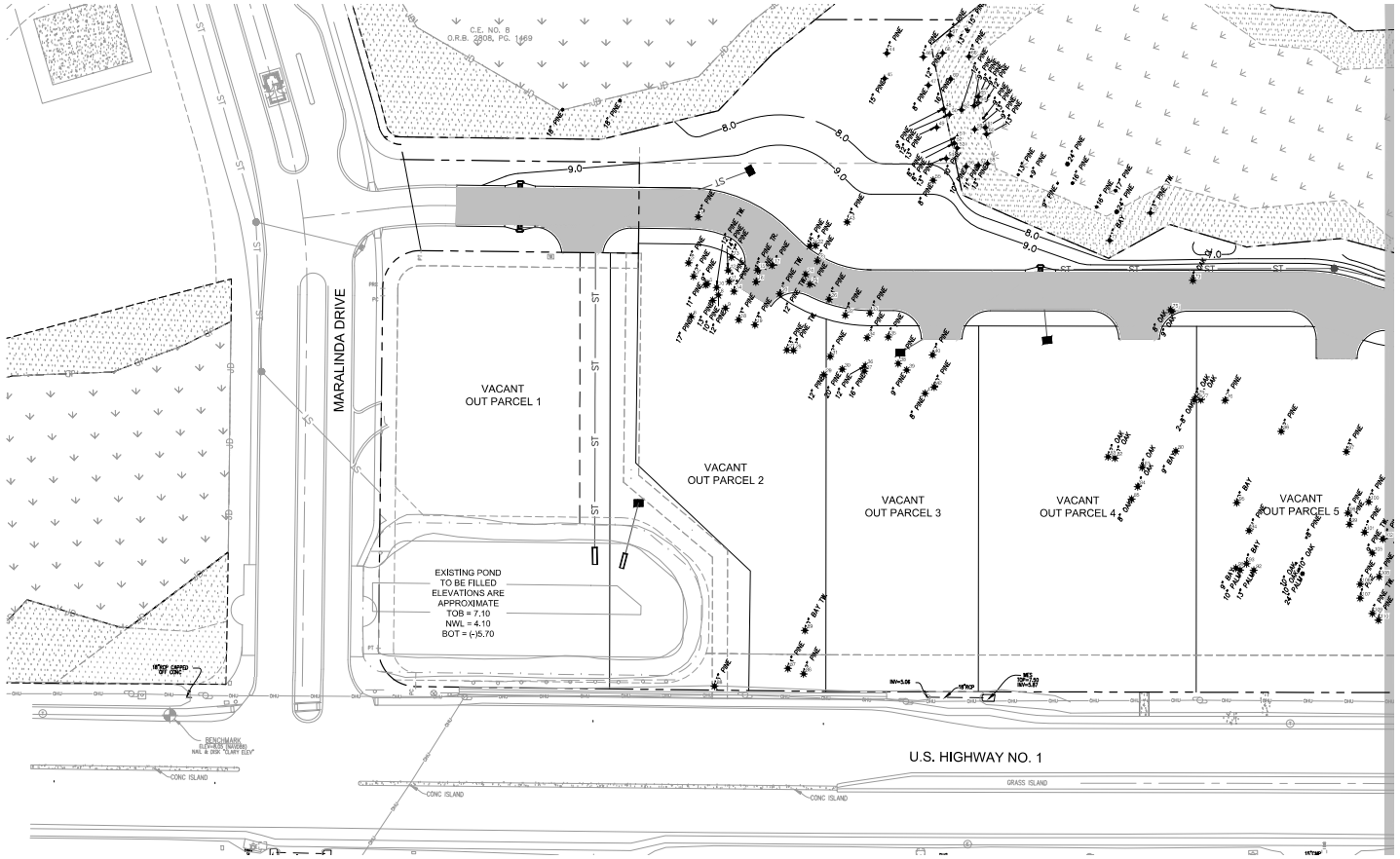
FIGURE 1. OVERALL SITE PLAN

Attachment 5:

Landscape Plan Sets

The color **GREEN** corresponds to the plans dated 09/26/2024 which were submitted with civil engineering development review application PW2024-0024

The color **RED** corresponds to the plans dated 11/06/2024 which were submitted with the Planning and Zoning Board application PZB2025-0003

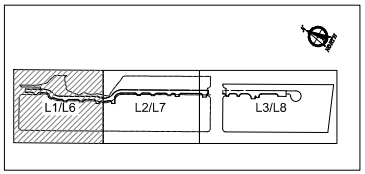


LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



KEY MAP

NOTES:

1. See civil engineering plans for project limits and other demolition notes.
2. All trees and vegetation within project limits shall be removed except those within tree protection barricades.
3. Trees and vegetation to be removed within the dripline of trees to remain shall be removed by hand - no heavy machinery.
4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

Digitally signed by Brett M Godard
Date: 2024.09.26 15:59:16 -04'00'

Plans dated 09/26/2024 and submitted with PW2024-0024

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

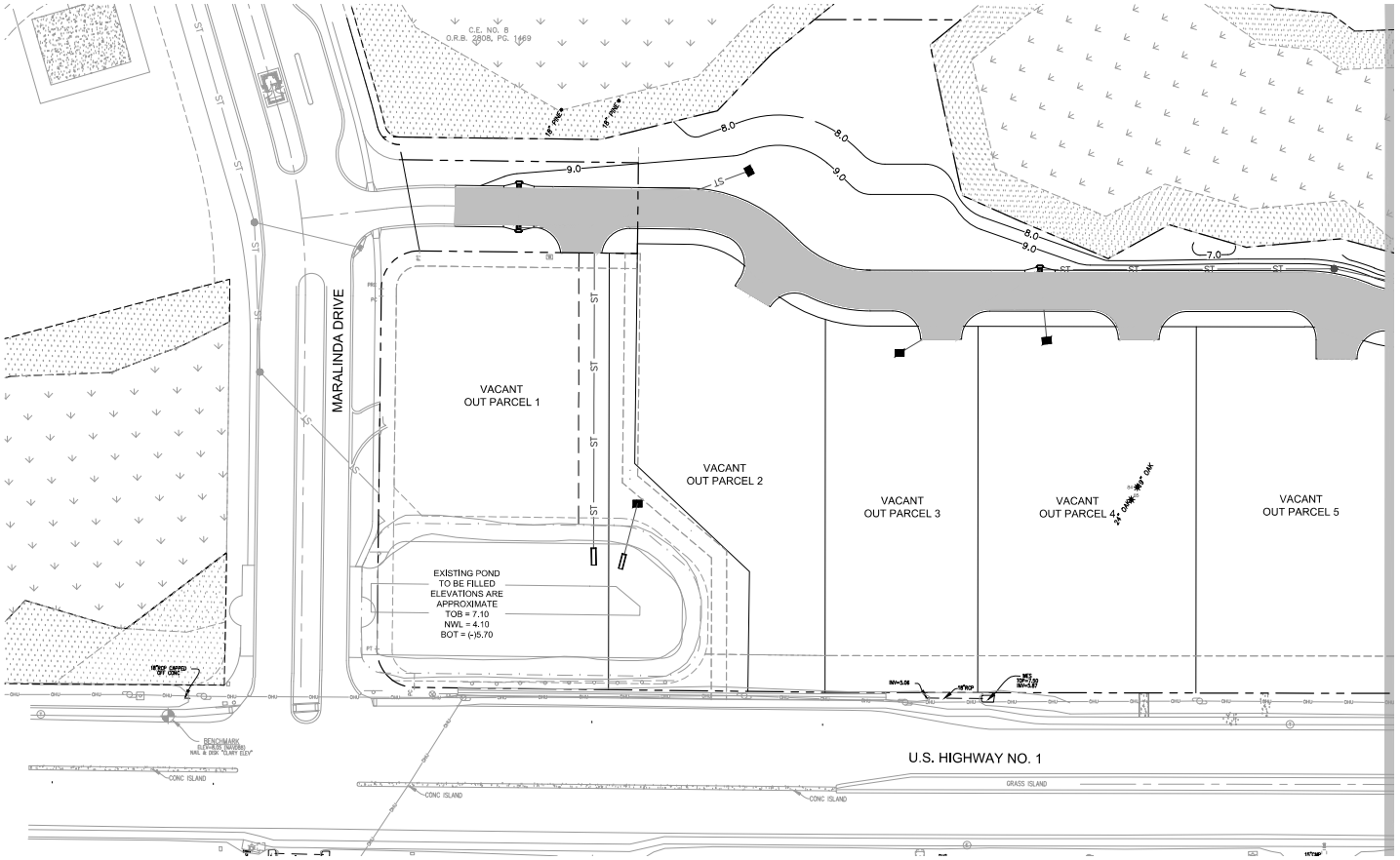
LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Oleander Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-4917
www.godarddesign.com LC 0000697

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L1



LEGEND

- SITE BOUNDARY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SPOT ELEVATION
- PROPOSED ROAD ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF CURB — TOC
- EDGE OF PAVEMENT — EOP
- STATE JURISDICTIONAL WETLAND LINE
- MAJOR DRAINAGE DIVIDE
- MINOR DRAINAGE DIVIDE
- PROPOSED SWALE CENTERLINE
- PROPOSED DRAINAGE FLOW
- PROPOSED INLET
- PROPOSED INLET NO. — ST1

NOTES:

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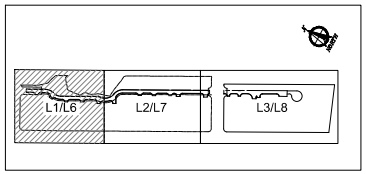

KEY MAP

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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

Digitally signed by Brett M Godard
Date: 2024.11.06 16:02:31 -05'00'

Plans dated 11/06/2024 and submitted with PZB2025-0003

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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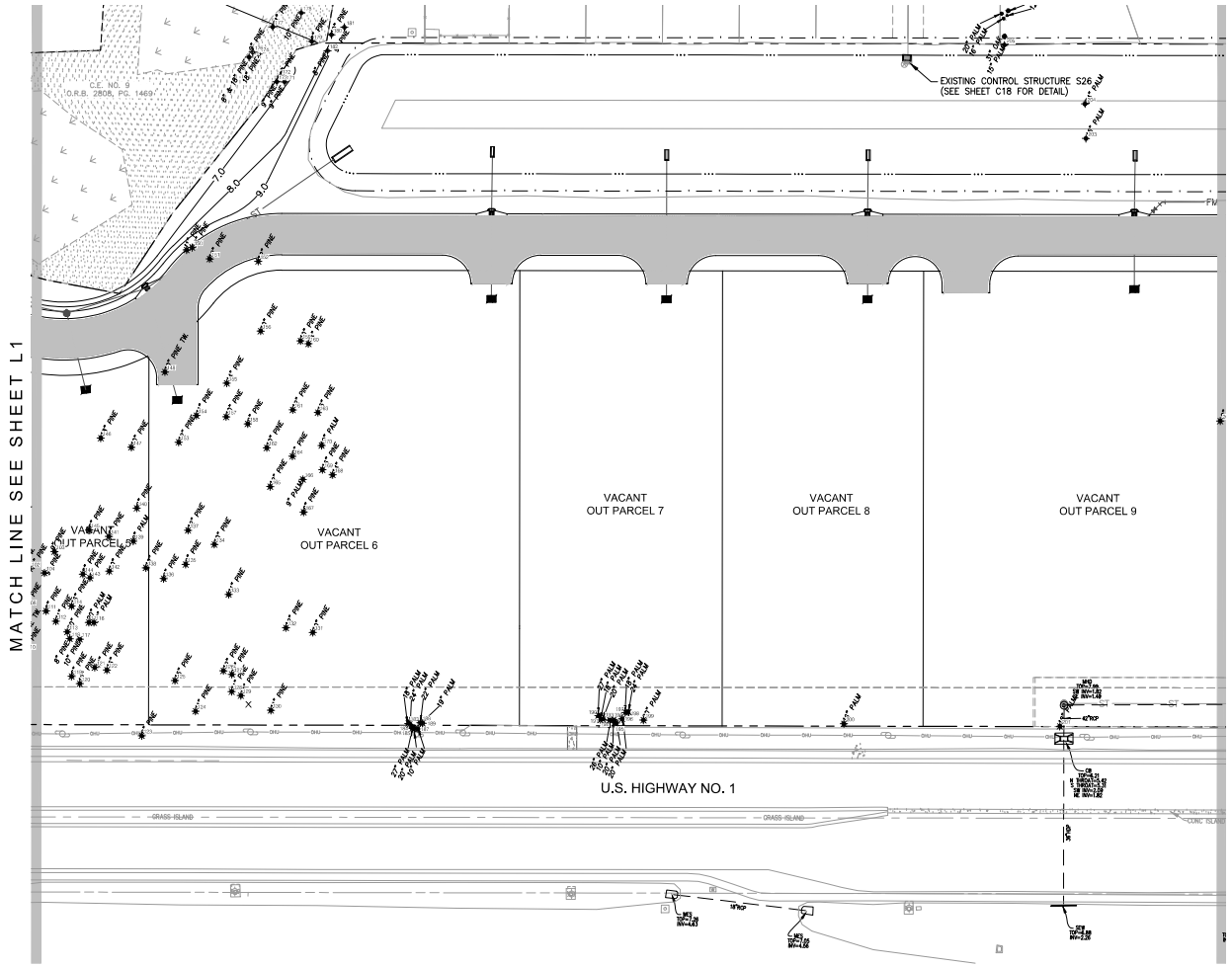
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:	
DRAWN BY:	BMG
DESIGNED BY:	BMG
CHECKED BY:	BMG
SCALE:	AS NOTED
JOB NO.:	2188.001

© LATEST DATE HEREON
SHEET NO.
L1



LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NORTH

NOTES:

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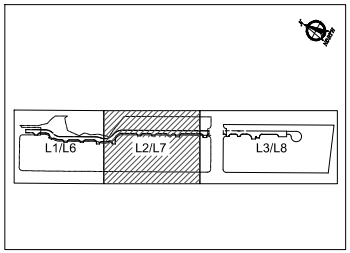

KEY MAP

NOTES:

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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

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Phone: (904) 247-1729 Fax: (904) 373-9177
www.gadarcdesign.com LC 0000397

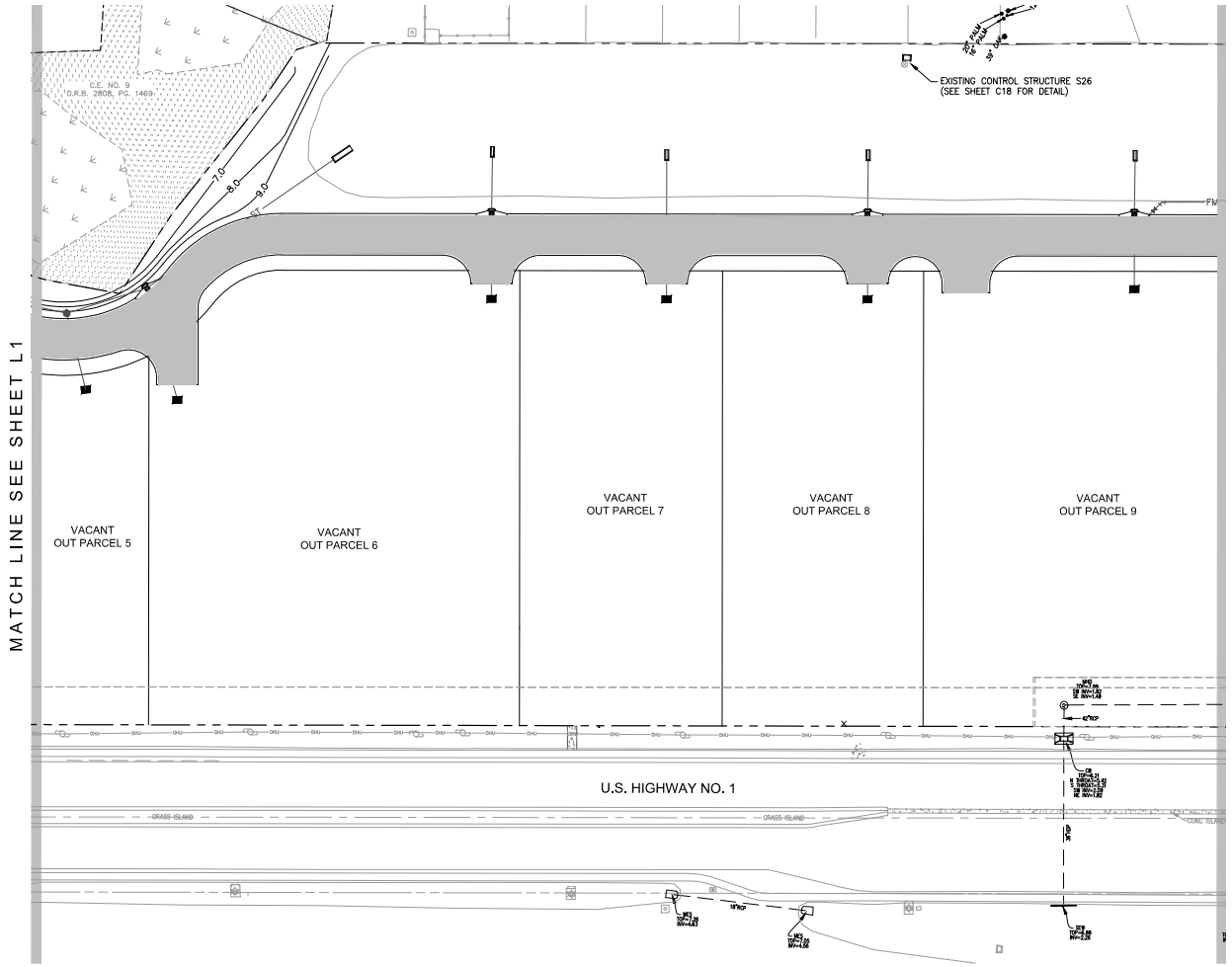
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L2

Plans dated 09/26/2024 and submitted with PW2024-0024



LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NORTH

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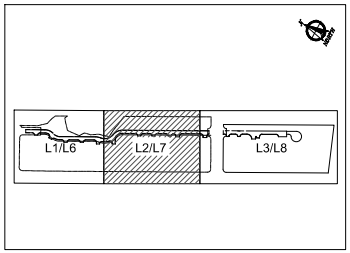

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0 40 80

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

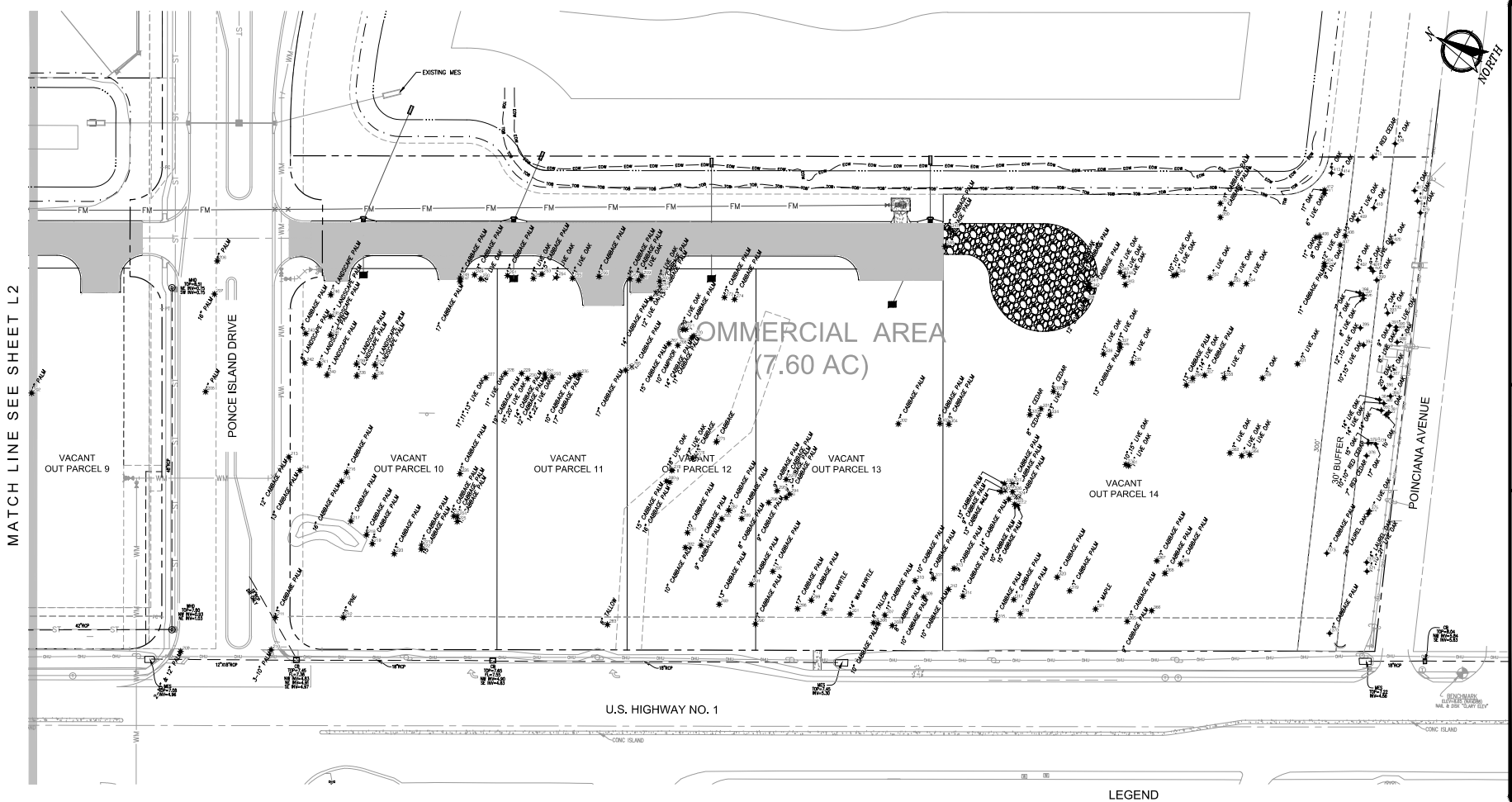
REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001

© LATEST DATE HEREON

SHEET NO.
L2

Plans dated 11/06/2024 and submitted with PZB2025-0003



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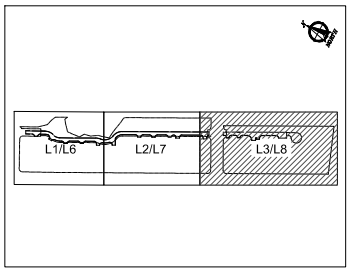

KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.50
PROPOSED ROAD ELEVATION	40.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.

0 40 80

Plans dated 09/26/2024 and submitted with PW2024-0024

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Oleander Street, Neptune Beach, FL
Phone (904) 247-7729 Fax (904) 373-9177
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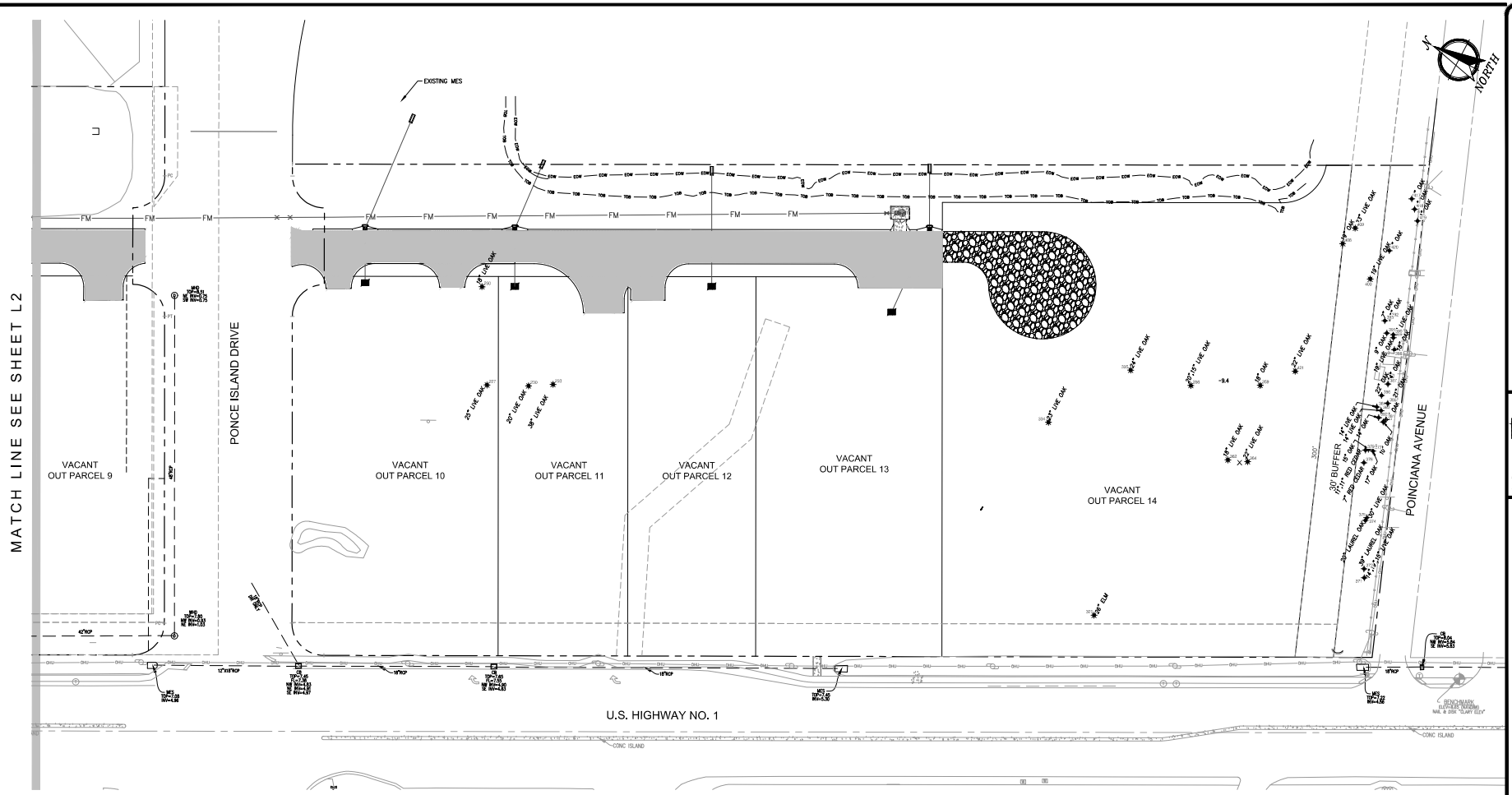
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L3



NOTES:

1. See civil engineering plans for project limits and other demolition notes.

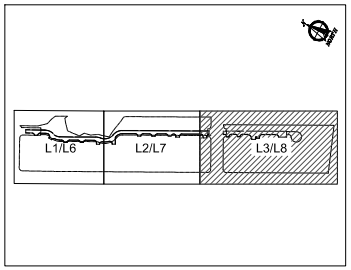
2. All trees and vegetation within project limits shall be removed except those within tree protection barricades.

3. Trees and vegetation to be removed within the dripline of trees to remain shall be removed by hand - no heavy machinery.

4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.



KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.

0 40 80

Plans dated 11/06/2024 and submitted with PZB2025-0003

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
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PONCE ISLAND COMMERCIAL FOR PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L3

SPINE ROADS & STORM PONDS

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
1	Pine	13			13	1.5	0	0
2	Pine	15			15	1.5	0	0
3	Pine	12			12	1.5	0	0
4	Pine	11			11	0	0	0
5	Pine	6			6	0	0	0
10	Pine	12			12	1.5	0	0
11	Pine	8			8	1	0	0
12	Pine	14			14	1.5	0	0
13	Pine	17			17	1.5	0	0
14	Pine	11			11	1	0	0
15	Pine	12			12	1.5	0	0
16	Pine	11			11	0	0	0
17	Pine	16			16	1.5	0	0
20	Pine	13			13	0	0	0
21	Pine	16			16	1.5	0	0
22	Pine	13			13	1.5	0	0
23	Pine	15			15	1.5	0	0
24	Pine	12			12	1.5	0	0
25	Pine	11			11	1	0	0
26	Pine	14			14	1.5	0	0
31	Pine	12			12	1.5	0	0
32	Pine	17			17	1.5	0	0
33	Pine	11			11	1	0	0
34	Pine	17			17	1.5	0	0
35	Pine	6			6	0	0	0
45	Pine	23			23	2	0	0
55	Pine	8			8	1	0	0
73	Oak	8			8	1	0	0
74	Oak	9			9	1	0	0
75	Oak	8			8	1	0	0
148	Pine	10			10	1	0	0
149	Pine	11			11	1	0	0
150	Pine	8			8	1	0	0
151	Pine	12			12	1.5	0	0
152	Pine	12			12	1.5	0	0
206	Palm	8			8	1	0	0
207	Palm	16			16	1.5	0	1
208	Palm	9			9	1	0	0
209	Palm	10	10	12	32	2	0	1
210	Palm	10	10	10	30	2	0	1
211	Palm	13			13	1.5	0	0
245	Palm	12			12	1.5	0	0
247	Palm	17			17	1.5	0	1
248	Palm	16			16	1.5	0	1
249	Palm	13			13	1.5	0	0
250	Live Oak	16			16	1.5	0	0
251	Palm	17			17	1.5	0	1
252	Live Oak	13			13	1.5	0	0
253	Palm	15			15	1.5	0	1
254	Live Oak	11			11	1	0	0
255	Live Oak	11			11	1	0	0
256	Palm	17			17	1.5	0	1
257	Palm	16			16	1.5	0	1
258	Palm	13			13	1.5	0	0
259	Live Oak	11			11	1	0	0
260	Live Oak	12			12	1.5	0	0
261	Palm	14			14	1.5	0	0
262	Palm	13			13	1.5	0	0
263	Live Oak	12			12	1.5	0	0
264	Palm	14			14	1.5	0	0
340	Live Oak	11			11	1	0	0
341	Palm	11			11	1	0	0
342	Palm	14			14	1.5	0	0
343	Palm	14			14	1.5	0	0
343	Live Oak	11			11	1	0	0
344	Live Oak	6			6	0.5	0	0
345	Live Oak	10			10	1	0	0
346	Palm	8			8	1	0	0
347	Palm	7			7	1	0	0
348	Live Oak	10	10		20	2	0	0
349	Live Oak	11			11	1	0	0
350	Palm	13			13	1.5	0	0
351	Palm	13			13	1.5	0	0
352	Live Oak	9			9	1	0	0
353	Live Oak	6			6	0.5	0	0
354	Live Oak	11			11	1	0	0
355	Palm	11			11	1	0	0
404	Live Oak	12			12	1.5	0	0
405	Oak	11			11	1	0	0
406	Oak	8			8	1	0	0
407	Live Oak	12			12	1.5	0	0
408	Oak	15			15	1.5	0	0
413	Live Oak	6			6	0.5	0	0
412	Oak	11			11	1	0	0
	TOTAL	1008	30	22	1060	104	0	9
	TOTAL DEFICITS							113

SPINE ROADS & STORM PONDS

49	Pine	13			13	1.5	0	0
54	Pine	13			13	1.5	0	0
71	Bay	11			11	1	0	0
72	Pine	13			13	1.5	0	0
73	Live Oak	13			31	2	0	0
171	Pine	9			9	1	0	0
172	Pine	9			9	1	0	0
173	Pine	9			9	1	0	0
182	Pine	8			8	1	0	0
203	Palm	15			15	1.5	0	1
204	Palm	21			21	2	0	1
205	Palm	15			15	1.5	0	1
370	Palm	16			16	1.5	0	1
371	Live Oak	12	10	21	43	2	0	0
372	Oak	34			34	2	0	0
373	Palm	17			17	1.5	0	1
374	Oak	26			26	2	0	0
375	Live Oak	25			25	2	0	0
376	Cedar	7			7	1	1	0
377	Oak	17			17	1.5	0	0
378	Oak	15			15	1.5	0	0
379	Cedar	10	10		20	2	1	0
380	Oak	10			10	1	0	0
381	Oak	8			8	1	0	0
382	Oak	14			14	1.5	0	0
383	Live Oak	14			14	1.5	0	0
384	Live Oak	14			14	1.5	0	0
385	Oak	11			11	1	0	0
386	Oak	20			20	2	0	0
387	Oak	14			14	1.5	0	0
388	Oak	15			15	1.5	0	0
389	Live Oak	6			6	0.5	0	0
390	Live Oak	8			8	1	0	0
391	Oak	9			9	1	0	0
392	Oak	8			8	1	0	0
393	Oak	7			7	1	0	0
394	Live Oak	10	15		25	2	0	0
395	Live Oak	12	15		27	2	0	0
396	Live Oak	8			8	1	0	0
397	Oak	7			7	1	0	0
398	Oak	7			7	1	0	0
399	Oak	20			20	2	0	0
400	Live Oak	16			16	1.5	0	0
401	Oak	9			9	1	0	0
402	Oak	15			15	1.5	0	0
409	Live Oak	17			17	1.5	0	0
410	Oak	7			7	1	0	0
413	Oak	8			8	1	0	0
414	Oak	6			6	1	0	1
415	Cedar	14			14	1.5	1	0
416	Oak	25			25	2	0	0
417	Oak	7			7	1	0	0
418	Oak	9			9	1	0	0
419	Oak	11			11	1	0	0
420	Oak	6			6	0.5	0	0
	TOTAL	779	50	21	850	84	3	9
	TOTAL CREDITS							96

Required Planting (Deficits - Credits): 17

CREDIT POINTS FOR PLANTED TREES

Common Name	Quantity	Caliper	Cnt/Inch	Total	Diversity
Southern Red Cedar	6	3	1.5	9	10.0%
Live Oak	43	4	2	86	71.7%
Common Baldcypress	4	4	2	8	6.7%
Cabbage Palm	7	10	0.5	3.5	11.7%
TOTAL	60			106.5	100.0%

TOTAL CREDITS PROVIDED: 202.5

*Not all Cabbage Palms included in calculations for diversity requirements

Shade Trees:	88.3%
Understory Trees:	0.0%
Palm Trees:	11.7%
Native Trees:	100.0%
Florida Friendly Trees:	100.0%

PARCEL 1

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 2

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
6	Pine	17			17	1.5	0	0
7	Pine	13			13	1.5	0	0
8	Pine	10			10	1	0	0
9	Pine	12			12	0	0	0
18	Pine	13			13	0	0	0
19	Pine	13			13	1.5	0	0
27	Pine	13			13	1.5	0	0
28	Pine	12			12	1.5	0	0
29	Pine	12			12	1.5	0	0
86	Pine	12			12	1.5	0	0
87	Pine	14			14	1.5	0	0
88	Pine	15			15	0	0	0
89	Bay	10			10	1	0	0
	TOTAL	166	0	0	166	14	0	0
	TOTAL DEFICITS							14

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 14

PARCEL 3

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
30	Pine	20			20	2	0	0
36	Pine	12			12	1.5	0	0
37	Pine	16			16	1.5	0	0
38	Pine	16			16	0	0	0
39	Pine	9			9	0	0	0
40	Pine	17			17	1.5	0	0
41	Pine	8			8	1	0	0
42	Pine	20			20	2	0	0
	TOTAL	118	0	0	118	9.5	0	0
	TOTAL DEFICITS							9.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 9.5

PARCEL 4

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
78	Oak	8			8	1	0	0
79	Oak	8	8		16	1.5	0	0
80	Bay	9			9	1	0	0
81	Oak	8			8	1	0	0
82	Oak	10			10	0	0	0
83	Oak	12			12	0	0	0
84	Oak	11			11	1	0	0
85	Oak	8			8	1	0	0
	TOTAL	74	8	0	82	6.5	0	0
	TOTAL DEFICITS							6.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 6.5

PARCEL 5

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
76	Pine	12			12	1.5	0	0
77	Oak	12			12	1.5	0	0
90	Bay	9			9	1	0	0
91	Palm	10			10	1	0	0
92	Palm	13			13	0	0	0
93	Bay	9			9	0	0	0
94	Pine	21			21	2	0	0
95	Bay	10			10	1	0	0
96	Pine	12			12	1.5	0	0
97	Pine	13			13	1.5	0	0
98	Pine	8			8	1	0	0
99	Pine	8			8	1	0	0
100	Pine	12			12	1.5	0	0
101	Pine	11			11	1	0	0
102	Pine	14			14	1.5	0	0
103	Pine	9			9	1	0	0
104	Pine	9			9	1	0	0
105	Pine	9			9	1	0	0
106	Pine	8			8	1	0	0
107	Pine	8			8	1	0	0
108	Pine	9			9	1	0	0
109	Pine	9			9	1	0	0
110	Pine	9			9	1	0	0
111	Pine	8			8	1	0	0
112	Pine	11			11	1	0	0
113	Pine	20			20	2	0	0
114	Pine	16			16	1.5	0	0
115	Pine	20			20	2	0	0
116	Pine	18			18	1.5	0	0
117	Pine	10			10	1	0	0
118	Pine	8			8	1	0	0
119	Pine	8			8	1	0	0
120	Pine	12			12	1.5	0	0
121	Pine	13			13	1.5	0	0
122	Pine	16			16	1.5	0	0
123	Pine	9			9	1	0	0
138	Pine	12			12	1.5	0	0
135	Palm	9			9	1	0	0
140	Pine	9			9	1	0	0
141	Pine	9			9	1	0	0
142	Pine	10			10	1	0	0
143	Pine	9			9	1	0	0
144	Pine	8			8	1	0	0
145	Pine	8			8	1	0	0
146	Pine	18			18	1.5	0	0
147	Pine	10			10	1	0	0
	TOTAL	515	0	0	515	53.5	0	0
	TOTAL DEFICITS							53.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 53.5

PARCEL 6

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
124	Pine	11			11	1	0	0
125	Pine	15			15	1.5	0	0
126	Pine	12			12	1.5	0	0
127	Pine	11			11	0	0	0
128	Pine	11			11	0	0	0
129	Pine	11			11	1	0	0
130	Pine	11			11	1	0	0
131	Pine	10			10	1	0	0
132	Pine	12			12	1.5	0	0
133	Pine	11			11	1	0	0
134	Pine	10			10	1	0	0
135	Pine	9			9	1	0	0
136	Pine	9			9	1	0	0
137	Pine	12			12	1.5	0	0
153	Pine	12			12	1.5	0	0
154	Pine	11			11	1	0	0
155	Pine	14			14	1.5	0	0
156	Pine	10			10	1	0	0
157	Pine	10			10	1	0	0
158	Pine	9			9	1	0	0
159	Pine	10			10	1	0	0
160	Pine	11			11	1	0	0
161	Pine	12			12	1.5	0	0
162	Pine	10			10	1	0	0
163	Pine	15			15	1.5	0	0
164	Pine	9			9	1	0	0
165	Pine	12			12	1.5	0	0
166	Palm	9			9	1	0	0
167	Pine	8			8	1	0	0
168	Pine	14			14	1.5	0	0
169	Pine	15			15	1.5	0	0
170	Palm	10			10	1	0	0
183	Palm	18			18	1.5	0	1
184	Palm	24			24	2	0	1
185	Palm	27			27	2	0	1
186	Palm	20			20	2	0	1
187	Palm	10			10	1	0	0
188	Palm	22			22	2	0	1
189	Palm	19			19	1.5	0	1
	TOTAL	497	0	0	497	47.5	0	6
	TOTAL DEFICITS							53.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 53.5

PARCEL 7

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
190	Palm	27			27	2	0	1
191	Palm	18			18	1.5	0	1
192	Palm	20			20	2	0	1
193	Palm	26			26	2	0	1
194	Palm	10			10	0	0	0
195	Palm	20			20	2	0	1
196	Palm	20			20	2	0	1
197	Palm	18			18	1.5	0	1
198	Palm	24			24	2	0	1
199	Palm	20			20	2	0	1
	TOTAL	203	0	0	203	15	0	9
	TOTAL DEFICITS							24

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 24

PARCEL 8

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
200	Palm	16			16	1.5	0	1
	TOTAL	16	0	0	16	1.5	0	1
	TOTAL DEFICITS							2.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 2.5

PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
201	Palm	18			18	1.5	0	1
202	Palm	8			8	1	0	0
	TOTAL	18	0	0	18	1.5	0	1
	TOTAL DEFICITS							2.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 2.5

PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
212	Palm	18			18	1.5	0	1
213	Palm	12			12	1.5	0	0
214	Palm	13			13	1.5	0	0
215	Palm	16			16	1.5	0	1
216	Palm	11			11	1	0	0
217	Palm	9			9	1	0	0
218	Palm	9			9	1	0	0
219	Palm	8			8	1	0	0
220	Palm	13			13	1.5	0	0
221	Palm	15			15	1.5	0	1
222	Palm	15			15	1.5	0	1
223	Palm	15			15	1.5	0	1
224	Palm	11			11	1	0	0
225	Palm	13			13	1.5	0	0
226	Palm	16			16	1.5	0	1
227	Live Oak	11	11	13	35	2	0	0
236	Palm	12			12	1.5	0	0
237	Palm	13			13	1.5	0	0
238	Palm	14			14	1.5	0	0
239	Palm	11			11	1	0	0
240	Palm	10			10	1	0	0
241	Palm	15			15	1.5	0	1
242	Palm	8			8	1	0	0
243	Palm	8			8	1	0	0
244	Palm	11			11	1	0	0
245	Palm	12			12	1.5	0	0
	TOTAL	339	11	13	348	34.5	0	7
	TOTAL DEFICITS							41.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 41.5

Plans dated 09/26/2024 and submitted with PW2024-0024

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON

SHEET NO.
L4.1

PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12"
228	Live Oak	11			11	1	0	0
229	Palm	19			19	1.5	0	1
230	Live Oak	15	20		35	2	0	0
231	Palm	14			14	1.5	0	0
232	Palm	12			12	1.5	0	0
233	Live Oak	14	22		36	2	0	0
234	Palm	10			10	1	0	0
235	Palm	17			17	1.5	0	1
265	Palm	17			17	1.5	0	1
283	Tallow	8			8	0	0	0
	TOTAL	137	42	0	179	13.5	0	3
	TOTAL DEFICITS							16.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							16.5

PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12"
266	Palm	9			9	1	0	0
267	Palm	15			15	1.5	0	1
268	Camphor	10			10	0	0	0
269	Palm	14			14	1.5	0	0
270	Palm	11			11	1	0	0
271	Palm	14			14	1.5	0	0
272	Live Oak	20			20	2	0	0
273	Palm	10			10	1	0	0
274	Palm	13			13	1.5	0	1
275	Palm	15			15	0	0	1
276	Palm	16			16	1.5	0	1
277	Live Oak	17			17	1.5	0	0
278	Live Oak	18			18	1.5	0	0
279	Palm	16			16	1.5	0	1
280	Palm	15			15	1.5	0	1
281	Palm	10			10	1	0	0
282	Palm	10			10	1	0	0
284	Palm	11			11	1	0	0
285	Palm	9			9	1	0	0
287	Palm	10			10	1	0	0
288	Palm	10			10	1	0	0
289	Palm	13			13	1.5	0	0
291	Palm	9			9	1	0	0
	TOTAL	301	0	0	301	27	0	6
	TOTAL DEFICITS							33

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							33

PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12"
290	Palm	10			10	1	0	0
292	Palm	11			11	1	0	0
293	Palm	9			9	1	0	0
294	Palm	9			9	1	0	0
295	Palm	9			9	1	0	0
296	Palm	8			8	1	0	0
297	Palm	8			8	1	0	0
298	Palm	17			17	1.5	0	1
299	Palm	11			11	1	0	0
300	Wax Myrtle	14			14	0	0	0
301	Wax Myrtle	14			14	0	0	0
302	Palm	7			7	1	0	0
303	Palm	9			9	1	0	0
305	Tallow	8			8	0	0	0
306	Palm	10			10	1	0	0
307	Palm	11			11	1	0	0
308	Palm	8			8	1	0	0
309	Palm	10			10	1	0	0
310	Palm	10			10	1	0	0
311	Palm	8			8	1	0	0
	TOTAL	201	0	0	201	17.5	0	1
	TOTAL DEFICITS							18.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							18.5

PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12"
304	Palm	15			15	1.5	0	1
312	Palm	10			10	1	0	0
313	Palm	9			9	1	0	0
314	Palm	11			11	1	0	0
315	Palm	9			9	1	0	0
317	Palm	8			8	1	0	0
318	Palm	9			9	1	0	0
319	Palm	10			10	1	0	0
320	Palm	11			11	1	0	0
321	Maple	6			6	0.5	0	0
322	Palm	15			15	1.5	0	1
323	Palm	10			10	1	0	0
324	Palm	8			8	1	0	0
325	Palm	14			14	1.5	0	0
326	Palm	16			16	1.5	0	1
327	Palm	14			14	1.5	0	0
328	Palm	13			13	1.5	0	0
329	Palm	9			9	1	0	0
330	Palm	13			13	1.5	0	0
331	Cedar	8			8	1	1	0
332	Cedar	8			8	1	1	0
333	Cedar	6			6	0.5	1	0
334	Live Oak	23			23	2	0	0
335	Live Oak	21			21	2	0	0
336	Palm	13			13	1.5	0	0
337	Live Oak	13			13	1.5	0	0
338	Live Oak	12			12	1.5	0	0
339	Live Oak	12			12	1.5	0	0
343	Live Oak	11			11	1	0	0
344	Palm	18			18	1.5	0	1
355	Palm	13			13	1.5	0	0
356	Live Oak	14	14		28	2	0	0
357	Palm	15			15	1.5	0	1
358	Live Oak	13			13	1.5	0	0
359	Oak	13			13	1.5	0	0
360	Live Oak	10	15		25	2	0	0
361	Live Oak	10			10	1	0	0
362	Live Oak	18			18	1.5	0	0
363	Live Oak	6			6	0.5	0	0
364	Live Oak	12			12	1.5	0	0
365	Palm	10			10	1	0	0
366	Palm	9			9	1	0	0
367	Palm	10			10	1	0	0
368	Palm	9			9	1	0	0
369	Palm	8			8	1	0	0
421	Live Oak	20			20	2	0	0
	TOTAL	565	29	0	594	58.5	3	9
	TOTAL DEFICITS							66.5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							66.5

PONCE COMMERCIAL MITIGATION CALCULATIONS SUMMARY

	DEFICITS	CREDITS	NET DEFICIT
SPINE ROADS & STORM PONDS	122	87	35

PRO-RATA PARCEL SHARE OF PARCEL DEFICITS

PARCEL	SIZE	% ALL PARCELS	DEFICITS	CREDITS	NET DEFICITS	DEF. REQD. SPINE RD.	REM. DEF. / PARCEL
PARCEL 1	1.00	5%	0	0	0	2	22
PARCEL 2	0.95	5%	14	0	14	2	23
PARCEL 3	0.50	3%	9.5	0	9.5	1	11
PARCEL 4	0.83	5%	6.5	0	6.5	2	18
PARCEL 5	1.09	7%	53.5	0	53.5	2	24
PARCEL 6	1.60	10%	53.5	0	53.5	4	36
PARCEL 7	0.90	5%	24	0	24	2	20
PARCEL 8	0.89	5%	2.5	0	2.5	2	20
PARCEL 9	2.00	13%	2.5	0	2.5	5	44
PARCEL 10	1.23	8%	41.5	0	41.5	3	27
PARCEL 11	0.71	5%	16.5	0	16.5	2	16
PARCEL 12	0.71	5%	33	0	33	2	16
PARCEL 13	1.00	7%	18.5	0	18.5	2	22
PARCEL 14	2.01	13%	66.5	0	66.5	5	45
	15.41	100%	342	0	342	35	342

TOTAL DEFICITS: Spine Road + Parcels: 377

% ALL PARCELS — The percentage of the combined acreage represent by each parcel.
DEFICITS — The number of deficits for tree removal from each parcel, per Code section 25-23.
CREDITS — The number of credits received by each parcel through preservation or planting of trees, per Code section 25-23.
NET DEFICITS — Mitigation requirement is determined by the following calculation: Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits. A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant*. *Deficits are displayed as a positive number since each parcel shows either a "0" or a net deficit. No parcel shows a credit number.*
DEFICITS REQUIRED FOR THE SPINE ROAD AND STORMWATER PONDS/COMMON AREAS — The pro-rata share for each parcel of the mitigation (net Deficits) required for the Spine Road and Stormwater Ponds/Common Areas, based on parcel size.
REMAINING DEFICITS / PARCEL — The pro-rata share of each parcel for the combined Deficits for all parcels exclusive of the Spine Road and Stormwater Ponds/Common Area. This number is to be applied to each parcel as its share during permitting. The total mitigation requirement for each parcel can be found by adding the Deficits for the Spine Road column and the Remaining Deficits/Parcel column.

Plans dated 09/26/2024 and submitted with PW2024-0024

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PONCE ISLAND COMMERCIAL FOR PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
L4.2

SPINE ROADS & STORM PONDS

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
250	Live Oak	18			18	1.5	0	0
408	Oak	19			19	1.5	0	0
409	Oak	23			23	2	0	0
	TOTAL	60	0	0	60	5	0	0
	TOTAL DEFICITS							5

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
371	Live Oak	14	19	15	48	2	0	0
372	Oak	19			19	2	0	0
374	Oak	20			20	2	0	0
375	Live Oak	30			30	2	0	0
376	Cedar	7			7	1	1	0
377	Oak	17			17	1.5	0	0
378	Oak	15			15	1.5	0	0
379	Cedar	11	11		22	2	1	0
380	Oak	10			10	1	0	0
381	Oak	8			8	1	0	0
382	Oak	14			14	1.5	0	0
383	Live Oak	14			14	1.5	0	0
384	Live Oak	14			14	1.5	0	0
385	Oak	21			21	2	0	0
386	Oak	22			22	0	0	0
387	Oak	14			14	1.5	0	0
388	Oak	18			18	0	0	0
389	Live Oak	19			19	1.5	0	0
390	Live Oak	8			8	1	0	0
391	Oak	9			9	1	0	0
392	Oak	8			8	1	0	0
393	Oak	7			7	1	0	0
417	Oak	7			7	1	0	0
418	Oak	9			9	1	0	0
419	Oak	11			11	1	0	0
420	Oak	6			6	0.5	0	0
	TOTAL	372	30	15	417	33	2	0
	TOTAL CREDITS							35

Required Planting (Deficits - Credits): -30

CREDIT POINTS FOR PLANTED TREES

Common Name	Quantity	Caliper	Cedr/Pine	Total	Diversity
Southern Red Cedar	10	3	1.5	15	15.6%
Live Oak	43	4	2	86	67.2%
Common Baldcypress	4	4	2	8	6.3%
Cabbage Palm	7	10	0.5	3.5	10.9%
TOTAL	64			112.5	100.0%

TOTAL CREDITS PROVIDED (Preserved Trees + Planted Trees): 147.5

*Not all Cabbage Palms included in calculations for diversity requirements

Shade Trees:	89.1%
Understory Trees:	0.0%
Palm Trees:	10.9%
Native Trees:	100.0%
Florida Friendly Trees:	100.0%

PARCEL 1

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 2

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 3

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 4

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
84	Oak	19			19	1.5	0	0
85	Oak	24			24	2	0	0
	TOTAL	43	0	0	43	2	0	0
	TOTAL DEFICITS							2

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 2

PARCEL 5

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 6

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 7

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 8

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
227	Live Oak	25	0	0	25	2	0	0
	TOTAL	25	0	0	25	2	0	0
	TOTAL DEFICITS							2

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native

PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
230	Live Oak	20			20	2	0	0
231	Live Oak	38			38	2	0	0
	TOTAL	58	0	0	58	4	0	0
	TOTAL DEFICITS							4

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 4

PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 0

PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
321	Elm	25			25	2	0	0
334	Live Oak	23			23	2	0	0
335	Live Oak	24			24	2	0	0
356	Live Oak	20	15		35	2	0	0
359	Live Oak	18			18	1.5	0	0
362	Live Oak	18			18	0	0	0
364	Live Oak	22			22	2	0	0
400	Live Oak	19			19	1.5	0	0
421	Live Oak	22			22	2	0	0
	TOTAL	192	15	0	207	15	0	0
	TOTAL DEFICITS							15

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0

Required Planting (Deficits - Credits): 15

PONCE COMMERCIAL MITIGATION CALCULATIONS SUMMARY

	DEFICITS	CREDITS	NET DEFICIT
SPINE ROADS & STORM PONDS	5	35	0

PARCEL DEFICITS

PARCEL	SIZE	DEFICITS	CREDITS	NET DEFICITS
PARCEL 1	1.00	0	0	0
PARCEL 2	0.95	0	0	0
PARCEL 3	0.50	0	0	0
PARCEL 4	0.85	2	0	2
PARCEL 5	1.09	0	0	0
PARCEL 6	1.60	0	0	0
PARCEL 7	0.90	0	0	0
PARCEL 8	0.89	0	0	0
PARCEL 9	2.00	0	0	0
PARCEL 10	1.25	2	0	2
PARCEL 11	0.71	4	0	4
PARCEL 12	0.71	0	0	0
PARCEL 13	1.00	0	0	0
PARCEL 14	2.01	15	0	15
	15.41	23	0	23

TOTAL DEFICITS: Spine Road + Parcels: 23

SIZE The size of each parcel in acres.
DEFICITS The number of deficits for tree removal from each parcel, per Code section 25-23.
CREDITS The number of credits received by each parcel through preservation or planting of trees, per Code section 25-23.
NET DEFICITS Mitigation requirement is determined by the following calculation: Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits. A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant. *"Deficits are displayed as a positive number since each parcel shows either a "0" or a net deficit. No parcel shows a credit number.*

Plans dated 11/06/2024 and submitted with PZB2025-0003

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
L4.1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	JS	Juniperus silicicola / Southern Red Cedar Min. 12'-14' ht. x 4'-5' sprd.	-	3"-Cal.	10
	QV4	Quercus virginiana / Southern Live Oak Min.16'-19' ht. x 7'-9' sprd	-	4"-Cal.	34
	TD	Taxodium distichum / Bald Cypress Min. 12'-15' ht., x 4'-6' sprd.	-	4"-Cal.	4
PALMS					
	SP	Sabal palmetto / Cabbage Palmetto Staggered CT hts., regen.	8' - 18' CT		7

General Notes:

1. All plant material shall conform to the standards for grade #1 or better as given in the latest "Grades and Standards for Nursery Plants, Parts I and II," Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.

2. All specimen trees, shrubs, and ground covers must meet the specifications provided in the plant schedule and plans. Any substitutions for specimen trees must meet with the approval of the landscape architect or the owners' representative.

3. Where specified containers and sizes do not match, the larger of the two specifications shall be used.

4. Plant schedule takes precedence over plans since this contains all plants required to meet minimum ldc standards.

5. All sod areas shall be verified on plan and on site.

6. It is the responsibility of the landscape contractor to follow all guidelines set forth from the landscape specifications when provided.

7. Contact the landscape architect or the owners' representative for any major site changes which alter landscape beds or berming areas.

8. All site work for rough grading of berms, planters, and planting areas is to be provided by the general contractor, unless otherwise specified by these plans. Fill for all berms and planters shall be of a suitable, sandy gradation which is porous and percolates well, to insure proper water runoff and drainage. Absolutely no plastic, clayey soil may be used in any planting area.

9. The landscape contractor is responsible for all final grading of berms, bed areas, and sod areas until acceptable by the landscape architect or owners' representative , both before and after landscape installation has begun.

10. Any debris, such as wood, concrete, stucco, bricks, etc., shall be removed by the general contractor and backfilled with suitable material.

11. Landscape contractor shall be responsible for providing positive drainage of all landscaped areas around buildings, islands, amenities, and other areas negatively affected by poor drainage. This note covers all areas not specified on engineering or landscape grading plans.

12. Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.

13. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be pulled away from the trunk.

14. Mulch shall be provided a minimum of three (3) inches in depth around all newly planted landscaping.

15. A mulch ring for all newly planted trees in sodded areas shall be provided at least five (5) feet in diameter and not closer than six (6) inches from the tree trunk.

16. Shrubs and groundcovers are a to be planted at the required minimum height, not by container size.

17. Shade trees shall not be planted closer than 11.5' from the outside edge of the tree to the outside edge of underground utilities. Ornamental trees shall be a minimum of 7.5' from underground utilities.

18. All disturbed areas within the limits of construction which are not otherwise indicated shall be sodded with St. Augustine 'Floratam' sod, unless otherwise noted in these or the engineering plans.

19. All planting beds shall be mulched with 3" of 1" - 1½" pine nuggets mulch, except for the edges of the existing tree lines, where 3" of pine straw mulch is indicated. See plans for mulching/sodding requirements along these areas.

20. Substitutions shall not be made without the prior written consent of the landscape architect or owners' representative.

21. All trees must meet minimum caliper size.

22. On multi-trunked planted trees the "three largest stems" will be measured to verify indicated tree credits.

23. An automatic underground irrigation system providing 100% coverage shall be installed.

24. Trees shall have a minimum height of 8' - 10' and 2" of caliper, except as noted above.

25. No planting will be allowed until the irrigation system is fully operable.

26. The fire hydrant and (FDC) fire department connection shall have a clearance of 3 1/2 feet on both sides and 4 foot clearance on the back and no foliage in front to include ground covers.

27. All development activity such as clearing and grade changes with the tree protection zone shall be supervised by a certified arborist.

28. Pruning standards for all tree work done in the city by any person or entity engaging in any professional or commercial tree removal or pruning business activity, whether for a fee or otherwise, shall follow the latest version of the American National Standards Institute (ANSI) A300, Part 1 "Pruning Standards" as well as ANSI Z133.1-2000 Standards for Safety. The personnel and companies who do the tree work shall be jointly and severally responsible for following these pruning specifications and responsible for tree damage or loss. No topping cuts or lions-tailing cuts (over-lifting) will be permitted.

GENERAL LANDSCAPE NOTES

1. It is expected that appropriate substitutions of plant material with the intent to improve the quality and appearance of the project relative to the cost and/or availability of material and freeze considerations meet with the approval of the Landscape Architect.
2. All sod areas shall be verified on plan and on site. Landscape Architect shall not be responsible for sod quantities as shown on plans, as field conditions may differ from those shown on the plans.
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6. Contact the Landscape Architect for any major site changes which affect the ability of the Landscape Contractor to follow these plans.

TRANSPLANT NOTES:

1. General Contractor shall coordinate with Landscape Contractor for removal and temporary storage of trees for transplant prior to demolition/clearing of site.
2. Landscape Contractor shall be responsible for storage and transplant of existing materials in good health during construction period. Trees which die during storage period or after transplant shall be immediately replaced with same species/variety and size as existing.
3. At Landscape Contractor's option, existing trees for transplant which are in poor health or are not likely to survive transplant period may be replaced with new materials which match species/variety and size as existing. Notify Landscape Architect of decision to remove/replace or transplant prior to work.

EARTHWORK & SITE PREPARATION

4. The General Contractor shall be responsible for verifying the cubic yard quantities of proposed berms and/or planter areas.
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7. Any unsuitable materials found in the landscape beds shall be removed by the General Contractor to a depth of no less than eighteen (18) inches and back-filled with said suitable material, with a minimum compaction of 90%.
8. Any (construction) debris such as wood, concrete, stucco, bricks, steel, etc. shall be removed by the General Contractor and the area shall be back-filled to final grade with suitable material as noted in note #4 above.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR (in addition to those noted above):

9. Watering in and guaranteeing all other trees as per specifications within these plans or in specification book.
10. Providing mulch, peat, potting soil, and/or fertilizer on site as directed by the plans, specifications, and/or Landscape Architect.
11. Providing positive drainage of all landscaped areas around buildings, islands, amenities, and other areas negatively affected by poor drainage. This note covers all areas within the limits of work, but not specified on engineering or landscape plans.

TREE PLANTING CONTRACTOR IS RESPONSIBLE FOR:

12. Locating and verifying all existing underground utilities, including irrigation, in or near the proposed tree locations before any trees are placed, and shall coordinate closely with respective utility contractors involved in those areas.
13. Scheduling tree planting operations in any area before sidewalks or other impassable structures are installed.
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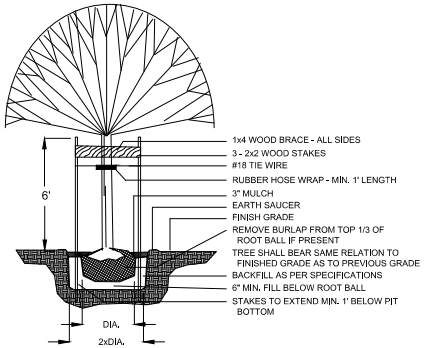
IRRIGATION

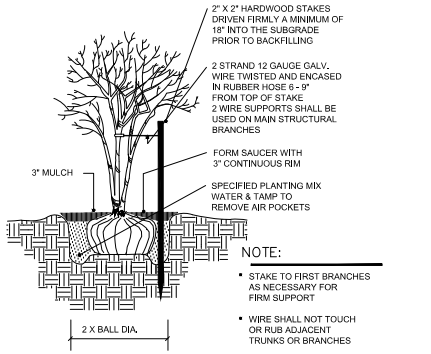
1. Source of irrigation is well and pump.

PLANTING DETAILS



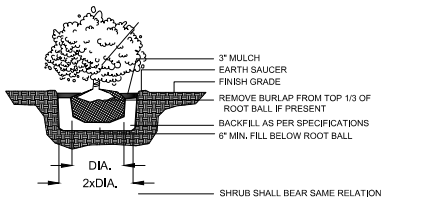
TREE STAKING DETAIL (FOR TREES TO 4" CAL.)

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

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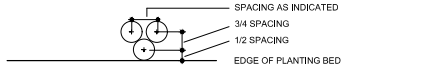

GROUND COVER SPACING

NOT TO SCALE

Plans dated 09/26/2024 and submitted with PW2024-0024

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE GENERAL NOTES

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:	
DRAWN BY:	BMG
DESIGNED BY:	BMG
CHECKED BY:	BMG
SCALE:	AS NOTED
JOB NO.:	2188.001

© LATEST DATE HEREON

SHEET NO.

L5

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	JS	Juniperus silicicola / Southern Red Cedar Min. 12'-14' ht. x 4'-5' sprd.	-	3"-Cal.	10
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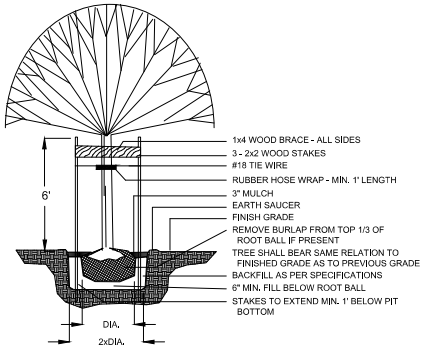
IRRIGATION

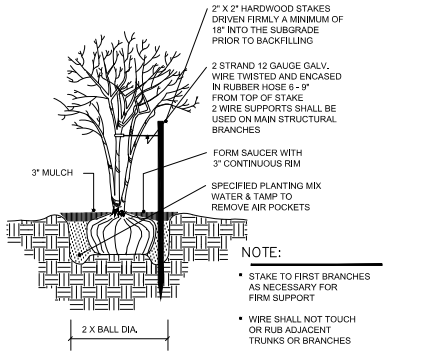
1. Source of irrigation is well and pump.

PLANTING DETAILS



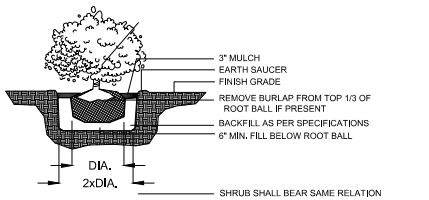
TREE STAKING DETAIL (FOR TREES TO 4" CAL.)

NOT TO SCALE



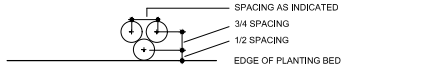
MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



GROUND COVER SPACING

NOT TO SCALE

Plans dated 11/06/2024 and submitted with PZB2025-0003

DOMINION ENGINEERING GROUP, INC.
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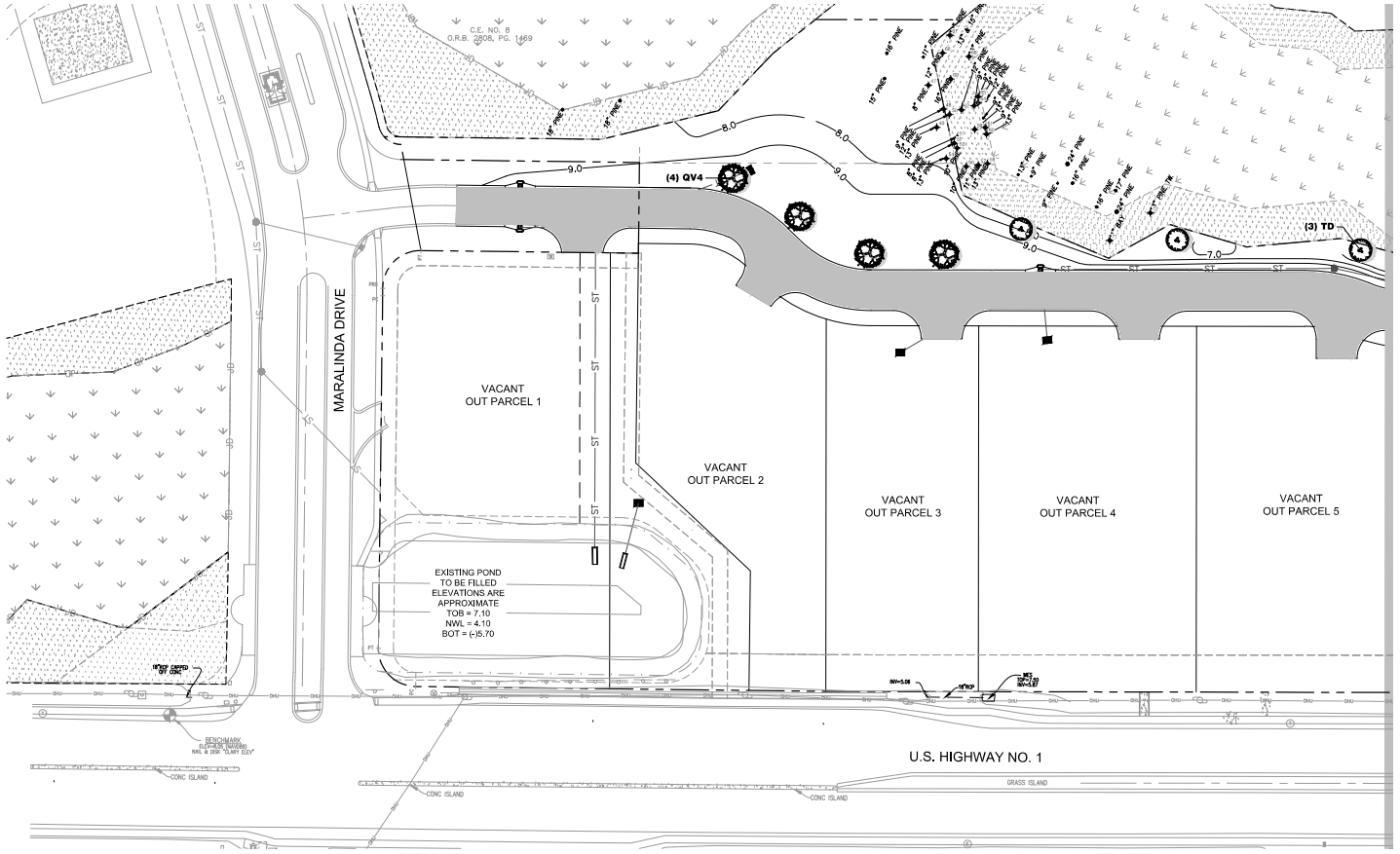
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE GENERAL NOTES

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L5

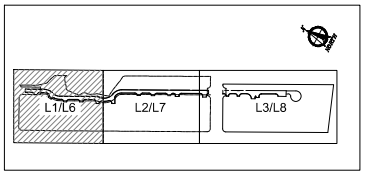


LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



KEY MAP

NOTES:

1. See civil engineering plans for project limits and other demolition notes.

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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
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www.godardesign.com LC 0000397

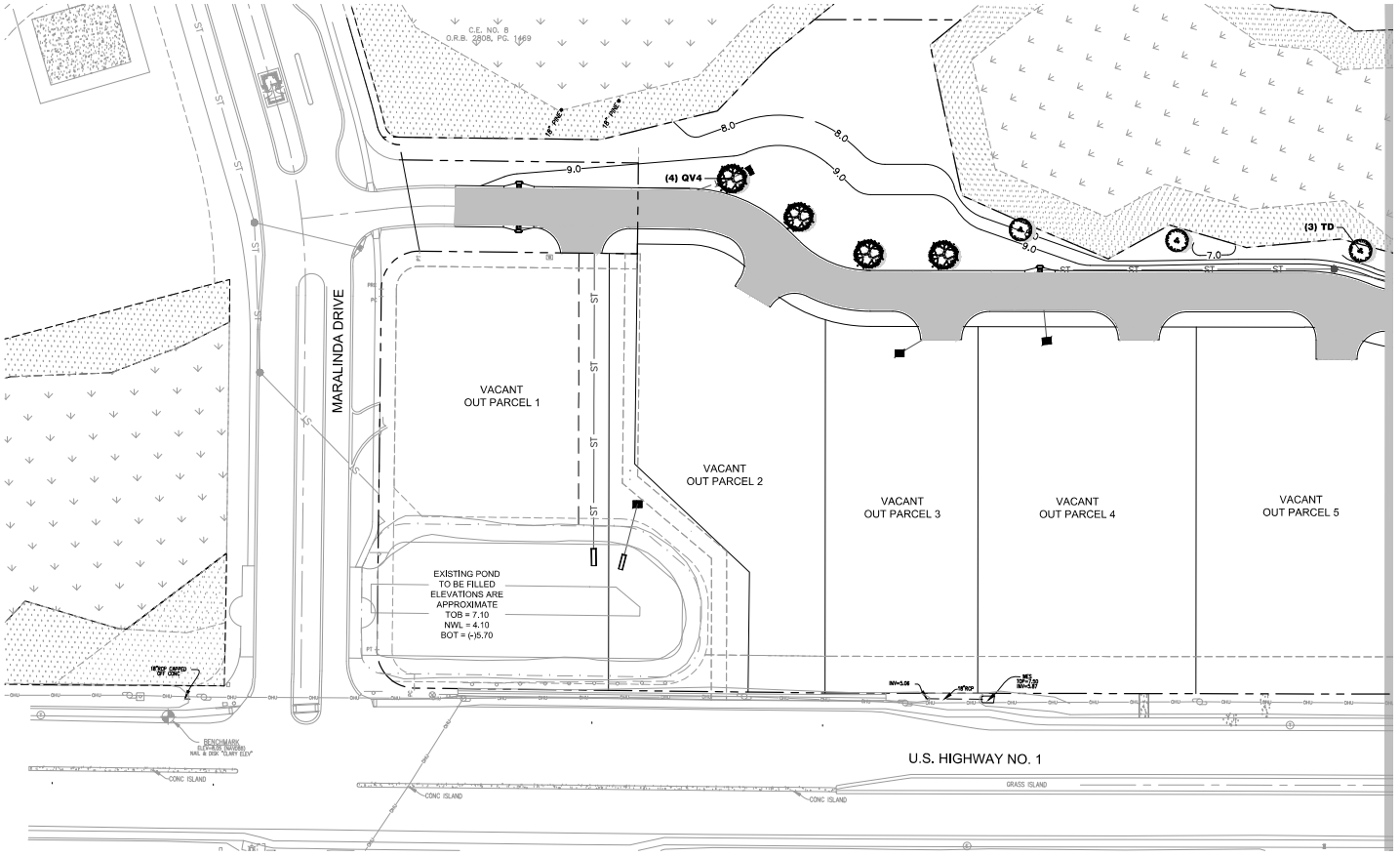
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L6

Plans dated 09/26/2024 and submitted with PW2024-0024

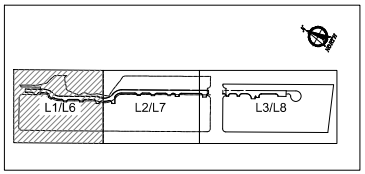


LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	ST

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



KEY MAP

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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
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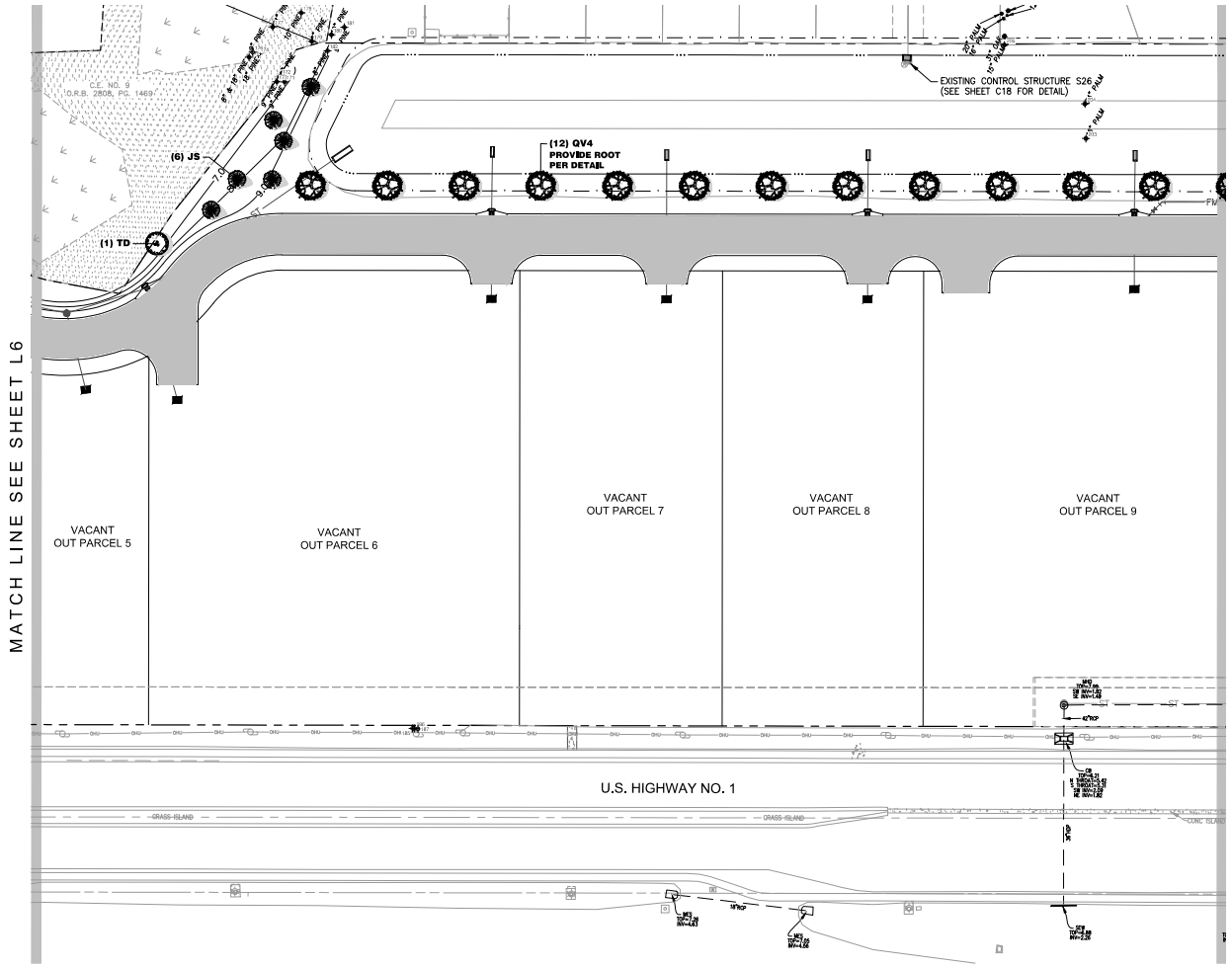
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L6

Plans dated 11/06/2024 and submitted with PZB2025-0003



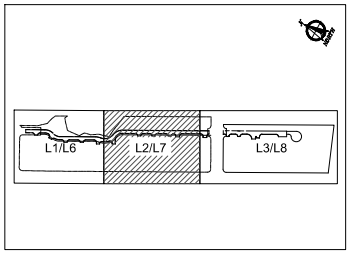
LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NORTH

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



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www.gcdardesign.com LC 0000397

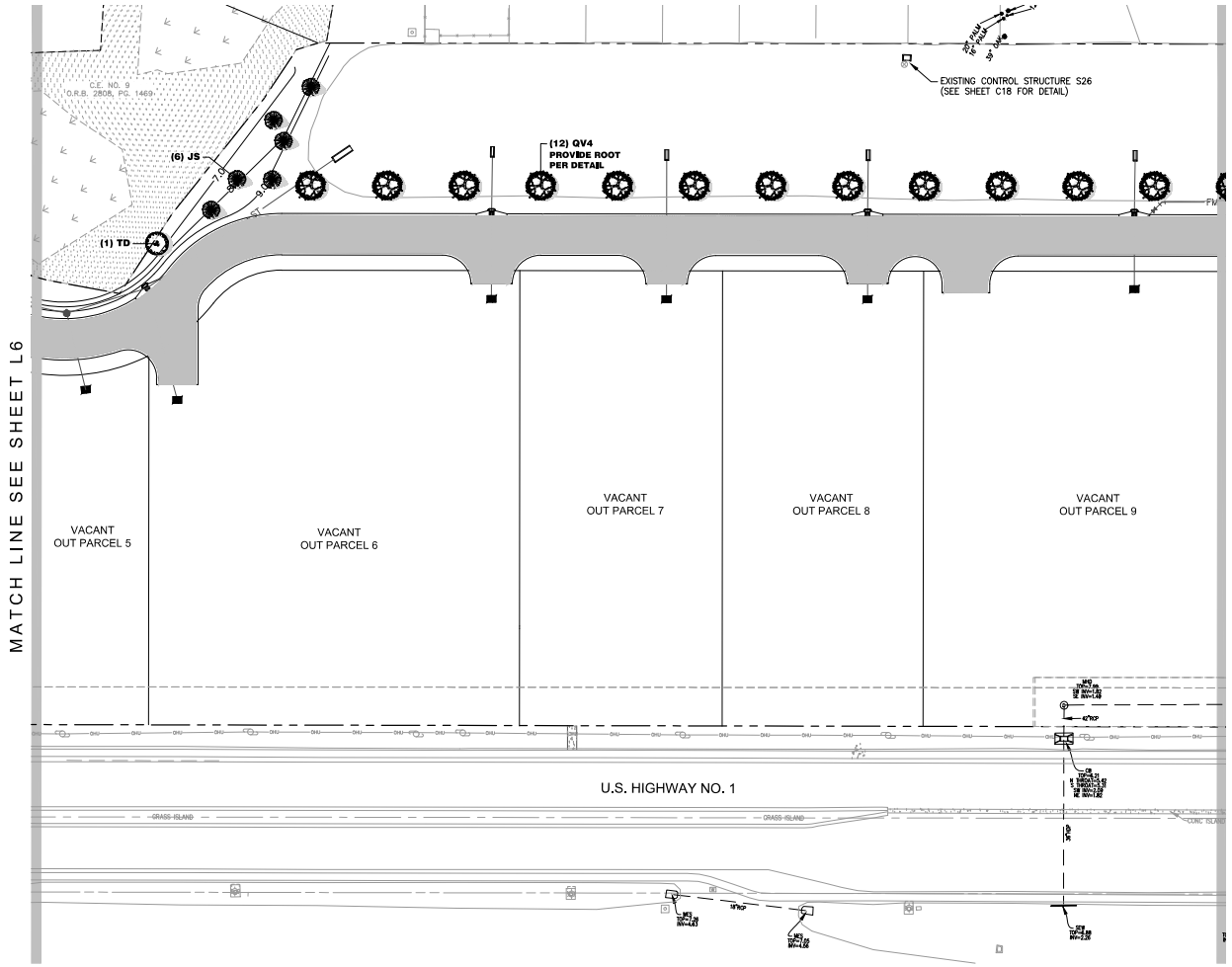
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L7

Plans dated 09/26/2024 and submitted with PW2024-0024



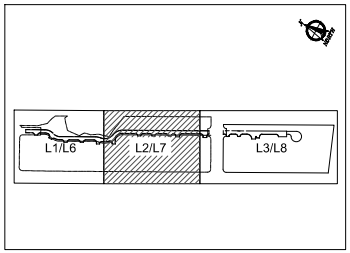
LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NORTH

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS

9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

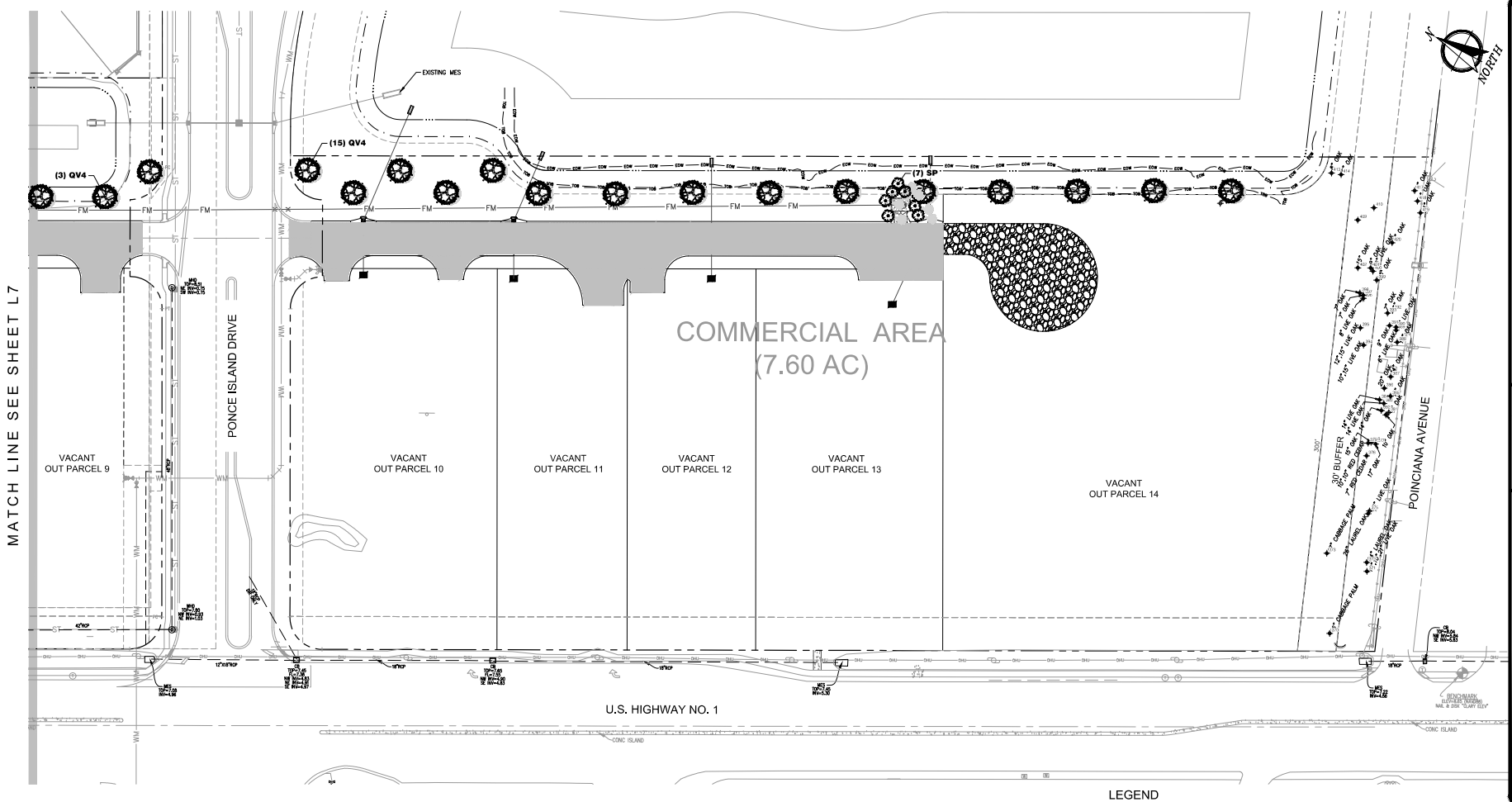
PLOT DATE:	
DRAWN BY:	BMG
DESIGNED BY:	BMG
CHECKED BY:	BMG
SCALE:	AS NOTED
JOB NO.:	2188.001

© LATEST DATE HEREON

SHEET NO.

L7

Plans dated 11/06/2024 and submitted with PZB2025-0003



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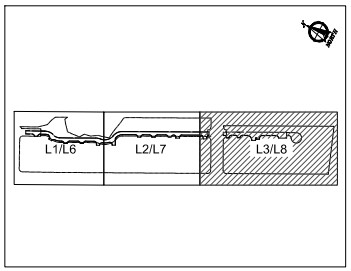

KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.

0 40 80

Plans dated 09/26/2024 and submitted with PW2024-0024

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
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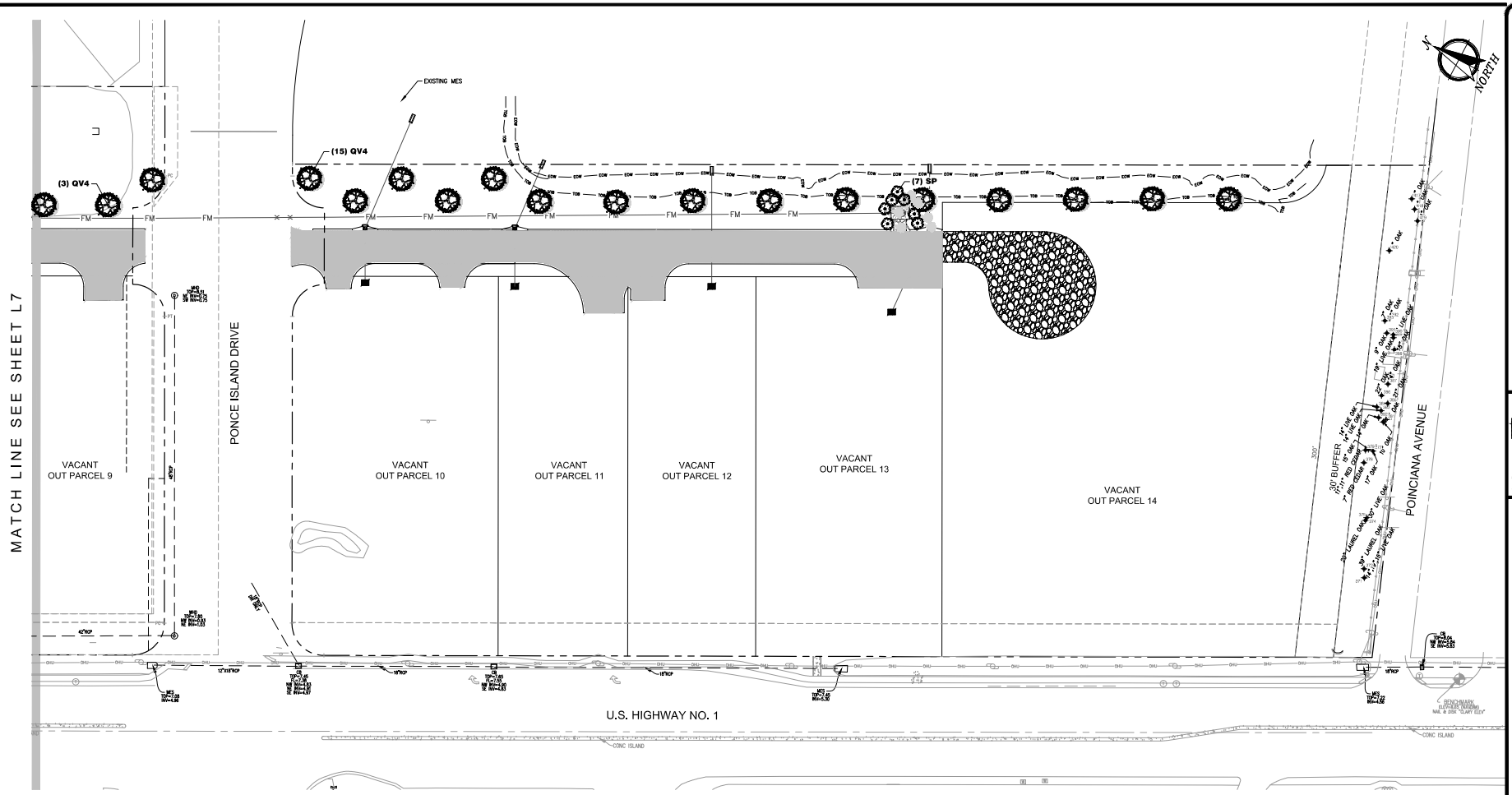
www.gadarsdesign.com LC 0000397

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L8



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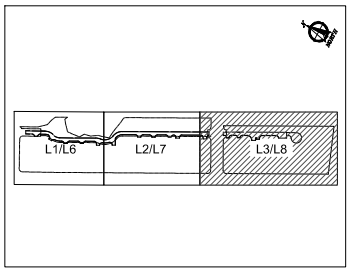

KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

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0 40 80

Plans dated 11/06/2024 and submitted with PZB2025-0003

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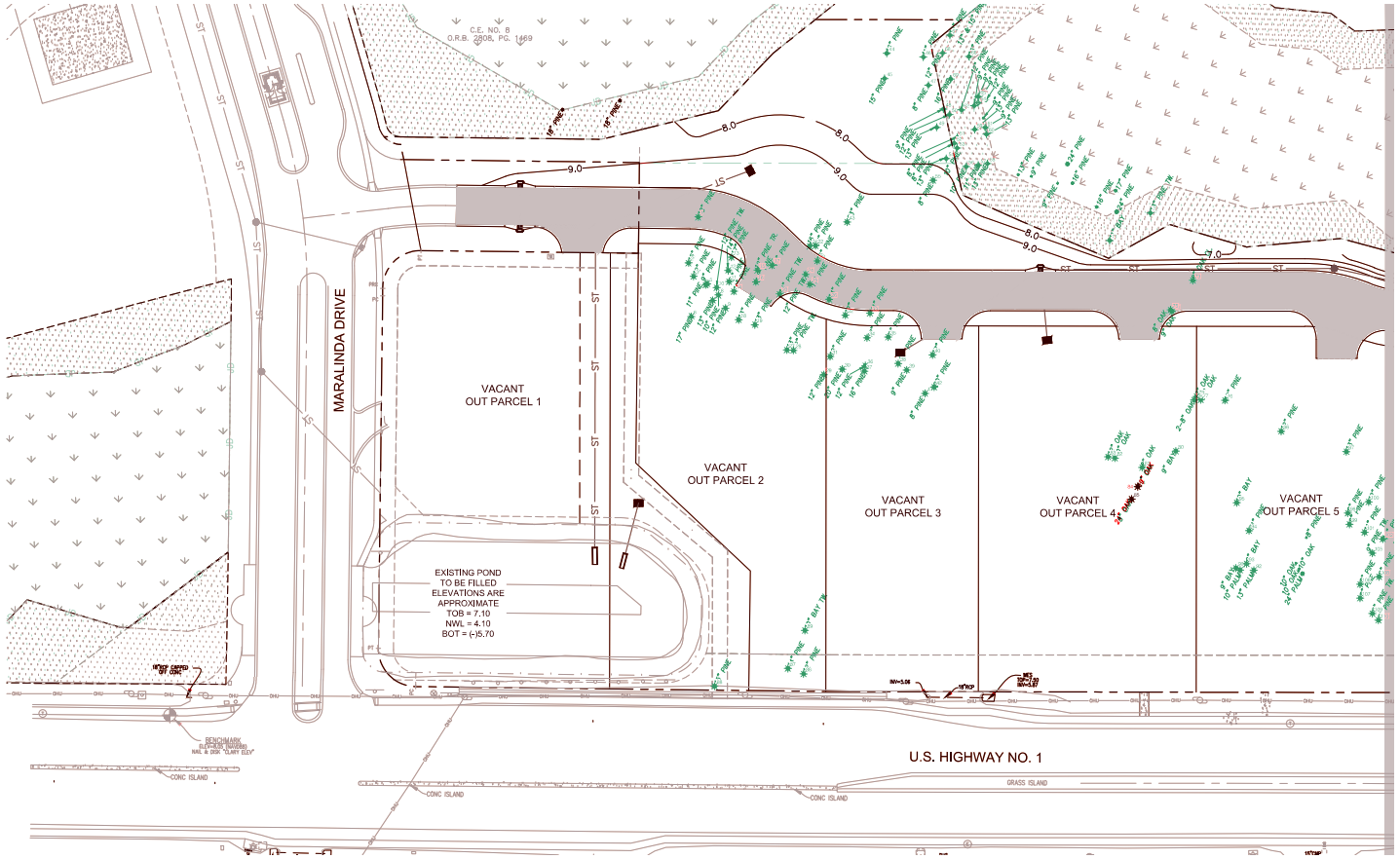
www.gcdlandesign.com LC 0000397

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L8

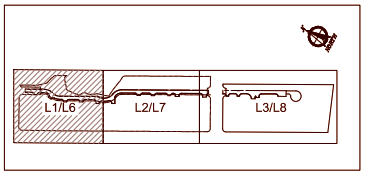


LEGEND

- SITE BOUNDARY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SPOT ELEVATION
- PROPOSED ROAD ELEVATION (10.00)
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF CURB (TOC)
- EDGE OF PAVEMENT (EOP)
- STATE JURISDICTIONAL WETLAND LINE
- MAJOR DRAINAGE DIVIDE
- MINOR DRAINAGE DIVIDE
- PROPOSED SWALE CENTERLINE
- PROPOSED DRAINAGE FLOW
- PROPOSED INLET
- PROPOSED INLET NO. (ST1)

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

Digitally signed by Brett M Godard Date: 2024.11.06 16:02:31 -03'00'

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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www.godarddesign.com LC 0000697

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
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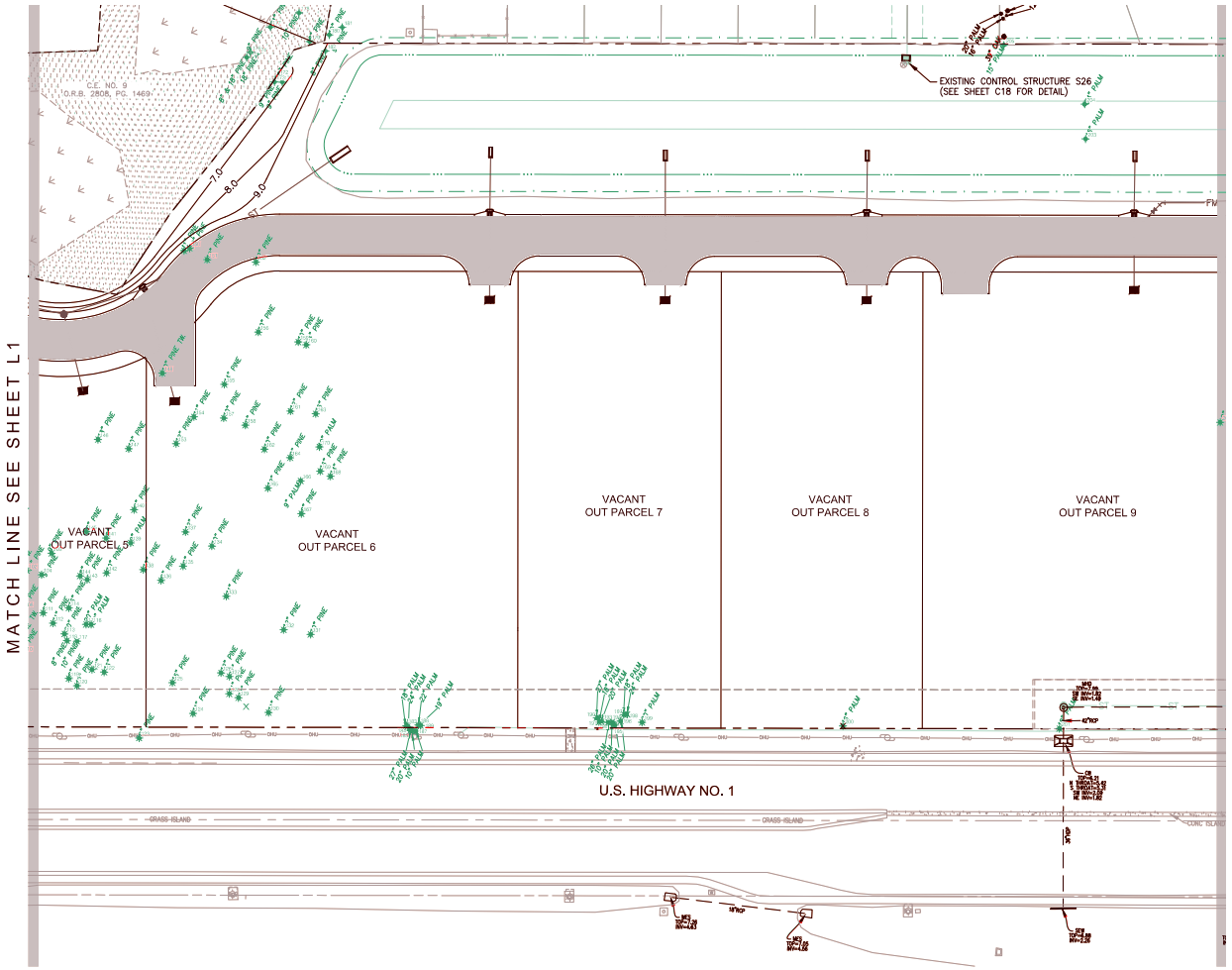
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
L1



LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NORTH

NOTES:

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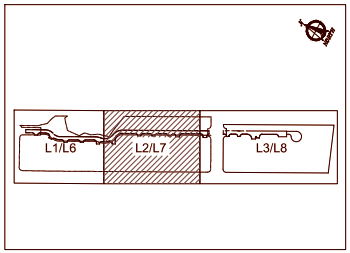

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0 40 80

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS

9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
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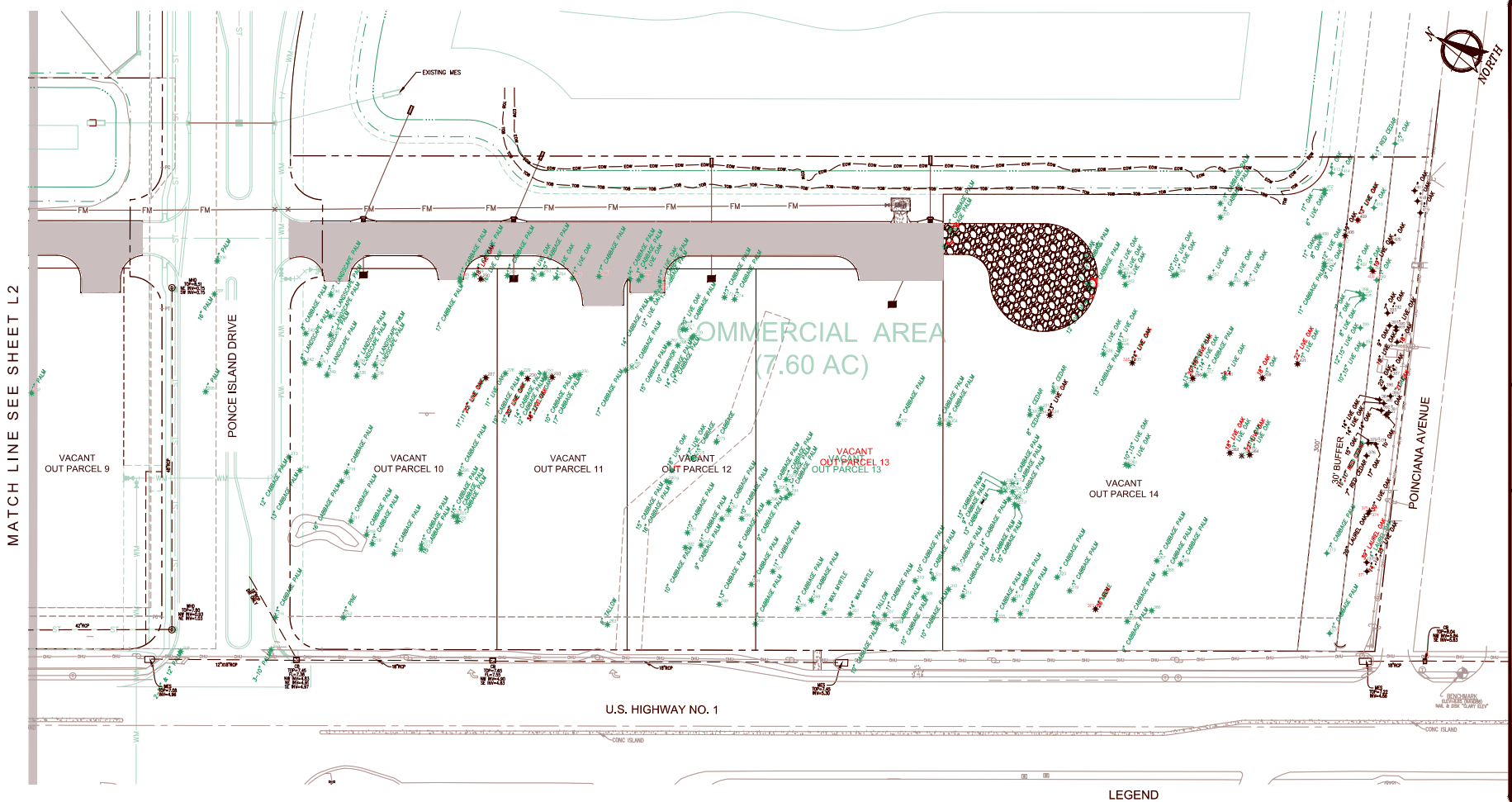
JOB NO.: 2188.001

© LATEST DATE HEREON

SHEET NO.
L2



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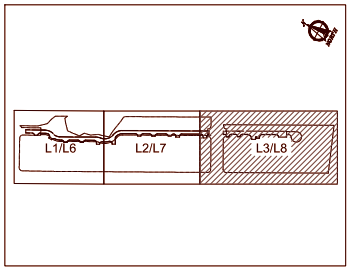

KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
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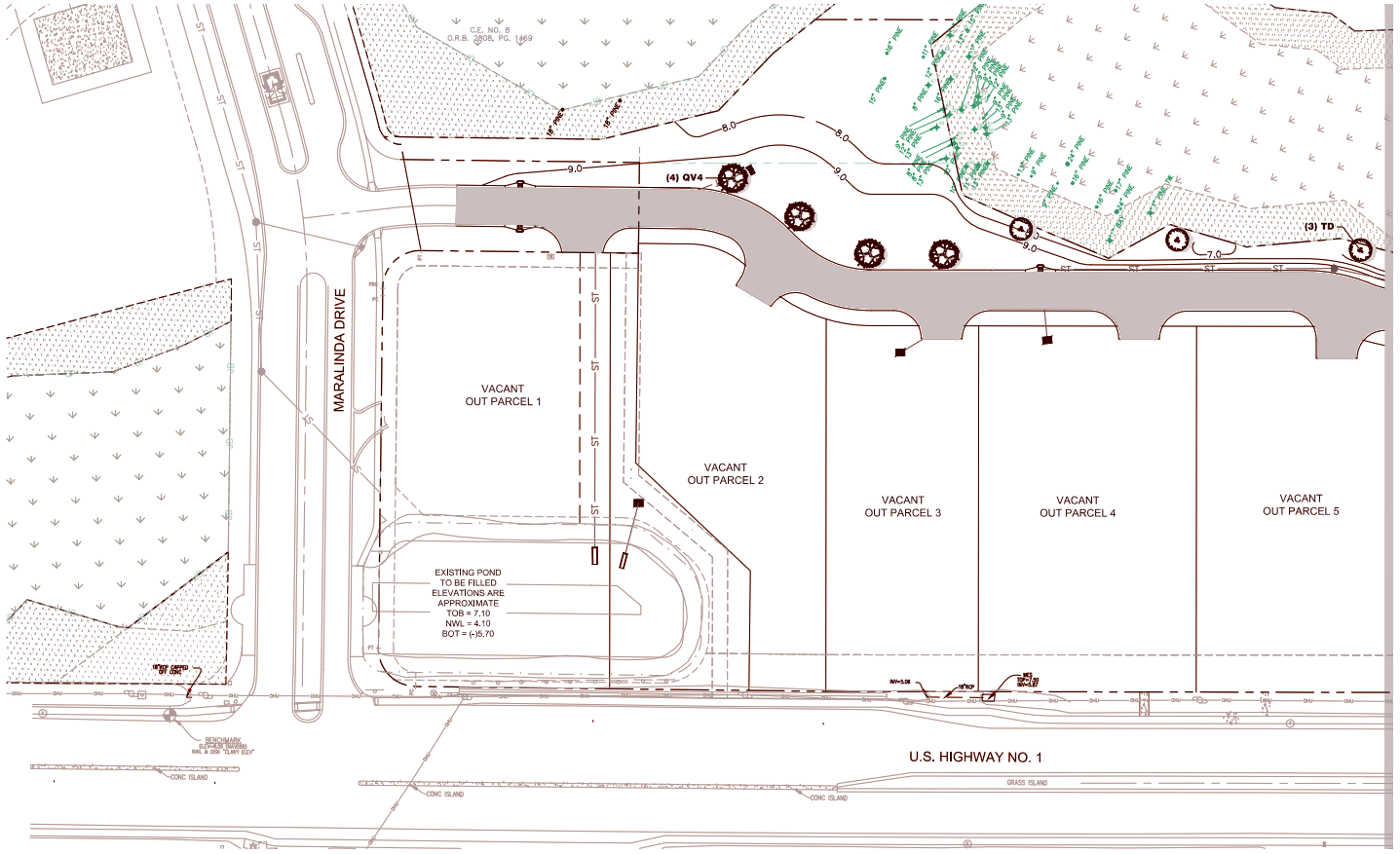
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L3

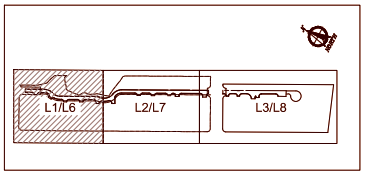


LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



KEY MAP

NOTES:

1. See civil engineering plans for project limits and other demolition notes.

2. All trees and vegetation within project limits shall be removed except those within tree protection barricades.

3. Trees and vegetation to be removed within the dripline of trees to remain shall be removed by hand - no heavy machinery.

4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

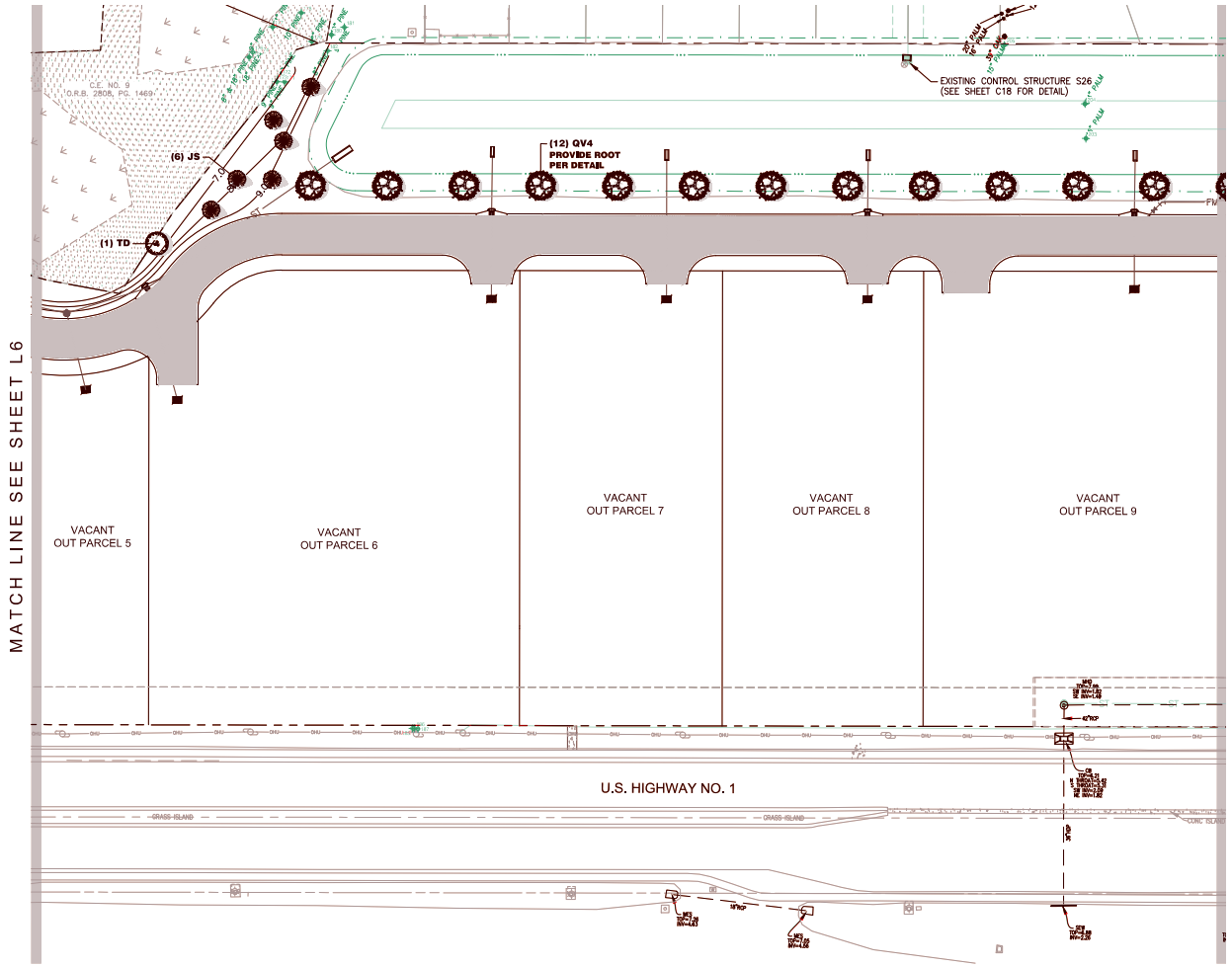
LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Oleander Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-9177
www.godardesign.com LC 0000397

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L6



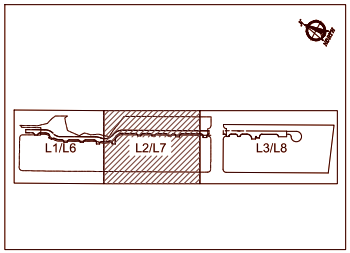
LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NORTH

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.



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LEGEND:

Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

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PONCE ISLAND COMMERCIAL
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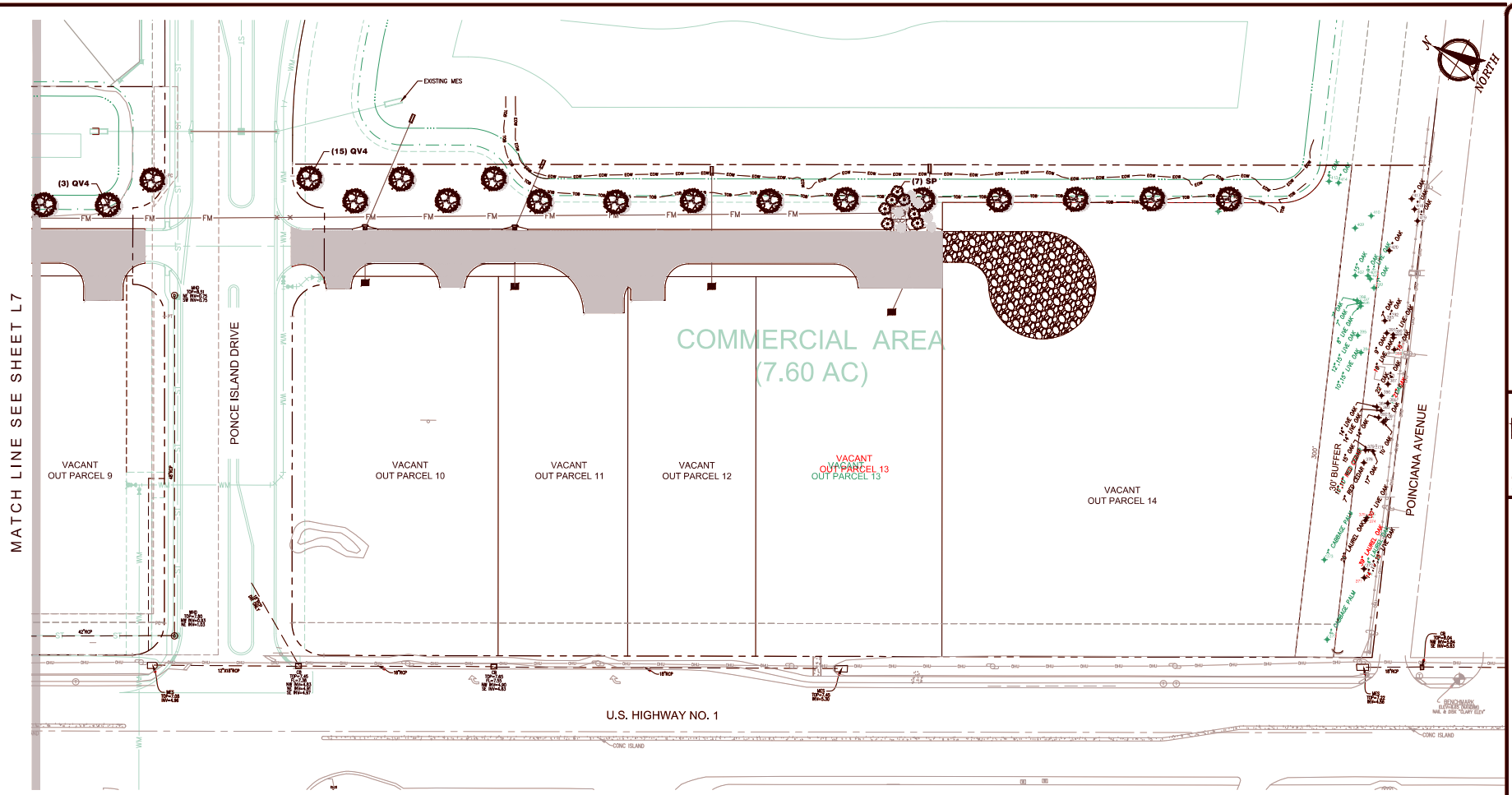
LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW
10/9/24–CORRECTED CALCS
11/6/24–TREE ASSESSMENT

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L7



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LEGEND:

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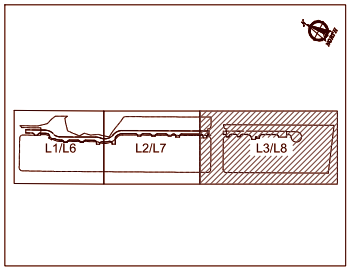

KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.00
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
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PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

1. AFTER ALL PARCELS ARE FILLED AND GRADED, GRASS SHALL BE ESTABLISHED WITHIN 14 DAYS.

0 40 80

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FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

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9/26/24 – COSA REVIEW
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11/6/24–TREE ASSESSMENT

PLOT DATE:
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DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001

© LATEST DATE HEREON

SHEET NO.
L8

Attachment 6:

Madeira Commercial Properties Tree Assessment

TERRA WORX
Land Group Inc.

88 Riberia Street Suite 360 Saint Augustine Florida 32084
110 N Gross Road Kingsland, Georgia 31548
904.750.LAND

MADEIRA
COMMERCIAL PROPERTIES
TREE ASSESSMENT

By
Greg Dunn
Certified Arborist # FL-6431A
Tree Risk Assessment Qualified
October 23,2024

Table of Contents

Summary ……..……page 3
Introduction
Background…….page 3
Assignment…….page 3
Purpose and Use of the Report……page 3
Observations
The Trees..……page 3
The Site……page 3
Table 1. Tree Inventory……..…page 4-6
Map of Trees……page 7-8
Certification of Performance……..….page 9

Summary
Terraworx Land Group, Inc. (TLG), was tasked to assess the health and condition of the trees located between US Highway 1 N, Poinciana Avenue, Ponce Island Drive and Maralinda Drive. north of the City of St. Augustine, Florida. I used the information from a previous tree inventory about 15-17 years old, that included 425 trees. These include Slash pine (*Pinus elliottii*), Cabbage palm (*Sabal palmetto*), Red maple (*Acer rubrum*), Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), Loblolly bay (*Gordonia lasianthus*), and Red cedar (*Juniperus spp*.)
For this reassessment I looked over the data and projected out the probable growth of the different species of trees that might be considered a significant tree. Trees such as the Slash pine and Cabbage palm were removed from reassessing because they are not considered significant trees. This brought the trees to be reassessed down to ninety-nine (99). They include the Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), Red maple (*Acer rubrum*), Loblolly bay (*Gordonia lasianthus*), and Red cedar (*Juniperus spp*.). These trees measured from 6 to 30 inches in DBH 15-17 years ago.
After ground truthing and remeasuring and assessing for health the ninety-nine (99) trees only twenty-seven (27) meet the significant tree definition. They include the Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), American elm (*Ulmus americana*), and Red cedar (*Juniperus spp*.).

Introduction - Background
I visited the property on October 17, 2024, at Ponce Island Road to conduct a basic (level 2) assessment on trees identified on survey map provided. Ninety-nine (99) trees were assessed for diameter, health and correct species name. Most of these trees are Live oaks (*Quercus virginiana*) being the dominate species that were identified.

Purpose and Use of the Report
The purpose of this report is to provide information to the client, engineer, landscape architect and the City of St. Augustine so appropriate action can be taken to create a tree mitigation plan.

Observations - Trees
There are two (2) distinct areas to be assessed. The first, north of the Ponce Island Road area has more hydric soils and mostly growing an invasives tree called the Chinese tallow (*Triadica sebifera*) *https://edis.ifas.ufl.edu/publication/ST583*. The second, south of Ponce Island Road has more mesic soils and better habitat for growing trees. This area also has multiple spots of Cogongrass (*Imperata cylindrica*) *https://www.cogongrass.org/.* This is a very invasive grass that can take over the understory of a forest. It is extremely difficult to eradicate once it is well established. The trees along south of Ponce Island Road are in relatively good shape. Since the previous tree inventory was completed, many of the trees to be assessed were either dead or removed.

The health of the trees will be rated on a scale from 1-5.
1 – Excellent, 2 – Good, 3 – Fair, 4 – Poor and 5 – Critical.

OLD TREE SURVEY

Tree Number	DBH	Species
1	31"	Oak
2	9"	Bay
3	9"	Bay
4	10"	Oak
5	10"	Oak
6	10"	Oak
7	10"	Bay
8	9"	Bay
9	9"	Oak
10	8"	Oak
11	8"	Oak
12	12"	Oak
13	11"	Bay
14	8"	Oak
15	8"	Oak
16	8"	Oak
17	8"	Oak
18	11"	Oak
19	12"	Oak
20	10"	Oak
21	10"	Bay
22	11",11",13"	Live oak
23	11"	Live oak
24	15",20"	Live oak
25	14",22"	Live oak
26	11"	Live oak
27	12"	Live oak
28	12"	Live oak
29	20"	Live oak
30	11"	Live oak
31	11"	Live oak
32	13"	Live oak
33	16"	Live oak
34	18"	Live oak
35	17"	Live oak
36	6"	Red maple
37	18"	Live oak
38	6"	Live oak
39	22"	Live oak

Tree Number	DBH	Species
40	34"	Laurel oak
41	12",10",21"	Live oak
42	26"	Laurel oak
43	25"	Live oak
44	7"	Red cedar
45	10",10"	Red cedar
46	11"	Oak
47	14"	Oak
48	20"	Oak
49	6"	Oak
50	8"	Red cedar
51	8"	Red cedar
52	6"	Red cedar
53	23"	Live oak
54	10",15"	Live oak
55	10"	Live oak
56	12"	Live oak
57	13"	Live oak
58	21"	Live oak
59	14",14"	Live oak
60	13"	Live oak
61	13"	Oak
62	20"	Live oak
63	12",15"	Live oak
64	10",15"	Live oak
65	15"	Oak
66	6"	Live oak
67	8"	Live oak
68	9"	Oak
69	8"	Oak
70	7"	Oak
71	11"	Live oak
72	16"	Live oak
73	9"	Live oak
74	10",10"	Live oak
75	11"	Live oak
76	10"	Live oak
77	6"	Live oak
78	11"	Live oak
79	12"	Live oak

Tree Number	DBH	Species
80	11”	Oak
81	8"	Oak
82	12"	Live oak
83	9"	Live oak
84	15"	Oak
85	6"	Live oak
86	8"	Oak
87	6"	Oak
88	17"	Live oak
89	7"	Oak
90	15"	Oak
91	9"	Oak
92	16"	Live oak
93	20"	Oak
94	6"	Oak
95	11"	Oak
96	9"	Oak
97	14"	Red cedar
98	7"	Oak
99	25"	Oak

2024 TREE SURVEY

Tree Number	DBH	Species	Health
1	39"	Live oak	Fair
17	24"	Laurel oak	Fair
18	19"	Laurel oak	Poor
22	25"	Live oak	Good
24	20"	Live oak	Fair
25	38"	Live oak	Good
33	18"	Live oak	Fair
36	26"	American elm	Good
37	18"	Live oak	Poor
39	22"	Live oak	Good
40	39"	Laurel oak	Fair
41	14",19",15"	Live oak	Good
42	20"	Laurel oak	Fair
43	30"	Live oak	Good
45	11",11"	Cedar	Good
46	21"	Live oak	Good
48	22"	Laurel oak	Poor
49	19"	Live oak	Good
53	23"	Live oak	Good
58	24"	Live oak	Good
59	20",15"	Live oak	Good
61	18"	Live oak	Good
62	22"	Live oak	Good
65	18"	Laurel oak	Poor
84	19"	Laurel oak	Good
88	23"	Live oak	Fair
92	19"	Live oak	Good

Madeira (Commercial)

Old Tree Survey Map

S-54, T-6s, R-29
Lat 29.9324 Long -81.3290
County: St Johns
PIN: 073430-0032, 0035

Legend

- Old Tree Survey

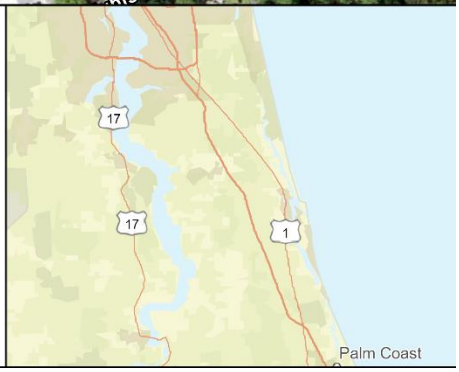
N
W E
S

Feet
0 330 660

66 feet = 1 chain; 80 chains = 1 mile;
10 sq. chains = 1 acre

DISCLAIMER:
This map is the product of Dunn Land Management Services, LLC.
No warranties are provided for the data therein, its use, or its interpretation.

Greg Dunn
Dunn Land Management Services, LLC
5425 Oscar Ashton Road
St. Augustine, Florida 32092
10-23-2024



Madeira (Commercial)

2024 Tree Survey Map

S-54, T-6s, R-29
Lat 29.9324 Long -81.3290
County: St Johns
PIN: 073430-0032, 0035

Legend

- 2024 Tree Suvey

N
W E
S

Feet
0 330 660

66 feet = 1 chain; 80 chains = 1 mile;
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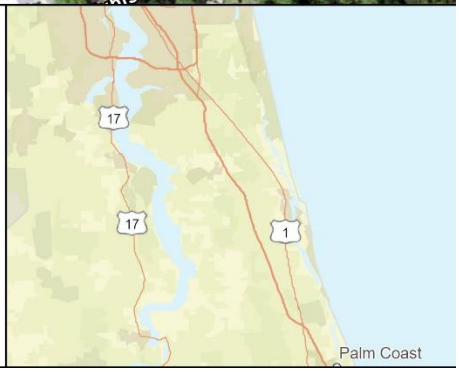


Certification of Performance

I, Greg Dunn, certify that:

I have personally inspected the trees referred to in this report and have stated my findings accurately.

I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the party or parties involved.

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees, below ground or are not visible from the vantage point of standing on the ground. Arborists cannot guarantee that a tree will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed.

I reserve the right to change my reports/opinions on the basis of new or different evidence.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and am an ISA Certified Arborist FL-6431A and Tree Risk Assessment Qualified.

Signed: October 23, 2024

Greg Dunn

Attachment 7:

Conservation Overlay Zone 3 Development Analysis based on Landscape Plans dated 09/26/2024

Madeira Commercial Development Tree Removal Summary
PZB2025-0003

Screenshots included are from the Landscape plans dated 09/26/2024

PARCEL 1

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL DEFICITS							0

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							0

Existing landscaped entry and pond feature
Proposing to fill in pond and reconfigure site no trees indicated as existing or for removal

PARCEL 2

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
6	Pine	17			17	1.5	0	0
7	Pine	13			13	1.5	0	0
8	Pine	10			10	1	0	0
9	Pine	12			12	0	0	0
18	Pine	13			13	0	0	0
19	Pine	13			13	1.5	0	0
27	Pine	13			13	1.5	0	0
28	Pine	12			12	1.5	0	0
29	Pine	12			12	1.5	0	0
86	Pine	12			12	1.5	0	0
87	Pine	14			14	1.5	0	0
88	Pine	15			15	0	0	0
89	Bay	10			10	1	0	0
	TOTAL	**166**	**0**	**0**	**166**	**14**	**0**	**0**
	TOTAL DEFICITS							**14**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**14**

12 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

1 Bay tree

One (1) significant Bay tree - #89 10”

PARCEL 3

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
30	Pine	20			20	2	0	0
36	Pine	12			12	1.5	0	0
37	Pine	16			16	1.5	0	0
38	Pine	16			16	0	0	0
39	Pine	9			9	0	0	0
40	Pine	17			17	1.5	0	0
41	Pine	8			8	1	0	0
42	Pine	20			20	2	0	0
	TOTAL	**118**	**0**	**0**	**118**	**9.5**	**0**	**0**
	TOTAL DEFICITS							**9.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**9.5**

8 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

PARCEL 4

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
78	Oak	8			8	1	0	0
79	Oak	8	8		16	1.5	0	0
80	Bay	9			9	1	0	0
81	Oak	8			8	1	0	0
82	Oak	10			10	0	0	0
83	Oak	12			12	0	0	0
84	Oak	11			11	1	0	0
85	Oak	8			8	1	0	0
	TOTAL	**74**	**8**	**0**	**82**	**6.5**	**0**	**0**
	TOTAL DEFICITS							**6.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**6.5**

7 Oaks indicated as removed

1 Bay tree

Two (2) significant Oak trees - #84 19”

#85 24”

PARCEL 5

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
76	Pine	12			12	1.5	0	0
77	Oak	12			12	1.5	0	0
90	Bay	9			9	1	0	0
91	Palm	10			10	1	0	0
92	Palm	13			13	0	0	0
93	Bay	9			9	0	0	0
94	Pine	21			21	2	0	0
95	Bay	10			10	1	0	0
96	Pine	12			12	1.5	0	0
97	Pine	13			13	1.5	0	0
98	Pine	8			8	1	0	0
99	Pine	8			8	1	0	0
100	Pine	12			12	1.5	0	0
101	Pine	11			11	1	0	0
102	Pine	14			14	1.5	0	0
103	Pine	9			9	1	0	0
104	Pine	9			9	1	0	0
105	Pine	9			9	1	0	0
106	Pine	8			8	1	0	0
107	Pine	8			8	1	0	0
108	Pine	9			9	1	0	0
109	Pine	9			9	1	0	0
110	Pine	9			9	1	0	0
111	Pine	8			8	1	0	0
112	Pine	11			11	1	0	0
113	Pine	20			20	2	0	0
114	Pine	16			16	1.5	0	0
115	Pine	20			20	2	0	0
116	Pine	18			18	1.5	0	0
117	Pine	10			10	1	0	0
118	Pine	8			8	1	0	0
119	Pine	8			8	1	0	0
120	Pine	12			12	1.5	0	0
121	Pine	13			13	1.5	0	0

122	Pine	16			16	1.5	0	0
123	Pine	9			9	1	0	0
138	Pine	12			12	1.5	0	0
139	Palm	9			9	1	0	0
140	Pine	9			9	1	0	0
141	Pine	9			9	1	0	0
142	Pine	10			10	1	0	0
143	Pine	9			9	1	0	0
144	Pine	8			8	1	0	0
145	Pine	8			8	1	0	0
146	Pine	18			18	1.5	0	0
147	Pine	10			10	1	0	0
	TOTAL	**515**	**0**	**0**	**515**	**53.5**	**0**	**0**
	TOTAL DEFICITS							**53.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**53.5**

40 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

1 Oak

3 Bay trees

One (1) significant Bay tree - #95 10”

PARCEL 6

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
124	Pine	11			11	1	0	0
125	Pine	15			15	1.5	0	0
126	Pine	12			12	1.5	0	0
127	Pine	11			11	0	0	0
128	Pine	11			11	0	0	0
129	Pine	11			11	1	0	0
130	Pine	11			11	1	0	0
131	Pine	10			10	1	0	0
132	Pine	12			12	1.5	0	0
133	Pine	11			11	1	0	0
134	Pine	10			10	1	0	0
135	Pine	9			9	1	0	0
136	Pine	9			9	1	0	0
137	Pine	12			12	1.5	0	0
153	Pine	12			12	1.5	0	0
154	Pine	11			11	1	0	0
155	Pine	14			14	1.5	0	0
156	Pine	10			10	1	0	0
157	Pine	10			10	1	0	0
158	Pine	9			9	1	0	0
159	Pine	10			10	1	0	0
160	Pine	11			11	1	0	0
161	Pine	12			12	1.5	0	0
162	Pine	10			10	1	0	0
163	Pine	15			15	1.5	0	0
164	Pine	9			9	1	0	0
165	Pine	12			12	1.5	0	0
166	Palm	9			9	1	0	0
167	Pine	8			8	1	0	0
168	Pine	14			14	1.5	0	0
169	Pine	16			16	1.5	0	0
170	Palm	10			10	1	0	0
183	Palm	18			18	1.5	0	1
184	Palm	24			24	2	0	1
185	Palm	27			27	2	0	1
186	Palm	20			20	2	0	1
187	Palm	10			10	1	0	0
188	Palm	22			22	2	0	1
189	Palm	19			19	1.5	0	1
	TOTAL	**497**	**0**	**0**	**497**	**47.5**	**0**	**6**
	TOTAL DEFICITS							**53.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**53.5**

30 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

9 Palm trees

Non-significant

PARCEL 7

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
190	Palm	27			27	2	0	1
191	Palm	18			18	1.5	0	1
192	Palm	20			20	2	0	1
193	Palm	26			26	2	0	1
194	Palm	10			10	0	0	0
195	Palm	20			20	0	0	1
196	Palm	20			20	2	0	1
197	Palm	18			18	1.5	0	1
198	Palm	24			24	2	0	1
199	Palm	20			20	2	0	1
	TOTAL	**203**	**0**	**0**	**203**	**15**	**0**	**9**
	TOTAL DEFICITS							**24**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**24**

10 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

Non-significant

PARCEL 8

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
200	Palm	16			16	1.5	0	1
	TOTAL	**16**	**0**	**0**	**16**	**1.5**	**0**	**1**
	TOTAL DEFICITS							**2.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**2.5**

1 Palm trees
Non-significant

PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
201	Palm	18			18	1.5	0	1
202	Palm	8			8	1	0	0
	TOTAL	**18**	**0**	**0**	**18**	**1.5**	**0**	**1**
	TOTAL DEFICITS							**2.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**2.5**

2 Palm trees
Non-significant

PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
212	Palm	18			18	1.5	0	1
213	Palm	12			12	1.5	0	0
214	Palm	13			13	1.5	0	0
215	Palm	16			16	1.5	0	1
216	Palm	11			11	1	0	0
217	Palm	9			9	1	0	0
218	Palm	9			9	1	0	0
219	Palm	8			8	1	0	0
220	Palm	13			13	1.5	0	0
221	Palm	15			15	1.5	0	1
222	Palm	15			15	1.5	0	1
223	Palm	15			15	1.5	0	1
224	Palm	11			11	1	0	0
225	Palm	13			13	1.5	0	0
226	Palm	16			16	1.5	0	1
227	Live Oak	11	11	13	35	2	0	0
236	Palm	12			12	1.5	0	0
237	Palm	13			13	1.5	0	0
238	Palm	14			14	1.5	0	0
239	Palm	11			11	1	0	0
240	Palm	10			10	1	0	0
241	Palm	15			15	1.5	0	1
242	Palm	8			8	1	0	0
243	Palm	8			8	1	0	0
244	Palm	11			11	1	0	0
245	Palm	12			12	1.5	0	0
	TOTAL	**319**	**11**	**13**	**343**	**34.5**	**0**	**7**
	TOTAL DEFICITS							**41.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**41.5**

25 Palm trees
1 Live oak
One (1) significant Oak tree - #227 35”

PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
228	Live Oak	11			11	1	0	0
229	Palm	19			19	1.5	0	1
230	Live Oak	15	20		35	2	0	0
231	Palm	14			14	1.5	0	0
232	Palm	12			12	1.5	0	0
233	Live Oak	14	22		36	2	0	0
234	Palm	10			10	1	0	0
235	Palm	17			17	1.5	0	1
266	Palm	17			17	1.5	0	1
283	Tallow	8			8	0	0	0
	TOTAL	**137**	**42**	**0**	**179**	**13.5**	**0**	**3**
	TOTAL DEFICITS							**16.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**16.5**

6 Palm trees
3 Oak
1 Tallow
Two (2) significant Oak trees - #230 35”
#233 36”

PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
265	Palm	9			9	1	0	0
267	Palm	15			15	1.5	0	1
268	Camphor	10			10	0	0	0
269	Palm	14			14	1.5	0	0
270	Palm	11			11	1	0	0
271	Palm	14			14	1.5	0	0
272	Live Oak	20			20	2	0	0
273	Palm	10			10	1	0	0
274	Palm	19			19	1.5	0	1
275	Palm	15			15	0	0	1
276	Palm	16			16	1.5	0	1
277	Live Oak	17			17	1.5	0	0
278	Live Oak	18			18	1.5	0	0
279	Palm	16			16	1.5	0	1
280	Palm	15			15	1.5	0	1
281	Palm	10			10	1	0	0
282	Palm	10			10	1	0	0
284	Palm	11			11	1	0	0
285	Palm	9			9	1	0	0
287	Palm	10			10	1	0	0
288	Palm	10			10	1	0	0
289	Palm	13			13	1.5	0	0
291	Palm	9			9	1	0	0
	TOTAL	**301**	**0**	**0**	**301**	**27**	**0**	**6**
	TOTAL DEFICITS							**33**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**33**

19 Palm trees
3 Oak
1 Camphor
Two (2) significant Oak trees - #272 25”
#278 18”

PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
290	Palm	10			10	1	0	0
292	Palm	11			11	1	0	0
293	Palm	9			9	1	0	0
294	Palm	9			9	1	0	0
295	Palm	9			9	1	0	0
296	Palm	8			8	1	0	0
297	Palm	8			8	1	0	0
298	Palm	17			17	1.5	0	1
299	Palm	11			11	1	0	0
300	Wax Myrtle	14			14	0	0	0
301	Wax Myrtle	14			14	0	0	0
302	Palm	7			7	1	0	0
303	Palm	9			9	1	0	0
305	Tallow	8			8	0	0	0
306	Palm	10			10	1	0	0
307	Palm	11			11	1	0	0
308	Palm	8			8	1	0	0
309	Palm	10			10	1	0	0
310	Palm	10			10	1	0	0
311	Palm	8			8	1	0	0
	TOTAL	**201**	**0**	**0**	**201**	**17.5**	**0**	**1**
	TOTAL DEFICITS							**18.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**18.5**

17 Palm trees
2 Wax myrtle
1 Tallow
Non-significant

PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
304	Palm	15			15	1.5	0	1
312	Palm	10			10	1	0	0
313	Palm	9			9	1	0	0
314	Palm	11			11	1	0	0
315	Palm	9			9	1	0	0
317	Palm	8			8	1	0	0
318	Palm	9			9	1	0	0
319	Palm	10			10	1	0	0
320	Palm	11			11	1	0	0
321	Maple	6			6	0.5	0	0
322	Palm	15			15	1.5	0	1
323	Palm	10			10	1	0	0
324	Palm	8			8	1	0	0
325	Palm	14			14	1.5	0	0
326	Palm	16			16	1.5	0	1
327	Palm	14			14	1.5	0	0
328	Palm	13			13	1.5	0	0
329	Palm	9			9	1	0	0
330	Palm	13			13	1.5	0	0
331	Cedar	8			8	1	1	0
332	Cedar	8			8	1	1	0
333	Cedar	6			6	0.5	1	0
334	Live Oak	23			23	2	0	0
335	Live Oak	21			21	2	0	0
336	Palm	13			13	1.5	0	0
337	Live Oak	13			13	1.5	0	0
338	Live Oak	12			12	1.5	0	0
339	Live Oak	12			12	1.5	0	0
343	Live Oak	11			11	1	0	0
344	Palm	18			18	1.5	0	1
355	Palm	13			13	1.5	0	0
356	Live Oak	14	14		28	2	0	0
357	Palm	15			15	1.5	0	1
358	Live Oak	13			13	1.5	0	0
359	Oak	13			13	1.5	0	0
360	Live Oak	10	15		25	2	0	0
361	Live Oak	10			10	1	0	0
362	Live Oak	18			18	1.5	0	0
363	Live Oak	6			6	0.5	0	0
364	Live Oak	12			12	1.5	0	0
365	Palm	10			10	1	0	0
366	Palm	9			9	1	0	0
367	Palm	10			10	1	0	0
368	Palm	9			9	1	0	0
369	Palm	8			8	1	0	0
421	Live Oak	20			20	2	0	0
	TOTAL	**545**	**29**	**0**	**574**	**58.5**	**3**	**5**
	TOTAL DEFICITS							**66.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**

Required Planting (Deficits - Credits): **66.5**

27 Palm trees
1 Maple
3 Cedars
14 Oaks

Two (2) significant Cedar trees -	#331 8”
	#332 8”
Nine (9) significant Oak trees -	#334 23”
	#335 21”
	#356 28”
	#359 18”
	#360 25”
	#362 18”
	#364 22”
	#400 19”
	#421 22”

SPINE ROADS & STORM PONDS

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
1	Pine	13			13	1.5	0	0
2	Pine	15			15	1.5	0	0
3	Pine	12			12	1.5	0	0
4	Pine	11			11	0	0	0
5	Pine	9			9	0	0	0
10	Pine	12			12	1.5	0	0
11	Pine	8			8	1	0	0
12	Pine	14			14	1.5	0	0
13	Pine	17			17	1.5	0	0
14	Pine	11			11	1	0	0
15	Pine	12			12	1.5	0	0
16	Pine	11			11	0	0	0
17	Pine	16			16	1.5	0	0
20	Pine	11			11	0	0	0
21	Pine	16			16	1.5	0	0
22	Pine	13			13	1.5	0	0
23	Pine	15			15	1.5	0	0
24	Pine	12			12	1.5	0	0
25	Pine	11			11	1	0	0
26	Pine	14			14	1.5	0	0
31	Pine	12			12	1.5	0	0
32	Pine	17			17	1.5	0	0
33	Pine	11			11	1	0	0
34	Pine	17			17	1.5	0	0
35	Pine	9			9	1	0	0
43	Pine	23			23	2	0	0
55	Pine	8			8	1	0	0
73	Oak	8			8	1	0	0
74	Oak	9			9	1	0	0
75	Oak	8			8	1	0	0
148	Pine	10			10	1	0	0
149	Pine	11			11	1	0	0
150	Pine	8			8	1	0	0
151	Pine	12			12	1.5	0	0
152	Pine	12			12	1.5	0	0
206	Palm	8			8	1	0	0
207	Palm	16			16	1.5	0	1
208	Palm	9			9	1	0	0
209	Palm	10	10	12	32	2	0	1
210	Palm	10	10	10	30	2	0	1
211	Palm	13			13	1.5	0	0
246	Palm	12			12	1.5	0	0
247	Palm	17			17	1.5	0	1
248	Palm	16			16	1.5	0	1
249	Palm	13			13	1.5	0	0

250	Live Oak	16			16	1.5	0	0
251	Palm	17			17	1.5	0	1
252	Live Oak	13			13	1.5	0	0
253	Palm	15			15	1.5	0	1
254	Live Oak	11			11	1	0	0
255	Live Oak	11			11	1	0	0
256	Palm	17			17	1.5	0	1
257	Palm	16			16	1.5	0	1
258	Palm	13			13	1.5	0	0
259	Live Oak	11			11	1	0	0
260	Live Oak	12			12	1.5	0	0
261	Palm	14			14	1.5	0	0
262	Palm	13			13	1.5	0	0
263	Live Oak	12			12	1.5	0	0
264	Palm	14			14	1.5	0	0
340	Live Oak	11			11	1	0	0
341	Palm	11			11	1	0	0
342	Palm	14			14	1.5	0	0
342	Palm	14			14	1.5	0	0
343	Live Oak	11			11	1	0	0
344	Live Oak	6			6	0.5	0	0
345	Live Oak	10			10	1	0	0
346	Palm	8			8	1	0	0
347	Palm	7			7	1	0	0
348	Live Oak	10	10		20	2	0	0
349	Live Oak	11			11	1	0	0
350	Palm	13			13	1.5	0	0
351	Palm	13			13	1.5	0	0
352	Live Oak	9			9	1	0	0
353	Live Oak	6			6	0.5	0	0
354	Live Oak	11			11	1	0	0
403	Palm	11			11	1	0	0
404	Live Oak	12			12	1.5	0	0
405	Oak	11			11	1	0	0
406	Oak	8			8	1	0	0
407	Live Oak	12			12	1.5	0	0
408	Oak	15			15	1.5	0	0
411	Live Oak	6			6	0.5	0	0
412	Oak	11			11	1	0	0
	TOTAL	**1008**	**30**	**22**	**1060**	**104**	**0**	**9**
	TOTAL DEFICITS							**113**

SPINE ROADS & STORM PONDS

49	Pine	13			13	1.5	0	0
54	Pine	13			13	1.5	0	0
71	Bay	11			11	1	0	0
72	Pine	13			13	1.5	0	0
73	Live Oak	33			33	2	0	0
171	Pine	9			9	2	0	1
172	Pine	9			9	1	0	0
173	Pine	9			9	2	0	1
182	Pine	8			8	1	0	0
203	Palm	15			15	1.5	0	1
204	Palm	21			21	2	0	1
205	Palm	15			15	1.5	0	1
370	Palm	16			16	1.5	0	1
371	Live Oak	12	10	21	43	2	0	0
372	Oak	34			34	2	0	0
373	Palm	17			17	1.5	0	1
374	Oak	26			26	2	0	0
375	Live Oak	25			25	2	0	0
376	Cedar	7			7	1	1	0
377	Oak	17			17	1.5	0	0
378	Oak	15			15	1.5	0	0
379	Cedar	10	10		20	2	1	0
380	Oak	10			10	1	0	0
381	Oak	8			8	1	0	0
382	Oak	14			14	1.5	0	0
383	Live Oak	14			14	1.5	0	0
384	Live Oak	14			14	1.5	0	0
385	Oak	11			11	1	0	0
386	Oak	20			20	2	0	0
387	Oak	14			14	1.5	0	0
388	Oak	15			15	1.5	0	0

389	Live Oak	6			6	0.5	0	0
390	Live Oak	8			8	1	0	0
391	Oak	9			9	1	0	0
392	Oak	8			8	1	0	0
393	Oak	7			7	1	0	0
394	Live Oak	10	15		25	2	0	0
395	Live Oak	12	15		27	2	0	0
396	Live Oak	8			8	1	0	0
397	Oak	7			7	1	0	0
398	Oak	7			7	1	0	0
399	Oak	20			20	2	0	0
400	Live Oak	16			16	1.5	0	0
401	Oak	9			9	1	0	0
402	Oak	15			15	1.5	0	0
409	Live Oak	17			17	1.5	0	0
410	Oak	7			7	1	0	0
413	Oak	8			8	2	0	1
414	Oak	6			6	1	0	1
415	Cedar	14			14	1.5	1	0
416	Oak	25			25	2	0	0
417	Oak	7			7	1	0	0
418	Oak	9			9	1	0	0
419	Oak	11			11	1	0	0
420	Oak	6			6	0.5	0	0
	TOTAL	**779**	**50**	**21**	**850**	**84**	**3**	**9**
	TOTAL CREDITS							**96**

Required Planting (Deficits - Credits): **17**

CREDIT POINTS FOR PLANTED TREES

Common Name	*Quantity*	*Caliper*	*Crdt/tree*	*Total*	*Diversity*
Southern Red Cedar	6	3	1.5	9	10.0%
Live Oak	43	4	2	86	71.7%
Common Baldcypress	4	4	2	8	6.7%
Cabbage Palm	7	10	0.5	3.5	11.7%
TOTAL	60			106.5	100.0%

TOTAL CREDITS PROVIDED: **202.5**

*Not all Cabbage Palms included in calculations for diversity requirements

39 Pine trees
31 Palm trees
1 Bay
3 Cedars
64 Oaks
Two (2) significant Cedar trees - #379 20”
#415 14”

One (1) significant Bay tree - #71 11”

Fourteen (14) significant Oak trees - #73 33”
#250 18”
#348 20”
#371 43”
#372 34”
#374 26”
#375 25”
#386 20”
#394 25”
#395 27”
#398 20”
#408 19”
#409 23”
#415 25”

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	5.e.	PZB2025-0004
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	36 N Saint Augustine Boulevard	213520-0000

Site & Background Information

Applicant:	Ethan Davis c/o A.D. Davis Construction
Owner:	Ken Morrison
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.94
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify an existing bulkhead in COZ 1&2 at 36 N St. Augustine Boulevard. The approval of this application would allow the existing bulkhead to be raised one (1) foot and ten (10) inches to match the elevation of the adjacent bulkhead to the south.

Permit History

BP2022-0051	Demolition
PZB2023-0021	New Dock
BP2023-0580	New Single-Family Home
BP2023-1822	New Residential Pool
BP2024-539	Dock

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 2.1.3** Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The bulkhead would be raised one (1) foot and ten (10) inches over the entirety of the approximately ninety (90) feet of shoreline located along the Matanzas River. The impacts to the viewshed should be negligible and therefore **consistent** with Policy 2.1.3
	Policy 1.3.4 The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The construction of retaining walls does not include fill and maintains the existing drainage pattern. This is **consistent** with Policy 1.3.4.

Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

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

(1) Site specific location

36 N St. Agustine Boulevard has approximately ninety (90) feet of shoreline located along the Matanzas River with an existing bulkhead and permitted dock. The bulkhead would be raised one (1) foot and ten (10) inches with no backfill and openings in the bulkhead to allow drainage.

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

The property is within Conservation Overlay Zone 1, 2, and 3 with the proposed bulkhead modification in Zone 1 and 2. The property to the north and south have existing docks and bulkheads.

(3) Natural and proposed drainage patterns.

St. Johns County iMap indicates the highest point of the property is 7.9-feet along the center of the lot. The front portion is approximately 5.7 feet, and the rear is 5.5 feet. The application indicates the finished grade will be approximately 8.6 feet around the dwelling and slope down to 5.6 feet in the rear and 5.5 feet in towards the street. The permitted dwelling has a Finished Floor Elevation of 11.58 feet. The property has maintained a split drainage plan with a portion draining to the front and the remainder draining toward the water. According to notes on the site plan submitted with the application there will be no infill, and the bulkhead will have openings for drainage. Including details on the openings or weep holes on the detailed plans and or site plan would help demonstrate the proposed drainage plan. Including the existing and proposed elevation of the top of wall would also be beneficial.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

Unknown.

(6) Impact on floodplain.

The property is with AE-1% Annual BFE 7.0 NAVD88. Raising the bulkhead above the 7.0 BFE may limit the flood carrying capacity and change the natural drainage pattern. The applicant should clarify the final elevation of the bulkhead modification.

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

The site plan shows trees in close proximity to the bulkhead. It appears form aerial images that the trees are palm trees possibly cabbage palms which are not significant trees. The applicant should clarify if the trees will be impacted by the proposed modification.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate the presence of salt marsh, mangroves, or shellfish in the area.

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

Unknown.

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

The site has approximately ninety (90) feet of shoreline located along the Matanzas River with an existing bulkhead and permitted dock. The bulkhead would be raised one (1) foot and ten (10) inches over the entirety of the shoreline. The applicant should clarify the final elevation of the bulkhead modification.

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

The site has approximately ninety (90) feet of shoreline located along the Matanzas River with an existing bulkhead and permitted dock. The bulkhead would be raised one (1) foot and ten (10) inches over the entirety of the shoreline. The impact to the viewshed should be negligible. The applicant should clarify the final elevation of the bulkhead modification.

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

N/A

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

Unknown.

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

Not applicable**.**

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

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

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

N/A

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the modification of an existing bulkhead at 36 N St. Augustine Boulevard / PID 213520-0000.

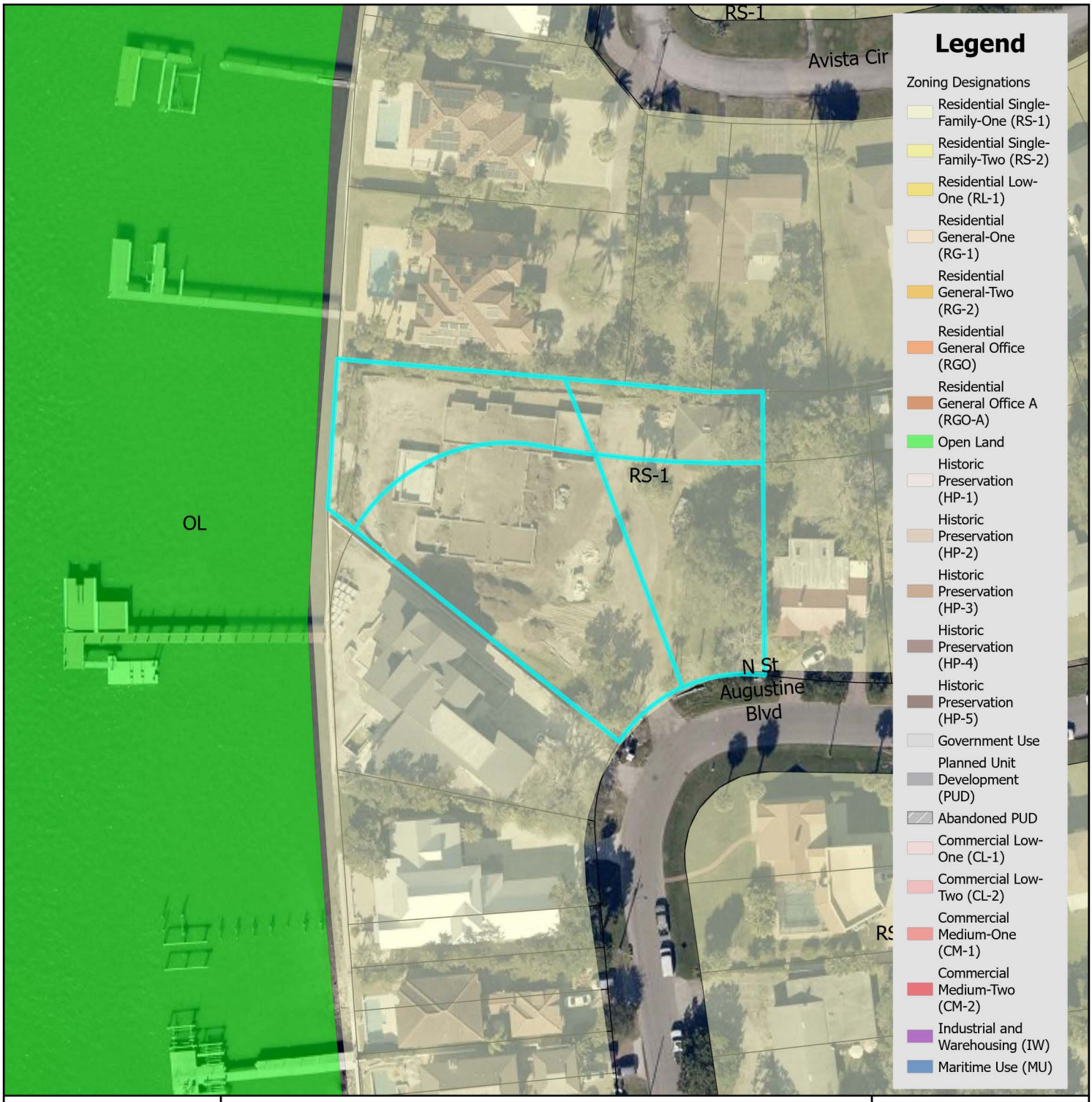
Attachments

1. Zoning Map
2. Site Maps and Photos
3. Application
4. St. Johns County Property Appraiser Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Zoning Map

N

0 0.17 0.35 Miles

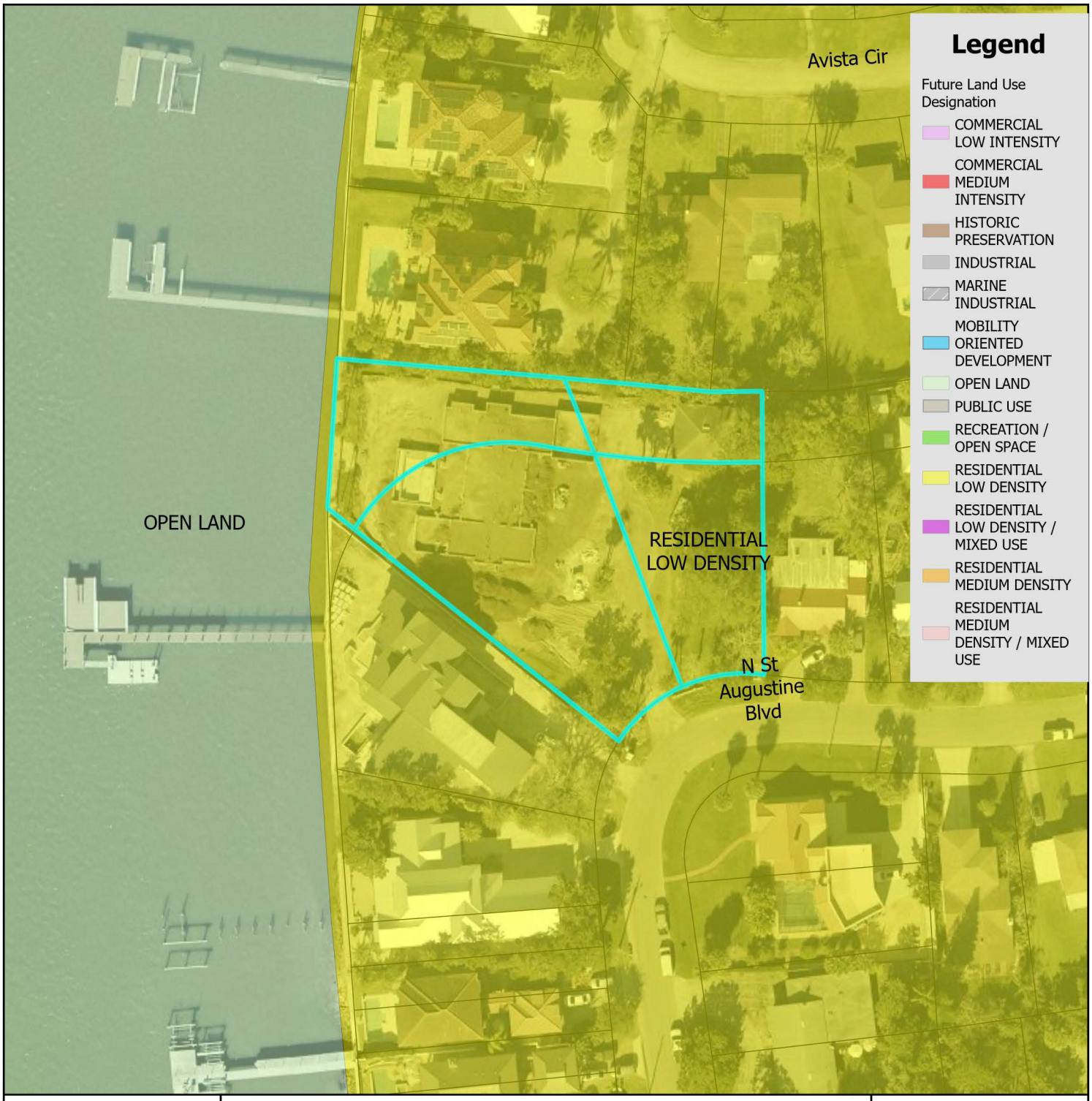
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

St. Johns County Property Appraiser
Use Classification Map

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

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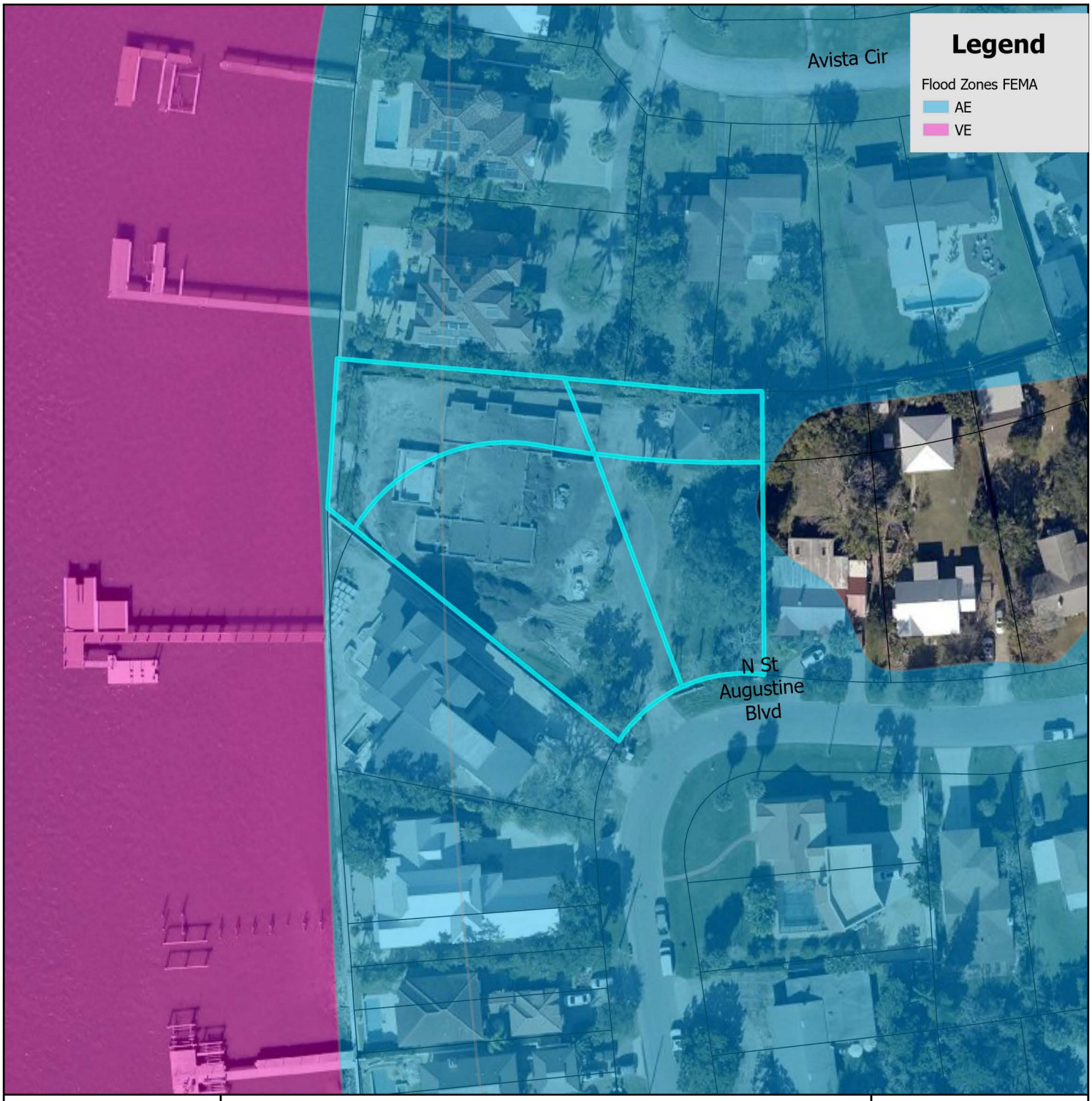
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

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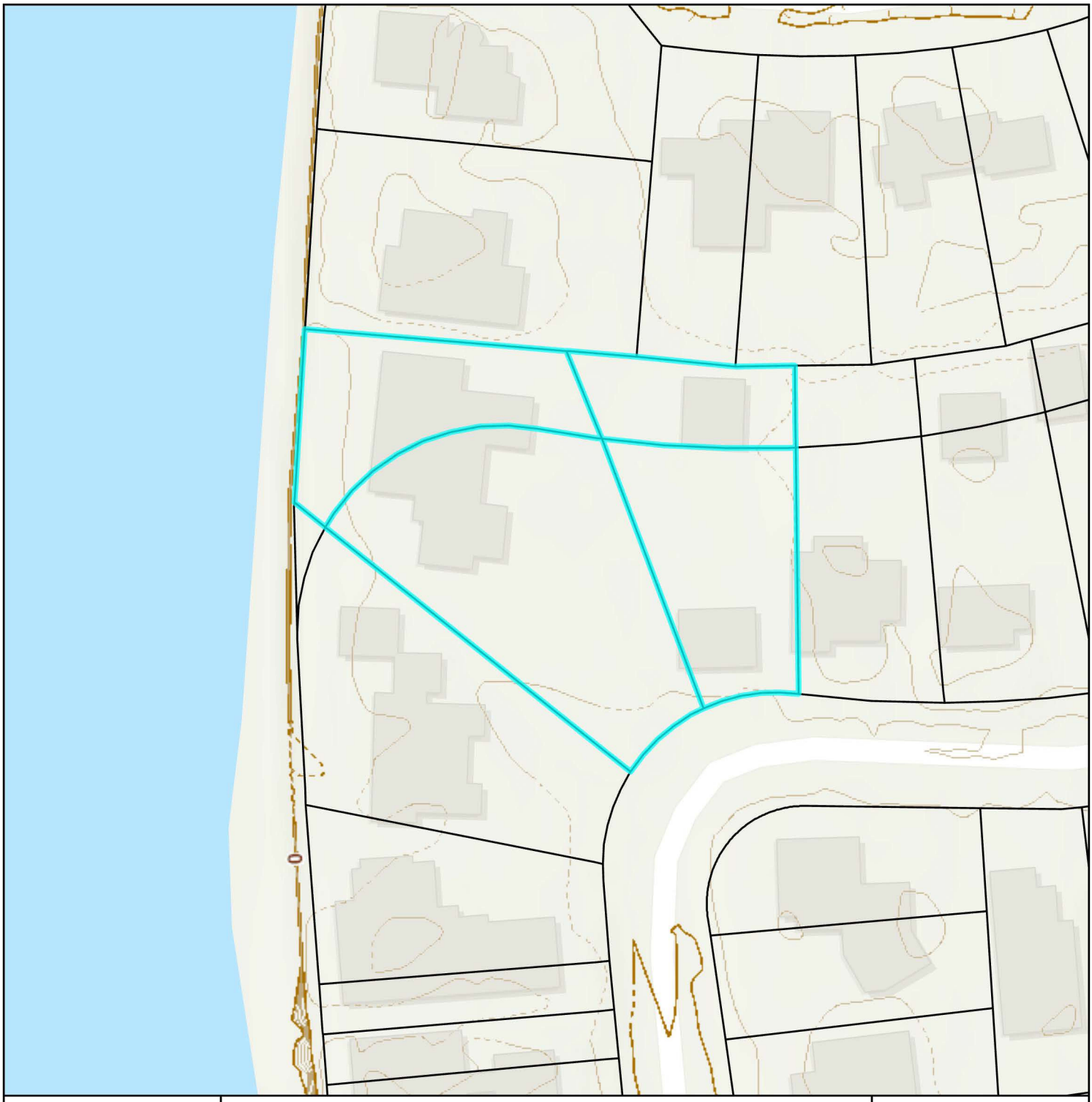
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Ethan Davis Contact Number: 904-392-3548
   Business *(if applicable)*: A.D. Davis Construction
   Address: 3990 Lewis Speedway City: St. Augustine State: FL Zip: 32084
   E-Mail Address: ethandavis@addavis.com
2. NAME OF PROPERTY OWNER: Ken Morrison Contact Number: 229-237-0678
   Business *(if applicable)*:_____
   Address: P.O. Box 845 City: Nashville State: GA Zip: 31639
   E-Mail Address: meridian500+P@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 11, 12, 16, 17 Block: 1+6
   Subdivision: Davis Shores Parcel Number: 2135200000
4. PROJECT STREET ADDRESS: 36 N. St. Augustine Blvd. St. Augustine, FL 32080
5. SPECIFIC PROPOSED USE:_____
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: Raise existing bulkhead 1'-10" to match newly constructed bulkhead by neighbor to the south.
8. JUSTIFICATION FOR ACTION REQUESTED: Flood mitigation.

04/18/2019

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

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

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, the current conditions will see more flooding on property.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes, no work has been done by current owner.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes, since we are only proposing to match existing neighbors seawall.

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

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

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

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

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

Signature of Applicant — Date: 1/3/25

Signature of Property Owner — Date: 1/3/25

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

KEN MORRISON

Print name of applicant

Signature of applicant

11/3/25

Date

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

KEN MORRISON
Print Name of Owner

229 237 0678
Telephone Number

RAISSA M HILL NOTARY PUBLIC Exp. Jan. 29, 2028 LOWNDES COUNTY, GA

State of GA

County of Lowndes

Signed and sworn before me on this 03 day of January, 20 25

By Raissa M. Hill

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Raissa M Hill

My Commission expires: 01/29/28

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

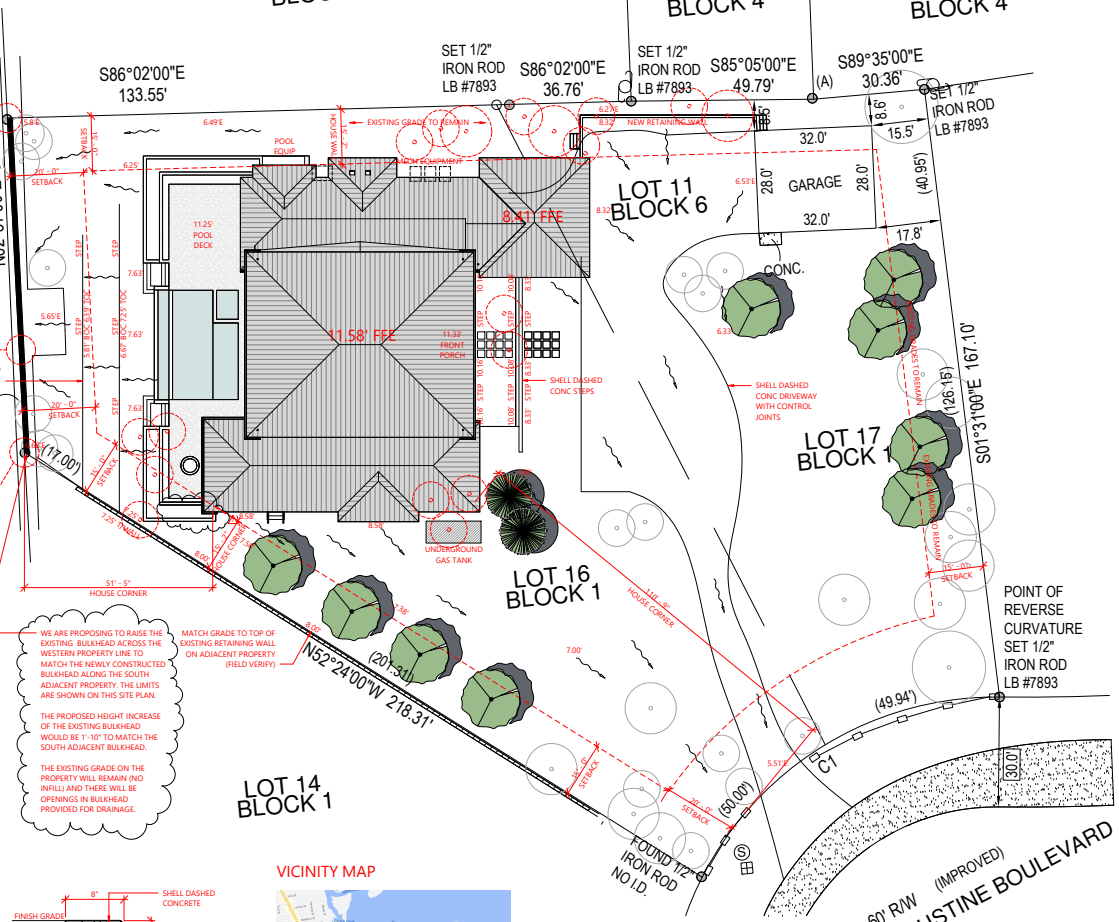
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

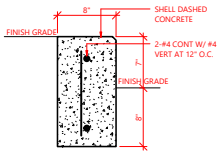
Project Address: 36 N. St. Augustine Blvd. St. Augustine, FL 32080

Applicant's Name: Ethan Davis Applicant's Signature: EMD

Owner's Name: KEN Monaison Owner's Signature:

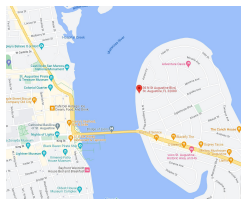


NEW PLANTED SHADE TREE | NEW PLANTED PALM TREE | EXISTING TREE TO REMAIN | TREE REMOVED



2 CONC STEP DETAIL
1 1/2" = 1'-0"

VICINITY MAP



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

PROJECT INFORMATION

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING HOME WITH THE REPLACEMENT OF A NEW TWO-STORY SINGLE FAMILY HOUSE WITH OUTDOOR KITCHEN AND POOL

BASIS FOR DESIGN
- FLORIDA BUILDING CODE 7TH ED 2020, RESIDENTIAL
- NFPA 70 - 2020 NATIONAL ELECTRIC CODE

BUILDING INFORMATION

ADDRESS: 36 N. ST. AUGUSTINE BLVD, ST. AUGUSTINE, FL 32080

PARCEL ID: 2135200000

ZONING: RS-1 RESIDENTIAL SINGLE-FAMILY

LOT SIZE: 0.94 ACRES

GROSS BUILDING AREA
8,821 SF (CONDITIONED AND UNCONDITIONED)

CONSTRUCTION TYPE
TYPE V-B

MAXIMUM ALLOWABLE HEIGHT
35' ALLOWED; 34'-9" PROPOSED IN REFERENCE TO THE BASE FREEBOARD FLOOD ELEVATION OF 9'

MAXIMUM ALLOWABLE LOT COVEREAGE BY BUILDINGS
25% ALLOWED; 18% PROPOSED

IMPERVIOUS SURFACE RATIO
70% ALLOWED; 37% PROPOSED

FRONT SETBACK: 20' MIN; 110'-9" PROPOSED (VARIES)
SIDE SETBACK: 15' MIN; 15'-2" AND 15'-2" PROPOSED
REAR SETBACK: 20' MIN; 51'-5" PROPOSED (VARIES)

SILT FENCE SHALL BE USED AROUND THE PROPERTY BOUNDARY TO PREVENT IMPACT TO ADJACENT PROPERTIES.

1% MINIMUM SLOPE WILL BE PROVIDED FROM BUILDING TO DISCHARGE POINT

MAXIMUM 6" FILL AROUND ALL TREES TO REMAIN

MAINTAIN 5'-0" FROM PROPERTY LINE FOR ALL AC PADS, PATIOS, STOOPS, INTERNAL SIDEWALKS, AND HARDSCAPE

LANDSCAPE WILL REQUIRE AN IRRIGATION SYSTEM

RS-1 = 11 TREES REQUIRED BASED ON EACH 100 LINEAR FEET OF BUFFERLAND REQUIREMENTS ALONG THE FRONT AND SIDE YARDS - 11 TREES WILL BE ADDED.

NO MITIGATION IS REQUIRED
PRESERVED TREES ONSITE = 75 CREDITS
REMOVED TREES ONSITE = 20.5 DEFICITES

A DETAILED LANDSCAPE PLAN WILL BE PROVIDED FOR REFERENCE PRIOR TO ANY LANDSCAPING.

AT LEAST 50% OF THE TREES MUST BE CANOPY TYPE WITH NO MORE THAN 50% UNDERSTORY TREES AND NO MORE THAN 25% PALM TREES.

DRAWING INDEX

#	SHEET NAME	REV DATE	REV NAME
ARCHITECTURAL			
0.0	PROJECT COVER		
A101	PROJECT INFO	1/22/24	POOL BATH
A201	FP1 - ARCH	1/22/24	POOL BATH
A202	FP2 - ARCH	11/9/23	PLUMBING REV
A203	FP1 - DIM	1/22/24	POOL BATH
A204	FP2 - DIM	7/21/23	WINDOWS
A205	RCP1	7/6/23	SETBACK
A206	RCP2		
A207	RCP1 - DIM	7/6/23	SETBACK
A208	RCP2 - DIM		
A301	ROOF PLAN	7/6/23	SETBACK
A401	EXT ELEVS	1/22/24	POOL BATH
A402	EXT ELEVS	1/22/24	POOL BATH
A501	HOUSE SECTIONS	9/27/23	OWNER CHANGES
A502	HOUSE SECTIONS		
A503	HOUSE SECTIONS	9/27/23	OWNER CHANGES
A504	HOUSE SECTIONS	7/21/23	WINDOWS
A505	HOUSE SECTIONS	9/27/23	OWNER CHANGES
A601	WALL SECTIONS	9/27/23	OWNER CHANGES
A602	WALL SECTIONS	9/27/23	OWNER CHANGES
A603	WALL SECTIONS	7/21/23	WINDOWS
A604	WALL SECTIONS	11/9/23	PLUMBING REV
A605	WALL SECTIONS	7/6/23	SETBACK
A606	WALL SECTIONS	7/6/23	SETBACK
A607	WALL SECTIONS	7/21/23	WINDOWS
A701	DOOR & GLAZING SCHEDULE	1/22/24	POOL BATH
A702	DETAILS	7/21/23	WINDOWS
STRUCTURAL			
S001	GENERAL NOTES & DESIGN CRITERIA		
S002	3D ISOMETRICS		
S100	PILE PLAN		
S101	FOUNDATION PLAN		
S102	FLOOR FRAMING PLAN		
S103	ROOF FRAMING PLAN		
S201	SECTIONS AND DETAILS		
S202	SECTIONS AND DETAILS		
S203	SECTIONS AND DETAILS		
S204	SCHEDULES AND TYP. DETAILS		
S205	POOL PLANS SECTIONS AND DETAILS		

new day design co.
5 hope st - st augustine, fl 32084
A.D. DAVIS CONSTRUCTION Since 1954
LOWE STRUCTURES INC.

MORRISON HOUSE
36 N. ST. AUGUSTINE
ST AUGUSTINE, FL
32080

JAMES B BEACH AR#94854
STATE OF FLORIDA JAMES B. BEACH AR94854 REGISTERED ARCHITECT

DATE: MARCH 28, 2023

REVISIONS:
7/10/23 BUILDING SETBACK
7/19/23 WINDOWS AND POOL REV
1/22/24 POOL SHOWER

PERMIT SET

A101
PROJECT INFO

ALL REPORTS, SPECIFICATIONS, CONSTRUCTION FILES, FIELD DATA AND/OR DOCUMENTATION PREPARED BY NEW DAY DESIGN COMPANY, LLC AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF NEW DAY DESIGN COMPANY, LLC. ALL INSTRUMENTS OF SERVICE SHALL BE RETURNED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF NEW DAY DESIGN COMPANY, LLC. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. THIS DRAWING SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION
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Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2135200000
Location Address	36 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 16 & 17 BLK 1 & LOTS 11 & 12 BLK 6 AVISTA SUB OR5526/1592(T/R) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.940
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Morrison Kenton Andrew Revocable Trust D:12/28/17 100% Morrison Kenton Andrew Sr Trustee 0%
Mailing Address	PO BOX 845 NASHVILLE, GA 31639-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$30,634
Total Land Value	$1,368,875
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,399,509**
Total Deferred	$0
Assessed Value	**$1,399,509**
Total Exemptions	$0
Taxable Value	**$1,399,509**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$32,059	$1,368,875	$0	$0	$1,400,934	$1,400,934	$0	$1,400,934
2023	$0	$33,484	$1,346,356	$0	$0	$1,379,840	$1,379,840	$0	$1,379,840
2022	$513,663	$35,486	$1,025,459	$0	$0	$1,574,608	$505,742	$1,119,366	$455,242
2021	$379,993	$35,486	$886,923	$0	$0	$1,302,402	$491,012	$861,890	$440,512
2020	$356,537	$35,013	$886,923	$0	$0	$1,278,473	$484,233	$844,740	$433,733
2019	$333,276	$20,778	$858,258	$0	$0	$1,212,312	$473,346	$789,466	$422,846
2018	$341,932	$21,732	$854,230	$0	$0	$1,217,894	$464,520	$803,874	$414,020
2017	$238,054	$19,805	$854,230	$0	$0	$1,112,089	$454,966	$707,623	$404,466
2016	$246,710	$19,805	$854,230	$0	$0	$1,120,745	$445,608	$725,637	$395,108
2015	$205,533	$19,805	$793,810	$0	$0	$1,019,148	$442,510	$627,138	$392,010
2014	$196,722	$19,805	$729,362	$0	$0	$945,889	$438,998	$557,391	$388,498

Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		20384
Bulkhead - Average (Mix)		10250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	89	250	89	FF	$1,157,000
Vacant Residential	50	171	50	EF	$211,875

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2022	3/28/2022	$3,300,000.00	TRUSTEES DEED	5526	1592	Q	I	EDMISTON FAMILY TRUST	MORRISON KENTON ANDREW REVOCABLE TRUST D:12/28/17
	1/27/2010	$100.00	LIFE ESTATE	3282	234	U	I	EDMISTON MARGARET ANN TRUSTEE/WMC EDMISTON JR REV	EDMISTON FAMILY TRUST
	2/12/2008	$0.00	WILL	3111	273	U	I	EDMISTON WILLIAM C JR(DECD)	
	4/25/2002	$100.00	WARRANTY DEED	1752	1324	U	I	EDMISTON MARGARET ANN JOINED BY WILLIAM JR	EDMISTON MARGARET ANN REV TRUST
	4/25/2002	$100.00	WARRANTY DEED	1752	1322	U	I	EDMISTON WILLIAM C JR JOINED BY MARGARET ANN	EDMISTON WILLIAM C JR & MARGARET ANN TRUSTEES
	10/1/1989	$0.00		834	554	U	I		EDMISTON WILLIAM C JR
	7/1/1986	$0.00		712	710	U	I		
	1/1/1985	$0.00		689	801	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/16/2025, 12:10:23 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	6.a.	PZB2024-0100
Request	**Address**	**Parcel ID**
Variance	3 South Street	201230-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Julia Moiseeva
Owner:	Craig Van Horn
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.47
Neighborhood:	Old City South
Archaeological Zone:	IC

Request Summary

This application is for variance requests related to the proposed construction of a new guest house at 3 South Street.

1. Exceed the maximum square footage of a guest house by one hundred twenty-nine (129) square feet and
2. Reduce the minimum side yard setback requirement of fifteen (15) feet down to five (5) feet.

	Code Requirements	Proposed Site Conditions at 3 South Street
Minimum front yard	Twenty (20) feet	Twenty-three (23) feet
Minimum side yard	Fifteen (15) feet	Five (5) feet
Maximum lot coverage	Twenty-five (25) percent	Eight and two tenths (8.2) percent
Maximum impervious surface	Seventy (70) percent	Twenty-three and one tenth (23.1) percent
Maximum height of structures	Thirty-five (35) feet	ROOF HT. NOT TO EXCEED 35' (SHEET NUMBER A-2)
Maximum size of a guest house	Five hundred (500) square feet	Six hundred twenty-nine (629) square feet

Approval of these variance requests would allow for staff to review the building permit application for a new guest house above at 3 South Street.

Staff Analysis

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

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

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

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The location of the existing garage is the physical condition, which does not apply to other properties in the vicinity, that serves as a disadvantage when trying to accommodate a new guest house on-site.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Based on the submitted plans any code compliant alternative locations would result in increased lot coverage, impervious surface ratio, and potential negative impacts to trees.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The construction of the existing garage in its current location took place prior to the current owners purchasing the property at 3 South Street.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests for an increase in size of a guest house by one hundred twenty-nine (129) square feet and the reduction of the side yard setback down to five (5) feet at 3 South Street / PID 201230-0000.

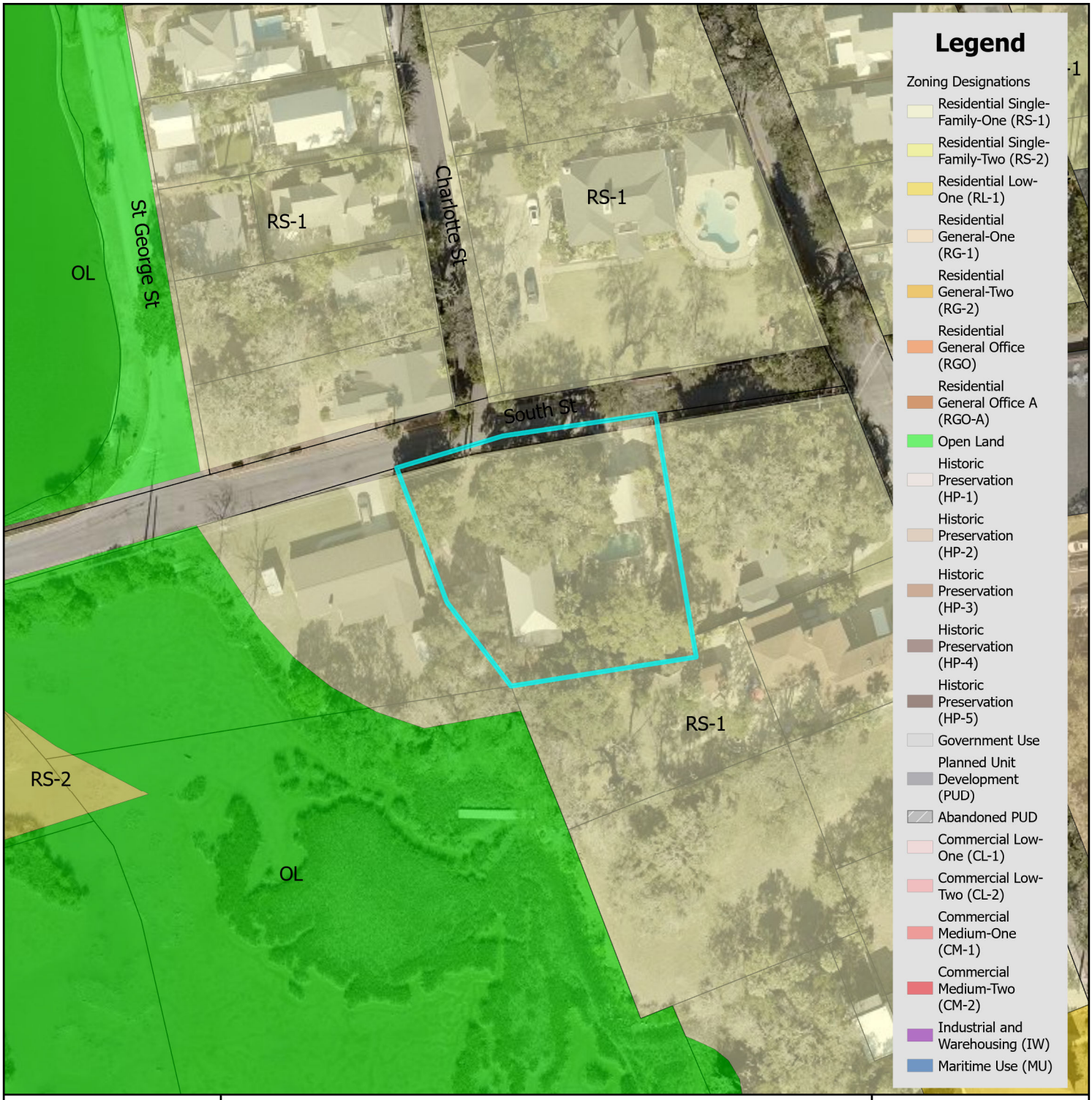
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Site & Floor Plan Proposals

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

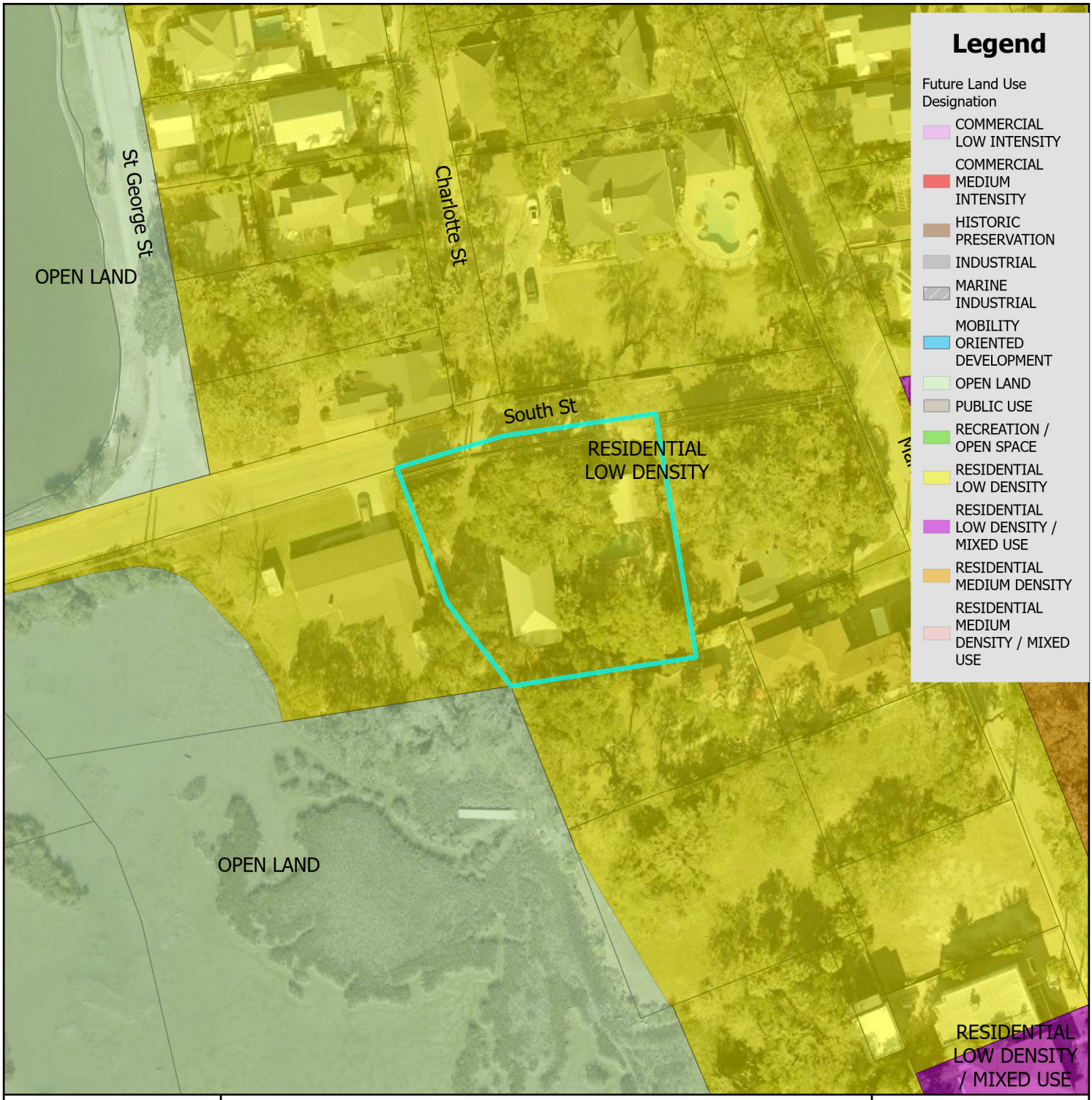
0 1,250 2,500 Feet

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

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

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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2024

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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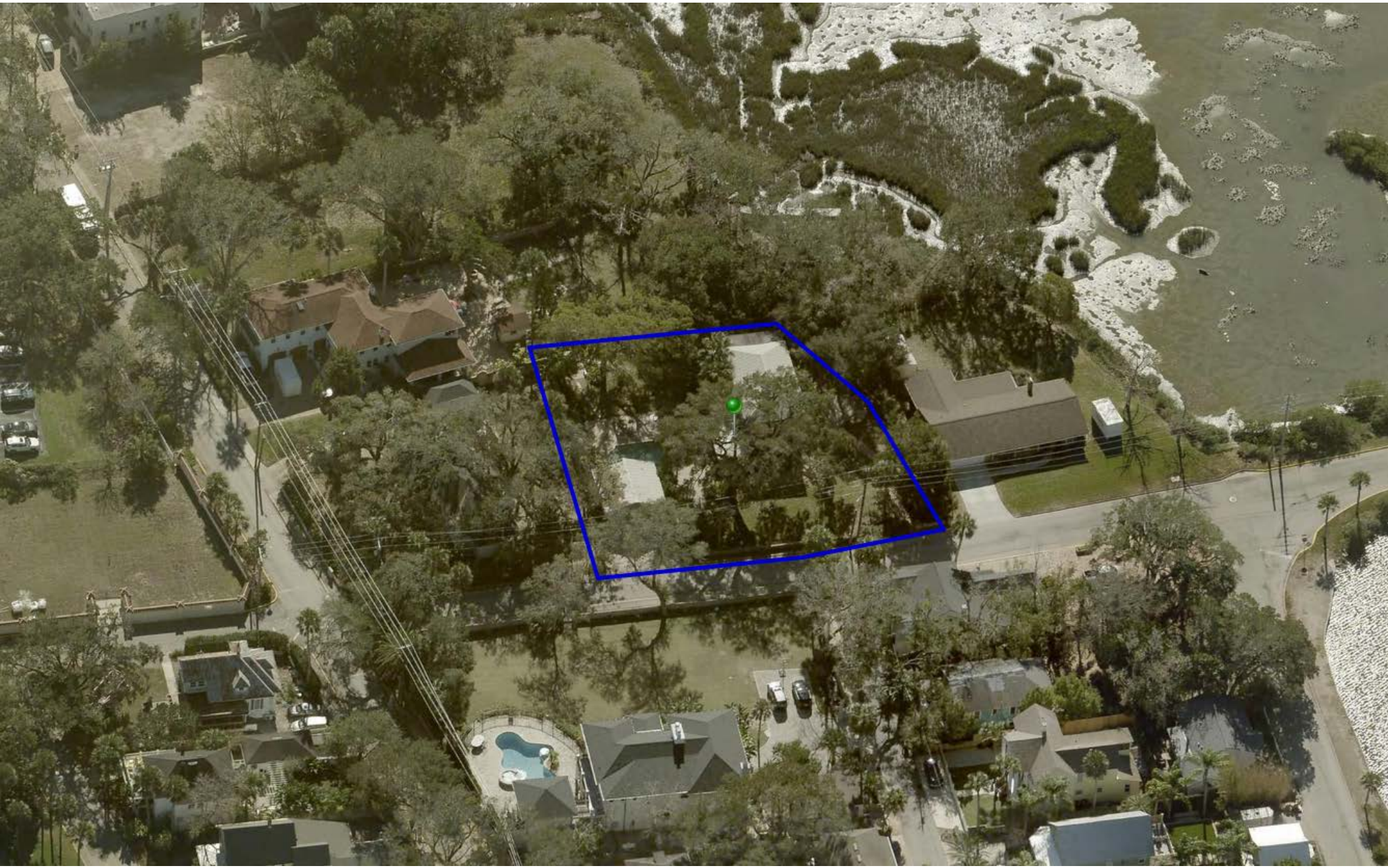
2024

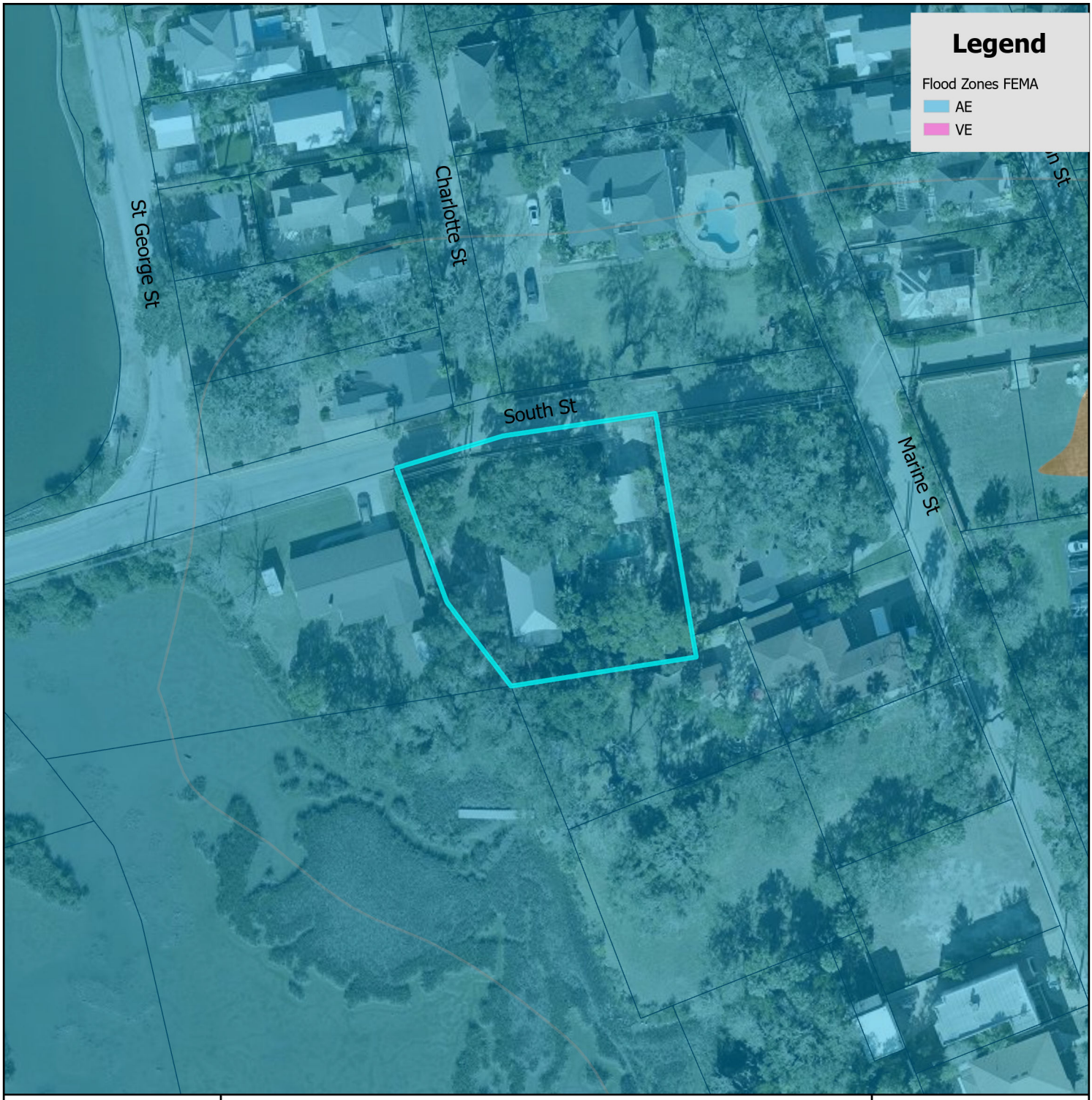
N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

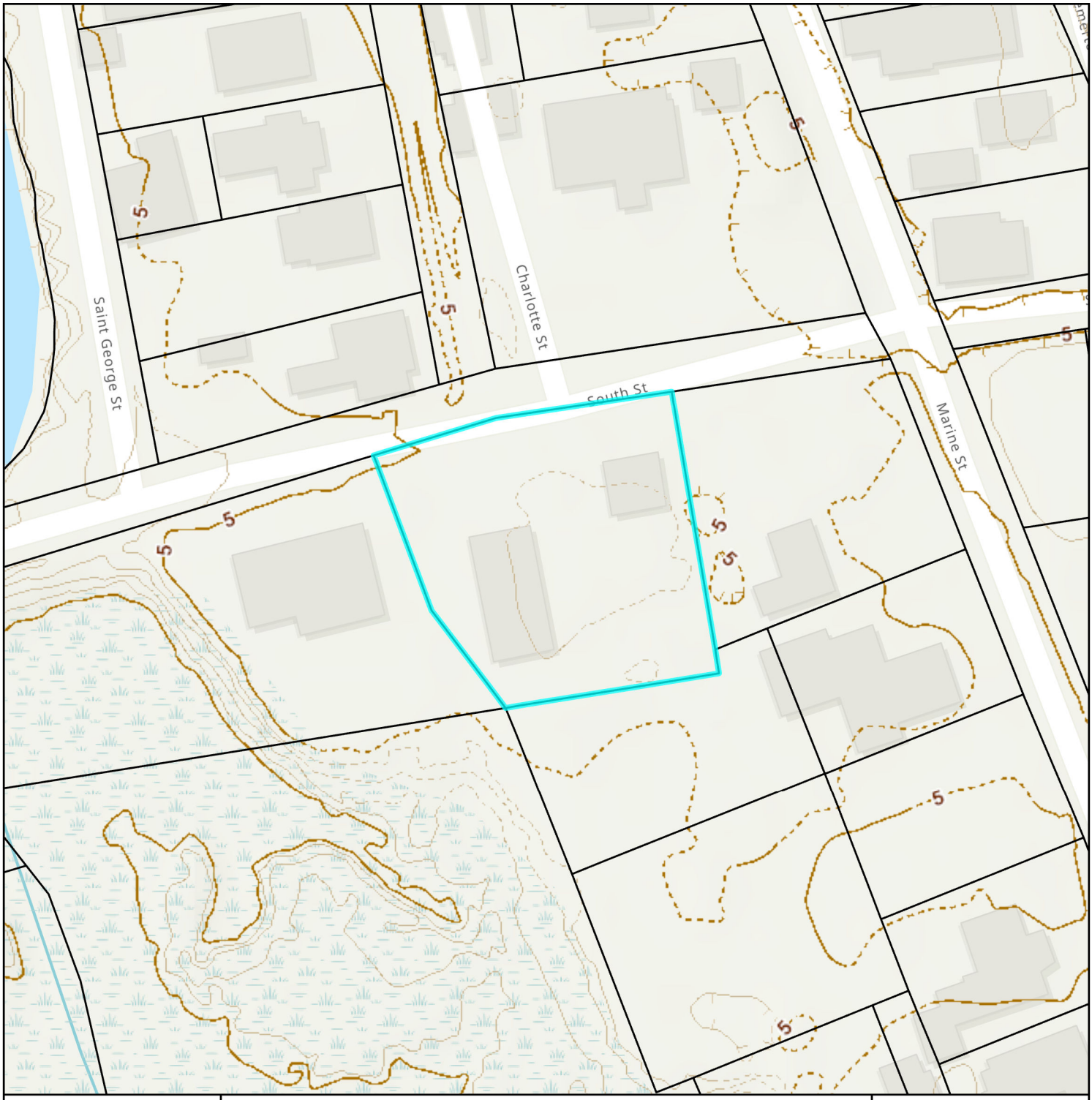
2024

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2024

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Julia Moiseeva Contact Number: (954) 801-5705
   Business *(if applicable)*:_____
   Address: 101 Spring St City: St.Augustine State: FL Zip: 32084
   E-Mail Address: yuliia.archtech@gmail.com

2. NAME OF PROPERTY OWNER: Craig Van Horn Contact Number: (904) 994-3403
   Business *(if applicable)*:_____
   Address: 3 South St City: St.Augustine State: FL Zip: 32084
   E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision: City of St Augustine Parcel Number: 2012300000

4. PROJECT STREET ADDRESS: 3 South St, St.Augustine, FL,32084

5. SPECIFIC PROPOSED USE: Add guest house over existing accessory building which 629 sq.ft.

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

7. DESCRIPTION OF ACTION REQUESTED:
   Request to increase the allowable square footage of a guest house from 500 sq. ft. to 629 sq. ft. to accommodate the construction of a guest house over an existing accessory building, which has a footprint of 629 sq. ft. This variance will enable the efficient use of the existing structure while maintaining compliance with safety and design standards.

8. JUSTIFICATION FOR ACTION REQUESTED:
   According to local code, a guest house may be built up to 500 sq.ft.However,precedets demonstrates that it is a common practice to construct guest houses over existing accessory buildings
   Examples of such cases show that exceptions or variances are often granted when the design meets safety, structural, and aesthetic standards. Based on these precedents, we believe our proposal aligns with established practices and merits similar consideration.

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

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

No.

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

None

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

No.

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

There are many precedents of such a concept around.

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.

1/7/2025

Signature of Applicant Date

1/7/2025

Signature of Property Owner Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Julia Moiseeva

Print name of applicant

Signature of applicant

1/7/2025

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Craig Van Horn
Print Name of Owner

904-994-3403
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 23 day of Sept., 2024

By Craig Van Horn

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: Suzanne M Ferrell

My Commission expires: 10/16/2026

SUZANNE M. FERRELL
Notary Public
State of Florida
Comm# HH294285
Expires 10/16/2026

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 3 South Street, St.Augustine, 32084

Applicant's Name: Julia Moiseeva Applicant's Signature: _____

Owner's Name: Craig Van Horn Owner's Signature: _____

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2012300000
Location Address	3 SOUTH ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	(7) CITY OF ST AUG PT BLK 43-B 156FT ON SOUTH ST OR1452/81 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.470
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Van Horn Craig S,Laura C 100% Van Horn Laura C 100%
Mailing Address	3 SOUTH ST SAINT AUGUSTINE, FL 32084-5109

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2025
Building Value	$336,248
Extra Features Value	$65,802
Total Land Value	$1,042,912
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,444,962**
Total Deferred	$1,030,222
Assessed Value	**$414,740**
Total Exemptions	$50,000
Taxable Value	**$364,740**

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

Historical Assessment Information

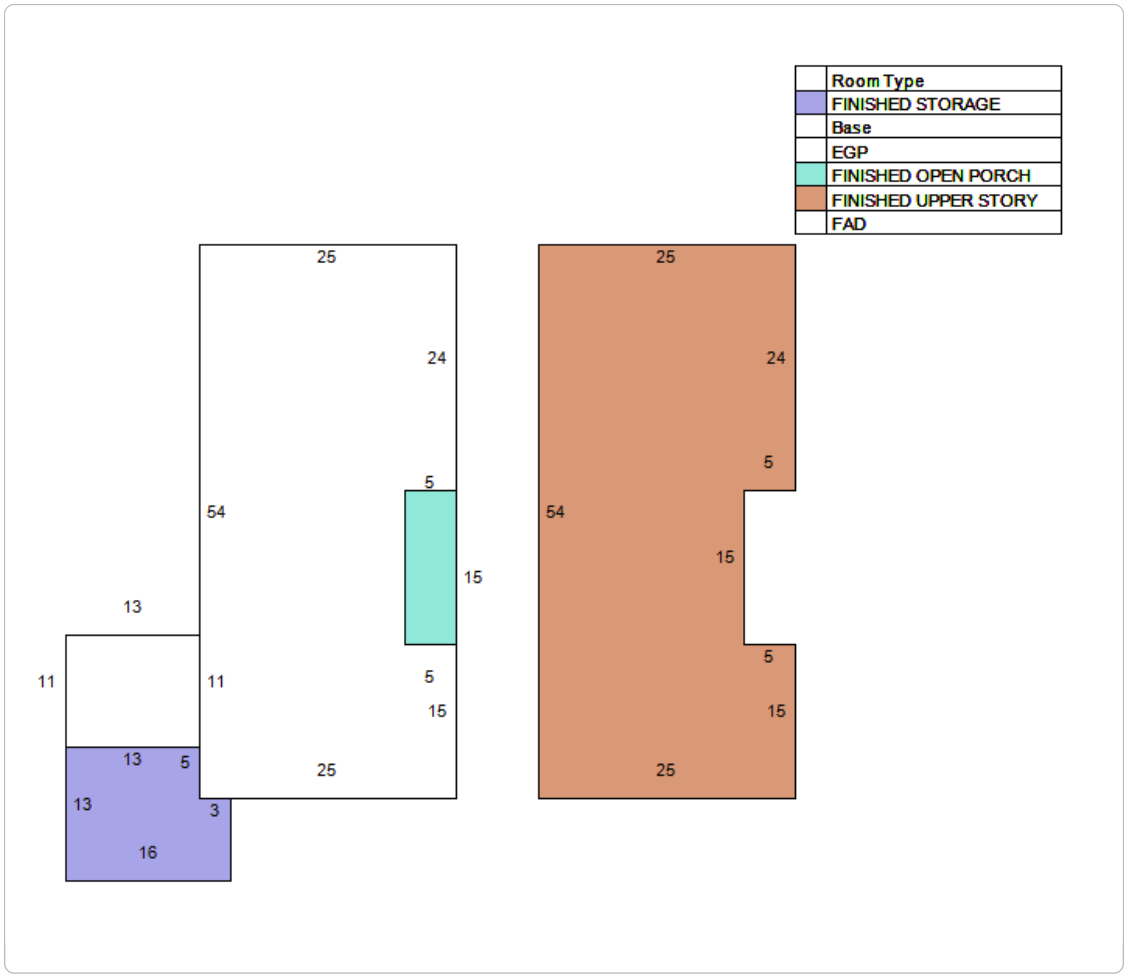
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$348,046	$47,336	$1,042,912	$0	$0	$1,438,294	$402,660	$1,085,634	$352,660
2023	$382,278	$13,093	$1,042,912	$0	$0	$1,438,283	$390,932	$1,097,351	$340,932
2022	$260,656	$33,412	$741,115	$0	$0	$1,035,183	$379,546	$705,637	$329,546
2021	$199,435	$33,412	$661,710	$0	$0	$894,557	$368,491	$576,066	$318,491
2020	$221,184	$33,412	$553,822	$0	$0	$808,418	$363,403	$495,015	$313,403
2019	$199,155	$31,112	$553,822	$0	$0	$784,089	$355,233	$478,856	$305,233
2018	$191,536	$31,112	$553,822	$0	$0	$776,470	$348,609	$477,861	$298,609
2017	$198,765	$30,160	$553,822	$0	$0	$782,747	$341,439	$491,308	$291,439
2016	$205,992	$27,641	$503,475	$0	$0	$737,108	$334,416	$452,692	$284,416
2015	$191,888	$27,725	$388,395	$0	$0	$608,008	$332,091	$325,917	$282,091
2014	$146,252	$27,726	$349,556	$0	$0	$523,534	$329,455	$244,079	$279,455

Building Information

Building	1
Building Value	$336,248
Year Built	1928
Actual Area	3036
Conditioned Area	2625
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
ADDITION	1275
FINISHED UPPER STORY	1275
FINISHED OPEN PORCH	75
UNFINISHED ENCLOSED PORCH	143
BASE AREA	75
FINISHED STORAGE/UTILITY	193
Total SqFt	3036

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Excellent (Mix)		23203
Pool - Average (RES)		36450
Masonry Wall (Mix)		6149

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	137	140	137	EF	$1,042,912

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
	10/29/1999	$310,000.00	WARRANTY DEED	1452	81	Q	I	ELLERT ROBERT B,JOANN C	VAN HORN CRAIG S,LAURA C
	10/1/1988	$0.00		801	253	U	I		ELLERT ROBERT B,JOANN C
	6/1/1983	$111,000.00		591	806	Q	I		
	11/1/1982	$0.00		562	484	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/21/2024, 1:21:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Site & Floor Plan Proposals

SITE CALCULATIONS EXISTING

STREET ADDRESS: 3 SOUTH STREET, ST.AUGUSTINE,32084, FL

SITE, TOTAL SQ.FT.	19,926
BLDG. FOOTPRINT, TOTAL SQ. FT. UNDER ROOF	1,715
BLDG. FOOTPRINT CONDITIONED	1,644
DRIVEWAY, WALKWAYS (IMPERVIOUS)	4,863
FOOTPRINT UNDER ROOF, DRIVE & WALKWAYS TOTAL SQ. FT.:	6,578
LOT COVERAGE W/ FOOTPRINT UNDER ROOF:	8.2%
LOT COVERAGE PRECENTAGE W/ FOOTPRINT, DRIVE & WALKWAYS:	23.1%
UNCONDITIONED SPACE (DECKS/GARAGE UNDER ROOF):	
1ST FLOOR DECKS UNDER ROOF	71
GARAGE	629
TOTAL UNCONDITIONED SPACE UNDER ROOF:	700
OTHER SQ. FT. (IMPERVIOUS):	
DRIVEWAY	610
WALKWAYS	4,253
TOTAL OTHER IMPERVIOUS AREAS:	4,863

NAVD88
FLOOD ZONE: AE
BASE FLOOR ELEV.:8'-6"
DRAINAGE TYPE:
SITE ELEVATION: +/- 7'-0"
PROPOSED FFE.: 10'-8"

ZONING: RS-1
BUILDING SETBACKS
FRONT: 20'-0"
SIDE A: 15'-0"
SIDE B: 15'-0"
REAR: 20'-0"

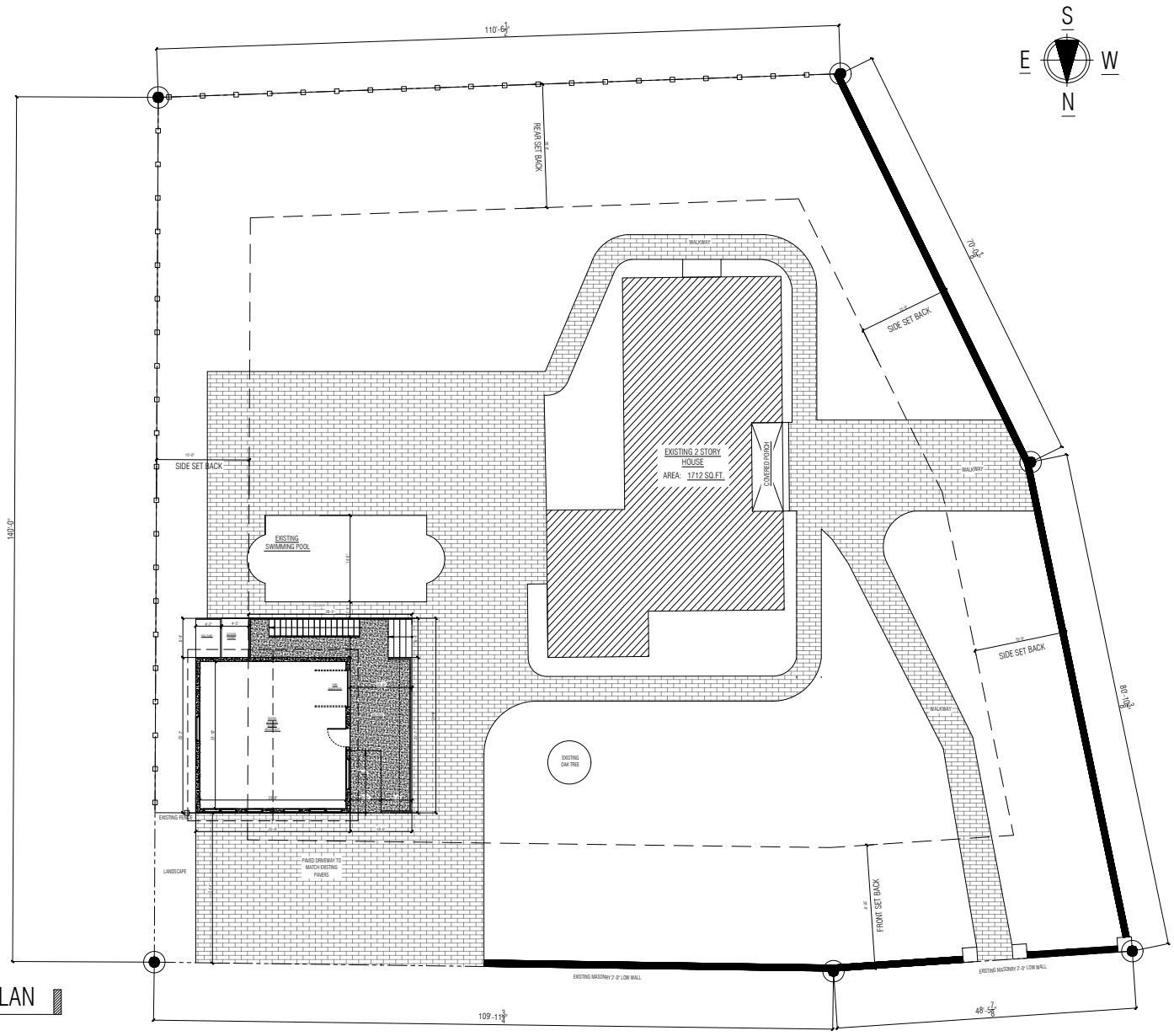
ROOF HT.NOT TO EXCEED 35'

LANDSCAPE:
ALL LANDSCAPE TO SJC REQUIREMENTS ALL EXISTING TREES POSSIBLE WILL REMAIN ON SITE. 70% OF NEWLY PLANTED TREES MUST BE FROM CANOPY TREE LIST.
ALL EPIC TREES ON SITE TO REMAIN.

NOTE:
EROSION CONTROL SHALL BE INSTALLED TO PREVENT IMPACT ON ADJACENT PROPERTY - (LOCATED 3' WITHIN LOT BOUNDARY & WETLANDS LINE)

NOTE:
ANY CEDAR TREES REMOVED WILL BE REPLACED PER THE COSA REQUIREMENTS AT THE TIME OF LANDSCAPING. (2 TO 1)

= CONTOURS
= SILT FENCE
= DRAINAGE DIRECTION
= LOT LINES
= SETBACKS



A
2 PROPOSED SITE PLAN- FIRST FLOOR PLAN

SCALE:1/8"=1'-0"

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

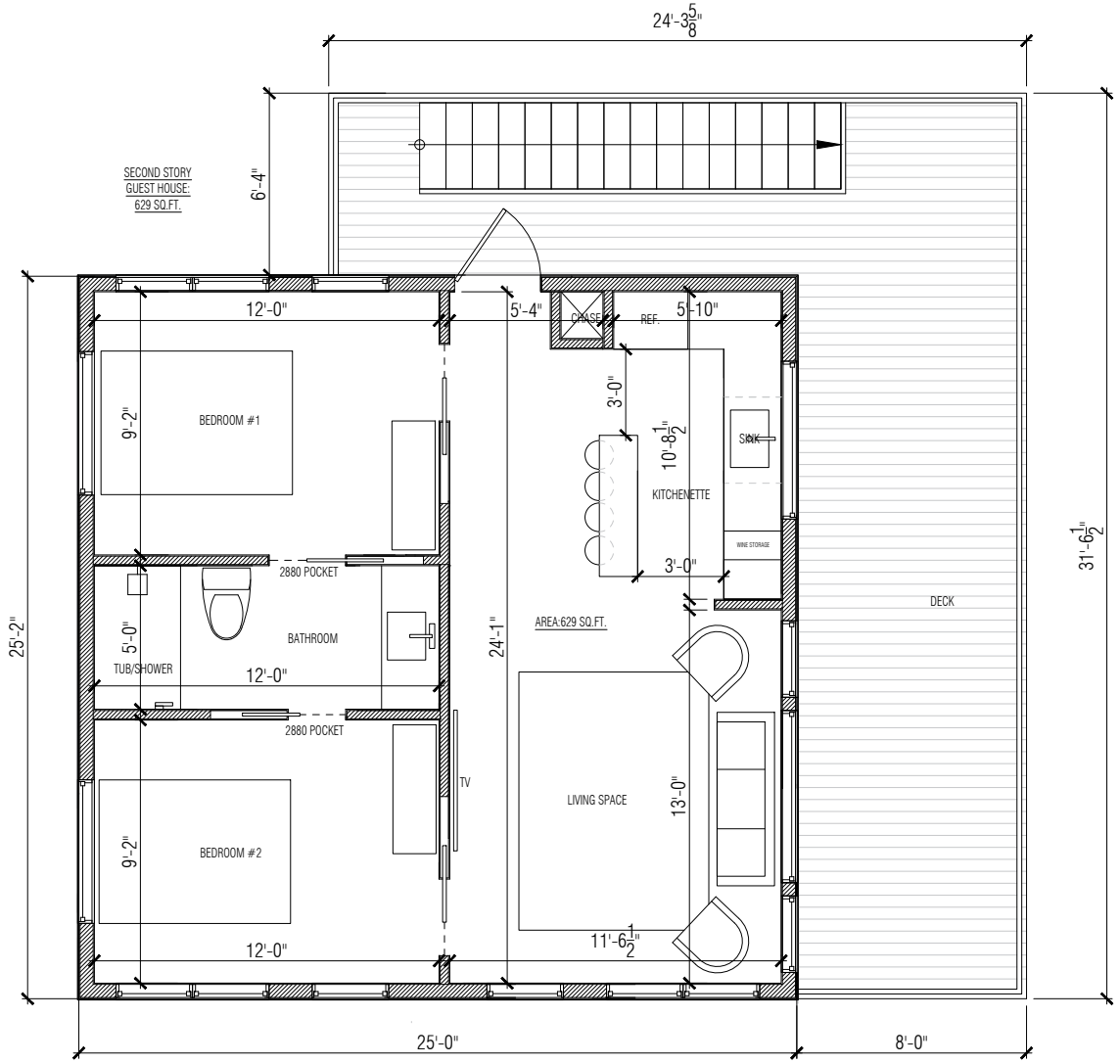
ARCHTECH DESIGN INC.
yuliia.archtech@gmail.com
1 (954) 801-5705
Archtech.design.inc

PROPOSED SITE PLAN W/ FIRST FLOOR PLAN

3 SOUTH STREET, ST.AUGUSTINE,FL 32084

DATE:	1/8/2025
DRN BY:	YULIIA MOSIEIEVA
SCALE:	1/8"=1'-0"
PROJ. NO:	00001

SHEET NUMBER
A-2



A
3 SECOND FLOOR PLAN- GUEST HOUSE 629 SQ.FT

ARCHTECH DESIGN

REVISIONS

DATE:	NO.:	BY:

ARCHTECH DESIGN INC.

yulia.archtech@gmail.com + 1 (954) 801-5705 https://www.archtech.design

PROPOSED
SECOND FLOOR
GUEST HOUSE

3 SOUTH STREET,
ST.AUGUSTINE,FL
32084

DATE:	1/8/2025
DRN BY:	YULIA MOSEIEVA
SCALE:	1/2"=1'-0"
PROJ. NO:	001

SHEET NUMBER
A-3

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	6.b.	PZB2024-0107
Request	**Address**	**Parcel ID**
Variance	33 Palmer Street	104350-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Michael Welsh
Owner:	Michael & Maria Welsh
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-One: CL-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.21
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is for a variance request to the minimum side and rear yard setback requirements for a property with a CL-1 zoning designation at 33 Palmer Street.

The submitted plans show a proposed apartment added on the eastern side of the existing garage and the provision of an eight (8) foot side yard along the northern property line and a five (5) foot rear yard.

	Code Requirements	Proposed Site Conditions at 33 Palmer Street
Minimum side yard	Ten (10) feet	Eight (8) feet
Minimum rear yard	Ten (10) feet	Five (5) feet
Maximum lot coverage	Fifty (50) percent	Information not provided by the applicant at this time
Maximum height of structures	Thirty-five (35) feet	Information not provided by the applicant at this time

The applicant states in their application that prior to their purchase of 33 Palmer Street in May of 2024, the apartment on-site was "advertised in the listing as an income opportunity." In September of 2024, while applying for a permit for new windows, the current owners then learned that the existing apartment was not reviewed or permitted by the City of St. Augustine which is why the application for variance requests to minimum setback requirements has been made.

Approval of this variance request would allow for the review of a building permit application for the existing apartment.

Staff Analysis

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

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

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

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear

lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel with the rear lot line.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The location of the garage and apartment is what proves to be a physical condition that is a disadvantage and does not apply to other properties in the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that when the owners purchased the property "we factored the apartment into our purchase justification." Without the income assistance provided by the apartment, assistance which played a part in purchasing the property, the possibility of losing ownership of the property becomes a realistic consequence which obviously impacts the owners' ability to use the affected property at all.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The location of the garage and apartment were determined prior to the current owners purchasing the property meaning the disadvantage does not exist because of conditions created by the owner.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting these variance requests may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section. The provision of off-street parking will be required, and review will take place during the building permit application process.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the minimum required side and rear yard setbacks at 33 Palmer Street / PID 104350-0000 down to eight (8) and five (5) feet, respectively.

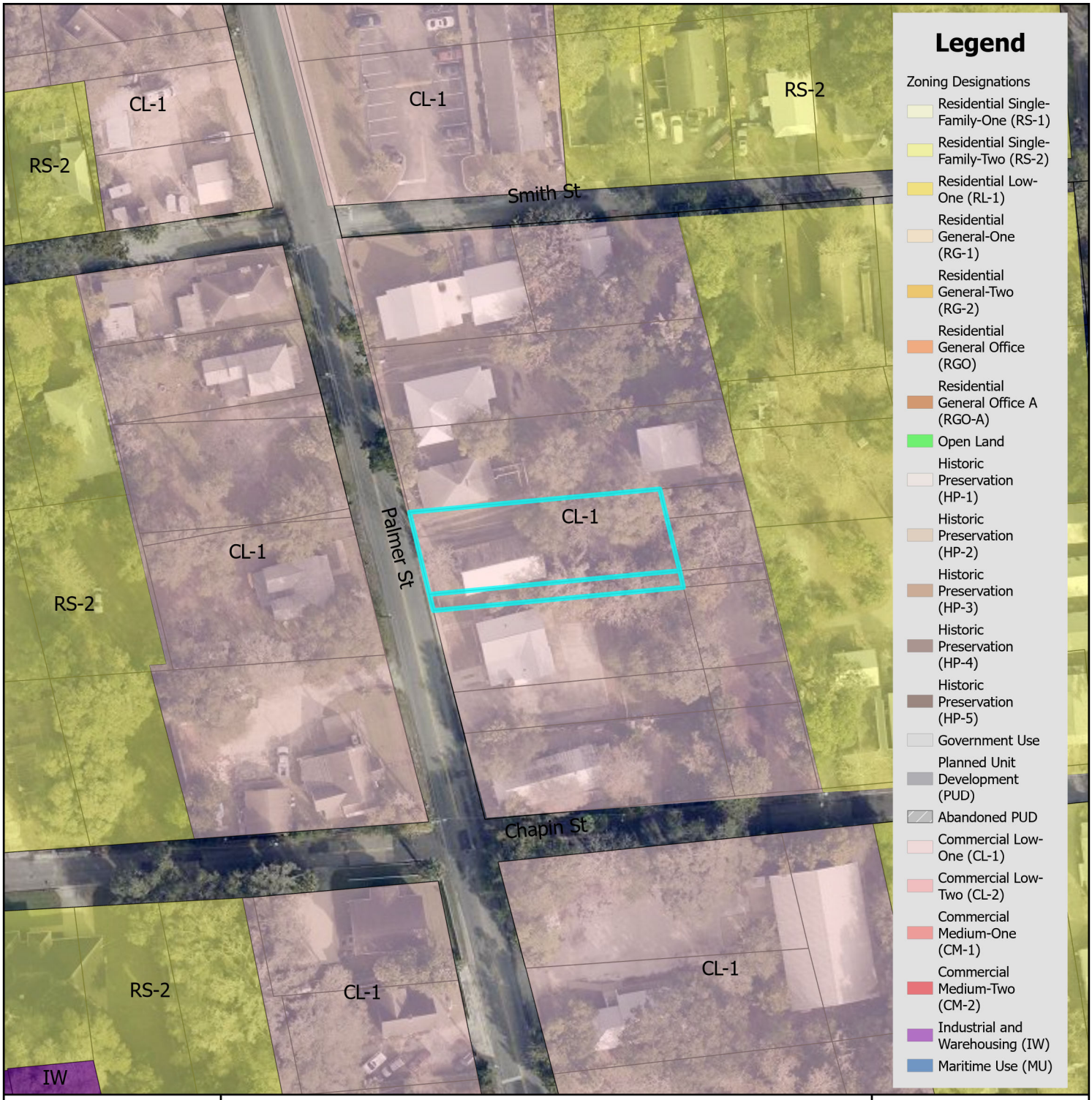
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Illustrations Provided by Applicant

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

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

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

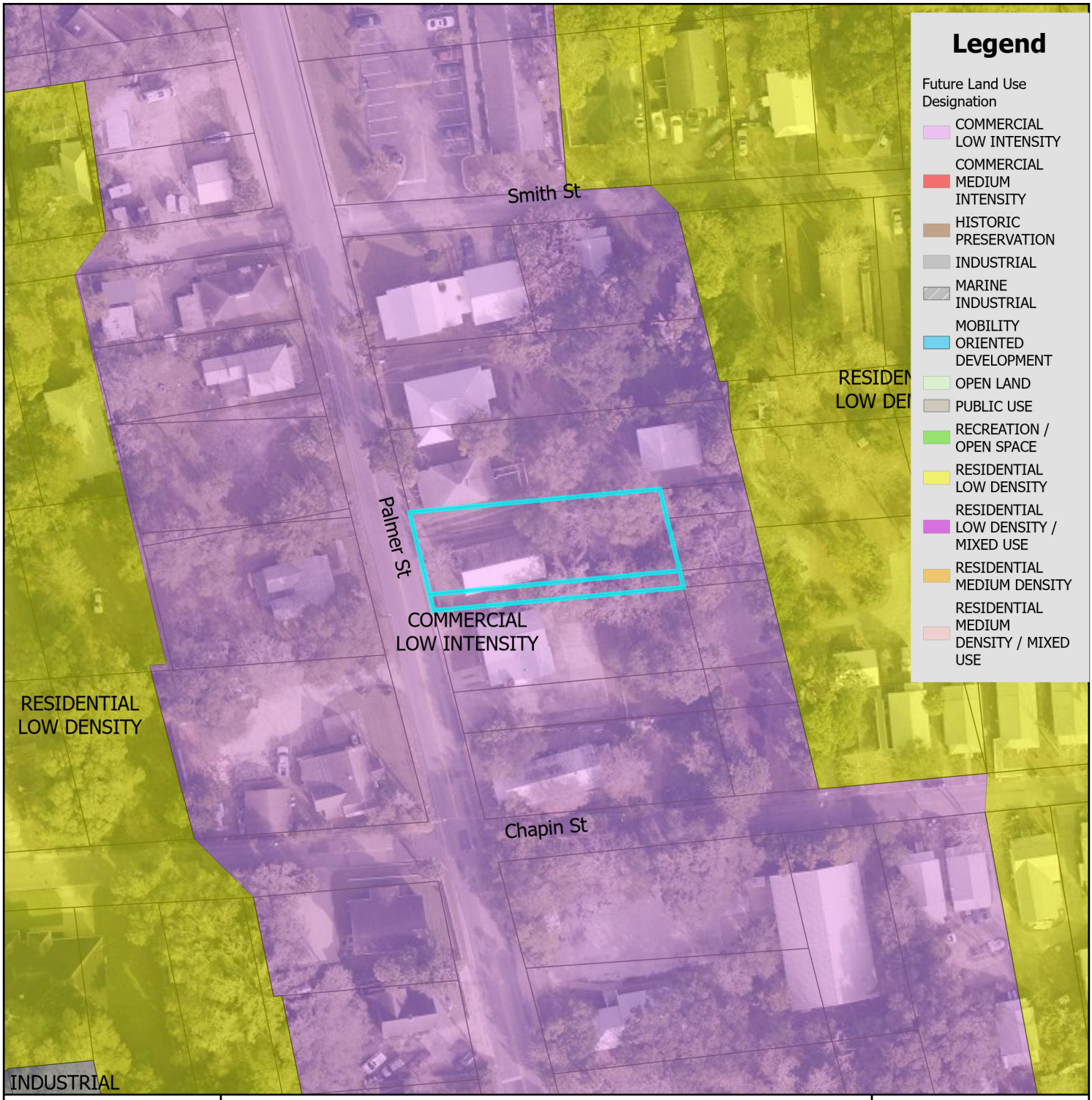
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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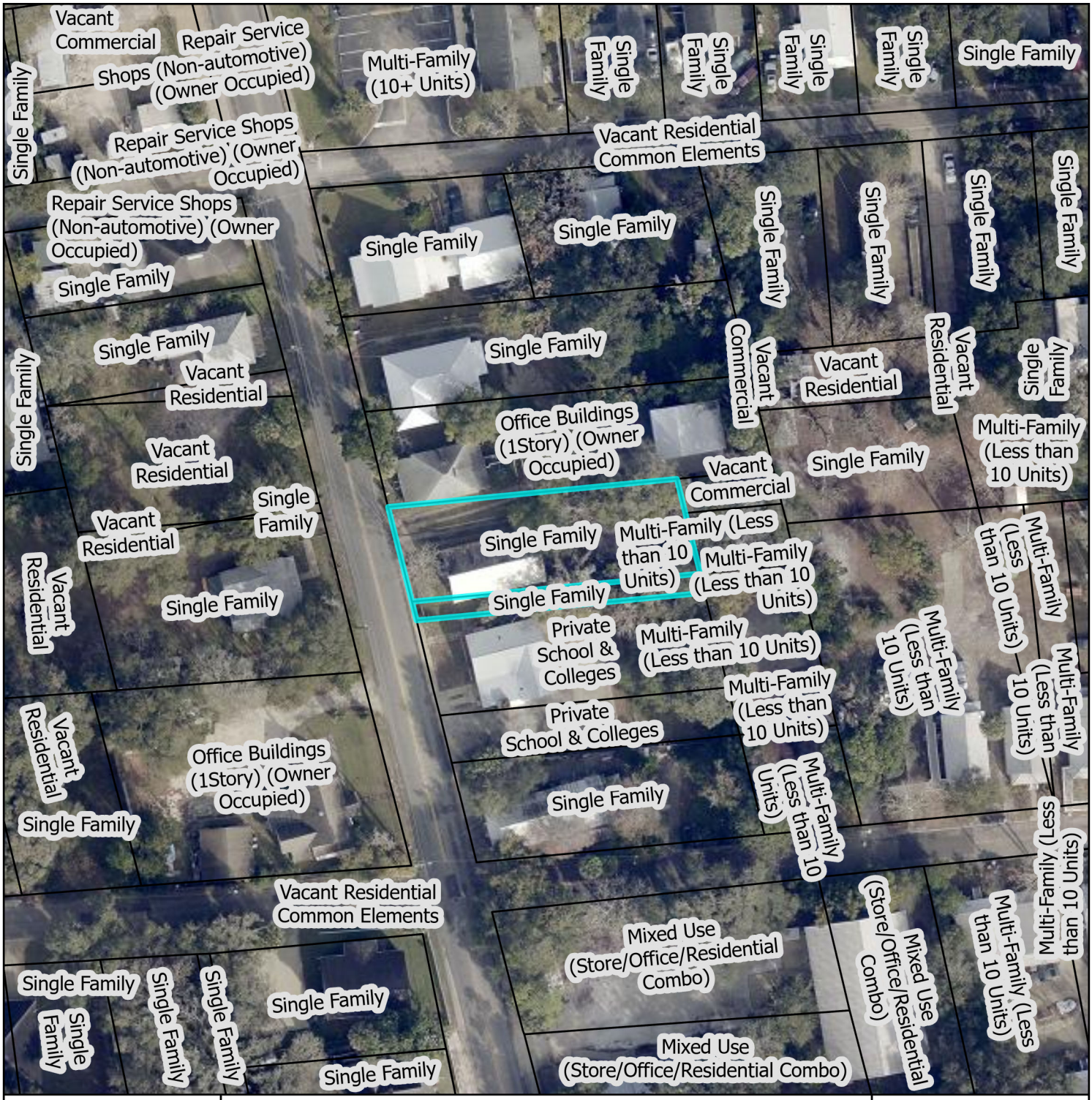
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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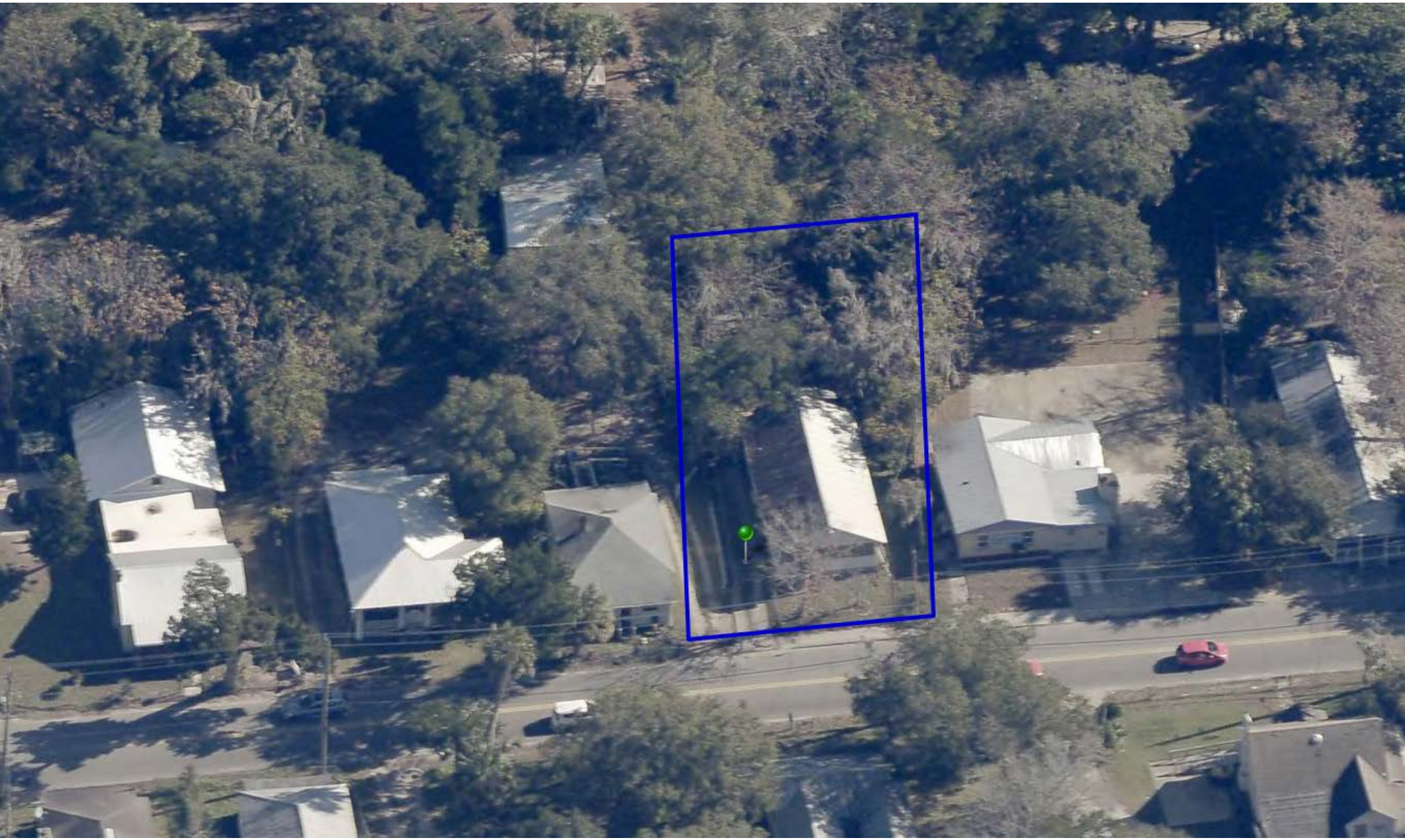
2025

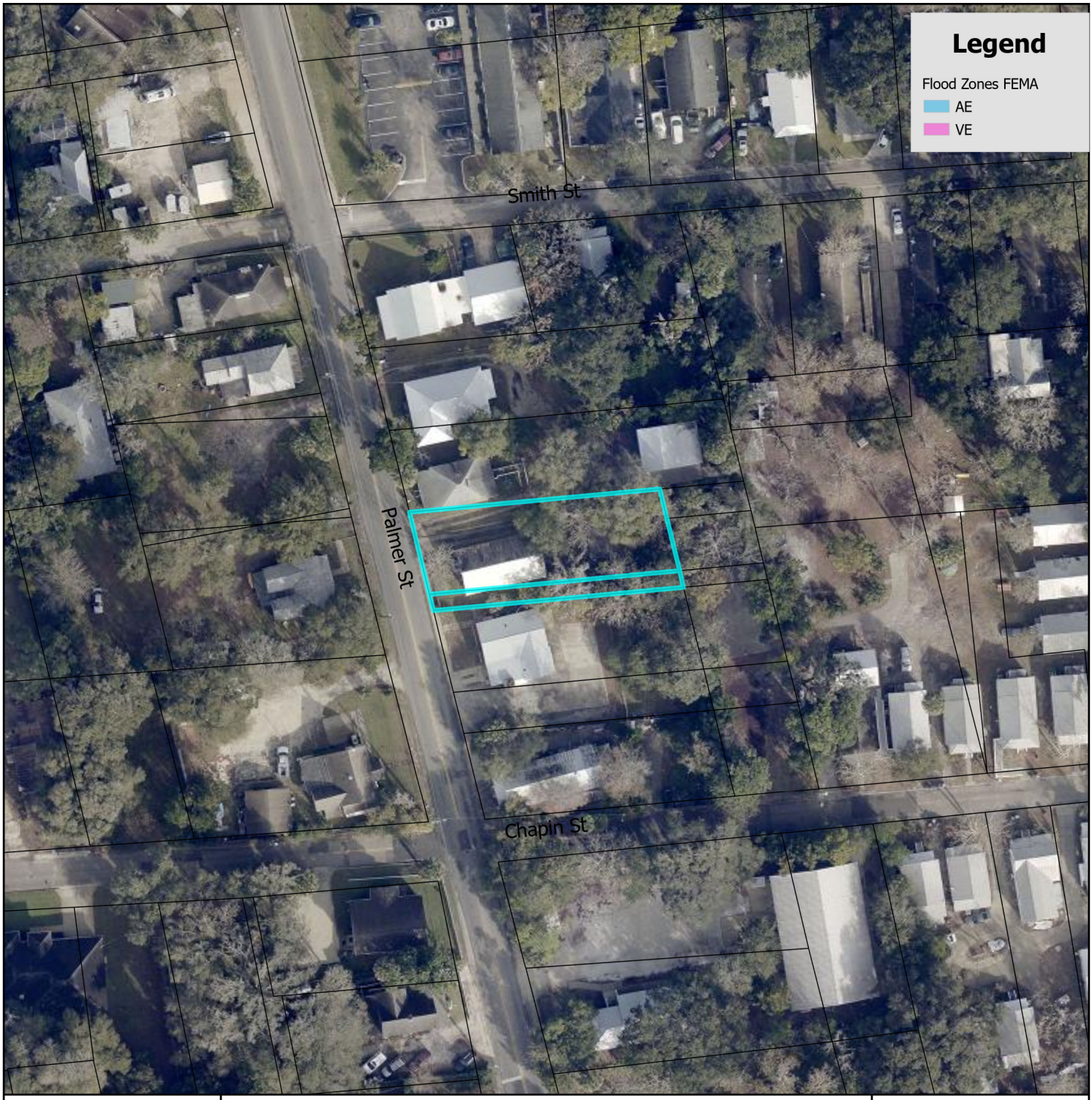
N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
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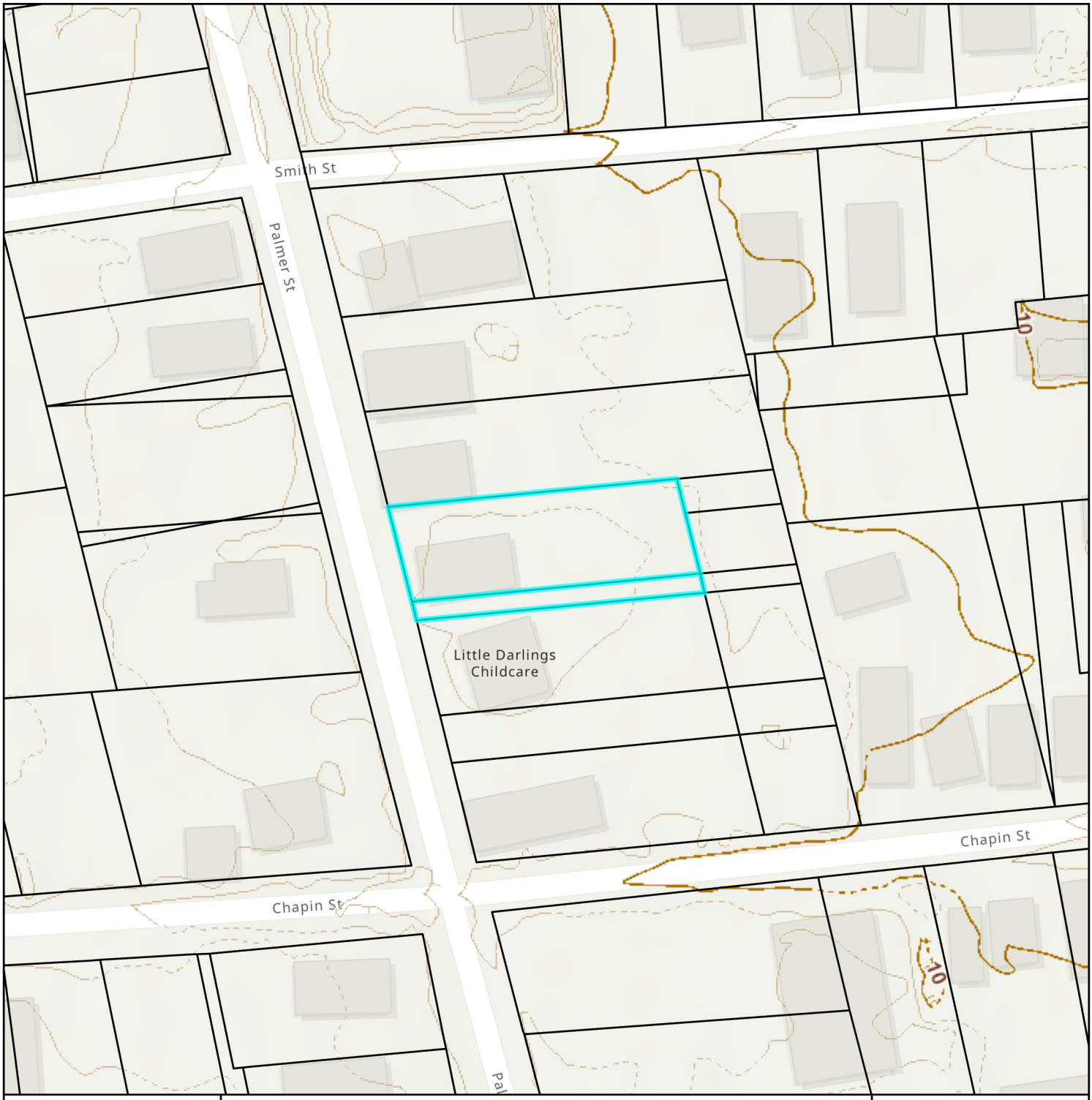
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Michael Welsh Contact Number: 732-693-4443
   Business *(if applicable)*:_____
   Address: 709 Old Farm Road City: Point Pleasant State: NJ Zip: 08742
   E-Mail Address: mwelsh709@gmail.com
2. NAME OF PROPERTY OWNER: Michael and Maria Welsh Contact Number: 732-693-4443
   Business *(if applicable)*:_____
   Address: 33 Palmer Street City: Saint Augustine State: FL Zip: 32084
   E-Mail Address: mwelsh709@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: W150ft lot 5 & N10 150ft 6 Block: 9
   Subdivision: Greeno Tract Parcel Number: 104350-000
4. PROJECT STREET ADDRESS: 33 Palmer Street, Saint Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Existing single family, garage & apartment with side entrance
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED:
   We are seeking approval of a variance to the setback requirements to allow an apartment installed by prior owners to be used as a residential unit with the existing set backs which are 8.25 feet from the property line at the closest point on the northern side and 5.88 feet on the back (eastern side) property line as indicated in the survey (attached)
8. JUSTIFICATION FOR ACTION REQUESTED:
   When we purchased 33 Palmer Street in May 2024, the apartment built on the back of garage (with separate entrance) was advertised in the listing as an income opportunity. Our property is zoned as CL-1 and the acreage can support 2 residential units; however, as a residential unit, the zoning requires a minimum set backs of 10 feet. We learned that the apartment wasn't legitimate in September 2024 when we sought a permit to install new windows.

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

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

The property line is slanted from south to west in the back reduces the set back distance especially on the north side of lot

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The property was sold as having an income generating apartment/ We factored the apartment into our purchase justification

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The apartment was showcased in the listing by the prior owners. Michael and Maria (The current owner and applicant) purchased the property on the basis of the listing.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: 33 Palmer backs up to an open space with a non-fixed shed and basketball court nearby. There are no permanent structures in the immediate vicinity of the apartment.

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

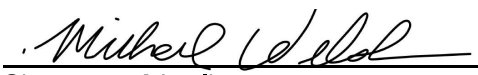
Not by us and not to our knowledge

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

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

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

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



Signature of Applicant — Date: 11/25/24

Signature of Property Owner — Date: 11/25/24

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Michael Welsh

Print name of applicant

Signature of applicant

11/25/24

Date

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Brooklyn Reynolds is/are hereby authorized TO ACT ON BEHALF OF Michael Welsh, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: PZB2024-0107, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

_____

BY: _____
Signature of Owner

Michael P Welsh
Print Name of Owner

732 693 4443
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified: See attached

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

Acknowledgement by Individual

WELLS FARGO

State of Florida

County of **Saint Johns**

The foregoing instrument was acknowledged before me this **30th** day of **December**, 20 **24**, by means of ☒ physical presence or ☐ online notarization

Michael P Welsh (name of person acknowledging).

☐ Personally known to me

☒ Produced Identification

Type of Identification Produced **New Jersey Driver License**

Notary Signature Rachel R. Eastveld

Notary name (typed or printed) **Rachel R Eastveld**

Title (e.g., Notary Public) **Notary Public**

Place Seal Here

NOTARY PUBLIC STATE OF FLORIDA
RACHEL R EASTVELD
Notary Public - State of Florida
Commission # HH 604134
My Comm. Expires Oct 17, 2028

For Bank Purposes Only Description of Attached Document

Type or Title of Document

Document Date
12/30/2024

Number of Pages
1

Signer(s) Other Than Named Above

Account Number (if applicable)

FO01-000DSG5350FL-01

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DSG5350FL/595501 (Rev 07 - 07/24)

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 33 Palmer Street, Saint Augustine, FL 32084

Applicant's Name: Michael Welsh Applicant's Signature: Michael Welsh

Owner's Name: Michael Welsh Owner's Signature: Michael Welsh

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1043500000
Location	33 PALMER ST
Address	Saint Augustine 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	(8) GREENO TRACT W150FT OF LOT 5 & N10 OF W150FT OF LOT 6 BLK 9 DB170/489 & DB178/239 OR5962/479 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Welsh Michael,Mariagrace 100% Welsh Mariagrace 100%
Mailing Address	709 OLD FARM RD POINT PLEASANT BEACH, NJ 08742-0000

Map

Valuation Information

	2025
Building Value	$133,638
Extra Features Value	$35,556
Total Land Value	$52,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$221,694**
Total Deferred	$0
Assessed Value	**$221,694**
Total Exemptions	$0
Taxable Value	**$221,694**

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

Historical Assessment Information

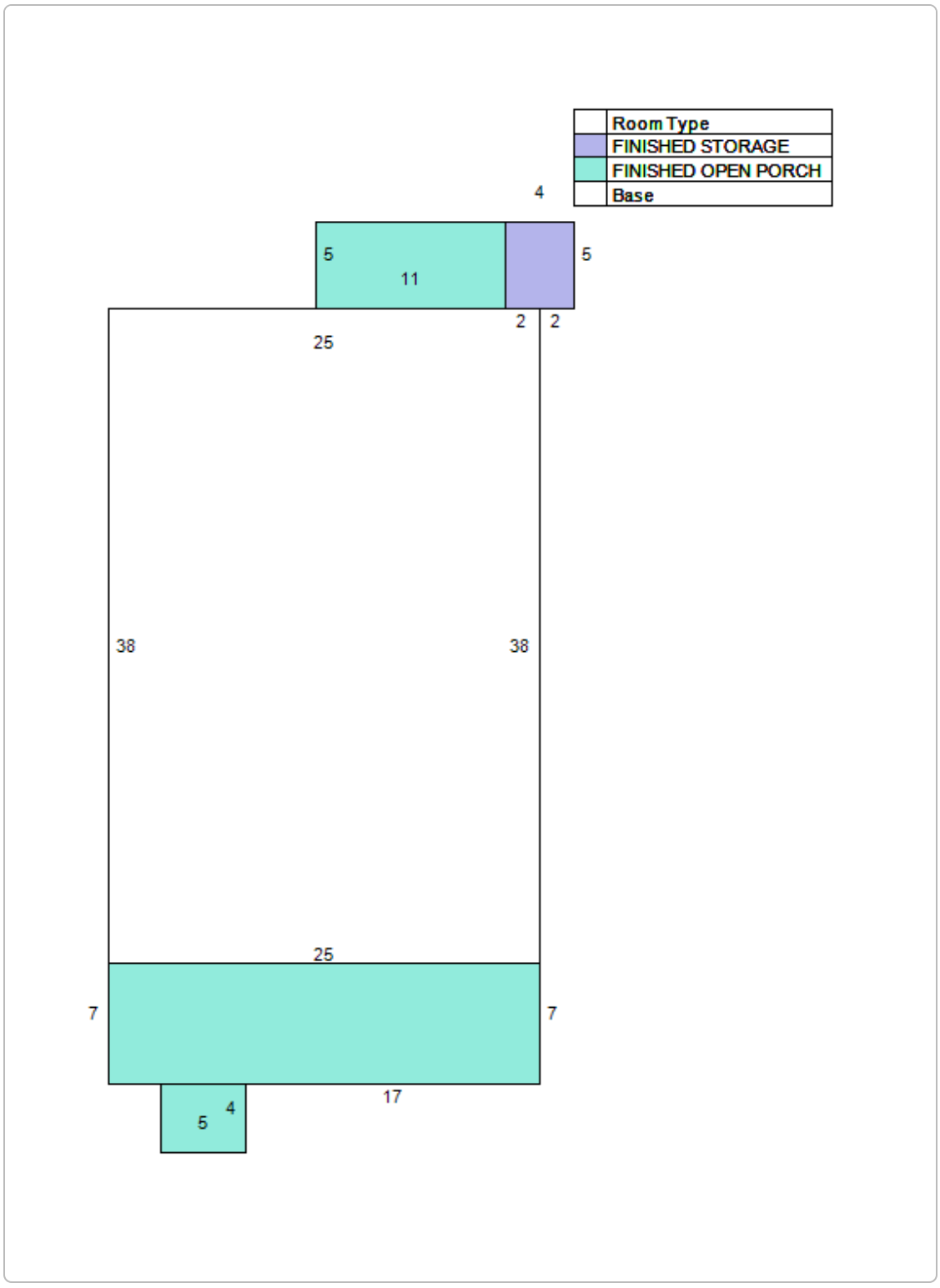
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$142,220	$36,572	$52,500	$0	$0	$231,292	$130,611	$100,681	$130,611
2023	$68,906	$8,127	$52,500	$0	$0	$129,533	$118,737	$10,796	$118,737
2022	$62,540	$14,629	$37,500	$0	$0	$114,669	$107,943	$6,726	$107,943
2021	$53,737	$14,629	$52,500	$0	$0	$120,866	$98,130	$22,736	$98,130
2020	$42,705	$14,629	$31,875	$0	$0	$89,209	$89,209	$0	$89,209
2019	$38,908	$14,629	$31,875	$0	$0	$85,412	$85,412	$0	$85,412
2018	$40,323	$14,629	$24,750	$0	$0	$79,702	$60,588	$55,202	$24,500
2017	$31,834	$9,809	$24,750	$0	$0	$66,393	$59,342	$41,393	$25,000
2016	$32,541	$9,809	$24,750	$0	$0	$67,100	$58,121	$42,100	$25,000
2015	$25,968	$9,809	$22,500	$0	$0	$58,277	$57,717	$33,277	$25,000
2014	$24,950	$9,809	$22,500	$0	$0	$57,259	$57,259	$32,259	$25,000

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$133,638	**Roof Structure**	Gable Hip
Year Built	1925	**Interior Flooring**	Pine Wood
Actual Area	1220	**Interior Wall**	Drywall
Conditioned Area	950	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Wood	**Baths**	2

Description	Square Footage
BASE AREA	950
FINISHED OPEN PORCH	175
FINISHED STORAGE/UTILITY	20
FINISHED OPEN PORCH	55
FINISHED OPEN PORCH	20
Total SqFt	1220

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		35556

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	150	7500	SF	$52,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/5/2024	4/23/2024	$349,000.00	WARRANTY DEED	5962	479	Q	I	RTC SMART & CONSTRUCTION LLC	WELSH MICHAEL,MARIAGRACE
1/9/2024	1/4/2024	$140,000.00	WARRANTY DEED	5883	1491	Q	I	INMAN RANDALL SR ETAL	RTC SMART & CONSTRUCTION LLC
2/20/2013	2/20/2013	$0.00	ORDER DET HX REAL P	3686	261	U	I	JIMMERSON HAZEL V ESTATE	INMAN RANDALL SR
12/10/2012	12/6/2012	$0.00	QUIT CLAIM DEED	3654	585	U	I	INMAN RANDALL SR	INMAN KAREN A & SALMERON GLENDA E & KIRBY WANDA GAIL
12/10/2012	12/6/2012	$0.00	PERSONAL REP	3654	583	U	I	INMAN RANDALL SR PR EST JIMMERSON HAZEL V DECD	INMAN KAREN A & SALMERON GLENDA E & KIRBY WANDA GAIL
11/15/2012	11/9/2012	$0.00	LETTERS OF ADMN	3643	825	U	I	JIMMERSON HAZEL V DECD	JIMMERSON HAZEL V DECD
11/15/2012	10/8/2012	$0.00	WILL	3643	826	U	I	JIMMERSON HAZEL V DECD	JIMMERSON HAZEL V DECD

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Illustrations Provided by Applicant

Variance Criteria Tests per Section 21 - https://www.sjcfl.us/wp-content/uploads/2023/08/Section-21.0-Non-Zoning-Variances.pdf

Statement of Facts for Requested Changes, this consists of a statement addressing each of the Required Findings as provided in the Land Development Code, Section 10.04.03.B. Please note that your application cannot proceed unless these statements are provided.

a. There are practical difficulties in carrying out the strict letter of the regulation.

The apartment is already built into an existing building. The building is made of cement block. To the extent that the set backs were originally established in response to fire risk, this risk is offset by the cement block structure and no permanent structures in the vicinity. There is no other location on the property that could be used without removing two substantial trees.

While not a reason itself, it is noteworthy that the structures on neighboring lots do not appear to comply with set back requirements relative to our property line. Our garage structure has as much if not more set back from the property line as the neighboring structures do.

b. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.

To the contrary, we were attempting to spend more money on the property when we learned that the apartment had not been properly permitted.

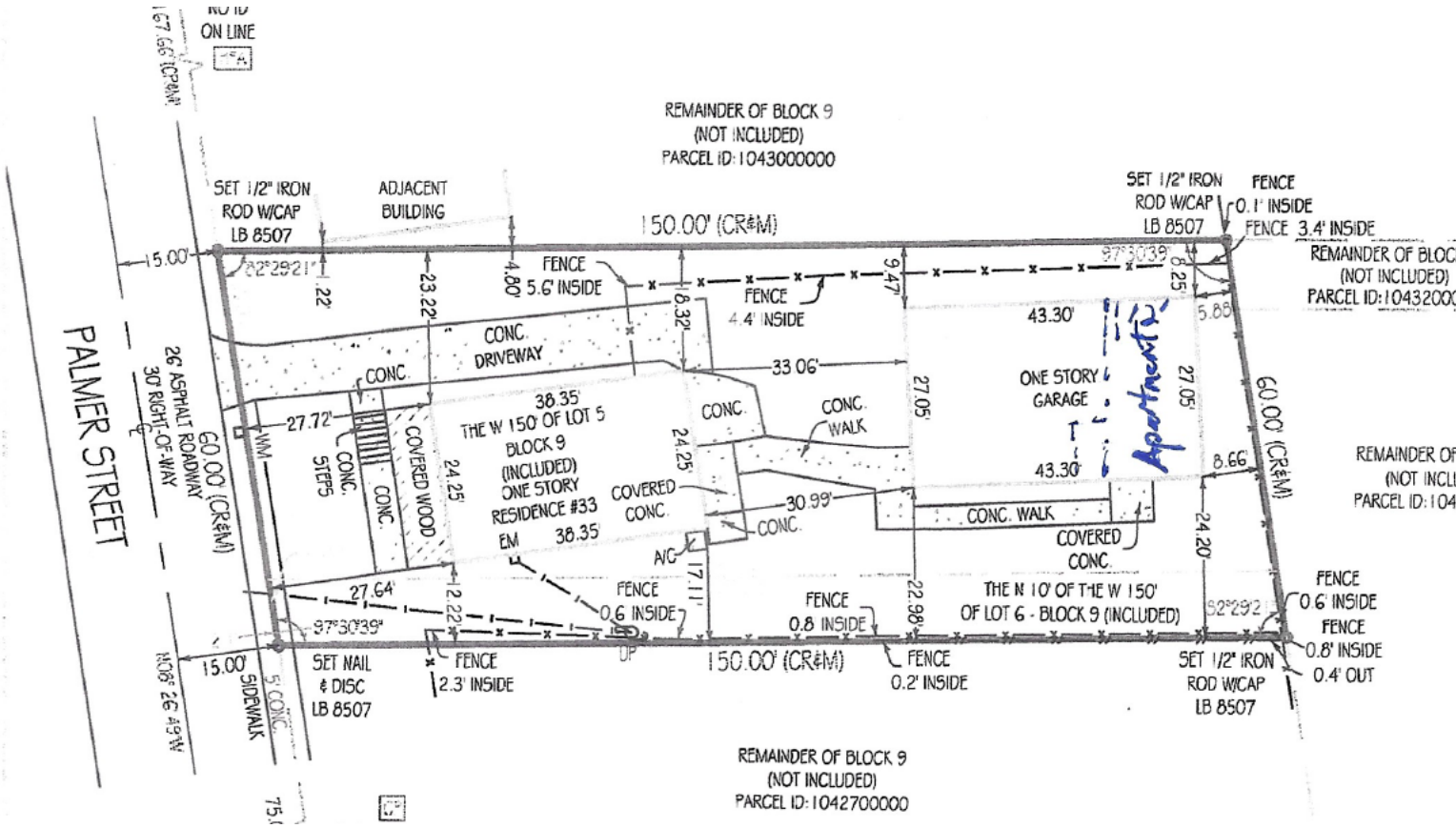
c. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

The apartment would likely only have one or at most two occupants. The property has ample off road parking to support prospective occupant. It is an existing structure so there is no new fire or hazard risk.

d. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site. e. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

The lot with the existing zoning supports multi-residential units (CL-1). The size of the lot support two residential units. The main house which is intended to be owner occupied is one residential unit. The proposed apartment would be the second residential unit that the lot can support.

Illustration 1 – Survey exerpt – Survey file submitted separately



Illutration 2 – Garage pre-current Owner

Illustration 2 Garage currently – shows parking for up to 3 vehicles

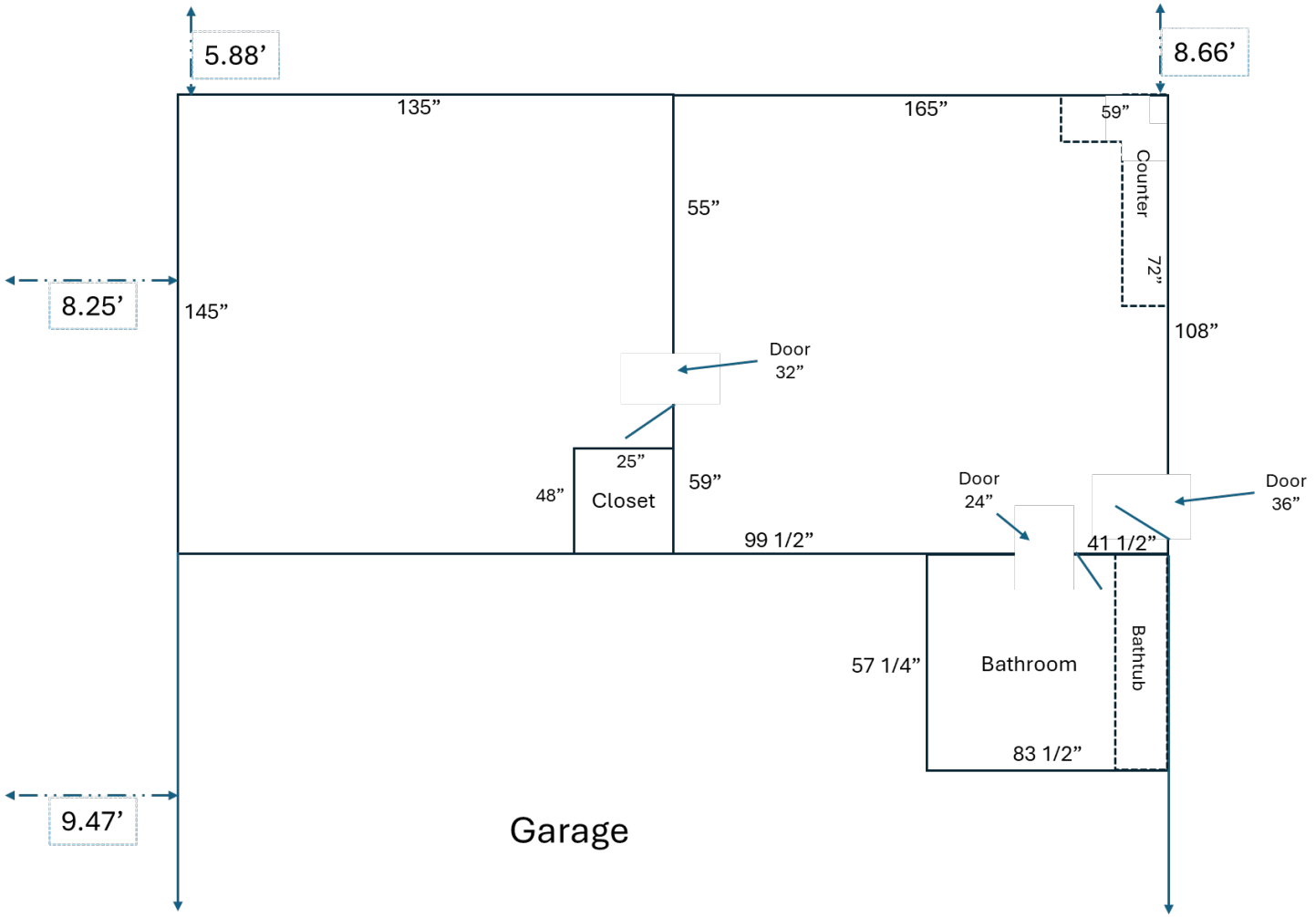


Illustration 4 – Apartment dimensions

Illustration 5 – Apartment layout visualized

Illustration 6 – Inside pictures - Kitchenette

Illustration 7 – Inside pictures – Bedroom

Illustration 8 – Inside pictures – Bathroom

Illustrations 9 and 10 – Rest of site – standing at southeast corner of lot – fence indicates property line – Two large trees occupy the “open” space on the lot.

Property History

We haven’t been able to get any specifics about the building of the garage or apartment. We do know that the tub in the apartment and the drain pipes are cast iron which were used before 1975.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	6.c.	PZB2024-0113
Request	**Address**	**Parcel ID**
Variance	213 W King Street	119860-0010 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Garrett Schiavone c/o Real Peel Pizza LLC
Owner:	Greg Dettra
Property Class: (St. Johns County Property Appraiser)	3305 – Nightclubs, Lounges, Bars (Owner Occupied)
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.09
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a variance request to eliminate the minimum setback requirement of ten (10) feet from rights-of-way for a mobile food dispensing vehicle at 213 W King Street. It is worth noting that the property at 213 W King Street has a CM-2 zoning designation which does not have a minimum front yard setback requirement but instead a maximum thirty (30) foot setback regulation.

This request was originally heard during the January 7, 2025, PZB meeting and was continued so that the applicant could provide a scaled site plan showing the location of the mobile food dispensing vehicle in relation to the property line adjacent to Davis Street. [LINK TO JANUARY 7, 2025, MEETING FILES]

Approval of this variance request would allow staff to continue reviewing a business license application for a mobile food dispensing vehicle at 213 W King Street.

Staff Analysis

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

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

Mobile food dispensing vehicle (MFDV) means any vehicle that is a public food service establishment as defined in F.S. § 509.013(5)(a), as may be amended, and that is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal, as defined in F.S. § 509.102, as may be amended. MFDVs are regulated by the Florida Department of Business and Professional Regulation.

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

Sec. 28-347. – Supplementary regulations for certain uses. [LINK TO SECTION]

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

(9) *Mobile food dispensing vehicle*. Where such use is permitted or permitted as a use by exception it shall be subject to the following conditions:

c. Location and separation requirements.

7. Mobile food dispensing vehicles shall not be located within any city park, city right-of-way, city-owned or controlled public parking lot or facility, or within ten feet of any right-of-way or public sidewalk and may not disrupt vehicular or pedestrian circulation for ingress and egress to the property; create or become a public nuisance; increase traffic congestion; constitute a hazard to life or property; or, obstruct adequate access by fire/medic, police or sanitation vehicles.

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The property at 213 W King Street is approximately 3,920 square feet in size and occupied by a structure built in 1915 according to the St. Johns County Property Appraiser's website. These two factors, the size of the property and the physical condition of the existing structure, potentially serve as disadvantages which do not apply to other properties in the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The above-mentioned disadvantages, coupled with the ten (10) foot setback requirement, severely reduce options for the placement of a mobile food dispensing vehicle on a property with a CM-2 zoning designation.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The lot was created and the existing building was built before the current owner purchased the property.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to eliminate the setback requirement from Davis Street for this specific mobile food dispensing vehicle and applicant at 213 W King Street / PID 119860-0000.

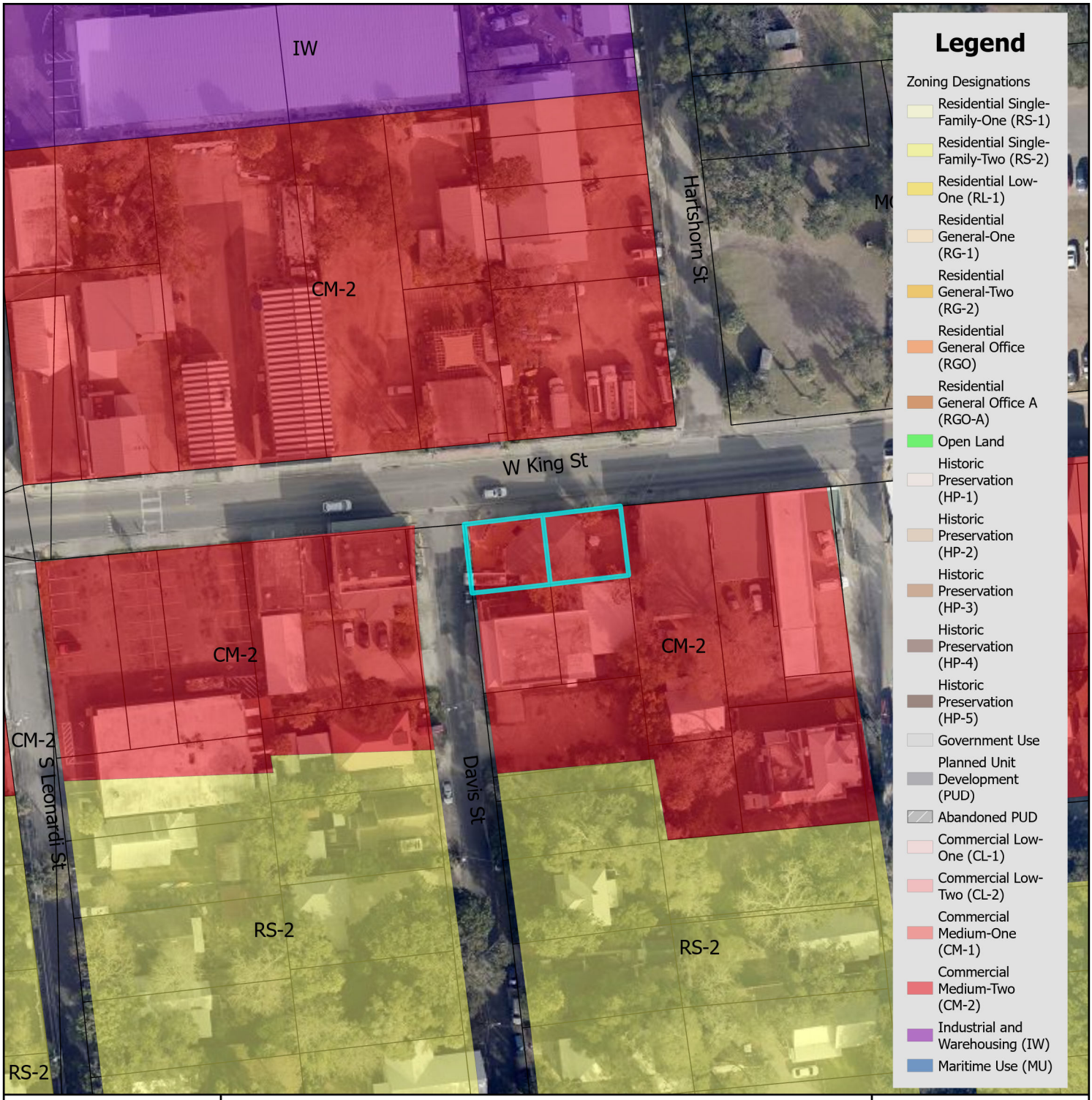
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Owner's Authorization for Real Peel Pizza
5. Site Plan

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

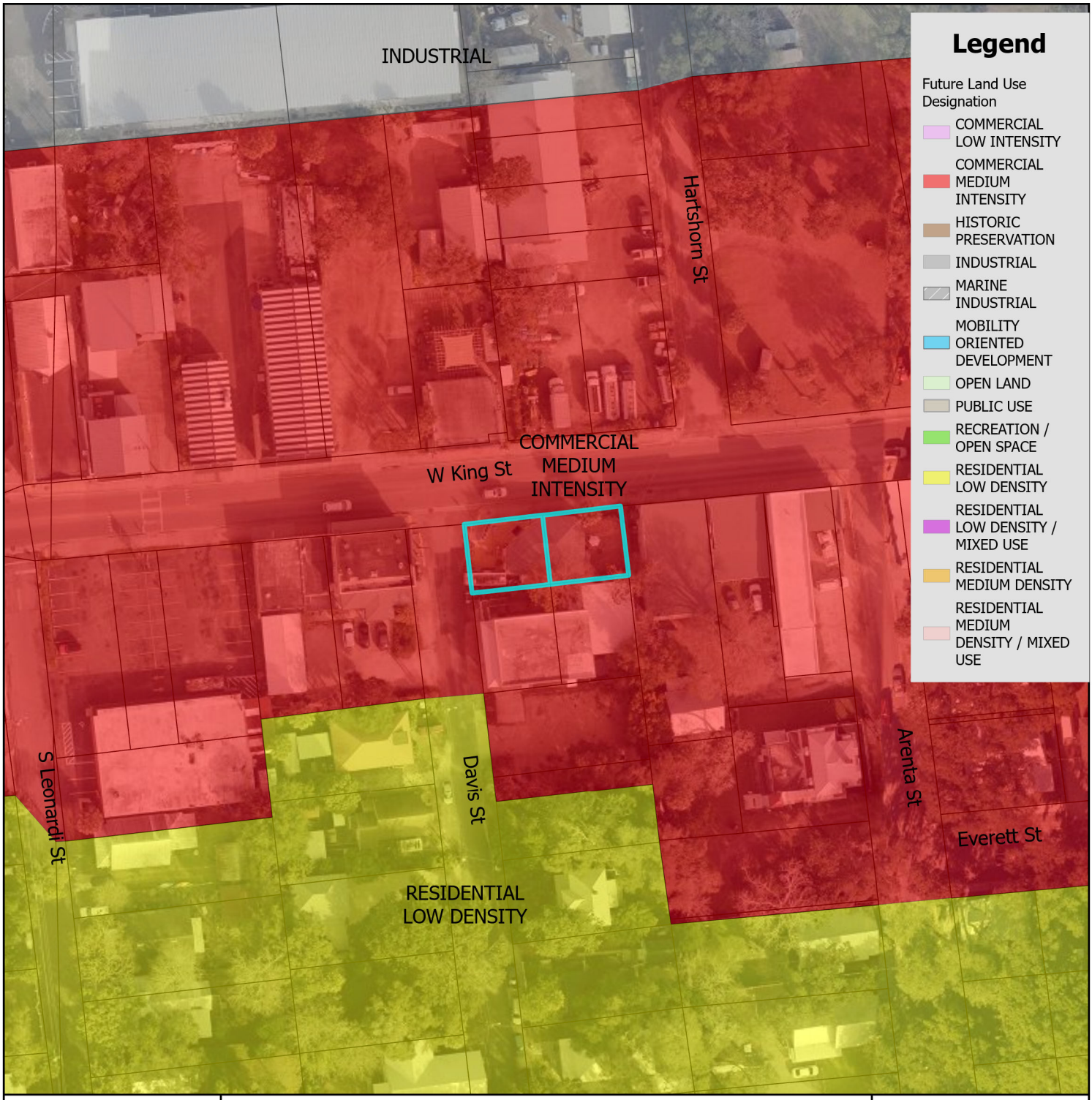
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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2025

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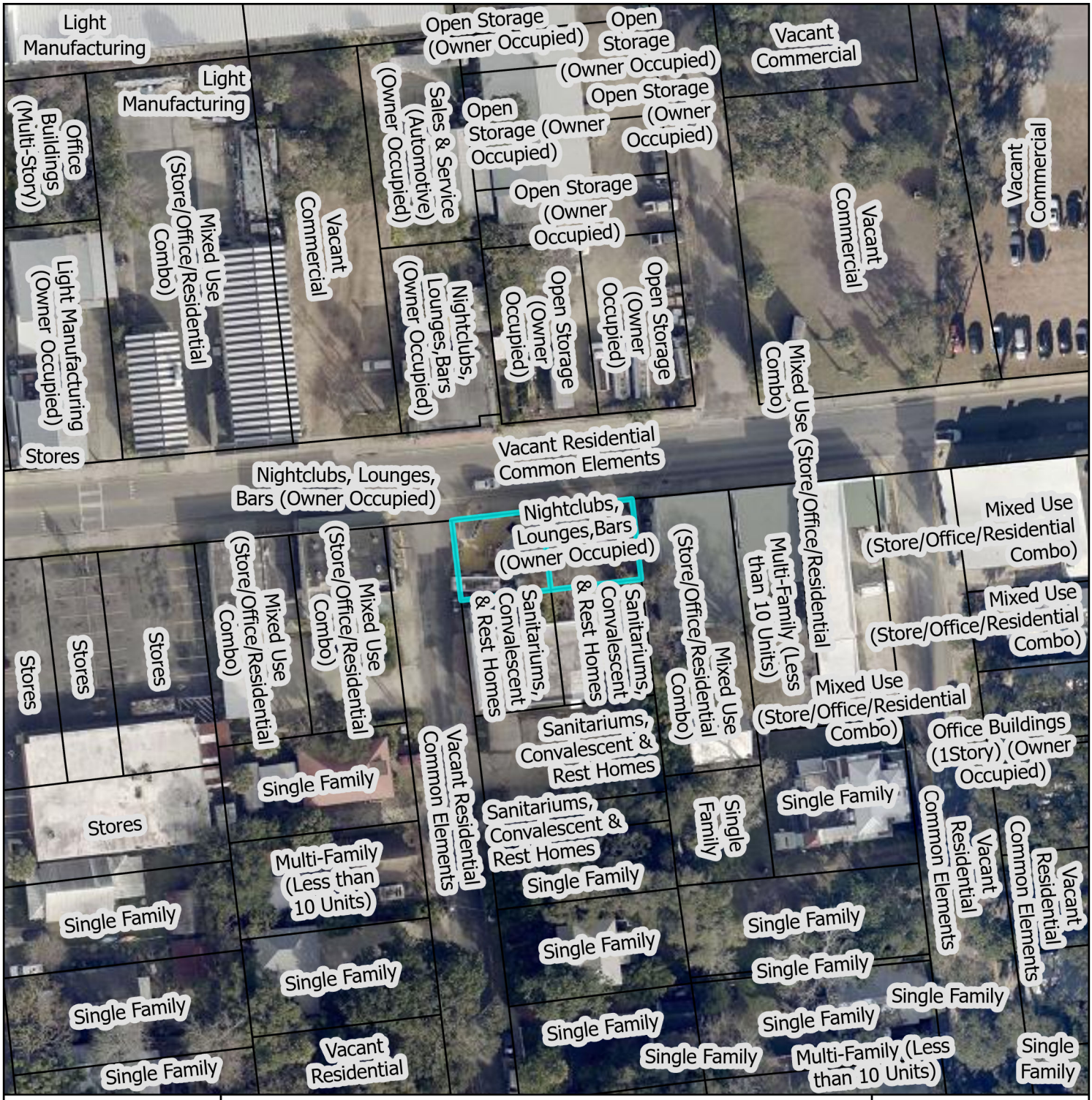
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser Use Classification Map

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

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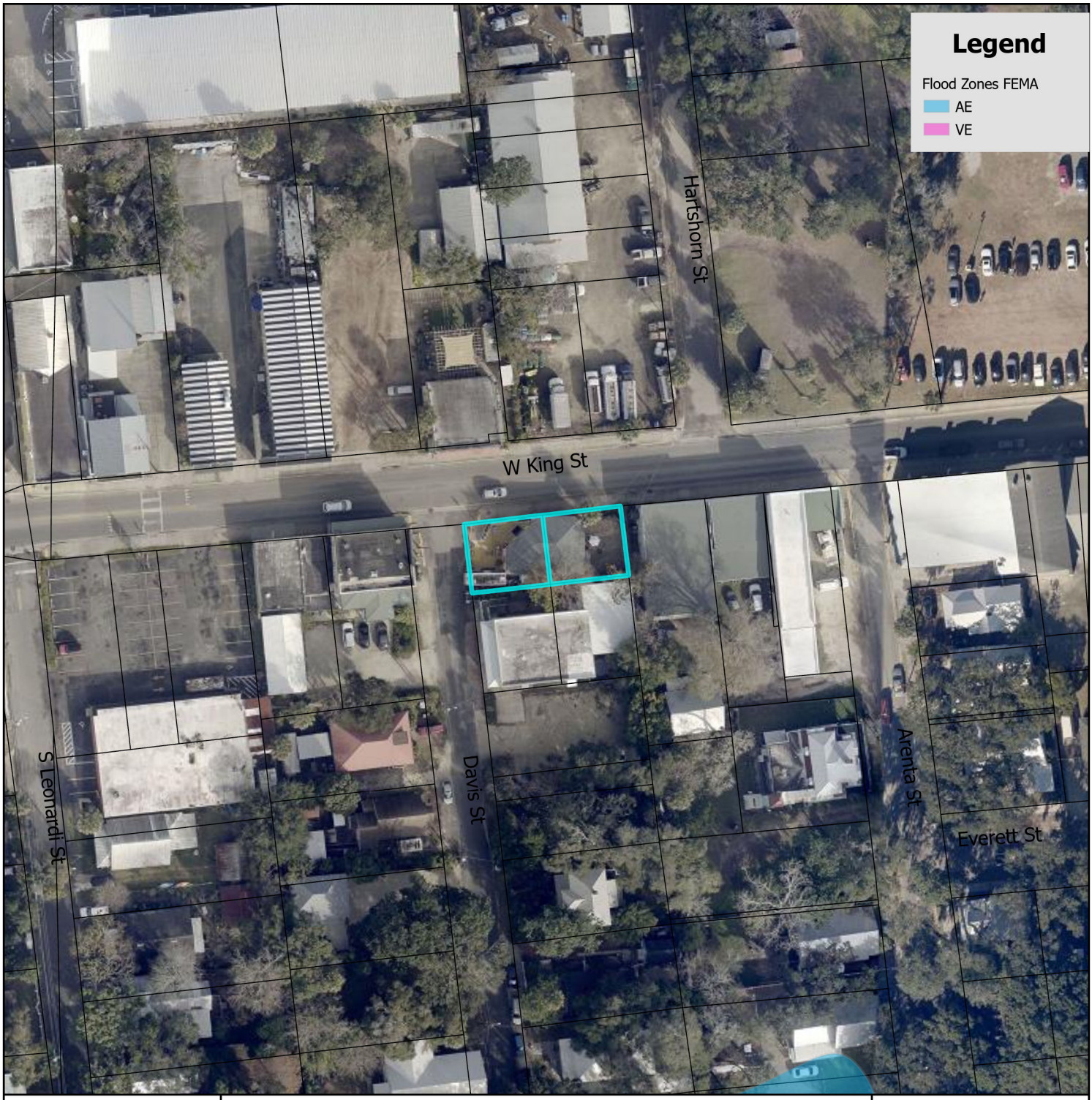
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

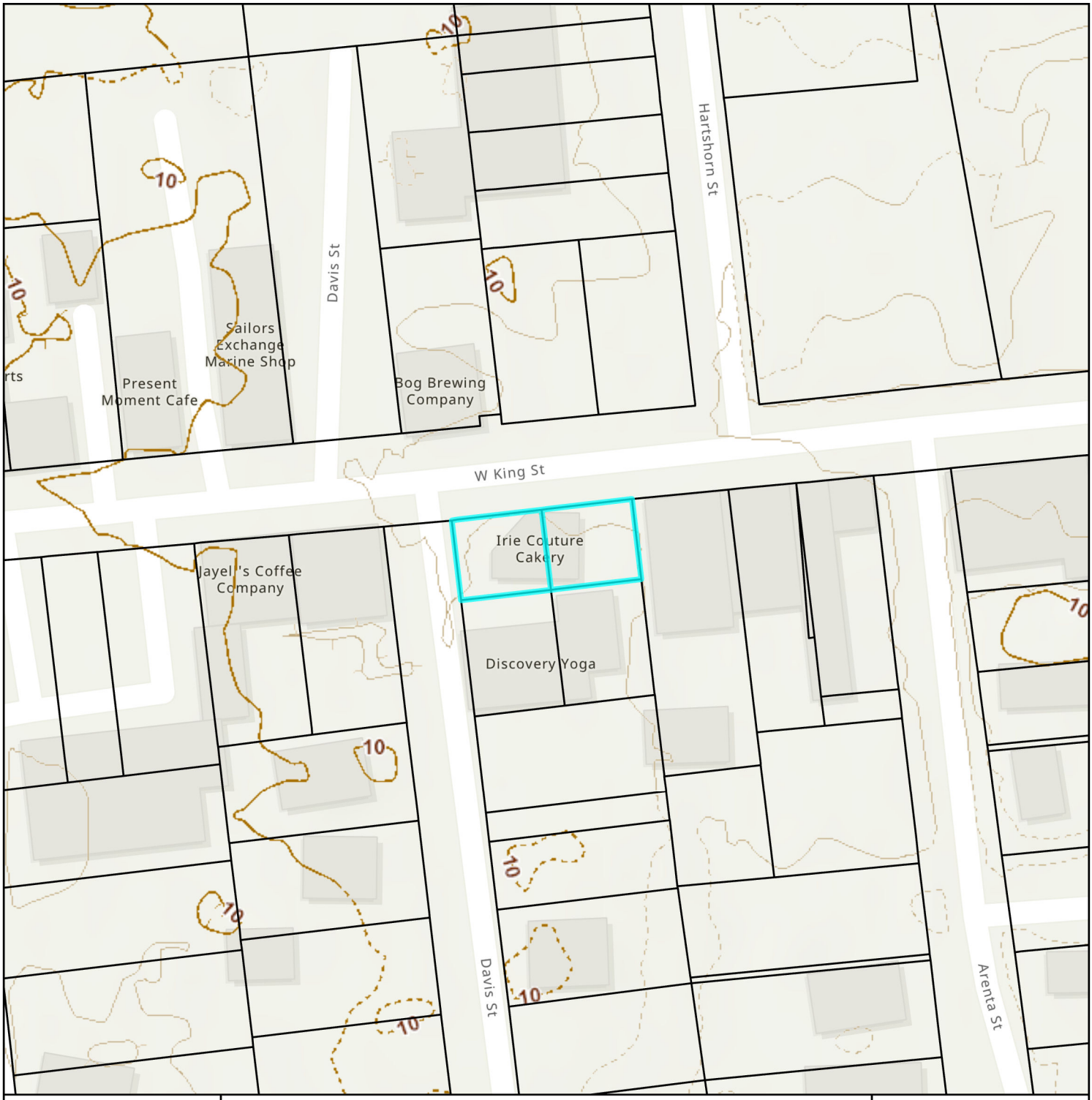
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Garrett Schiavon Contact Number: 845-554-4455
   Business (*if applicable*): Real Peel pizza llc
   Address: 1044 Bruen St City: St Aug State: Fl Zip: 32084
   E-Mail Address: realpeelpizza@gmail.com
2. NAME OF PROPERTY OWNER: _____ Contact Number: _____
   Business (*if applicable*): MUGGSYS BAR llc
   Address: _____ City: St Aug State: Fl Zip: _____
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: ~~[illegible]~~ 1 and 2 Block: _____
   Subdivision: Bravo Park Parcel Number: 1198600010
4. PROJECT STREET ADDRESS: 213 W King Street
5. SPECIFIC PROPOSED USE: Food
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☑ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: I would like to be approved for business at the adress. The truck is at 10 feet from the road. It is 10 feet from ALL side walks, and the service window is 15 feet from road.
8. JUSTIFICATION FOR ACTION REQUESTED: We get a great benifit to the up and coming neighborhood. Service window is an appropriate distance from right-of-way

04/18/2019

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: yes, because size of building and the large size of the one-way street.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: yes, because the building cant have a kitchen.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: yes. he has kept the bulding and lot as is.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: the public loves us, wine completey concealed on the property. The neighbors shop with us.

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

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

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

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

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

Signature of Applicant — Date 12/9

Signature of Property Owner — Date 12/9

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Garrett Schiavone

Print name of applicant

Signature of applicant

12/9/24

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Gregory Dettra
Print Name of Owner

904-540-0009
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of January, 2024.

By Gregory Dettra

Identification verified:

Oath sworn: ✓ Yes ___ No

GUADALUPE GARCIA
Notary Public - State of Florida
Commission # HH 465787
My Comm. Expires Jan 12, 2028

Notary Signature: _____

My Commission expires: 1/12/28

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,4 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

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

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-not as a result of the applicant postponing or re-scheduling of any hearing."

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

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

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

Project Address: 713 W King Street

Applicant's Name: Garrett Schwabe Applicant's Signature: [signature]

Owner's Name: Gregory Dettra Owner's Signature: [signature]

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1198600010
Location Address	213 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West St Aug Industrial - Good (COM) (487.03)
Tax Description*	1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991 *The Description above is not to be used on legal documents.
Property Use Code	Nightclubs, Lounges,Bars (Owner Occupied) (3305)
Subdivision	Bravo Park, Plat Of Property Known As
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.090
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Paper Root Industries LLC 100%
Mailing Address	110 F ST SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2025
Building Value	$103,815
Extra Features Value	$5,786
Total Land Value	$98,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$207,601**
Total Deferred	$0
Assessed Value	**$207,601**
Total Exemptions	$0
Taxable Value	**$207,601**

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

Historical Assessment Information

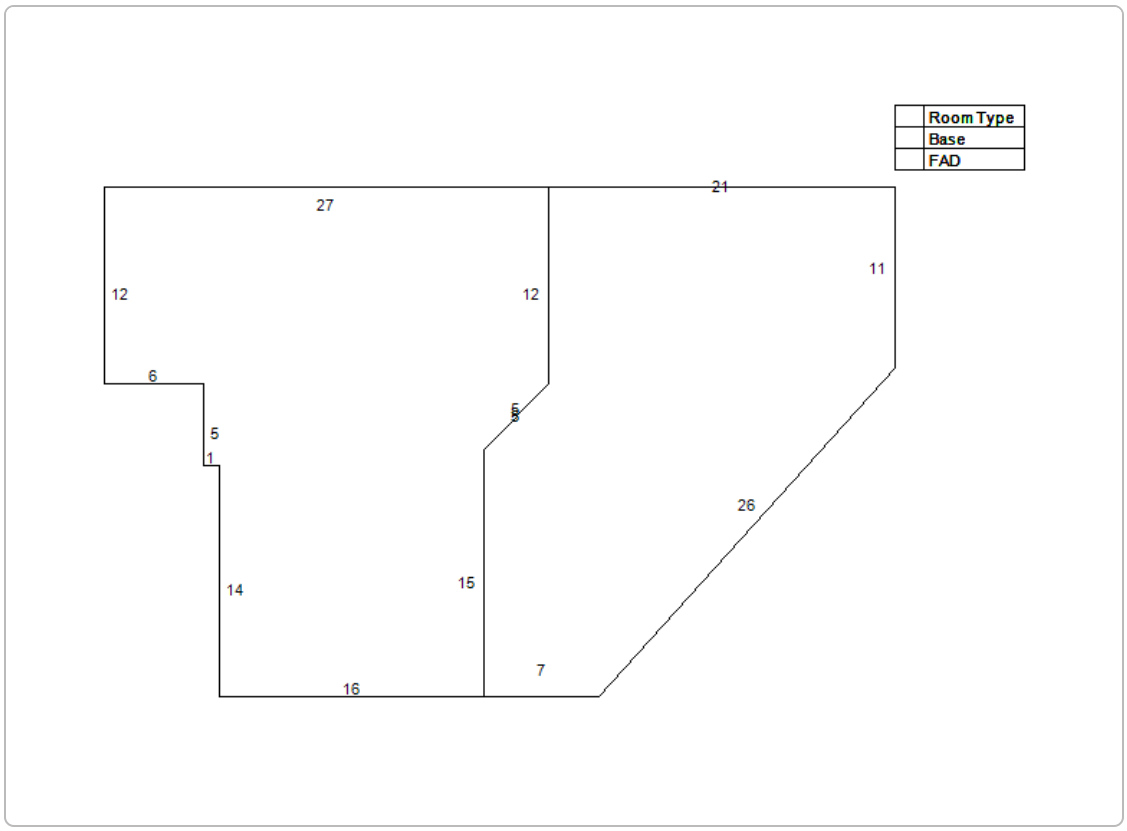
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$106,739	$6,217	$98,000	$0	$0	$210,956	$210,956	$0	$210,956
2023	$105,932	$1,568	$86,240	$0	$0	$193,740	$193,740	$0	$193,740
2022	$66,292	$522	$120,000	$0	$0	$186,814	$186,814	$0	$186,814
2021	$57,231	$524	$120,000	$0	$0	$177,755	$177,755	$0	$177,755
2020	$59,049	$562	$120,000	$0	$0	$179,611	$165,020	$14,591	$165,020
2019	$49,416	$602	$100,000	$0	$0	$150,018	$150,018	$0	$150,018
2018	$51,121	$770	$100,000	$0	$0	$151,891	$151,891	$0	$151,891
2017	$49,416	$740	$100,000	$0	$0	$150,156	$150,156	$0	$150,156
2016	$50,429	$876	$100,000	$0	$0	$151,305	$151,305	$0	$151,305
2015	$52,950	$916	$100,000	$0	$0	$153,866	$148,861	$5,005	$148,861
2014	$34,277	$1,051	$100,000	$0	$0	$135,328	$135,328	$0	$135,328

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$103,815	**Roof Structure**	Wood Truss
Year Built	1915	**Interior Flooring**	Carpet
Actual Area	1180	**Interior Wall**	Drywall
Conditioned Area	1180	**Heating Type**	Air Duct
Use	Wineries	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	641
ADDITION	539
Total SqFt	1180

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		1181
Wood Fence - 6' and Above (COM)		4605

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Nightclubs, Cocktail Lounges & Bars	100	41	3920	SF	$98,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/31/2015	12/30/2015	$187,500.00	WARRANTY DEED	4131	991	Q	I	BIG BEAR DEN 2 INC	PAPER ROOT INDUSTRIES LLC
11/17/2011	11/15/2011	$185,000.00	WARRANTY DEED	3495	274	Q	I	BOUTROS DAVID &	BIG BEAR DEN 2 INC
	2/17/2004	$120,000.00	WARRANTY DEED	2141	1417	Q	I	COATES J THOMAS	BOUTROS DAVID & WORTH ROBERT (T/C)
	12/18/2003	$100,000.00	WARRANTY DEED	2111	1304	Q	I	ROWE EILEEN	COATES J THOMAS
	8/11/2003	$1,000.00	CERTIFICATE OF TITLE	2020	565	U	I	AVERY NEIL III & LEIBMAN MARILYN C	ROWE EILEEN
	11/25/1998	$400,000.00	WARRANTY DEED	1367	965	Q	I	COLEE JAMES R & BARBARA	AVERY NEIL III

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Owner's Authorization for Real Peel Pizza

Greg Dettra
225 w king street
St Augustine, FL, 32084
904-540-0009

12/16/2024

Victoria Murphy
City of St Augustine
75 king street
P.o box 210 st Augustine Fl, 32084

Dear Victoria Murphy and the planning and zoning board,

This is an approval from the owner of the property for Real Peel Pizza to be parked and operating on the grounds of 213 west king street.

Sincerely,

Greg Dettra

FLORIDA NOTARY ACKNOWLEDGMENT

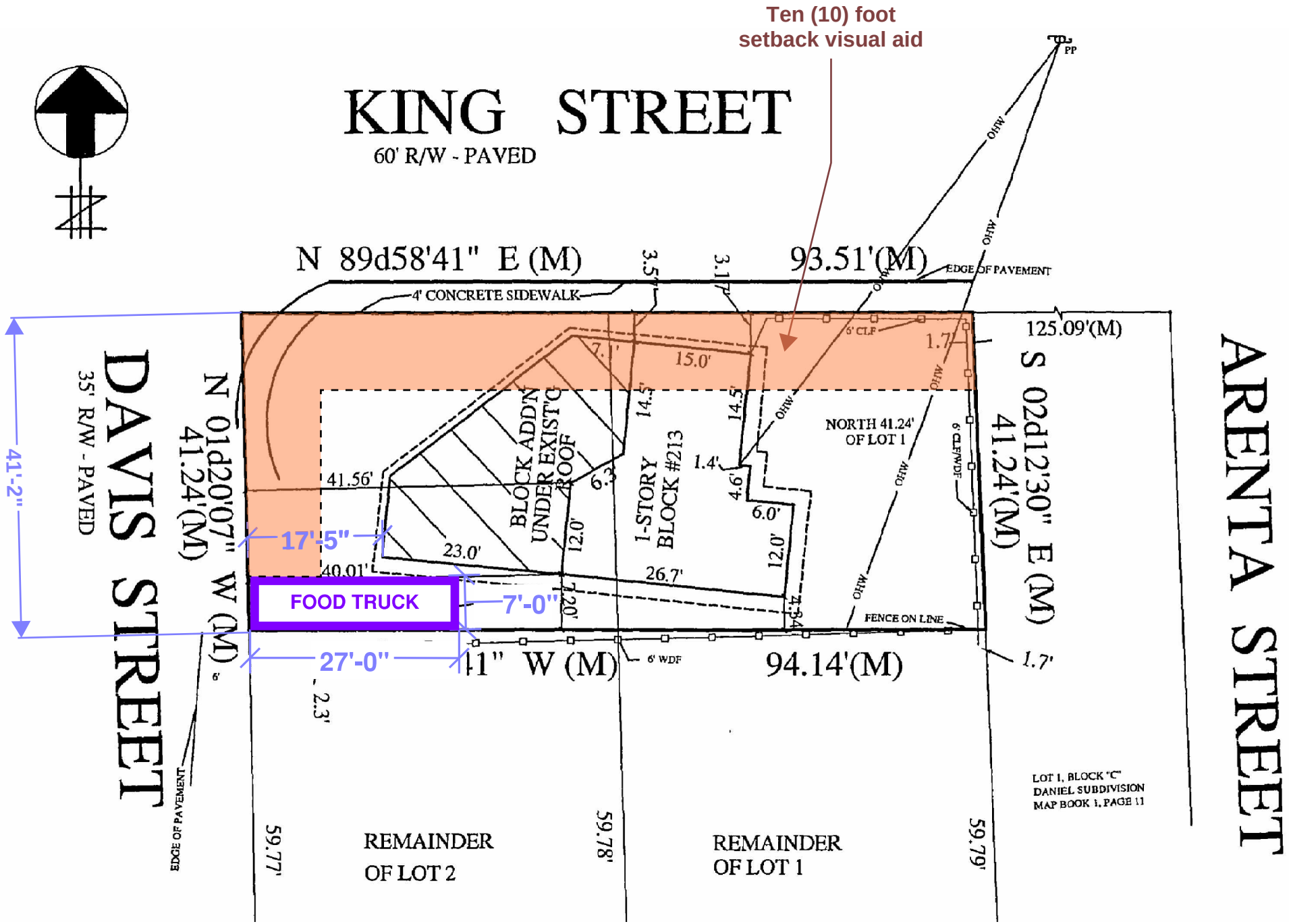
State of Florida County of The foregoing instrument was acknowledged before me by means of physical presence by chase bank

Signature of Person Taking Acknowledgment Greg Dettra

Name Typed/Printed/Stamped Guadalupe Garcia

GUADALUPE GARCIA
Notary Public - State of Florida
Commission # HH 465787
My Comm. Expires Jan 12, 2028

Attachment 5:
Site Plan


Ten (10) foot
setback visual aid
KING STREET
60' R/W - PAVED
N 89d58'41" E (M)
93.51'(M)
4' CONCRETE SIDEWALK
EDGE OF PAVEMENT
125.09'(M)
S 02d12'30" E (M)
41.24'(M)
NORTH 41.24'
OF LOT 1
DAVIS STREET
35' R/W - PAVED
N 01d20'07" W (M)
41.24'(M)
41'-2"
17'-5"
27'-0"
FOOD TRUCK
7'-0"
BLOCK ADDN
UNDER EXIST'G
ROOF
1-STORY
BLOCK #213
41.56'
40.01'
23.0'
26.7'
FENCE ON LINE
94.14'(M)
6' WDF
ARENTA STREET
LOT 1, BLOCK "C"
DANIEL SUBDIVISION
MAP BOOK 1, PAGE 11
REMAINDER
OF LOT 2
REMAINDER
OF LOT 1
59.77'
59.78'
59.79'

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	6.d.	PZB2025-0001
Request	**Address**	**Parcel ID**
Variance	34 Florida Avenue	108030-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Sarah Nowlin
Owner:	Hudson G Kennedy
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.18
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is for a variance request to the minimum side yard setback requirement of ten (10) feet down to five (5) feet for the property at 34 Florida Avenue. The submitted plans show a proposed addition for additional dining and living room space in line with the existing structure, fifty-three (53) square feet of which is located within the required side yard.

	Code Requirements	Proposed Site Conditions at 34 Florida Avenue
Minimum side yard	Ten (10) feet	Five (5) feet
Minimum front yard	Fifteen (15) feet	Fifteen (15) feet
Maximum lot coverage	Thirty (30) percent	Twenty-nine and a half (29.5) percent
Maximum height of structures	Thirty-five (35) feet	Twenty-six (26) feet eleven (11) inches

The applicant states in their application that they "are a growing family" and "need more room in the home" as their justification for the variance request.

Approval of this variance request would allow staff to review a building permit application for the proposed work at 34 Florida Avenue.

Staff Analysis

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

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

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

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The location of the existing home, which was built in 1900 according to the St. Johns County Property Appraiser's website, is the physical condition which in this instance is the disadvantage that does not apply to other properties in the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Due to both the location and layout of the existing home being built within the required side yard setback, a requirement adopted well after this home was constructed, a more involved remodel would be required in order to meet the City's land development regulations.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The location of the home was established long before the current owners purchased the property and structure at 34 Florida Avenue.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to reduce the minimum required side yard setback at 34 Florida Avenue / PID 108030-0000 from ten (10) feet down to five (5) feet.

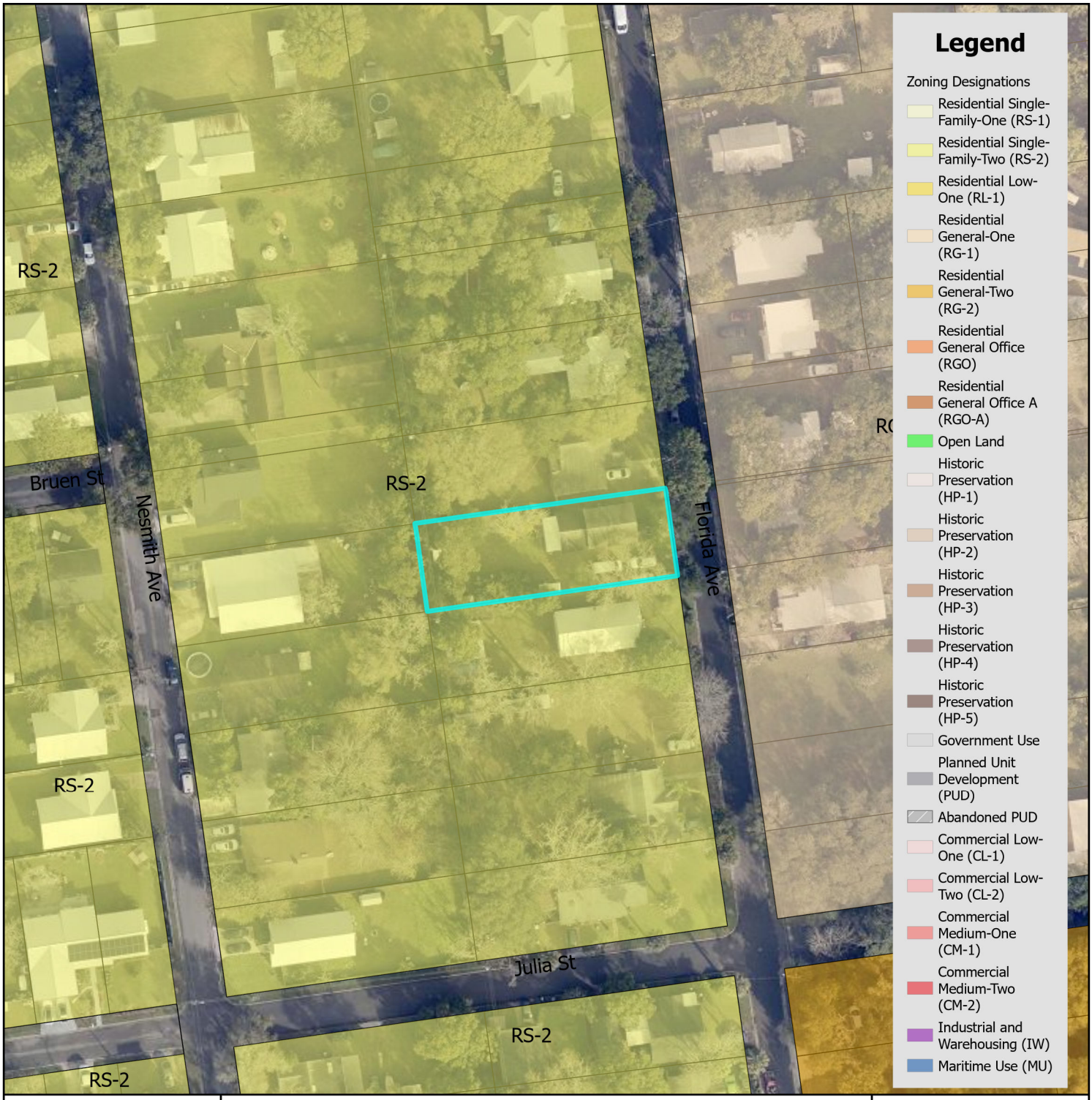
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Architectural Plans
5. Photos of Property Provided by the Applicant
6. Neighbor's Letter of Support

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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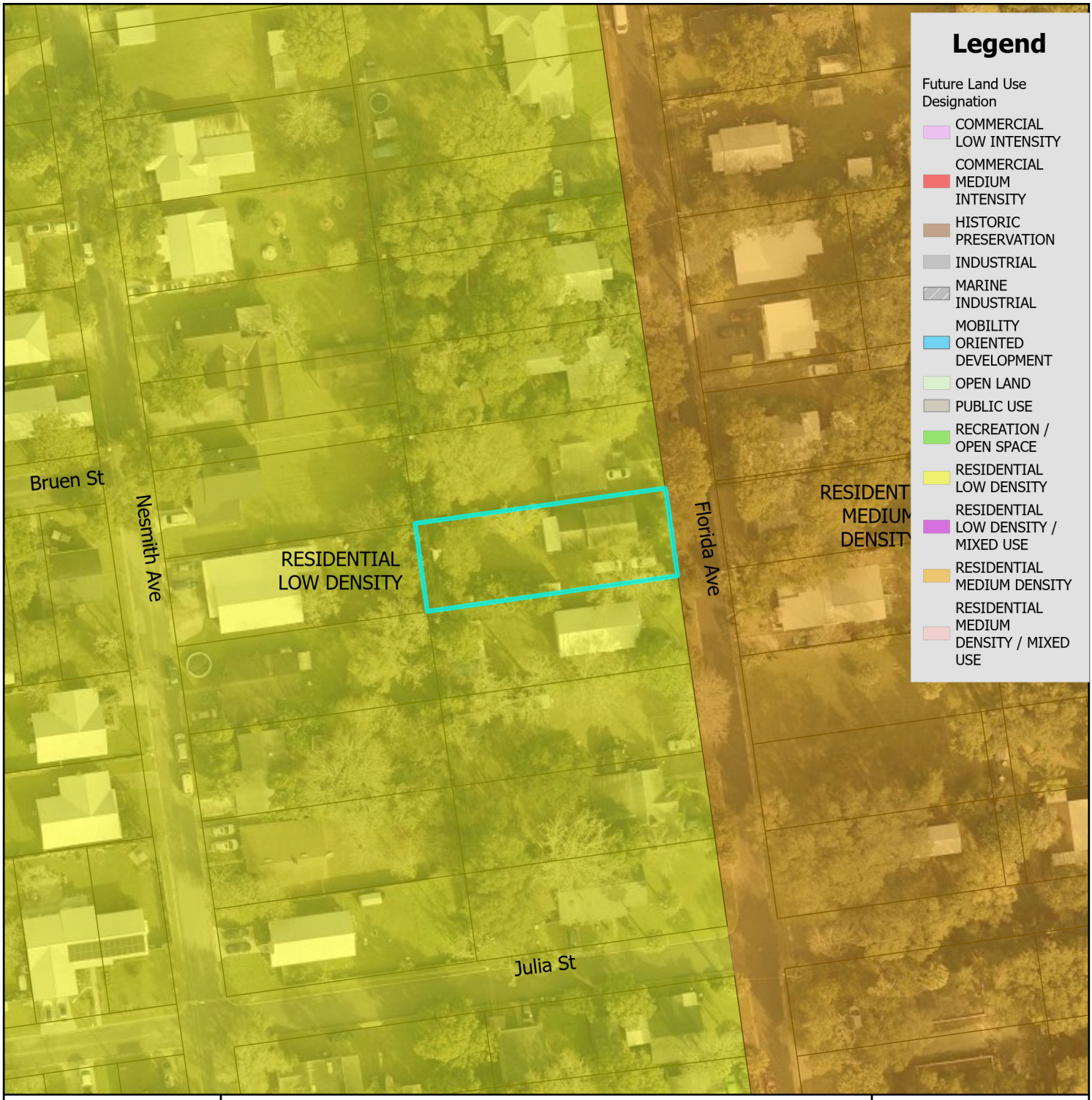

Future Land Use Map

City of St. Augustine
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N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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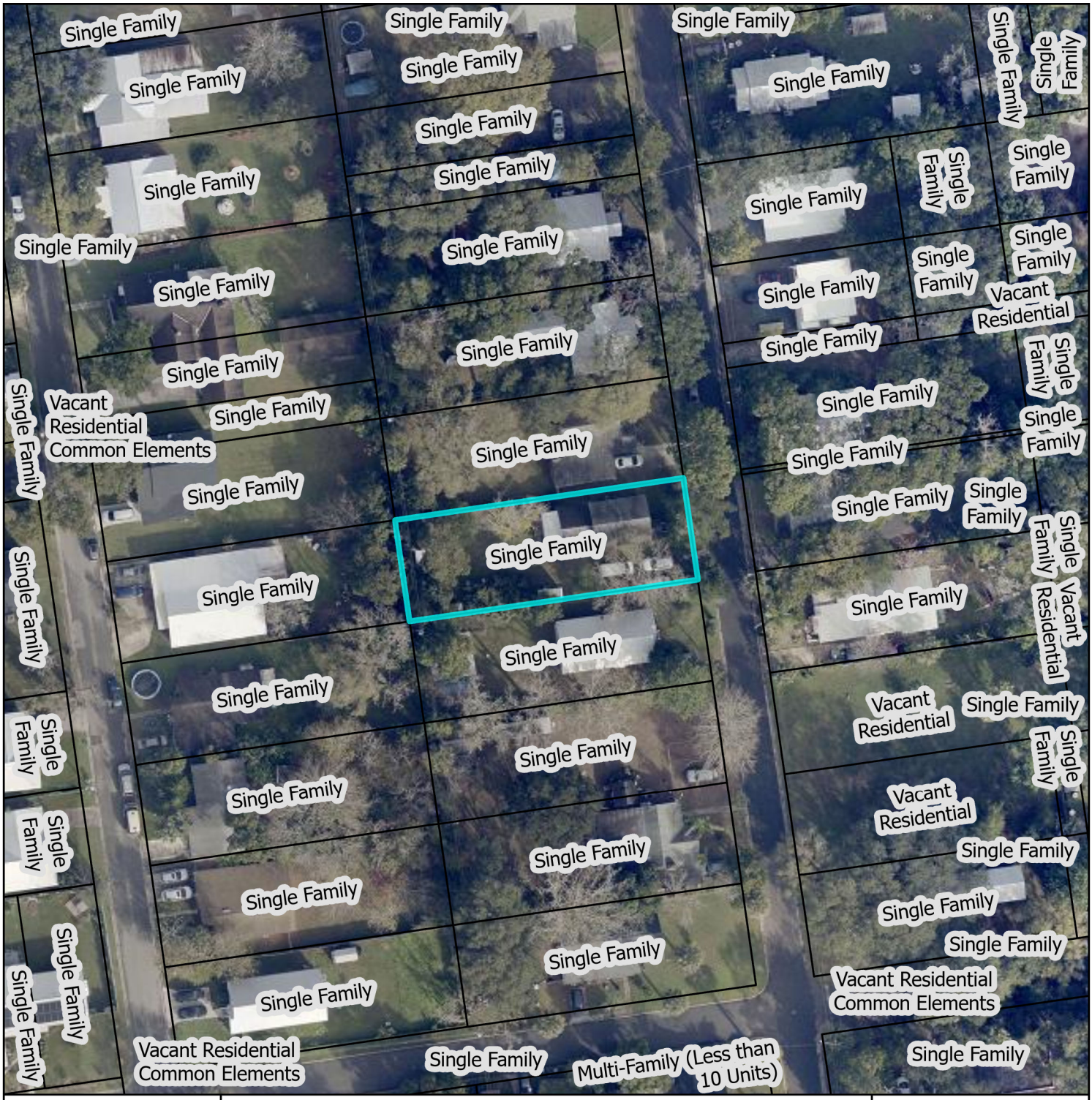

St. Johns County Property Appraiser
Use Classification Map

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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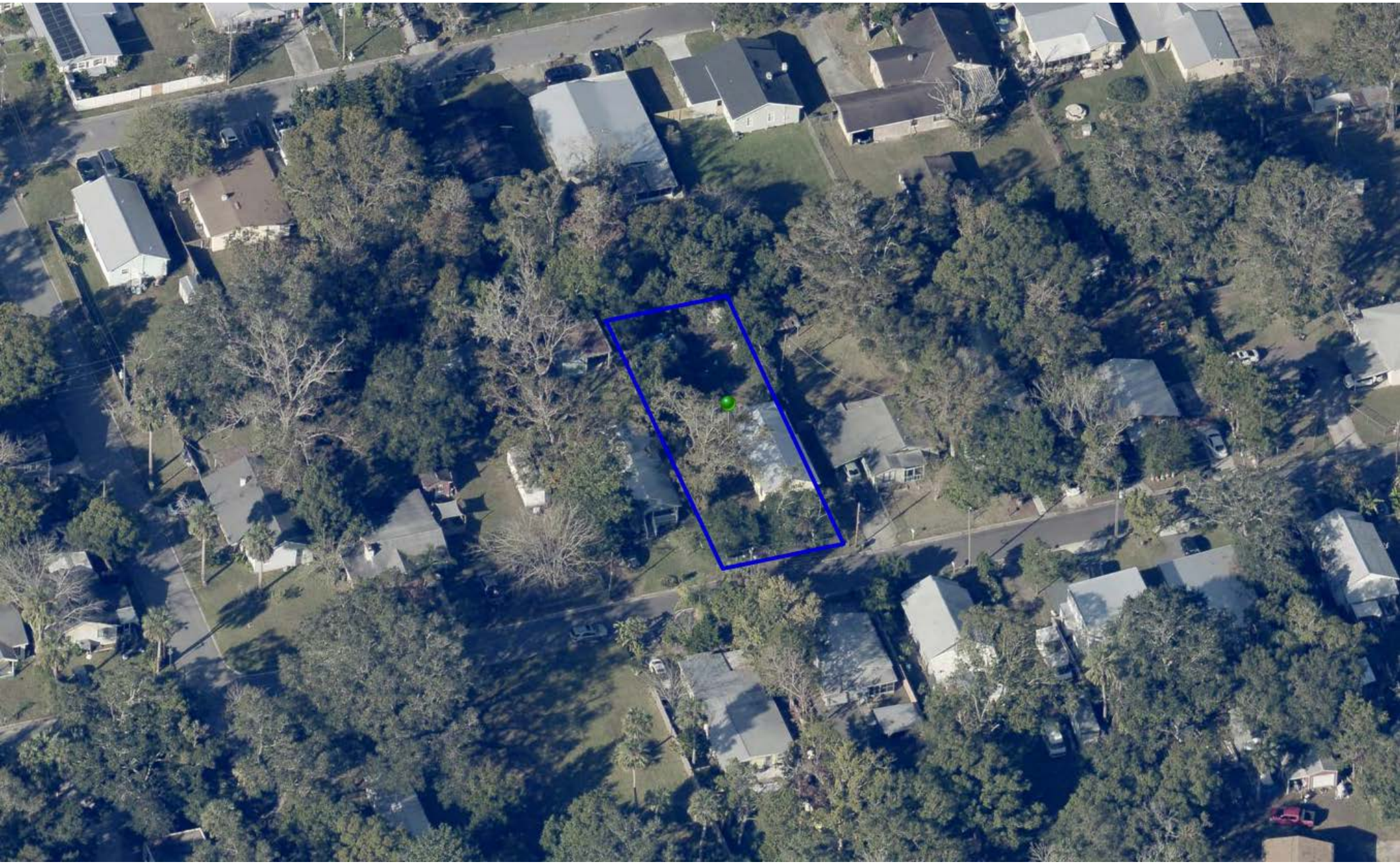
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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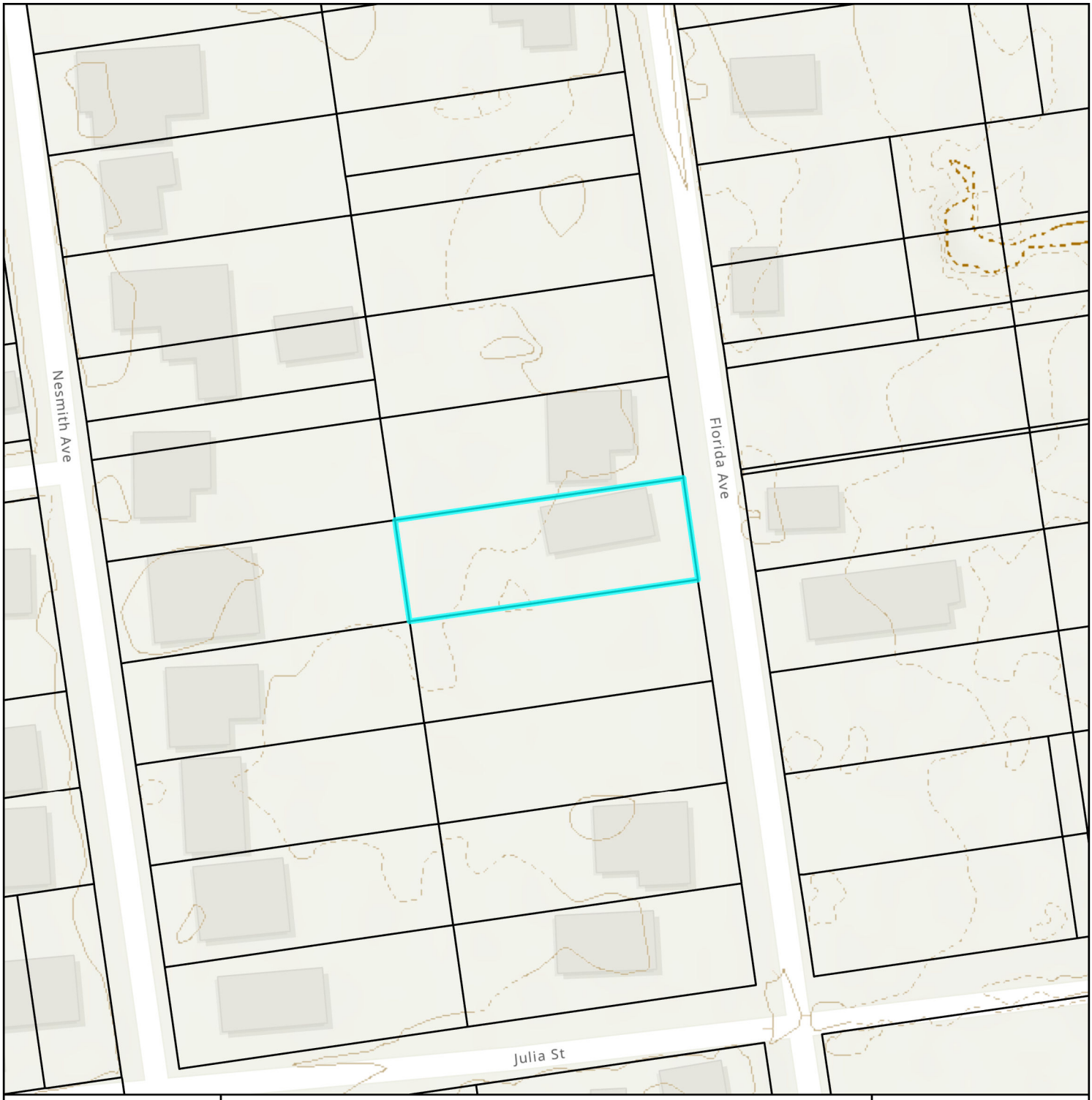

Elevation Map

City of St. Augustine
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

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Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Sarah Nowlin Contact Number: 352-246-7831
   Business *(if applicable)*:_____
   Address: 119 Palmer St. City: St Augustine State: FL Zip: 32084
   E-Mail Address: nowlinsarah@gmail.com
2. NAME OF PROPERTY OWNER: Hudson Kennedy Contact Number: 904-540-2842
   Business *(if applicable)*:_____
   Address: 34 Florida Ave City: St. Augustine State: FL Zip: 32084
   E-Mail Address: hudsongkennedy@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 5 Block: 18
   Subdivision: Ravenswood Parcel Number: 1080300000
4. PROJECT STREET ADDRESS: 34 Florida Ave
5. SPECIFIC PROPOSED USE: Primary residence addition to existing house structure
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☒ Variance
   - ☐ Other:_____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: We are requesting a variance of the side setback for the north side of the house at 34 Florida Ave. The house was built in 1900. We are requesting to reduce the side setback to 5 feet, instead of 10 feet so that we may add on to the front of the house while maintaining consistency with the existing structure and architecture.
8. JUSTIFICATION FOR ACTION REQUESTED: We are a growing family, and expanding the house in the front to accomodate a proper dining and living room area. We have two children (7 and 10), are a newly blended family, and need more room in the home. The house was built in 1900 with 5 foot setback on the north side of the house. We are requesting this variance to maintain consistency with the current structure, and to increase functionality of the home.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes.
This home was built in 1900 and built 5 feet from the property line.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes. We are adding on to the front of the house to accommodate a living room and dining area. As is, the house is too small to accommodate both.
Granting this variance will make the house more functional and livable for our family

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes, as the house was built in 1900, far before when Hudson bought it.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes. The neighbor to the north of the house is in full support of this application (letter attached), and this variance would not impact other neighbors. We are maintaining the same architecture of the original home, keeping the exterior design consistent, and using pier foundations.

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.

Sarah Rourke — 1/2/2025
Signature of Applicant — Date

1/2/25
Signature of Property Owner — Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 34 Florida Ave

Applicant's Name: Sarah Nowlin Applicant's Signature: Sarah Nowlin

Owner's Name: Hudson Kennedy Owner's Signature:

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

_____

BY: _____
Signature of Owner

Hudson Kennedy
Print Name of Owner

904-540-2842
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 2 day of January, 20 25

By _____

Identification verified: FL DL

Oath sworn: Yes No

Notary Signature: _____

My Commission expires: December 2, 2028

DESIREE GOLDBERG
Notary Public - State of Florida
Commission # HH 616946
My Comm. Expires Dec 2, 2028

Rev:022117

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Sarah Nowlin

Print name of applicant

Sarah J Nowlin

Signature of applicant

01/01/2025

Date

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1080300000
Location Address	34 FLORIDA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUB LOT 5 BLK 18 OR4083/1211 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.180
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Kennedy Hudson G 100%
Mailing Address	34 FLORIDA AVE SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$26,273

Map

Valuation Information

	2025
Building Value	$64,347
Extra Features Value	$0
Total Land Value	$64,649
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$128,996**
Total Deferred	$77,723
Assessed Value	**$51,273**
Total Exemptions	$26,273
Taxable Value	**$25,000**

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

Historical Assessment Information

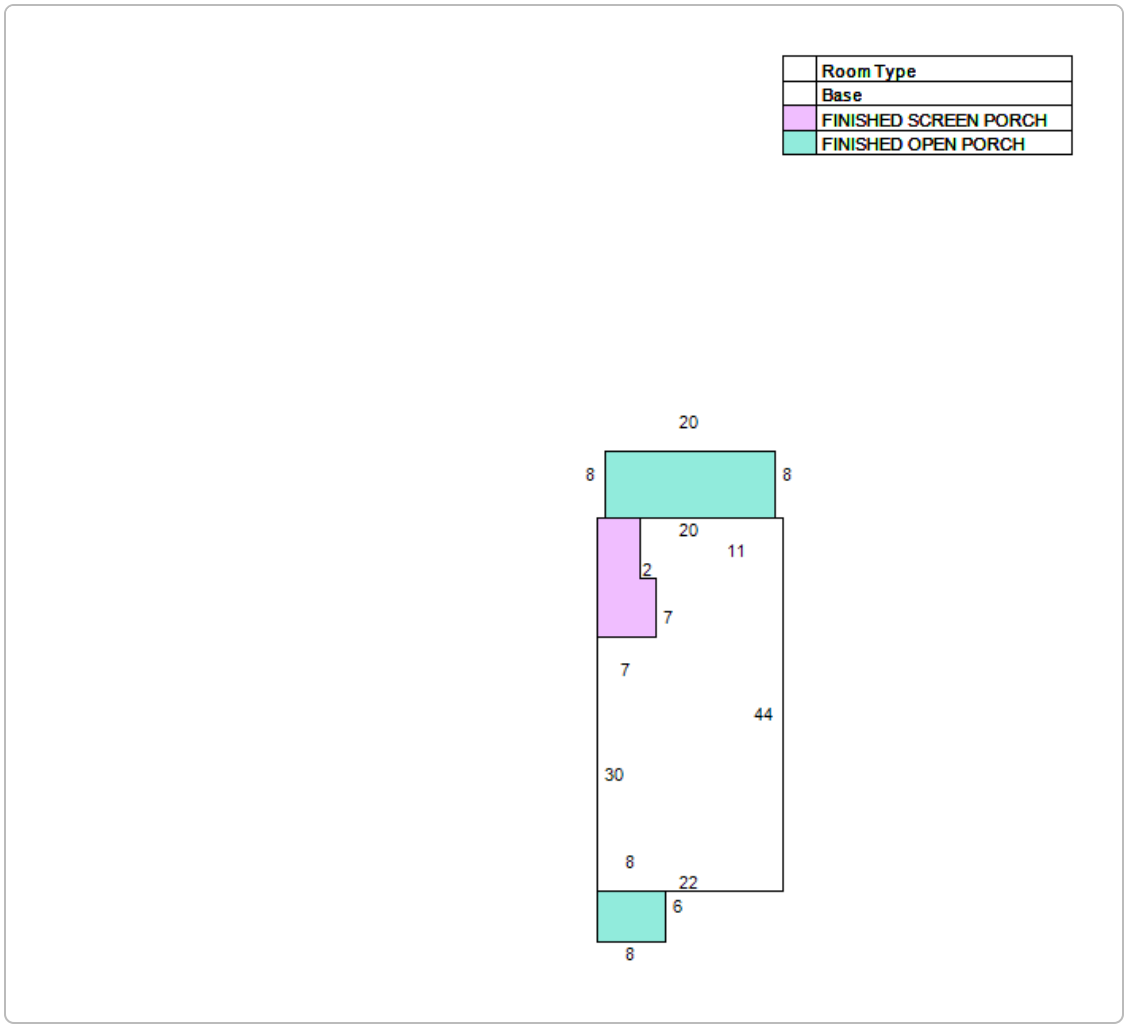
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$65,702	$0	$64,649	$0	$0	$130,351	$49,780	$105,571	$24,780
2023	$66,762	$0	$53,874	$0	$0	$120,636	$48,330	$97,306	$23,330
2022	$60,271	$0	$53,024	$0	$0	$113,295	$46,922	$91,373	$21,922
2021	$43,224	$0	$32,041	$0	$0	$75,265	$45,555	$54,710	$20,555
2020	$44,665	$0	$24,102	$0	$0	$68,767	$44,926	$48,841	$19,926
2019	$28,614	$0	$24,102	$0	$0	$52,716	$43,916	$33,800	$18,916
2018	$30,327	$0	$21,833	$0	$0	$52,160	$43,097	$34,063	$18,097
2017	$27,459	$550	$20,699	$0	$0	$48,708	$42,211	$31,497	$17,211
2016	$24,347	$550	$16,446	$0	$0	$41,343	$41,343	$25,000	$16,343
2015	$13,702	$641	$15,028	$0	$0	$29,371	$29,371	$0	$29,371
2014	$13,525	$641	$15,028	$0	$0	$29,194	$18,805	$29,194	$0

Building Information

Building	1
Building Value	$64,347
Year Built	1900
Actual Area	1176
Conditioned Area	884
Use	Single Family Residence
Style	01
Exterior Wall	Cement Fiber
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	160
FINISHED SCREEN PORCH	84
BASE AREA	884
FINISHED OPEN PORCH	48
Total SqFt	1176

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	150	53	EF	$64,649

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/11/2015	9/10/2015	$48,000.00	WARRANTY DEED	4083	1211	Q	I	HOELZER LYNN G	KENNEDY HUDSON G
6/1/2015	5/27/2015	$0.00	SUMMARY ORDER ADMIN	4034	795	U	I	EDENFIELD BETTY ESTATE	HOELZER LYNN G
5/18/1961	5/12/1961	$0.00	WARRANTY DEED	7	220	U	I	PINCUS SAMUEL,FANNIE	EDENFIELD BETTY

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

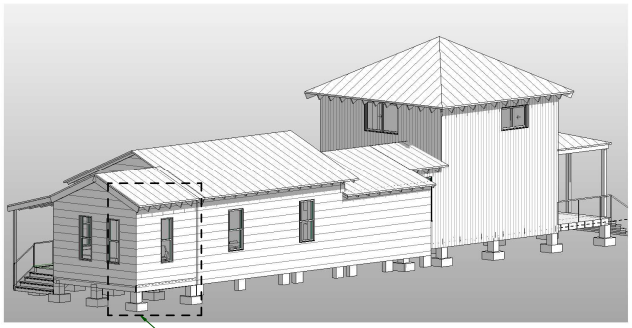
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/16/2025, 12:10:23 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Architectural Plans

FLORIDA ADDITION



ZONING INFORMATION:

LEGAL DESCRIPTION:
MASTERS TRACT CITY
PARCEL: LOT 6 BLK A TAX TYPE: SINGLE FAMILY

PLANNING:

ZONING	RS-2
LOT SIZE	7,875 SF
Max Lot Coverage (35%)	2,756 SF
Max Imp. Surfaces (70%)	5,513 SF
COVERAGE	
Existing Structures:	
House	949 SF
Shed	96 SF
New Structures	
Additions to house	1,041 SF
Garage	240 SF
Total	**2,326 SF (29.5%)**
Existing Imp. Surfaces:	
House and Shed	1,045 SF
New Imp. Surfaces:	
Additions to house	1,041 SF
Garage	240 SF
Total	**2,326 SF (29.5%)**
Building Height: (Measured from Lowest Adjacent Grade)	26'-11"
Flood Zone:	FEMA Flood Zone X- Shaded
SETBACKS	
- FRONT	15'
- SIDES	10'
- REAR	10'
MAX BUILDING HEIGHT	35'

NOTE:
SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION ON SITE PLAN

GENERAL NOTES

1. **BUILDING ELEVATION 100'-0" = _____ REFER TO CIVIL AND LANDSCAPE DRAWINGS.**
2. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND CONFIGURATIONS ON DRAWINGS WITH ACTUAL CONDITIONS AT THE SITE. IN COORDINATION WITH APPROPRIATE SUBCONTRACTORS, AND NOTIFY OWNER OF ANY DISCREPANICES.
3. FRAMING AND FOUNDATION DIMENSIONS ON PLANS AND DETAILS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE INCODICATED.
4. WRITTEN DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
5. CENTERLINES ARE SET TO CENTER OF WOOD COLUMNS, UNLESS OTHERWISE NOTED
6. ALL SHOWER GLASS (FIXED AND DOORS) TO BE TEMPERED GLASS
8. GUARDRAILS: MIN HEIGHT OF 36", w/ 4" MAX SPACING BETWEEN HORIZ. AND/OR VERT. FENISTRATION TO BE 4" MAX AT CENTERLINE. STYLE AND MATERIAL TBD

PROJECT TEAM:

CLIENT:
Hudson Kennedy and Sarah Nolan

34 Florida Avenue
SAINT AUGUSTINE, FL 32084

ARCHITECT:
OPEN CITY ARCHITECTURE, LLC

R. Conner Dowling , AIA

P.O. Box 840101
SAINT AUGUSTINE, FL 32080
904.770.5277
conner@opencityarchitecture.com

STRUCTURAL:
SWANSON STRUCTURAL, LLC

Alex Swanson, PA

209 BILBAO DR
ST. AUGUSTINE FL 32086
904.685.8806

CONTRACTOR:

CODE INFORMATION:

APPLICABLE CODES & STANDARDS

2023 FLORIDA BUILDING CODE - RESIDENTIAL 8TH EDITION
2023 NATIONAL FLORIDA FIRE PREVENTION CODE
w/UP TO DATE AMENDMENTS

CONSTRUCTION TYPE (CHAPTER 6) (CODE SECTIONS PER 2014 OSSC)

TYPE V-B

OCCUPANCY (CHAPTER 3) (CODE SECTIONS PER 2014 OSSC)

PRIMARY BUILDING OCCUPANCY:
SINGLE FAMILY RESIDENTIAL R-1

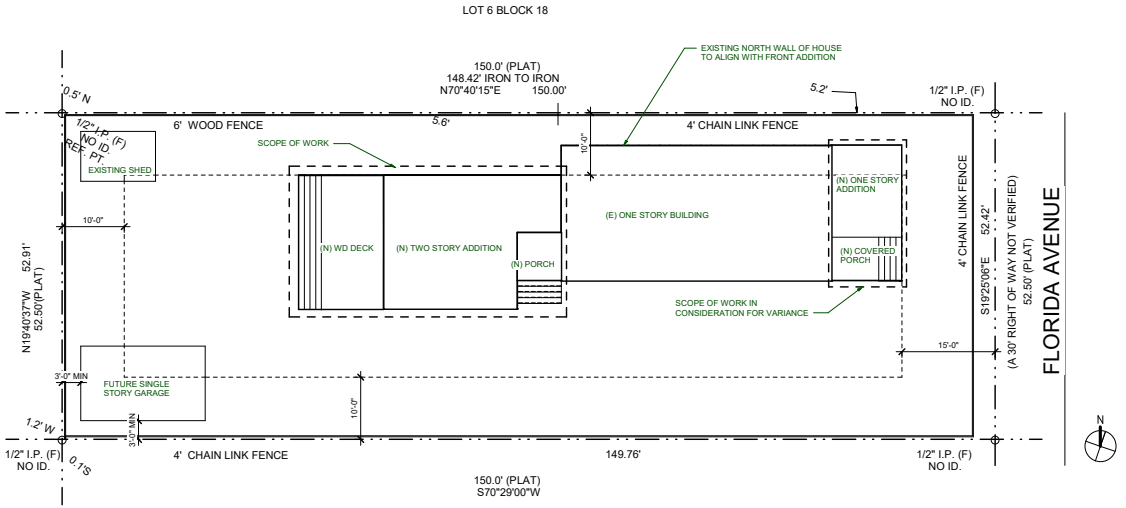
SITE PLAN NOTES:

1. **SWALES MAY BE NECESSARY ALONG PROPERTY LINES TO DIRECT DRAINAGE AND PREVENT IMPACT TO ADJACENT PROPERTIES**
2. **EXISTING DRAINAGE PATTERNS, GRADING, & BUILDING FOOTPRINTS UNAFFECTED BY SCOPE OF WORK**
3. **TOPOGRAPHIC ELEVATIONS TAKEN FROM IMAP PROGRAM AND THEREFORE NOT SURVEY ACCURATE. NO FILL / CHANGES TO EXISTING TOPOGRAPHIC ELEVATIONS ARE INCLUDED IN SCOPE OF WORK.**

SHEET INDEX:

SHEET INDEX

Rev.	Number	Sheet Name
ARCHITECTURAL		
	A100	SITE PLAN/ ZONING
	A101	MAIN FLOOR AND SECOND FLOOR PLAN
	A201	EXTERIOR ELEVATIONS
	A202	EXTERIOR ELEVATIONS
	A301	BUILDING SECTIONS



② ARCHITECTURAL SITE PLAN
1" = 10'-0"

VICINITY MAP

Open City Architecture

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

Addition to Kennedy/Nowlin Residence

34 Florida Ave, St. Augustine FL 32084

MARK	DATE	DESCRIPTION
Issued:		Issue Date 1.2.25
Scale:		As indicated
Drawn By:		Author

Copyright

Project Number

VARIANCE PACKAGE

SITE PLAN/ ZONING

A100

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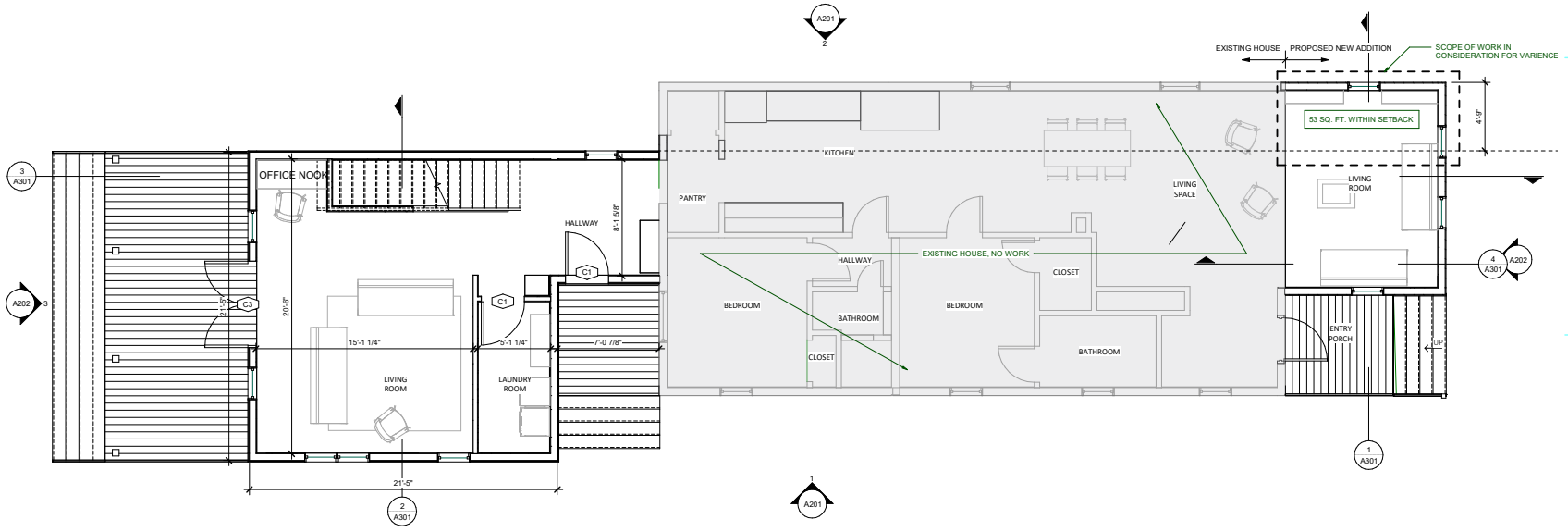
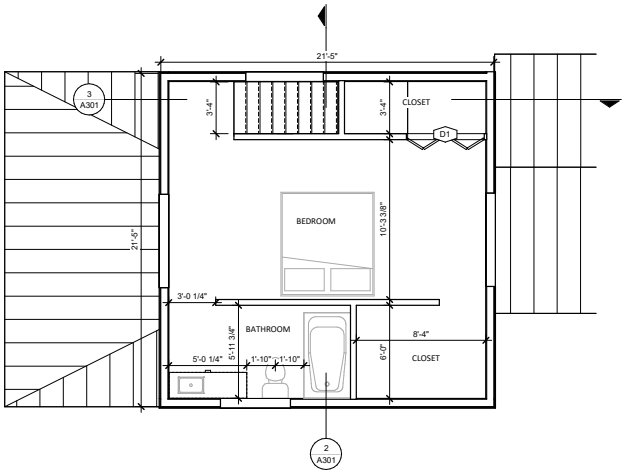
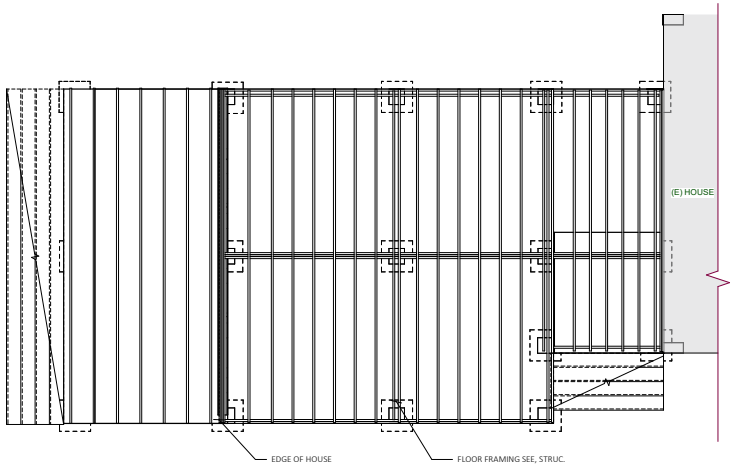


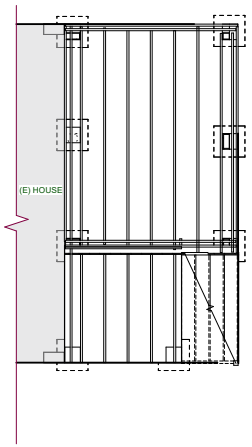
4 MAIN FLOOR(1)
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



1 FOUNDATION PLAN BACK OF HOUSE
1/4" = 1'-0"



3 FOUNDATION PLAN FRONT OF HOUSE
1/4" = 1'-0"

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34 Florida Ave, St. Augustine FL 32084

MARK	DATE	DESCRIPTION
Issued:		Issue Date 1.2.25
Scale:		1/4" = 1'-0"
Drawn By:		Author

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Project Number

VARIANCE PACKAGE

MAIN FLOOR AND SECOND FLOOR PLAN

A101

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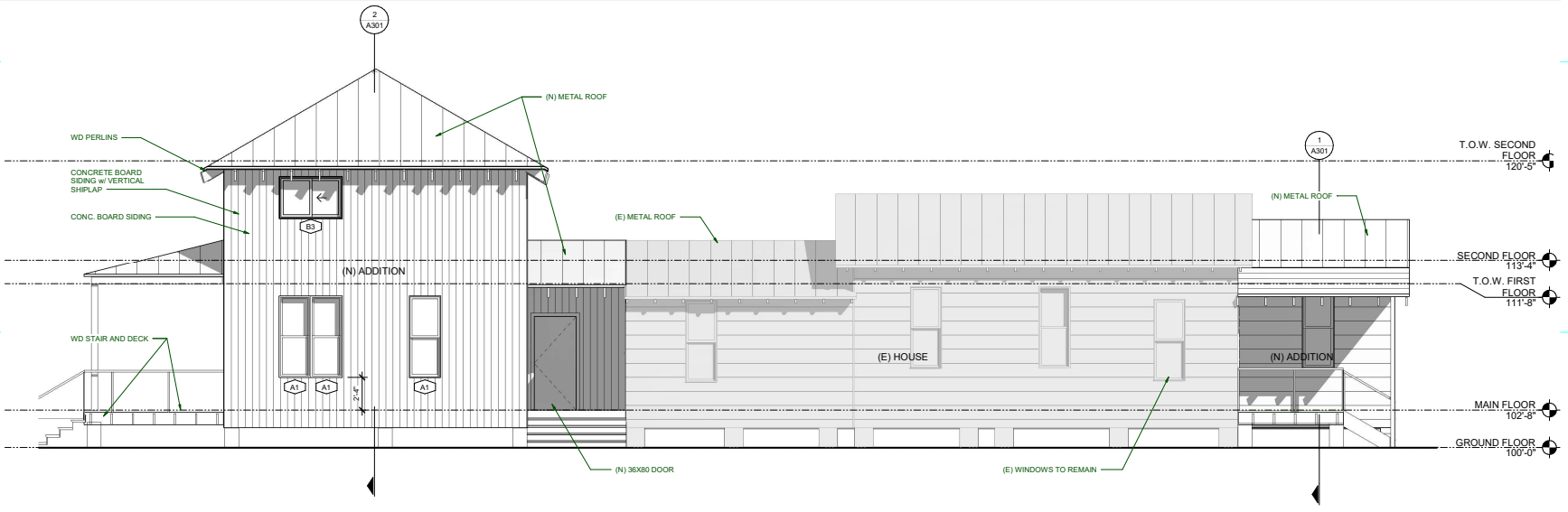
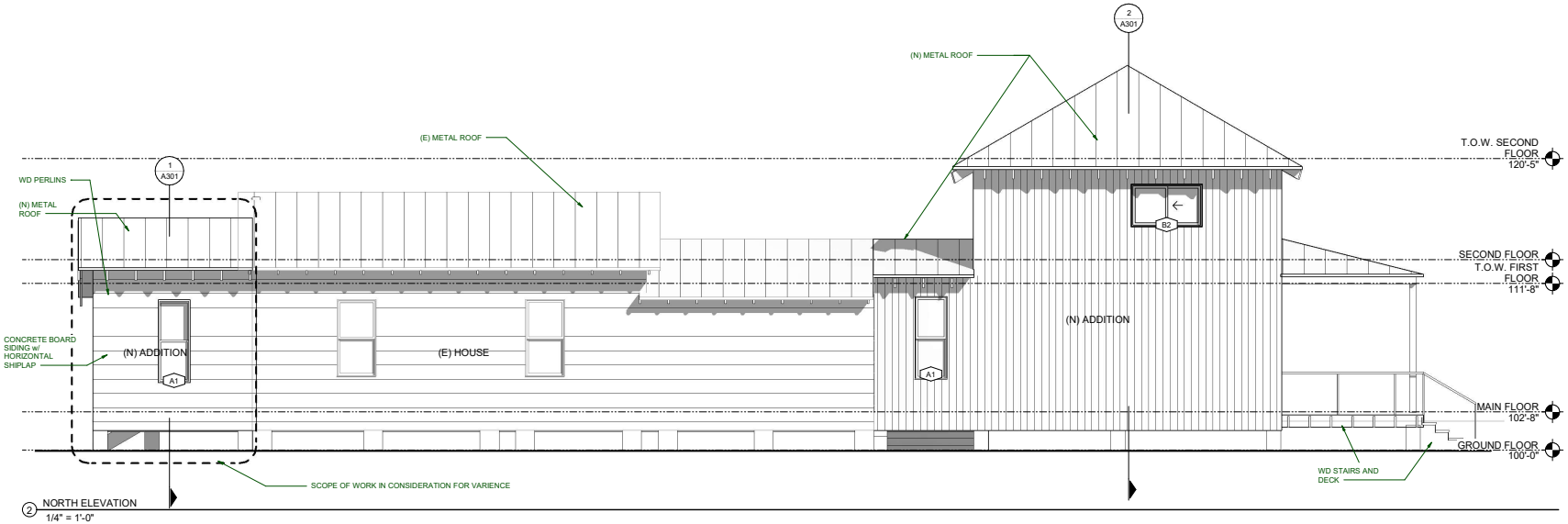


1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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Addition to Kennedy/Nowlin Residence

34 Florida Ave, St. Augustine FL 32084

MARK	DATE	DESCRIPTION
Issued:		Issue Date 1.2.25
Scale:		1/4" = 1'-0"
Drawn By:		Author

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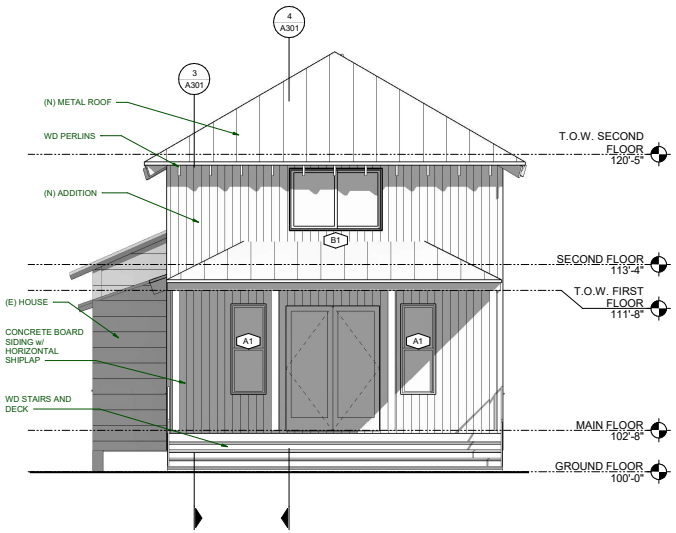
Project Number

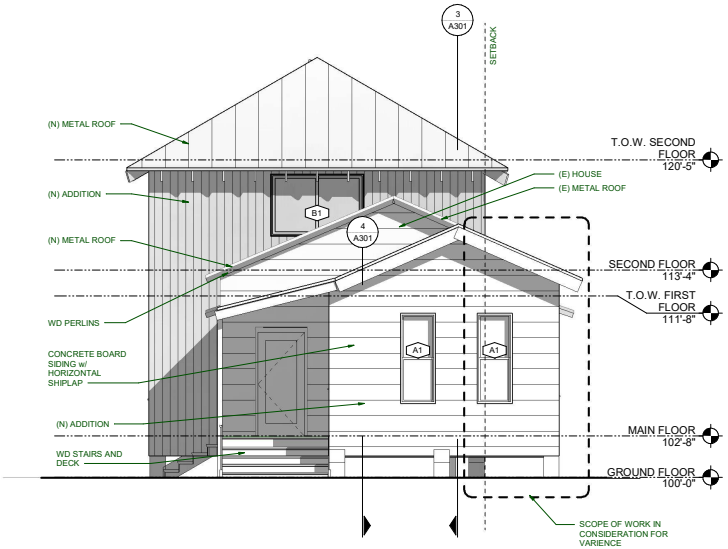
VARIANCE PACKAGE

EXTERIOR ELEVATIONS

A201



3 WEST ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

Open City Architecture

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Addition to Kennedy/Nowlin Residence

34 Florida Ave, St. Augustine FL 32084

MARK	DATE	DESCRIPTION
Issued:		Issue Date 1.2.25
Scale:		1/4" = 1'-0"
Drawn By:		Author

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Project Number

VARIANCE PACKAGE

EXTERIOR ELEVATIONS

A202

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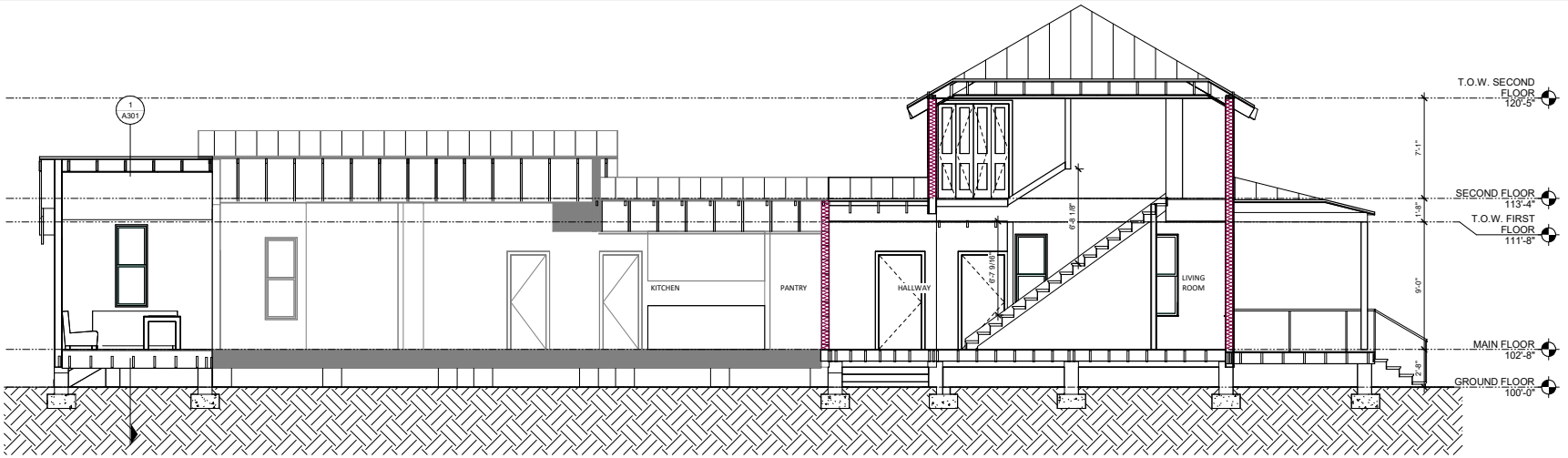
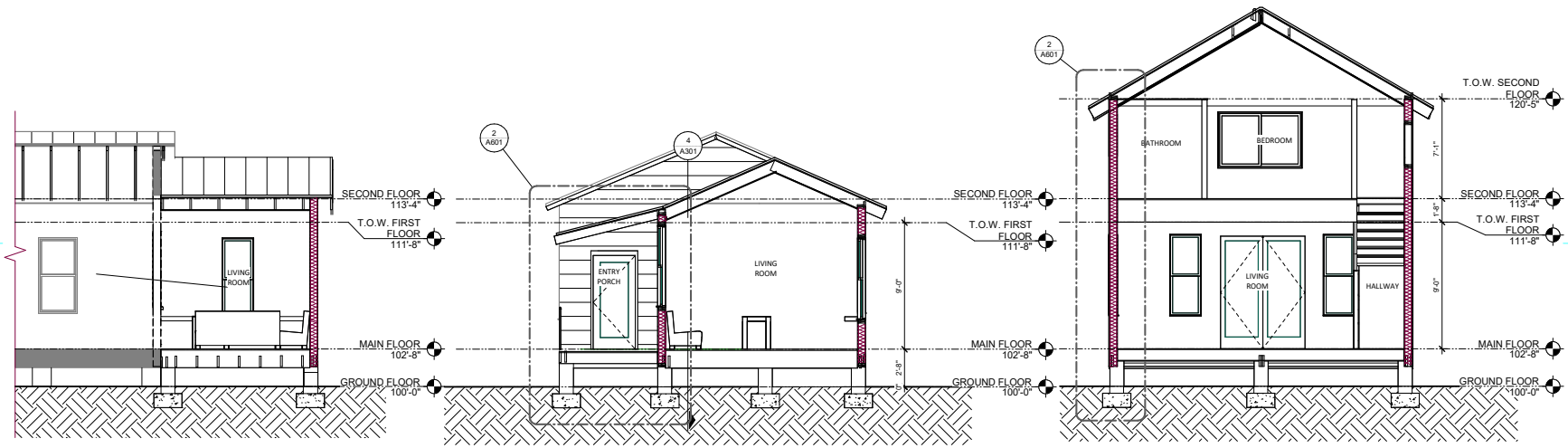


3 SECTION THROUGH HOUSE
1/4" = 1'-0"



4 SECTION @ LIVING ROOM
1/4" = 1'-0"

1 SECTION @ FRONT ADDITION
1/4" = 1'-0"

2 SECTION @BACK ADDITION
1/4" = 1'-0"

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Addition to Kennedy/Nowlin Residence

34 Florida Ave, St. Augustine FL 32084

MARK	DATE	DESCRIPTION
Issued:		Issue Date 1.2.25
Scale:		1/4" = 1'-0"
Drawn By:		Author

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Project Number

VARIANCE PACKAGE

BUILDING SECTIONS

A301

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Attachment 5:

Photos of Property Provided by the Applicant

Attachment 6:
Neighbor's Letter of Support

RE: 34 Florida Ave setback variance request

To the Planning and Zoning Board members,

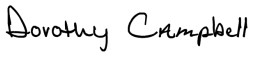
I write this letter in support of Hudson Kennedy's setback variance request to the Planning and Zoning Board. I live at 36 Florida Ave, directly north of Hudson's house, and have been Hudson's neighbor since he purchased his home back in 2015. We share a fence between the side of his house and mine.

I understand that Hudson is requesting that he add to the front of his house, with the addition keeping in line with the current house structure, which is only 5 feet from our adjoining property line. I am not concerned at all about this change, and support Hudson and his family to request this variance, and hope that it is approved by the board.

Please feel free to contact me with any questions.

Sincerely,

Dorothy Campbell



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	6.e.	PZB2025-0005
Request	**Address**	**Parcel ID**
Variance	22 N St. Augustine Boulevard	213470-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Henri A Erkelens III
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.26
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is for a variance request to the minimum required side yards for a property with an RS-1 zoning designation at 22 N St. Augustine Boulevard. The submitted plans show the provision of a five (5) foot yard along the northern property line and approximately an eleven (11) foot yard along the southern property line.

	Code Requirements	Proposed Site Conditions at 22 N St. Augustine Boulevard
Minimum front yard	Twenty (20) feet	Twenty-five (25) feet
Minimum side yard	Fifteen (15) feet	Five (5) feet, yard along northern property line Eleven (11) feet, yard along southern property line
Maximum lot coverage	Twenty-five (25) percent	Twenty-four and sixty-eight hundredths (24.68) percent
Maximum impervious surface	Seventy (70) percent	Information not provided by the applicant at this time; staff does not have concerns at this time.
Maximum height of structures	Thirty-five (35) feet	"1 or 2 story"

The applicant states in their application that replacing a seventy-four (74) year old home as the justification for the action requested.

Approval of this variance would allow for staff review of a building permit application for a new home at 22 N St. Augustine Boulevard.

Staff Analysis

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

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

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

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

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

(b) *Variances*:

(1) *Requirements for grant of variance*. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
Staff is unable to identify a singular disadvantage which does not apply to other properties in the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states in their application that the "house value is not in pace with the land value."

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
Not applicable based on staff being unable to identify a singular disadvantage which does not apply to other properties in the vicinity.

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

(f) *Limitations on exceptions, variances and conservation zone developments*. Exceptions, variances and conservation zone developments shall be non-transferable and granted to the applicant only, and the exception, variance or development shall be commenced within a period of one (1) year from the effective date of the final order granting same; provided, however, that the chief building official may grant no more than two (2) ninety-day extensions for the commencement of construction pursuant to any exception or variance or conservation zone development approval granted by the planning and zoning board upon written application showing good cause for such extension of the variance or exception showing no changes to the

proposed project or use have been made which will affect the variance or use to be extended; and provided, further, the board may adopt the following conditions to any exception or variance:

(1) That the exception, variance or conservation zone development will be transferable and run with the land when the facts involved warrant same or where construction or land development is included as part of the exception or variance.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **DENY** the variance request for reduced side yard setback requirements at 22 N St. Augustine Boulevard / PID 213470-0000 as no singular disadvantage has been identified.

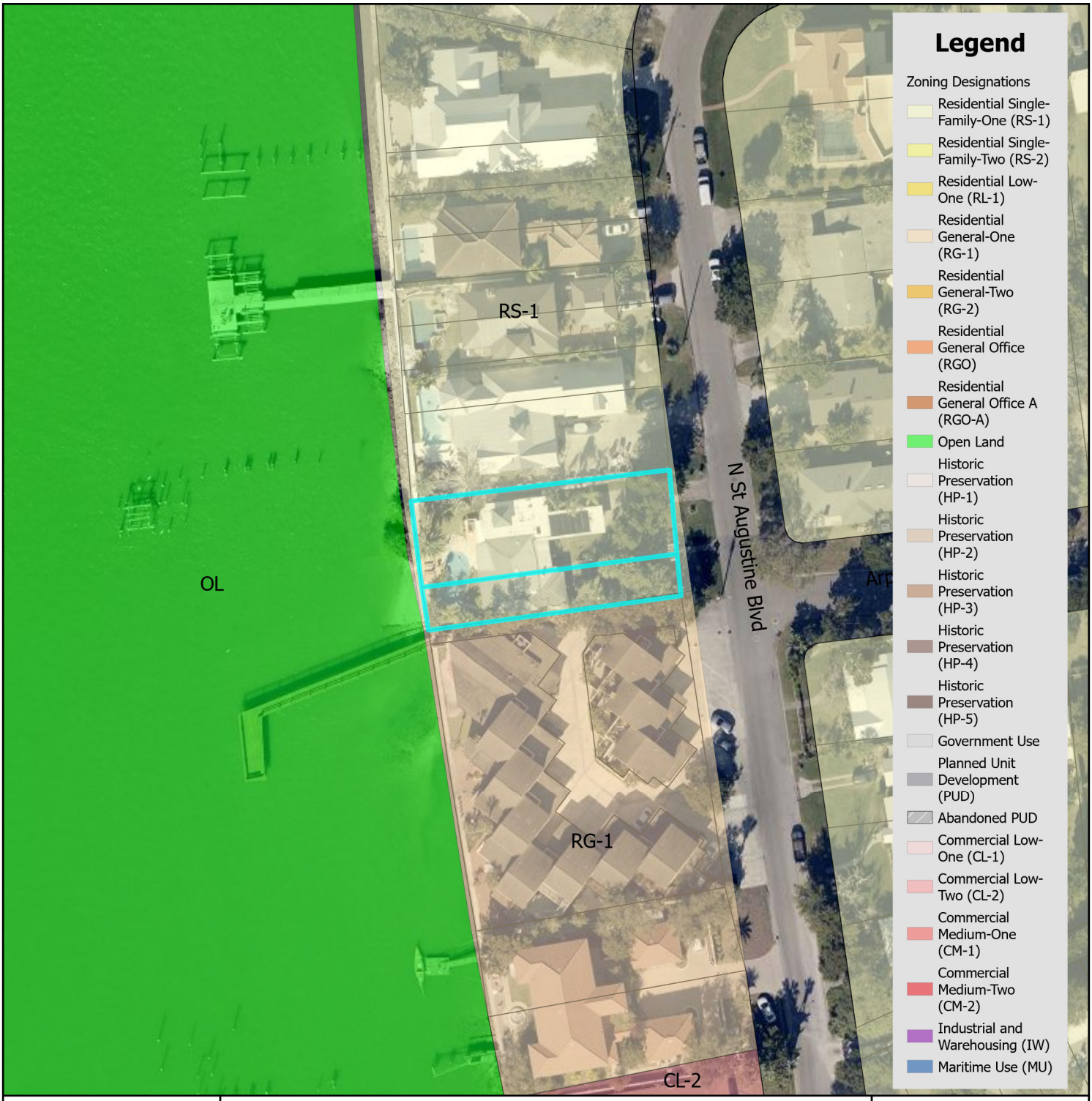
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Site Plan Proposals
5. Applicant's E-mail requesting Variance Approval be Transferable

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

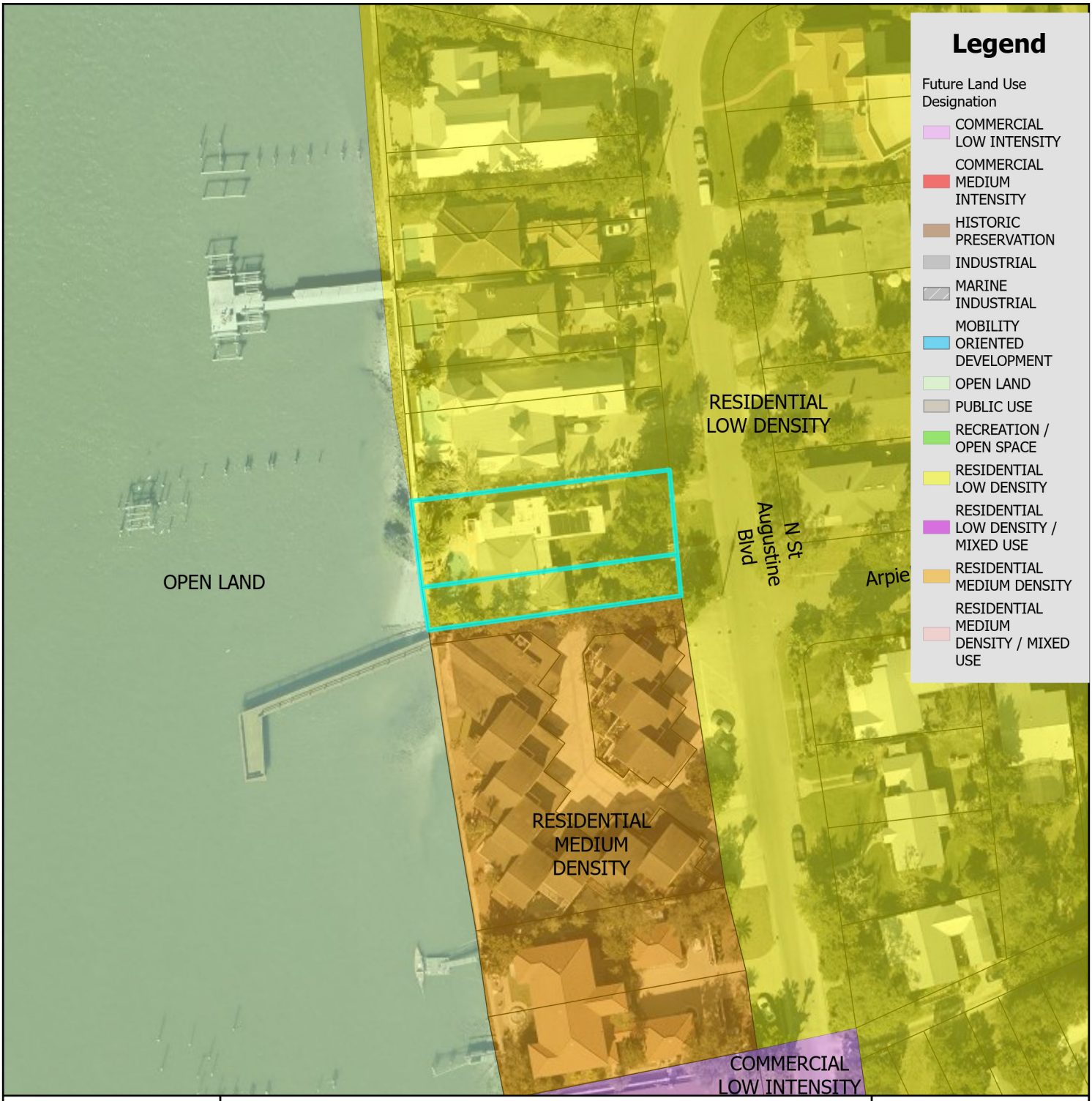
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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2025

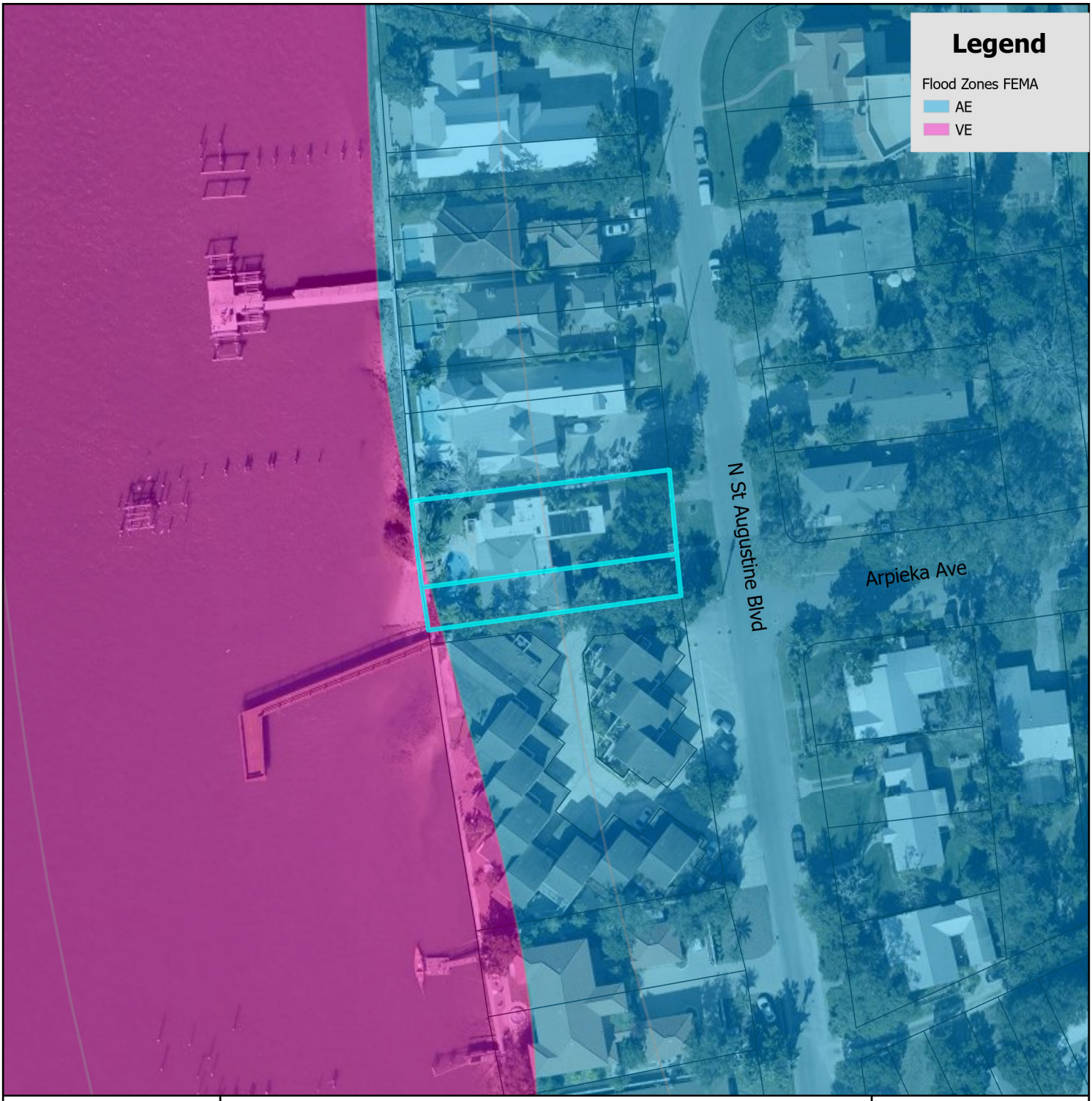
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Single Family
Single Family
Single Family



FEMA Flood Zone Map

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

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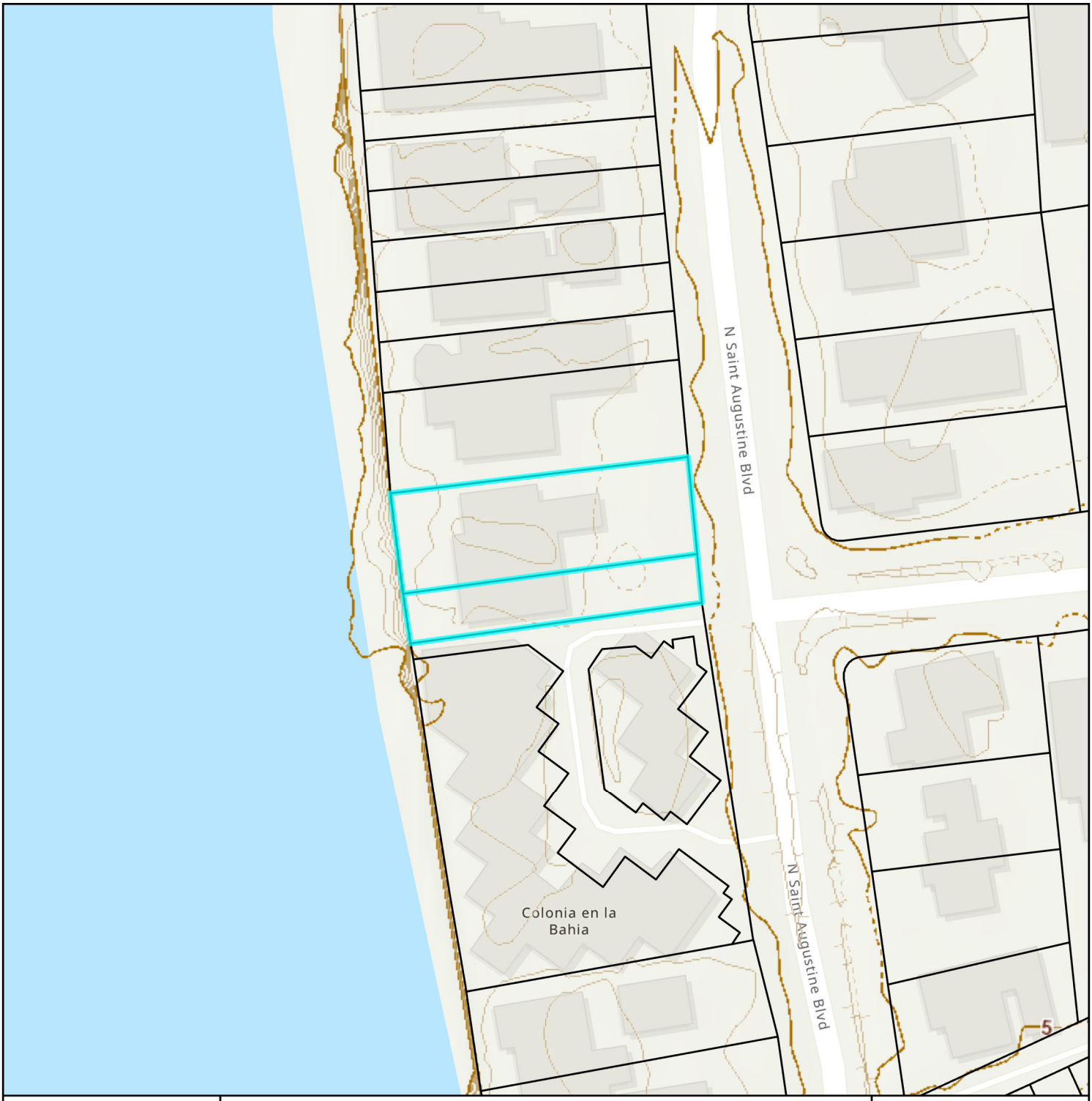
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $350.00 (plus advertising costs) Project Number: _____

Receipt Number: 3048908 Meeting Date: February 4, 2025

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

1. NAME OF APPLICANT: Henri Contact Number: 404-977-6517
   Business (*if applicable*): NA
   Address: 22 N. St Augustine Blvd City: St Augustine State: FL Zip: 32080
   E-Mail Address: rick.erkelens@gmail.com

2. NAME OF PROPERTY OWNER: Henri Erkelens Contact Number: 404-977-6517
   Business (*if applicable*): NA
   Address: 22 N. St. Augustine Blvd City: St. Augustine State: FL Zip: 32080
   E-Mail Address: rick.erkelens@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: N 1/2 of lot 8 and all of lot 9 Block: 1
   Subdivision: Davis Shores Parcel Number: OR1109/545 & 1218/1283

4. PROJECT STREET ADDRESS: 22. N. St Augustine Blvd, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☒ Variance
   - ☐ Other: 524
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning

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7. DESCRIPTION OF ACTION REQUESTED: Variance to extend existing side set backs.

8. JUSTIFICATION FOR ACTION REQUESTED: Replacing a 74 year old home by either adding 10' of heated and cooled space on the streetside to the existing footprint or by moving the existing footprint back 65' from the Bayfront and keeping the existing setbacks in place.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes, as the house value is not in pace with the land value.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: It wil reduce the value of the property without the variance

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: This is a conforming lot so if the existing footprint was demolished the setbacks would change to 15' from the current 5' /10' respectively.

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

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.

Previous application was pulled by a potential buyer.

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	6Jan2025 Date
Signature of Property Owner	6Jan 2025 Date

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Planning/Building Dept.

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.

Henri A. Erkelens III

Print name of applicant

Signature of applicant

6 Jan 2025

Date

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Planning/Building Dept.

10/31/17

RECEIVED
JAN 06 REC'D
Planning/Building Dept.

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 22 N. St. Augustine Blvd

Applicant's Name: Henrik Erkelens Applicant's Signature: [signature]

Owner's Name: Henri Erkelens Owner's Signature: [signature] POA

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2134700000
Location Address	22 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES N1/2 OF LOT 8 & ALL LOT 9 BLK 1 OR1109/545 & 1218/1283 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.260
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Erkelens Henri Frederick Estate 100% Erkelens Henri A III 0%
Mailing Address	22 N ST AUGUSTINE BLVD SAINT AUGUSTINE, FL 32080-3753

Exemption Information

Exemption Type	Status	Amount
Homestead		$0
Tot/Perm DV		$422,295

Additional Exemptions: Homestead

Map

Valuation Information

	2025
Building Value	$196,294
Extra Features Value	$9,335
Total Land Value	$1,014,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,219,629**
Total Deferred	$797,334
Assessed Value	**$422,295**
Total Exemptions	$422,295
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$199,180	$9,884	$1,014,000	$0	$0	$1,223,064	$409,995	$1,223,064	$0
2023	$204,954	$10,433	$924,300	$0	$0	$1,139,687	$398,053	$791,634	$348,053
2022	$188,816	$30,938	$712,858	$0	$0	$932,612	$386,459	$646,153	$286,459
2021	$144,457	$27,158	$608,400	$0	$0	$780,015	$375,203	$504,812	$275,203
2020	$146,581	$27,330	$608,400	$0	$0	$782,311	$370,023	$462,288	$320,023
2019	$139,522	$23,896	$580,320	$0	$0	$743,738	$361,704	$432,034	$311,704
2018	$141,488	$24,048	$580,320	$0	$0	$745,856	$354,960	$440,896	$304,960
2017	$100,796	$22,173	$580,320	$0	$0	$703,289	$313,093	$440,196	$263,093
2016	$141,404	$18,239	$580,320	$0	$0	$739,963	$322,038	$467,925	$272,038
2015	$115,482	$19,539	$580,320	$0	$0	$715,341	$319,799	$445,542	$269,799
2014	$111,839	$20,839	$580,320	$0	$0	$712,998	$317,261	$445,737	$267,261

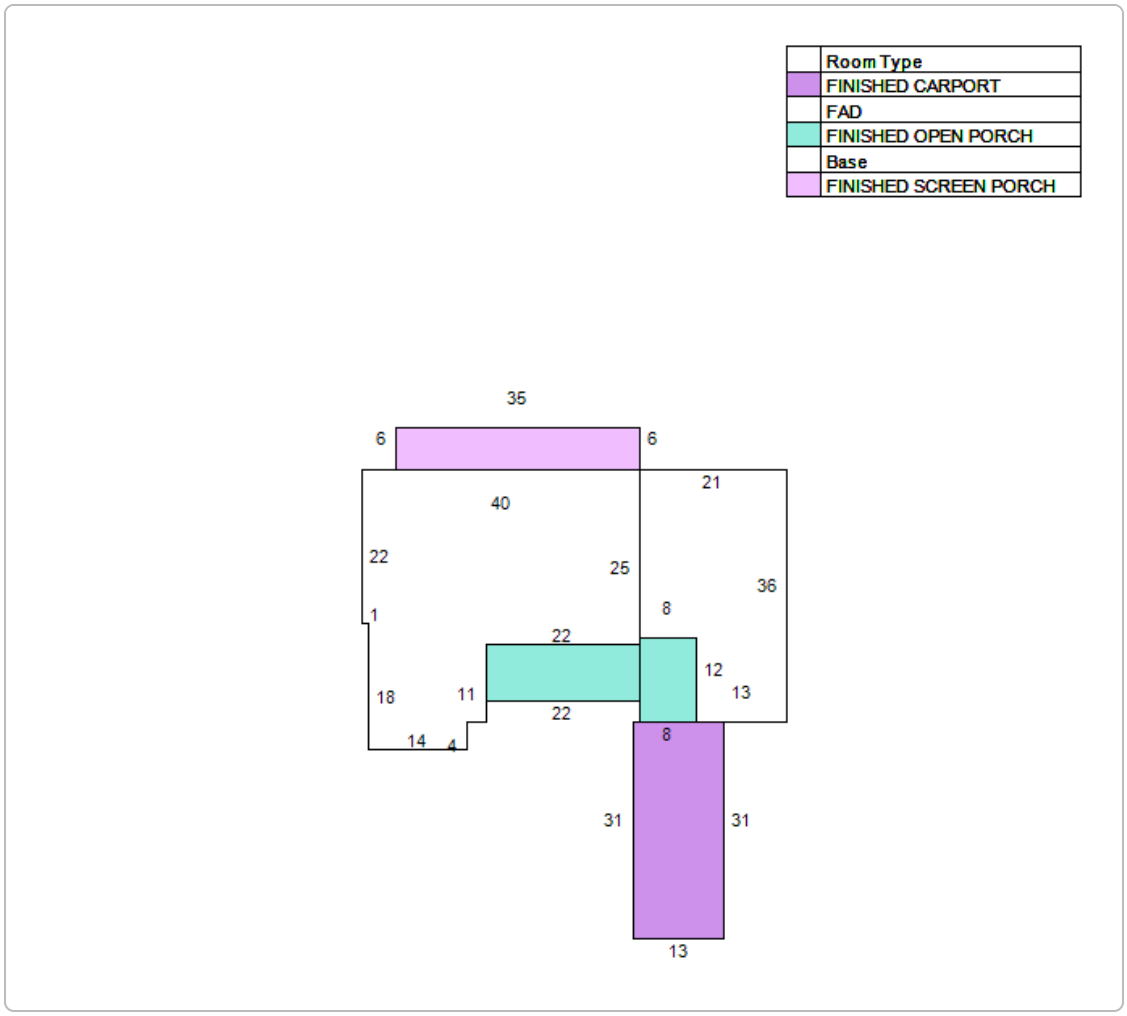
Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$196,294	**Roof Structure**	Gable Hip
Year Built	1950	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	2785	**Interior Wall**	Drywall
Conditioned Area	1900	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
FINISHED SCREEN PORCH	210
BASE AREA	1240
FINISHED OPEN PORCH	176
FINISHED OPEN PORCH	96
ADDITION	660
FINISHED CARPORT	403

Description	Square Footage
Total SqFt	2785

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		9335

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	78	150	78	FF	$1,014,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/14/2024	9/8/2024	$0.00	LETTERS OF ADMN	6052	1743	U	I	ERKELENS HENRI FREDERICK	ERKELENS HENRI FREDERICK ESTATE
1/19/2022	1/19/2022	$0.00	DISSOLUTION OF MARRIAGE	5472	1024	U	I	MCDANIEL DANIELLE KRISTA	ERKELENS HENRI FREDERICK
10/15/2019	2/14/2019	$0.00	MARRIAGE CERTIFICATE	4813	837	U	I	ERKELENS HENRI FREDERICK	MCDANIEL DANIELLE KRISTA
2/18/2016	2/17/2016	$0.00	FINAL JUDGMENT	4151	543	U	I	ERKELENS HENRI F	ERKELENS HENRI FREDERICK
	1/15/1997	$100,200.00	QUIT CLAIM DEED	1218	1283	U	I	WILLIAMS JILLS (NKA SLATER)	ERKELENS HENRI F
	5/16/1995	$238,500.00	WARRANTY DEED	1109	545	Q	I	BALL, DEMERRIS JOYNER	ERKELENS HENRI FREDERICK
	11/30/1994	$0.00	ORDER DET HX REAL P	1085	536	U	I	MC QUAIG FLORINE JOYNER ESTATE	BALL, DEMERRIS JOYNER

Attachment 4:
Site Plan Proposals

EXISTING FOOTPRINT
PROPOSED FOOTPRINT

2842.8 SQFT = 24.68 % LOT COVER
(2879.25 MAX)

MAP SHOWING BOUNDARY SURVEY OF

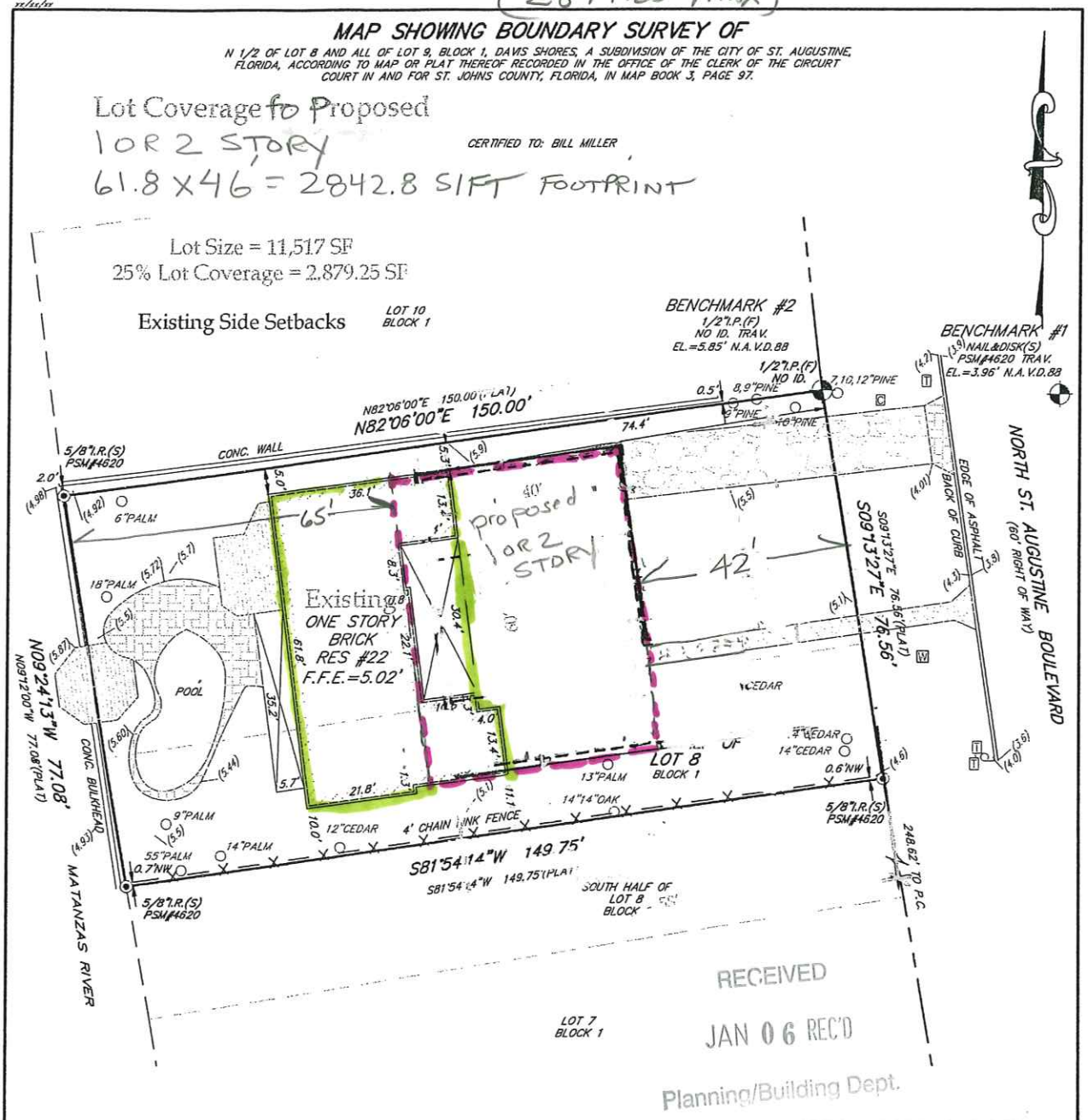
N 1/2 OF LOT 8 AND ALL OF LOT 9, BLOCK 1, DAVIS SHORES, A SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA, IN MAP BOOK 3, PAGE 97.

Lot Coverage to Proposed
1 OR 2 STORY
61.8 X 46 = 2842.8 SQFT FOOTPRINT

CERTIFIED TO: BILL MILLER

Lot Size = 11,517 SF
25% Lot Coverage = 2,879.25 SF

Existing Side Setbacks



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LEGEND

A/C	AIR CONDITIONER PAD	sq. ft.	SQUARE FEET
I.D.	IDENTIFICATION	R	RADIUS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	Δ	DELTA
I.R.(F)	IRON ROD FOUND	L	ARC LENGTH
I.P.(F)	IRON PIPE FOUND	T	TANGENT
I.R.(S)	5/8" IRON ROD SET (PSM# 4620)	CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE	CB	CHORD BEARING
P.T.	POINT OF TANGENCY		EXPOSED CONCRETE
Ⓦ	WELL		COVERED AREA
	WOOD POWER POLE	TYP.	TYPICAL
⊀	DENOTES NOT TO SCALE		WATER METER
-OHE-	OVERHEAD ELECTRIC		BRICK PAVERS
CONC.	CONCRETE		WOOD DECK
	BENCHMARK		TREE
	CABLE TV RISER	(0,0)	SPOT ELEVATION
	TELEPHONE RISER		

AREA =0.264 ± ACRES
OR 11,517 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

I HEREBY CERTIFY THAT THE SURVEY SHOW HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17-.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 12514S-0376J effective date: 12/07/2018, the property described hereon appears to lie in ZONE AE7', AE8', VE9'
- Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF N ST. AUGUSTINE BLVD BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
24-0616	11/13/2024	1" = 20'	833/74	N.H.F.	R.J.B.

TYPE: BOUNDARY/TOPO/TREE

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-8877 FAX (904) 471-6876

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

NICHOLAS H. FRANKLIN, P.L.S. 4620

EXISTING FOOTPRINT

Proposed FootPrint = 2842.8 S/FT = 24.68 % LOT COVER

MAX - 25% Coverage = 2879.25 S/FT

MAP SHOWING BOUNDARY SURVEY OF

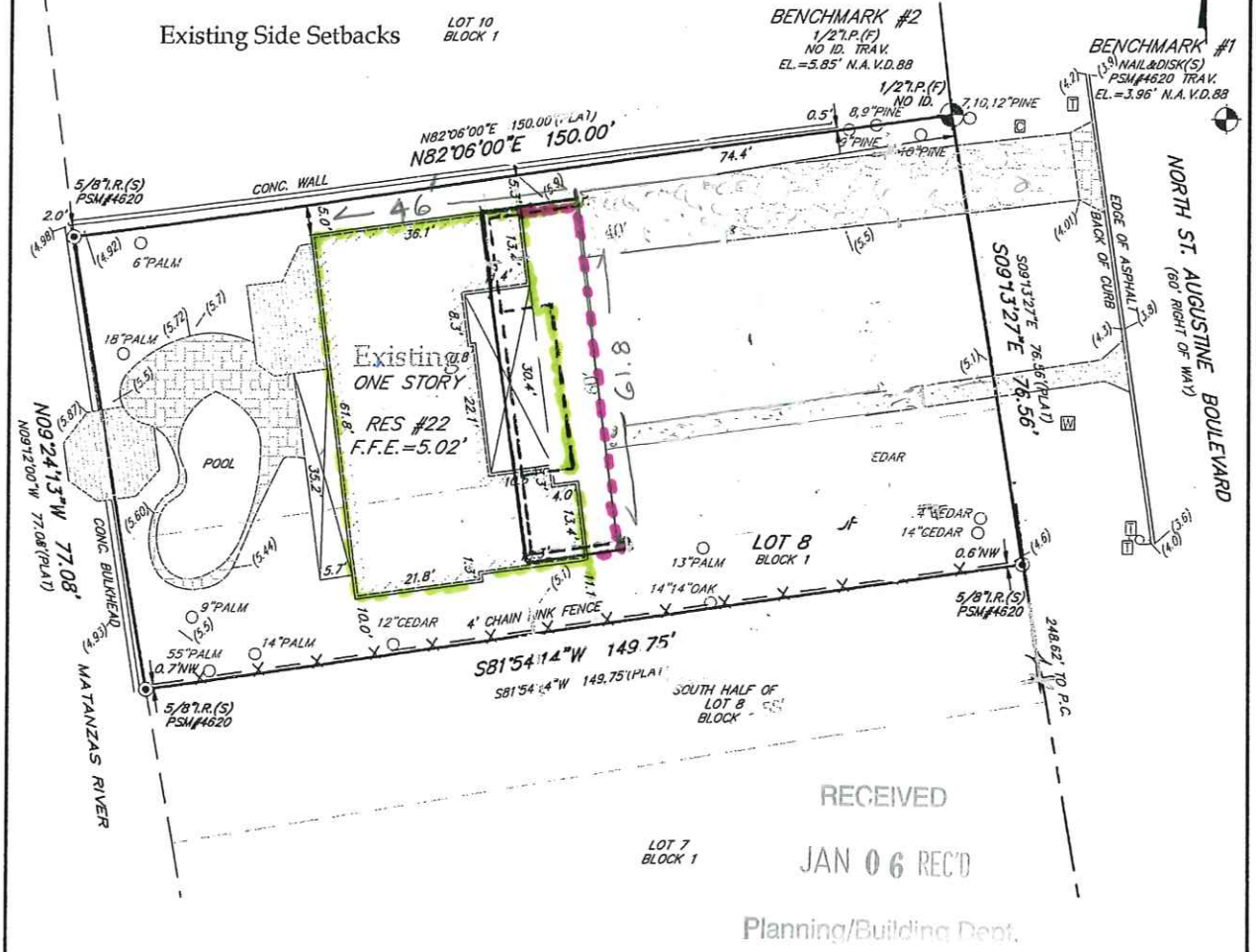
N 1/2 OF LOT 8 AND ALL OF LOT 9, BLOCK 1, DAVIS SHORES, A SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA, IN MAP BOOK 3, PAGE 97.

Lot Coverage for Proposed
1 OR 2 STORY
61.8'X46' = 2842.8 S/FT FOOTPRINT

CERTIFIED TO: BILL MILLER

Lot Size = 11,517 SF
25% Lot Coverage = 2,879.25 SF

Existing Side Setbacks



RECEIVED
JAN 06 REC'D
Planning/Building Dept.

LEGEND

A/C	AIR CONDITIONER PAD	sq. ft.	SQUARE FEET
I.D.	IDENTIFICATION	R	RADIUS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	Δ	DELTA
I.R.(F)	IRON ROD FOUND	L	ARC LENGTH
I.P.(F)	IRON PIPE FOUND	T	TANGENT
I.R.(S)	5/8" IRON ROD SET (PSM# 4620)	CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE	CB	CHORD BEARING
P.T.	POINT OF TANGENCY		EXPOSED CONCRETE
Ⓦ	WELL		COVERED AREA
	WOOD POWER POLE	TYP.	TYPICAL
+	DENOTES NOT TO SCALE	WM	WATER METER
-OHE-	OVERHEAD ELECTRIC		BRICK PAVERS
CONC.	CONCRETE		WOOD DECK
	BENCHMARK		TREE
CATV	CABLE TV RISER	(0,0)	SPOT ELEVATION
T	TELEPHONE RISER		

AREA =0.264 ± ACRES
OR 11,517 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

I HEREBY CERTIFY THAT THE SURVEY SHOW HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17-.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 12109S-0318J effective date: 12/07/2018 , the property described hereon appears to lie in Zone X, AE7, AE8, VE9
- Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF N ST. AUGUSTINE BLVD BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
24-0616	11/13/2024	1" = 20'	833/74	N.H.F.	R.J.B.

TYPE: BOUNDARY/TOPO/TREE

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NICHOLAS H. FRANKLIN, P.L.S. 4620

Attachment 5:

Applicant's E-mail requesting Variance Approval be Transferable

From: rick erkelens
To: Victoria Murphy
Subject: Re: PZB Agenda - February 4, 2025
Date: Friday, January 17, 2025 3:53:55 PM
Attachments: image002.png
image003.png
image004.png

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

Thanks for the information. Since this home is for sale the purpose of the variance is to keep the current side setbacks and allow a future buyer of the home to utilize the variance if needed. We would like to add enough feet to the street side of the building to maximize the 25 % lot coverage allowed. As an option, keeping the same side setbacks and moving the building to the street side respecting the 20' street side minimum and simply putting essentially the same type building back closer to the street and providing more front yard on the Bayfront side. These could be either one or two story builds but will maintain the 25% lot coverage, 20' front and back but keep the current side set backs. Thank you.

Very respectfully submitted,

Henri (Rick) Erkelens

404-977-6517

On Thu, Jan 16, 2025 at 1:33 PM Victoria Murphy <vmurphy@citystaug.com> wrote:

> The PZB Agenda for Tuesday, February 4, 2025 has been published.
> Click to View Agenda
>
> After following the link, choose the "Meeting Files" tab on the left side of the screen to access the agenda.
>
> Thank you,
> City Planning Staff
>
> Attachments:
> PZB Agenda - February 4, 2025
>
> **Victoria Murphy**
>
> Planner I
>
> E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com
>
> **City of St. Augustine**
> P.O. Box 210, St. Augustine, FL 32085

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	7.a.	PZB2024-0007
Request	**Address**	**Parcel ID**
Variance & Conservation Overlay Zone Development	11 Garnett Avenue	190060-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Autumn Martinage c/o Matthews | DCCM
Owner:	Turner Ace St. Augustine, Inc.
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-Two: CL-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.14
Neighborhood:	Magnolia
Archaeological Zone:	N/A

Request Summary

This application stems from the proposed expansion of Ace Hardware and is comprised of two parts:

1. A request for Conservation Overlay Zone (COZ) 3 Development to remove four (4) significant trees and
2. A variance request to the City's minimum off-street parking requirements.

The request for COZ 3 Development is for the removal of eight (8) trees, four (4) of which are significant. The request for the variance is to reduce the minimum requirement of twenty (20) off-street parking spaces down to four (4) off-street parking spaces at 11 Garnett Avenue.

Approval of this application and requests would allow staff to review civil engineering site plans for the proposed expansion of Ace Hardware at 11 Garnett Avenue.

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	The proposed project is **consistent** with the City's policy to *prioritize* compact and contiguous infill development. Infill urban development means building new things or improving existing spaces in the empty or unused parts of the City. It's like filling in the gaps or spaces between buildings to make the city more complete and vibrant.
Policy 5.1.2 The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.	This proposed project is **consistent** with the City's policy of *encouraging* infill and redevelopment through the use of higher density and intensity land use designations as this has been established as an appropriate location.
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	The requests in this application stem from the existing business's desire to continue operations within the small town mixed use urban context, which is **consistent** with this City objective by assisting with efforts in maintaining St. Augustine's industrious and charming character.
Historic Preservation Element [LINK TO DOCUMENT]	

Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Policy 1.1.3 The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts: a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments; b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses; c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.	This proposal is **consistent** with this City policy to *encourage* clustered, infill development in addition to the provision of vegetative and landscape buffers.
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Objective 1.6 The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled. A) Establish locations for compact mixed-use development. B) Increase opportunities for job creation proximate to higher density residential. C) Facilitate future opportunities for transit-oriented developments. D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #2011-02)	This proposed project is **consistent** with the City's transportation strategy to address the reduction of greenhouse gas emissions by increasing opportunities for job creation proximate to higher density residential.

Housing Element [LINK TO DOCUMENT]
Infrastructure Element [LINK TO DOCUMENT]

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

Sec. 11-27. – Definitions. [LINK TO SECTION]

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
Prunus caroliniana	cherry laurel	10
Quercus hemisphaerica	oak, laurel	15 to 36
Quercus laurifolia	oak, laurel (swamp)	15 to 36
Quercus virginiana	oak, live (southern live oak)	18
Quercus nuttallii	oak, nuttall	18
Quercus spp.	oak, other unlisted species	18
Quercus stellata	oak, post	18
Quercus falcata	oak, red (southern red oak)	18
Quercus geminate	oak, sand live	10
Quercus shumardii	oak, shumard	18
Quercus laevis	oak, turkey	18
Quercus nigra	oak, water	15 to 36
Quercus phellos	oak, willow	18

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

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

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
This application includes the request to remove a significant 38" dbh Live Oak tree, two (2) significant 16" dbh Laurel Oak trees, and a significant 11" dbh Cherry Laurel tree.

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

Tree #	dbh & Species (Significant trees in **BOLD** text)	Plan of Action	Deficit	Credit (Additional credit for native vegetation)
1	**96" Live Oak**	Preserve		4 + 1
2	**38" Live Oak**	Remove	2	
3	Camphors	Remove	N/A, invasive tree	
4	13" Live Oak	Remove	1.5	
5	**16" Laurel Oak**	Remove	1.5	
6.1	13" Palm (16' CT)	Preserve*		3 + 1
6.2	13" Palm (16' CT)	Preserve*		3 + 1
7	4"/3" Laural Oaks	Preserve*		1 + 1
8	6" Live Oak	Preserve*		1 + 1
9	3"/3" Laurel Oaks	Preserve*		1 + 1
10	6" Cedar	Remove	0.5	
11	**16" Laurel Oak**	Remove	1.5	
12	**11" Cherry Laurel**	Remove	1	
13	13" Sabal Palm (20' CT)	Preserve*		3 + 1
14	8" Live Oak	Remove	1	
15	11"/11"/10" Laurel Oak	Remove	1	
16	10" Washingtonia Palm (20' CT)	Remove	1	
17	15" Sabal Palm (12' CT)	Preserve*		3 + 1

*Sheet No. L-1 states "Keep trees along the perimeter if there is no construction activity."

The above table demonstrates a total of eleven (11) deficits to twenty-seven (27) credits which satisfies the City's tree mitigation requirements. Compliance with Chapter 25, as well as any potential conditions from the PZB, is required to be demonstrated through civil engineering site plans prior to the City's approval of land development.

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

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

(1) Site specific conditions.
The property at 11 Garnett Avenue is located primarily within the AE flood zone, base flood elevation six (6) feet, and partially in the X flood zone. It is also located on a neighborhood block between US Highway 1 and San Marco Avenue.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
This site is located within the urban area of St. Augustine, adjacent to a single-family home and Ace Hardware store, and approximately seven hundred (700) feet east of the San Sebastian River which it is separated from by railroad tracks and US Highway 1.

(3) Natural and proposed drainage patterns.
Drainage patterns are assumed to be altered so that stormwater is directed to the proposed dry retention area on the western side of the property.

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

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

(6) Impact on floodplain.
The proposed work is contained within the lot that appears to have existing spot elevations ranging from 5.8' to 6.6', the submitted Concept Plan does not appear to include spot elevations following the completion of the work.

The increase in impervious surface is substantial when compared to existing site conditions, a calculation has not been provided at this time.

(7) Impact of development on vegetative and animal communities.
This project proposes removing ten (10) trees, four (4) of which are significant trees, and retaining eight (8) trees, one of which is a ninety-six (96) inch Live Oak tree. The impact of development on animal communities is unknown at this time.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Only known potential is associated with the operations of a hardware/home improvement store.

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

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

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

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

Impact on vistas and scenic opportunities is minimal as this property is located outside of COZ 2.

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

The retention of eight (8) trees, including a ninety-six (96) inch Live Oak tree, is documented on submitted plans.

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

At this time the submitted Concept Plan does not include lot coverage or impervious surface ratio calculations.

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

Water quality objectives will be evaluated during the development plan review process administered by City staff.

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

Not applicable to this request.

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

Not applicable to this request.

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

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
A Tree Arborist Exhibit Plan, Sheet No. L-1, has been provided by the applicant.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
The ability to retain trees numbered 2, 11, and 12 appear to be quite difficult due to their current location and the layout of the proposed parking facility.

Tree number 5, a 16" Laurel Oak, is located within a bufferyard which could be potentially retained on-site. An explanation of why the proposed location of the dumpster pad is the best option will be needed from the applicant, otherwise an alternative location may be required. This review will also need to be balanced with ensuring that the existing ninety-six (96) inch Live Oak is preserved with maximum protection for continued health.

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

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

e. Whether the tree has been designated a significant tree.
Four (4) of the trees proposed for removal are identified as significant trees.

f. Impact upon the urban and natural environment, including:
1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.
3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

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

Sec. 25-52. – Definitions. [LINK TO SECTION]

Invasive species means any tree species defined as a "Category 1" pest by the Florida Exotic Pest Plant Council (EPPC), or listed as an invasive plant by the Institute of Food and Agricultural Sciences (IFAS), University of Florida or described in the following list:

Common Name	Botanical Name
Australian pine	Casuarinas spp.
Orchid tree	Bauhinia variegate
Brazilian pepper	Shinus terebinthefolius
Camphor	Cinnamomum camphora

Chinaberry	Melia azederach
Chinese tallow, popcorn tree	Sapium sebiferum
Melalleuca, punk tree	Melaleuca leucadendion
Woman's tongue, singer tree	Albizia lebbeck

Native vegetation means plant species native to north Florida which are capable of sustaining growth and reproducing under local climatic conditions, without supplemental watering, such as those species identified in the St. Johns River Management District Xeriscape Plant Guide.

Tree protection zone (TPZ) means the area around the tree, measured from the base of the tree, a distance equal to three times the diameter of the tree.

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

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

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

Parking facility means a structure or lot used for the storage of more than three (3) vehicles.

Parking space, compact, means a space at least eight (8) by eighteen (18) feet into which vehicles park, most commonly where spaces are assigned or turnover is minimal.

Parking space, off-street, means a space adequate for parking a standard-sized automobile with room for opening doors on both sides. Such space shall measure not less than nine and five-tenths (9.5) feet by nineteen (19) feet (180.5 square feet) excluding paved area necessary for access and maneuvering. Such space shall also be paved with erosion resistant material in accordance with city specifications.

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

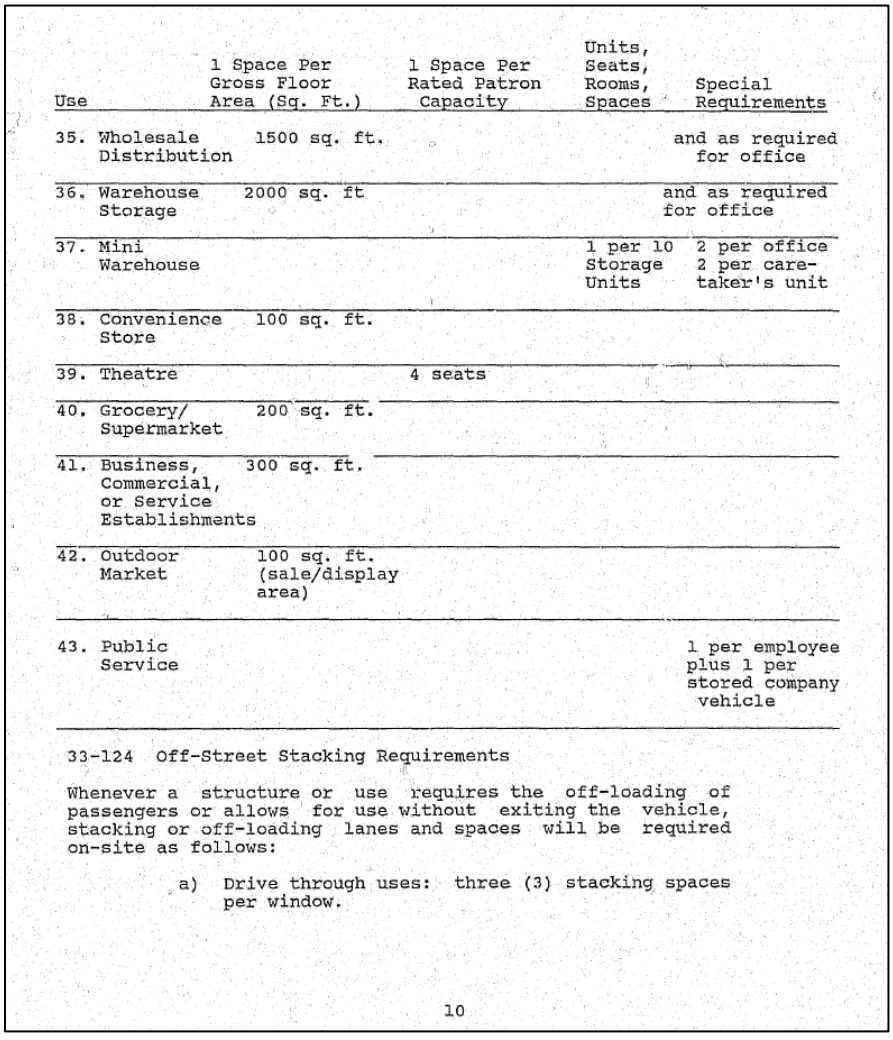
Sec. 28-373. – Required off-street parking. [LINK TO SECTION]

The purpose of this section is to ensure the reasonable provision of off-street, on-site parking facilities. When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.

(d) *Minimum spaces required*:

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(41)	Business, commercial, or service establishments	300			

The submitted Concept Plan, Sheet No. 1, documents a proposal for 6,039 square feet of building area, this requires a minimum of twenty (20) off-street parking spaces to be provided.



Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rated Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
35. Wholesale Distribution	1500 sq. ft.			and as required for office
36. Warehouse Storage	2000 sq. ft			and as required for office
37. Mini Warehouse			1 per 10 Storage Units	2 per office 2 per care-taker's unit
38. Convenience Store	100 sq. ft.			
39. Theatre		4 seats		
40. Grocery/ Supermarket	200 sq. ft.			
41. Business, Commercial, or Service Establishments	300 sq. ft.			
42. Outdoor Market	100 sq. ft. (sale/display area)			
43. Public Service				1 per employee plus 1 per stored company vehicle

33-124 Off-Street Stacking Requirements

Whenever a structure or use requires the off-loading of passengers or allows for use without exiting the vehicle, stacking or off-loading lanes and spaces will be required on-site as follows:

a) Drive through uses: three (3) stacking spaces per window.

10

Figure 1. A screenshot of Page 10 from Ordinance No. 88-37, which was adopted in June of 1988, hopefully demonstrates that the City of St. Augustine's minimum requirement for off-street automobile parking spaces for a commercial establishment is the exact same in February of 2025, over thirty-six (36) years later.

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The property at 11 Garnett Avenue is partially occupied by a ninety-six (96) inch Live Oak tree; this proves to be a disadvantage, which does not apply to other properties in the vicinity, when attempting to satisfy the City's minimum off-street automobile parking requirements.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
This disadvantage, a massive Oak tree, requires a large tree protection zone which negatively impacts the owner's ability to provide parking which meets the City's minimum requirements.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The owner was presumably not involved in the planting and/or growth of the Live Oak tree in question.

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

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3.

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to either:

- *reduce* the minimum requirements for off-street automobile parking spaces at 11 Garnett Avenue / PID 190060-0000 down to four (4), OR
- *eliminate* the minimum requirements for off-street automobile parking spaces at 11 Garnett Avenue / PID 190060-0000.

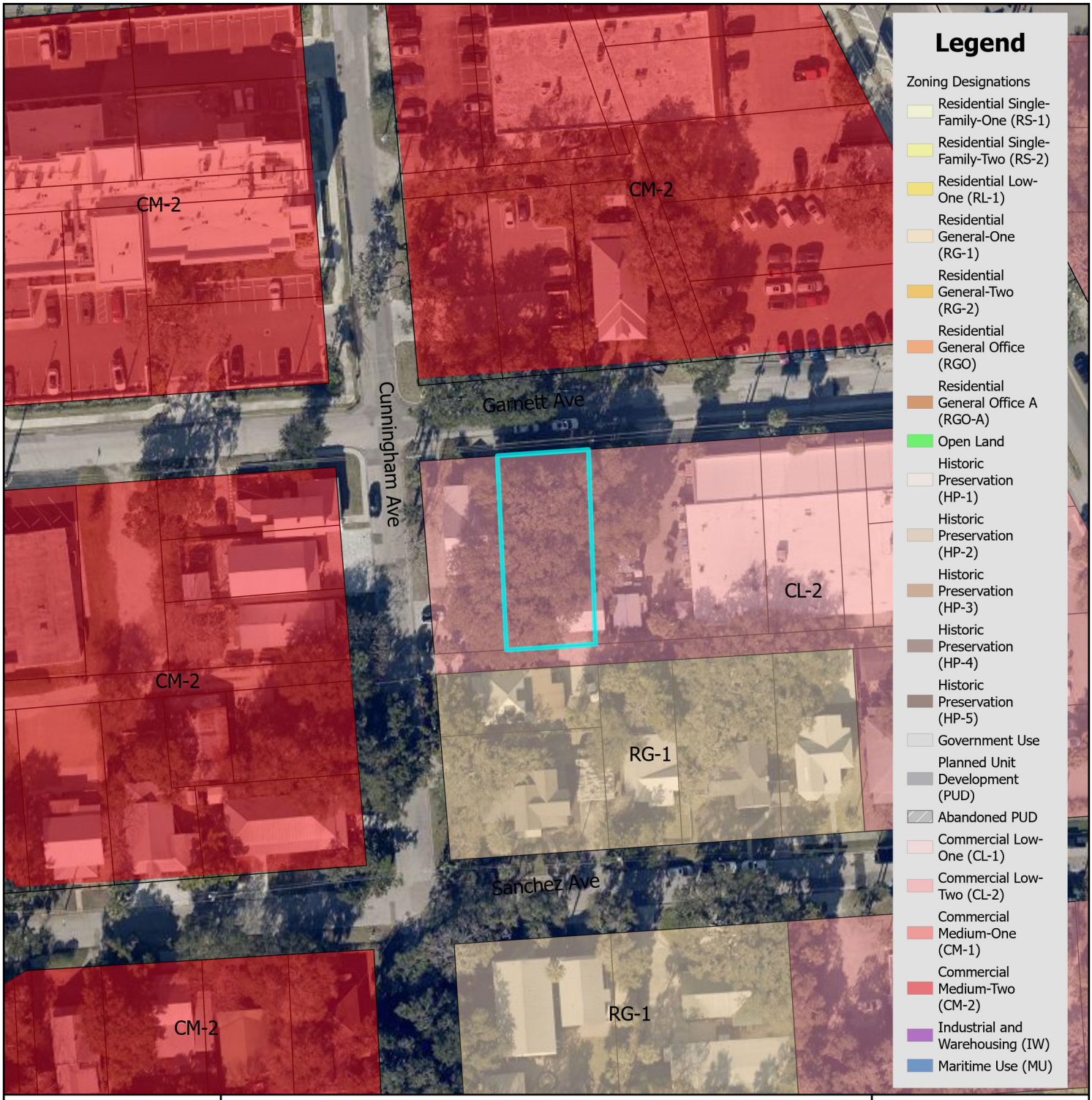
Attachments

1. Site Maps & Photos
2. Application & Supporting Documents
    a. Warranty Deed
    b. Photos of Property Provided by the Applicant
    c. Photos of Existing Trees Provided by the Applicant
    d. Survey
    e. Concept Plan
    f. Tree Arborist Exhibit Plan
    g. Applicant's Analysis of Applicable Code Language
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

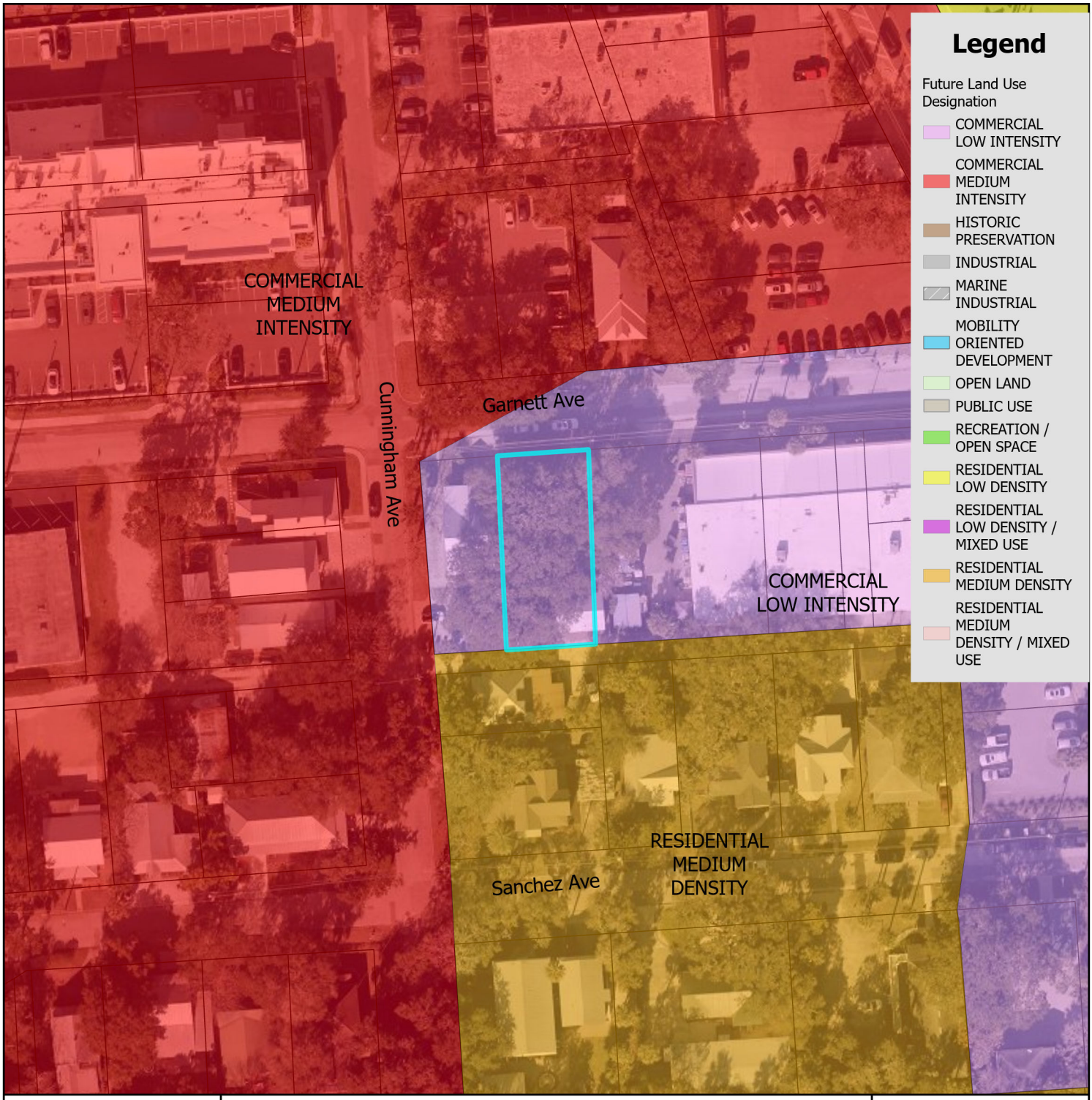
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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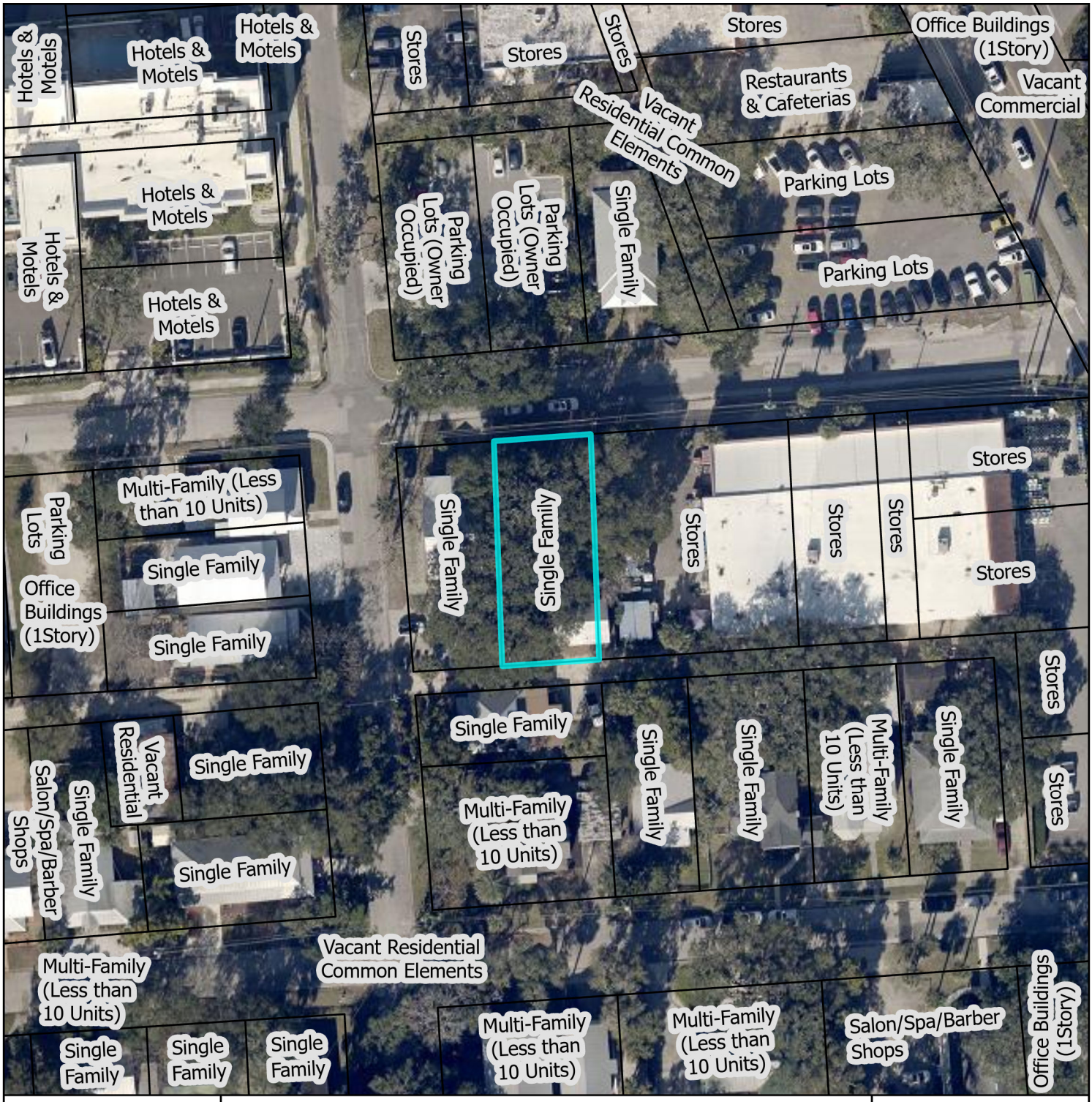
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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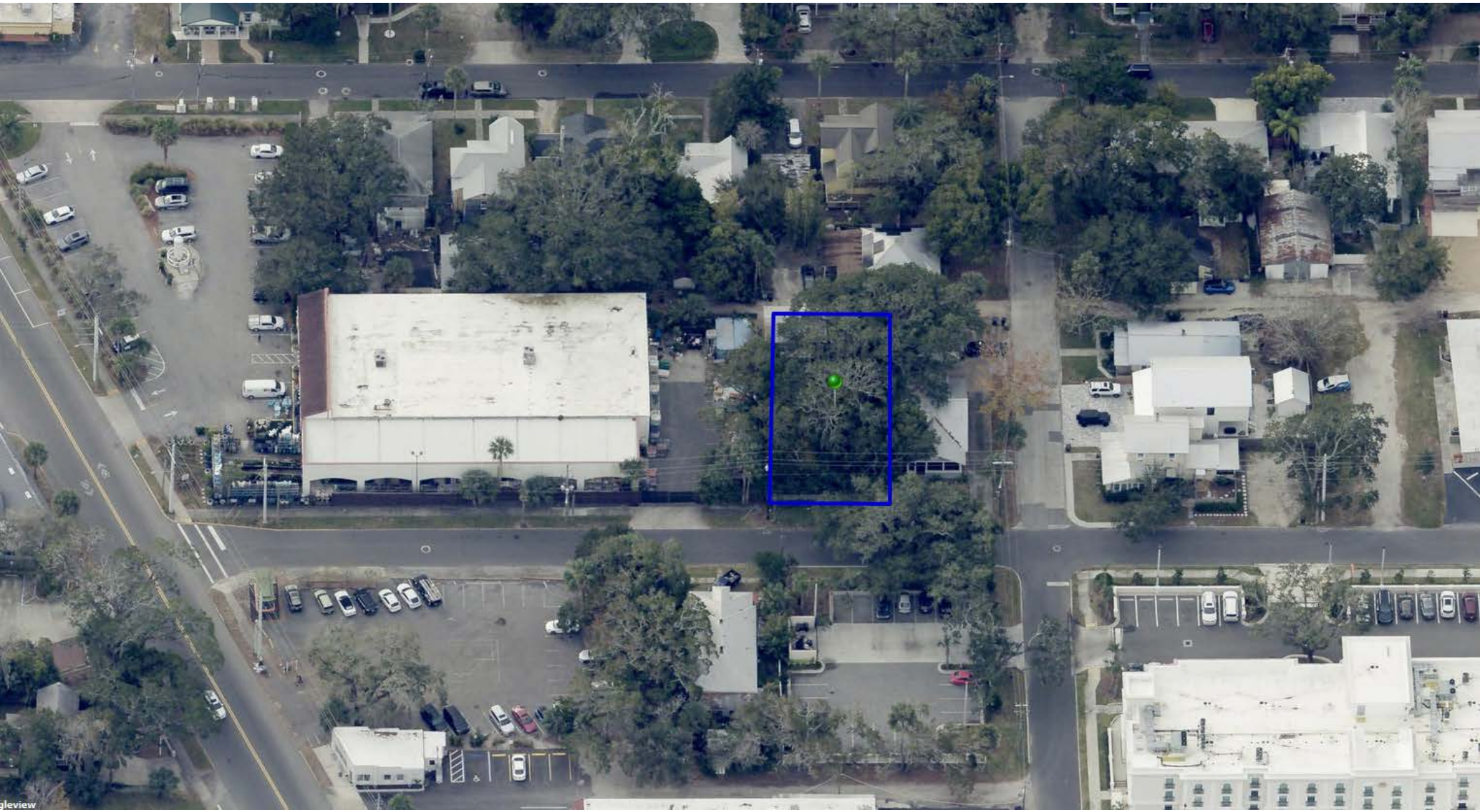
2025

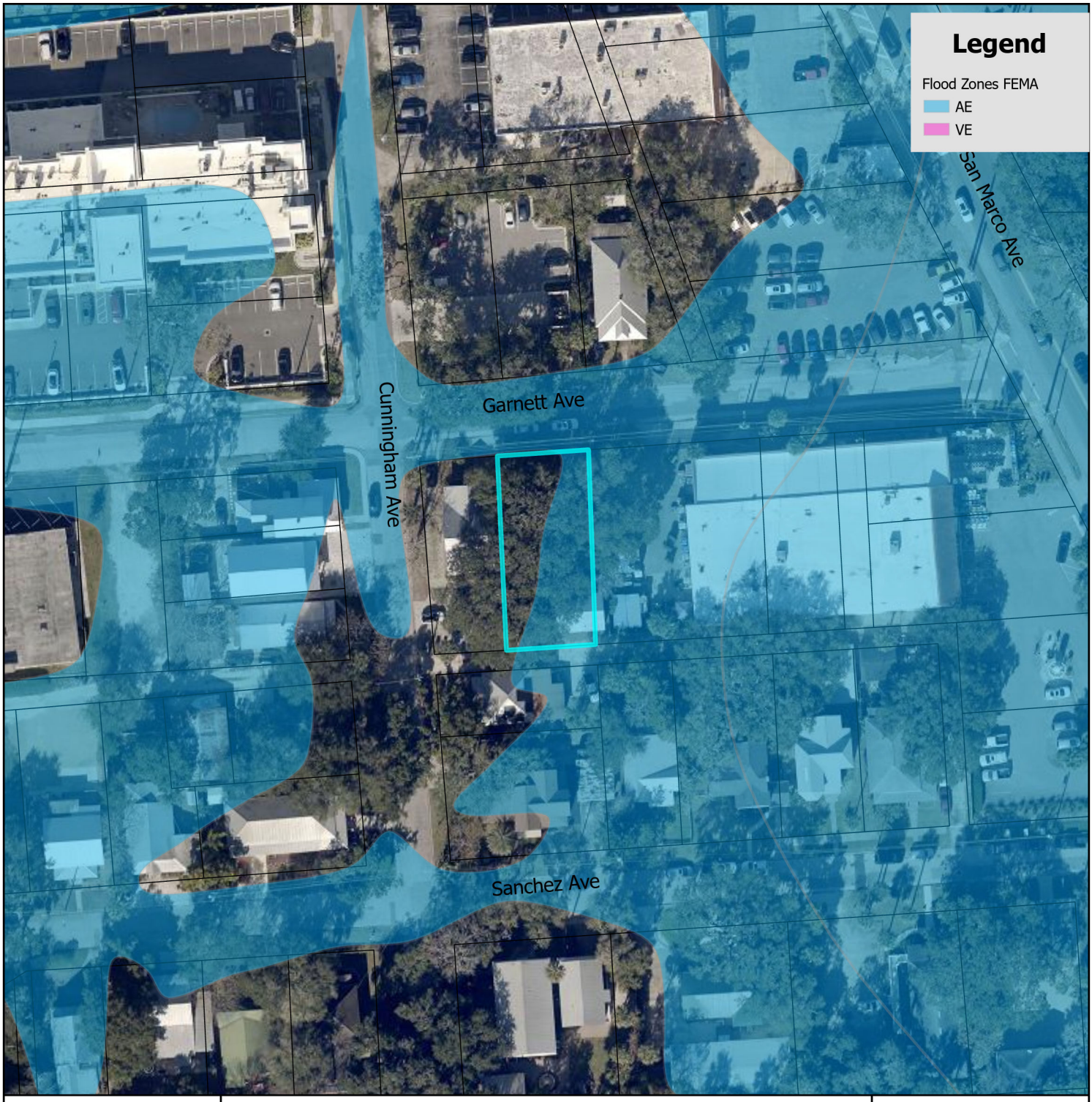
N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

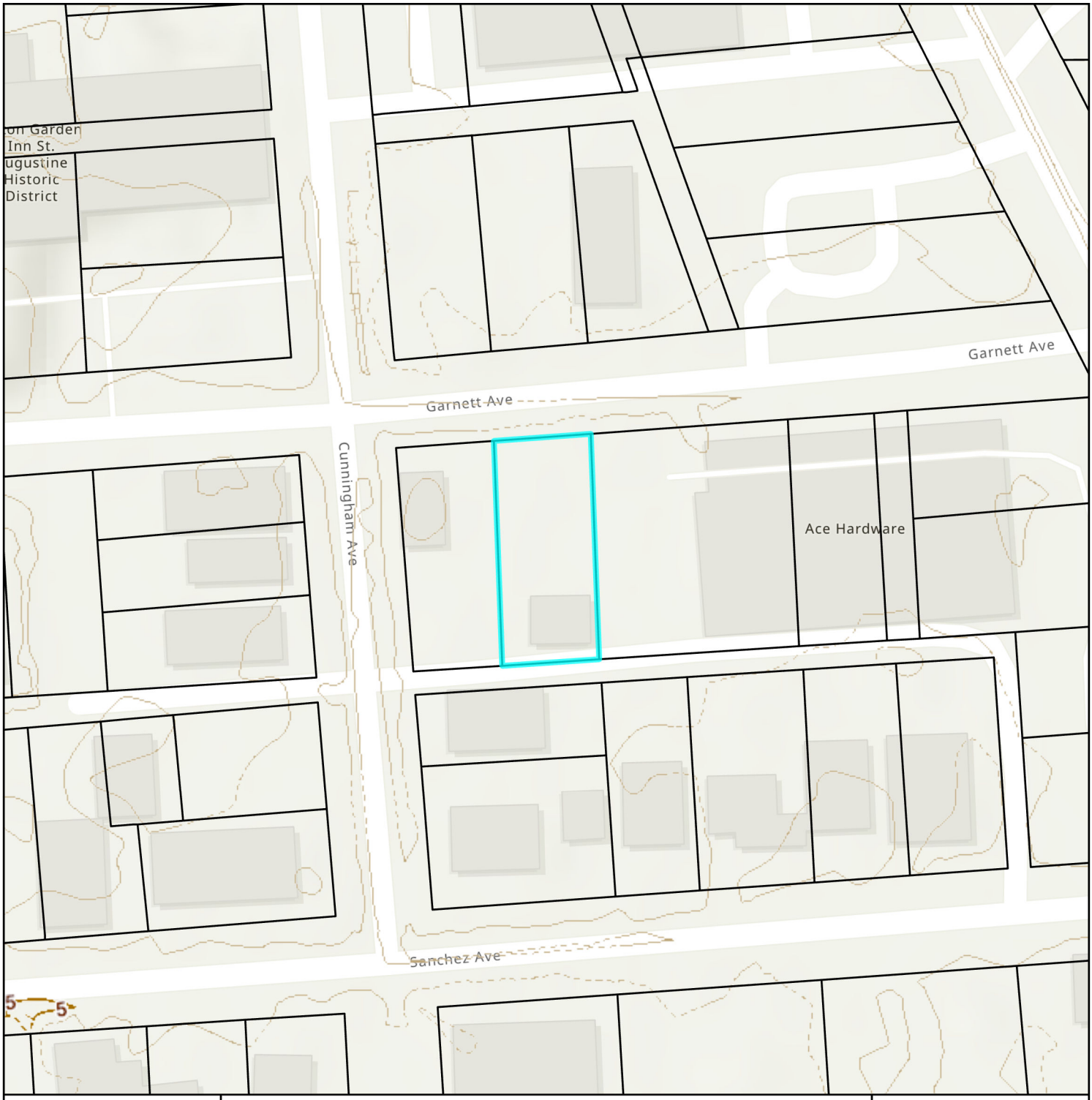
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application & Supporting Documents

Matthews | DCCM
Engineering - Landscape Architecture - Surveying

Turner Ace Hardware
Variance

Submittal Date
1/8/2025

Applicant/Property Owner
Turner Ace St Augustine Inc.
13164 Atlantic Blvd
Jacksonville FL 32225
904-294-2170
mitchell@turnerace.com

Agent
Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
904-826-1334
MDG.Planning@dccm.com

Application Form

Submittal Items
1. Proof of Ownership
2. Agent Authorization Form
3. Existing Conditions
    a. Photos
    b. Survey
4. Proposed Site Plan
5. Arborist Exhibit
6. COZ Findings of Fact
7. Variance Findings of Fact

Parcel ID/Address
190060-0000, 190040-0000
150 San Marco Ave and 11 Garnett Ave

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: Autumn Martinage Contact Number: 904-826-1334
   Business (*if applicable*): Matthews | DCCM
   Address: 7 Waldo St City: St Augustine State: FL Zip: 32084
   E-Mail Address: amartinage@dccm.com, MDG.Planning@dccm.com

2. NAME OF PROPERTY OWNER:_____ Contact Number:_____
   Business (*if applicable*): Turner Ace St Augustine Inc.
   Address: 13164 Atlantic Blvd City: Jax State: FL Zip: 32225
   E-Mail Address: mitchell@turnerace.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Lots 1-7 and 15 feet alley lying east of Lot 5 Block: 7
   Subdivision: Garnett Addition Parcel Number: 190060-0000, 190040-0000

4. PROJECT STREET ADDRESS: 150 San Marco Ave & 11 Garnett Ave

5. SPECIFIC PROPOSED USE: Hardware Store

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

7. DESCRIPTION OF ACTION REQUESTED: See attached Narrative

8. JUSTIFICATION FOR ACTION REQUESTED: See attached Narrative

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

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

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

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

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

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.

N/A

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.

Autumn Martinage — Digitally signed by Autumn Martinage Date: 2025.01.08 10:48:10 -05'00' — 1/8/2025

Signature of Applicant — Date

Mitchell Turner — Digitally signed by Mitchell Turner Date: 2025.01.08 10:55:46 -05'00' — 1/8/2025

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Autumn Martinage, Matthews | DCCM

Print name of applicant

Autumn Martinage Digitally signed by Autumn Martinage Date: 2025.01.08 10:48:23 -05'00'

Mitchell Turner Digitally signed by Mitchell Turner Date: 2025.01.08 10:55:56 -05'00'

Signature of applicant

1/8/2025

Date

Instr #2024071649 BK: 6018 PG: 984, Filed & Recorded: 9/10/2024 1:39 PM #Pgs:2 Doc. D $2,502.50
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

This instrument was prepared by:
Joan DeGrande
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:26018
Consideration: $357,500.00
Documentary Stamps Paid: $2,502.50

This Warranty Deed

Made this **September 10, 2024 A.D.** By
Stephen J. Robideaux, a single man, hereinafter called the grantor, to **Turner Ace St. Augustine, Inc., a Florida corporation,** whose post office address is: **13164 Atlantic Blvd., Jacksonville, FL 32225**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

In the City of St. Augustine: The East Fifty (50) feet of Lot Seven (7) of Block Two (2) of the Cunningham and Garnett Subdivision, as the same is recorded in the Office of the Clerk of the Circuit Court of St. Johns County; now know as the East 50 feet of Lot 7, Block 7 of the Garnett Addition to the City of St. Augustine, Florida, as shown by plats on record in the Office of the Clerk of the Circuit Court of St. Johns County. The above described property fronting 50 feet on Garnett Avenue formerly known as Live Oak Avenue and extending back South 110 feet to an alley.

Parcel ID Number: 190060-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. The Grantor(s) residence is at the street or post office address designated below.

In addition, the property is not contiguous to such persons' homestead, which is located at: 1120 Hibiscus Street, St. Augustine, Florida 32084.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

[signature page to follow]

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2023.**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN. BOTH WITNESSES MUST PRINT THEIR MAILING ADDRESS PER §695.26 FLORIDA STATUES.

Signed, sealed and delivered in our presence:

[1] Joan DeGrande
Witness Printed Name: **Joan DeGrande**
Witness 1 address: 3670 US 1 S., Ste. 110, St. Augustine, FL 32086

[2]
Witness Printed Name Craig M. Herzog
Witness 2 address: 3670 US 1 S., Ste. 110
St. Augustine, FL 32086

Stephen J. Robideaux (Seal)
Stephen J. Robideaux
Address: 1120 Hibiscus Street, St. Augustine, Florida 32084.

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 09, 2024, by Stephen J. Robideaux, a single man. Such person (notary must check applicable box):

- ☐ **is / are personally known to me.**
- ☒ **produced a current Florida Driver's license as identification.**
- ☐ **produced _____ as identification.**

JOAN DEGRANDE MY COMMISSION EXPIRES MARCH 24, 2025 #HH 105171 NOTARY PUBLIC, STATE OF FLORIDA
(NOTARY SEAL)

Joan DeGrande
Notary Public
Print Name: Joan DeGrande
My Commission Expires: 03/24/2025

Instr #2021090694 BK: 5345 PG: 342, Filed & Recorded: 8/17/2021 10:10 AM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $35.50 Doc. D $16,905.00

Prepared by:

Bert C. Simon, Esq.
Gartner, Brock and Simon, LLP
1300 Riverplace Boulevard, Suite 525
Jacksonville, Florida 32207

Parcel ID#: 190040-0000

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and delivered this 16th day of August, 2021, by **JEC FUNDING, LLC**, a Delaware limited liability company, whose mailing address is 1 CVS Drive, Woonsocket, Rhode Island 02895, Attn: Property Management Store 3591-01 (hereinafter referred to as "Grantor"), to **TURNER ACE ST. AUGUSTINE, INC.**, a Florida corporation, whose mailing address is 13164 Atlantic Boulevard, Jacksonville, Florida 32225 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary by act of the parties, or involuntary by operation of law);

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all that tract or parcel of land in St. Johns County, Florida, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein and all improvements located thereon (the "Property").

TOGETHER WITH all rights, members, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Property.

Without expanding by implication the special warranty set forth herein, this conveyance is made subject to the permitted encumbrances set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the aforesaid right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this SPECIAL WARRANTY DEED as of the day, month, and year first above written.

Witnesses:

Name: Neal Crann

Name: Christalyn Ferri

JEC Funding, LLC, a Delaware limited liability company

By: _____
Michael A. Colabella,
Its Assistant Secretary

COPY

CVS Legal Approval by The Tomcho Law Firm, P.C. (Kathleen Tomcho, Esq.)

STATE OF RHODE ISLAND)
) ss:
COUNTY OF PROVIDENCE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael A. Colabella, the Assistant Secretary of JEC Funding, LLC, a Delaware limited liability company, who having been duly sworn upon his oath, acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said entity.

WITNESS my hand and Notarial Seal this 13th day of August, 2021.

[SEAL]

SUSAN M. SCHADONE NOTARY PUBLIC STATE OF RHODE ISLAND

Susan M. Schadone

Notary Public, State of Rhode Island at Large
Print Name: _____
My Commission Expires: _____

Susan M Schadone
Notary Public 46180
State of Rhode Island
My Comm exp 3/9/2024

EXHIBIT A

LEGAL DESCRIPTION

That certain real property located in the State of Florida, County of St. Johns, described as follows:

Lots 1, 2, 3, 4, 5 and 6, Block 7, Garrett Addition, City of St. Augustine, Florida.

Together with that certain vacated alley described in Official Records Book 518, Page 521 of the public records of St. Johns County, Florida.

COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Ad valorem taxes for the year 2021 and all subsequent years

2. Declaration of Restrictive Covenants by JEC Funding, LLC, a Delaware limited liability company, recorded immediately preceding the Special Warranty Deed in the Official Records of St. Johns County, Florida.

COPY

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Turner Ace St Augustine Inc, 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 CRC & Planning and Zoning Board, for an application related to the structure located at: 150 SAN MARCO AVE and 11 GARNETT AVE

BY: Mitchell A Turner
Signature of Owner

Mitchell Turner
Print Name of Owner

904-294-2170
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 4 day of October, 20 24

By Mitchell A. Turner

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Tammy Michele Williams
My Commission HH 432135
Expires 12/4/2027

Notary Signature: Tammy Michele Williams

My Commission expires: 12/4/2027

Rev:120219 jw

Turner Ace Hardware

CONSERVATION OVERLAY ZONE PERMIT

VIEW OF 11 GARNETT AVENUE FROM STREET

VIEW OF 150 SAN MARCO AVENUE FROM GARNETT AVENUE

VIEW ALONG GARNETT AVENUE

EXISTING STRUCTURE TO BE REMOVED

EXISTING LIVE OAK TO REMAIN (#1)

EXISTING LIVE OAK TO BE REMOVED (#2)

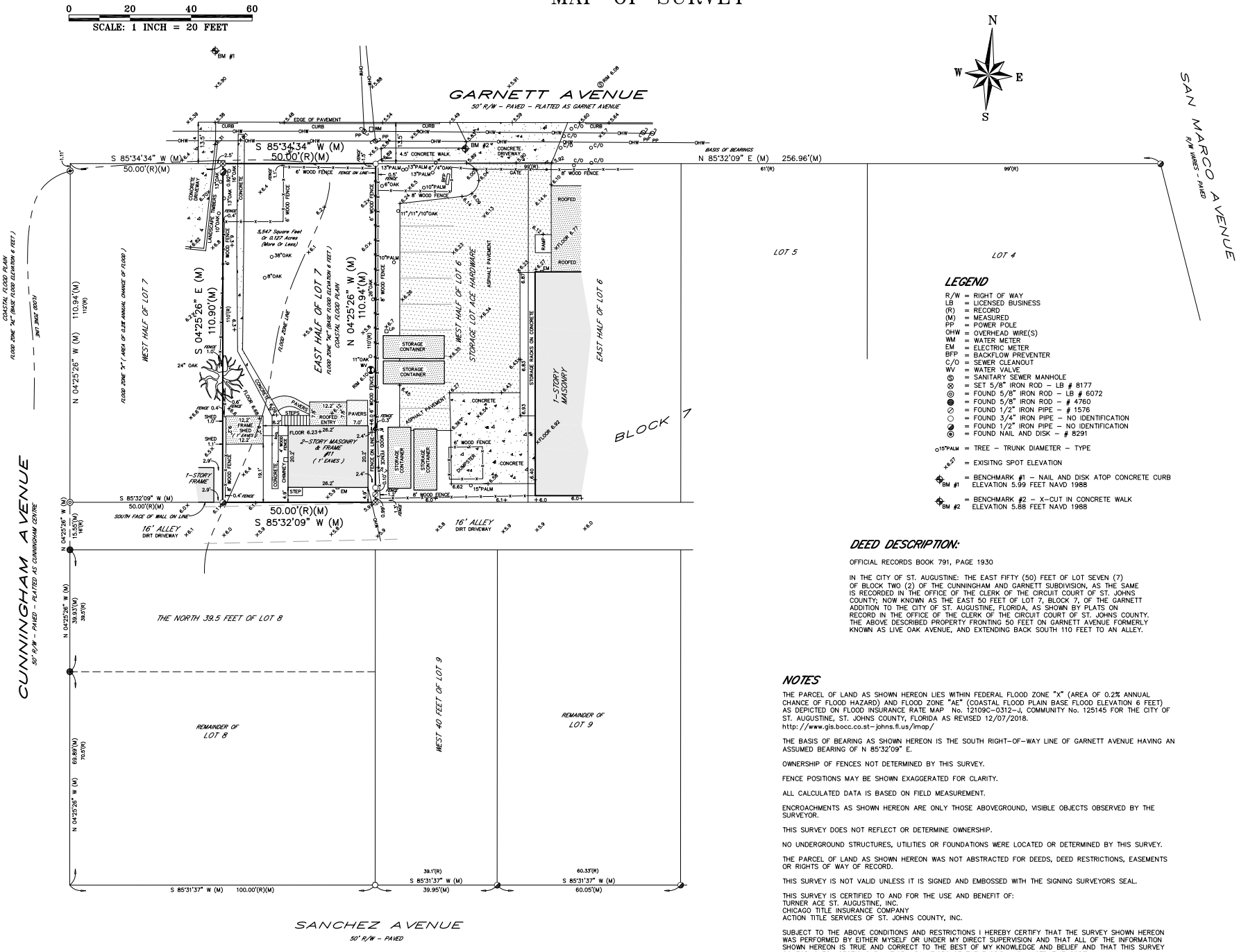
EXISTING LAUREL OAK TO BE REMOVED (#5)

[PLACEHOLDER, TREE #11]

[PLACEHOLDER, TREE #12]

MAP OF SURVEY

SCALE: 1 INCH = 20 FEET



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
PP = POWER POLE
OHW = OVERHEAD WIRE(S)
WM = WATER METER
EM = ELECTRIC METER
BFP = BACKFLOW PREVENTER
C/O = SEWER CLEANOUT
WV = WATER VALVE
= SANITARY SEWER MANHOLE
= SET 5/8" IRON ROD – LB # 8177
= FOUND 5/8" IRON ROD – LB # 6072
= FOUND 5/8" IRON ROD – # 4760
= FOUND 1/2" IRON PIPE – # 1576
= FOUND 3/4" IRON PIPE – NO IDENTIFICATION
= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
= FOUND NAIL AND DISK – # 8291
15"PALM = TREE – TRUNK DIAMETER – TYPE
x6.07 = EXISITNG SPOT ELEVATION
BM #1 = BENCHMARK #1 – NAIL AND DISK ATOP CONCRETE CURB ELEVATION 5.99 FEET NAVD 1988
BM #2 = BENCHMARK #2 – X-CUT IN CONCRETE WALK ELEVATION 5.88 FEET NAVD 1988

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 791, PAGE 1930

IN THE CITY OF ST. AUGUSTINE: THE EAST FIFTY (50) FEET OF LOT SEVEN (7) OF BLOCK TWO (2) OF THE CUNNINGHAM AND GARNETT SUBDIVISION, AS THE SAME IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY; NOW KNOWN AS THE EAST 50 FEET OF LOT 7, BLOCK 7, OF THE GARNETT ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA, AS SHOWN BY PLATS ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY. THE ABOVE DESCRIBED PROPERTY FRONTING 50 FEET ON GARNETT AVENUE FORMERLY KNOWN AS LIVE OAK AVENUE, AND EXTENDING BACK SOUTH 110 FEET TO AN ALLEY.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0312-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.
http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF GARNETT AVENUE HAVING AN ASSUMED BEARING OF N 85°32'09" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
TURNER ACE ST. AUGUSTINE, INC.
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

07/19/2024 - SPOT ELEVATIONS AND ADDITIONAL LOCATIONS - FB 361/71-79
07/22/2024 7:40AM \\Client\Projects\Autocad\2024\24-255\dwg\24-255-TOPO.dwg

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 05/24/2024
FIELD BOOK/PAGE(S): 361/71-79
DRAWING SCALE: 1" = 20'
JOB NUMBER: 24-255

BOUNDARY SURVEY

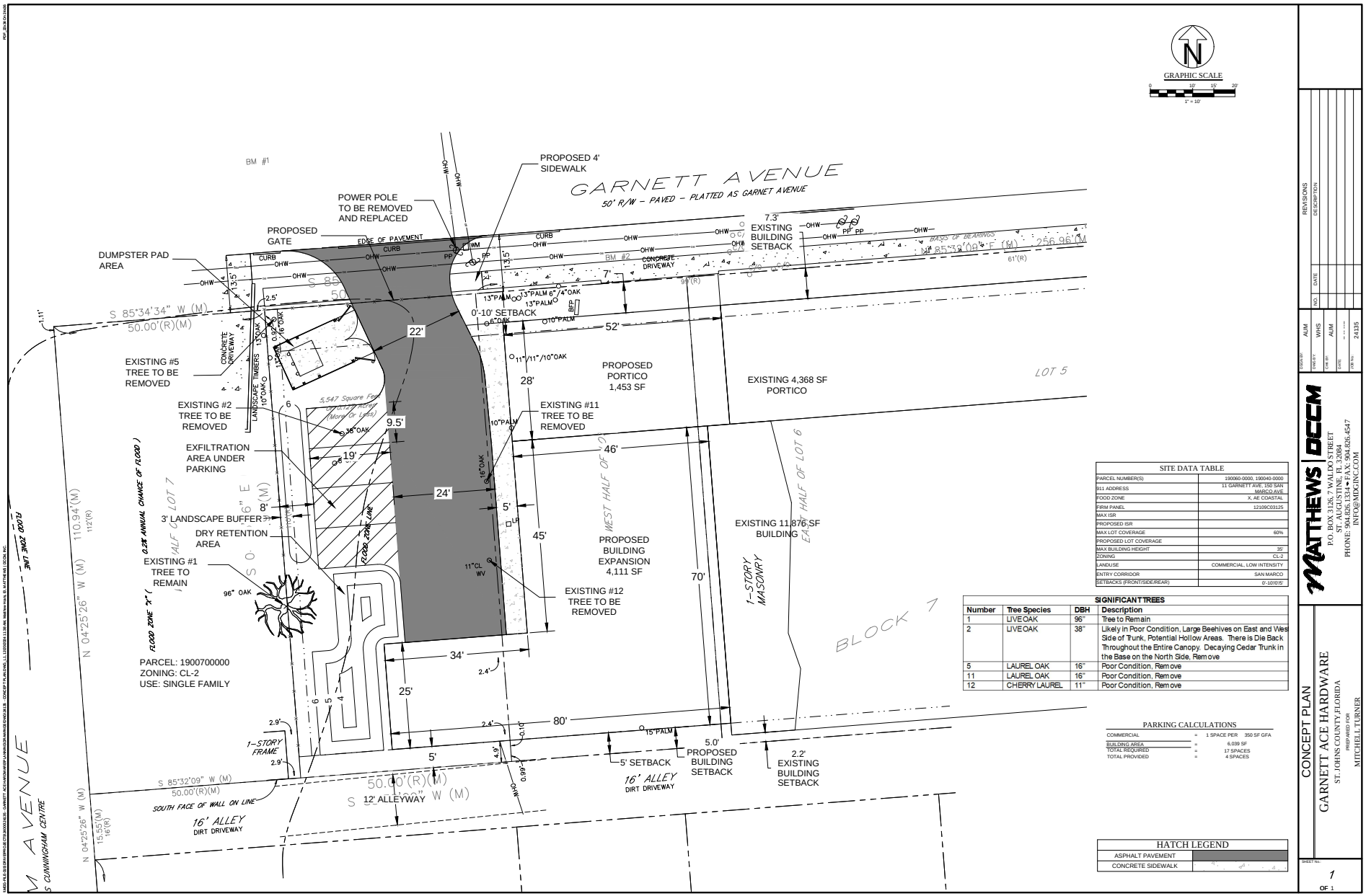
#11 GARNETT AVENUE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA, 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:



SITE DATA TABLE	
PARCEL NUMBER(S)	190060-0000, 190040-0000
911 ADDRESS	11 GARNETT AVE; 159 SAN MARCO AVE
FOOD ZONE	X, AE COASTAL
FIRM PANEL	12109C0312S
MAX ISR	
PROPOSED ISR	
MAX LOT COVERAGE	60%
PROPOSED LOT COVERAGE	
MAX BUILDING HEIGHT	35'
ZONING	CL-2
LANDUSE	COMMERCIAL, LOW INTENSITY
ENTRY CORRIDOR	SAN MARCO
SETBACKS (FRONT/SIDE/REAR)	0'-10'/0'/5'

SIGNIFICANT TREES			
Number	Tree Species	DBH	Description
1	LIVE OAK	96"	Tree to Remain
2	LIVE OAK	38"	Likely in Poor Condition, Large Beehives on East and West Side of Trunk, Potential Hollow Areas. There is Die Back Throughout the Entire Canopy. Decaying Cedar Trunk in the Base on the North Side, Remove
5	LAUREL OAK	16"	Poor Condition, Remove
11	LAUREL OAK	16"	Poor Condition, Remove
12	CHERRY LAUREL	11"	Poor Condition, Remove

PARKING CALCULATIONS		
COMMERCIAL	=	1 SPACE PER 350 SF GFA
BUILDING AREA	=	6,039 SF
TOTAL REQUIRED	=	17 SPACES
TOTAL PROVIDED	=	4 SPACES

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	

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

CONCEPT PLAN
GARNETT ACE HARDWARE
ST. JOHNS COUNTY, FLORIDA
PREPARED FOR
MITCHELL TURNER

DESIGNED: AUM
DRAWN BY: WHS
CHK BY: AUM
DATE: ---
JOB No.: 24135

REVISIONS
NO | DATE | DESCRIPTION

SHEET No.: 1 OF 1

ARBORIST INVENTORY, FIELD REVIEW 7/31/2024 PER ERIC J LANEHART, FLORIDA CERTIFIED ARBORIST FL-6709A

NUMBER	TREE SPECIES	DBH	DESCRIPTION	Recommendation
1	LIVE OAK	96"	Tree to Remain	Tree to Remain
2	LIVE OAK	38"	Likley in Poor Condition There are three large hollow areas at the beehive locations and the dying cedar tree. The oak has canopy die back and recent fallen branches on the ground. Large bee Colony on the east trunk base and on the west trunk 12' up. There is a decaying cedar trunk in the base of the live oak on the north east side and this is the other possible site for rotting and a hollow trunk.	Relocate bees. Reevaluate tree at cavity locations to determine if the tree is hollow.
3	CAMPHORS	10" & 13"	Exempt Tree Species	Remove Tree
4	LIVE OAK	13"	Poor Condition Canopy bad no C.L. Heavy lean west cavities cuts for (OHU) overhead utilities.	Not a significant Tree/ Remove Tree and mitigate
5	LAUREL OAK	16"	Poor Condition Three codominant leaders, multiple cavities through the trunk and lower canopy.	Keep trees along the perimeter if there is no construction activity. Monitor tree yearly and make assessments for selective pruning.
6	TWO PALMS	16'-25' C.T.	Good Condition	Keep trees along the perimeter if there is no construction activity.
7	LAUREL OAKS	4"/3"	Poor Condition/Not Protected Cluster of two trees. Very sparce canopy, trees are competing with adjacent Sabal Palms.	Keep trees along the perimeter if there is no construction activity.
8	LIVE OAK	6"	Poor condition	Keep trees along the perimeter if there is no construction activity.
9	LAUREL OAKS	3"/3"	Poor Condition/Not Protected Cluster of two trees. Very sparce canopy, trees are competing with adjacent Sabal Palms.	Keep trees along the perimeter if there is no construction activity.
10	CEDAR	6"	Poor Condition/ Not Protected	Not a significant Tree/ Remove Tree
11	LAUREL OAK	16"	Poor Condition/ Significant Tree Species Large cavities at previous branch cuts, poor canopy structure with three large codominant leaders, canopy overhangs back lot and is leaning east more that 25 degrees toward the exleting storage area.	Significant Tree Species/ Remove Tree and Mitigate
12	CHERRY LAUREL	11"	Poor Condition/ Significant Tree Species Open cavities along trunk and the there are multiple broken branches uniform throughout the uppercanopy. The trees has two codominant leaders, uniform die back in the upper canopy and the tree canopy overhangs the back lot. This tree is leaning east more that 15 degrees toward the existing storage area.	Remove Tree and Mitigate
13	SABAL PALM	20' C.T.	Good Condition	Keep trees along the perimeter if there is no construction activity.
14	LIVE OAK	8"	Poor Condition Lower trunk is mis-shaped, with two nearly 90 degree turns	Not a significant Tree/ Remove Tree

ARBORIST INVENTORY, FIELD REVIEW 10/03/2024 PER ERIC J LANEHART, FLORIDA CERTIFIED ARBORIST FL-6709A

15	LAUREL OAK	11"/11"/10"	Fair Condition/Not Protected These are three trees growing in close proximity. All trees have more the a 15 degree lean with small, poorly structured canopies. The 11" tree closes to the store has the worst lean toward the store and a large trunk buldge 12' up. This is typicl of a an area of include bark and possibly a hollow trunk.	Not significant Trees/ Remove Trees
16	WASHINGTONIA PALM	20' C.T.	Good Condition	Not a significant Tree/ Remove Tree
17	SABAL PALM	12' C.T.	Good Condition	Keep trees along the perimeter if there is no construction activity.

Significant and Exempt Tree Species - Per the Preserved Trees, St. Augustine Urban Forest Manual

C.T. - Clear Trunk Palm

REVISIONS

NO.	DATE	DESCRIPTION
----	----	----
----	----	----
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----	----	----
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DESIGNED: E.JL
DRAWN BY: GPM
CHK BY: E.JL
DATE: 08/09/2024
JOB No.: 24135

REGISTERED LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6818 FLA#686977

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDG4INC.COM

TREE ARBORIST EXHIBIT PLAN
GARNETT ACE HARDWARE
CITY OF SAINT AUGUSTINE
PREPARED FOR
MITCHELL TURNER

SHEET No.
L-1
OF 01

Turner Ace Hardware
COZ 3 Development

Request
To remove 4 of 5 significant trees, all in poor health, for expansion of the existing Ace Hardware store. All significant trees removed shall be replaced in accordance with the requirements of Chapter 25.

NUMBER	SPECIES	SIZE	RECOMMENDATION
1	Live Oak	96” DBH	Good health, preserve
2	Live Oak,	38” DBH	Poor health, remove
5	Laurel Oak	16” DBH	Poor health, remove
11	Laurel Oak	16” DBH	Poor health, remove
12	Cherry Laurel	11” DBH	Poor health, remove

Findings of Fact
Applications for development in Conservation Overlay Zones are to be evaluated according to seventeen (17) criteria set forth in Section 11-29(c), City Code.

Tree removal analysis according to criteria set forth in Chapter 25, Landscape Code, City Code.
In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

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

TREE	CONDITION	PROXIMITY TO DEVELOPMENT
1	**Good Condition, 96” DBH**	**Splits western property line with adjoining property**
2	**Bee colony, likely hollow and in poor health, die back throughout canopy**	**Conflicts with proposed new driveway**
5	**Poor condition, multiple cavities in trunk and lower cavity**	**Conflicts with proposed dry retention area**
11	**Large cavities, poor canopy, extreme lean**	**Conflicts with new structure and extends towards overhead wires**
12	**Open cavities, die back, major lean**	**Conflicts with new structure**

2. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
   A Tree Protection Zone (TPZ) exhibit shows retention of the existing trees with the applicable TPZ renders the site undevelopable. There are no alternative site designs that would allow accommodation of the existing trees. The trees proposed for removal are located in areas central to the site and impossible to work around without impeding the proposed addition.

3. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
   Removal of proposed trees will have minimal effect on erosion, soil moisture retention, diversion, flow of surface waters or the City's master drainage plan.

4. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
   The tree removal plan should have little impact on neighborhood property values due to the amount of tree retention proposed.

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

NUMBER	SPECIES	SIZE	SIGNIFICANT
1	Live Oak	96" DBH	Significant species and size (*over 18"), good health*
2	Live Oak,	38" DBH	Significant species and size (*over 18"*), poor health
5	Laurel Oak	16" DBH	Significant species and size, poor health
11	Laurel Oak	16" DBH	Significant species and size, poor health
12	Cherry Laurel	11" DBH	Significant species and size, poor health

6. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.
   7. Wildlife habitat.

   The removal of the surrounding trees will have minimal impacts on the areas identified above. The property is located within a developed urban environment.

7. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
   No alternative site design options exist that would allow the property owner to avoid impacting these trees due to the placement of the existing structure and the narrow depth of the available area for the proposed project.

Turner Ace Hardware
Variance

Narrative

Request

Relief from LDC Section 28-373(b)(2) which requires additional off-street parking spaces with expansion of the existing commercial facility.

> *LDC Section 28-373(b)(2) Enlargement. When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.*

Justification

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

Findings of Fact

1. 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.

   Response: *The property is relatively consistent in size, shape, topography or other physical conditions with other properties within the vicinity that are included as part of this historically platted subdivision (Garnett Addition to the City of St Augustine) which results in small lot dimensions.*

2. Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property.

   Response: *The property is part of an established platted neighborhood (Garnett Addition to the City of St Augustine). Due to the existing development of the site (190040-0000) and the small nature of the existing block, there is limited area available for the expansion of the existing commercial structure at 150 San Marco Ave. The proposed addition and necessary loading area at the rear of the addition, prevent the site to be developed with the required additional parking as outlined in Sec 28-373(d). The site is only able to develop four (4) new parking spaces at the rear of the site while being able to provide the requested stormwater retention along with the necessary square footage.*

3. Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant.

   Response: *This disadvantage exists due to the existing layout of the historically platted neighborhood of Garnett Addition to the City of St Augustine and not because of conditions created by the owner/applicant.*

4. 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.

   Response: *This variance will not be contrary to the public interest, will not adversely affect other property within the vicinity, and will be in harmony with the spirit, intent, and purpose of this section. The proposed addition and loading area will be consistent with the existing loading area presently located at the rear of 150 San Marco Avenue. The construction of the proposed addition will only shift the loading area west onto the adjacent property at 11 Garnett Avenue which presently has a commercial zoning and land use designation and the proposed use is consistent with these designations.*

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1900600000
Location Address	11 GARNETT AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7 OR791/1930 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Turner Ace St Augustine Inc 100%
Mailing Address	13164 ATLANTIC BLVD JACKSONVILLE, FL 32225-0000

Map

Valuation Information

	2025
Building Value	$68,177
Extra Features Value	$324
Total Land Value	$190,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$258,501**
Total Deferred	$0
Assessed Value	**$258,501**
Total Exemptions	$0
Taxable Value	**$258,501**

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

Historical Assessment Information

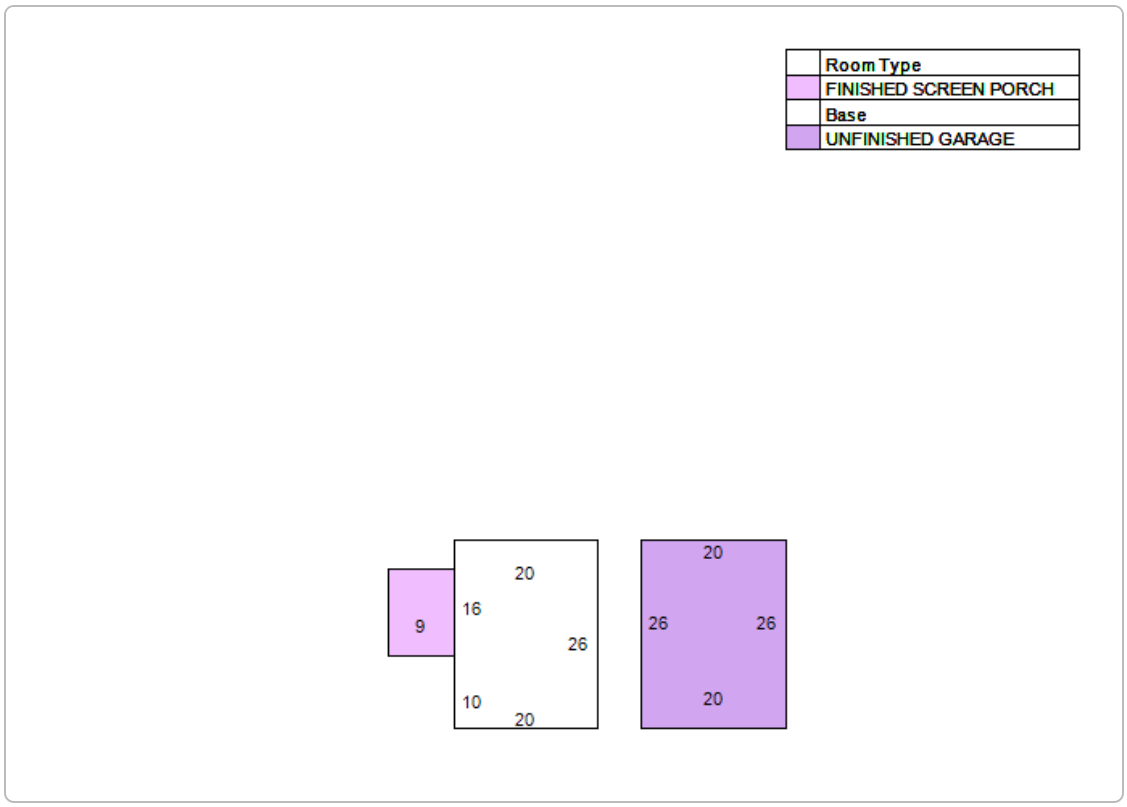
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$70,449	$324	$190,000	$0	$0	$260,773	$239,635	$21,138	$239,635
2023	$66,477	$324	$190,000	$0	$0	$256,801	$217,850	$38,951	$217,850
2022	$65,770	$351	$159,600	$0	$0	$225,721	$198,045	$27,676	$198,045
2021	$49,065	$351	$130,625	$0	$0	$180,041	$180,041	$0	$180,041
2020	$40,332	$351	$85,500	$0	$0	$126,183	$90,721	$85,462	$40,721
2019	$35,544	$333	$85,500	$0	$0	$121,377	$88,681	$82,696	$38,681
2018	$36,672	$333	$85,500	$0	$0	$122,505	$87,027	$85,478	$37,027
2017	$25,644	$2,097	$85,500	$0	$0	$113,241	$85,237	$78,004	$35,237
2016	$24,318	$2,097	$76,000	$0	$0	$102,415	$83,484	$68,931	$33,484
2015	$20,957	$2,097	$59,850	$0	$0	$82,904	$82,904	$50,000	$32,904
2014	$20,468	$2,097	$59,850	$0	$0	$82,415	$82,415	$50,000	$32,415

Building Information

Building	1
Building Value	$68,177
Year Built	1940
Actual Area	1148
Conditioned Area	520
Use	Single Family Residence
Style	01
Exterior Wall	Cement Fiber, Concrete Block
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
UNFINISHED GARAGE	520
BASE AREA	520
FINISHED SCREEN PORCH	108
Total SqFt	1148

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		324

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2024	9/10/2024	$357,500.00	WARRANTY DEED	6018	984	Q	I	ROBIDEAUX STEPHEN J	TURNER ACE ST AUGUSTINE INC
	8/1/1988	$39,000.00		791	1930	Q	I		ROBIDEAUX STEPHEN J
	1/1/1981	$21,000.00		478	471	U	I		
	1/1/1977	$0.00		340	612	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/16/2025, 12:10:23 AM

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Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	8.a.	PZB2024-0102
Request	**Address**	**Parcel ID**
Land Use Plan Amendment & Variance	4 Locust Street	194930-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Elizabeth & Samuel Snyder
Owner:	Samuel Snyder
Property Class: **(St. Johns County Property Appraiser)**	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Commercial Low-Two: CL-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.08
Neighborhood:	Uptown
Archaeological Zone:	IIA

Request Summary

This application is a request to change the future land use designation from Residential Low Density to Commercial Low Intensity and a variance request to the City's minimum requirements for off-street automobile parking spaces at 4 Locust Street.

The proposed retail use is located on the first floor of the existing structure at 4 Locust Street and is a total of nine hundred forty-seven (947) square feet in size. The structure also contains an intended short term rental upstairs.

The City of St. Augustine requires one (1) parking space for every five hundred (500) square feet of gross floor area for furniture, clothing, and appliance stores. This proposed commercial use is required, by the City's Code of Ordinances, to provide two (2) parking spaces, relief from this requirement is requested in the following ways:

1. Elimination of the minimum required number of automobile parking spaces. [LINK TO SEC. 28-373]
   - *No parking spaces are provided for the downstairs retail, but one (1) space is required on-site for the short term rental.*

2. Relief from the required interior maneuverability design standards, Sec. 28-368, and a reduction in the minimum required number of automobile parking spaces by one (1) space, Sec. 28-373. [LINK TO SEC. 28-368]
   - *Provision of two (2) automobile parking spaces on-site (one for each use, upstairs and down), drivers are required to either back into the parking space or back out into the Locust Street right-of-way.*

3. Elimination of the minimum required number of automobile parking spaces, Sec. 28-373, based on evidence presented that off-site parking at 43 San Marco Avenue will be utilized and is practical based on the different hours of operation for the two businesses.
   - *This is very similar to a use by exception request for off-site parking within four (400) feet, unfortunately this is not an option currently allowed by the City's Code of Ordinances as the parking facility at 43 San Marco Avenue is for the use of the business at 45 San Marco Avenue which does not leave any parking spaces in excess to lease. The only way this request fits into the City's Code is by a variance to parking requirements altogether. However, as described the parking facility may be shared based on the hours of operation.*

4. Relief from the required interior maneuverability design standards to allow for the provision of on-site parking spaces, Sec. 28-368.
   - *Approval of this request would still require the property owner to provide the minimum amount of automobile parking spaces for both the second-floor vacation rental and first floor retail use but would allow the parking setup to continue to be used as it is today.*

A positive recommendation of the land use plan amendment would further the City's goal of establishing compatible land use and zoning maps and an approval of the variance request would remove a hurdle for the licensing of a nine hundred forty-seven (947) square foot retail space at 4 Locust Street.

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	The proposed project is **consistent** with the City's policy to *prioritize* compact and contiguous infill development. Infill urban development means building new things or improving existing spaces in the empty or unused parts of the City. It's like filling in the gaps or spaces between buildings to make the city more complete and vibrant.
Policy 3.1.6 Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.	The proposal in this application is **consistent** with this City policy as it is adaptive reuse of a historic structure which, as stated by the City of St. Augustine, *shall be given priority* over activities that would negatively impact its historic value.
Policy 5.1.2 The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.	This proposed project is **consistent** with the City's policy of *encouraging* infill and redevelopment through the use of higher density and intensity land use designations as this has been established as an appropriate location.
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	The requests in this application stem from the existing business's desire to continue operations within the small town mixed use urban context, which is **consistent** with this City objective by assisting with efforts in maintaining St. Augustine's industrious and charming character.
Historic Preservation Element [LINK TO DOCUMENT]	
Goal 10 Facilitate a balance of economic growth and the preservation, continued use, and adaptive use of cultural resources with programs and policies that are user-friendly and responsive to the needs of the community.	These requests are aimed at allowing adaptive use of the structure at 4 Locust Street which is **consistent** with the City's goal to *facilitate a balance* of economic growth and preservation of cultural resources.

Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Overall Goal The City will encourage accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of innovative methods that are sensitive to the environmental, historical, and cultural resources of the City of St. Augustine.	This application includes several variance requests to provide options for identifying a solution which is most consistent with the City's Overall Transpiration and Mobility Goal.
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

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

Sec. 28-373. – Required off-street parking. [LINK TO SECTION]

The purpose of this section is to ensure the reasonable provision of off-street, on-site parking facilities. When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.

(d) *Minimum spaces required*:

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(16)	Furniture, clothing, appliance store	500			

Use		1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rated Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
11.	Community Center	250 sq. ft.			
12.	Clinic				5 per doctor/ dentist
13.	Clubs, Lodges	250 sq. ft.			(Includes outside assembly/ recreation)
14.	Convention Center	200 sq. ft.			
15.	Daycare, child care facility				1 per employee
16.	Furniture, Clothing Appliance Store	500 sq. ft.			
17.	Garage, Repair			3 per bay	
18.	Gym, Spa	200 sq. ft.			
19.	Hospital			1.5 per 3 beds	plus as required for accessory uses
20.	Hotel/ Motel Inn/ Bed and Breakfast		3 (for meeting or banquet rooms) and	1 per room	75% as required for accessory uses
21.	Industrial Manufac- turing	1000 sq. ft. devoted to manufacturing, shipping or receiving			and 1 per stored company vehicle and as required for office use

7

Figure 1. A screenshot of Page 7 from Ordinance No. 88-37, which was adopted in June of 1988, demonstrates that the City of St. Augustine's minimum requirement for off-street automobile parking spaces for a furniture, clothing, or appliance store is the same in February of 2025.

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
This particular property is occupied by a two-story Frame Vernacular structure constructed between 1899 and 1904, according to information from the Florida Master Site File. This is a unique disadvantage at 4 Locust Street when trying to satisfy the requirements of Sections 28-368 and 28-373 due to the layout and size of the structure.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
This disadvantage significantly limits options for use of the structure due to its impact on the owner's ability to provide code-compliant off-street parking for automobiles. Reasonable use does include adaptive reuse as it is cited within the Future Land Use Element of the City of St. Augustine Comprehensive Plan 2040.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The identified disadvantage, the existing structure at 4 Locust Street, was built at least one hundred and twenty (120) years ago.

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

Sec. 28-30. - Comprehensive plan amendments, rezonings and amendment of chapter.

(a) *General*. This chapter may from time to time be amended, supplemented, or changed the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
(b) *Initiation of proposals*. An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.

(c) *Nature and requirements of board report*. The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
(1) The need and justification for the change.
The City's Comprehensive Plan requires properties to have compatible zoning and future land use designations, which is not the case at 4 Locust Street.
(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
(3) Consistency with the comprehensive plan.
(d) *Board report to commission*. If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.

Staff Recommendation

Based on a review of Sec. 28-29 and Sec. 28-30 staff finds that the Board may

- **RECOMMEND** the land use plan amendment request to the City Commission and
- **APPROVE** a variance request to minimum off-street parking requirements at 4 Locust Street / PID 194930-0000.

Staff note: If the Board recommends the land use amendment, the associated variance will be effective contingent on the adoption of the land use amendment by the City Commission

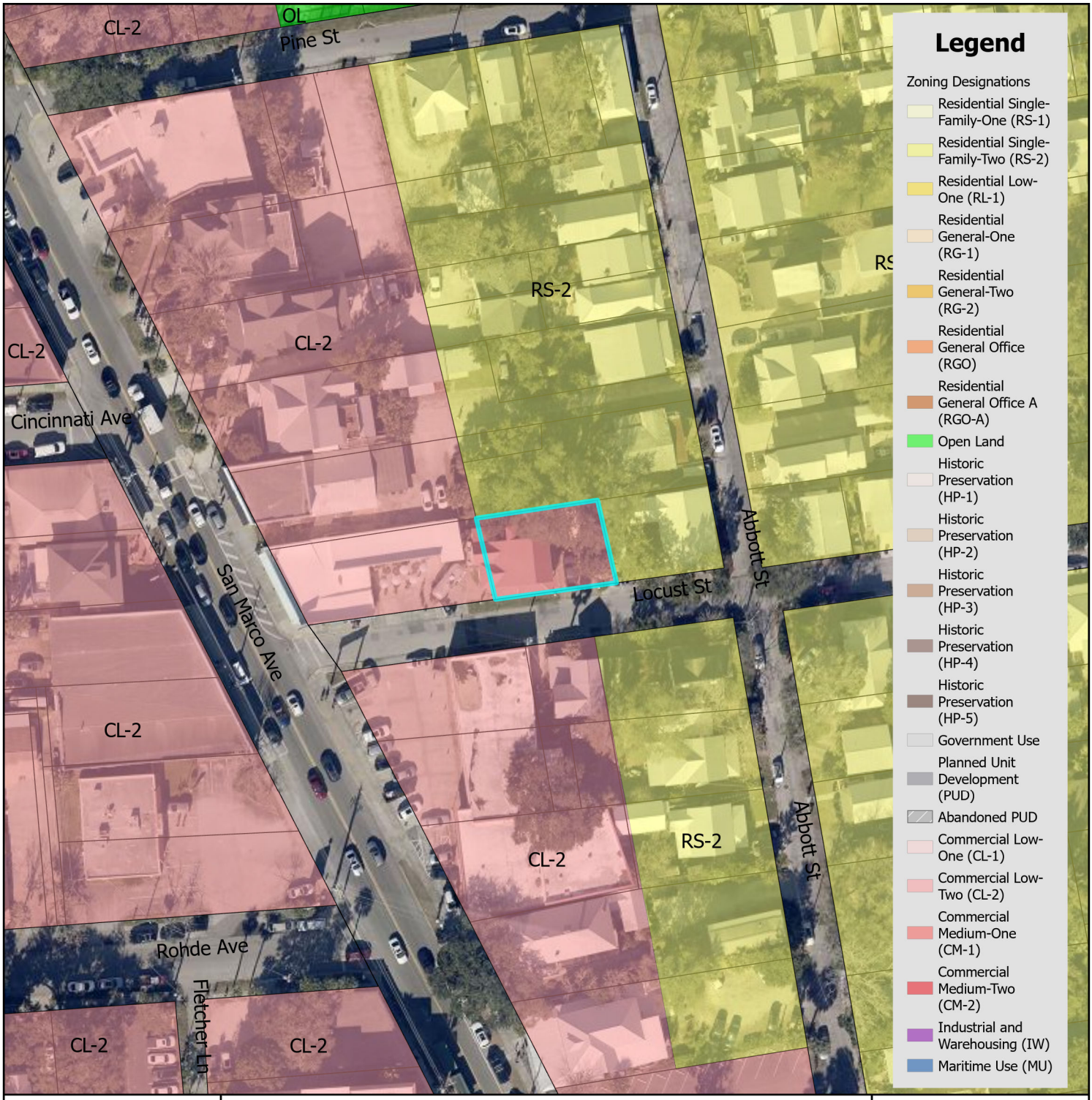
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Zoning Map from BDAC# 99-0148
5. Proposed Site Plan and Floor Plan
6. Applicant Presentation Slides and Survey

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

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

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

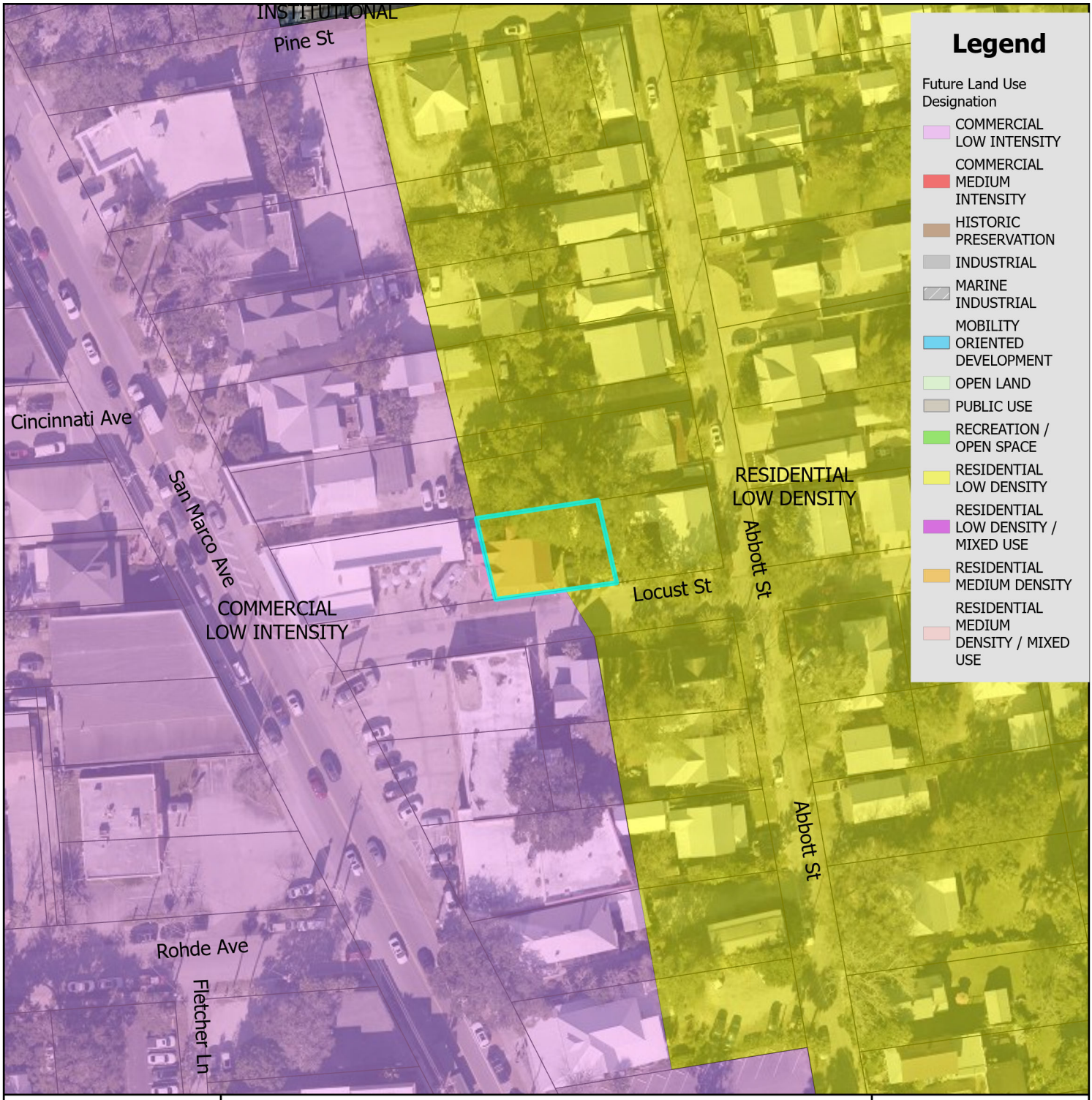
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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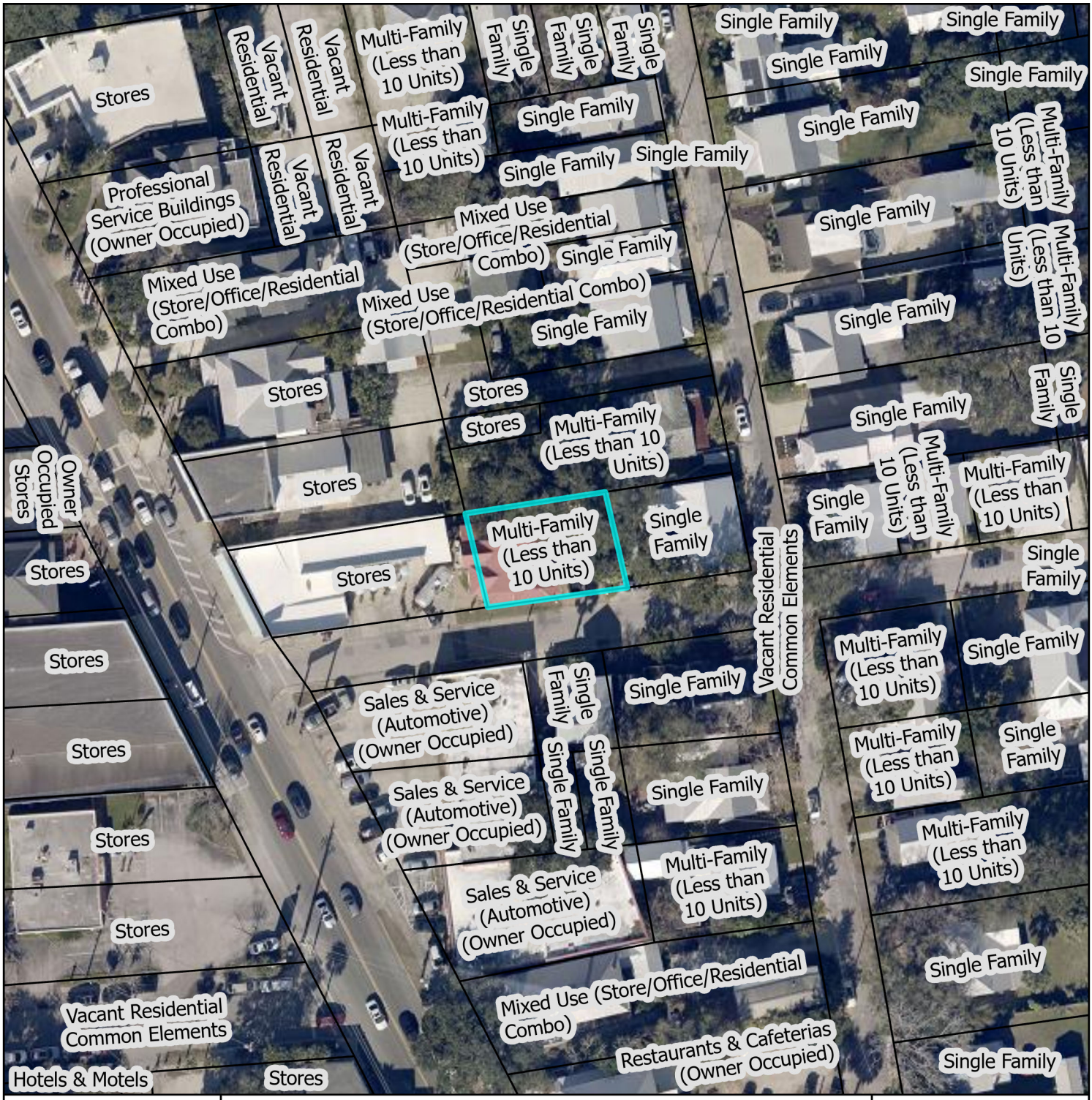
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

DISCLAIMER
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

FEMA Flood Zone Map

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

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for the accuracy or completeness of the data shown hereon.

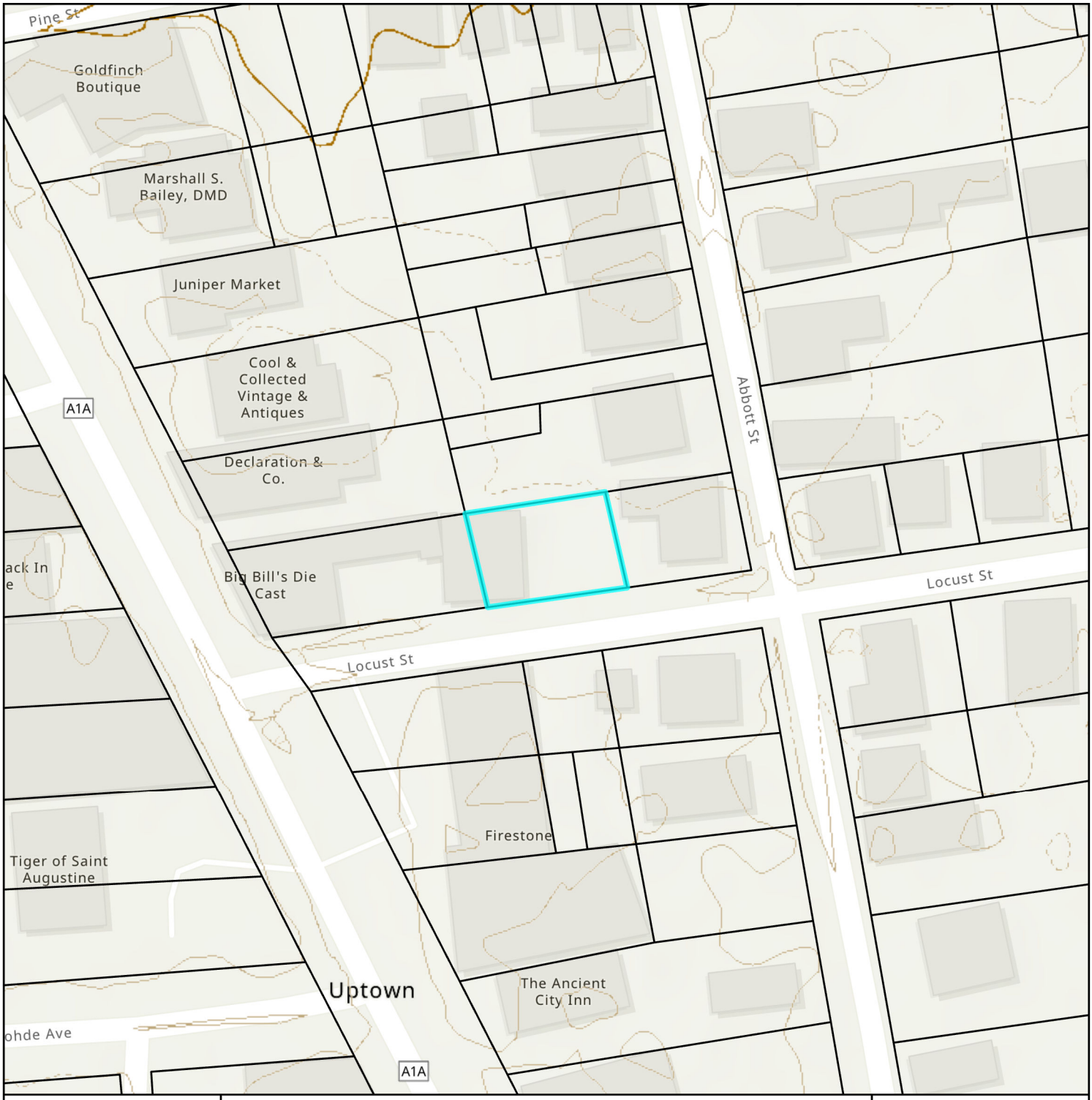
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

OpenSign™ DocumentId: ywpDq50cHd

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Sam and Liz Snyder Contact Number: 907-903-5799
   Business (*if applicable*):
   Address: 4 Locust Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: lizhsnyder@gmail.com
2. NAME OF PROPERTY OWNER: Samuel Snyder Contact Number: 907-903-5811
   Business (*if applicable*):
   Address: 44 Bay View Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: snyderaway@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: E
   Subdivision: Abbott Tract Parcel Number: 1949300000
4. PROJECT STREET ADDRESS: 4 Locust Street
5. SPECIFIC PROPOSED USE: Mercantile (downstairs)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☒ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED:
   Preferred action is a variance to reduce parking requirements to zero.
   A second, less favored action is an exception for off-site parking within 400 feet.
   If an exception is required over a variance, we have received approval from the owners of Chez L'Amore to utilize two extra spaces on their property two doors down the street.
8. JUSTIFICATION FOR ACTION REQUESTED:
   This 1901 home is zoned CL-2, but the lot is situated and previously developed to support only parking that requires cars to back out onto Locust Street. The property is bordered entirely by other properties and there is no other option for exiting onto Locust Street. It is too narrow for any other configuration.

OpenSign™ DocumentId: ywpDq50cHd

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

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

Front-facing car exit is not possible due to property narrowness & surrounding prop.

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

Yes. This property is zoned CL-2 and I am unable to utilize it as such due to property shape, size, and surrounding privately owned properties limiting parking.

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

We have changed nothing on this property that impacts parking conditions since purchasing in 2022

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

Yes. It supports the success of a small, locally owned business contributing to the local enonomy, and eliminates risks posed by cars backing out.

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

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

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

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

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

Samuel Snyder 11/12/2024 11/12/2024

Signature of Applicant Date

Samuel Snyder 11/12/2024

Signature of Property Owner Date

OpenSign™ DocumentId: ywpDq50cHd

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Samuel Snyder Elizabeth Snyder

Print name of applicant

Samuel Snyder

Signature of applicant

11/12/2024 11/12/2024

Date

OpenSign™ DocumentId: ywpDq50cHd

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 4 Locust Street, St. Augustine, FL 32084 Samuel Snyder

Applicant’s Name: Samuel Snyder Applicant’s Signature: Elizabeth Snyder Samuel Snyder

Owner’s Name: Samuel Snyder Owner’s Signature: _____

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1949300000
Location Address	4 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 6 BLK E OR5610/268 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

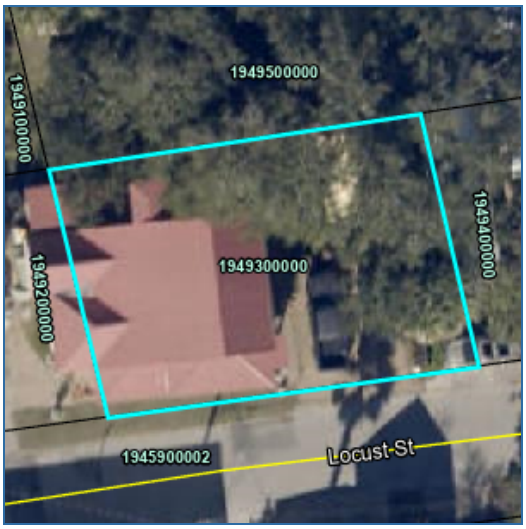
Owner Information

Owner Name	Snyder Samuel 100%
Mailing Address	4 LOCUST ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2025
Building Value	$249,836
Extra Features Value	$0
Total Land Value	$245,700
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$495,536**
Total Deferred	$0
Assessed Value	**$495,536**
Total Exemptions	$50,000
Taxable Value	**$445,536**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$258,164	$0	$245,700	$0	$0	$503,864	$501,369	$52,495	$451,369
2023	$262,328	$0	$224,438	$0	$0	$486,766	$486,766	$50,000	$436,766
2022	$230,051	$0	$224,910	$0	$0	$454,961	$375,951	$79,010	$375,951
2021	$164,586	$0	$177,188	$0	$0	$341,774	$341,774	$0	$341,774
2020	$166,904	$0	$200,812	$0	$0	$367,716	$333,696	$34,020	$333,696
2019	$150,361	$0	$200,812	$0	$0	$351,173	$303,360	$47,813	$303,360
2018	$152,392	$0	$200,812	$0	$0	$353,204	$275,782	$77,422	$275,782
2017	$103,691	$84	$160,650	$0	$0	$264,425	$250,711	$13,714	$250,711
2016	$107,603	$97	$146,475	$0	$0	$254,175	$227,919	$26,256	$227,919
2015	$93,236	$111	$116,944	$0	$0	$210,291	$207,199	$3,092	$207,199
2014	$81,926	$125	$106,312	$0	$0	$188,363	$188,363	$0	$188,363

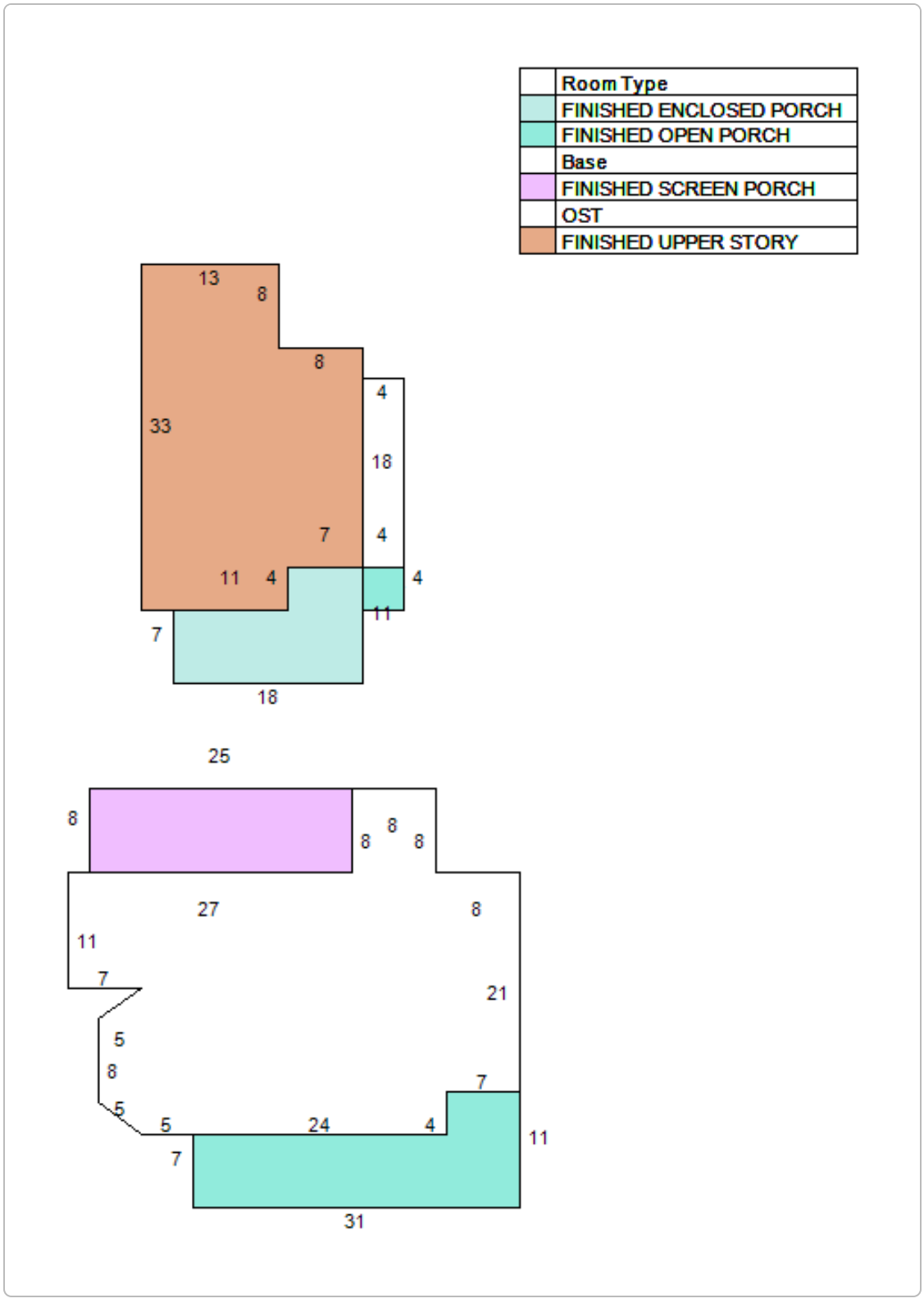
Building Information

Building	1
Building Value	$249,836
Year Built	1900
Actual Area	2345
Conditioned Area	1781
Use	Duplex
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED UPPER STORY	601
OUTSIDE STAIRS	72
FINISHED SCREEN PORCH	200
BASE AREA	1057
FINISHED OPEN PORCH	245
FINISHED ENCLOSED PORCH	154

Description	Square Footage
FINISHED OPEN PORCH	16
Total SqFt	2345

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	75	50	75	EF	$245,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/3/2022	8/3/2022	$575,000.00	WARRANTY DEED	5610	268	Q	I	BETTES HELEN L LIVING TRUST	SNYDER SAMUEL
8/10/2016	4/3/2014	$0.00	DEATH CERTIFICATE	4237	1009	U	I	BETTES HELEN (DECD)	BETTES HELEN L LIVING TRUST
	10/26/2001	$100.00	WARRANTY DEED	1669	1837	U	I	BETTES HELEN L	BETTES HELEN L TRUSTEE
	1/1/1979	$0.00		429	42	U	I		BETTES HELEN L
	1/1/1979	$0.00		427	821	U	I		

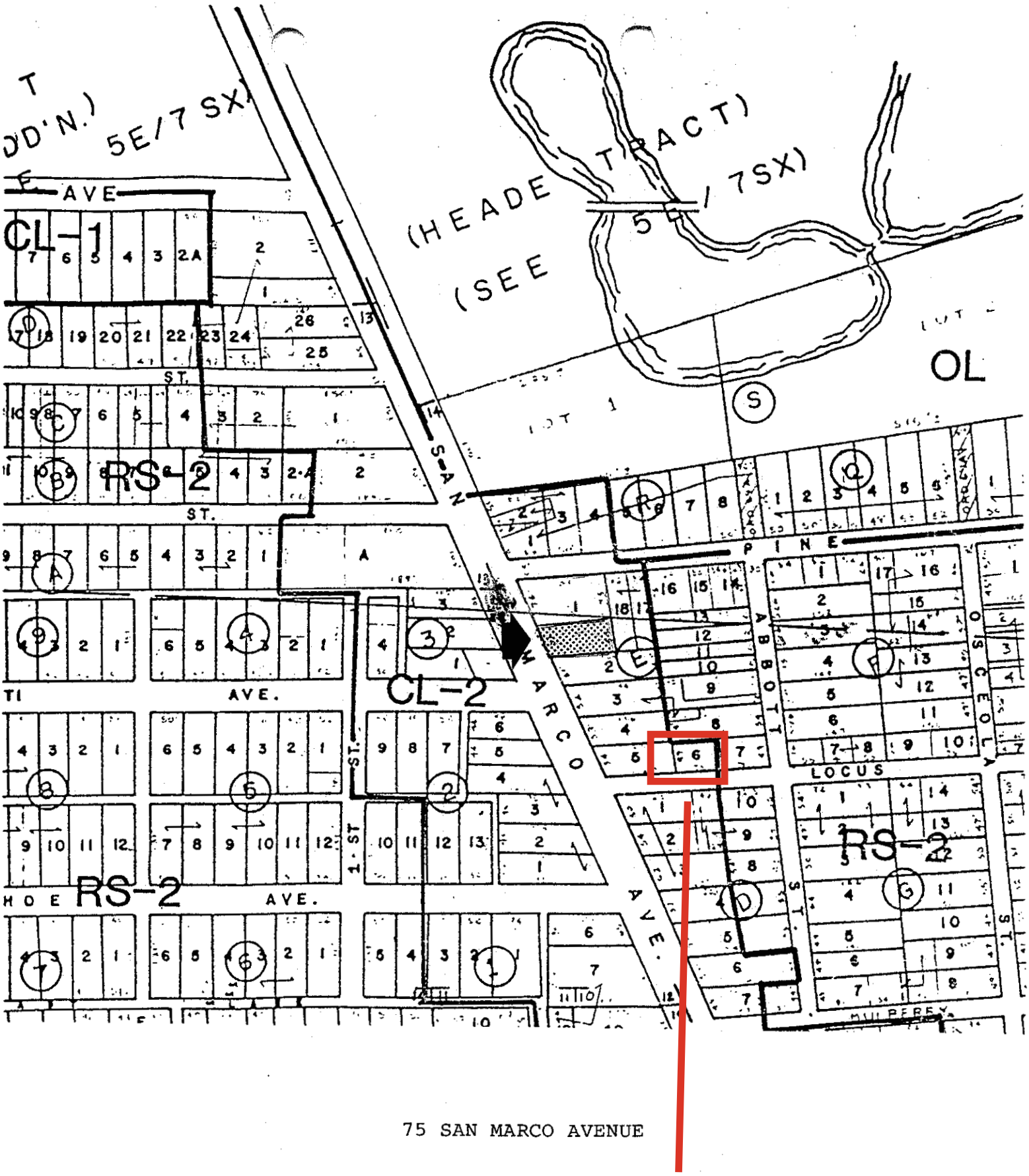
No data available for the following modules: Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

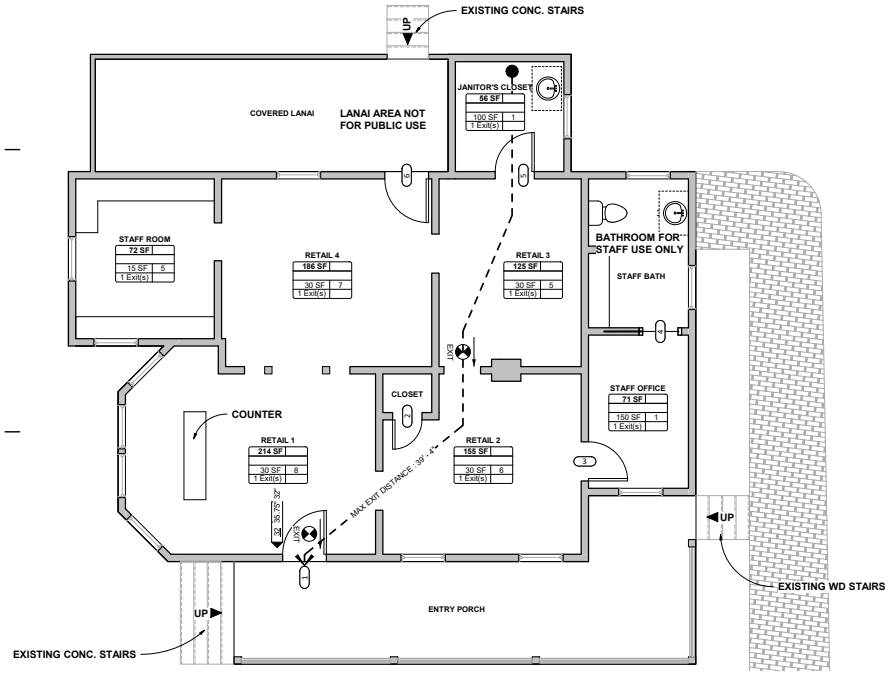
Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Zoning Map from BDAC# 99-0148

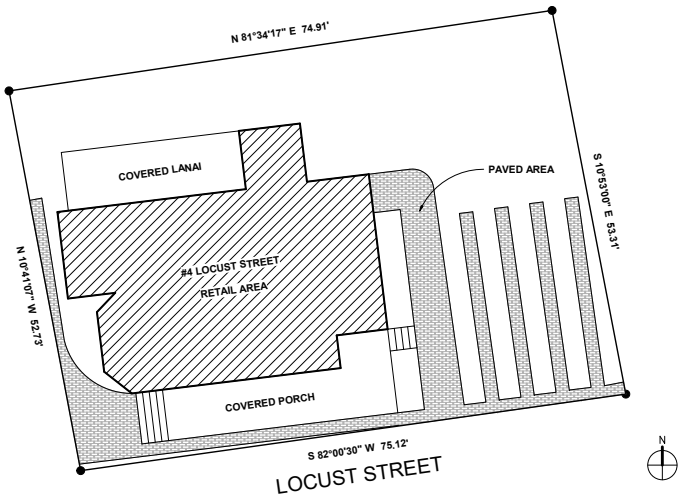


Staff Note: Lot 6, identified above, is the property at 4 Locust Street and is documented as having a CL-2 zoning designation. The zoning map shown here was included in BDAC# 99-0148, a use by exception request made at 75 San Marco Avenue, which was approved on March 3rd, 1999.

Attachment 5:
Proposed Site Plan and Floor Plan



1 FLOOR PLAN
1/4" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

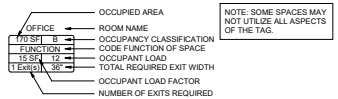
SURVEY PROVIDED TO OPEN CITY ARCHITECTURE BY OWNER. OPEN CITY ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY.

11/11/2024 9:57:07 AM

CODE LEGEND

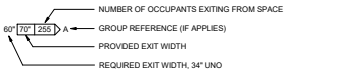
NNO — NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

ROOM/OCCUPANCY LABEL

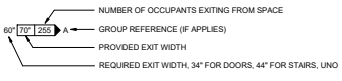


NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.

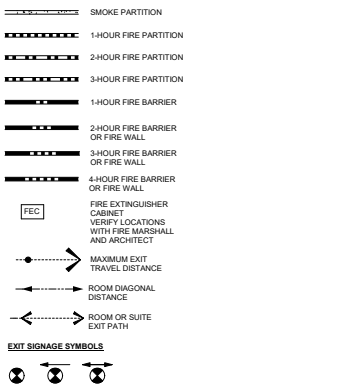
ROOM OR SUITE EXIT SYMBOL



BUILDING EXIT OR STAIR SYMBOL



FIRE SEPARATION RATING



EXIT SIGNAGE SYMBOLS

CODE INFORMATION

APPLICABLE CODES & STANDARDS

2023 FLORIDA BUILDING CODE, 8th EDITION
2023 FLORIDA FIRE PREVENTION CODE 1 AND 101 7th EDITION
FLORIDA ACCESSIBILITY CODE 2023

JURISDICTION =	CITY OF SAINT AUGUSTINE
USE GROUP =	**MERCANTILE M - RETAIL**
CONSTRUCTION TYPE =	**V-B**
CLASSIFICATION OF WORK =	CHANGE OF USE
FIRE PROTECTION SYSTEMS	
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED 903.2.1.2
MANUAL FIRE ALARM SYSTEM	NOT REQUIRED
SMOKE ALARMS	PROVIDED
FIRE EXTINGUISHERS =	PER NFPA 10

HAZARD OF CONTENTS =ALL CONTENTS, INCLUDING ASSEMBLY AND STORAGE OCCUPANCIES ARE CLASSIFIED AS LOW HAZARD (FFPC NFPA 101 6.2.2.2)

FIRE RATED CONSTRUCTION RATINGS REQ'D PER CHAPTER 10 IBC

EXTERIOR WALLS	0 HR. EXISTING
LOAD BEARING WALLS - EXTERIOR	0 HR
LOAD BEARING WALLS - INTERIOR	0 HR
PRIMARY STRUCTURAL FRAME	0 HR
COLUMNS SUPPORTING HORZ. ASSEMBLY	0 HR
COLUMNS SUPPORTING STAIR ENCLOSURE	0 HR
NON-BEARING WALLS - INTERIOR	0 HR

CHAPTER 8 (IEBC)
NO VERTICAL OPENINGS CONNECT THE FIRST AND SECOND FLOORS (803.2)
NO STANDPIPE REQUIRED (804.3)
AUTOMATIC FIRE ALARM PROVIDED (804.4.1.6)
INTERCONNECTED SMOKE ALARMS (804.4.3)

USE GROUP M:

TABULAR AREA PER FLOOR=	9,000 SF
TOTAL STRUCTURE (RETAIL AREA & SECOND LEVEL)=	**1,536 SF**
WORK AREA (RETAIL AREA)=	**947 SF**
ALLOWABLE HEIGHT=	1 STORIES - 40 FT per 504.3
ACTUAL HEIGHT (RETAIL AREA)=	1 STORY - 10 FT

OCCUPANT LOAD: per FBC TABLE 100.4.1.2 (NFPA TABLE 7.3.1.2 & 42.1.7)

RETAIL 1	214 SQFT @ 30 SQFT (GROSS) = 8
RETAIL 2	155 SQFT @ 30 SQFT (GROSS) = 6
RETAIL 3	125 SQFT @ 30 SQFT (GROSS) = 5
RETAIL 4	186 SQFT @ 30 SQFT (GROSS) = 7
JANITOR'S CLOSET	56 SQFT @ 100 SQFT (GROSS) = 1
STAFF ROOM	72 SQFT @ 15 SQFT (NET) = 5
TOTAL	**32 OCCUPANTS**

MEANS OF EGRESS - CHAPTER 10 (FBC), NFPA TABLE A.7.6.1

MINIMUM WIDTH OF EGRESS COMPONENTS

REQUIRED	PROVIDED
DOORS = 32"	DOORS = 35.75"

MAX. TRAVEL DISTANCE (TABLE 1016.2)(NFPA 101)	250 FEET
ACTUAL TRAVEL DISTANCE	39.3 FEET
TABULAR NUMBER OF EXITS (PER 1021.1) 1st FLOOR RETAIL	1 EXIT
NUMBER OF EXITS PROVIDED 1st FLOOR RETAIL	1 EXIT

NO ADA ACCESS RAMP REQD. PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN **CFR 35.151 NEW CONSTRUCTION AND ALTERATIONS**.

(iii) DISPROPORTIONALITY (A) ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA WILL BE DEEMED DISPROPORTIONATE TO OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY FUNCTION AREA.

NO ALTERATIONS MADE TO THE PRIMARY FUNCTION AREA.

Door Schedule

Door Number	Width	Height	Comments
1	2'-11 3/4"	6'-8"	MAIN ENTRY DOOR (DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS)
2	2'-0"	6'-8"	
3	2'-8"	6'-8"	
4	2'-6"	6'-8"	
5	2'-8"	6'-8"	
6	2'-11 3/4"	6'-8"	DOOR TO REMAIN CLOSED / LOCKED DURING BUSINESS HOURS

ALL DOORS EXISTING

Open City Architecture

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

STATE OF FLORIDA · R. CONNER DOWLING · AR 100781 · REGISTERED ARCHITECT

First Floor Retail Space

4 Locust Street
Saint Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:		11.11.24
Scale:		As indicated
Drawn By:		SF

Copyright

Project Number

Life & Safety

Life & Safety Plan / Site Plan

A001

Attachment 6:
Applicant Presentation Slides and Survey

4 Locust Street: Zoning, Land Use, & Parking

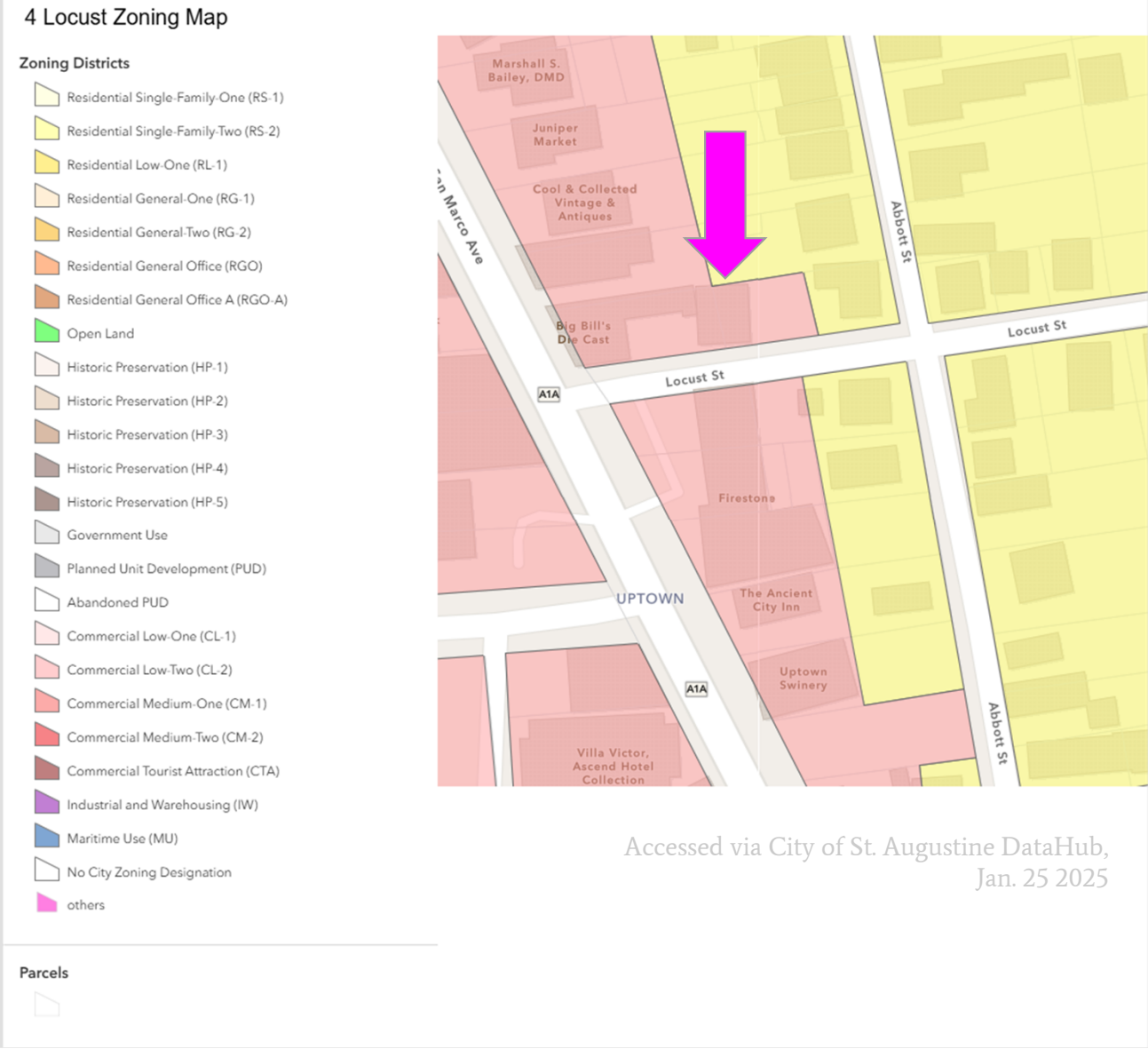
•••

Sam and Liz Snyder, Owners/Applicants

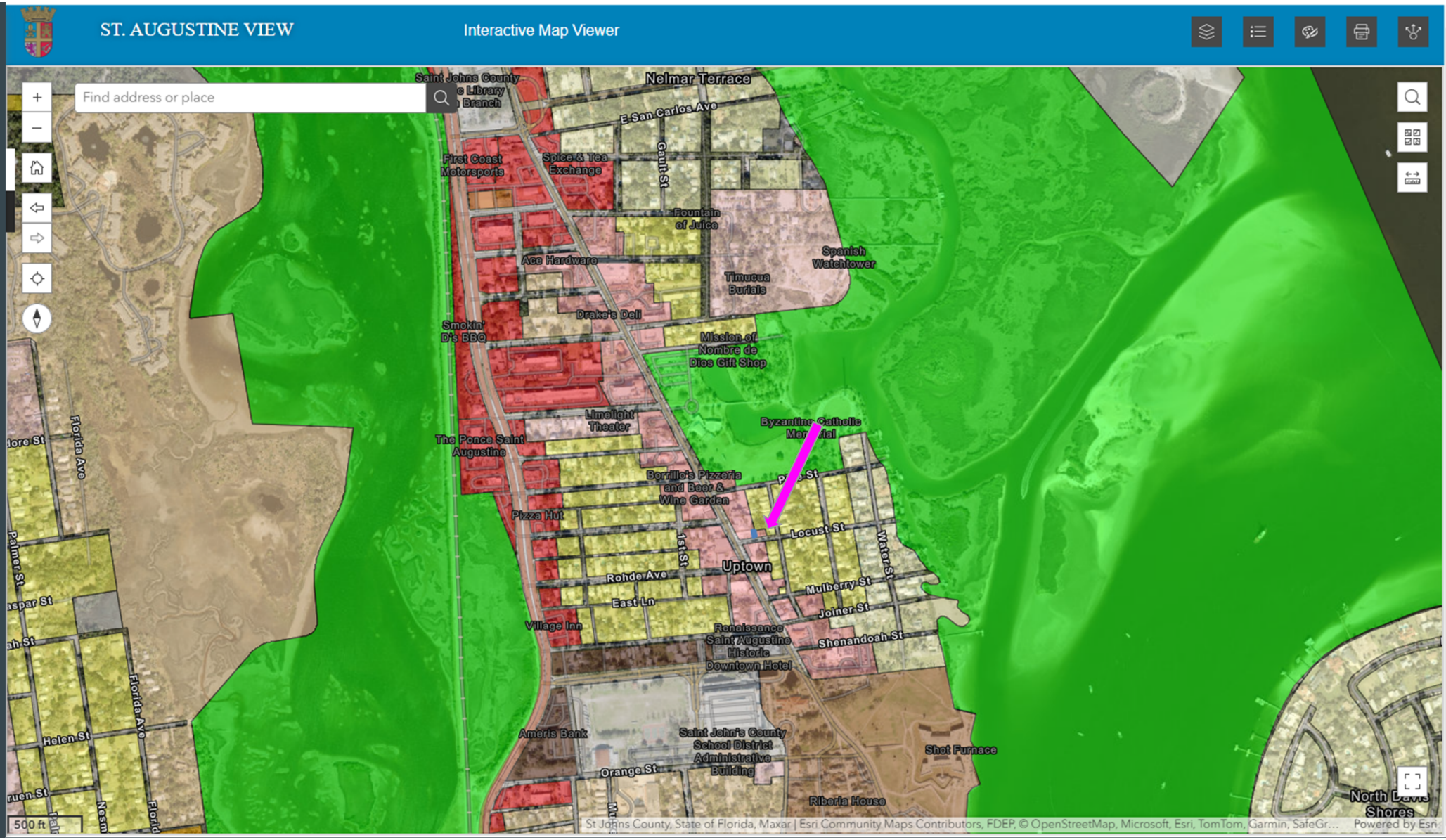
Contents

- CL-2: Feeling versus zoning
- Comparable Uptown examples
- Parking options
- Resident feedback
- Future Land Use versus Zoning

4 Locust Street is zoned CL-2



Accessed via City of St. Augustine DataHub, Jan. 25 2025

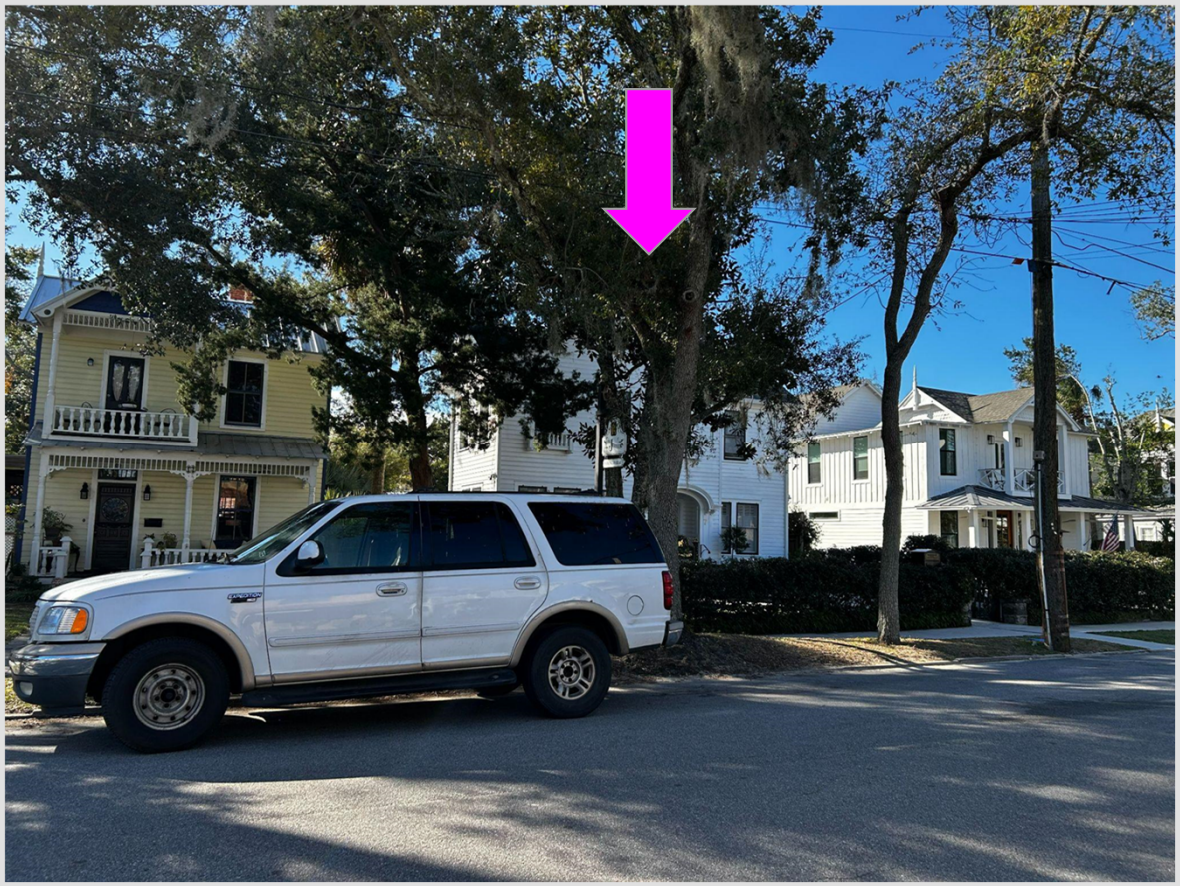

ST. AUGUSTINE VIEW
Interactive Map Viewer
Find address or place
Nelmar Terrace
E San Carlos Ave
First Coast Motorsports
Spice & Tea Exchange
Gault St
Fountain of Juice
Spanish Watchtower
Ace Hardware
Timucua Burials
Drake's Deli
Smokin' D's BBQ
Mission of Nombre de Dios Gift Shop
Limelight Theater
The Ponce Saint Augustine
Byzantine Catholic Mon ial
Borrillo's Pizzeria and Beer & Wine Garden
Pizza Hut
Locust St
1st St
Water St
Uptown
Rohde Ave
East Ln
Mulberry St
Joiner St
Village Inn
Renaissance Saint Augustine Historic Downtown Hotel
Shenandoah St
Ameris Bank
Saint John's County School District Administrative Building
Shot Furnace
Orange St
Riberia House
North Davis Shores
Florida Ave
Palmer St
Helen St
500 ft
St Johns County, State of Florida, Maxar | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGr...
Powered by Esri

It also *feels* CL-2

Porch View

Street View

Using it as CL-2 is
consistent with other Uptown businesses
and Comprehensive Plan goals



- White house with arched entry is 5 Rohde Ave, zoned CL-2 and operating as a business
- House to left (yellow) is zoned CL-2 but appears to be a residence
- House to right (white) is zoned residential and is an STR
- San Marco Avenue is two blocks to the left

- 43 Cincinnati Avenue is two blocks in from Ponce de Leon and operates as a business
- Another business operates to the right
- An STR is the white house to the left, zoned commercial

Even more interspersing of businesses and residences in houses along Sanchez Ave and throughout Uptown

An approved parking solution is needed to allow for reasonable use

Parking Options in Order of Preference of Owner and Majority of Neighbor Respondents (see next slide)

1. No additional parking required
    a. Anticipated customers are primarily existing San Marco Ave visitors
2. Allow use of current driveway
    a. Utilize available parking
3. Allow use of parking during off hours at 45 San Marco Avenue
    a. It's within the allowed distance
    b. Business at 4 Locust hours will operate when 45 San Marco is closed
4. Allow use of parking at the parking garage
    a. Not preferred, but can meet needs

Neighbor Feedback

- Sent a survey directly to Uptown neighbors and asked them to share freely
- Survey also shared to all members of the St. Augustine Uptown Neighborhood Association (SAUNA)
- Overwhelming support for approving a parking option for retail shop at 4 Locust Street
  - 19 respondents from neighborhood
  - 17 in favor of using the building as zoned
  - 18 support at least one of the presented parking options
    - All options: 9
    - Driveway only: 2
    - Offsite only: 2
    - No parking required only: 5

Neighbor Quote

Mission creep into our neighborhood. We are becoming trapped and are unable during high density crowds to leave our neighborhood by car from Locust into San Marcos . By expanding into our neighborhood we are continuing to prevent egress by residents and emergency vehicle access. We must have leadership to protect uptown residents and the Abbott historical tract.

Against it.

Neighbor Quotes

I fully support MuMu Vintage (or other similar retail business) operating out of the downstairs level of 4 Locust St. for several reasons. First, it and other vintage stores would continue to make Uptown a destination for vintage shopping which is great for our beloved historical neighborhood. Second, it is a great addition to and congruent with the other businesses in and around Spinster Abbott's and neighboring blocks/businesses. As a result, it will be a low impact business as it relates to parking. Most likely, the majority of MuMu customers will be customers already on foot, visiting other businesses in the Uptown neighborhood. Third, we do not need or want another short term vacation rental in the Abbott Tract! We need more real neighbors to preserve the uniquely warm and neighborly vibe of the Abbott Tract. Knowing the owners and their mission, MuMu would be a great neighbor! Finally, what Sam and Liz Snyder have done to create community-minded energy and activities in our neighborhood is amazing and should be applauded, not discouraged. I trust and support them in all of their entrepreneurial endeavors for which they have assumed great risk and made enormous personal investments beyond money - blood, sweat and tears. Saint Augustine needs more small business owners like them.

Neighbor Quotes

I fully support having a retail shop operating out of the downstairs of 4 Locust. We love having a bunch of great shops all in the same area, and it makes sense to have a fun, unique local business right next to another fun, unique local business that we love and that has done so much to improve our neighborhood. I very, very much prefer to have a beautiful shop there where I can buy things for our home and for gifts rather than to have yet another Airbnb.

Neighbor Quotes

When I bought this house in 2009, I was thrilled to be moving into a mixed use community that was more common and historically accurate. I fully support having businesses and retail establishments in Abbott Tract, including this vintage shop.

Neighbor Quotes

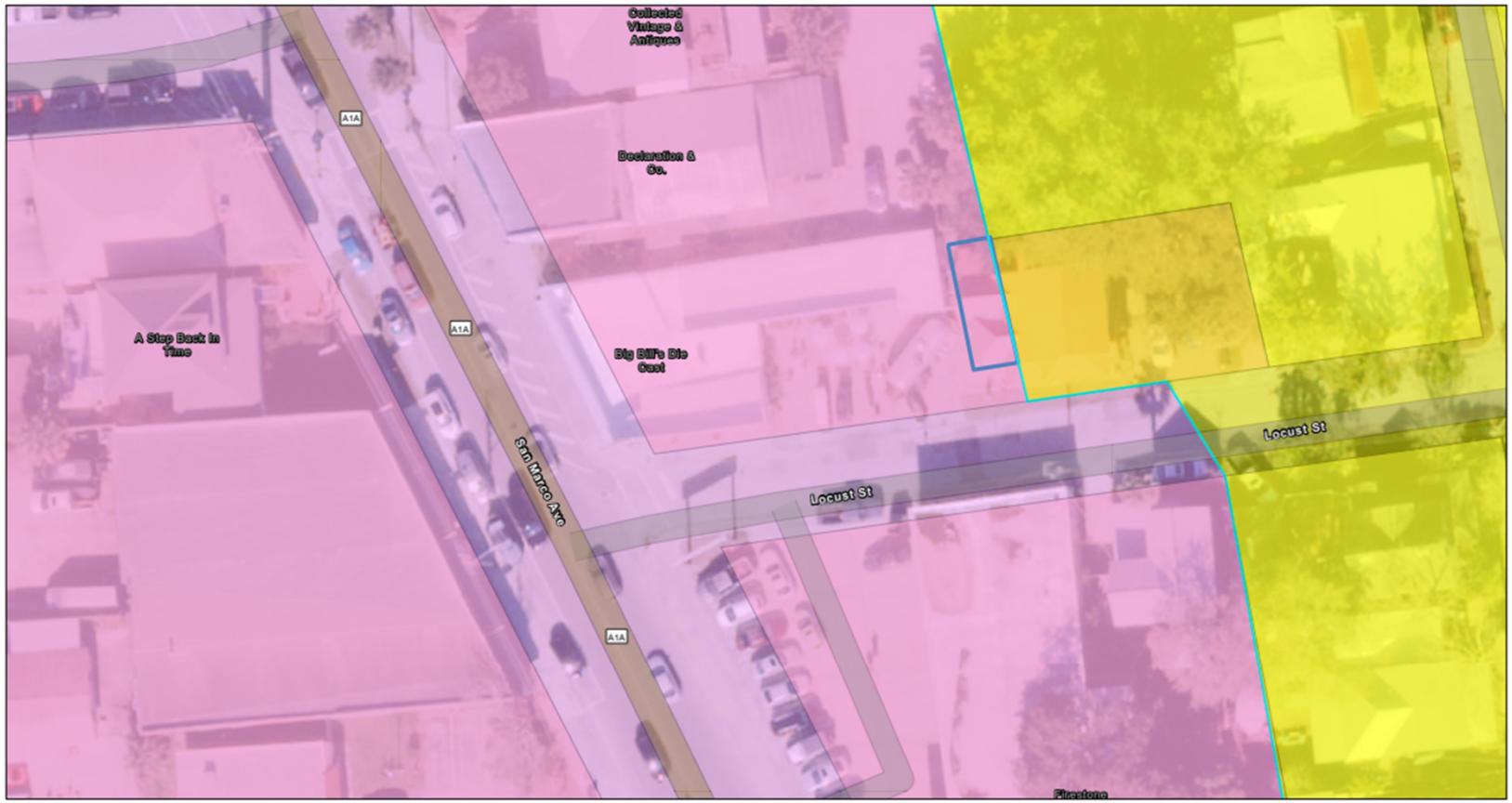
Please help to support small businesses trying to make it in St. Augustine, it has been a challenging time for all of us. Thank you!

Spinsters and Mumu's are good neighbors not just commercial neighbors. They create the perfect example of residential and commercial working together for solutions and existing together.

Having a shop at 4 Locust improves the character and utility of our neighborhood. Part of what we love about living here is the ability to walk to the beautiful local businesses nearby. We specially moved to our street because we could walk to things. We very much would love to have another unique local business to be able to support and visit.

I hope to attend. The fact that the property was built in the style of a residential house is not significant as brought up by one of the board members. There are plenty of properties along San Marco that were built as homes and are now businesses.

ArcGIS Web Map



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Future Land Use
- COMMERCIAL LOW INTENSITY
- RESIDENTIAL LOW DENSITY

Zoning Districts
- Residential Single-Family-Two (RS-2)
- Commercial Low-Two (CL-2)

0 0 0.01 0.02 mi
0 0.01 0.01 0.02 km

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	What are your general thoughts about a retail shop operating out of the downstairs unit?	What are your thoughts regarding the various parking options?	Do you have any other thoughts you'd like to share for our Feb. 7 meeting?	Do you have any insights regarding past commercial use at 4 Locust or insights regarding similar uses of houses for commercial space in nearby areas?
1	When I bought this house in 2009, I was thrilled to be moving into a mixed use community that was more common and historically accurate. I fully support having businesses and retail establishments in Abbott Tract, including this vintage shop.	I'll support any option that facilitates this business. My preference would be to maintain the look of the current driveway because it matches the aesthetic of the neighborhood.	Part of making this town into one that is good for residents includes having local businesses, like Spinster Abbott's and the vintage shops, prosper without interference. If we were discussing putting in a CVS, I'd feel differently. This is a locally owned and operated business providing goods mostly for locals.	All over downtown and uptown there are historic homes used for dental, accounting, and law offices. I love this about our town. We donâ't have to get in a car and drive to an ugly shopping strip for services. I'd much rather have retail and service options spread around within walking distance of our home. In fact, I'd rather have more small commercial entities than more vacation rentals.
2	Mimi Vintage is a perfect compliment to the shop located at Spinster Abbott's and Snakebird Vintage.	I believe visitors to Mumu are already patronizing the uptown area and there does not need to be parking specifically for Mumu. The parking lot at Chez L'Amour does seem to be a good second option.	Mumu should be viewed as part of the cluster of shops located at the adjacent property. They share common guests along with the rest of the Uptown Shopping District.	
3	I am in favor of this proposed usage.	I don't see any reason why a retail shop at this location should need additional parking. It's part of a retail corridor along San Marco that is utilized almost exclusively by pedestrian traffic. I am in favor of the City granting a variance to eliminate parking requirements for this location.	This is exactly the type of business that the City should be encouraging within this neighborhood. It's low impact, low volume, will not cause significant traffic changes, and is completely in keeping with the character of the existing commercial development in the area. I would urge the City to facilitate the permitting for this and similar businesses.	As noted above, this area is filled with similar businesses, and has become a small but important shopping district within the City. Many of these businesses operate out of houses, rather than dedicated commercial buildings. It's a charming and desirable feature of this neighborhood, and this proposed usage is absolutely in keeping with the character of the address, the street, and the area generally.
4	I think it's wonderful	Sam and Liz should be able to keep the parking the way it is	No	They already have parking. It doesn't make sense to rip up that nice driveway.
5	I fully support having a retail shop operating out of the downstairs of 4 Locust. We love having a bunch of great shops all in the same area, and it makes sense to have a fun, unique local business right next to another fun, unique local business that we love and that has done so much to improve our neighborhood. I very, very much prefer to have a beautiful shop there where I can buy things for our home and for gifts rather than to have yet another Airbnb.	I would think that the vast majority of customers to Mumu would already have parked somewhere else to go to the other shops nearby. I would support any type of parking variance or exemption/exception that would allow a shop to operate there.	Having a shop at 4 Locust improves the character and utility of our neighborhood. Part of what we love about living here is the ability to walk to the beautiful local businesses nearby. We specially moved to our street because we could walk to things. We very much would love to have another unique local business to be able to support and visit.	I think part of the beauty and fun of living in a historic neighborhood is seeing how these old houses can be reborn and repurposed into thoughtful, beautiful spaces that we can all enjoy.

6	Mission creep into our neighborhood. We are becoming trapped and are unable during high density crowds to leave our neighborhood by car from Locust into San Marcos . By expanding into our neighborhood we are continuing to prevent egress by residents and emergency vehicle access. We must have leadership to protect uptown residents and the Abbot historical tract.	I am not for any of them	Same as my general thoughts. Unable to copy and paste.	Should not be happening. See general thoughts.
7	I have no problem	Any parking option? Other than parking on Locust is fine with me.		
8	Very low impact. Quiet and considerate owners. This use is very appropriate. A successful business here will keep the house in good repair and is an asset to the neighborhood.	Should provide a variance for nine required. This is not a destination business. Patrons are in the area for the food service businesses and shops on San Marco. Mumu will add few if any cars to the neighborhood.	Support good local businesses! They are the lifeblood of a healthy mixed community. I've lived here 35 years and the great businesses we have now make this the most vibrant I've seen the Abbott tract in all those years.	
9	I fully support MuMU Vintage (or other similar retail business) operating out of the downstairs level of 4 Locust St. for several reasons. First, it and other vintage stores would continue to make Uptown a destination for vintage shopping which is great for our beloved historical neighborhood. Second, it is a great addition to and congruent with the other businesses in and around Spinster Abbott's and neighboring blocks/businesses. As a result, it will be a low impact business as it relates to parking. Most likely, the majority of MuMu customers will be customers already on foot, visiting other businesses in the Uptown neighborhood. Third, we do not need or want another short term vacation rental in the Abbott Tract! We need more real neighbors to preserve the uniquely warm and neighborly vibe of the Abbott Tract. Knowing the owners and their mission, MuMu would be a great neighbor! Finally, what Sam and Liz Snyder have done to create community-minded energy and activities in our neighborhood is amazing and should be applauded, not discouraged. I trust and support them in all of their entrepreneurial endeavors for which they have assumed great risk and made enormous personal investments	I would support any of the three parking options. My first choice would be use of the driveway as is. The cobblestone design of the driveway is not only beautiful, matching others in the Abbott Tract, but helps with drainage issues. The fact that Sam and Liz researched and presented multiple potential solutions to the board regarding the current parking issue, speaks volumes about their collaborative spirit and desire to make things work for all stakeholders, including those of us who live in the neighborhood. I hope the board members take that into consideration as a good fath effort to collaboratively solve this problem. I applaud the chairperson acknowleging and thanking them for this effort at the first public meeting.	This may not be helpful relative to rules and process but when I step back and distill all this down as I understand it, the city is trying to guard against 2 cars backing out of a driveway thay has ample parking spaces to meet regulations? As a neighbor who drives by there multiple times a day, I don't get it. At all.	It seems there are more businesses operating out of houses than not in our neighnorhood! It is charming and preserves St. Augustine's historical vibe to repurpose these amazing structures in this way.

10	No opposition at all - fits in well with this unique neighborhood small business	How wonderful it would be if the business owners who have larger off-site parking in this and other similar neighborhoods were willing to provide access during their non-business hours, perhaps request a reasonable parking fee, or rent spaces to businesses with fewer options. Access to the garage, vacant lots, etc - the same with reasonable, affordable parking fees. Needs to go: The predatory towing companies in St Augustine are pure evil - as are the businesses that are colluding with them! They demand cash payment, on the spot, and are extraordinarily abusive to friends, neighbors, and patrons of local businesses. They destroy the spirit of a neighborhood and have ruined many an evening for many people -	Please grant the requests of this local small business. They exemplify the importance of respect, collaboration and support of local residents, strive to create a spot for neighbors to gather, socialize, meet new people, learn, listen and just simply have a very nice time, together! That is except when a giant, garish blood thirsty tow truck with a large diesel engine sits stalking its prey and ruins the day of an unwitting traveler to the historic areas of St Augustine!	Commercial use in neighborhood settings perhaps should only be permitted within the single block off commercial thoroughfares, and may need to be granted on a case-by-case basis ensuring they are locally owned and operated - deny establishment of chains, franchises, big box enterprises in the historic and neighborhood settings.
11	Retail provides good to the community, supports surrounding businesses, and bolsters local economy. Small business is more personal and communally interactive than an STR.	Parking options are feasible	N/a	N/a
12	Strongly In favor. I think it adds to our neighborhood vibe and provides an interesting retail option for the neighborhood and visitors	Iâ€™m in favor of eliminating the parking requirement altogether	I hope to attend. The fact that the property was built in the style of a residential house is not significant as brought up by one of the board members. There are plenty of properties along San Marco that were built as homes and are now businesses.	
13	I think it is a great idea, we are trying to build Uptown into an area that both locals and tourists want to visit. In addition, I don't like the idea that the owners do not have an option to use their property as they deem fit.	The owners should be able to use their driveway for parking.	Please help to support small businesses trying to make it in St. Augustine, it has been a challenging time for all of us. Thank you!	No
14	Excited to have another great option Uptown.	Sam and Liz have always been courteous neighbors who create solutions that enhance the neighborhood. I trust their solutions will be sufficient.	None	None
15	I think it is a great addition to the neighborhood	I think the option that makes the most sense would be to eliminate the need for off street parking. Many tourists already park in our neighborhood on gray curb. I would much rather people who are contributing to local businesses within our neighborhood to park here rather than to just park to walk downtown.	No	No

16	Positive - would like to focus on the livability of this town. Feel that a store that attracts locals and guests as part of the uptown neighborhood is a positive. Prefer a store at that location over an air bnb. Would feel differently deeper in the Abbott tract, but that location is good for a store down below in my opinion.	All seem viable. Curious on the no backing out requirement as an impediment to the existing location, will research on my own. But seems that onsite would be the best.		No knowledge of prior usage as I moved here late 2020. Seems that this should have been uncovered earlier in permitting process and not changed mid stream.
17	Against it	Three cars stacked in a one lane driveway is absurd. Renting from the restaurant or the garage is fine, but these options are available already, and people park in the neighborhood anyway. Where does the owner of the business park?		To my knowledge, it was a home before, and a lady rented the apartment above. We got our house because the person before us wanted to turn it into a bed and breakfast but wasn't allowed to by the city. He dropped his bid on our house and we were able to purchase it. How is this situation different?
18	It would be a great addition to uptown. Mumu fits perfectly there and it would be enriching the area.	A lot of people that come to spinster abbotts find a a place to park and walk to it so having the vintage shop will make no difference with parking or access to it. People are there walking around regardless just the same as all the other shops in uptown & downtown.		There are other commercial/multi family homes in the uptown area that operate other types of businesses out of them and this should be no different.
19	From a zoning perspective, I think that it falls well within the Residential Typology that already helps define the San Marco Avenue corridor. The design standards of the San Marco Corridor state that : "The reason for allowing and encouraging the use of this development (Residential Typology) is to preserve the current character of the south area of the San Marco corridor, which mixes residential and commercial development types in a single block." And specifically, Mumu Vintage contributes to the narrative of the San Marco area as historically being a destination for the vintage and thrift community. I welcome Mumu to the area happily. They have become familiar neighbors that are indistinguishable from our residential neighbors.	1/ There current parking alongside the residential/commercial building is permeable and preferable to solid surface parking which would create more runoff into the neighborhood. 2/ The clients of Mumu I would assume are many of the same clients as Spinster Abbotts, I don't think that Mumu will create a new parking necessity. The parking provided for Mumu is better suited for staff of Mumu and loading and unloading inventory. 3/ Should it be used for a STR the car congestion in that area would increase and be counter productive in providing a safe environment for everyone that uses the Locust Street corridor.	Spinsters and Mumu's are good neighbors not just commercial neighbors. They create the perfect example of residential and commercial working together for solutions and existing together.	Go back to current Corridor Standards, that include and encourage Residential Typology.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	8.b.	PZB2024-0116
Request	**Address**	**Parcel ID**
Land Use Plan Amendment, Use by Exception, & Variance	4 Locust Street	194930-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Elizabeth & Samuel Snyder
Owner:	Samuel Snyder
Property Class: (St. Johns County Property Appraiser)	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Commercial Low-Two: CL-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.08
Neighborhood:	Uptown
Archaeological Zone:	IIA

Request Summary

This application is a request to change the future land use designation from Residential Low Density to Commercial Low Intensity and a use by exception request for off-site parking at the Historic Downtown Parking Facility for a proposed commercial use at 4 Locust Street.

- The use by exception request also requires Board approval of a variance request to increase the four hundred (400) foot distance limitation for off-site parking to just under one thousand (1,000) feet.

The proposed retail use is located on the first floor of the existing structure at 4 Locust Street, and which is a total of nine hundred forty-seven (947) square feet in size. The structure also contains an intended short term rental upstairs.

The City of St. Augustine requires one (1) parking space for every five hundred (500) square feet of gross floor area for furniture, clothing, and appliance stores. [LINK TO SEC. 28-373]

A positive recommendation of the land use plan amendment would further the City's goal of establishing compatible land use and zoning maps and an approval of the use by exception request would remove a hurdle for the licensing of a nine hundred forty-seven (947) square foot retail space at 4 Locust Street.

Staff Analysis

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

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

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

Sec. 28-371. - Location.

(a) A required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. However, an off-street parking and loading facility within four hundred (400) feet of the premises may be allowed as a permitted use by exception.

(b) The planning and zoning board may grant an exception when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation.

Sec. 28-373. – Required off-street parking. [LINK TO SECTION]

The purpose of this section is to ensure the reasonable provision of off-street, on-site parking facilities. When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.

(d) *Minimum spaces required*:

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(16)	Furniture, clothing, appliance store	500			

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

(a) *Zoning exceptions*:

(1) *In general*. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications*. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing*. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions*. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

(b) *Variances*:

(1) *Requirements for grant of variance*. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

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

This particular property is occupied by a two-story Frame Vernacular structure constructed between 1899 and 1904, according to information from the Florida Master Site File. This is a unique disadvantage at 4 Locust Street when trying to satisfy the requirements of Sections 28-368 and 28-373 due to the layout and size of the structure.

In addition to the site constraints, the owner must look beyond four hundred (400) feet of the property to provide off-street automobile parking spaces due to its location along San Marco Avenue in the Uptown neighborhood and near the historic downtown. This adjacent neighborhoods to the San Marco Avenue commercial corridor are predominantly zoned for single-family use which limits options for the provision of automobile parking spaces.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

This disadvantage significantly limits options for use of the structure due to its impact on the owner's ability to provide code-compliant off-street parking for automobiles. Reasonable use does include adaptive reuse as it is cited within the Future Land Use Element of the City of St. Augustine Comprehensive Plan 2040.

This disadvantage of the existing structure as well as the property's location not being within four hundred (400) feet of a commercial parking lot with excess spaces to lease significantly limits options for use of the structure due to its impact on the owner's ability to provide code-compliant off-street parking for automobiles.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and

The identified disadvantage, the existing structure at 4 Locust Street, was built at least one hundred and twenty (120) years ago.

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

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may

- **RECOMMEND** the land use plan amendment request to the City Commission,
- **APPROVE** the variance request to the distance limitation of four hundred (400) feet for off-site parking, and
- **APPROVE** the use by exception request for two (2) off-site parking spaces within the Historic Downtown Parking Facility to allow for the proposed commercial use at 4 Locust Street / PID 194930-0000.

Staff note: If the Board recommends the land use amendment, the associated variance will be effective contingent on the adoption of the land use amendment by the City Commission.

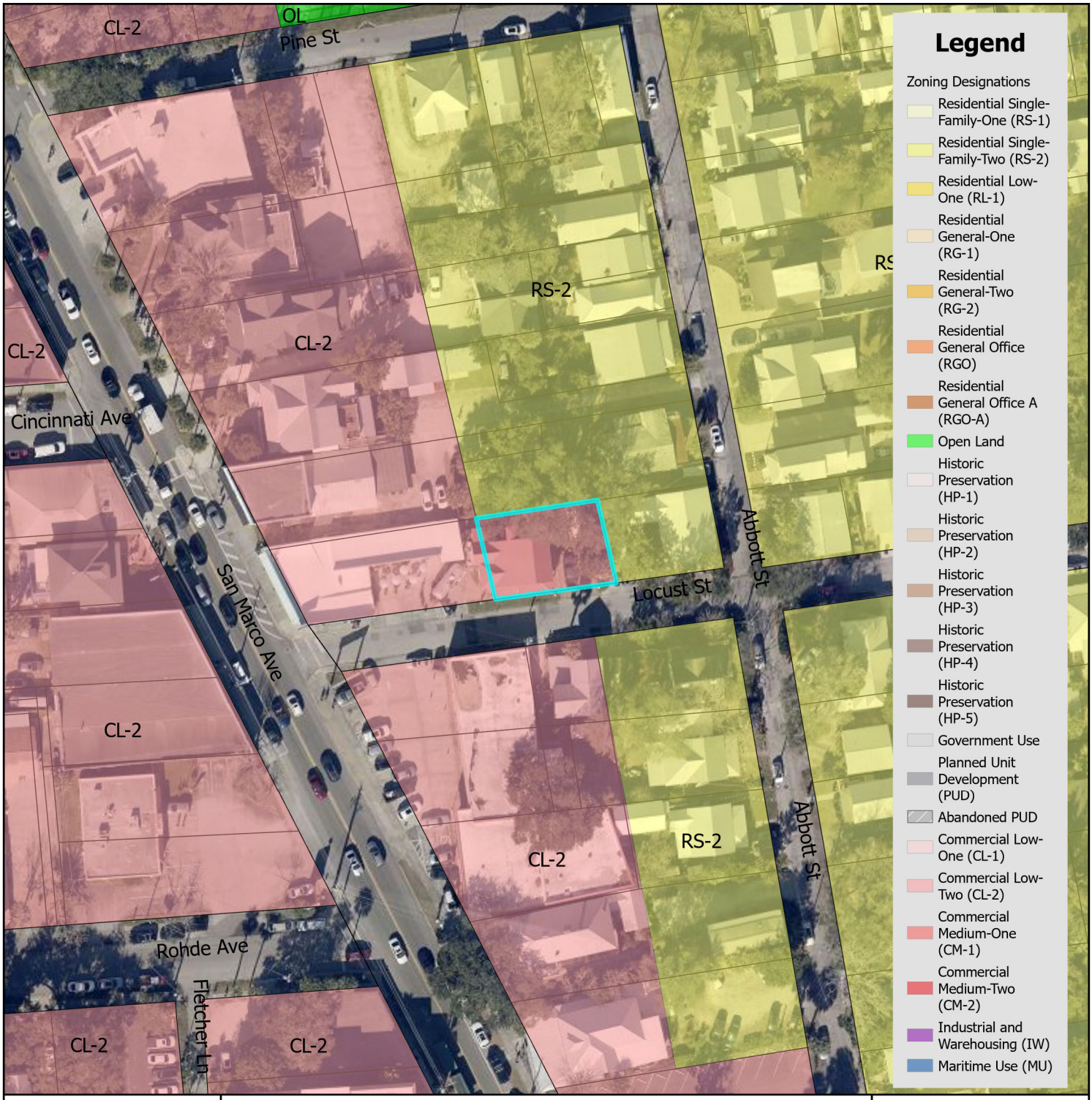
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Zoning Map from BDAC# 99-0148
5. Proposed Site Plan and Floor Plan

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

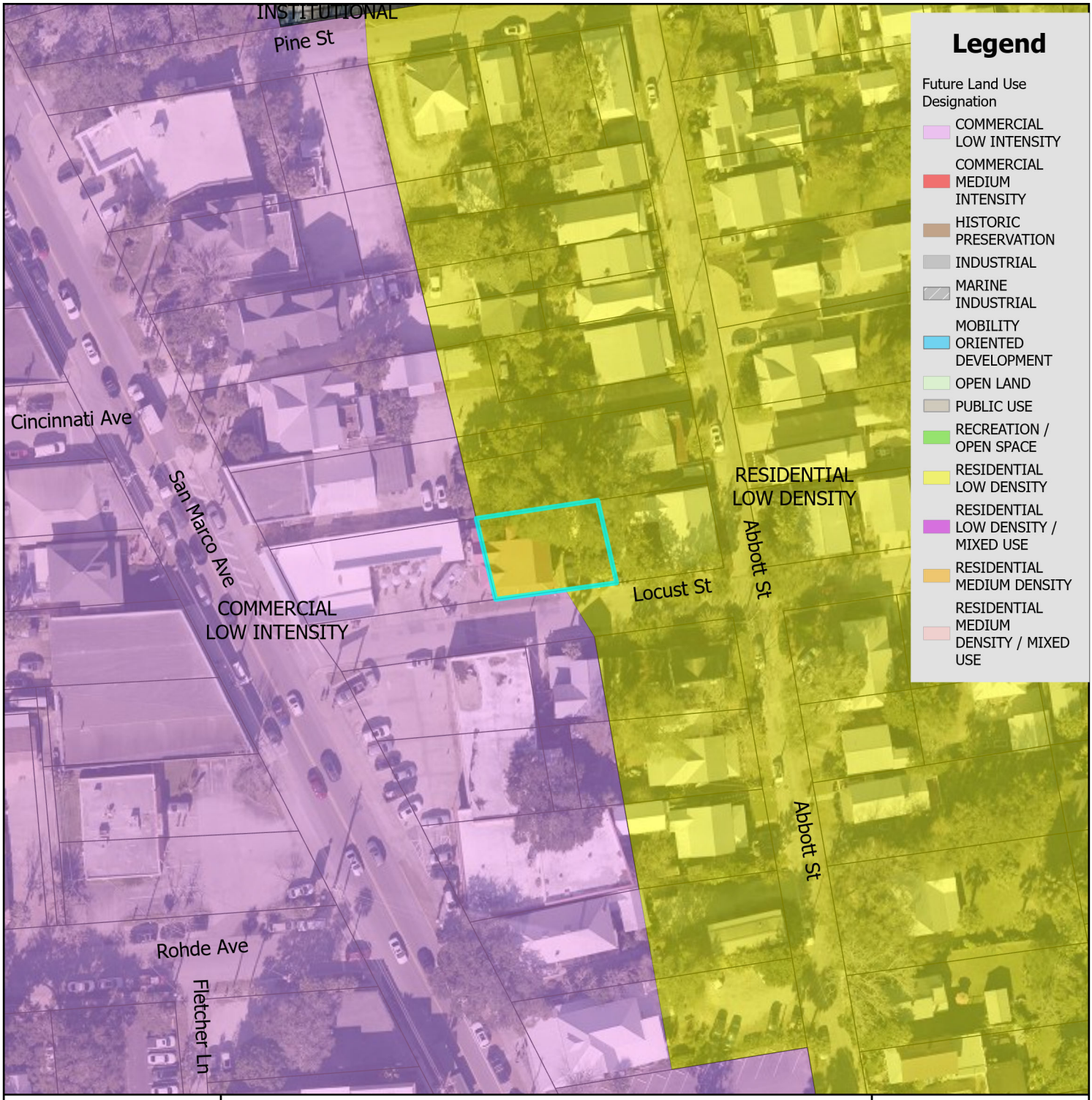
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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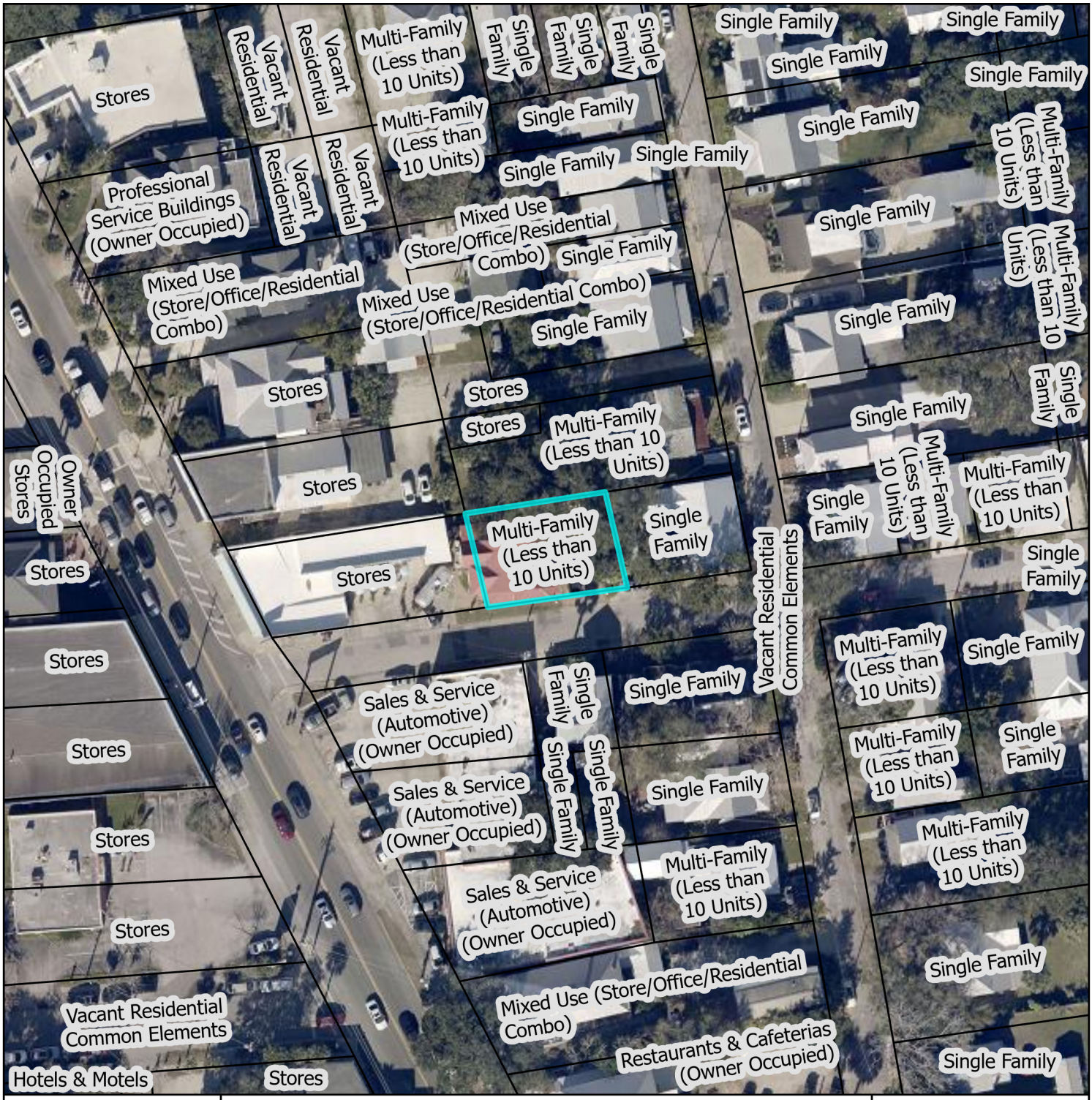
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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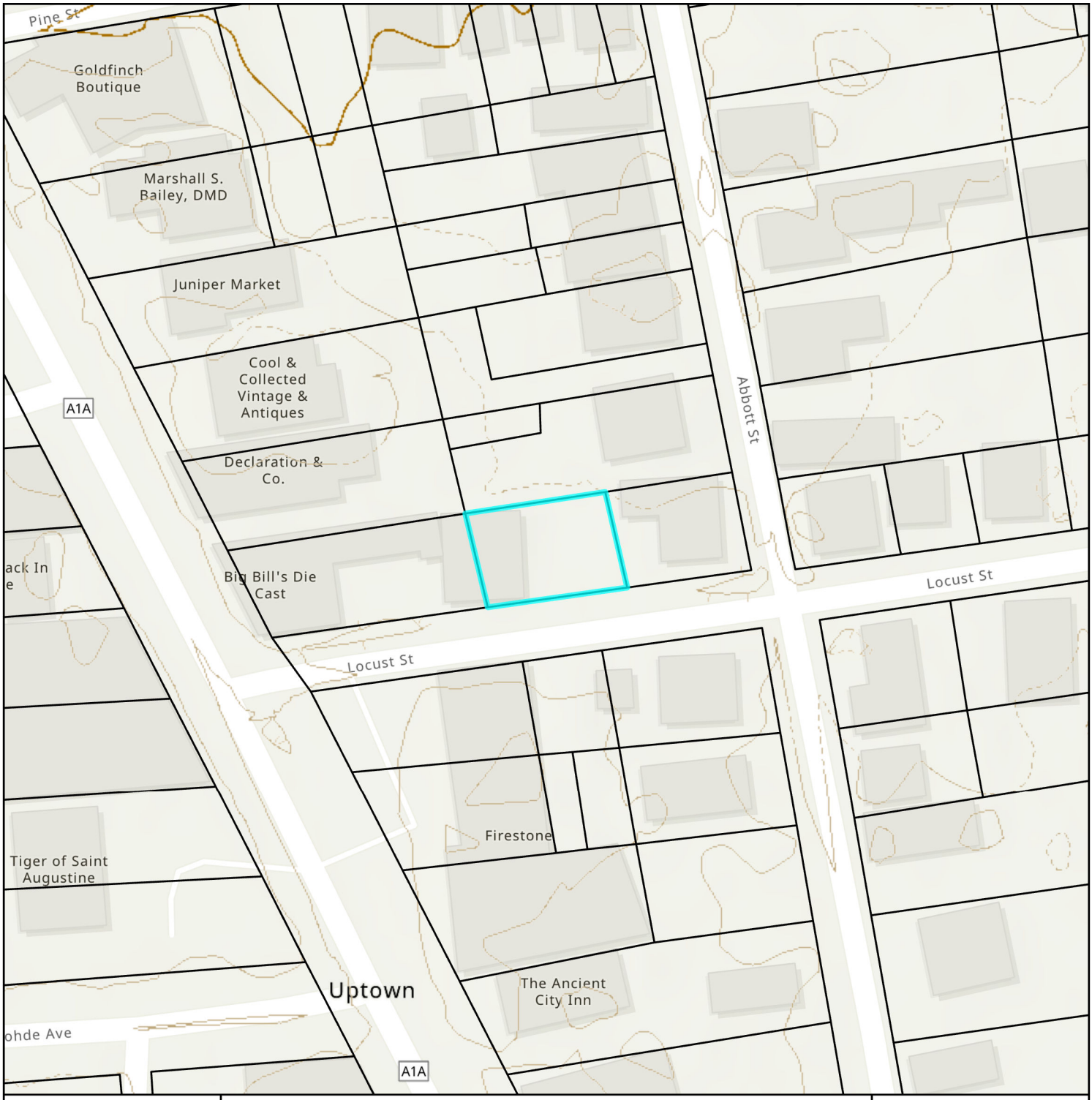
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

OpenSign™ DocumentId: ywpDq50cHd

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Sam and Liz Snyder Contact Number: 907-903-5799
   Business (*if applicable*):
   Address: 4 Locust Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: lizhsnyder@gmail.com
2. NAME OF PROPERTY OWNER: Samuel Snyder Contact Number: 907-903-5811
   Business (*if applicable*):
   Address: 44 Bay View Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: snyderaway@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 Block: E
   Subdivision: Abbott Tract Parcel Number: 1949300000
4. PROJECT STREET ADDRESS: 4 Locust Street
5. SPECIFIC PROPOSED USE: Mercantile (downstairs)
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED:
   Preferred action is a variance to reduce parking requirements to zero.
   A second, less favored action is an exception for off-site parking within 400 feet OR an exception to the city apron requirement and prohibition of vehicle back-out. If off site parking is required over a variance, we have received approval from the owners of Chez L'Amour to utilize two extra spaces on their property two doors down the street during the hours of 9-5pm when they are not open.
   Or, we request the city allow us to utilize our current, well-installed driveway apron and driveway.
8. JUSTIFICATION FOR ACTION REQUESTED: This 1901 home is zoned CL-2, but the lot is situated and previously developed to support only parking that requires cars to back out onto Locust Street. The property is bordered entirely by other properties and there is no other option for exiting onto Locust Street. It is too narrow for any other configuration. Cars have been backing out without event for years. And current, beautiful apron is in excellent shape. If parking can't be allowed, our back-up plan is to rent parking from Chez L'Amour..

OpenSign™ DocumentId: ywpDq50cHd

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

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

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

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

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

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

We are awaiting review for a variance with respect to parking, but were advised we also submit an exception request.

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

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

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

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

Samuel Snyder 11/12/2024 11/12/2024

Signature of Applicant Date

Samuel Snyder 11/12/2024

Signature of Property Owner Date

OpenSign™ DocumentId: ywpDq50cHd

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Samuel Snyder Elizabeth Snyder

Print name of applicant

Samuel Snyder

Signature of applicant

11/12/2024 11/12/2024

Date

OpenSign™ DocumentId: ywpDq50cHd

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 4 Locust Street, St. Augustine, FL 32084 Samuel Snyder

Applicant's Name: Samuel Snyder Applicant's Signature: Elizabeth Snyder Samuel Snyder

Owner's Name: Samuel Snyder Owner's Signature: _____

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1949300000
Location Address	4 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 6 BLK E OR5610/268 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

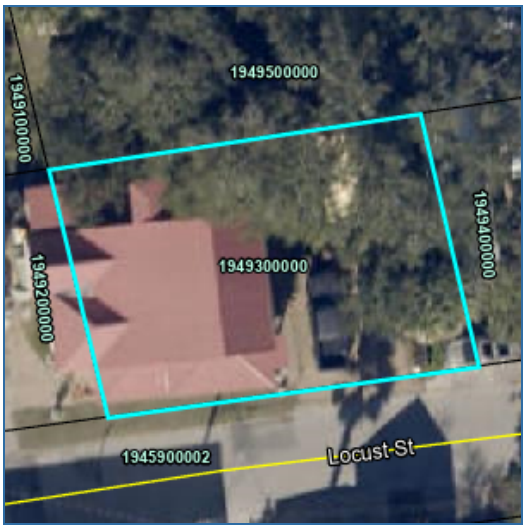
Owner Information

Owner Name	Snyder Samuel 100%
Mailing Address	4 LOCUST ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2025
Building Value	$249,836
Extra Features Value	$0
Total Land Value	$245,700
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$495,536**
Total Deferred	$0
Assessed Value	**$495,536**
Total Exemptions	$50,000
Taxable Value	**$445,536**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$258,164	$0	$245,700	$0	$0	$503,864	$501,369	$52,495	$451,369
2023	$262,328	$0	$224,438	$0	$0	$486,766	$486,766	$50,000	$436,766
2022	$230,051	$0	$224,910	$0	$0	$454,961	$375,951	$79,010	$375,951
2021	$164,586	$0	$177,188	$0	$0	$341,774	$341,774	$0	$341,774
2020	$166,904	$0	$200,812	$0	$0	$367,716	$333,696	$34,020	$333,696
2019	$150,361	$0	$200,812	$0	$0	$351,173	$303,360	$47,813	$303,360
2018	$152,392	$0	$200,812	$0	$0	$353,204	$275,782	$77,422	$275,782
2017	$103,691	$84	$160,650	$0	$0	$264,425	$250,711	$13,714	$250,711
2016	$107,603	$97	$146,475	$0	$0	$254,175	$227,919	$26,256	$227,919
2015	$93,236	$111	$116,944	$0	$0	$210,291	$207,199	$3,092	$207,199
2014	$81,926	$125	$106,312	$0	$0	$188,363	$188,363	$0	$188,363

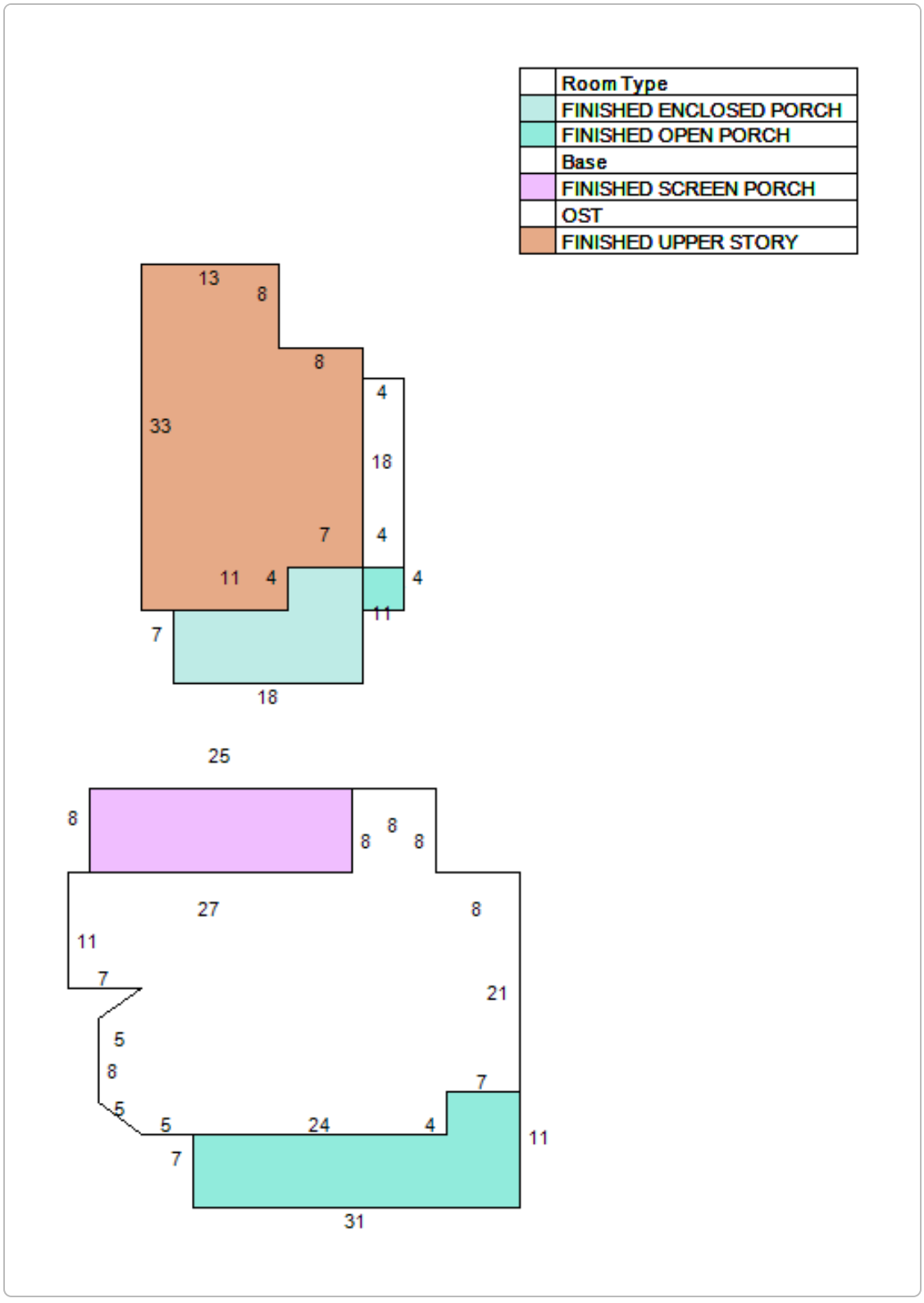
Building Information

Building	1
Building Value	$249,836
Year Built	1900
Actual Area	2345
Conditioned Area	1781
Use	Duplex
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED UPPER STORY	601
OUTSIDE STAIRS	72
FINISHED SCREEN PORCH	200
BASE AREA	1057
FINISHED OPEN PORCH	245
FINISHED ENCLOSED PORCH	154

Description	Square Footage
FINISHED OPEN PORCH	16
Total SqFt	2345

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	75	50	75	EF	$245,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/3/2022	8/3/2022	$575,000.00	WARRANTY DEED	5610	268	Q	I	BETTES HELEN L LIVING TRUST	SNYDER SAMUEL
8/10/2016	4/3/2014	$0.00	DEATH CERTIFICATE	4237	1009	U	I	BETTES HELEN (DECD)	BETTES HELEN L LIVING TRUST
	10/26/2001	$100.00	WARRANTY DEED	1669	1837	U	I	BETTES HELEN L	BETTES HELEN L TRUSTEE
	1/1/1979	$0.00		429	42	U	I		BETTES HELEN L
	1/1/1979	$0.00		427	821	U	I		

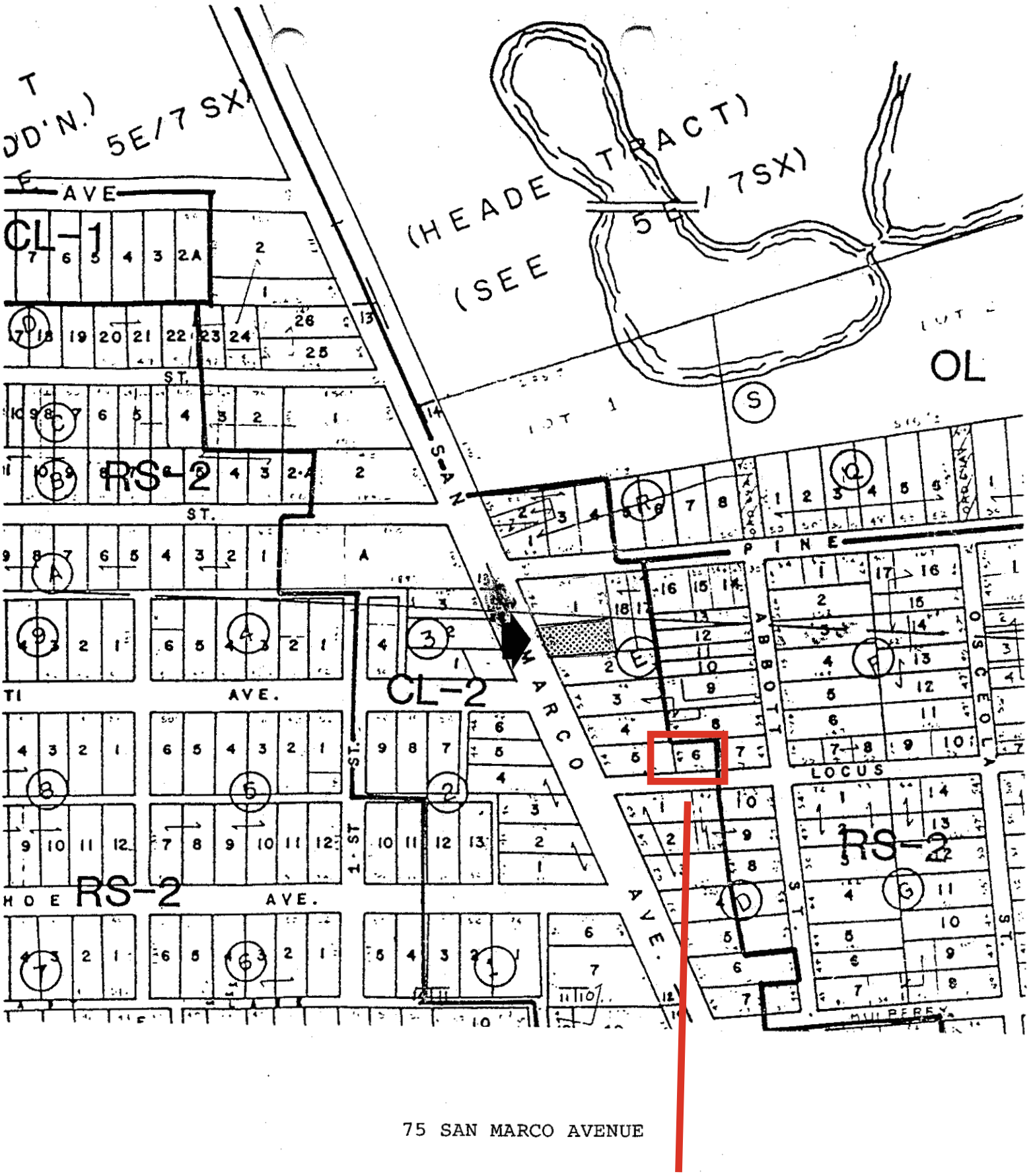
No data available for the following modules: Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

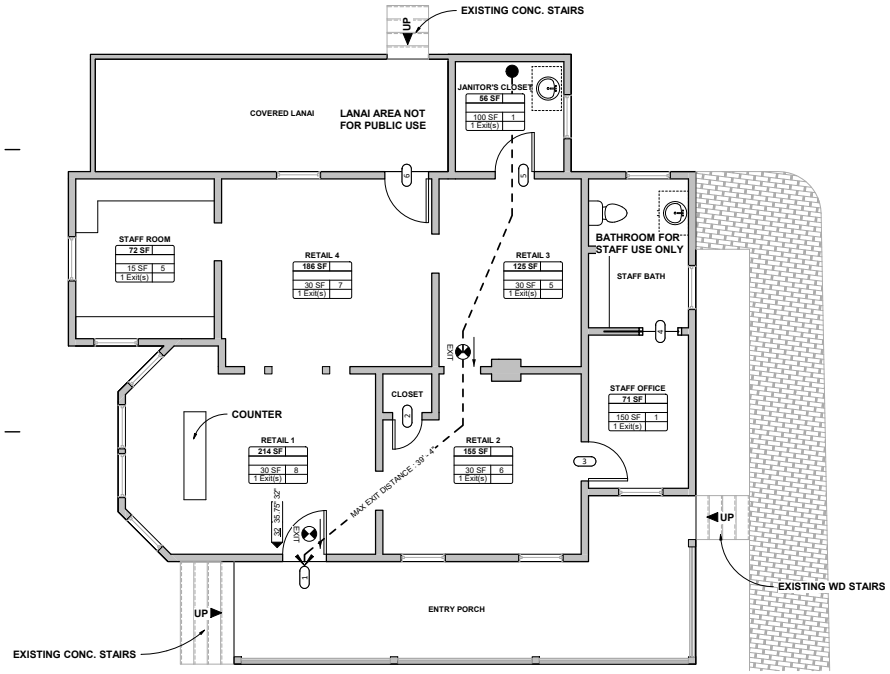
Attachment 4:
Zoning Map from BDAC# 99-0148



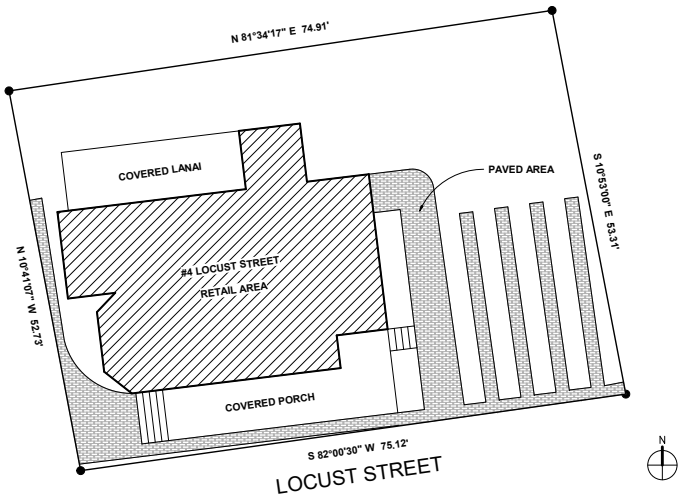
75 SAN MARCO AVENUE

Staff Note: Lot 6, identified above, is the property at 4 Locust Street and is documented as having a CL-2 zoning designation. The zoning map shown here was included in BDAC# 99-0148, a use by exception request made at 75 San Marco Avenue, which was approved on March 3rd, 1999.

Attachment 5:
Proposed Site Plan and Floor Plan



1 FLOOR PLAN
1/4" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

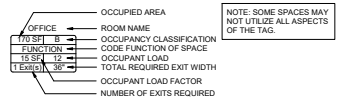
SURVEY PROVIDED TO OPEN CITY ARCHITECTURE BY OWNER. OPEN CITY ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY.

11/11/2024 9:57:07 AM

CODE LEGEND

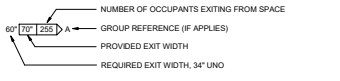
NNO — NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS

ROOM/OCCUPANCY LABEL

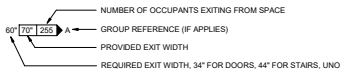


NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.

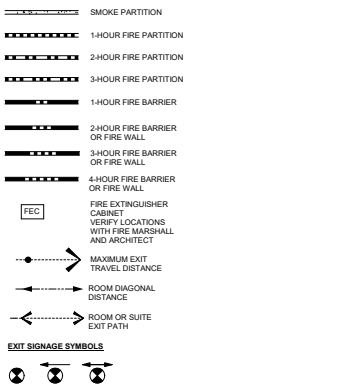
ROOM OR SUITE EXIT SYMBOL



BUILDING EXIT OR STAIR SYMBOL



FIRE SEPARATION RATING



EXIT SIGNAGE SYMBOLS

CODE INFORMATION

APPLICABLE CODES & STANDARDS

2023 FLORIDA BUILDING CODE, 8th EDITION
2023 FLORIDA FIRE PREVENTION CODE 1 AND 101 7th EDITION
FLORIDA ACCESSIBILITY CODE 2023

JURISDICTION =	CITY OF SAINT AUGUSTINE
USE GROUP =	**MERCANTILE M - RETAIL**
CONSTRUCTION TYPE =	**V-B**
CLASSIFICATION OF WORK =	CHANGE OF USE
FIRE PROTECTION SYSTEMS	
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED 903.2.1.2
MANUAL FIRE ALARM SYSTEM	NOT REQUIRED
SMOKE ALARMS	PROVIDED
FIRE EXTINGUISHERS =	PER NFPA 10

HAZARD OF CONTENTS =ALL CONTENTS, INCLUDING ASSEMBLY AND STORAGE OCCUPANCIES ARE CLASSIFIED AS LOW HAZARD (FFPC NFPA 101 6.2.2.2)

FIRE RATED CONSTRUCTION RATINGS REQ'D PER CHAPTER 10 IBC

EXTERIOR WALLS	0 HR. EXISTING
LOAD BEARING WALLS - EXTERIOR	0 HR
LOAD BEARING WALLS - INTERIOR	0 HR
PRIMARY STRUCTURAL FRAME	0 HR
COLUMNS SUPPORTING HORZ. ASSEMBLY	0 HR
COLUMNS SUPPORTING STAIR ENCLOSURE	0 HR
NON-BEARING WALLS - INTERIOR	0 HR

CHAPTER 8 (IEBC)
NO VERTICAL OPENINGS CONNECT THE FIRST AND SECOND FLOORS (803.2)
NO STANDPIPE REQUIRED (804.3)
AUTOMATIC FIRE ALARM PROVIDED (804.4.1.6)
INTERCONNECTED SMOKE ALARMS (804.4.3)

USE GROUP M:

TABULAR AREA PER FLOOR=	9,000 SF
TOTAL STRUCTURE (RETAIL AREA & SECOND LEVEL)=	**1,536 SF**
WORK AREA (RETAIL AREA)=	**947 SF**
ALLOWABLE HEIGHT=	1 STORIES - 40 FT per 504.3
ACTUAL HEIGHT (RETAIL AREA)=	1 STORY - 10 FT

OCCUPANT LOAD: per FBC TABLE 100.4.1.2 (NFPA TABLE 7.3.1.2 & 42.1.7)

RETAIL 1	214 SQFT @ 30 SQFT (GROSS) = 8
RETAIL 2	155 SQFT @ 30 SQFT (GROSS) = 6
RETAIL 3	125 SQFT @ 30 SQFT (GROSS) = 5
RETAIL 4	186 SQFT @ 30 SQFT (GROSS) = 7
JANITOR'S CLOSET	56 SQFT @ 100 SQFT (GROSS) = 1
STAFF ROOM	72 SQFT @ 15 SQFT (NET) = 5
TOTAL	**32 OCCUPANTS**

MEANS OF EGRESS - CHAPTER 10 (FBC), NFPA TABLE A.7.6.1

MINIMUM WIDTH OF EGRESS COMPONENTS

REQUIRED	PROVIDED
DOORS = 32"	DOORS = 35.75"

MAX. TRAVEL DISTANCE (TABLE 1016.2)(NFPA 101)	250 FEET
ACTUAL TRAVEL DISTANCE	39.3 FEET
TABULAR NUMBER OF EXITS (PER 1021.1) 1st FLOOR RETAIL	1 EXIT
NUMBER OF EXITS PROVIDED 1st FLOOR RETAIL	1 EXIT

NO ADA ACCESS RAMP REQD. PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN **CFR 35.151 NEW CONSTRUCTION AND ALTERATIONS**.

(iii) DISPROPORTIONALITY (A) ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA WILL BE DEEMED DISPROPORTIONATE TO OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY FUNCTION AREA.

NO ALTERATIONS MADE TO THE PRIMARY FUNCTION AREA.

Door Schedule

Door Number	Width	Height	Comments
1	2'-11 3/4"	6'-8"	MAIN ENTRY DOOR (DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS)
2	2'-0"	6'-8"	
3	2'-8"	6'-8"	
4	2'-6"	6'-8"	
5	2'-8"	6'-8"	
6	2'-11 3/4"	6'-8"	DOOR TO REMAIN CLOSED / LOCKED DURING BUSINESS HOURS

ALL DOORS EXISTING

Open City Architecture

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

STATE OF FLORIDA · R. CONNER DOWLING · AR 100781 · REGISTERED ARCHITECT

First Floor Retail Space

4 Locust Street
Saint Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:		11.11.24
Scale:		As indicated
Drawn By:		SF

Copyright

Project Number

Life & Safety

Life & Safety Plan / Site Plan

A001

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2025	9.a.	PZB2024-0112
Request	**Address**	**Parcel ID**
Use by Exception	142 Masters Drive	110710-0000

Site & Background Information

Applicant:	Brandt's Child Care Center, Inc. c/o Old City Academy
Owner:	Brian Kohn c/o Brandt Realty LLC
Property Class: (St. Johns County Property Appraiser)	7200 – Private School & Colleges
Future Land Use Designation:	Commercial Low Intensity/ Residential Low Density
Zoning Designation:	Commercial Low-One: CL-1 [LINK FOR DISTRICT REGULATIONS] Residential Single-Family-Two: RS-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	1.36
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to operate a child care center, a use by exception, within the CL-1 and RS-2 zoning districts at 142 Masters Drive.

Brandt's Child Care Center, Inc is currently located at the site but has new ownership. Use by exception approvals are only valid with the specific applicant who received the approval. Any new owners/operators are required to reapply to obtain approval from the PZB in the event that they are proposing changes to the business that may cause additional or different impacts to adjacent properties.

The application was continued from the January 7, 2025, Planning and Zoning Board meeting.

Staff Analysis

Applicable Sections from the City of St. Augustine's Code of Ordinances

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

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

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

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

Sec. 28-206. Commercial low-one: CL-1. [LINK TO SECTION]

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) *Permitted uses and structures:*

  a. Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand;

stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products.

b. Service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities.

c. Tourist homes and bed and breakfast inns.

d. All types of professional and business offices.

e. Churches (except temporary revival establishments).

f. Libraries and museums.

g. Single-family dwellings as for RG-1 (section 28-163).

h. Multiple-family housing.

i. Rooming and boarding houses.

j. Housing for the elderly.

k. Antique shops.

l. Stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other.

m. Tattoo parlor or studio.

n. The above uses are subject to the following limitations:

1. Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage.
2. Products to be sold only at retail.
3. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise.

o. Home-based business.

p. Mobile food dispensing vehicle as per section 28-347(9).

(2) *Permitted accessory uses and structures:*

a. See section 28-348.

b. Parking lots complying with section 28-347(3).

(3) *Permissible uses by exception:*

a. Hotel/motel, maximum of thirty (30) units.

b. Plant nursery.

c. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.

d. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

e. Medical/dental clinic, intermediate care facility.

f. Uses and structures as for RG-1 (section 28-163).

g. Indoor movie theatres.

h. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.

i. Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.

j. Micropigmentation clinic.

k. Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

(4) *Minimum lot requirements (area and width).* None, except as needed to meet other requirements specified herein.

(5) *Maximum lot coverage by all buildings.* Fifty (50) percent.

(6) *Minimum yard requirements.* All uses, except single-family dwellings:

a. Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side. Ten (10) feet.

c. Rear. Ten (10) feet.

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

Sec. 28-163. – Residential, general-one: RG-1. [LINK TO SECTION]

(3) Permissible uses by exception:

a. **See section 28-347**, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.

Sec. 28-162. Residential, single-family-two: RS-2. [LINK TO SECTION]

Intent. This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses, so as to create and maintain a low intensity residential character.

(1) *Permitted uses and structures.* Single-family dwellings; home-based business.

(2) *Permitted accessory uses and structures.* See section 28-348.

(3) *Permissible uses by exception.* See section 28-347; housing for the elderly; neighborhood recreation facility.

(4) *Minimum lot requirements (width and area)*:

a. Minimum lot width, fifty (50) feet.

b. Minimum lot area, one-eighth acre (5,450 square feet).

(5) *Maximum lot coverage by all buildings:*

a. Thirty (30) percent.

(6) *Minimum yard requirements.* All permitted or permissible uses and structures:

a. Front, fifteen (15) feet.

b. Side, ten (10) feet.

c. Rear, ten (10) feet.

(7) *Maximum height of structures:*

a. Thirty-five (35) feet.

Sec. 28-347. – Supplementary regulations for certain uses. [LINK TO SECTION]

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

(1) *Home occupations and home office, private.* Home occupations and Home office, private shall have the same meaning and comply with the same criteria as home-based businesses pursuant to F.S. § 559.955, as may be amended from time to time.

(2) *Day nurseries.* Day nurseries, including kindergartens and child care centers, but excluding child care homes, shall be a permissible use by exception in all residential districts, except RS-1, subject to all of the following conditions:

a. Indoor usable space shall consist of space available for indoor play, classrooms, activity areas or map areas, and shall not be less than twenty (20) square feet per child.

b. Outdoor play areas shall be enclosed by a fence or wall of at least four (4) feet in height and such area shall not be less than forty-five (45) square feet per child and shall contain sufficient space for use by fifty (50) percent of the maximum enrollment at one time.

c. All facilities, operation and maintenance shall meet all applicable city or state regulations for such use.

d. An application for exception, where required, shall state the maximum number of children to be accommodated; and in no case shall the number of children approved in the grant of exception be exceeded.

e. A site plan shall be submitted indicating designated indoor and outdoor space, fences or walls, vehicular ingress and egress, off-street parking areas, and loading and unloading areas. The site plan shall be approved with the exception and shall be maintained according to the plan as long as the use exists.

Staff Summary

The property is zoned CL-1 and RS-2. CL-1 lists in permissible uses by exception, "Uses and structures as for RG-1." Both RS-2 and RG-1 lists Sec. 28-347 under permissible uses by exception which states, "Day nurseries, including kindergartens and child care centers, but excluding child care homes, shall be a permissible use by exception in all residential districts, except RS-1." The proposed use of a child care is a permissible use by exception under both CL-1 and RS-2 zoning categories.

The Planning and Zoning Board may grant an exception for a use which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare (COSA Code of Ordinances Sec. 28-2 Definitions).

As Brandt's Child Care Center, Inc. is already located at the site and is only changing ownership, it appears that continuing the current use is in harmony with the neighborhood.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, APPROVE with conditions,** a use by exception request for a child care at 142 Masters Drive / PID 110710-0000.

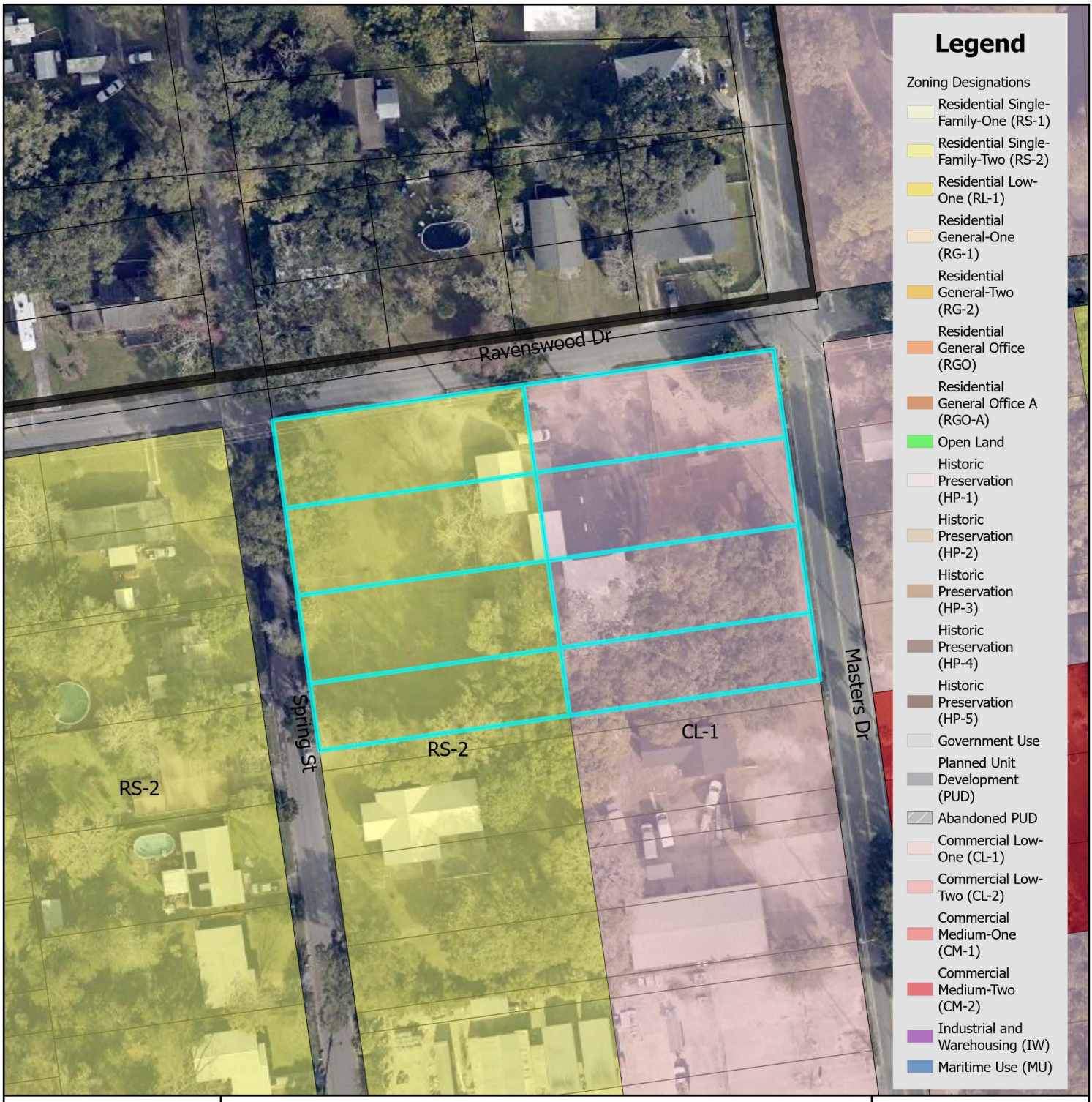
Attachments

1. Site Maps and Photos
2. Second Submittal
3. Application
4. St. Johns County Property Appraiser Report
5. Site Plan
6. Floor Plans

Staff Report prepared by:

Sarah Daugherty
Senior Planner, Planning and Building Department

Attachment 1:
Site Map and Photos



Zoning Map

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

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

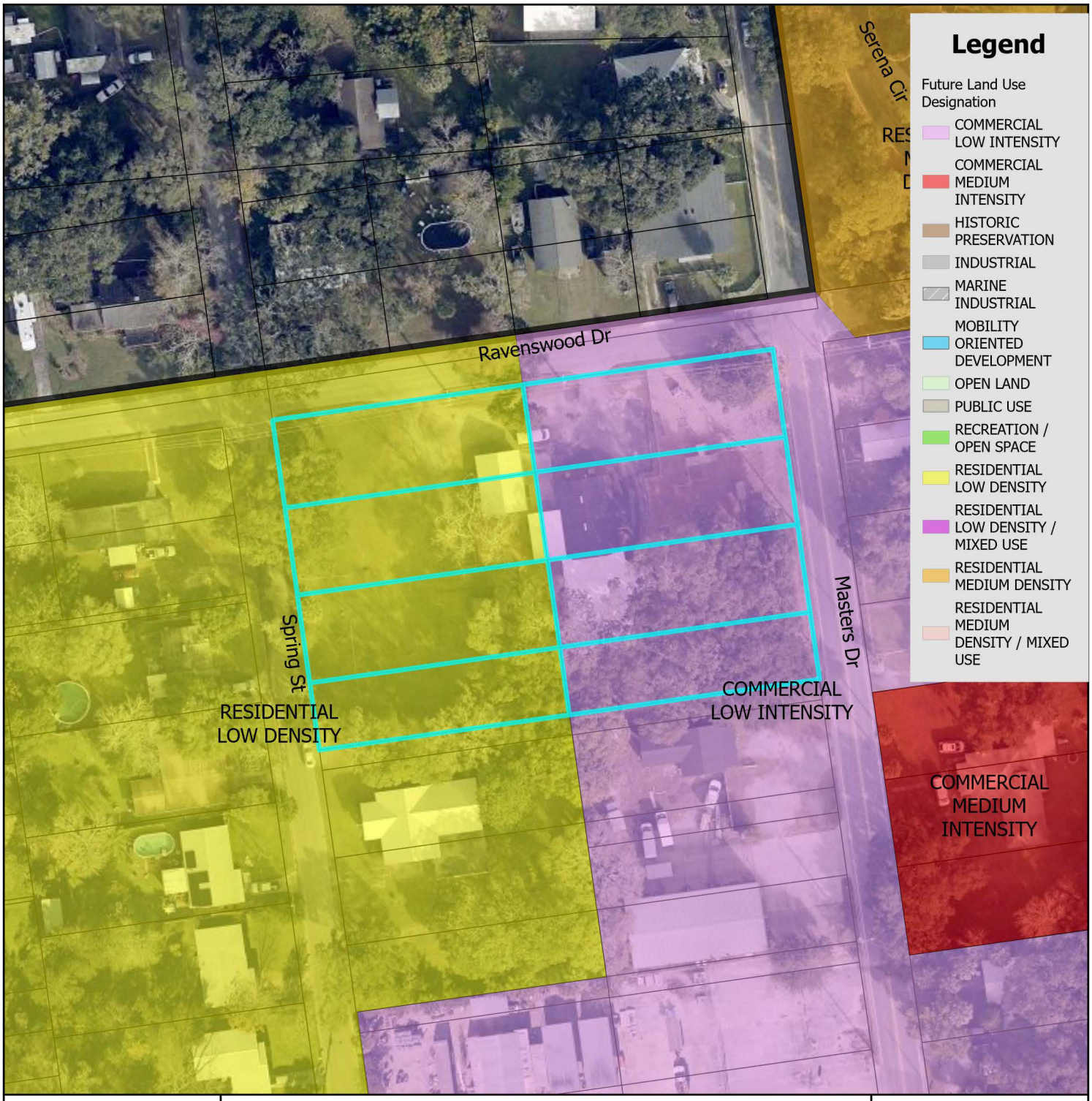
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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0 1,250 2,500 Feet

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

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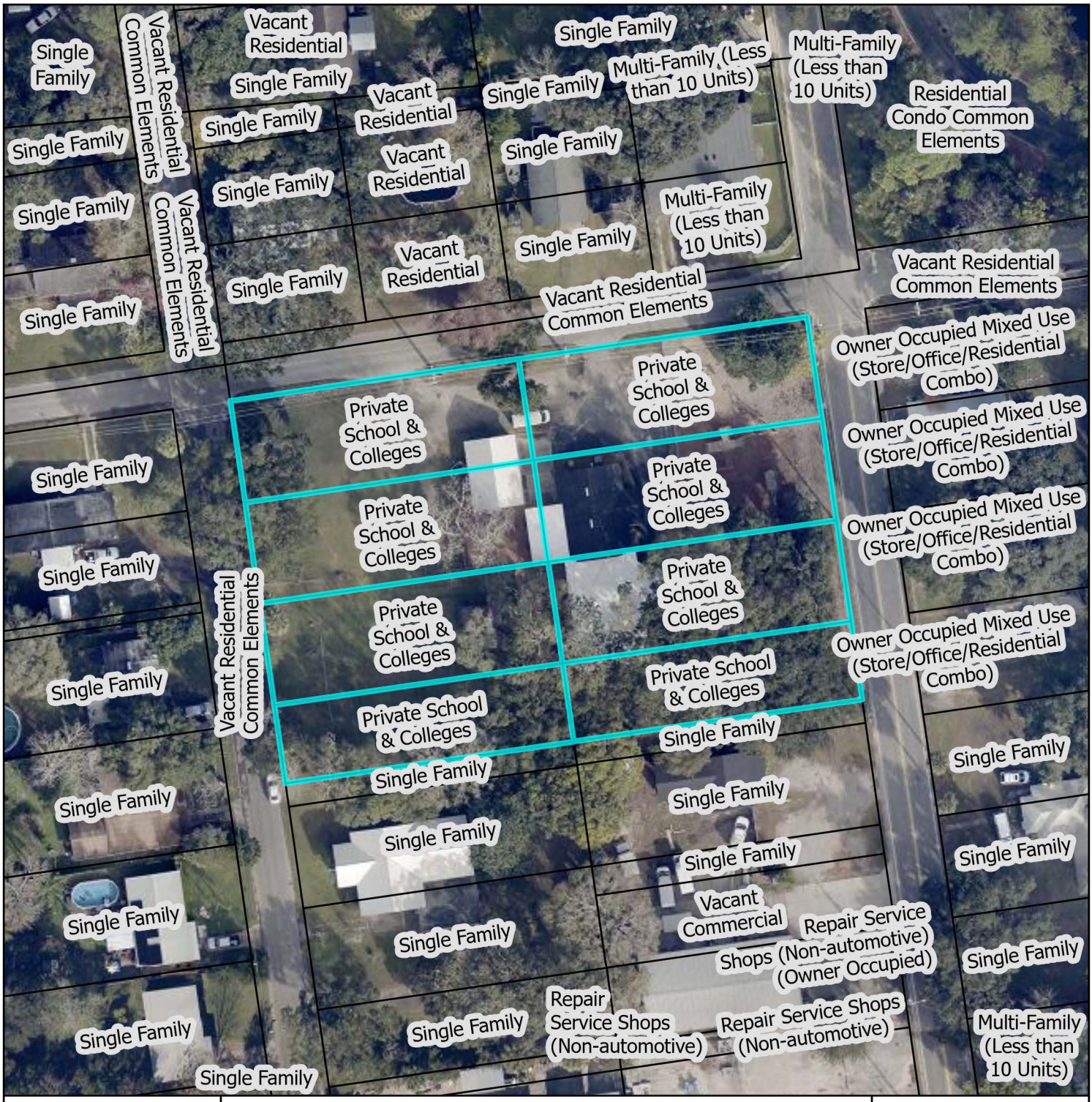

St. Johns County Property Appraiser
Use Classification Map

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

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2025

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0 0.01 0.01 Miles

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Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

FEMA Flood Zone Map

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

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2025

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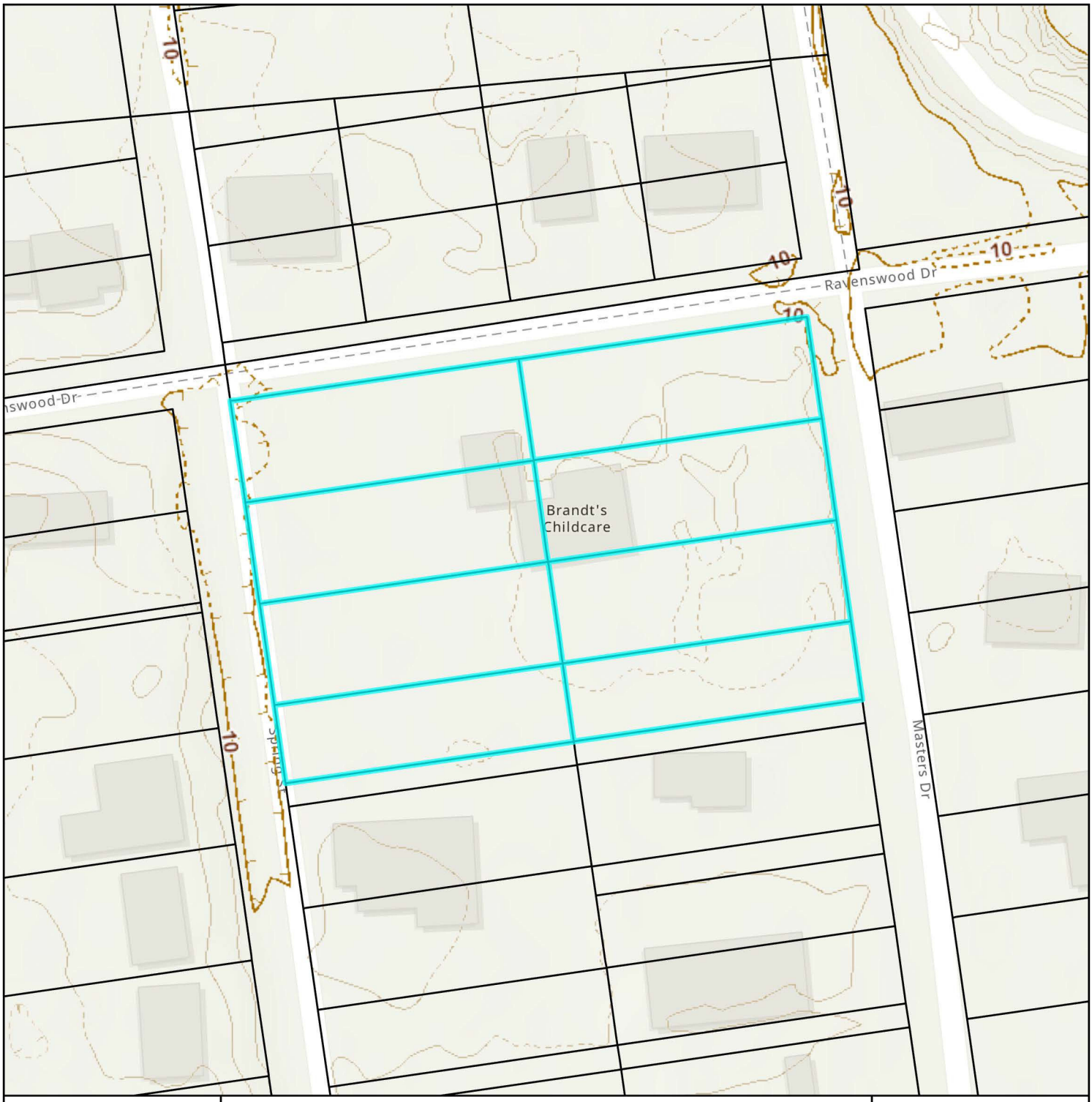
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Second Submittal

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Kari Ducali is/are hereby authorized TO ACT ON BEHALF OF Brian Kohn, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: P2B2024-0112 and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

_____

BY: _____
Signature of Owner

BRIAN KOHN
Print Name of Owner

718-483-5093
Telephone Number

State of NEW YORK

County of NASSAU

Signed and sworn before me on this 8 day of JANUARY, 2025

By BRIAN KOHN

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 6/11/2028

CAROLINE EDRI
Notary Public - State of New York
No. 01ED0025747
Qualified in Kings County
My Commission Expires 06/11/2028

Rev:022117

Attachment 3:

Application

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

BRIAN KOHN
Print Name of Owner

718 - 483-5093
Telephone Number

State of NY

County of NASSAU

Signed and sworn before me on this 9 day of Dec, 2024

By BRIAN KOHN

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 6/11/2028

CAROLINE EDRI
Notary Public - State of New York
No. 01ED0025747
Qualified in Kings County
My Commission Expires 06/11/2028

Rev:022117

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: BRANDT'S CHILD CARE CENTER INC Contact Number: 904 - 829545
   Business *(if applicable)*: DBA OLD CITY ACADEMY
   Address: 142 MASTERS DRIVE City: SAINT AUGUSTINE State: FL Zip: 32084
   E-Mail Address: DOVIKOHN@GMAIL-COM
2. NAME OF PROPERTY OWNER: BRIAN KOHN Contact Number: 718-483-5093
   Business *(if applicable)*: BRANDT REALTY LLC
   Address: 142 MASTERS DRIVE City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 1107100000
4. PROJECT STREET ADDRESS: 142 MASTERS DRIVE, SAINT AUGUSTINE, FL, 32084
5. SPECIFIC PROPOSED USE: CHILD DAY CARE
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☑ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: APPLYING FOR BUSINESS LIC. RENEWAL - WERE TOLD WE HAD TO APPLY FOR PLANNING & ZONING BOARD MEETING.
8. JUSTIFICATION FOR ACTION REQUESTED:_____

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☑ No If yes, please give date and final disposition below.

_____

11. AGREEMENT:

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

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

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

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

Dan Kalan — 12/9/24

Signature of Applicant — Date

Dan Kalan — 12/9/24

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

BRIAN KOHN - BRANDT IS CHILDCARE CENTER INC

Print name of applicant

Signature of applicant

12/9/2024

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 125 MASTERS DRIVE, SAINT AUGUSTINE, FL, 32084

Applicant's Name: BRANDT'S CHILD CARE CENTER INC D.B.A OLD CITY ACADEMY Applicant's Signature: [signature]

Owner's Name: BRANDT'S REALTY LLC Owner's Signature: [signature]

Attachment 4:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

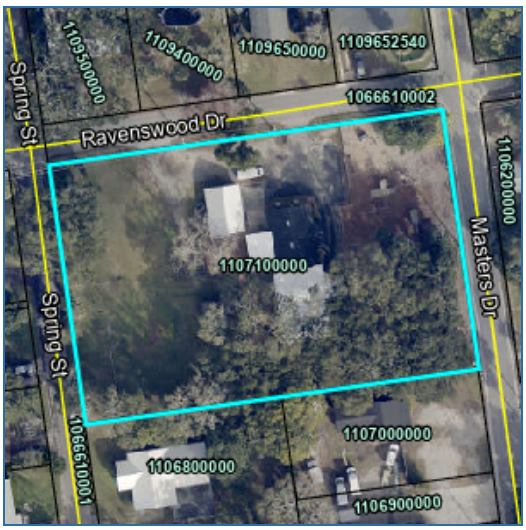
Parcel ID	1107100000
Location	142 MASTERS DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Masters Sub in Ravenswood (COM) (434.01)
Tax Description*	1-116 RAVENSWOOD SUB N40.4FT OF LOTS 171 & 172 & ALL OF LOTS 173 THRU 178 BLK 69-1 OR5659/1906 *The Description above is not to be used on legal documents.
Property Use Code	Private School & Colleges (7200)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	1.360
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Brandt Realty LLC 100%
Mailing Address	759 HILLCREST PL VALLEY STREAM, NY 11581-0000

Map



Valuation Information

	2025
Building Value	$500,003
Extra Features Value	$29,223
Total Land Value	$415,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$945,026**
Total Deferred	$0
Assessed Value	**$945,026**
Total Exemptions	$0
Taxable Value	**$945,026**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$512,990	$30,877	$415,800	$0	$0	$959,667	$958,107	$1,560	$958,107
2023	$541,561	$32,445	$297,000	$0	$0	$871,006	$871,006	$0	$871,006
2022	$222,856	$19,670	$163,350	$0	$0	$405,876	$405,876	$0	$405,876
2021	$209,349	$19,670	$163,350	$0	$0	$392,369	$392,369	$0	$392,369
2020	$212,725	$19,670	$163,350	$0	$0	$395,745	$395,745	$0	$395,745
2019	$205,998	$19,670	$163,350	$0	$0	$389,018	$389,018	$0	$389,018
2018	$167,968	$19,670	$163,350	$0	$0	$350,988	$350,988	$0	$350,988
2017	$174,306	$18,684	$163,350	$0	$0	$356,340	$356,340	$0	$356,340
2016	$164,230	$18,684	$163,350	$0	$0	$346,264	$346,264	$0	$346,264
2015	$169,993	$18,684	$163,350	$0	$0	$352,027	$352,027	$0	$352,027
2014	$162,705	$18,684	$163,350	$0	$0	$344,739	$344,739	$344,739	$0

Building Information

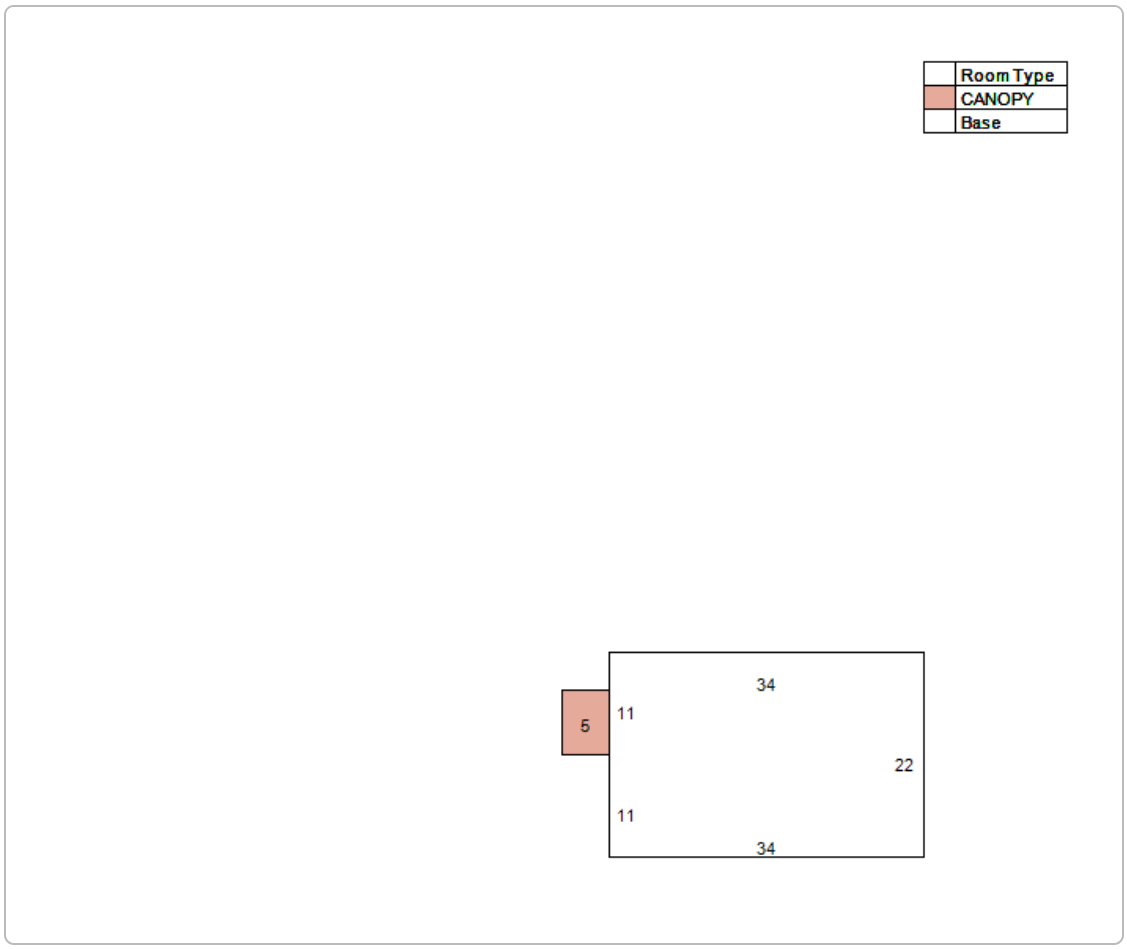
Building	1
Building Value	$425,161
Year Built	1967
Actual Area	4975
Conditioned Area	4004
Use	Single Family Day Care
Style	04
Exterior Wall	Concrete Block
Roof Cover	Built Up, Composite Shingle
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

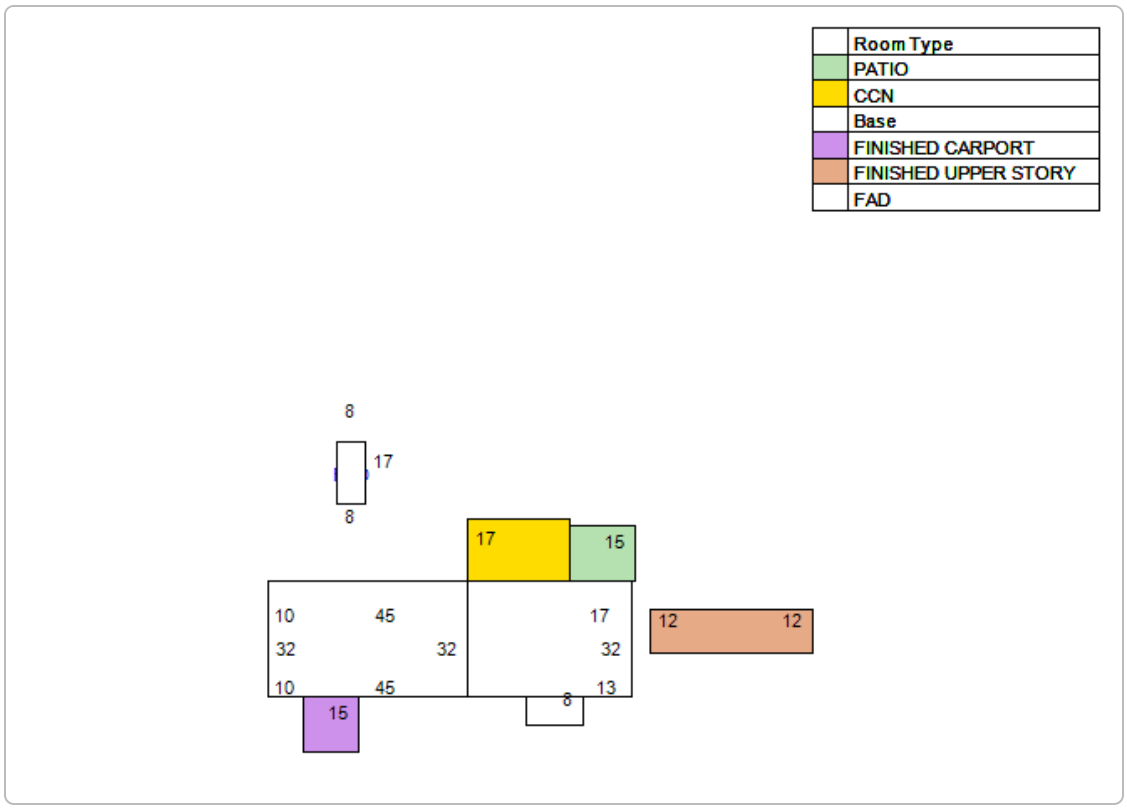
Description	Square Footage
ADDITION	136
FINISHED UPPER STORY	540
ADDITION	128
FINISHED CARPORT	225
BASE AREA	1760
BASE AREA	1440
FINISHED CANOPY	476
PATIO/SLAB	270
Total SqFt	4975

Building	2
Building Value	$74,842
Year Built	1950
Actual Area	783
Conditioned Area	748
Use	Single Family Day Care
Style	04
Exterior Wall	Concrete Block
Roof Cover	Corrugated Steel
Roof Structure	Wood Truss
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	748
UNFINISHED CANOPY	35
Total SqFt	783

Sketch Information


Room Type
CANOPY
Base
34
5
11
22
11
34


Room Type
PATIO
CCN
Base
FINISHED CARPORT
FINISHED UPPER STORY
FAD
8
17
8
17
15
10
45
17
12
12
32
32
32
10
45
13
8
15

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		3336
Concrete Paving - Under 8" (COM)		4108
Restroom - Good (COM)		9000
Metal Fence - 4' (COM)		12779

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Day Cares	198	300	59400	SF	$415,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/3/2022	11/1/2022	$961,200.00	WARRANTY DEED	5659	1906	Q	I	CROWNED HART PRESCHOOLS INC	BRANDT REALTY LLC
2/15/2018	2/14/2018	$100.00	WARRANTY DEED	4503	1162	U	I	SUTTON DONALD JOE	CROWNED HART PRESCHOOLS INC
3/25/2010	2/6/2009	$100.00	QUIT CLAIM DEED	3298	1041	U	I	SUTTON DONALD JOE & SUTTON CHERI L	SUTTON DONALD JOE
	1/12/2009	$0.00	FINAL JUDGMENT	3154	1432	U	I	SUTTON DONALD JOE,CHERI L	SUTTON DONALD JOE & SUTTON CHERI L
	11/1/1983	$0.00		615	813	U	I		SUTTON DONALD JOE,CHERI L
	11/1/1983	$0.00		615	812	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

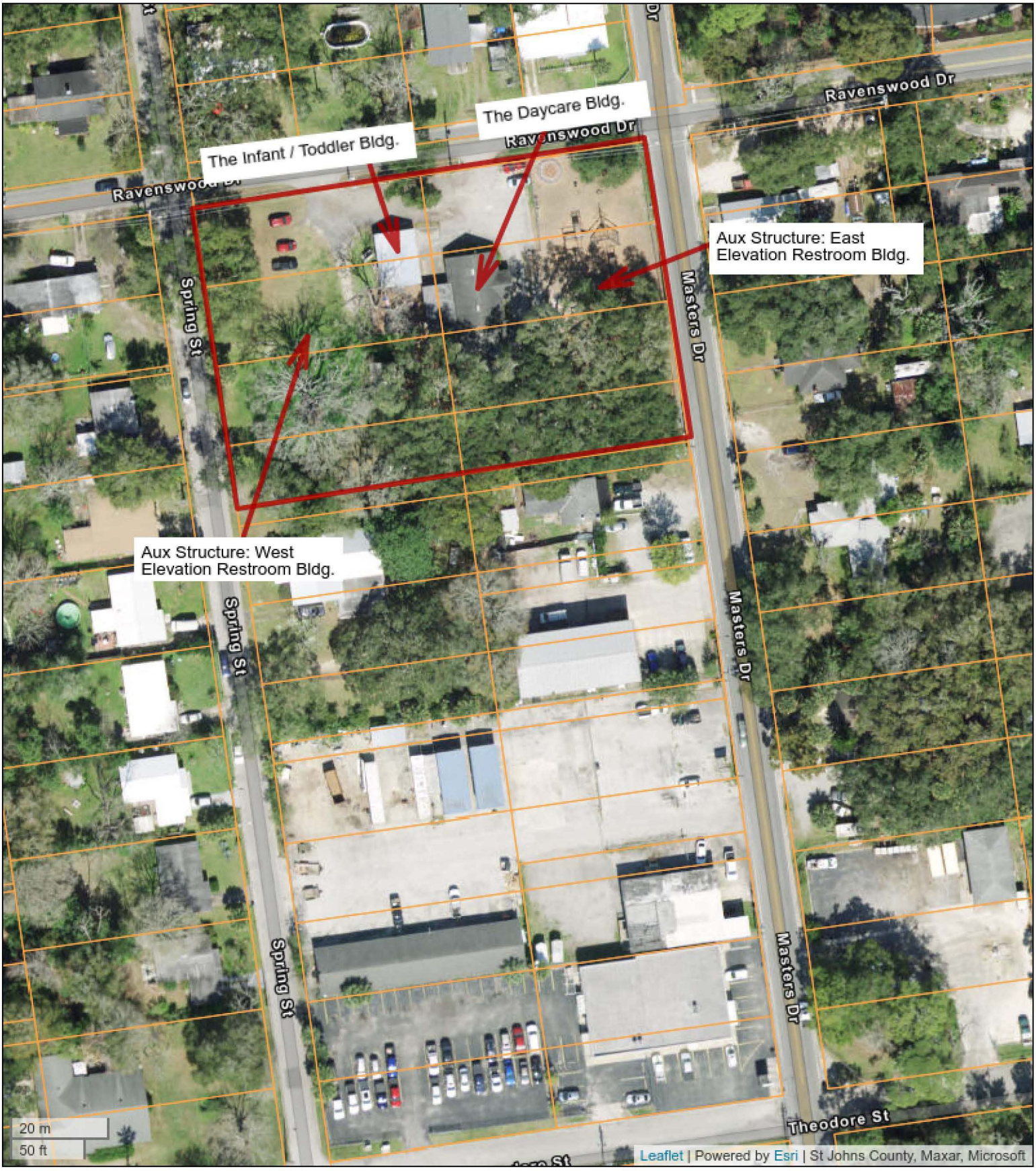
Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 5:

Site Plan

APPENDIX A:
AERIAL PHOTOGRAPH

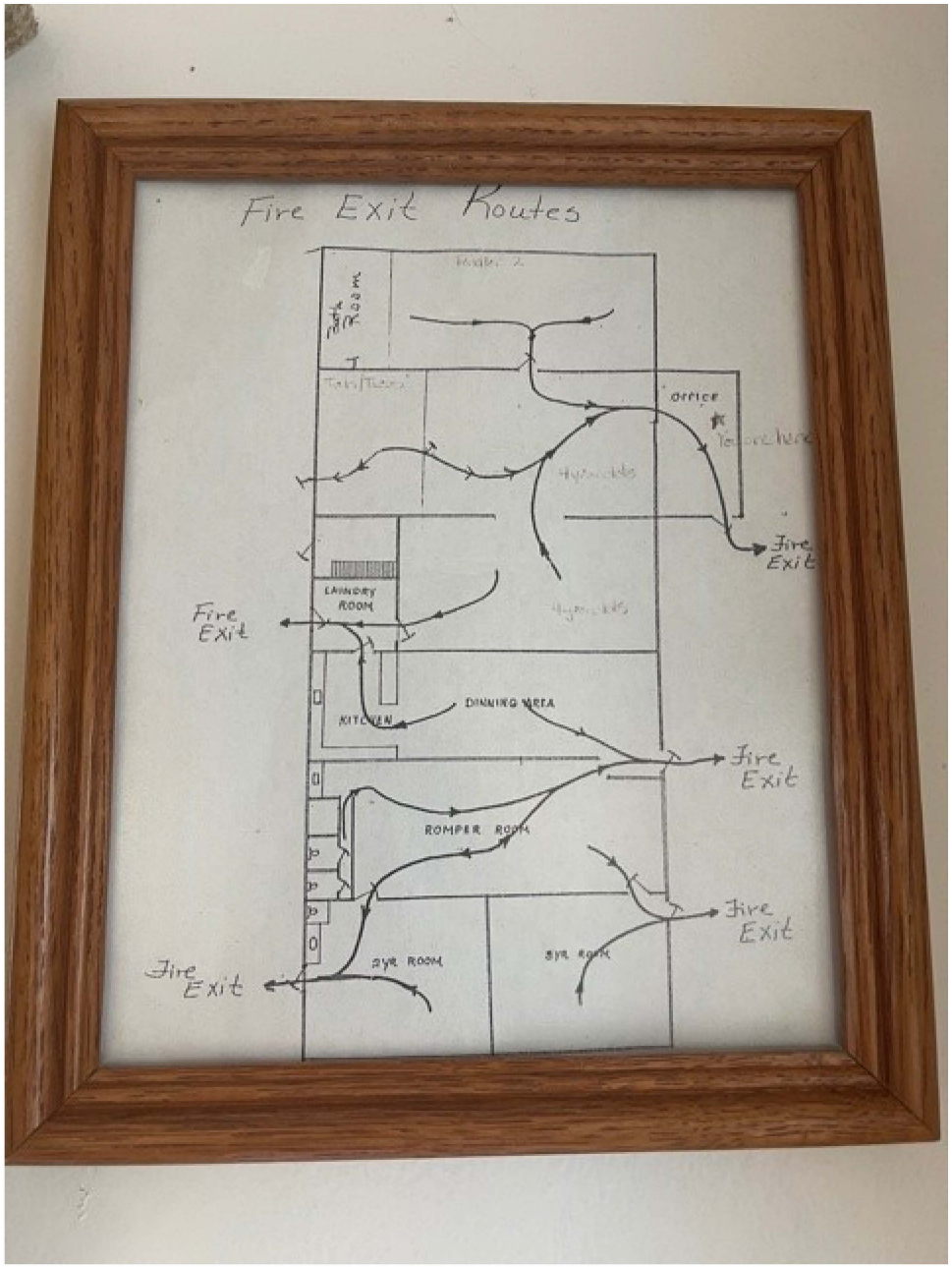


Aerial Photograph

Brandts Child Care Center
142 Masters Drive
St. Augustine, Florida
BV Project #: 159993.22R000-001.264

Attachment 6:

Floor Plan


Fire Exit Routes
OFFICE
Fire Exit
LAUNDRY ROOM
Fire Exit
KITCHEN
DINNING AREA
Fire Exit
ROMPER ROOM
Fire Exit
2yr ROOM
3yr ROOM
Fire Exit

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 4, 2024	10.a.	PZB2024-0115
Request	**Address**	**Parcel ID**
Rezoning & Conservation Overlay Zone Development	179 State Route 16	093220-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Gregg A. Hall c/o Florida Power & Light
Owner:	Florida Power & Light
Property Class: **(St. Johns County Property Appraiser)**	9100 – Vacant Residential
Future Land Use Designation:	Open Land
Zoning Designation:	Not Assigned
Acreage:	4.39
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This is a request for a rezoning and Conservation Overlay Zone (COZ) development. 179 State Route 16 was annexed into the City with Ordinance No. 2008-14 but was never assigned a land use or a zoning designation. During the 2020 Comprehensive Plan update process the city did assign the property an Open Land land use designation, but did not establish a compatible zoning district for the property.

Because of this application submittal the city is taking the opportunity to request that the property be assigned the compatible Open Land (OL) zoning district.

Approval of COZ 2 development request would allow for the construction of a ten (10) foot high flood wall at the approximate location of the existing chain link fence.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The applicant is proposing to keep the existing drainage pattern. This is **consistent** with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	176 SR 16 is within Flood zone AE – 1% Annual and X. The construction of a flood wall has the potential to the flood-carrying and flood storage capacity of the site. This is **inconsistent** with Policy 1.3.1
Recreation and Open Space		

Transportation and Mobility		
Housing		
Infrastructure		

FLUE Objective 6.7

Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.

FLUE Policy 6.7.1

Open Land (Very Low Density)

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, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.

Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.

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

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

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

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

(1) Site specific location

The property at 179 SR 16 has approximately six hundred and thirty-five (635) linear feet of natural shoreline located along the San Sebastian River. The applicant is proposing the installation of a 10-foot-high concrete security and flood wall placed in the approximate location of the existing chain link fence.

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

The property is within Conservation Overlay Zone 1, 2, and 3 with the proposed flood wall construction in Zone 2. East of the property is the SR 16 bridge spanning the San Sebastian River and west of the property is a vacant lot with uplands and salt marsh.

(3) Natural and proposed drainage patterns.

St. Johns County iMap [LINK] indicates that within the fenced area of the substation the elevation is approximately 6-feet. The north portion is approximately 5 feet at the northwest corner and 6 feet along the northeast corner. Along the eastern, southern and western boundaries of the parcel the elevation drops to around 2.5 feet at the shoreline. The application indicates the proposed drainage will mimic the existing conditions and there will be no change to the proposed outfall. The application includes a proposed underdrain and French drain system to reduce the amount of surface water runoff by allowing for some of the water to be percolated into the ground.

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

The application states there will be no change to existing discharge.

(5) Proposed soil stabilization and erosion control methods.

The application states:

The earthwork for the project is very limited as the project consists of the installation of a precast concrete security wall. A 4' rock apron is proposed on the outside of the wall to provide stabilization from the minimal earth work needed to install the wall foundation. Additionally, a level riprap spreader in combination with the outfall "bubble up" structure is proposed to reduce the velocity of the outfall and create a shallow sheet flow condition and mimic existing sheet flow conditions.

The Environmental Assessment Report 7.0 Erosion and Sediment Controls submitted with the application states:
Construction activities that are within 50 ft. of wetlands will **require** the installation of silt screens or floating turbidity barriers to prevent the offsite movement of sediment.

The applicant should demonstrate the location of the four (4) feet of rock apron in relation to the jurisdictional wetland line and trees.

(6) Impact on floodplain.

The property is within two flood zones: X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD and AE-1% ANNUAL BFE 6.0 NAVD88. Portions of the substation within the proposed flood wall are within the AE flood zone. The applicant does not give the top of wall elevation of the proposed flood wall however if the elevation is above 6.0 feet the flood wall would reduce the flood-carrying and flood storage capacity of the site.

The applicant should provide top of wall elevations to determine floodplain impacts.

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

The site is surrounded by salt and brackish water marsh on three sides. Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer [LINK] show an oyster bed in the waters of the San Sebastian east of the property. As the applicant does not appear to be expanding the footprint of the site, propose to change existing drainage patterns, or to decrease water quality, impacts to these communities should not increase.

The applicant stated:

Since the substation is existing and the wall is proposed within the limits of the existing substation footprint, no impacts to vegetative and animal communities is anticipated.

The Environmental Assessment Report 4.1 Threatened and Endangered Species submitted with the application indicates the area is located within the USFWS consultation area for the West Indian manatee (Trichechus manatus) and within USFWS designated core foraging area for the wood stork (Mycteria americana) colonies. One Gopher Tortoise burrow was observed on the property and the gopher tortoise should be relocated if impacts cannot be avoided and would require a permit from FWC.

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

The application states:

Since the existing drainage patterns and outfall are proposed and there is no additional use and or impervious area proposed, the potential for such materials remains the same with the proposed security/flood surge protection wall.

(9) Effect of shade on vegetation and shellfish.

The site is surrounded by salt and brackish water marsh on three sides. Aerial images and the Florida Fish and Wildlife Marine Resources GIS Map Viewer [LINK] show an oyster bed in waters of the San Sebastian east the property. As the applicant does not appear to be expanding the footprint of the site, propose to change existing drainage patterns, or to decrease water quality so the impact to these communities should not increase.

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

N/A

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

179 SR 16 has approximately six hundred and thirty-five (635) linear feet of natural shoreline located along the San Sebastian River. The applicant is proposing the installation of a 10-foot-high concrete security and flood wall placed in the approximate location of the existing chain link fence. The wall would be inland of jurisdictional wetland line but in close proximity to the wetlands especially along the eastern and southern property boundaries.

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

179 SR 16 has approximately six hundred and thirty-five (635) linear feet of natural shoreline located along the San Sebastian River. The applicant is proposing the installation of a 10-foot-high concrete security and flood wall placed in the approximate location of the existing chain link fence. The wall would be inland of jurisdictional wetland line but in close proximity especially along the eastern and southern property boundaries.

The application states:

The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts vista and scenic opportunities are anticipated.

Figure 1. Photo of the property at 179 SR 16.

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

The application states:

The wall will be installed within the uplands and within the existing substation foot print, no additional landscaping is proposed and existing native vegetation is proposed to remain.

However, The Environmental Assessment Report 5.0 Tree Presence submitted with the application states:

The presence of trees within the subject area was assessed to determine the potential need for tree removal or trimming permits. Golder assessed the tree presence and/or canopy cover in the subject area through observations made during the site visit. Trees are present in the vicinity of the subject property and within the boundaries of the proposed substation expansion and stormwater retention area. Section 25-56 of the City of St. Augustine Code states: "It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (Juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch."

It is likely that a tree removal permit will be required. The applicant should clarify if tree removal will be required and to provide a tree survey indicating tree locations, dbh, species, and whether to be removed or retained. Any tree meeting the definition of a significant tree in Sec. 11-27 will require approval from the Planning and Zoning Board.

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

The application states:

The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts on plant and animal habitat and/or potential loss in acres are anticipated.

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

The application states:

There is no added impervious areas therefore no change in the existing water quality of the site.

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

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

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

N/A

Sec. 28-30. - Comprehensive plan amendments, rezonings and amendment of chapter. [LINK TO SECTION]

(a) General. This chapter may from time to time be amended, supplemented, or changed the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.

(b) Initiation of proposals. An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.

(c) Nature and requirements of board report. The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
  (1) The need and justification for the change.
  (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
  (3) Consistency with the comprehensive plan.

(d) Board report to commission. If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City 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.

Sec. 28-344. - Essential public services.

Essential public services may be permitted in any zoning district, provided the location of such essential services are approved by the zoning board. Essential public services are hereby defined as, and are limited to, certain installations of water, sewer, gas, telephone or electrical systems and similar installations; provided, however:

(1) This section shall not be deemed to permit the location in a district of such major installations as electrical or gas generating plants, sewage treatment plants, water pumping or aeration facilities and other similar major installation, unless such facilities were constructed or construction was started prior to the adoption of this chapter [April 28, 1975]. This section shall not be deemed to permit the erection of structures for commercial activities such as sales of related merchandise or collection of bills in districts from which such activities would otherwise be prohibited.

(2) Government uses. High intensity uses, such as fire stations, water pumping facilities, major utility facilities or substations, unless permitted or permitted by exception within a zoning district, must be located on property designated as a government use district as per section 28-266.
   a. Government administrative offices and similar low intensity uses are permitted in any zoning district which allows office uses as permitted uses and are permitted by exception in all other zoning districts.

(3) Public parks and recreation. Public parks and recreation facilities are permitted uses within all zoning districts.

(4) Railroads. Railroad tracks and rights-of-way are a permitted use by exception within all zoning districts. Accessory uses, such as offices, storage yards and maintenance facilities, must be located within zoning districts that allow such use as a permitted use or permitted use by exception.

Staff Recommendation

Based on a review of Sec. 28-30 staff finds that the Board may **RECOMMEND** the rezoning request at 179 State Route 16 / PID 093220-0000 to the City Commission as this substation is an existing and long-term use on this property

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of flood wall 179 SR 16 / PID 093220-0000.

Staff requests that the applicant

1. Demonstrate the location of the four (4) feet of rock apron in relation to the jurisdictional wetland line and trees.
2. Provide top of wall elevations to determine floodplain impacts.
3. Clarify if tree removal will be required and to provide a tree survey indicating tree locations, dbh, species, and whether to be removed or retained.
    a. Removal of significant trees, as defined in Sec. 11-27, will require approval from the Planning and Zoning Board.

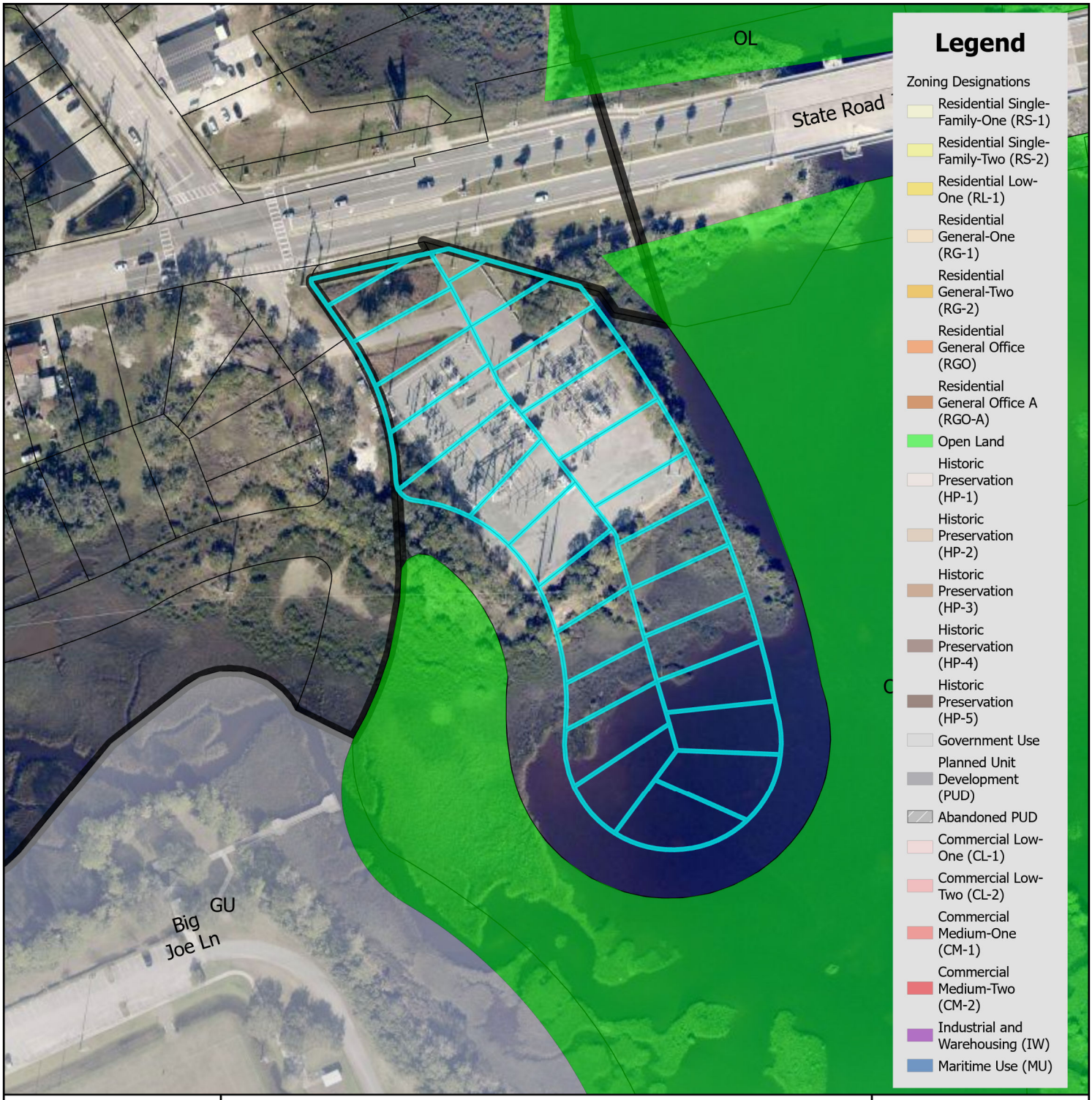
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

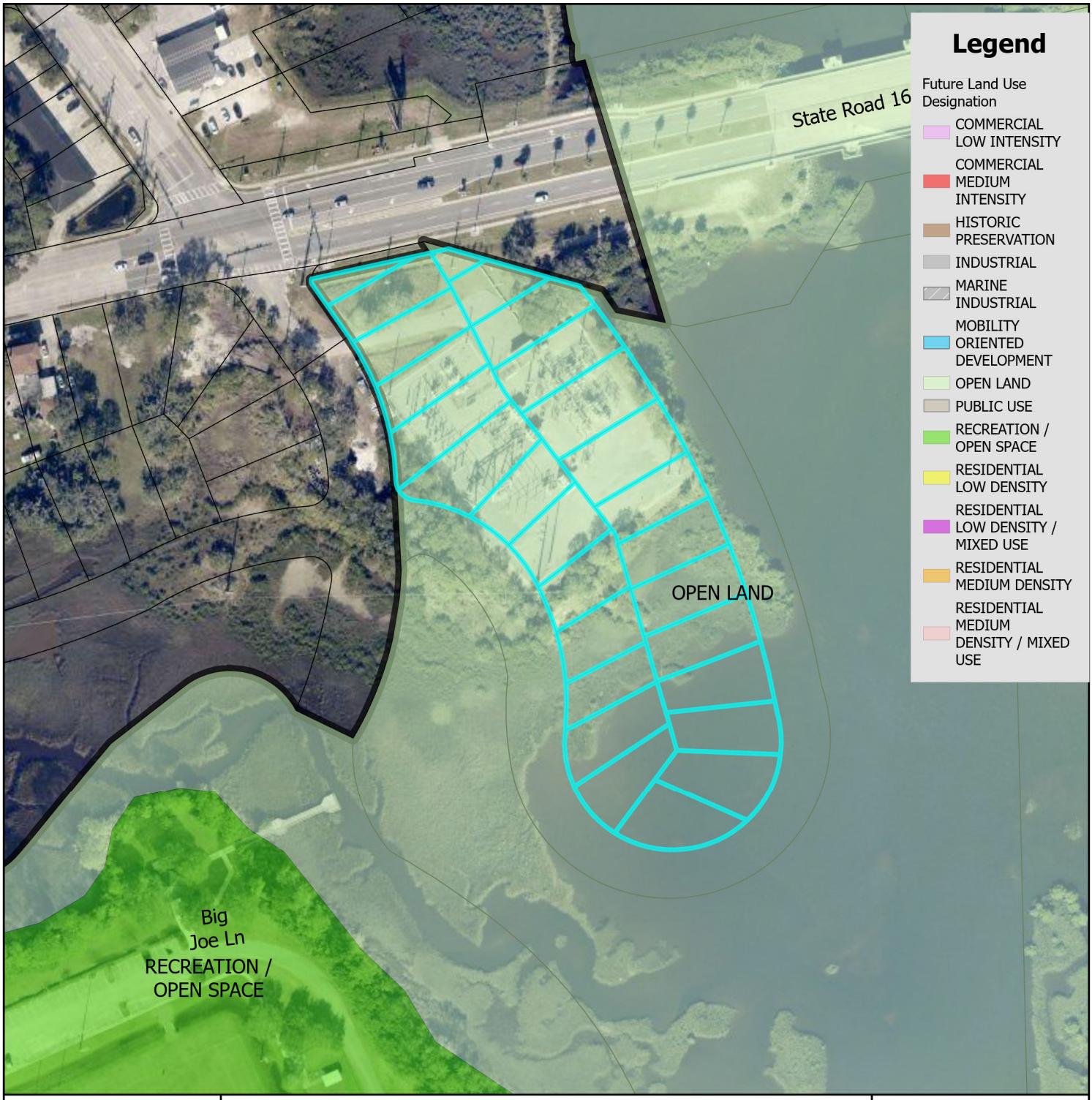
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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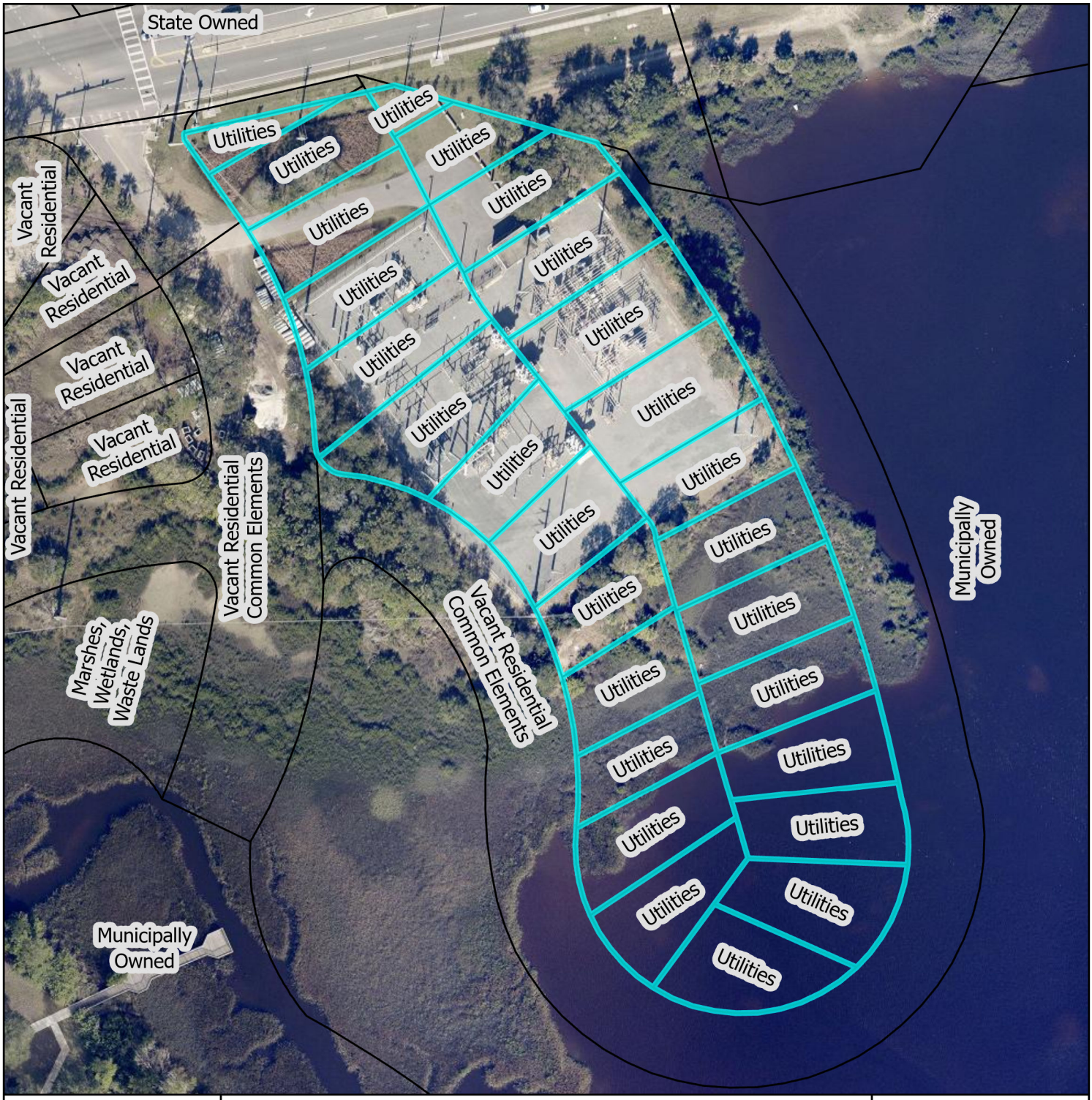
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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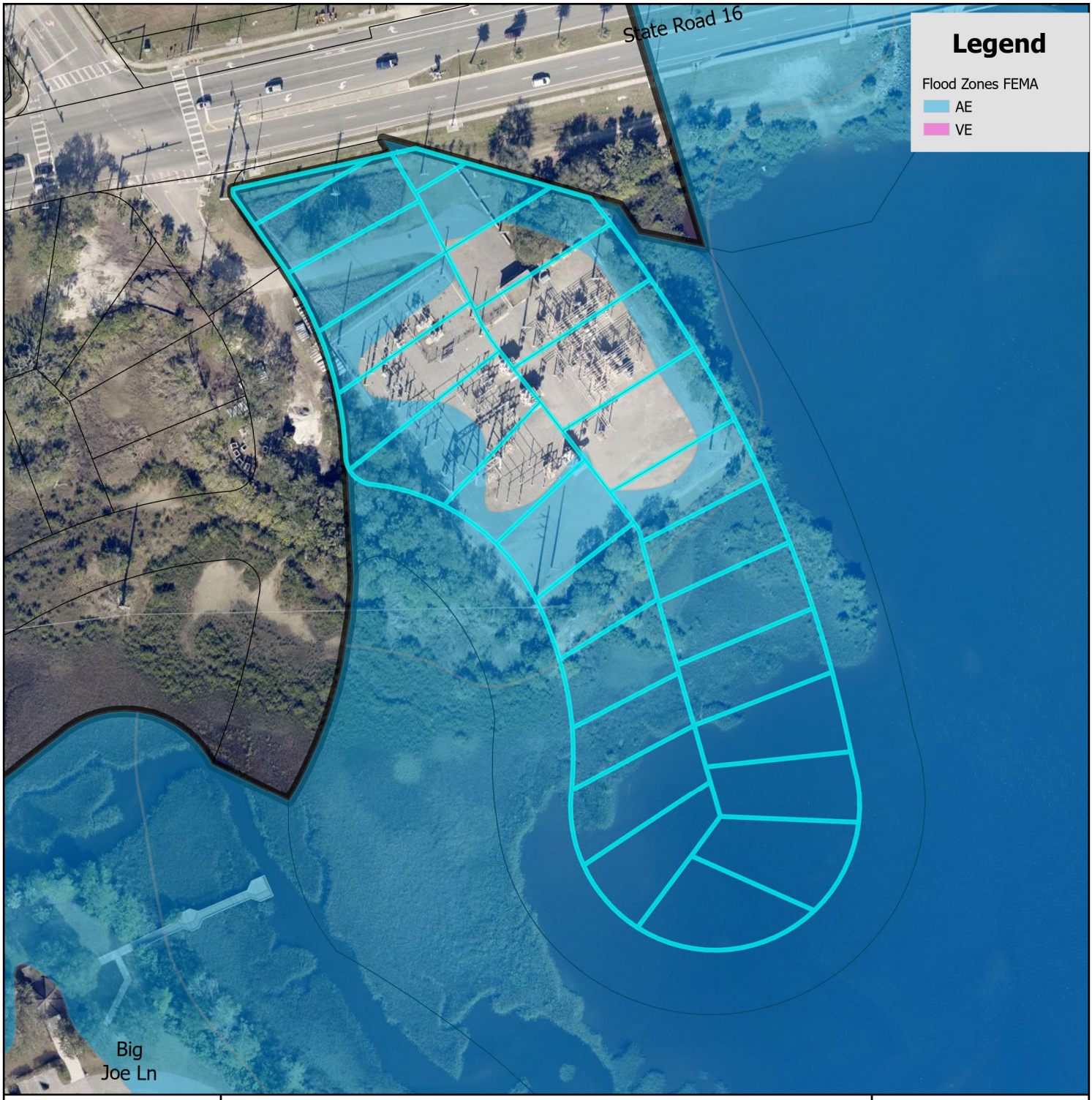
2025

N

0 0.01 0.01 Miles

0 62.5 125 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

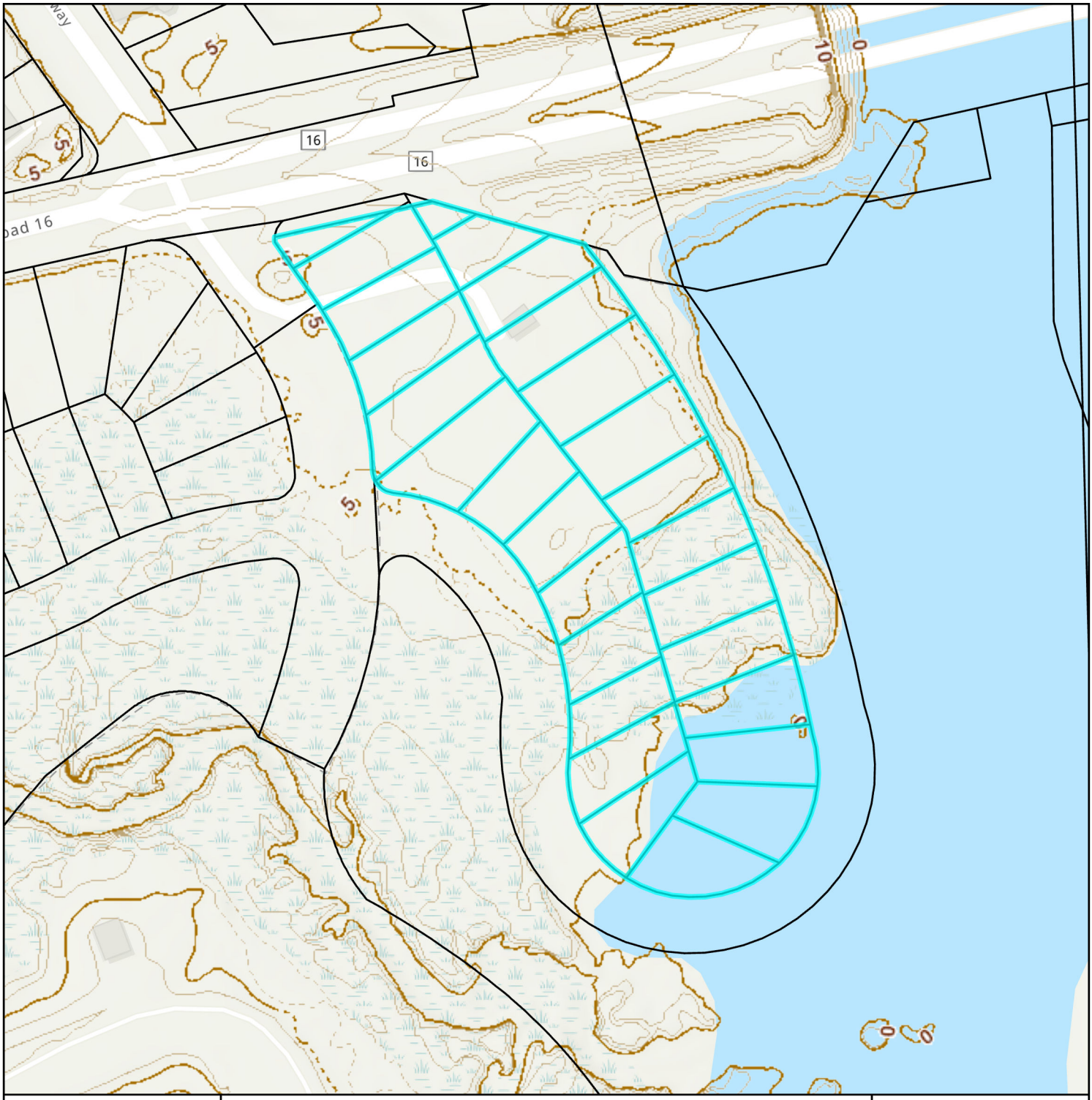
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

N

0 0.01 0.02 Miles

0 80 160 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Gregg A. Hall - Siting & Permitting Manager Contact Number: 561-904-3641
   Business *(if applicable)*: Florida Power & Light Company
   Address: 700 Universe Blvd. City: Juno Beach State: FL Zip: 33408
   E-Mail Address: Matthew.Schouwink@fpl.com

2. NAME OF PROPERTY OWNER: Florida Power & Light Co. Contact Number: 561-904-3641
   Business *(if applicable)*: Florida Power & Light Company
   Address: 700 Universe Blvd. City: Juno Beach State: FL Zip: 33408
   E-Mail Address: Matthew.Schouwink@fpl.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: All Block: 31
   Subdivision: Santa Rosa In St. Augustine Parcel Number: 0932200000

4. PROJECT STREET ADDRESS: 179 State Road 16, St. Augustine 32084

5. SPECIFIC PROPOSED USE: Flood/Security Wall for Existing Electrical Substation

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

7. DESCRIPTION OF ACTION REQUESTED: Approval of secondary structure in Conservation Overlay Zone 2. Removal of existing 7' chain link Security Fence around existing electrical substation and construction of 10' high concrete Security and Flood Surge Protection Wall. Installation of drainage structures to within the substation yard to provide drainage of the area behind the proposed wall and maintain the existing historic drainage patterns and outfall for the site. There is no added impervious area and no change in existing setbacks proposed.

8. JUSTIFICATION FOR ACTION REQUESTED: The proposed improvements will provide a benefit to the community by adding increased reliablity of the system during significant storm events as well as increased security of the site. The existing substation is prone to storm surge during significant storm events. The proposed wall will provide up to 5' of storm surge protection and therefore will reduce the risk of major service interuptions for the community.

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: NA

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

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

(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: NA

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

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

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

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

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

Signature of Applicant — Date 12/10/24

Signature of Property Owner — Date 12/10/24

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Gregg A. Hall - Siting & Permitting Manager

Print name of applicant

Signature of applicant

12/10/24

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Joshua A. Killian, PE is/are hereby authorized TO ACT ON BEHALF OF Florida Power & Light Co., the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: PW2024-0039, 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: 179 State Road 16, St. Augustine 32084

BY: _____
Signature of Owner

Gregg A. Hall - Siting & Permitting Manager
Print Name of Owner

561-904-3641
Telephone Number

State of Florida

County of Palm Beach

Signed and sworn before me on this 10 day of December, 2024.

By Greg Hall

Identification verified:

Oath sworn: X Yes ____ No

Notary Signature: Barbara Bormet

My Commission expires: 7/12/2025

Notary Public State of Florida
Barbara Ann Bormet
My Commission HH 153009
Expires 07/12/2025

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 179 State Road 16, St. Augustine 32084

Applicant's Name: Gregg A. Hall -Siting & Permitting Manger Applicant's Signature: Gregg Hall

Owner's Name: Gregg A. Hall -Siting & Permitting Manger Owner's Signature: Gregg Hall

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

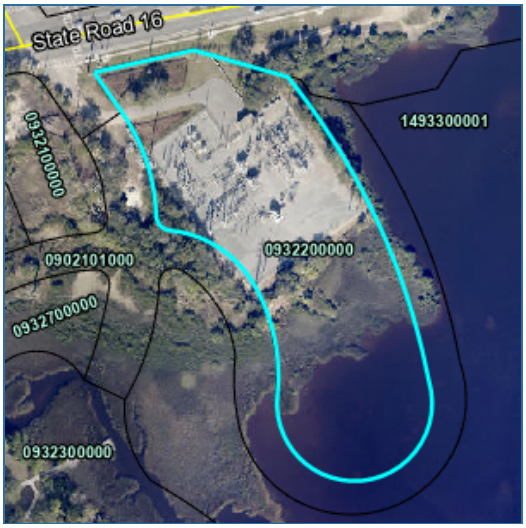
Parcel ID	0932200000
Location	179 STATE ROAD 16
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	SR-16 (Collins Ave East to San Sebastian) (COM) (429.01)
Tax Description*	3-149 SANTA ROSA SUB ALL BLK 31 (EX R/W BY ORDER OF TAKING IN CIRCUIT COURT MINUTE BOOK 5 PG 424 & DEED IN OR94/432) (EX ADD'L R/W TO FDOT IN OR1462/ 1783) OR189/99 & 3168/633(ANNEX) *The Description above is not to be used on legal documents.
Property Use Code	Utilities (9100)
Subdivision	Santa Rosa In St. Augustine
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	4.390
Homestead	N

No Image Available

Owner Information

Owner Name	Florida Power & Light CO 100%
Mailing Address	PROPERTY TAX-PSX/JB 700 UNIVERSE BLVD JUNO BEACH, FL 33408-0000

Map



Valuation Information

	2025
Building Value	$0
Extra Features Value	$24,047
Total Land Value	$67,742
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$91,789**
Total Deferred	$0
Assessed Value	**$91,789**
Total Exemptions	$0
Taxable Value	**$91,789**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$25,878	$67,742	$0	$0	$93,620	$93,620	$0	$93,620
2023	$0	$16,876	$67,742	$0	$0	$84,618	$84,618	$0	$84,618
2022	$0	$10,215	$67,742	$0	$0	$77,957	$77,957	$0	$77,957
2021	$0	$10,784	$67,742	$0	$0	$78,526	$78,526	$0	$78,526
2020	$0	$11,983	$67,742	$0	$0	$79,725	$79,725	$0	$79,725
2019	$0	$13,184	$67,742	$0	$0	$80,926	$80,926	$0	$80,926
2018	$0	$14,383	$67,742	$0	$0	$82,125	$82,125	$0	$82,125
2017	$0	$14,003	$67,742	$0	$0	$81,745	$81,745	$0	$81,745
2016	$0	$15,045	$67,742	$0	$0	$82,787	$82,787	$0	$82,787
2015	$0	$16,086	$67,742	$0	$0	$83,828	$83,828	$0	$83,828
2014	$0	$17,128	$67,742	$0	$0	$84,870	$84,870	$0	$84,870

Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		3028
Asphalt Paving (COM)		3329
Curb (COM)		120
Garage - Average (Mix)		7497
Pole Light (COM)		7120
Metal Fence - 6' (COM)		2953

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Utilities	0	0	112150	SF	$67,290
Marshes & Tidal Lands	0	0	1.81	AC	$452

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/25/2009	$0.00	OTHER INSTRUMENT	3168	633	U	I	CITY OF ST AUGUSTINE	ORDINANCE (ANNEXATION)

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/16/2025, 12:10:23 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Supplemental Information

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.: 19-198.002
File: Permitting/City of St. Augustine
Sender's Email: jkillian@ct-eng.com

December 12, 2024

VIA: Planning and Zoning Permitting Portal

Mr. Jacob Fredriksson, CNU-A
Planning Manager, Planning and Building Department
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085-0210

RE: FPL Lewis Substation Flood Wall
Planning and Zoning Board Application

Dear Mr. Fredriksson:

On behalf of our Client, Florida Power & Light Company (FPL), we are pleased to submit the following in support of a Planning and Zoning Board application for the Lewis Substation Flood Wall Project.

1. (1) Planning and Zoning Board Application;
2. (1) Application Fee (To be submitted under separate cover);
3. (1) Site Plan, Signed and Sealed;
4. (1) Construction Plans, Signed and Sealed;
5. (1) Environmental Assessment; and
6. (1) Response to City COZ Criteria, Section 11-29.

FPL is proposing to remove the existing 7' high chain link fence with barbed wire and replace it with a 10' high concrete security wall at their existing Lewis Substation facility.

The security wall will provide additional security of the existing facility and will be constructed in accordance with National Electric Safety Code (NESC). In addition to the added security of the wall, it will be designed to provide up to 5' of storm surge protection during a significant storm event.

Based on the current FEMA flood maps the existing substation is outside of the FEMA 100 Year Flood Plain, but is subject to storm surge during a significant event. The addition of the flood wall will provided added reliability of their facility during such events.

The security flood wall will be sited in approximately the same location of the existing security fence and therefore there will no added impervious area, no wetland/OSW impacts and di minimis changes in the site setbacks.

The proposed project will provide a benefit to the community by providing additional safety, increased reliability and improved aesthetics of the existing substation facility.

In addition to the proposed security flood wall, limited drainage culverts and inlets will be installed inside the existing substation yard to allow for drainage of the existing yard during typical storm events.

Currently this site drains via sheet flow off the sides of the yard and outfalls to the San Sebastian River to the southeast. To mimic these existing conditions, a single “bubble up” inlet with a riprap level spreader will be installed south of the existing substation and will serve as the yard’s outfall to the site’s historic outfall location, the San Sebastian River. Additionally, the addition of underdrains and french drains within the substation yard will reduce the amount of surface water runoff in the improved condition.

We trust that this submittal meets the requirements of the City of St. Augustine. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Joshua A. Killian, P.E.
Project Manager

Enclosures: As listed above

Cc: Matthew Schouwink, Principal Engineer, FPL Matthew.Schouwink@fpl.com

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.: 19-198.002
File: Permitting/City of St. Augustine
Sender's Email: jkillian@ct-eng.com

December 12, 2024

VIA: Planning and Zoning Permitting Portal

Mr. Jacob Fredriksson, CNU-A
Planning Manager, Planning and Building Department
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085-0210

RE: FPL Lewis Substation Flood Wall
Planning and Zoning Board Application

Dear Mr. Fredriksson:

On behalf of our Client, Florida Power & Light Company (FPL), below are our responses to the City's 17 criteria for development in a Conservation Overlay Zone under Section 11-29(c), in support of a Planning and Zoning Board application for the Lewis Substation Flood Wall Project.

Section 11-29 (c) Criteria for Conservation Overlay Zone Development:

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

(1) Site specific conditions.
Response: The site consists of an existing electrical substation currently enclosed by a 7' chain link security fence. The proposed 10' concrete security/flood surge protection wall will replace the existing chain link fence and be installed approximately in the same foot print of the existing fence. Since the property is limited in size, surrounded by the San Sebastian River on three sides, and the substation is existing, there is no room to revise the location of the wall outside of the conservation overlay zone.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
Response: The existing substation is located in the uplands and surrounded by the San Sebastian River on three sides, the east, west and south sides.

(3) Natural and proposed drainage patterns.
Response: There is a small portion of the existing substation yard on the Northwest corner that drains via existing stormwater inlets and culverts to northerly adjacent interconnected onsite dry retention ponds, which was part of the 2019 substation expansion. The remaining and majority of the existing substation drains via sheet flow off all sides and outfalls to the San Sebastian River.

The proposed drainage has been designed to mimic the existing conditions and there is no change to the proposed outfall. The small portion of the yard in the Northwest corner of the yard will continue to drain to the onsite dry retention areas. The remainder of the yard will be collected in a system of underdrains and french drains that will convey the runoff to a "bubble up" structure located on the south of the yard, which will slowly overflow onto a level spreader. The level spreader will create sheet flow condition and the runoff will drain to the site's historic outfall, the San Sebastian River. In addition, the proposed underdrain and french drain system will reduce the amount of surface water runoff by allowing for some of the water to be percolated into the ground.

(4) Effect of point and nonpoint discharge in the marine environment.
Response: There is no change in the existing discharge to the site's historic outfall, the San Sebastian River. The proposed drainage has been design to mimic the existing sheet flow condition. In addition there is no added impervious area therefore there is no change is the stormwater quantity for the site.

(5) Proposed soil stabilization and erosion control methods.
Response: The earth work for the project is very limited as the project consists of the installation of a precast concrete security wall. A 4' rock apron is proposed on the outside of the wall to provide stabilization from the minimal earth work needed to install the wall foundation. Additionally, a level riprap spreader in combination with the outfall "bubble up" structure is proposed to reduce the velocity of the outfall and create a shallow sheet flow condition and mimic existing sheet flow conditions.

(6) Impact on floodplain.
Response: There are no impacts to the proposed flood plain as no fill is being proposed.

(7) Impact of development on vegetative and animal communities.
Response: Since the substation is existing and the wall is proposed within the limits of the existing substation foot print, no impacts to vegetative and animal communities is anticipated.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Response: Since the existing drainage patterns and outfall are proposed and there is no additional use and or impervious area proposed, the potential for such materials remains the same with the proposed security/flood surge protection wall.

(9) Effect of shade on vegetation and shellfish.
Response: The substation is existing and the existing electrical equipment in the yard exceeds the height of the proposed wall, therefore no additional shading impacts from the proposed wall are anticipated.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Response: The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts stated in Section 11-29(c)(10) are anticipated.

(11) Impact of development on shoreline by linear feet and percent of site.
Response: The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts on shore line are anticipated.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
Response: The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts vista and scenic opportunities are anticipated.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
Response: The wall will be installed within the uplands and within the existing substation foot print, no additional landscaping is proposed and existing native vegetation is proposed to remain.

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
Response: The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts on plant and animal habitat and/or potential loss in acres are anticipated.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
Response: There is no added impervious areas therefore no change in the existing water quality of the site.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
Response: The wall will be installed within the uplands and within the existing substation foot print, therefore no impacts on shellfish, commercial fishing, sport fishing and/ or waterfowl are anticipated.

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

We trust that these responses meet the specific Conservation Overlay Zone Development requirements of the City of St. Augustine. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Joshua A. Killian, P.E.

Project Manager

Enclosures: As listed above

Cc: Matthew Schouwink, Principal Engineer, FPL Matthew.Schouwink@fpl.com

ENVIRONMENTAL ASSESSMENT REPORT

Florida Power & Light Company
Power Delivery Group

6080001872 Lewis Substation Expansion
St. Augustine, St. Johns County, FL

Submitted to:

Florida Power & Light Company
Power Delivery
Engineering & Technical Services
15430 Endeavor Drive
Jupiter, FL 33478

Submitted by:

Golder Associates Inc.
9428 Baymeadows Road, Suite 400 Jacksonville, Florida, USA 32256

Attention: **Elizabeth Marks**
Distribution: FPL Power Delivery SharePoint Site

19-120618

July 12, 2019

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1.0 EXECUTIVE SUMMARY 1
2.0 INTRODUCTION 1
3.0 WETLANDS AND WATERBODIES 1
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5.0 TREE PRESENCE 2
6.0 PROTECTED LANDS 3
7.0 EROSION AND SEDIMENT CONTROLS 3
8.0 WELLFIELDS, CONTAMINATED SITES, AND HAZARDOUS MATERIALS 3
9.0 CONCLUSION 3

List of Appendices

APPENDIX A

EA Summary Table

APPENDIX B

Figure 1 Site Location Map
Figure 2 FLUCFCS Map
Figure 3 Wetlands Map
Figure 4 Gopher Tortoise Burrow Location Map

APPENDIX C

Site Photographs

1.0 EXECUTIVE SUMMARY

Golder Associates Inc. (Golder) completed this Environmental Assessment (EA) on Work Order 6080001872 (Lewis Substation Expansion) that is located within St. Augustine, St. Johns County, Florida. The approximate center coordinates are 29.914932, -81.330210and the approximate terminus coordinates are 29.915397, -81.330316 and 29.914432, -81.330049. A summary of the findings is included below:

- Construction activities will likely require an FWC gopher tortoise relocation permit.
- The proposed site plan for the substation expansion was not available at the time of this assessment. It is assumed that the expansion will add enough semi-pervious or impervious area that an FDEP stormwater (ERP) permit or modification will be required.
- Construction activities are within 50 ft. of Wetlands and will **require** the installation of silt screens, stake turbidity barrier, and/or floating turbidity barrier to prevent the offsite movement of sediment.
- Temporary matting and/or low-pressure vehicles must be utilized anywhere work must be performed, or heavy machinery must be placed, in wetlands (see Figure 3).
- Construction activities will likely require a tree removal permit from the City of St. Augustine.

Following determination of the final project scope, the timeframe to obtain the required permits is as follows:

Agency	Permit	*Expected Timeframes (months)	
		P50	P80
FWC	Gopher Tortoise (10 or Fewer Burrows Relocation Permit)	**1.5**	**3**
FDEP	Environmental Resource Permit (ERP) Modification	**2**	**3**

P50 = 50% probability of obtaining the permit within the specified number of months
P80 = 80% probability of obtaining the permit within the specified number of months

**These timeframes start when all information necessary for permitting has been received and also assumes that information needed to respond to RAIs is provided in a timely manner.*

Please make sure that activities associated with addressing the findings above are initiated promptly to allow adequate time for completion before the current scheduled start date of January 15, 2020. Please refer to the EA Summary Table located in **Appendix A** for detailed summary of the findings, best management practices, and special considerations.

2.0 INTRODUCTION

Golder Associates Inc. (Golder) was contracted by Florida Power and Light (FPL) to conduct an Environmental Assessment (EA) for 6080001872 (Lewis Substation Expansion) that is located within St. Augustine, St. Johns County, Florida. Please refer to the Site Location Map (Figure 1) in **Appendix B**.

The purpose of this EA was to evaluate known and potential environmental constraints to the proposed activities. The EA is based on information provided by FPL, a desktop review of available information, and a site visit that was conducted by a Golder representative on July 12, 2019. Site photographs are contained within **Appendix C**.

The proposed work consists of expanding an existing substation and developing a stormwater retention area. The location within the work area is primarily in an open access area and road right of way. Access to the location will primarily be off existing patrol roads. Surrounding land use adjacent to the location where the work will occur is classified as 140: Commercial and Services, 510: Streams & waterways and 642: Saltwater Marshes and is depicted on the FLUCFCS Map (Figure 2) located in **Appendix B**.

An EA Summary Table that summarizes the findings of this report is included as Table 1 in **Appendix A**.

3.0 WETLANDS AND WATERBODIES

Golder evaluated the project area for the presence of surface waters and jurisdictional wetlands by observations made the day of the site visit and by reviewing the National Wetlands Inventory (NWI) Wetlands Mapper online tool. The evaluation was conducted in accordance with applicable federal and state wetland criteria as set forth by the U.S. Army Corps of Engineers (ACOE) 1987 Wetland Delineation Manual and Chapter 62-340, Florida Administrative Code (F.A.C.) criteria set forth by the Florida Department of Environmental Protection (FDEP). Specifically, the area was examined for the presence of hydrophytic vegetation, hydric soils, and hydrologic indicators, by which the landward extent of jurisdictional wetlands may be delineated.

Based on the evaluation, The project boundary is located adjacent to wetlands. Please refer to **Appendix B** for the Wetlands Map (Figure 3). Based on the current scope of expanding an existing substation and developing a stormwater retention area, wetland permitting **is not required**. If the current scope changes, the work should be confirmed that the wetland permitting determination has not changed. In addition, temporary matting and/or low-pressure vehicles should be utilized anywhere work will be performed within wetlands.

4.0 WILDLIFE

4.1 Threatened and Endangered Species

Under the Endangered Species Act (ESA), species may be listed as either endangered or threatened. “Endangered” means a species is in danger of extinction throughout all or a significant portion of its range. “Threatened” means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. For the purposes of the ESA, Congress defined species to include subspecies, varieties, and, for vertebrates, distinct population segments.

Golder evaluated the potential presence of listed species by observations made the day of the site visit and by performing an online records review of the U.S Fish and Wildlife Service Environmental Conservation Online System (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) Geographic Information System (GIS) records including the Bald Eagle Nest Database.

Based on the evaluation, the subject area is located within the USFWS consultation area for the West Indian manatee (*Trichechus manatus*) and the subject area is located within USFWS designated core foraging area for wood stork (*Mycteria americana*) colonies.

One burrow was observed on the subject property. Please refer to Figure 4 (Gopher Tortoise Burrow Location Map) within **Appendix B** for the burrow locations. No groundbreaking, grading, backfilling, staging or storing of equipment, or vehicular traffic should occur within 25 feet of the identified burrow. According to FWC regulations, relocation of gopher tortoises is not necessary if construction activities can avoid impacts within a 25-foot radius around the burrow entrance. However, if impacts to any burrow cannot be avoided, then a gopher tortoise relocation permit **is required** from FWC.

Bird nests and cavities are commonly observed associated with power structures. Prior to construction, crews are required to inspect the structures (and any trees requiring trimming or removal) for bird nests or cavities. If nests or cavities with eggs or flightless young are observed, immediately contact FPL’s Power Delivery Environmental Department. Stop work and contact FPL’s Power Delivery Environmental Department if a bat is found within a cavity. In addition, if an osprey nest is observed immediately contact FPL’s Power Delivery Environmental Department to schedule the relocation of the nest prior to construction.

5.0 TREE PRESENCE

The presence of trees within the subject area was assessed to determine the potential need for tree removal or trimming permits. Golder assessed the tree presence and/or canopy cover in the subject area through observations made during the site visit. Trees are present in the vicinity of the subject property and within the boundaries of the proposed substation expansion and stormwater retention area. Section 25-56 of the City of St. Augustine Code states: “It shall be unlawful for any person directly or indirectly to cut down,

destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (*Juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch." It is likely that a tree removal permit will be required.

6.0 PROTECTED LANDS

Golder evaluated the subject area for the presence of protected lands, including conservation areas, sensitive habitats, and Natural Forest Communities (NFC). The evaluation was conducted using the Florida Natural Areas Inventory (FNAI) and the FDEP Map Direct.

Based on the evaluation, protected lands were **not** identified within the subject area.

7.0 EROSION AND SEDIMENT CONTROLS

Golder assessed the subject area for the presence of wetlands, water conveyance structures and stormwater management features which must be protected from erosion and sedimentation during construction.

Construction activities that are within 50 ft. of wetlands will **require** the installation of silt screens or floating turbidity barriers to prevent the offsite movement of sediment.

8.0 WELLFIELDS, CONTAMINATED SITES, AND HAZARDOUS MATERIALS

Golder reviewed St. Johns County wellfield information to determine if the subject area is located within a protected wellfield. The subject area is not located within a wellfield protection area.

Golder reviewed the FDEP Contamination Locator Map to determine if the subject area is located in the vicinity of any known contaminated sites. The subject area is not located within any contaminated sites.

All equipment used on the project is expected to be properly maintained and in good condition. Equipment shall be checked regularly for potential leaks. Contractors and crews working on this project are expected to have appropriate spill kits available for immediate response in case of a release or spill of fuel, hydraulic fluid or other liquid material. Taking into consideration personnel safety, spills are to be isolated and contained immediately. Contact the Operations/Construction Lead immediately in the event of a fuel or other fluid leak or spill. In addition, contact FPL representative, Marc Schneidermann at 561-339-6386 (cell) who will coordinate any clean-up and/or agency reporting actions that may be required. If marc cannot be reached, contact Benny Luedike at 561-339-9783 (cell) or Loretta Cranmer at 561-371-7900 (cell).

9.0 CONCLUSION

Golder performed an EA for 6080001872 (Lewis Substation Expansion) that is located within St. Augustine, St. Johns County, Florida. Based on the proposed scope of work, the following are findings that require action prior to beginning any work:

- Construction activities will likely require an FWC gopher tortoise relocation permit.
- The proposed site plan for the substation expansion was not available at the time of this assessment. It is assumed that the expansion will add enough semi-pervious or impervious area that an FDEP stormwater (ERP) permit or modification will be required.
- Construction activities are within 50 ft. of Wetlands and will **require** the installation of silt screens, stake turbidity barrier, and/or floating turbidity barrier to prevent the offsite movement of sediment.
- Temporary matting and/or low-pressure vehicles must be utilized anywhere work must be performed, or heavy machinery must be placed, in wetlands (see Figure 3).
- Construction activities will likely require a tree removal permit from the City of St. Augustine.

Following determination of the final project scope, the timeframe to obtain the required permits is as follows:

Agency	Permit	*Expected Timeframes (months)	
		P50	P80
FWC	Gopher Tortoise (10 or Fewer Burrows Relocation Permit)	**1.5**	**3**
FDEP	Environmental Resource Permit (ERP) Modification	**2**	**3**

P50 = 50% probability of obtaining the permit within the specified number of months
P80 = 80% probability of obtaining the permit within the specified number of months

**These timeframes start when all information necessary for permitting has been received and also assumes that information needed to respond to RAIs is provided in a timely manner.*

Please make sure that activities associated with addressing the findings above are initiated promptly to allow adequate time for completion before the current scheduled start date of January 15, 2020. Please refer to the EA Summary Table located in **Appendix A** for detailed summary of the findings, best management practices, and special considerations.

Golder appreciates this opportunity to support the Power Delivery Group. Please contact Mike Harrington at 352-336-5600 with any questions or comments regarding this assessment.

GOLDER ASSOCIATES INC.

Collin Hayes
Staff Environmental Scientist

Michael Harrington, Ph.D., P.W.S.
Senior Consultant

APPENDIX A

TABLE

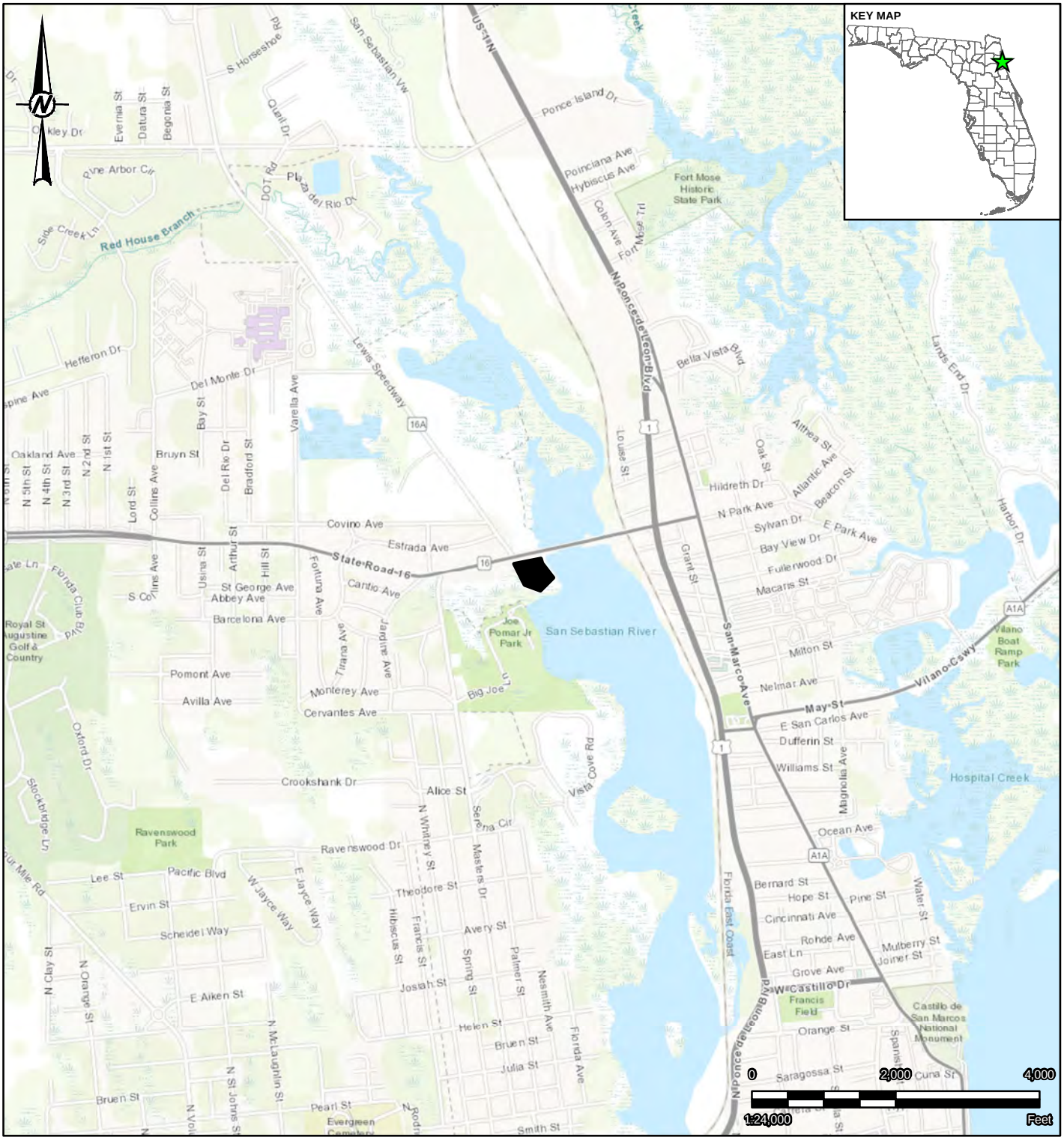
TABLE 1: EA SUMMARY TABLE

6080001872 Lewis Substation Expansion

Location	**Lewis Substation Expansion**
County	St. Johns
Type of Work	Expansion of existing substation and new stormwater retention area
FLUCFCS Code	Commercial and Services (FLUCCS 140)
Site Conditions/Habitats Observed	Paved parking lot with adjacent stormwater pond and control features south of the proposed construction area. Also, large quantities of trash have been dumped onsite.
Site Access	Existing roadways
Wetlands or Waterbodies Present	Stormwater pond, Estuarine and Marine Wetlands
Threatened, Endangered, & Protected Species Present	Gopher Tortoise Burrow
Native/Protected Trees Present	Yes
Protected Lands Present	No
Erosion and Sediment Controls Needed	Silt screen / turbidity barrier
Wellfield Protection Area(s)	No
Contaminated Sites Present within 500 Ft.	No
Permit(s) or Action(s) Required	FDEP: ERP Permit or Modification FWC: 10 or Fewer Burrows Relocation Permit City of St. Augustine: Tree removal Permit

APPENDIX B

FIGURES



LEGEND

- ★ Project Location (Approximate)
- ■ Project Boundary (Approximate)

REFERENCE(S)

- PROJECT BOUNDARY PROVIDED BY FPL, 2019
- SOURCES: ESRI, HERE, DELORME, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), SWISSTOPO, MAPMYINDIA, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY

CLIENT
FPL
ST. JOHNS COUNTY, FL

PROJECT
6080001872 LEWIS SUBSTATION EXPANSION

TITLE
SITE LOCATION MAP

CONSULTANT

GOLDER

YYYY-MM-DD	7/10/2019
DESIGNED	CJH
PREPARED	CJH
REVIEWED	MEH
APPROVED	MEH

PROJECT NO.	CONTROL	REV.	FIGURE
19120618	6080001872_A001	0	1

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI A

LEGEND

- Project Boundary (Approximate)
- Land Use
  - 140: Commercial & services
  - 510: Streams & waterways
  - 642: Saltwater marsh

REFERENCE(S)

- PROJECT BOUNDARY PROVIDED BY FPL, 2019
- LAND USE BASED ON FLUCFCS PROVIDED B SJRWMD, 2014
- SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRID, IGN, AND THE GIS USER COMMUNITY

CLIENT
FPL
ST. JOHNS COUNTY, FL

PROJECT
6080001872 LEWIS SUBSTATION EXPANSION

TITLE
FLUCFCS MAP

CONSULTANT
GOLDER

YYYY-MM-DD	7/10/2019
DESIGNED	CJH
PREPARED	CJH
REVIEWED	MEH
APPROVED	MEH

PROJECT NO.	CONTROL	REV.	FIGURE
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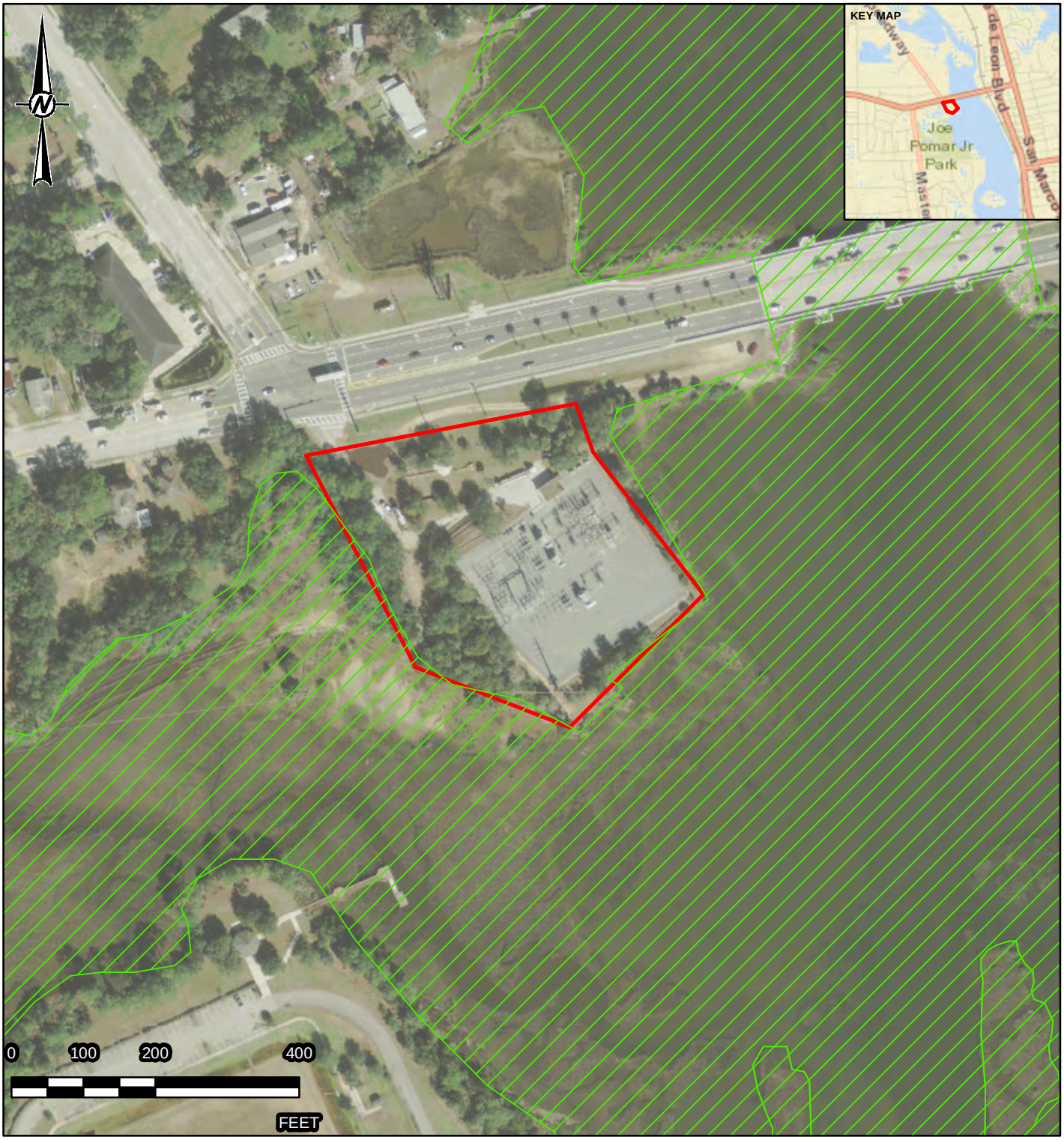

LEGEND

- Property Boundary (Approximate)
- Approximate Wetland Limit and Other Surface Waters

REFERENCE(S)

SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS,

CLIENT
FPL
ST. JOHNS COUNTY

PROJECT
6080001872 LEWIS SUBSTATION EXPANSION

TITLE
WETLAND MAP

CONSULTANT
GOLDER

YYYY-MM-DD	7/12/2019
DESIGNED	JAG
PREPARED	JAG
REVIEWED	MEH
APPROVED	MEH

PROJECT NO.	CONTROL	REV.	
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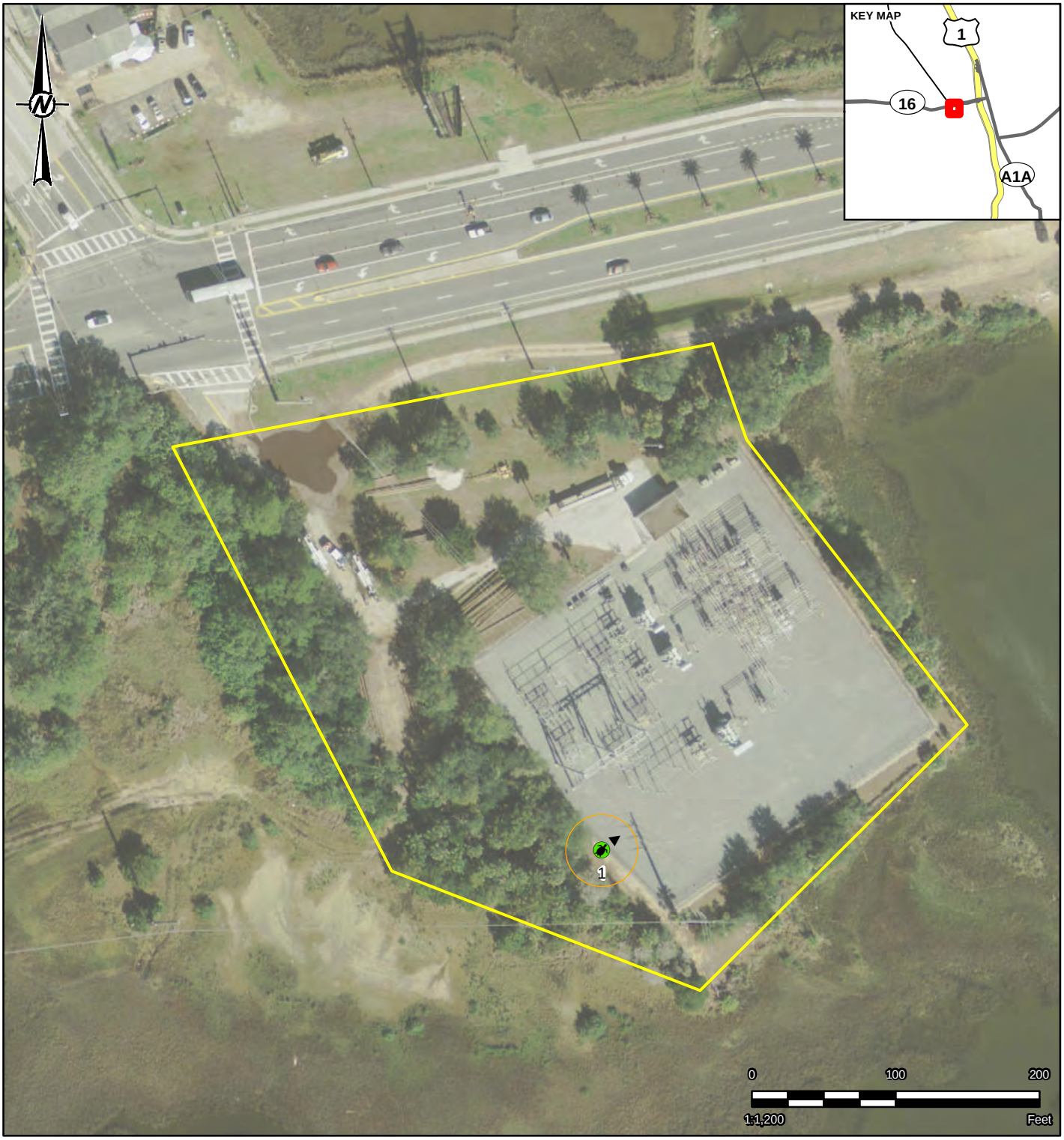

LEGEND

- Project Boundary (Approximate)

Gopher Tortoise Burrow Location

- Potentially Occupied-Active
- Burrow Direction
- 25ft Protective Buffer

REFERENCE(S)

- PROJECT BOUNDARY PROVIDED BY FPL, 2019
- GOPHER TORTOISE BURROW DISCOVERED DURING 100% SURVEY OF WORK AREA B GOLDER, 7/11/2019
- SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRID, IGN, AND THE GIS USER COMMUNITY

CLIENT
FPL
ST. JOHNS COUNTY, FL

PROJECT
6080001872 LEWIS SUBSTATION EXPANSION

TITLE
GOPHER TORTOISE BURROW LOCATION MAP

CONSULTANT
GOLDER

YYYY-MM-DD	7/12/2019
DESIGNED	CJH
PREPARED	CJH
REVIEWED	MEH
APPROVED	MEH

PROJECT NO.	CONTROL	REV.	FIGURE
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APPENDIX C

SITE PHOTOGRAPHS

6080001872 Lewis Substation Expansion

Photograph 1 View looking southeast towards the proposed expansion area.	
Photograph 2 View looking north illustrating gopher tortoise burrow along the western fence line of the existing substation station yard.	

6080001872 Lewis Substation Expansion

Photograph 3 Photo showing large quantity of trash dumped onsite.	
Photograph 4 View looking south towards proposed stormwater retention area.	

JURISDICTIONAL SITE PLAN FOR

FPL LEWIS SUBSTATION FLOODWALL

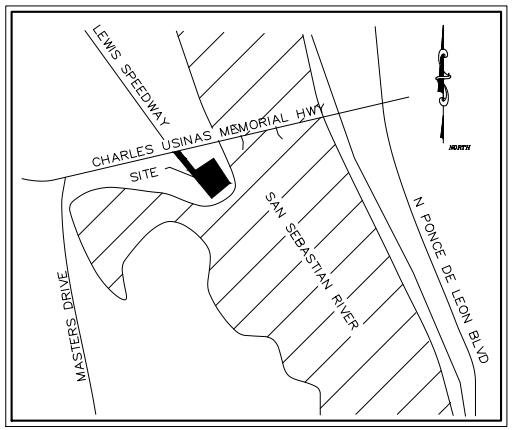
IN

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST

ST. JOHNS COUNTY, FLORIDA

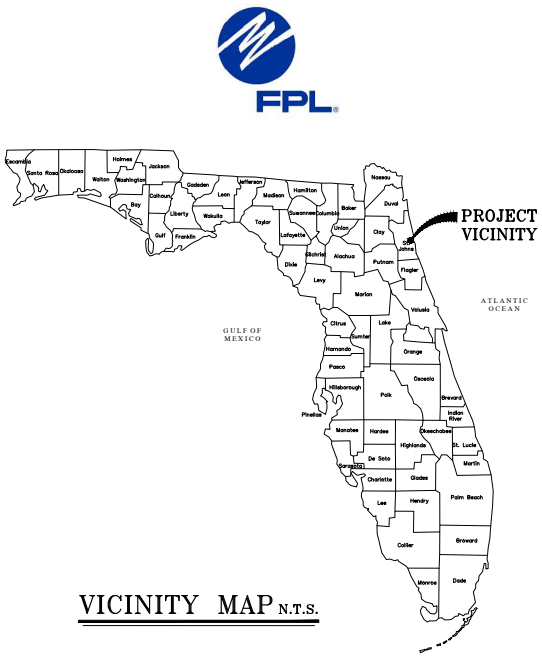
PREPARED FOR

FLORIDA POWER & LIGHT CO.



LOCATION MAP N.T.S.

SECTION 12 TOWNSHIP, 7 SOUTH, RANGE 29 EAST



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY SHEET
3	JURISDICTIONAL SITE PLAN

LEGAL DESCRIPTION

ALL OF BLOCK 31, SANTA ROSA SUBDIVISION, MAP BOOK 3, PAGE 149 EXCEPT A PORTION TAKEN FOR R/W BY ORDER OF TAKING. MAP BOOK 5, PAGE 424 & THE PORTION CONVEYED TO STATE ROAD BY OR BOOK 94, PAGE 432.

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 12/11/2024

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

This item has been digitally signed and sealed by Joshua A. Killian, PE on Dec. 11, 2024 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263

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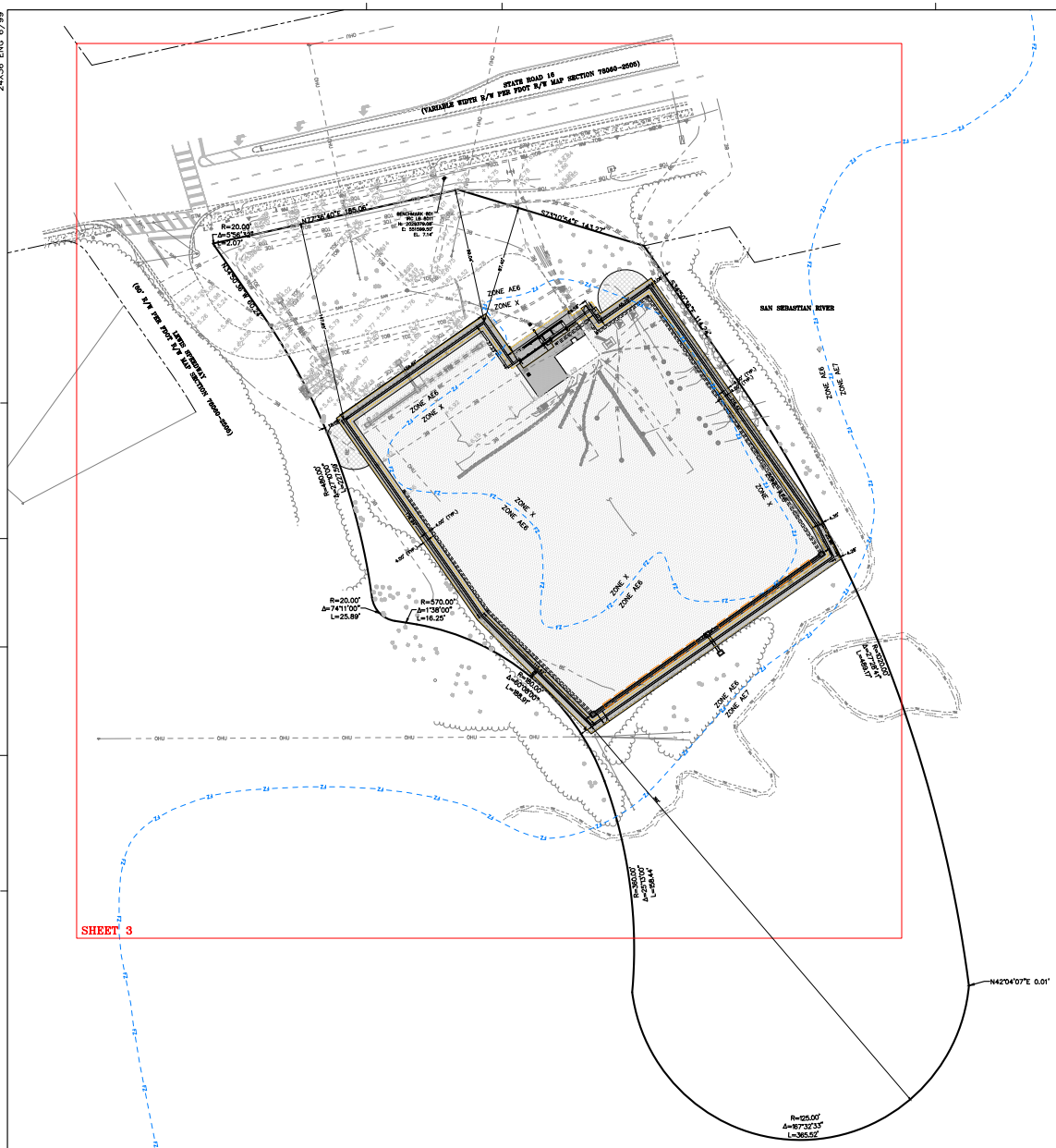
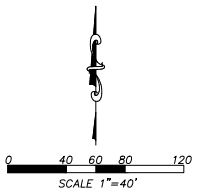




LEGEND

- EXIST. SUBSTATION YARD
- PROP. SUBSTATION RE-WORK
- PROP. CONCRETE
- OVERLAND FLOW DIRECTION
- SITE BENCHMARK
- WALL ANCHOR
- PROP. TEMPORARY FENCE
- PROP. CONCRETE WALL
- PROP. UNDERDRAIN
- PROP. FRENCHDRAIN
- PROP. WALL FOOTING
- RIGHT OF WAY
- EXIST. FENCE
- EXIST. SANITARY
- EXIST. STORM
- EXIST. OVERHEAD UTILITY
- EXIST. BURIED ELECTRIC

DATUM NOTES:
ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

811 Know what's below. Call before you dig.

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET ♦ FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 ♦ FAX 772-464-8497 ♦ www.c-a-inc.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 40 60 80 120

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

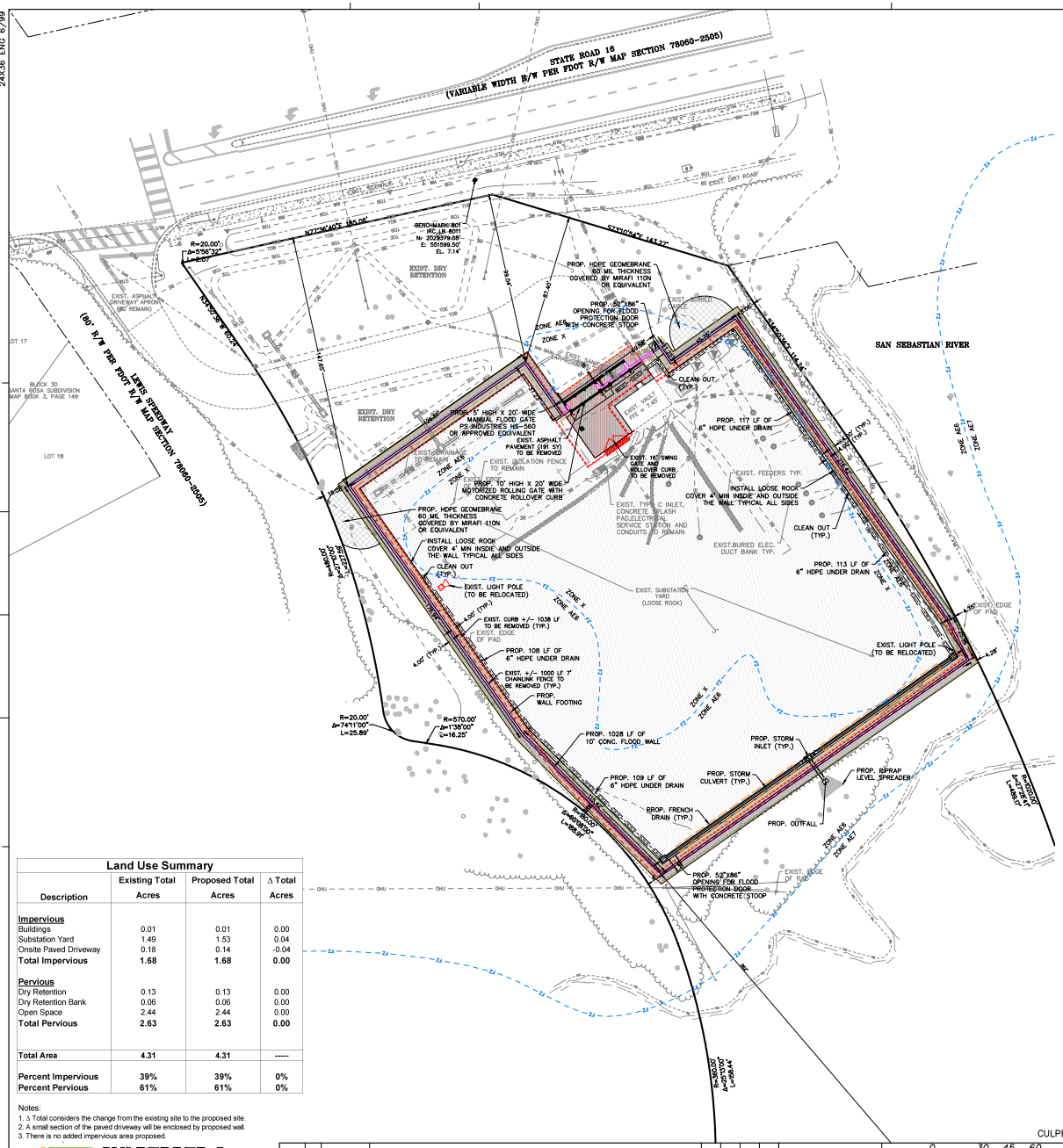
FPL LEWIS SUBSTATION FLOODWALL
KEY SHEET

(SU,G,PP)

SHEET 2 OF 3
E-LEWØ 1J
CADE

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL



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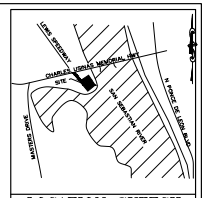

LOCATION SKETCH

SEC. 12, TWP. 7 S., RGE. 29 E., ST. JOHNS COUNTY

FPL LEWIS SUBSTATION SITE DATA

OWNER/APPLICANT:
GREGG A. HALL
FLORIDA POWER & LIGHT CO.
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408
MAIL STOP: POP/JB
PHONE: (561) 719-5757

OWNERS REPRESENTATIVES / ENGINEER:
JOSHUA A. KILLIAN, P.E.
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH. STREET
FORT PIERCE, FL 34981
PHONE: (772) 464-3537
FAX: (772) 464-9497

SURVEYOR:
WILLIAM D. DONLEY, PLS
DEWBERRY
131 WEST KALEY ST.
ORLANDO, FL 32806
PHONE: (321) 354-9826
FAX: (407) 648-9104

LANDSCAPE ARCHITECT:
ROBERT BEAULIEU, RLA, ASLA
FLORIDA POWER & LIGHT CO.
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408
MAIL STOP: TS4/JW
PHONE: (561) 904-3603

ARCHITECT:
FLORIDA POWER & LIGHT CO.
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

1.) **PROJECT NAME:** FPL LEWIS SUBSTATION FLOOD WALL

2.) **LOCATION:** 179 S.R. 16, ST. AUGUSTINE, FL 32084

3.) **PROJECT DESCRIPTION:** SECURITY/FLOOD WALL AT EXISTING ELECTRICAL SUBSTATION

4.) **PARCEL ID NUMBER:** 932200000

5.) **SITE AREA:** 4.31 ACRES

6.) **ZONING:** N/A

7.) **LAND USE:** PUBLIC UTILITY

8.) **FLOOD ZONE:** ZONE X AND ZONE AE6 PER ST. JOHNS COUNTY FEMA FLOOD MAP MAP NO. 12109C0312J, DATED DECEMBER 7, 2018

9.) **SITE DATA:**

SETBACKS (FEET):	MINIMUM REQUIRED	PROVIDED
FRONT	NONE	87
REAR	5	362
SIDE	5	4

(PROVIDED SETBACKS ARE RELATIVE TO PROPOSED SUBSTATION WALL)

MAX. BUILDING HEIGHT:	MAXIMUM ALLOWABLE	PROPOSED
	35 FEET	N/A

10.) **SITE COVERAGE:** 4.31 ACRES 187,705 SF

	ACREAGE	SF	% SITE	MAX/MIN	
BUILDING	0.01	514	0.3%		
SUBSTATION YARD	1.53	66,647	35.5%		
PAVED DRIVEWAY	0.14	6,018	3.2%		
TOTAL IMPERVIOUS	1.68	73,179	39.0%	MAX	80%
DRY RETENTION	0.19	8,415	4.5%		
OPENSPACE	2.44	106,111	48.7%		
TOTAL PERVIOUS (Open Space)	2.63	114,526	61.0%	MIN	20%
TOTALS	4.31	187,705	100.0%		

11.) **DEVELOPMENT SCHEDULE**
ALL PERMITS TO BE OBTAINED WITHIN ONE YEAR OF APPROVAL.
ALL CONSTRUCTION TO BE COMPLETED WITHIN TWO YEARS OF APPROVAL.

12.) **UTILITY SERVICE**

WATER SERVICE	CITY OF ST. AUGUSTINE UTILITIES
SEWAGE SERVICE	CITY OF ST. AUGUSTINE UTILITIES
ELECTRIC	FPL
IRRIGATION	ON-SITE WELL

13.) **SOLID WASTE:**
THIS FACILITY WILL GENERATE NO SOLID WASTE

14.) **HAZARDOUS MATERIALS:**
NO HAZARDOUS WASTE STORAGE OR DISPOSAL IS PROPOSED.

15.) **LIGHTING:**
EXISTING LIGHTING WILL BE RELOCATED INSIDE THE WALL FOR USE BY MAINTENANCE PERSONNEL IF NEEDED.

16.) **DRAINAGE STATEMENT:**
THE EXISTING SUBSTATION DRAINS VIA SHEET FLOW TO THE SAN SEBASTIAN RIVER. A SMALL PORTION OF THE SUBSTATION YARD ON THE NORTH WEST CORNER THAT WAS PART OF THE 2019 SUBSTATION EXPANSION DRAINS TO TWO INTERCONNECTED DRY RETENTION PONDS VIA A SYSTEM OF INLETS AND CULVERTS.
THE EXISTING OUTFALL AND DRAINAGE PATTERNS WILL BE PRESERVED WITH THE CURRENT IMPROVEMENTS.

17.) **VEGETATION STATEMENT:**
ALL EXOTIC VEGETATION IS TO BE REMOVED DURING SITE DEVELOPMENT.
THERE ARE NO PRESERVED UPLANDS ON THE SITE.

18.) **SIGNAGE:**
NO COMMERCIAL SIGNAGE IS PROPOSED; ONLY INFORMATION/WARNING SIGNAGE WILL BE INSTALLED.

19.) **TRAFFIC:**
FPL TWO-MAN MAINTENANCE CREW WILL AVERAGE TWO TRIPS PER MONTH TO THIS FACILITY.

20.) **WELLFIELD:**
THE SITE IS NOT LOCATED WITHIN THE ZONE OF PROTECTION OF ANY PROTECTED WELLFIELD.

GENERAL NOTES:
1. THE EXISTING UNMANNED FACILITY IS USED FOR TRANSFORMATION, REGULATION, AND DISTRIBUTION OF ELECTRICITY.
2. FPL CERTIFIES THAT THIS FACILITY IS USED ONLY BY EMPLOYEES, AND THE WORK ASSOCIATED WITH HIGH VOLTAGE ELECTRICAL EQUIPMENT CANNOT REASONABLY BE PERFORMED BY HANDICAPPED PERSONS. PURSUANT TO CHAPTER 553.504(1), OF FLORIDA STATUTES, THIS FACILITY IS NOT SUBJECT TO THE ACCESSIBILITY REQUIREMENTS OF THE ADA.
3. THE WALL SHALL BE 10'-0" HIGH PRECAST CONCRETE WALL WITHOUT BARBED WIRE AND SHALL BE IN ACCORDANCE WITH FPL STANDARDS AND DETAILS UNLESS OTHERWISE NOTED. IN ADDITION, THE WALL SHALL PROVIDE 5'-0" OF FLOOD WATER RETENTION AND SHALL BE IN ACCORDANCE WITH FEMA TECHNICAL BULLETINS 1-11 AND FPL STANDARDS AND DETAILS.
4. THIS FACILITY CONSUMES NO UNRECOVERABLE ENERGY AND IS EXEMPT FROM THE FLORIDA ENERGY REVIEW CODE.
5. THIS FACILITY GENERATES NO SOLID WASTE.
6. THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO FPL EMPLOYEES REPORT TO THIS LOCATION AND MAINTENANCE CREWS WILL PARK INSIDE THE FENCED AREA. THEREFORE, NO PARKING SPACES WILL BE PROVIDED.
7. FPL TWO-PERSON MAINTENANCE CREWS AVERAGE TWO TRIPS PER MONTH TO THIS FACILITY.

LEGAL DESCRIPTION:

ALL OF BLOCK 31, SANTA ROSA SUBDIVISION, MAP BOOK 3, PAGE 149 EXCEPT A PORTION TAKEN FOR R/W BY ORDER OF TAKING, MAP BOOK 5, PAGE 424 & THE PORTION CONVEYED TO STATE ROAD BY OR BOOK 84, PAGE 432.

LEGEND

- EXIST. SUBSTATION YARD
- PROP. SUBSTATION RE-WORK
- PROP. CONCRETE
- EXIST. ASPHALT
- EXIST. CONCRETE SIDEWALK
- EXIST. ASPHALT TO BE REMOVED
- OVERLAND FLOW DIRECTION
- SITE BENCHMARK
- WALL ANCHOR
- EXIST. SECURITY CAMERA POLE TO BE REMOVED
- PROP. CONCRETE WALL
- PROP. UNDERDRAIN
- PROP. FRENCHDRAIN
- PROP. WALL FOOTING
- RIGHT OF WAY
- EXIST. CURB TO BE REMOVED
- EXIST. FENCE TO BE REMOVED
- EXIST. FENCE
- EXIST. SANITARY
- EXIST. STORM
- EXIST. OVERHEAD UTILITY
- EXIST. BURIED ELECTRIC

Know what's below. Call before you dig.

DATUM NOTES:
ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

Land Use Summary

Description	Existing Total Acres	Proposed Total Acres	Δ Total Acres
Impervious			
Buildings	0.01	0.01	0.00
Substation Yard	1.49	1.53	0.04
Onsite Paved Driveway	0.18	0.14	-0.04
Total Impervious	**1.68**	**1.68**	**0.00**
Pervious			
Dry Retention	0.13	0.13	0.00
Dry Retention Bank	0.06	0.06	0.00
Open Space	2.44	2.44	0.00
Total Pervious	**2.63**	**2.63**	**0.00**
Total Area	**4.31**	**4.31**	**-----**
Percent Impervious	**39%**	**39%**	**0%**
Percent Pervious	**61%**	**61%**	**0%**

Notes:
1. Δ Total considers the change from the existing site to the proposed site.
2. A small section of the paved driveway will be enclosed by proposed wall.
3. There is no added impervious area proposed.

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PHONE 772-464-3537 • FAX 772-464-9497 • www.cts-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 30 45 60 90

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL
JURISDICTIONAL SITE PLAN

(SU,G,PP)

SHEET 3 OF 3
E-LEWØ1J
CADE

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263

ENGINEER'S SEAL

CONSTRUCTION PLANS FOR

FPL LEWIS SUBSTATION FLOODWALL

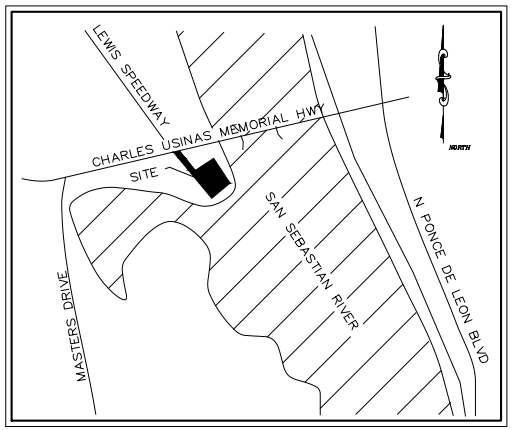
IN

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST

ST. JOHNS COUNTY, FLORIDA

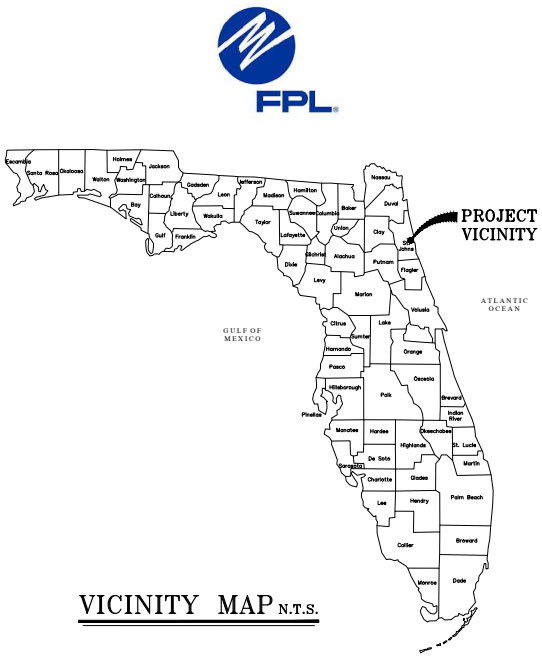
PREPARED FOR

FLORIDA POWER & LIGHT CO.



LOCATION MAP N.T.S.

SECTION 12 TOWNSHIP, 7 SOUTH, RANGE 29 EAST



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY SHEET
3	DEMOLITION PLAN
4	FENCE, FILL, AND GRADE PLAN
5	PAVING, GRADING, DRAINAGE & UTILITY DETAILS
6	SWPPP
7	SWPPP SPECIFICATIONS
8	C.O.S.A WATER AND SEWER GENERAL NOTES
9	C.O.S.A SWPPP GENERAL NOTES

LEGAL DESCRIPTION

ALL OF BLOCK 31, SANTA ROSA SUBDIVISION, MAP BOOK 3, PAGE 149 EXCEPT A PORTION TAKEN FOR R/W BY ORDER OF TAKING. MAP BOOK 5, PAGE 424 & THE PORTION CONVEYED TO STATE ROAD BY OR BOOK 94, PAGE 432.

REVISIONS	
SHEET NO.	DATE
5	12/09/2024

SUBMITTAL DATE: 12/11/2024

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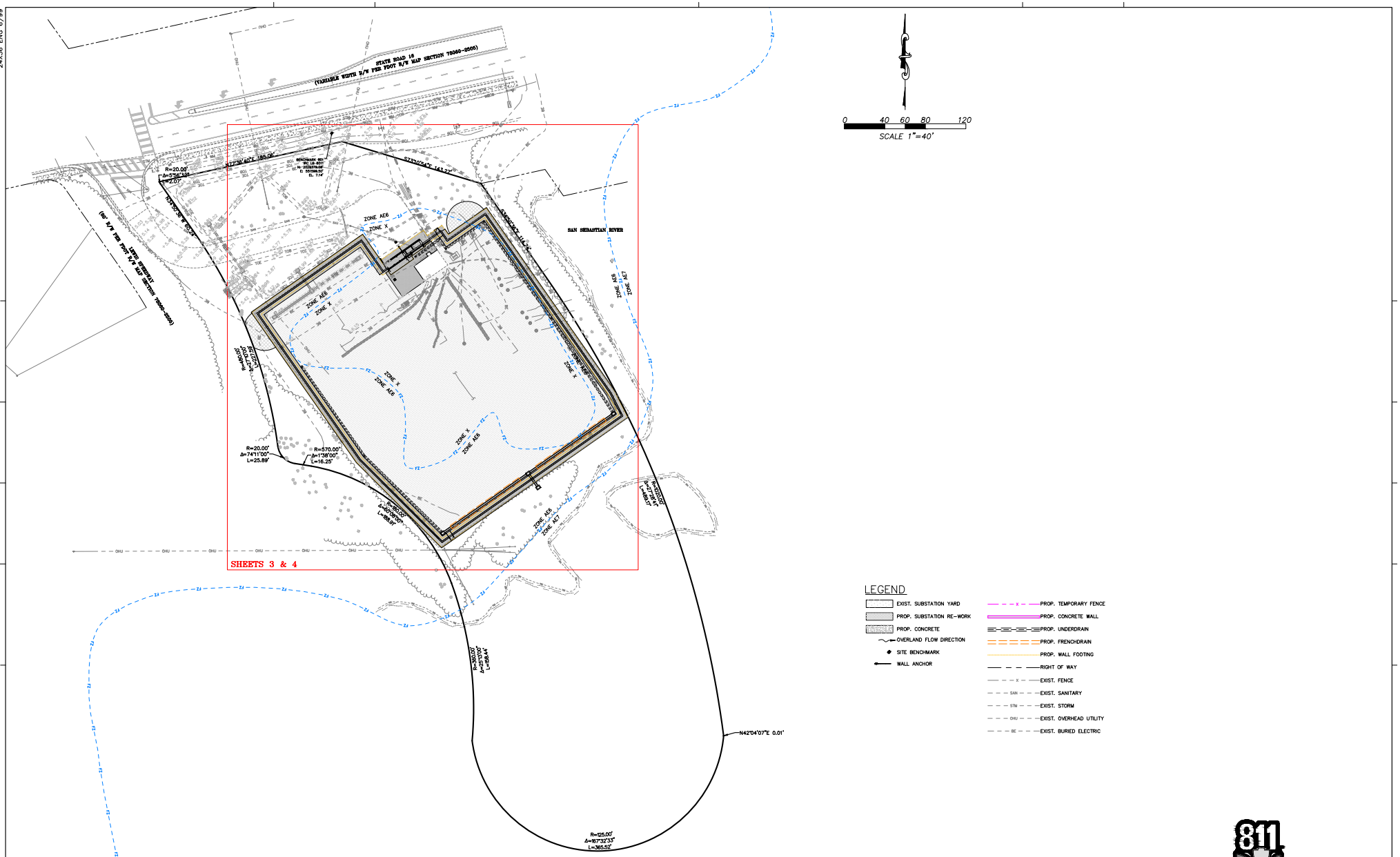
This item has been digitally signed and sealed by Joshua A. Killian, PE on Dec. 11, 2024 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263



24X36 ENG 6/99

DATUM NOTES:
ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

811 Know what's below. Call before you dig.

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ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 40 60 80 120

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

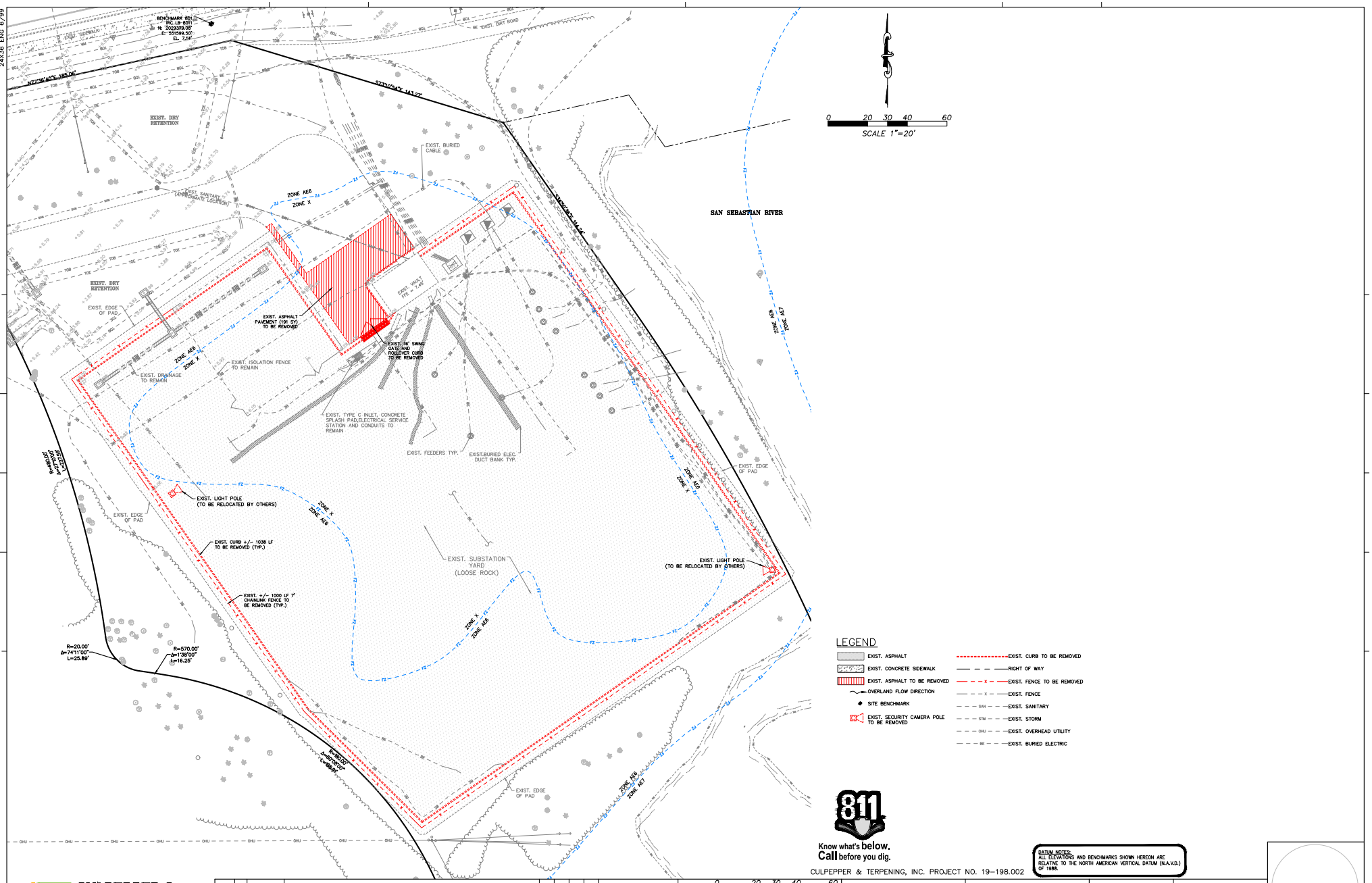
FPL LEWIS SUBSTATION FLOODWALL
KEY SHEET

(SU,G,PP)

SHEET 2 OF 9
E-LEWØ2
CADE

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL



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ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 20 30 40 60

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

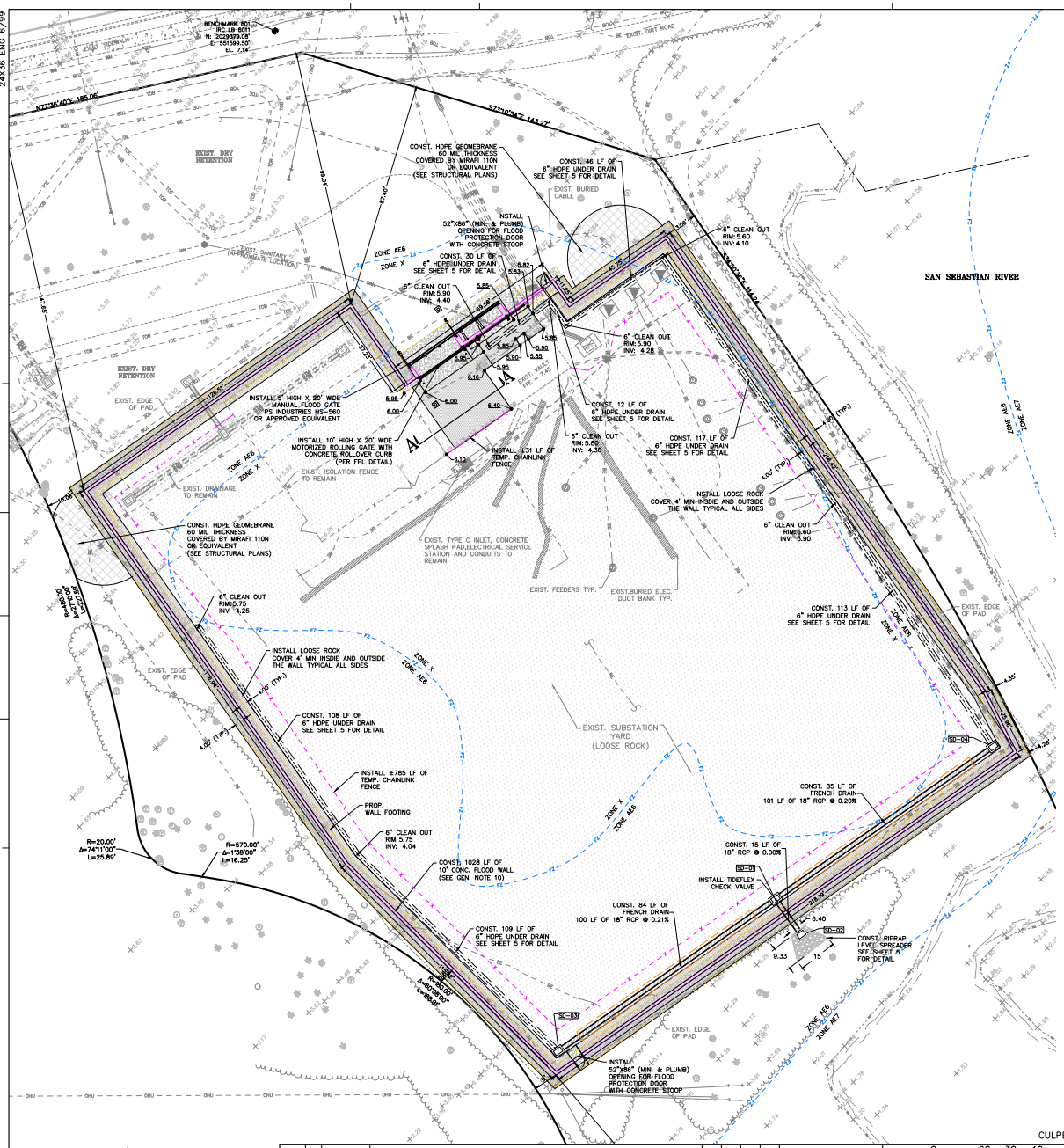
FPL LEWIS SUBSTATION FLOODWALL DEMOLITION PLAN

(SU,G,PP)

SHEET 3 OF 9
E-LEWØ2
CADE

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL



DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SD-01 TYPE 'C' INLET	RIM = 5.50 SE INV = 1.00 NE INV = 1.64 SW INV = 1.64
SD-02 TYPE 'C' INLET	RIM = 4.80 NW INV = 1.00
SD-03 TYPE 'C' INLET	RIM = 5.50 NE INV = 1.85 NW INV = 3.80
SD-04 TYPE 'C' INLET	RIM = 5.35 SW INV = 1.85 NW INV = 3.70

LEGEND

- EXIST. SUBSTATION YARD
- PROP. SUBSTATION RE-WORK
- PROP. CONCRETE
- OVERLAND FLOW DIRECTION
- SITE BENCHMARK
- WALL ANCHOR
- PROP. TEMPORARY FENCE
- PROP. CONCRETE WALL
- PROP. UNDERDRAIN
- PROP. FRENCHDRAIN
- PROP. WALL FOOTING
- RIGHT OF WAY
- EXIST. FENCE
- EXIST. SANITARY
- EXIST. STORM
- EXIST. OVERHEAD UTILITY
- EXIST. BURIED ELECTRIC

NOTES:

1. ELEVATIONS REFERENCED TO N.A.V.D. UNLESS OTHERWISE NOTED.
2. DENOTES LOCATION AND ELEVATION OF EXISTING GRADE.
3. ELEVATIONS WHICH INDICATE TOP OF FILL OR LIMEROCK WHICH ARE TO BE COVERED WITH LOOSE ROCK OR ASPHALTIC CONCRETE DO NOT INCLUDE 0.17' (2") FOR LOOSE ROCK OR 0.13' (1.5") FOR ASPHALTIC CONCRETE AND ARE SHOWN AS
4. ELEVATIONS WHICH INDICATE TOP OF FILL OR CUT THAT ARE TO BE SODDED ARE THE PROPOSED ELEVATIONS OF THE TOP OF SOD AND ARE SHOWN AS
5. INDICATES DIRECTION OF FLOW OF STORMWATER RUNOFF.
6. ALL CLEARING, EXCAVATING, FILLING, GRADING, PAVING AND DRAINAGE SHALL BE PERFORMED IN CONFORMANCE WITH FPL D-2 SPECIFICATION.
7. GRASSING SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. ALL DISTURBED AREAS NOT SHOWN TO BE PLANTED, MULCHED, ETC. SHALL BE SODDED.
8. EROSION AND SEDIMENT CONTROL TO BE PROVIDED BY SODDING OF EMBANKMENTS, RETENTION/DETENTION FACILITIES AND DISTURBED AREAS AT LOCATIONS SHOWN.
9. FPL SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER FACILITIES WITHIN FPL PROPERTY UPON COMPLETION AND ACCEPTANCE BY THE COMPANY REPRESENTATIVE.
10. THE EXISTING RELAY VAULT FINISH FLOOR ELEVATION IS 7.45' NAVD.
11. WALL SHALL BE 10'-0" HIGH CAST IN PLACE CONCRETE WALL WITH OUT BARBED WIRE AND SHALL BE IN ACCORDANCE WITH FPL STANDARDS AND DETAILS UNLESS OTHERWISE NOTED. IN ADDITION, THE WALL SHALL PROVIDE 5'-0" OF FLOOD WATER PROTECTION AND SHALL BE IN ACCORDANCE WITH FEMA TECHNICAL BULLETINS 1-11 AND FPL STANDARDS AND DETAILS. SEE STRUCTURE PLANS FOR ADDITIONAL WALL AND FOUNDATION DETAILS.
12. STORMWATER MANAGEMENT DESIGN DATA:

TOTAL PARCEL	4.31	ACRES
IMPERVIOUS AREAS:		
EXIST. BUILDING	0.01	ACRES
EXIST. SUBSTATION YARD	1.53	ACRES
EXIST. PAVED DRIVEWAY	0.14	ACRES
SUBTOTAL	1.68	ACRES
PERVIOUS AREAS:		
EXIST. DRY RETENTION	0.13	ACRES
EXIST. DRY RETENTION BANK	0.06	ACRES
OPEN SPACE	2.44	ACRES
SUBTOTAL	2.63	ACRES

13. SOD SHALL BE PLACED SUCH THAT THE TOP OF THE GRASS IS AT THE SAME ELEVATION AS THE TOP OF ADJACENT COMPACTED FILL.
14. THE STORMWATER MANAGEMENT DESIGN IS BASED ON THE CITY OF ST. AUGUSTINE, AND SJRWMD CRITERIA.
15. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNLESS THEY ARE MARKED "APPROVED FOR CONSTRUCTION" IN THE TITLE BLOCK.
16. GEOTECHNICAL EXPLORATION PERFORMED BY ARDAMAN & ASSOCIATES, INC. DATED NOVEMBER 8, 2019. THE CONTRACTOR IS DIRECTED TO THE SITE PREPARATION SECTION OF THE REPORT AND ADVISED THAT COMPLIANCE WITH THE INSTRUCTION IN THAT SECTION IS REQUIRED.
17. FIELD TESTING
    A. PAVING SUBGRADE TO BE TESTED FOR DENSITY EVERY 10,000 SQ. FT. OR PORTION THEREOF AND ONE LBR TEST SHALL BE TAKEN IN AREA OF ASPHALT.
    B. PAVING BASE AND YARD BASE TO BE TESTED FOR DENSITY EVERY 10,000 SQ. FT. OR PORTION THEREOF. PIT CERTIFICATION (FDOT) WILL BE SATISFACTORY FOR EVIDENCE OF LBR.
18. ALL NUISANCE VEGETATION ON-SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
19. CONTRACTOR TO REVIEW ALL PERMITS PRIOR TO STARTING CONSTRUCTION.
20. DRAWING SCALE MAY CHANGE DUE TO REPRODUCTION.
21. DIMENSIONS SHOWN PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
22. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY DEWBERRY PER SURVEY DATED AUGUST 26, 2019 AND AS-BUILT SURVEY PROVIDED BY SURVEY AND MAPPING, LLC DATED JULY 25, 2022.
23. THE LOCATION AND INVERTS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. ALL UTILITIES SHALL BE FIELD LOCATED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
24. MAINTENANCE OF TRAFFIC FOR WORK WITHIN THE FDOT S.R. 16 RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT INDEX 611, 612 AND 660.

811 Know what's below. Call before you dig.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 20 30 40 60

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL FENCE, FILL, AND GRADE PLAN

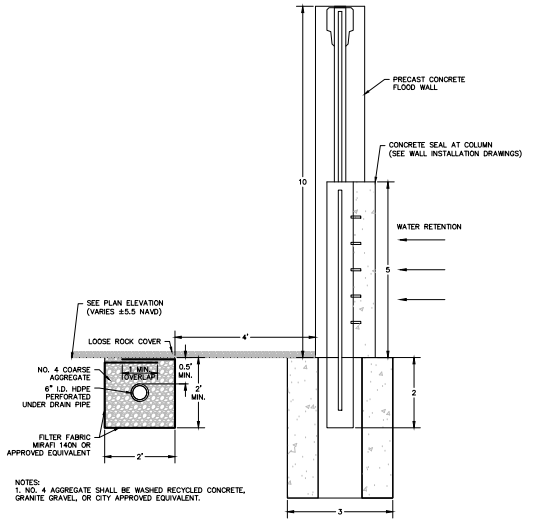
(SU,G,PP)

SHEET 4 OF 9
E-LEWØ2
CADE

REV NO

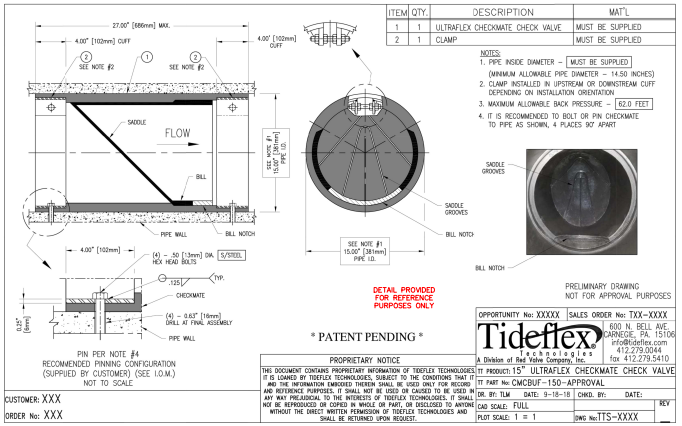
JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL

24X36 ENG 6/99

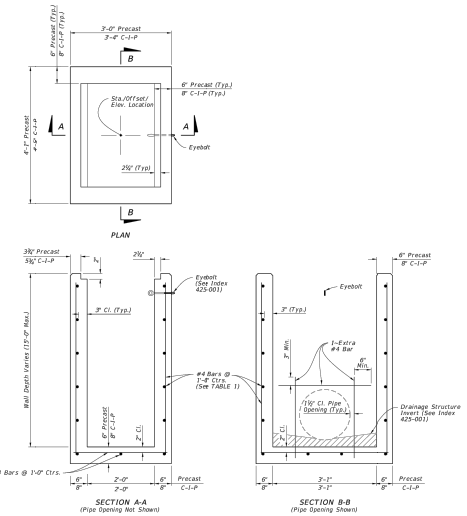


NOTES:
1. NO. 4 AGGREGATE SHALL BE WASHED RECYCLED CONCRETE, GRANITE GRAVEL, OR CITY APPROVED EQUIVALENT.

UNDERDRAIN DETAIL
N.T.S.

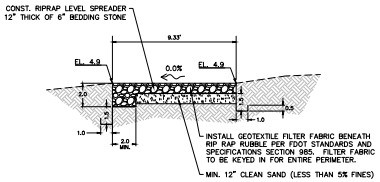


NOTES:
1. TIDEFLEX CHECKMATE CHECK VALVE DETAIL IS ONLY SHOWN FOR REFERENCE PURPOSES ONLY.
2. FINAL DETAILS AND SPECIFICATIONS TO BE PROVIDED BY OTHERS.
3. TIDEFLEX CHECKMATE CHECK VALVE OR APPROVED EQUIVALENT SHALL BE INSTALLED IN SUBSTATION YARD 18" RCP OUTFALL CULVERTS PER MANUFACTURE'S GUIDELINES.

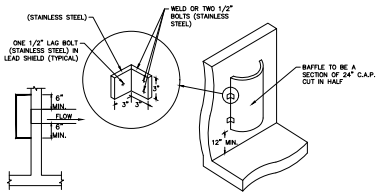


NOTES:
1. ALL INLET GRATES SHALL BE CAST IRON USF6209 H-20 UNLESS SHOWN OTHERWISE IN THE PLANS.

TYPE 'C' INLET

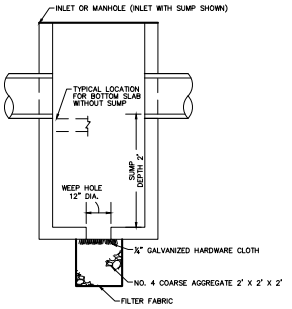


RIPRAP LEVEL SPREADER DETAIL
N.T.S.



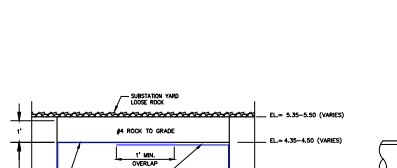
BAFFLE DETAIL
N.T.S.

NOTES:
1. BAFFLE TO BE INSTALLED ON: SD-01 – NORTH INVERT

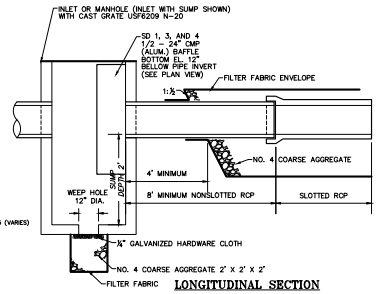


INLET SUMP AND DRAIN DETAIL
N.T.S.

NOTES:
1. INLET SUMP AND DRAIN TO BE INSTALLED ON: SD-02



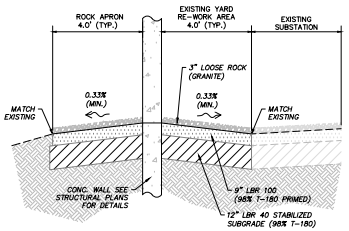
TRENCH SECTION



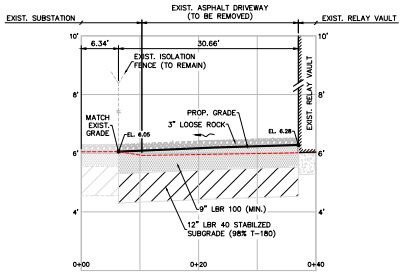
LONGITUDINAL SECTION

NOTES:
1. FRENCH DRAIN TO BE CONSTRUCTED IN CONFORMANCE WITH FDOT INDEX 285.
2. LENGTH OF TRENCH EQUALS LENGTH OF SLOTTED PIPE.
3. NO. 4 AGGREGATE MATERIAL SHALL BE WASHED RECYCLED CONCRETE, GRANITE GRAVEL, OR CITY APPROVED EQUIVALENT.

FRENCH DRAIN & PIPE CONNECTION DETAIL
N.T.S.



SUBSTATION YARD RE-WORK AREAS TYPICAL SECTION
N.T.S.



SECTION A–A
H. SCALE 1"=10'
V. SCALE 1"=2'

DATUM NOTES:
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811 Know what's below. Call before you dig.

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ER	NO	DATE	REVISION	BY	CH	COR	APP
ER	1	12-9-24	REVISED NO. 4 AGG. MATERIAL SPECS. FOR UNDERDRAIN AND FRENCH DRAIN DETAILS	JK	JK	JK	

DATE 12/11/24 SCALE 0 30 45 60 90

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL
PAVING, GRADING, DRAINAGE & UTILITY DETAILS

(SU,G,PP)

SHEET 5 OF 9
E-LEWØ2
CADE

REV NO

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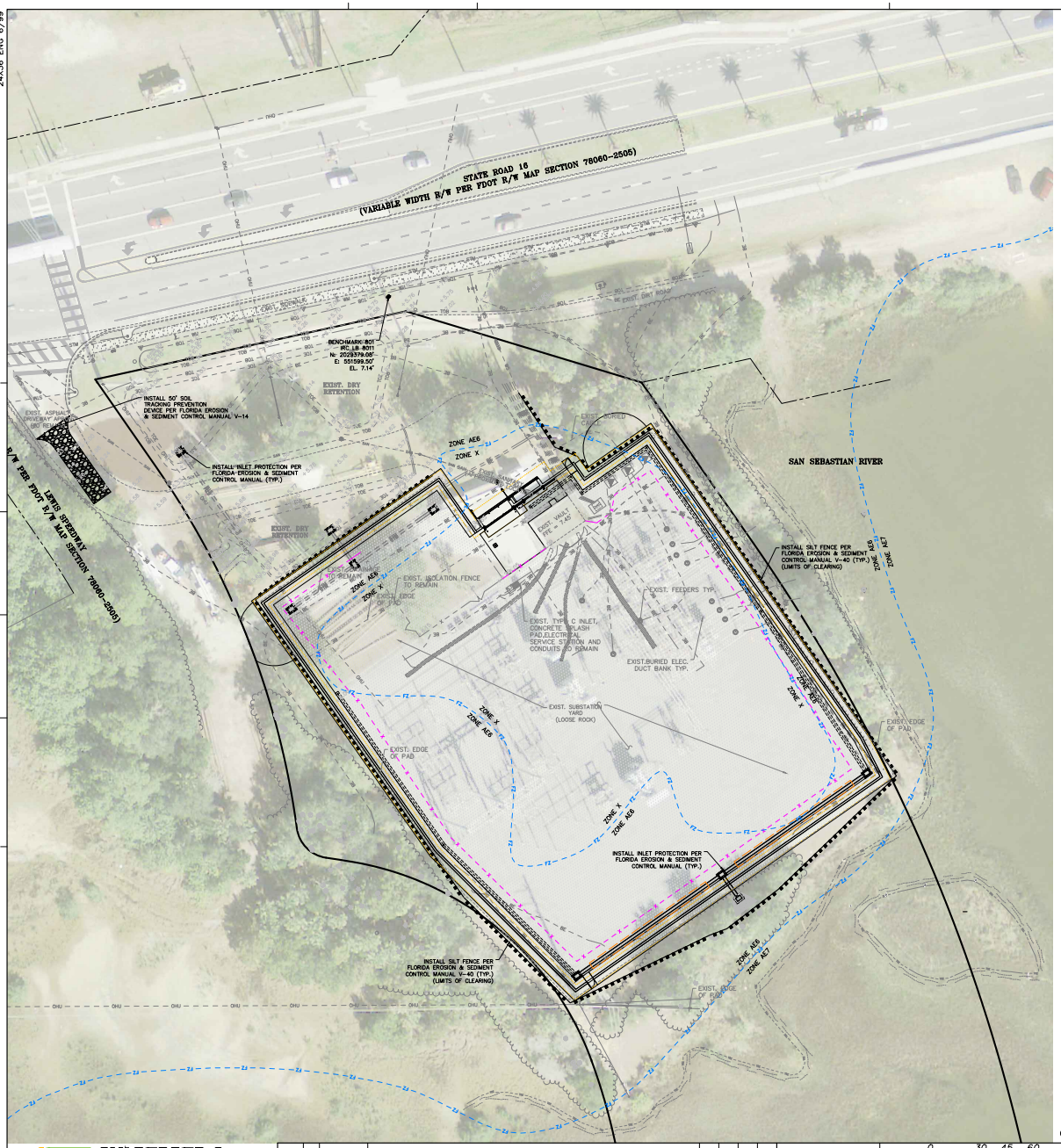

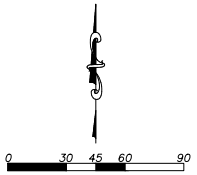

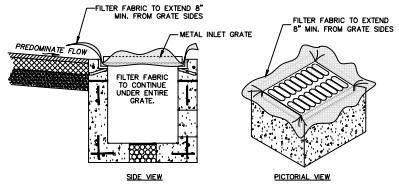

GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

INLET PROTECTION FILTER FABRIC DETAIL
N.T.S.

STATE OF FLORIDA EROSION & SEDIMENT CONTROL - DESIGNER & REVIEWER MANUAL

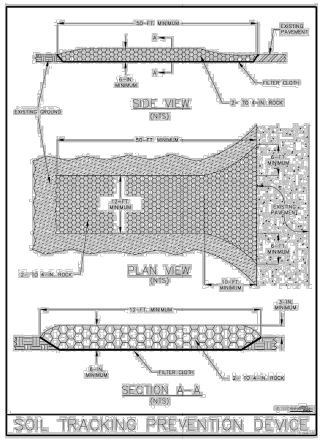

Figure V-14: Illustration of a Soil Tracking Prevention Device

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STATE OF FLORIDA EROSION & SEDIMENT CONTROL - DESIGNER & REVIEWER MANUAL

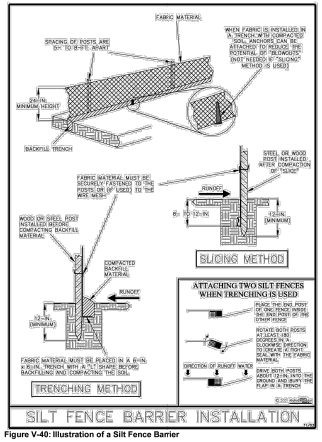

Figure V-40: Illustration of a Silt Fence Barrier

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LEGEND

- EXIST. SUBSTATION YARD
- PROP. SUBSTATION RE-WORK
- PROP. CONCRETE
- OVERLAND FLOW DIRECTION
- SITE BENCHMARK
- WALL ANCHOR
- SOIL TRACKING PREVENTION
- PROP. TEMPORARY FENCE
- PROP. TEMPORARY FENCE
- PROP. CONCRETE WALL
- PROP. UNDERDRAIN
- PROP. FRENCHDRAIN
- PROP. WALL FOOTING
- RIGHT OF WAY
- EXIST. FENCE
- EXIST. SANITARY
- EXIST. STORM
- EXIST. OVERHEAD UTILITY
- EXIST. BURIED ELECTRIC

DATUM NOTES:
ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

811 Know what's below. Call before you dig.

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET ♦ FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 ♦ FAX 772-464-3497 ♦ www.cs-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 30 45 60 90

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL
SWPPP

(SU,G,PP)

SHEET 6 OF 9
E-LEWØ2
CADE

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL

24X36 ENG 6/99

Project Name and location information:	Lewis Substation Flood Wall Section 12 / Township 7S / Range 29E St. Johns County, Florida Pacel ID No. 932200000
Describe the nature of the construction activity:	Flood wall installation
Describe the intended sequence of major soil disturbing activities:	• 0-2 days, site prep and stabilized construction entrance; • 3-6 days, install perimeter sediment and erosion controls; • 3-10 days, clearing/grubbing over all areas • 11-18 days, demolition of existing fence and utility structures; • 18-25 days, site grading; • 25-85 days, install storm sewer and under drains; • 23-85 days, install concrete wall; • 85-92 days, stabilize site. • 92-100 days, clean out sediments in retention areas, bring to final design grades and vegetate all distribed areas.
Total area of the site:	4.31 Acres
Total area of the site to be disturbed:	0.55 Acres
Existing data describing the soil or quality of any stormwater discharge from the site:	Existing soil type is primarily St. Augustine Fine Sand.
Estimate the drainage area size for each discharge point:	4.31 Acres (San Sebastian River)
Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	1. LAT : 29° 54' 55.36" LON: -81° 19' 45.96" The site discharges to the San Sebastian River.

Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented.
NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP (2007) and any subsequent amendments.

• Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site.
• During the clearing, grubbing and site grading stages, areas that are disturbed more than 7 days shall be stabilized with rye grass or other appropriate temporary vegetation applied at manufacturer's recommendations. After seeding, each area shall be mulched . On all exposed slopes that are equal to or greater than 5%, an Erosion Blanket® shall be used until the area achieves final stabilization.
• There will be only one construction entrance at this site.
• After the initial site grading work, all proposed inlet(s)/outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed geohay inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 14 days after the last construction activity. Seeding shall be the same as in temporary seeding.
• All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.

Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.

• Temporary seeding shall be rye grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days.
• Sod shall be used to stabilize slopes 4:1 or greater.

Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.

• A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter.
• The existing retention basins may be used as a temporary sediment basin (prior to being connected to a discharge structure) if needed. Care shall be taken to assure the removal of accumulated fine sediments and that the excessive compaction of soil by construction machinery is avoided.
• Inlet(s)/Outfalls shall be protected with filter fabric and properly installed geohay inlet filters(with the same installation as indicated under the Best Management Practices heading).

Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.

Not applicable as less than 10 acres will be disturbed. The retention basin (prior to being connected to a discharge structure) may be used as a temporary sediment basin if needed.

Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.

• One stormwater dry retention area shall be constructed per state, county and local agency requirements.

Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via an soil tracking prevention device per Florida Erosion & Sediment Control Manual.
The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates. No fertilizers and pesticides will be stored on site.
The storage, application, generation and migration of all toxic substances:	A spill prevention plan is in place. All paints and other chemicals will be stored in a locked covered shed.
Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. Specific placement is depicted on the site map. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff. A small-vegetated berm shall be placed around the washdown area.

Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.

Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent:
• Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
• Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.
• Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the geohay filter inlets, silt fence, or filter fabric shall be performed immediately.
• Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions.
• Mulch and sod that has been washed out shall be replaced immediately.
• Maintain all other areas of the site with proper controls as necessary.

Inspections: Describe the inspection and inspection documentation procedures, as required by Part V.D.4. of the permit. Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater (see attached form).

Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days or within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.

Identify and describe all sources of non-stormwater discharges as allowed in Part IV.A.3. of the permit. Flows from fire fighting activities do not have to be listed or described.

It is expected that the following non-stormwater discharges may occur from the site during construction period: water from well drilling operations, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). Dewatering shall be done in accordance with the requirements of the DEP Generic Permit for the Discharge of Produced Ground Water from any Noncontaminated Site Activity. If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Copany Name, Address and Phone Number	Date

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-3497 • www.cts-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 30 60 80 120

POWER SYSTEMS

DR EC	ER JK
CH .	COR .

APPROVED
JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL
SWPPP SPECIFICATIONS

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

(SU,G,PP)

SHEET 7 OF 9
E-LEWØ2
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REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL

24X36 ENG 6/99

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.

2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.

4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD - C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.

5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.

6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.

9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.

10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.

11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.

12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.

13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.

14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.

15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.

20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.

22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.

23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.

24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)

25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.

28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.

29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.

30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.

31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.

32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).

33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.

35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.

36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.

37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.

38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.

39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS ?FOSTER ADAPTERS? FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.

41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.

42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.

43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

"62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS (CONTINUED)

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED .ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM. AS DEFINED IN SECTION 381.0065(2), F.S.,AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, SANITARY SEWER MANHOLE.
(3.) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.

2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT

3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.

B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUMTYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
OR THE OTHER PIPELINE; OR
1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;

2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN

3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND

2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER."

CITY OF ST. AUGUSTINE WATER AND SEWER GENERAL NOTES	REVISION DATE:	FEB 2017
	NOT TO SCALE	N-1

C.O.S.A.

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

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DATE 12/11/24 SCALE 0 30 45 60 90

POWER SYSTEMS FPL

DR EC	ER JK
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APPROVED JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL C.O.S.A WATER AND SEWER GENERAL NOTES

(SU,G,PP)

SHEET 8 OF 9

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C A D E

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263

ENGINEER'S SEAL

24X36 ENG 6/99

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS UNDISTURBED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS *(CONTINUED)*

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASINS: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT ONTO THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT. THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

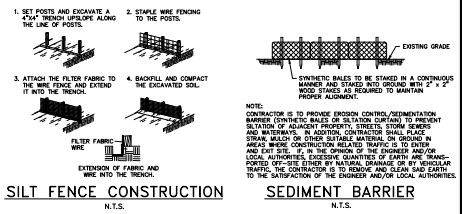
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

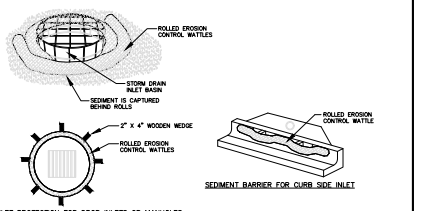
THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

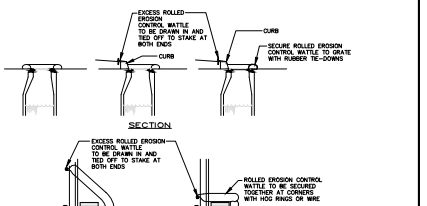


SILT FENCE CONSTRUCTION
N.T.S.

SEDIMENT BARRIER
N.T.S.

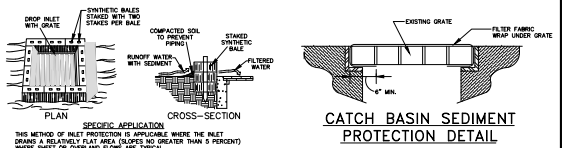


INLET PROTECTION FOR DROP INLETS OR MANHOLES



NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.



SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.

CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

CITY OF ST. AUGUSTINE
STORM WATER POLLUTION PREVENTION PLAN

REVISION DATE:	FEB 2017
NOT TO SCALE	N-2

C.O.S.A.

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET ★ FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 ★ FAX 772-464-3497 ★ www.cts-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ER	NO	DATE	REVISION	BY	CH	COR	APP

DATE 12/11/24 SCALE 0 30 45 60 90

POWER SYSTEMS

DR	EC	ER	JK
CH	.	COR	.

APPROVED
JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOODWALL
C.O.S.A SWPPP GENERAL NOTES

(SU,G,PP)

SHEET 9 OF 9
E-LEWØ2
CADE

REV NO

JOSHUA A. KILLIAN, P.E. FL. REG. NO. 85263
ENGINEER'S SEAL

City of St. Augustine, FL

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: February 4, 2025

RE: PZB2025-0008 – Rezoning

Windward Shipyards Planned Unit Development: PUD

This application for a modification request to the adopted Windward Shipyards Planned Unit Development (Ordinance No. 2023-14) is administratively continued to the March 4th, 2025, Planning and Zoning Board Regular Meeting due to an error in advertising requirements.

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

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

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: February 4, 2025

RE: Discussion and Recommendation regarding proposed Ordinance 2025-01 to require a supermajority vote of the City Commission for PUD rezonings or amendments, and to discuss recommended staff report information and analysis related to PUD applications.

As you may be aware, upon review of several Planned Unit Development (PUD) proposals the City Commission has discussed potential improvements to staff review, staff reports, and the presentation of information related to proposed PUDs. The discussion has revolved around more detailed analysis and more clear information presented articulating the differences between the proposed PUD and existing code or other items notated in the proposed PUD versus a normal application.

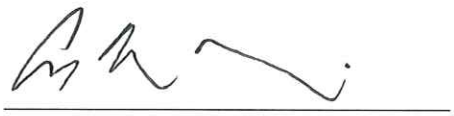
The items specifically discussed by the City Commission for inclusion as part of the analysis of PUD applications includes:

- A detailed comparison table of the uses proposed in the PUD versus the uses allowed by the current zoning district on the property.
- A detailed explanation of any deviations from any otherwise applicable land development code provisions that are proposed in the PUD.
- A detailed explanation or comparison table of the public benefit(s) proposed by the PUD, this may also include proposed monetary contributions proposed by the PUD.

The City Commission has also discussed changing the city code to require a supermajority vote of the City Commission for future PUD rezonings and amendments. An ordinance with this language changing the code was introduced and passed on First Reading at the January 13, 2025, City Commission meeting. This memorandum and Ordinance reviewed by the City Commission are attached.

As the city's designated planning agency staff would like a consensus and recommendation from the PZB regarding analysis and staff report standards for proposed PUDs, and discussion regarding changing the city code to require a supermajority vote of the City Commission.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.



Amy McClure Skinner, AICP
Director, Planning and Building Department

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.

CITY OF ST AUGUSTINE. EST. 1565 NATION'S OLDEST CITY

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)