



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, FEBRUARY 24, 2025 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

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

7.A. General Public Presentations

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

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

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.A.1. Ordinance 2025-03: Amends the Future Land Use Designation of approximately 0.08 acres of property from City of St. Augustine Residential Low Density to City Commercial Low Intensity at 4 Locust Street. *(A. Skinner, Director Planning and Building)*

9.A.2. Ordinance 2025-04: Establishes the Zoning Designation of approximately 4.39 acres of property from undesignated to City Open Land (OL) at 179 State Road 16. *(A. Skinner, Director Planning and Building)*

9.B. Resolutions

9.B.1. Resolution 2025-07: Approves the procurement of easements through negotiated conveyance or eminent domain for Lake Maria Sanchez flood mitigation and drainage improvement projects. *(J. Beach, Chief Resilience Officer and Deputy Director of Utilities & Public Works)*

10. STAFF REPORTS AND PRESENTATIONS

10.A. Town Plan Historic District Lighting Study. *(R. Franklin, Assistant City Manager)*

10.B. Proposed 2025 Citizens' Academy. *(R. Franklin, Assistant City Manager)*

11. ITEMS BY CITY ATTORNEY

11.A. 2025C Special Legislative Session Update—for informational purposes only. *(A. Owen, Assistant City Attorney)*

12. ITEMS BY CITY CLERK

12.A. Notification of three (3) term expirations on the Lincolnville Community Redevelopment Area Steering Committee. *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA -

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MARCH 24, 2025:

- Ordinance 2025-03: Amends the Future Land Use Designation of approximately 0.08 acres of property from City of St. Augustine Residential Low Density to City Commercial Low Intensity at 4 Locust Street.
- Ordinance 2025-04: Establishes the Zoning Designation of approximately 4.39 acres of property from undesignated to City Open Land (OL) at 179 State Road 16.

CA.3. Reminder of Upcoming Meetings:

- March 10, 2025 5:00PM—Regular City Commission Meeting
- March 24, 2025 5:00PM—Regular City Commission Meeting
- April 14, 2025 5:00PM—Regular City Commission Meeting
- April 28, 2025 3:30PM—Community Redevelopment Agency Meeting
- April 28, 2025 5:00PM—Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.

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

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

Proclamation 2025-09: Proclaims 2025 as New Mt Moriah Christian Ministries 100th Anniversary. *(C. Garris, City Commissioner)*

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

Proclamation 2025-08: Proclaims the month of March as Irish American Heritage Month in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*

CA.8. Request for expenditure from the State Confiscation Fund for purchase of a recruitment website. *(A. Cuthbert, Assistant Chief of Police)*

CA.9. License Agreement for installation of an archaeological interpretive panel in the City's ROW. *(I. Lopez, City Attorney)*

CA.10. Nomination of Sisters of St. Joseph for the 2025 Adelaide Sanchez Award for Historic Preservation and Restoration. *(N. Sikes-Kline, Mayor)*

CA.11. Nomination of Cyndi Stevenson for the 2025 Adelaide Sanchez Award for Historic Preservation and Restoration. *(N. Sikes-Kline, Mayor)*

End Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: February 5, 2025

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

On January 13, 2025, the City Commission voted to move Ordinance 2025-01 to second reading. This ordinance would modify the City Commission voting procedure from simple majority vote to a super-majority for PUD rezonings or amendments to existing PUD zoned property.

On February 4, 2025 the Planning and Zoning Board reviewed the proposed changes to both the staff reports and the super-majority vote for PUDs. The PZB recommended approval to enhance the PUD staff reports, time and staff resource permitting. The PZB by unanimous consensus did not recommend favorably the proposed super-majority vote of the City Commission for PUDs. The reasons for their disapproval included the following: the super-majority would skew a minority viewpoint and place undue pressure on the swing vote, the City Commission is a small body in comparison to a more numerous body where super-majority may make more sense for consensus building, the procedures should be the same for PUD rezonings as other rezoning votes, PUDs can be used as an effective tool and should be available and not viewed negatively for the right projects, the PZB is the body that can best sort through the details and impacts of the PUD during the comprehensive hearing process to provide the City Commission with the best PUD, and the PZB questioned whether a super-majority would have made any difference in the approval or disapproval of PUDs in the last few years.

Please place Ordinance 2025-01 on the regular City Commission agenda for second reading at the February 24, 2025 meeting.

Thank you.



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.

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)

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.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: February 13, 2025

RE: **Ordinance 2025-03 – Amending the Future Land Use Designation of approximately 0.08 acres of Property from City of St. Augustine Residential Low Density to City Commercial Low Intensity at 4 Locust Street – Introduction and First Reading**

The property at 4 Locust Street includes one (1) parcel near the intersection of Locust Street and San Marco Avenue in the Abbott Tract neighborhood. The current proposed use of the property is a residential short-term rental upstairs and approximately 900 square feet of retail space downstairs.

During the review process of the change of use for the proposed retail space downstairs it was noted that the existing commercial zoning for the property [Commercial Low-Two (CL-2)] was inconsistent with the designated Comprehensive Plan land use of Residential Low Density. Upon further research it was noted that the commercial zoning designated (CL-2) for the property has likely been in place since 1988 and that the residential land use was changed and assigned in error during the 2020 Comprehensive Plan update process. The correct corresponding land use for the property should be Commercial Low Intensity. This is consistent with the land use for the San Marco Avenue commercial corridor.

The Planning and Zoning Board (PZB) reviewed this application on February 4, 2025, and made a recommendation to amend the future land use of this property from the city designation of Residential Low Density back to the original Commercial Low Intensity land use. Attached you will find the Ordinance, location maps, and the packet of information regarding this application provided to the PZB.

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

Please place Ordinance 2025-03 on the City Commission agenda for introduction and first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.08 ACRES OF PROPERTY LOCATED AT 4 LOCUST STREET; NORTH OF LOCUST STREET AND EAST OF SAN MARCO AVENUE AS PORTIONS OF THE ABBOTT TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE RESIDENTIAL LOW DENSITY TO A CITY DESIGNATION OF COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel of property containing approximately 0.08 acres of land, located north of Locust Street and east of San Marco Avenue as a portion of the Abbott Tract being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Low Density to City Commercial Low Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.08 acres commonly known as 4 Locust Street and a portion of the Abbott Tract, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Low Density, is hereby amended to the city classification of Commercial Low Intensity. This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as 4 Locust Street with Parcel ID #194930-0000 within the City of St. Augustine, Florida:

**ABBOTT TRACT CITY LOT 6 BLK E OR5610/268
PARCEL ID 194930-0000
HERETO AND MADE A PART HEREOF.**

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

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

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

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

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



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 No.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.08 ACRES OF PROPERTY LOCATED AT 4 LOCUST STREET; NORTH OF LOCUST STREET AND EAST OF SAN MARCO AVENUE AS PORTIONS OF THE ABBOTT TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE RESIDENTIAL LOW DENSITY TO A CITY DESIGNATION OF COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING 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:
 - ☐ 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;
 - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - ☐ Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - ☐ Section 553.73, relating to the Florida Building Code; or
 - ☐ 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 ordinance corrects an error on the city's adopted Future Land Use Map (FLUM). The property is commercially zoned and the comprehensive plan land use was changed in error creating an inconsistency. Florida Statutes requires that comprehensive plans and applied zoning be consistent.

- 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.**

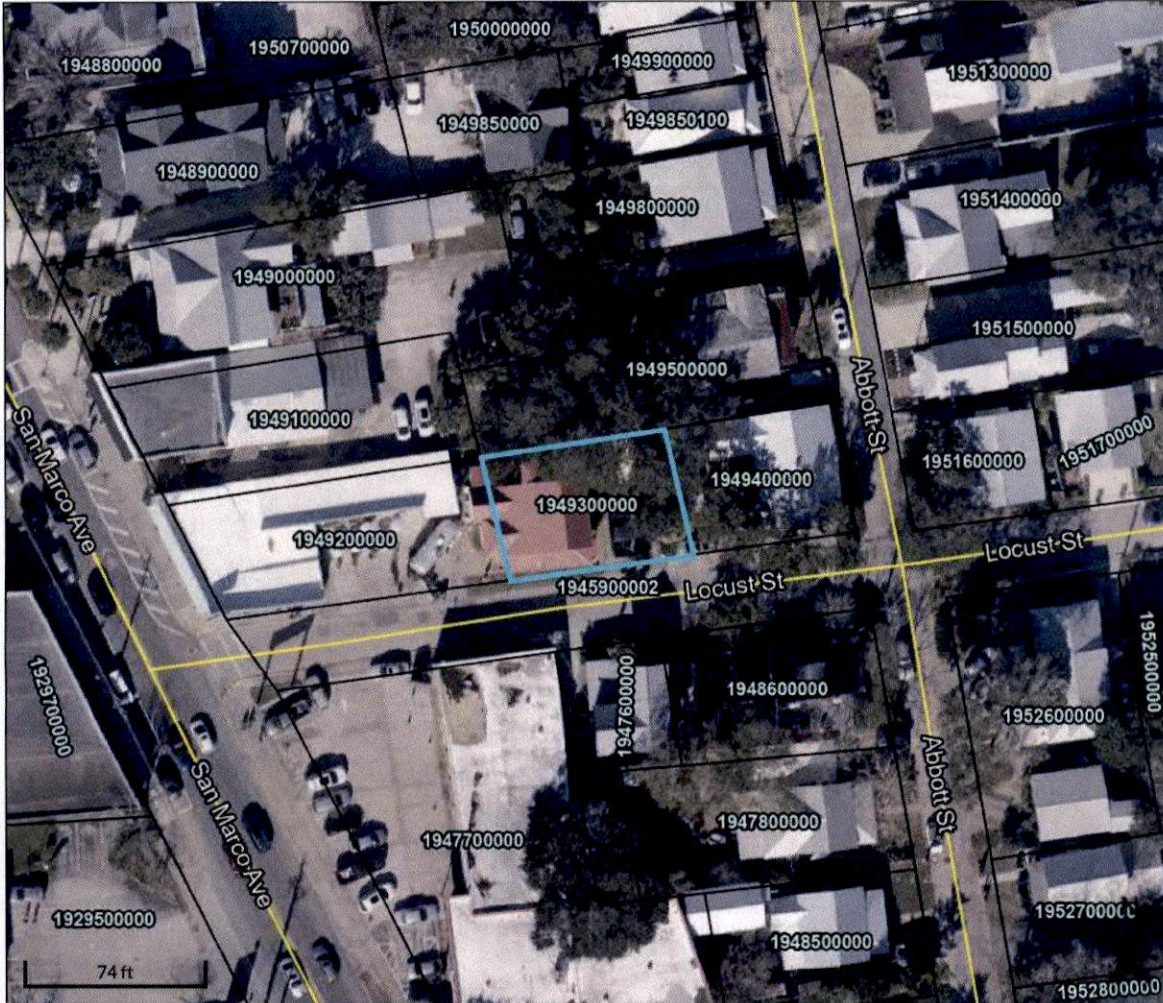
This applies to this specific property and would ensure development rights allowed by the current zoning district.

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

This applies to this specific property at 4 Locust Street.

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

This is a corrective action.



Overview



Legend

Parcels

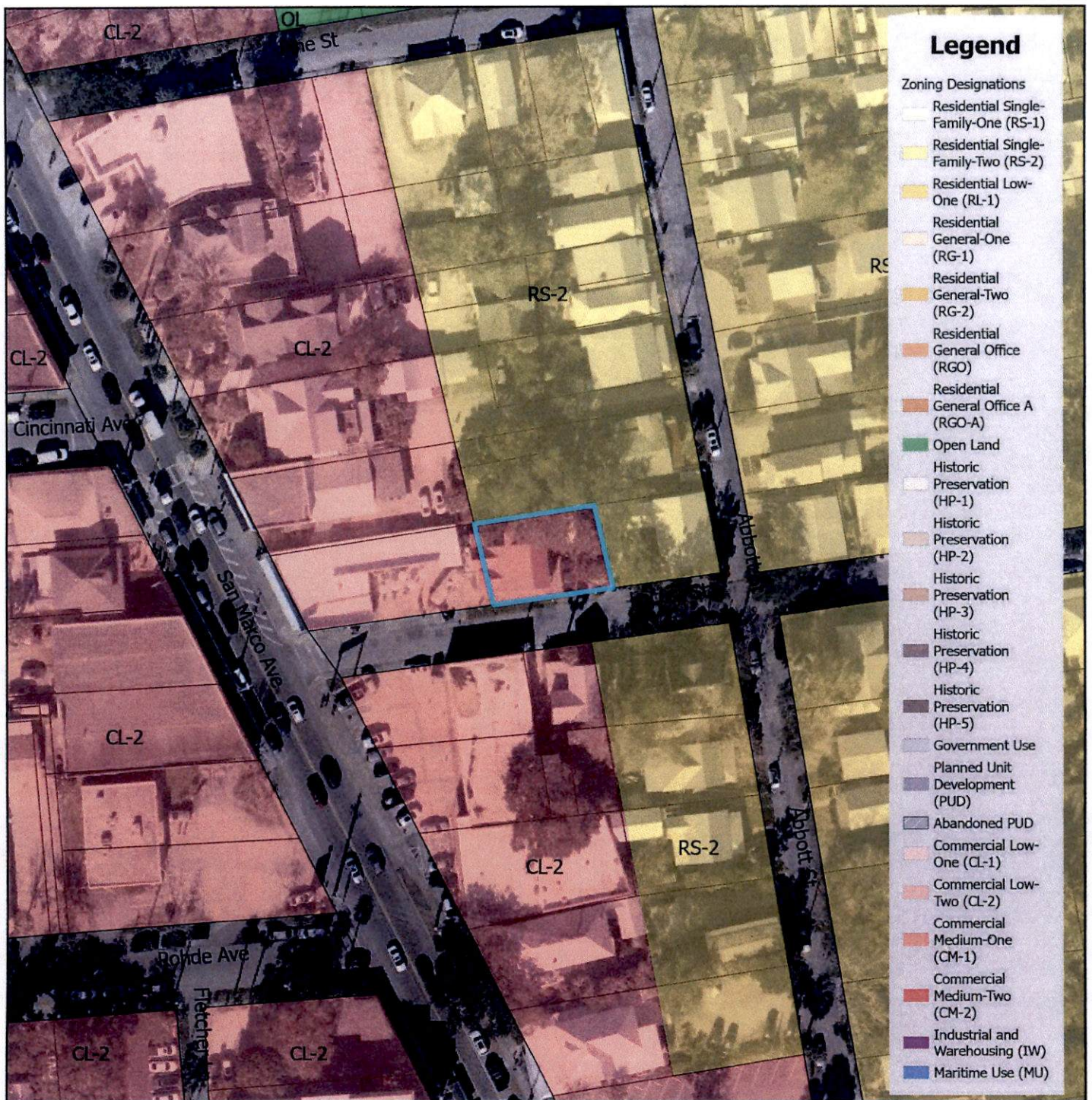
Parcel ID	1949300000	Physical Address	4 LOCUST ST	Building Value	\$261,873	Last 2 Sales			
Property Class	0800 - Multi-Family (Less than 10 Units)	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	SNYDER SAMUEL			8/3/2022	\$575000	01	Q
Acres	0.08		4 LOCUST ST			n/a	0	n/a	n/a
			SAINT AUGUSTINE FL	Total Land Value	\$245,700				
			32084-0000	Just Value	\$507,573				
				Total	N/A				
				Deferred Assessed Value	\$507,573				
				Total	\$50,722				
				Exemptions					
				Taxable Value	\$456,851				

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

Date created: 2/13/2025

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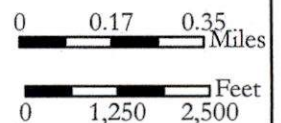
Zoning Map

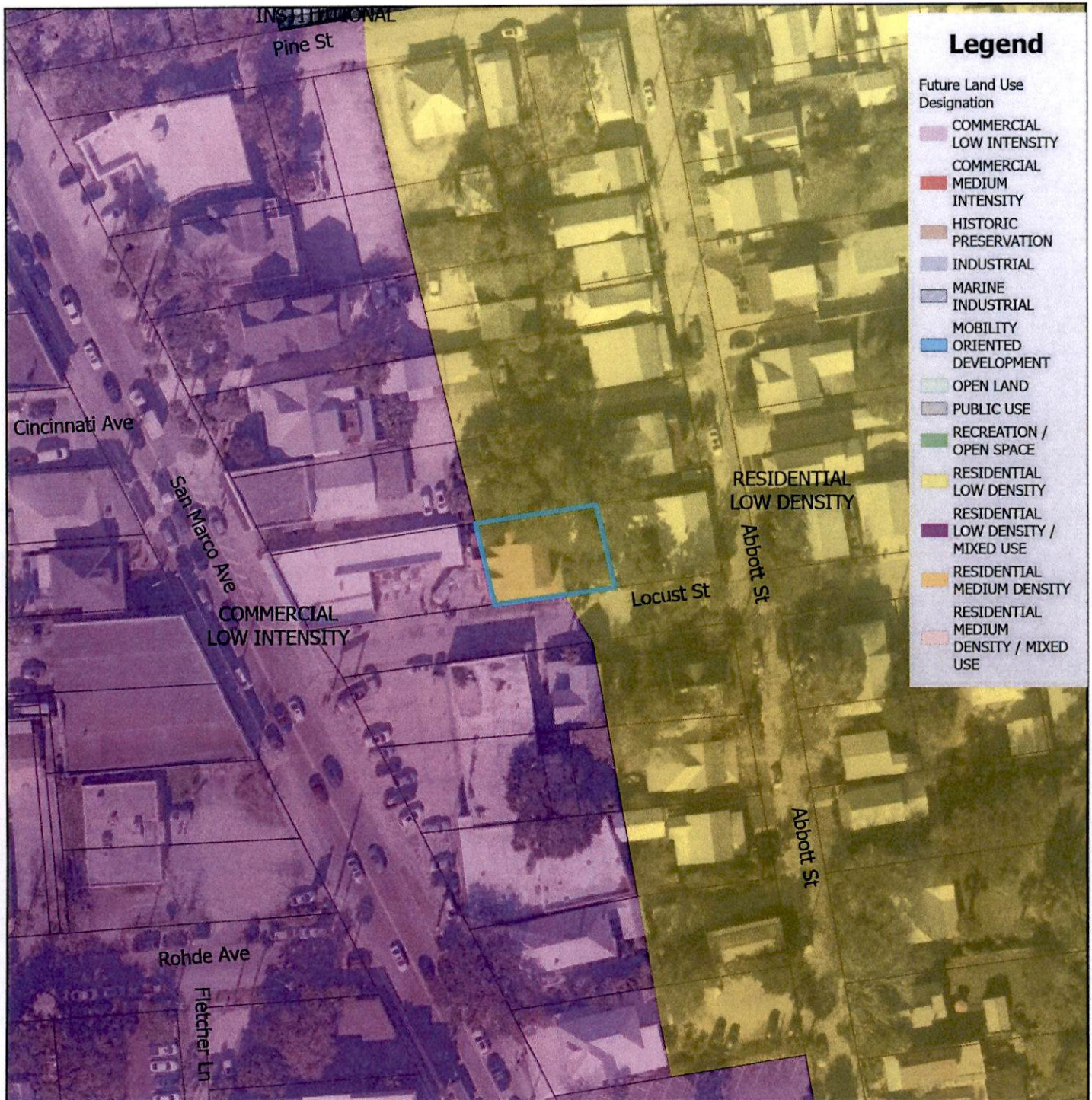
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





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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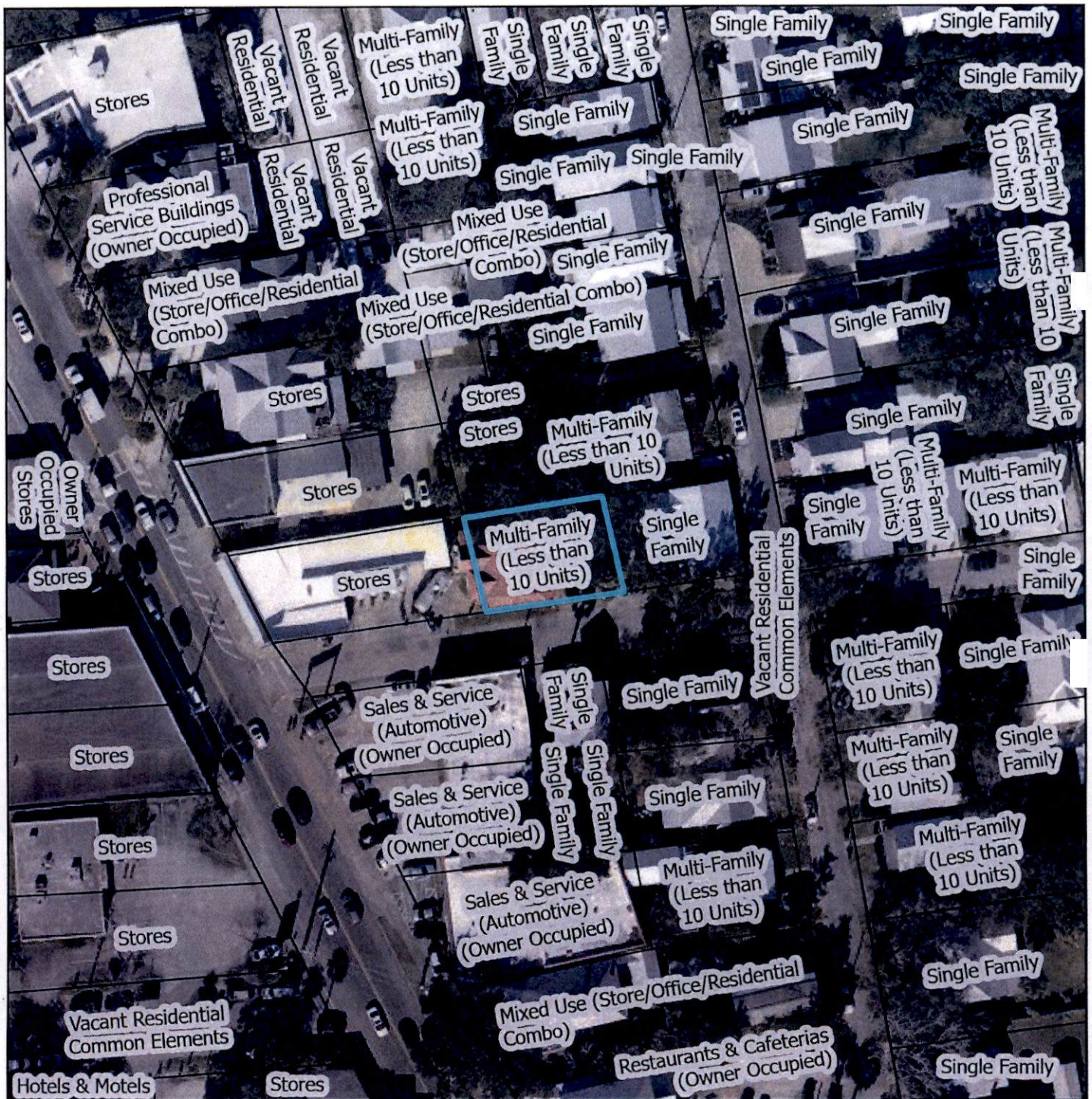
2025



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



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Appeal (28-29) | ☐ Preliminary Subdivision Plat Approval (23-38) |
| ☐ Conservation Overlay Zone Development (11-29) | ☐ PUD Modification/Amendment (28-30) |
| ☒ Use by Exception (28-29) | ☐ Rezoning (28-30) |
| ☐ Final Development Plan (____) | ☐ Variance (28-29) |
| ☐ Land Use Plan Amendment (28-30) | ☐ Other (____) |

IN THE MATTER OF:

Case No.: PZB2024-0116 *f PZB2024-0102*
Applicant: Samuel and Liz Snyder
Owner: Samuel Snyder
Address: 4 LOCUST ST, Saint Augustine, 32084
Parcel Number: 1949300000

Re: Use by Exception, pursuant to Section 28-2, variance, pursuant to Section 28-29, and land use plan amendment, pursuant to Section 28-30, City of St. Augustine Code, 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.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, FEBRUARY 4, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, February 4, 2025, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density, and a zoning classification of Commercial low-two (CL-2).
4. The above-described Use by Exception is subject to Section 28-2, variance is subject to Section 28-29, and land use plan amendment is subject to Section 28-30, of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / **DOES NOT MEET** the requirements of Section 28-2, 28-29, and 28-30, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request 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..

Subject to the following findings by the PZB:

- Recommends approval of land use plan amendment request
 - Approves off-site parking within 400' @ 43 San Marcos Ave., if
 - parking cannot be provided within 400' parking @ the Historic Downtown
- Subject to the following conditions: parking garage is a use by exception without
additional PZB review.

DONE AND ORDERED, at a public hearing on the 4th day of February,
A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0116

REQUEST

APPROVED / DENIED / CONTINUED

Christina Tucker

Sign Name

Christina Tucker

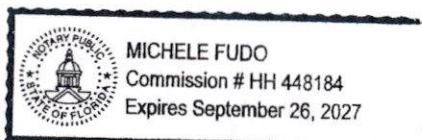
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4th day of February, A.D., 2025.



Michele Fudo

Notary Public, State of Florida



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 APPRAISER'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.

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 <i>prioritize</i> 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, <i>shall be given priority</i> 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 <i>encouraging</i> 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 <i>facilitate a balance</i> 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 Transportation 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

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

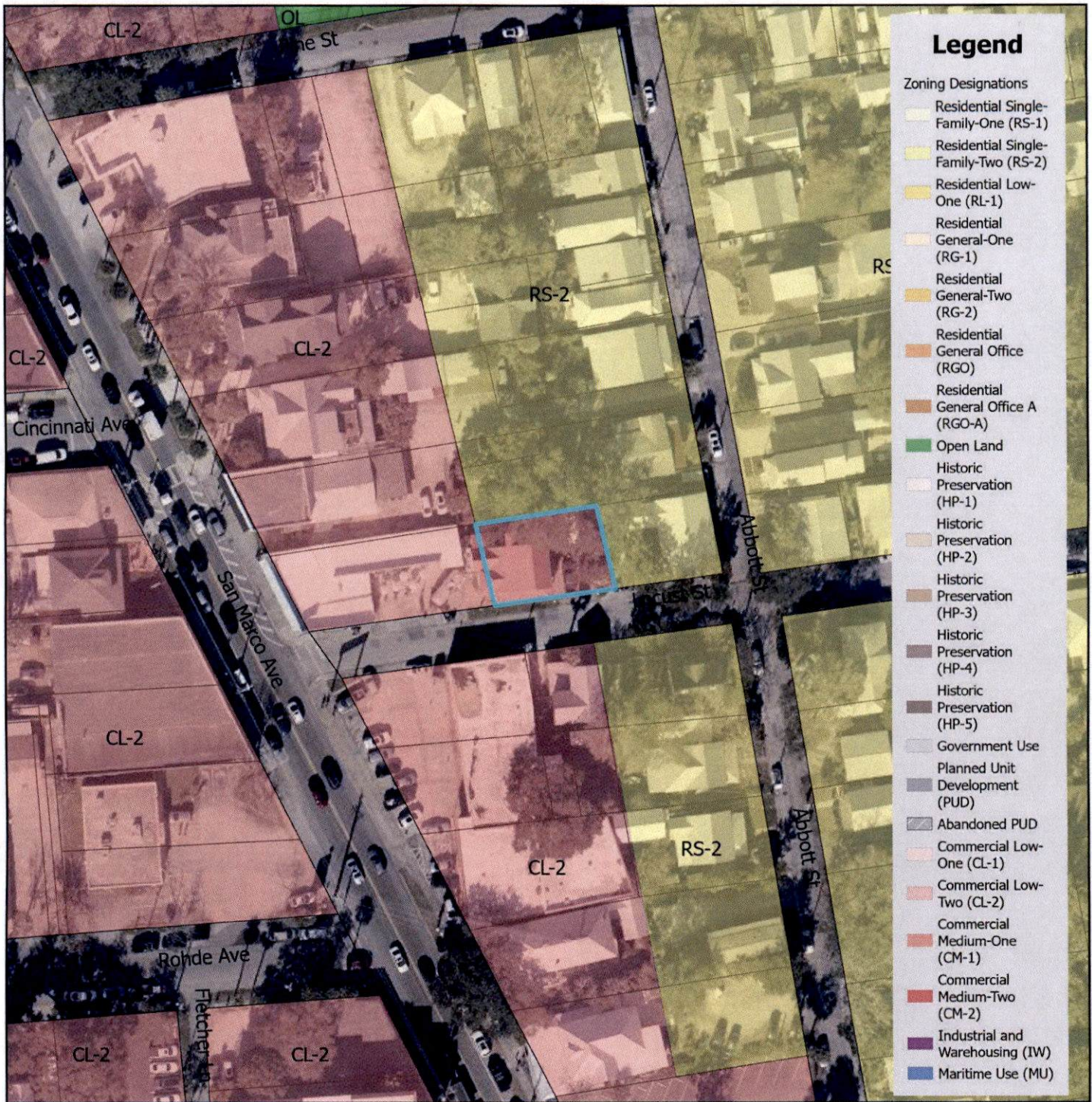
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Zoning Map from BDAC# 99-0148
5. Proposed Site Plan and Floor Plan
6. Applicant Presentation Slides and Survey

Staff Report prepared by:

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

Attachment 1:

Site Maps & Photos



Legend

Zoning Designations

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



Zoning Map

City of St. Augustine
Planning, Zoning, & Building Department
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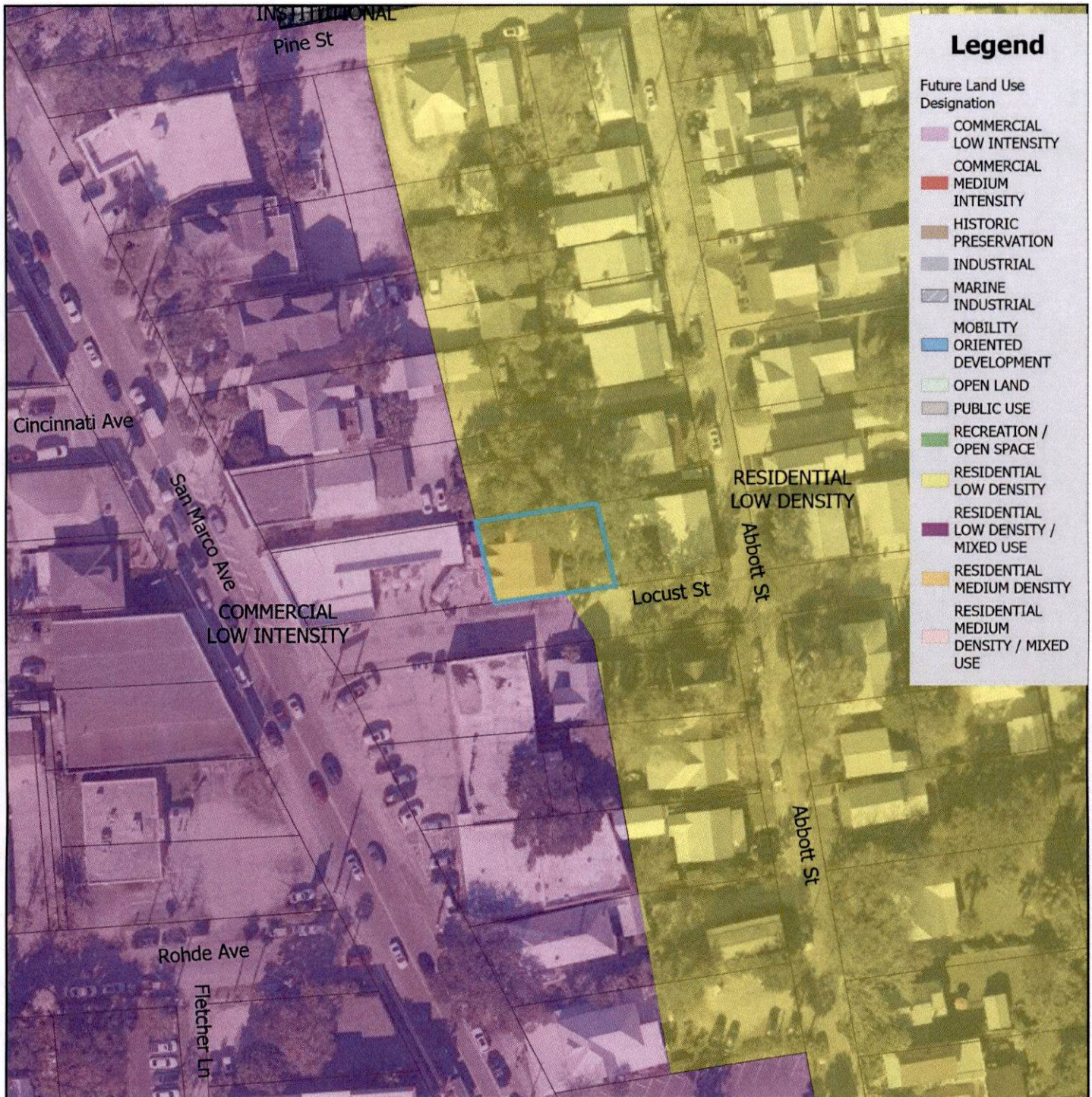
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0 1,250 2,500 Feet



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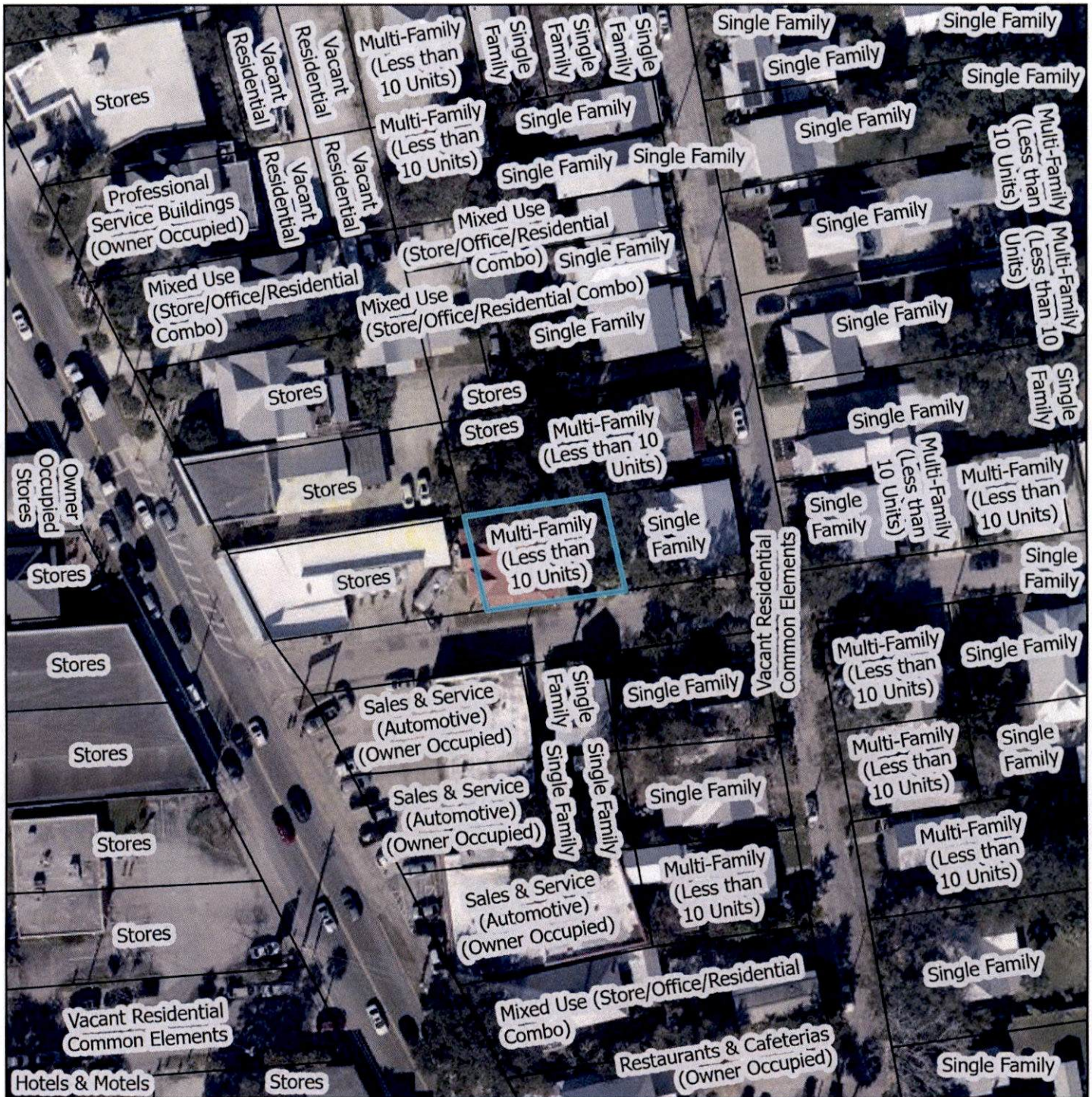
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St. Johns County Property Appraiser Use Classification Map

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0 0.01 0.01 Miles

0 40 80 Feet





FEMA Flood Zone Map

City of St. Augustine
Planning, Zoning, & Building Department
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2025



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
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2025

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0 0.01 0.01 Miles

0 40 80 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: 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

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

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.

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 economy, 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

[Signature]

11/12/2024

11/12/2024

Signature of Applicant

Samuel Snyder

Date

11/12/2024

Signature of Property Owner

Date



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

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

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

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

Samuel Snyder

Elizabeth Snyder

Print name of applicant

Samuel Snyder

Elizabeth Snyder

Signature of applicant

11/12/2024

11/12/2024

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: 4 Locust Street, St. Augustine, FL 32084

Applicant's Name: Samuel Snyder

Elizabeth Snyder

Applicant's Signature: 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

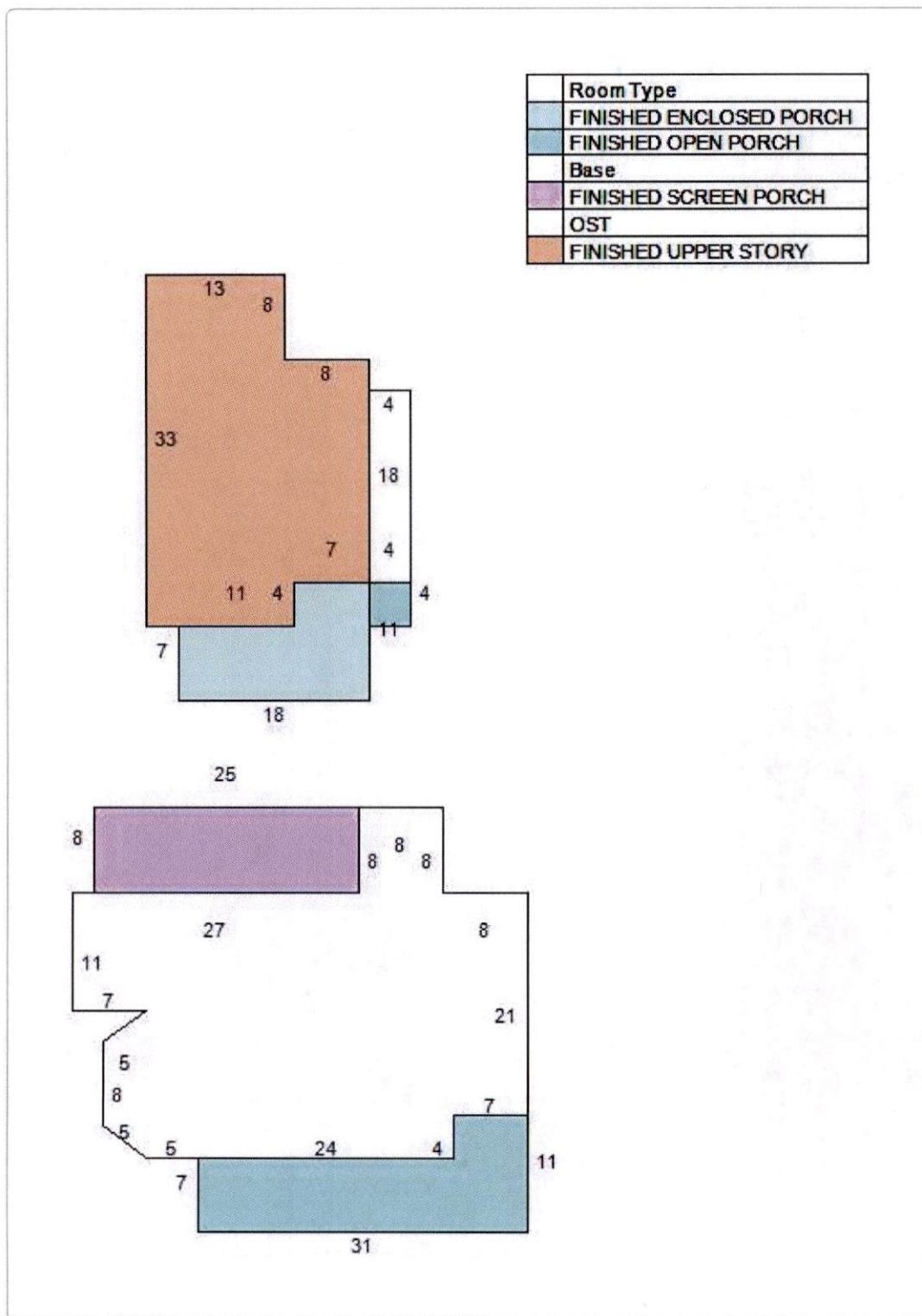
FINISHED OPEN PORCH

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.

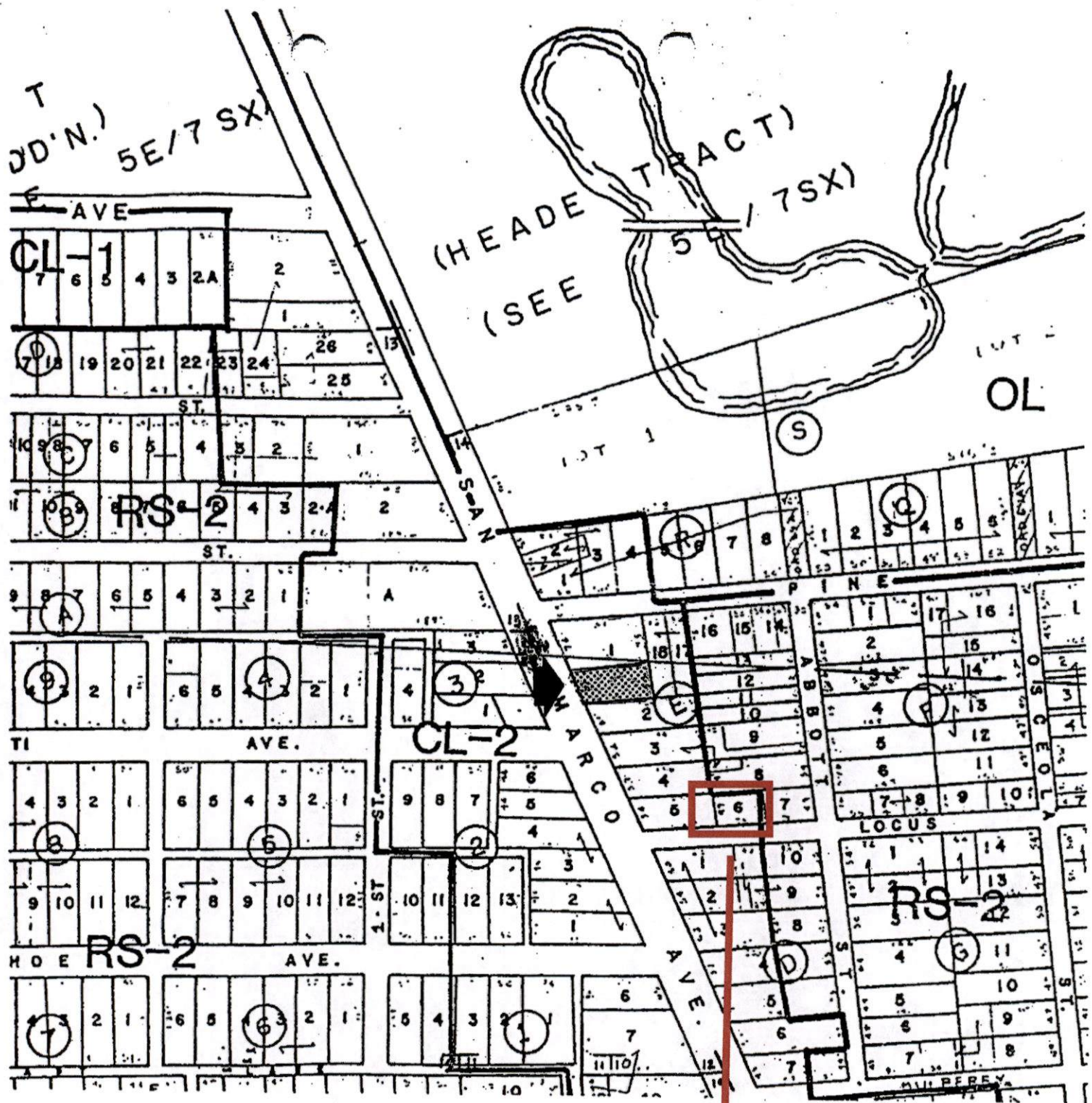
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[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

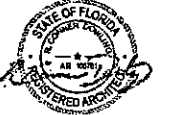
Staff Note: Lot 6, identified above, is the property at 4 Locust Street and is documented as having a CL-2 zoning designation. The zoning map shown here was included in BDAC# 99-0148, a use by exception request made at 75 San Marco Avenue, which was approved on March 3rd, 1999.

Attachment 5:
Proposed Site Plan and Floor Plan



Open City Architecture

Open City Architecture, LLC
P.O. BOX 840151
Saint Augustine, FL 32080
T. 804.770.5277
conner@opencityarchitecture.com



First Floor Retail Space

4 Locust Street
Saint Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:	11.11.24	
Scale:	As Indicated	
Drawn By:	GP	

Copyright Project Number:
Life & Safety
Life & Safety Plan / Site Plan

A001

CODE LEGEND

MAN	NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS
ROOM/OCCUPANCY LABEL	
OFFICE	OCCUPIED AREA
RETAIL	ROOM NAME
STAFF	OCCUPANCY CLASSIFICATION
STAIR	CODE FUNCTION OF SPACE
TOILET	OCCUPANT LOAD
TOILET	TOTAL INCARCERATED EXIT WIDTH
TOILET	OCCUPANT LOAD FACTOR
TOILET	NUMBER OF EXITS REQUIRED

NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TAG.

DOOR OR EXITS EXIT SYMBOLS

60" (17' 10")	A	NUMBER OF OCCUPANTS EXITING FROM SPACE
60" (17' 10")	A	GROUP REFERENCE (IF APPLICABLE)
60" (17' 10")	A	PROVIDED EXIT WIDTH
60" (17' 10")	A	REQUIRED EXIT WIDTH, 34" UNO

BUILDING EXITS OR STAIRS SYMBOLS

60" (17' 10")	A	NUMBER OF OCCUPANTS EXITING FROM SPACE
60" (17' 10")	A	GROUP REFERENCE (IF APPLICABLE)
60" (17' 10")	A	PROVIDED EXIT WIDTH
60" (17' 10")	A	REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO

FIRE SEPARATION RATINGS

SMOKE PARTITION	1-HOUR FIRE PARTITION	2-HOUR FIRE PARTITION	3-HOUR FIRE PARTITION	1-HOUR FIRE BARRIER	2-HOUR FIRE BARRIER	3-HOUR FIRE BARRIER	2-HOUR FIRE BARRIER ON FIRE WALL	3-HOUR FIRE BARRIER ON FIRE WALL
-----------------	-----------------------	-----------------------	-----------------------	---------------------	---------------------	---------------------	----------------------------------	----------------------------------

EXIT

MAXIMUM EXIT TRAVEL DISTANCE	ROOM DIAGONAL DISTANCE	ROOM OR SUITE EXIT PATH
------------------------------	------------------------	-------------------------

EXIT PATHS AND EXITS

EXIT	EXIT	EXIT
------	------	------

CODE INFORMATION

APPLICABLE CODES & STANDARDS
2023 FLORIDA BUILDING CODE, 6th EDITION
2023 FLORIDA FIRE PREVENTION CODE 1 AND 9th EDITION
FLORIDA ACCESSIBILITY CODE 2022

JURISDICTION =	CITY OF SAINT AUGUSTINE
USE GROUP =	MERCANTILE - RETAIL
CONSTRUCTION TYPE =	CHANGING OF USE
FIRE PROTECTION SYSTEMS =	NOT REQUIRED 903.2.1.2
ALARMING SYSTEMS =	NOT REQUIRED PROVIDED
SMOKE ALARMS =	PER NFPA 10

HAZARD OF CONTENTS =	HAZARD OF CONTENTS, INCLUDING ASSEMBLY AND STORAGE
OCCUPANCIES ARE CLASSIFIED AS LOW HAZARD (IFC/NFPA 101 4.2.2.2)	
FIRE RATED CONSTRUCTION RATINGS REQUIRED 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 ROOF ASSEMBLY	0 HR
COLUMNS SUPPORTING STAIR ENCLOSURE	0 HR
NON承重 WALLS - INTERIOR	0 HR

CHAPTER 4 (RENC)	
NO VERTICAL OPENINGS CONNECT THE FIRST AND SECOND FLOORS	
(903.1)	
NO REENTRY REQUIRED	
(904.2)	
AUTOMATIC FIRE ALARM PROVIDED	
(904.1.2)	
INTERCOMBINED SMOKE ALARMS	
(904.1.3)	

USE GROUP B	8,000 SF
TOTAL STRUCTURE	1,000 SF
WORK AREA (RETAIL AREA)	847 SF

ALLOWABLE HEIGHT:	1 STORY - 40 FT PER 1043
ACTUAL HEIGHT (RETAIL AREA):	1 STORY - 10 FT

OCCUPANT LOAD:	PER IBC TABLE 1004.1.2 (NFPA TABLE 7.3.1.2 & 401.1)
RETAIL 1	214 SQ FT @ 30 SQ FT (OCCS) = 7
RETAIL 2	130 SQ FT @ 30 SQ FT (OCCS) = 4
RETAIL 3	123 SQ FT @ 30 SQ FT (OCCS) = 4
RETAIL 4	188 SQ FT @ 30 SQ FT (OCCS) = 6
JANITOR'S CLOSET	39 SQ FT @ 30 SQ FT (OCCS) = 1
STAFF ROOM	72 SQ FT @ 30 SQ FT (OCCS) = 2

TOTAL	33 OCCUPANTS
-------	--------------

REMARKS OF EGRESS - CHAPTER 10 (IFC/NFPA TABLE A.1)

MINIMUM WIDTH OF EGRESS COMPONENTS	PROVIDED
DOORS = 32"	DOORS = 32.5"

MAX. TRAVEL DISTANCE (TABLE 1014.2 (NFPA 101))	250 FEET
ACTUAL TRAVEL DISTANCE	253 FEET

TABULAR NUMBER OF EXITS (PER 1021.1)	1 EXIT
NUMBER OF EXITS PROVIDED	1 EXIT

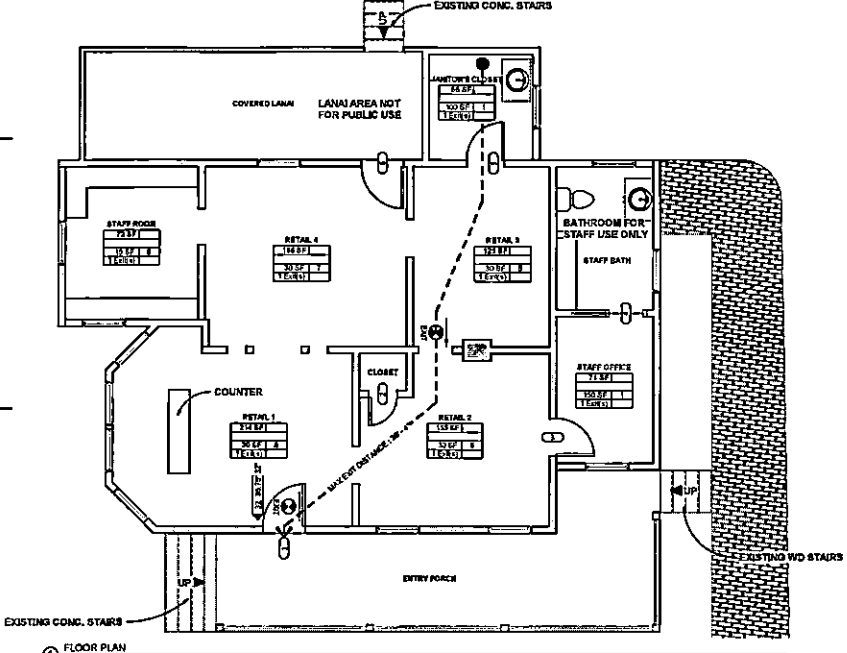
NO ADA ACCESS RAMP REQUIRED PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (28.101) NEW CONSTRUCTION AND ALTERATIONS.

(B) DISPROPORTIONALITY (A) ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA WILL BE DEEMED DISPROPORTIONAL IF THE OVERALL ALTERATION TAKES THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY FUNCTION AREA.

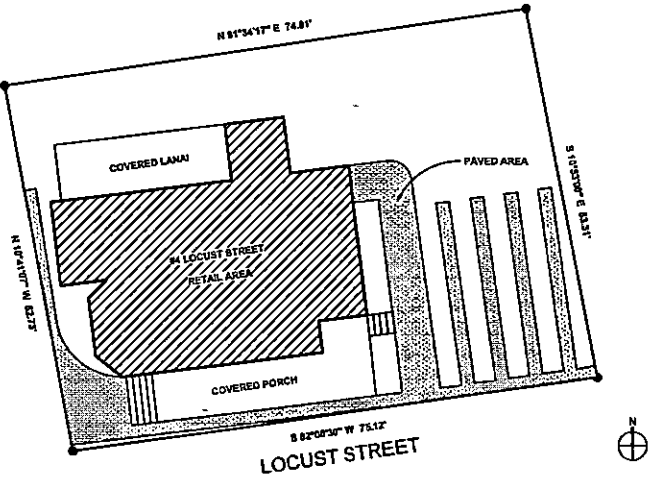
NO ALTERATIONS MADE TO THE PRIMARY FUNCTION AREA.

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'-4"	6'-8"	
3	2'-4"	6'-8"	
4	2'-4"	6'-8"	
5	2'-4"	6'-8"	
6	2'-11 3/4"	6'-8"	DOOR TO REMAIN CLOSED / LOCKED DURING BUSINESS HOURS

ALL DOORS EXISTING



1 FLOOR PLAN
1/8" = 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

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
-

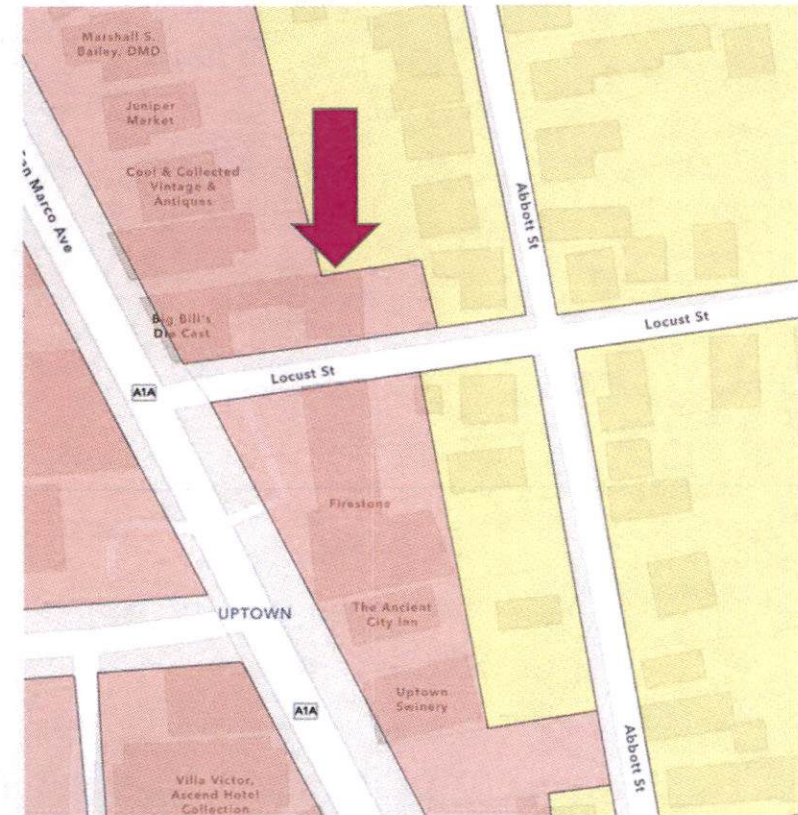
4 Locust Street is zoned CL-2

4 Locust Zoning Map

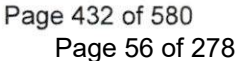
Zoning Districts

-  Residential Single-Family-One (RS-1)
-  Residential Single-Family-Two (RS-2)
-  Residential Low-One (RL-1)
-  Residential General-One (RG-1)
-  Residential General-Two (RG-2)
-  Residential General Office (RGO)
-  Residential General Office A (RGO-A)
-  Open Land
-  Historic Preservation (HP-1)
-  Historic Preservation (HP-2)
-  Historic Preservation (HP-3)
-  Historic Preservation (HP-4)
-  Historic Preservation (HP-5)
-  Government Use
-  Planned Unit Development (PUD)
-  Abandoned PUD
-  Commercial Low-One (CL-1)
-  Commercial Low-Two (CL-2)
-  Commercial Medium-One (CM-1)
-  Commercial Medium-Two (CM-2)
-  Commercial Tourist Attraction (CTA)
-  Industrial and Warehousing (IW)
-  Maritime Use (MU)
-  No City Zoning Designation
-  others

Parcels

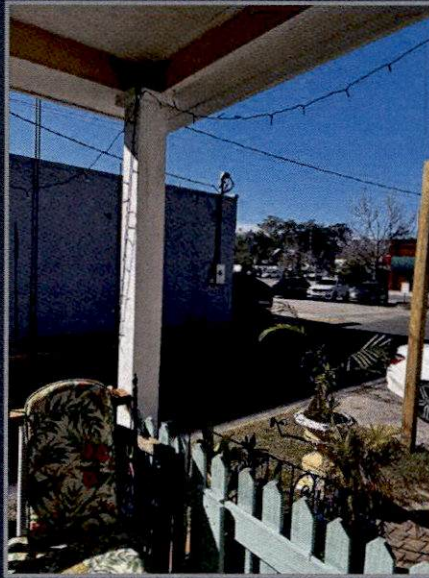


Accessed via City of St. Augustine DataHub,
Jan. 25 2025

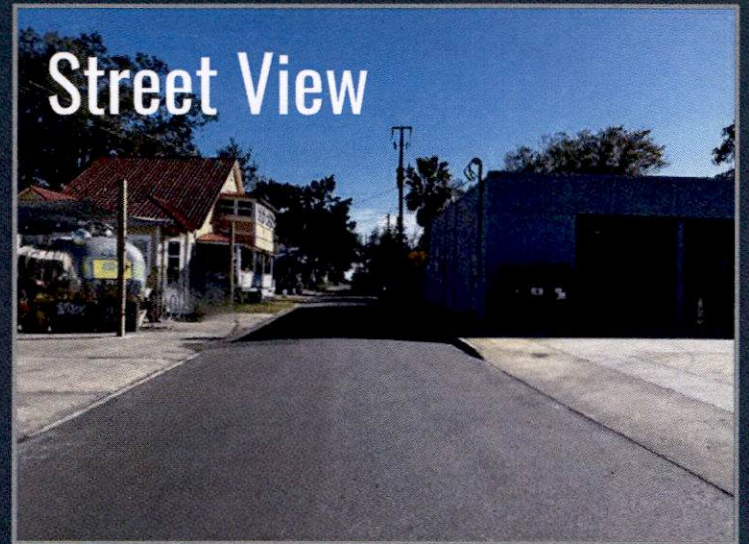


It also *feels* CL-2

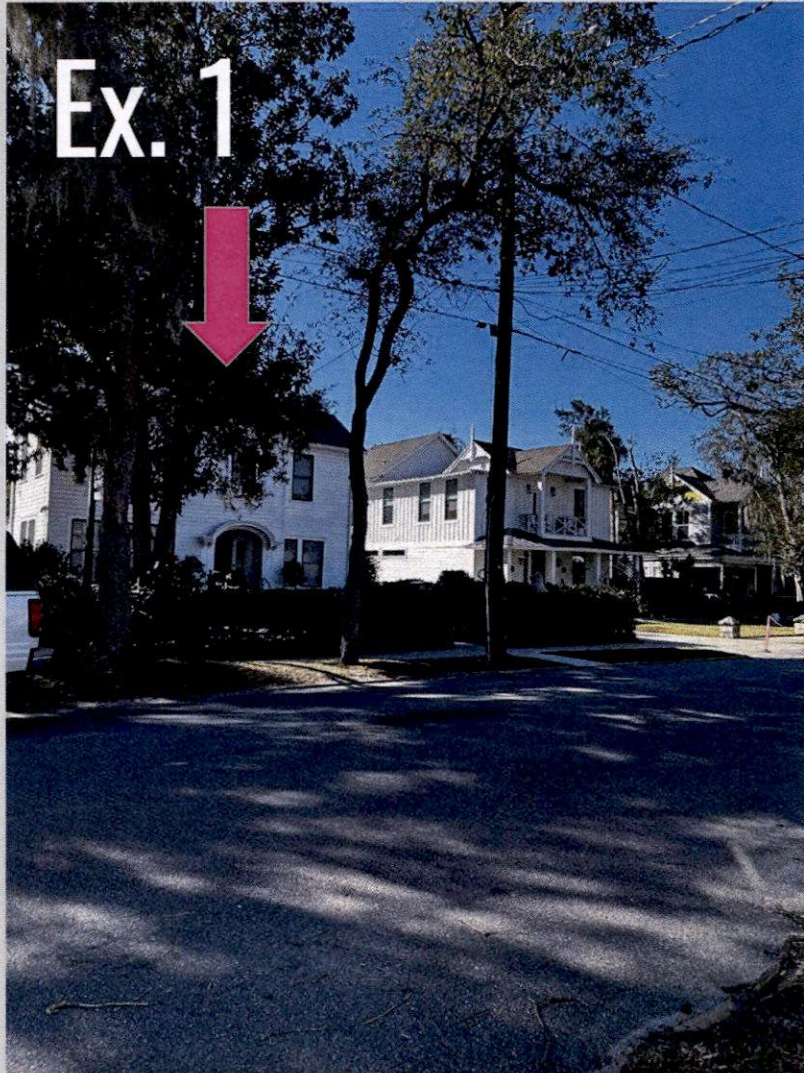
Porch View



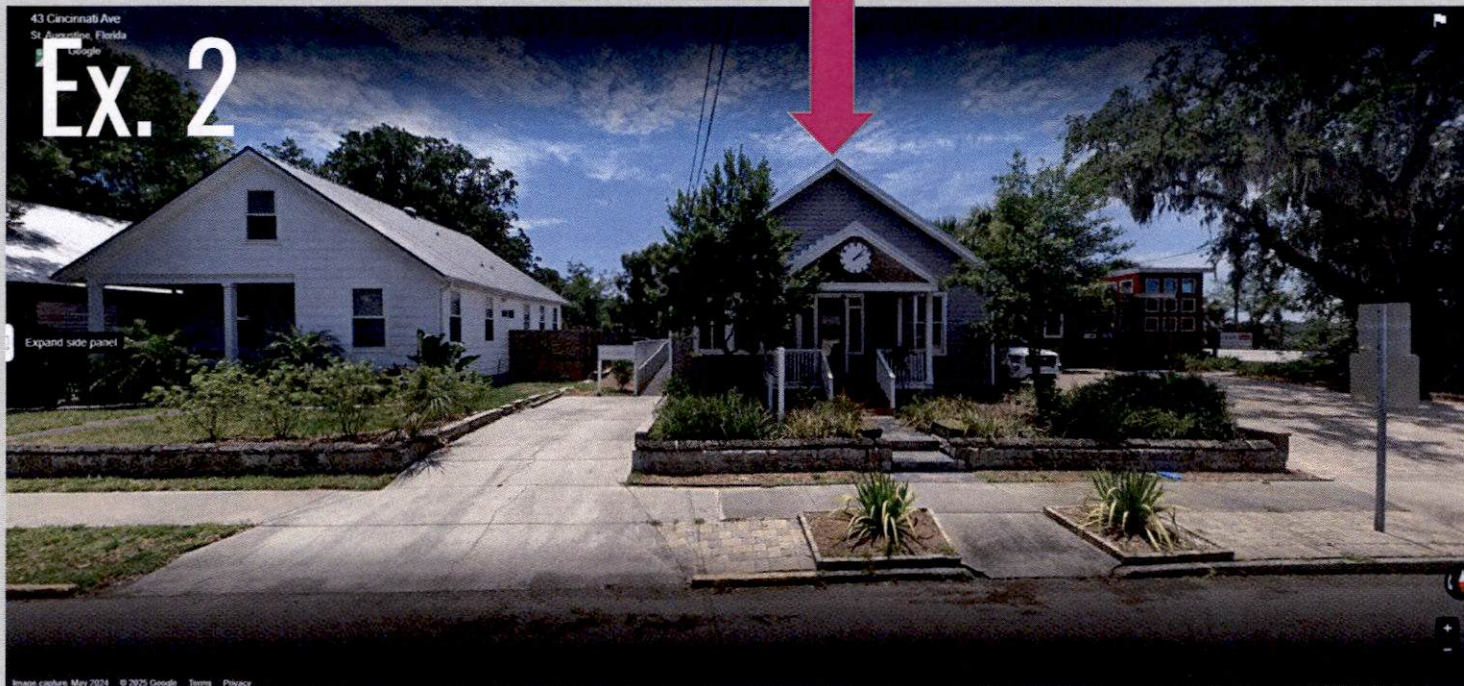
Street View



**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

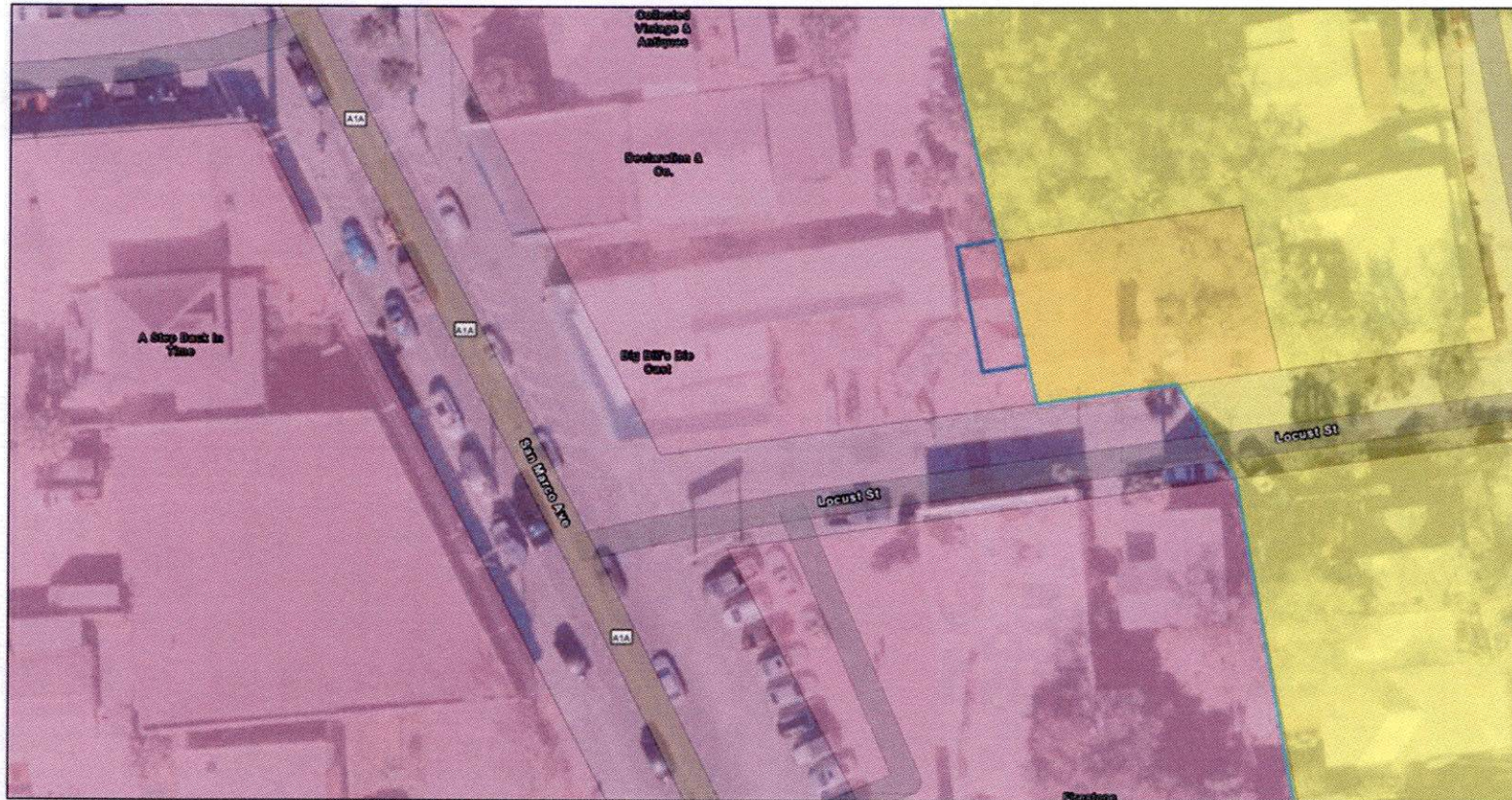
Please help to support small businesses trying to make it in St. Augustine, it has been a challenging time for all of us.
Thank you!

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



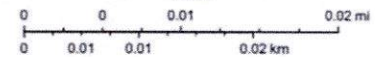
1/27/2025, 3:39:43 PM

Future Land Use

Zoning Districts

- | | |
|--|--|
|  COMMERCIAL LOW INTENSITY |  Residential Single-Family-Two (RS-2) |
|  RESIDENTIAL LOW DENSITY |  Commercial Low-Two (CL-2) |

1:392



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

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 don'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.	I am not for any of them	Same as my general thoughts. Unable to copy and paste.	Should not be happening. See general thoughts.
We must have leadership to protect uptown residents and the Abbot historical tract.			
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 Spinnster 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 faith effort to collaboratively solve this problem. I applaud the chairperson acknowledging 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 that 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 neighborhood! 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	I am 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 airbnb. 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 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 Abbots, 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 APPRAISER'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

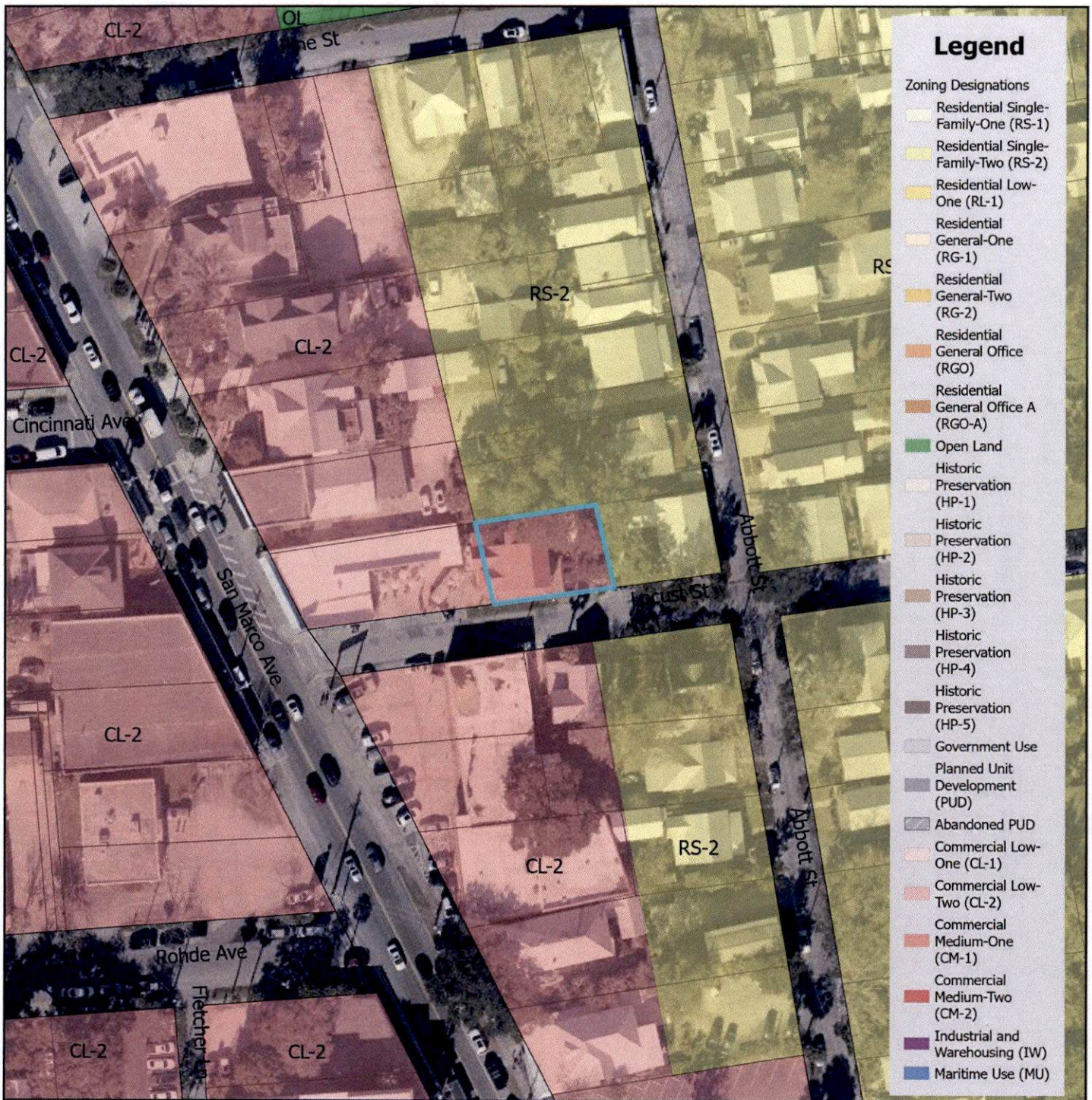
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Zoning Map from BDAC# 99-0148
5. Proposed Site Plan and Floor Plan

Staff Report prepared by:

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

Attachment 1:

Site Maps & Photos



Legend

Zoning Designations

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



Zoning Map

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.

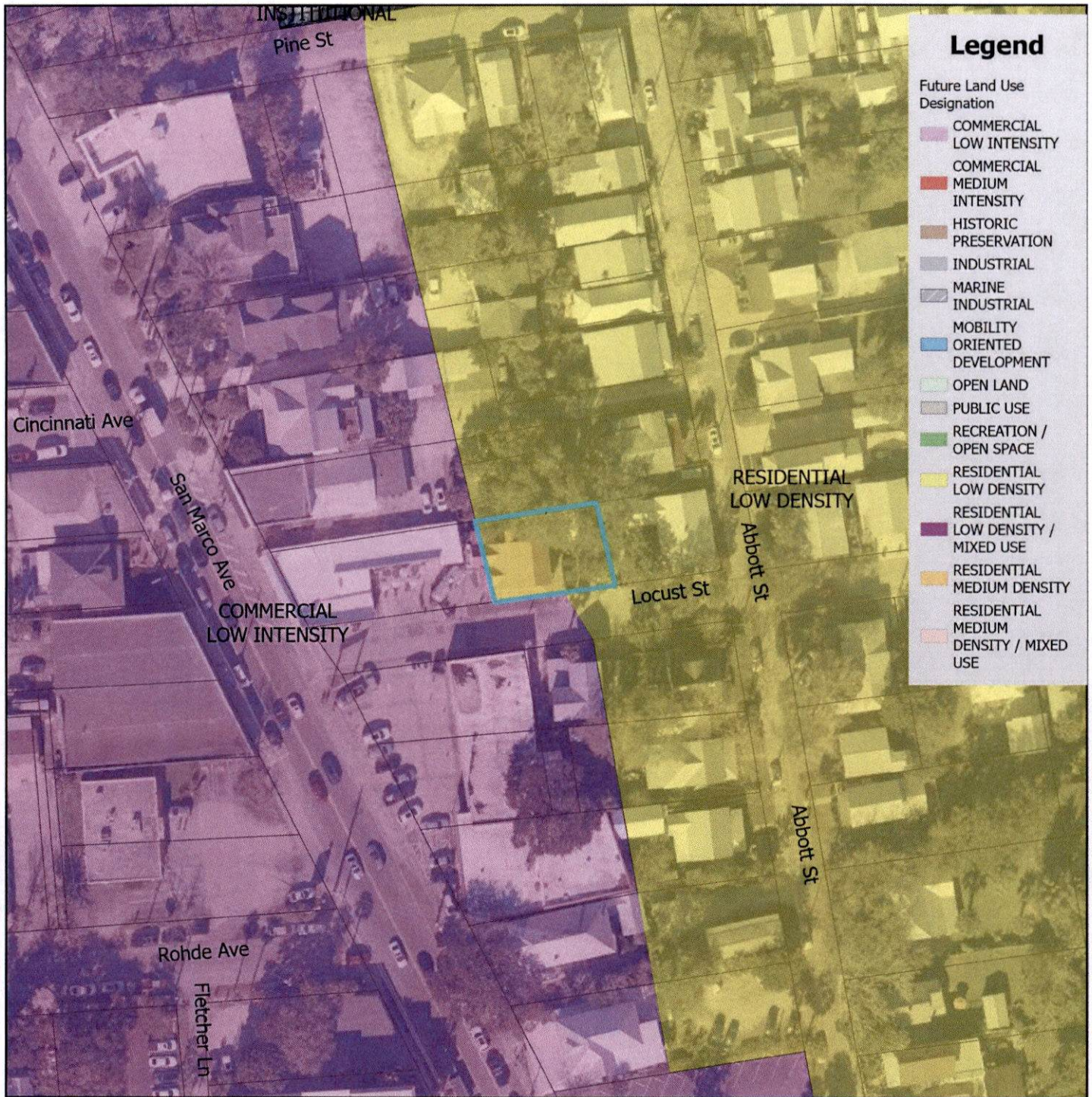
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.17 0.35 Miles

0 1,250 2,500 Feet



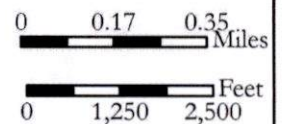
Future Land Use Map



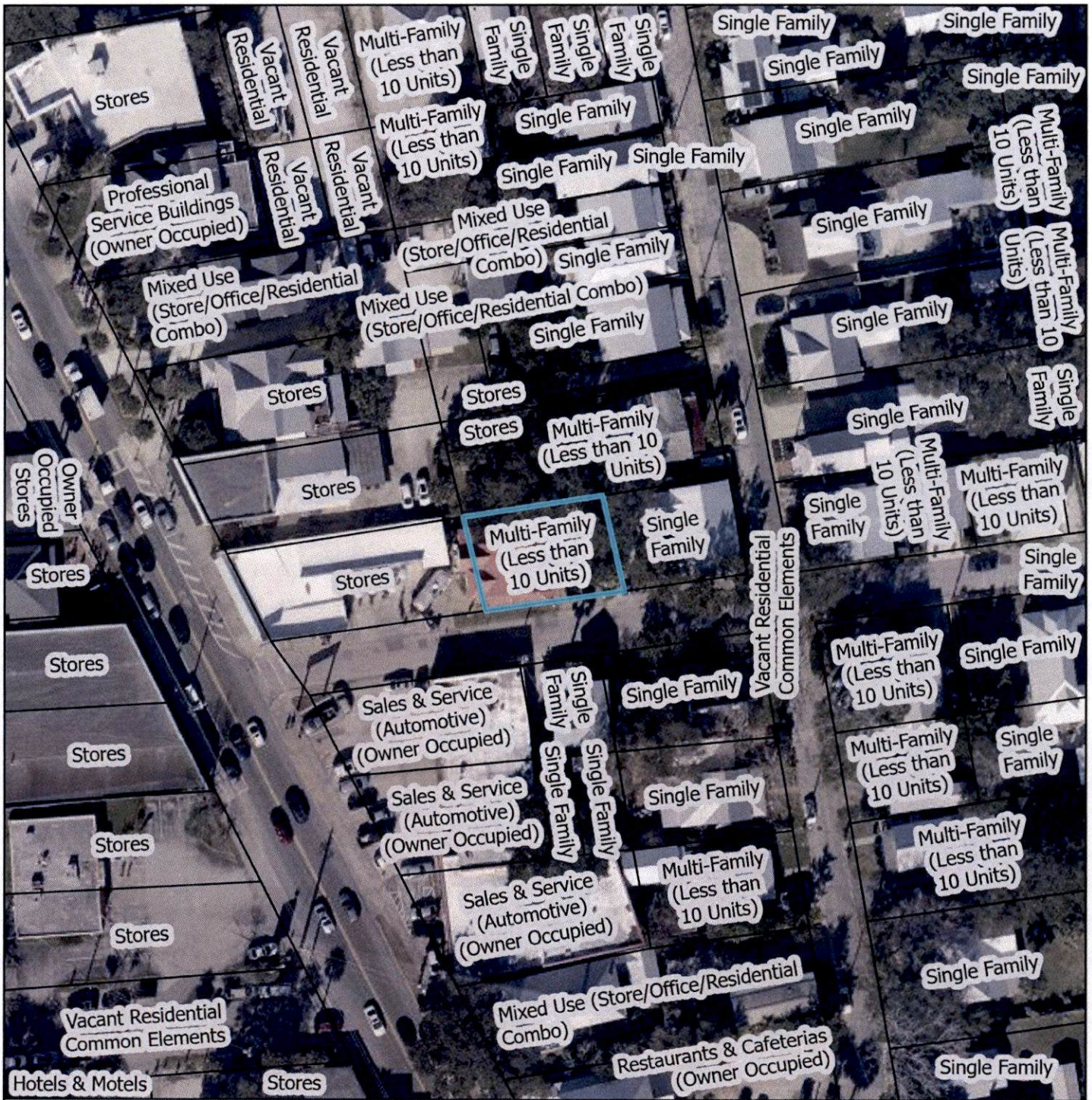
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2025



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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.01 Miles

0 40 80 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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.17 0.35 Miles

0 1,250 2,500 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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.01 Miles

0 40 80 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: 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

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

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..

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

Signature of Applicant

11/12/2024

[Signature]

Date

11/12/2024

Date

11/12/2024

Signature of Property Owner

Date



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

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

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

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

Samuel Snyder

Elizabeth Snyder

Print name of applicant

Samuel Snyder

A handwritten signature in blue ink, appearing to read "Elizabeth Snyder".

Signature of applicant

11/12/2024

11/12/2024

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: 4 Locust Street, St. Augustine, FL 32084

Applicant's Name: Samuel Snyder

Elizabeth Snyder

Applicant's Signature: 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

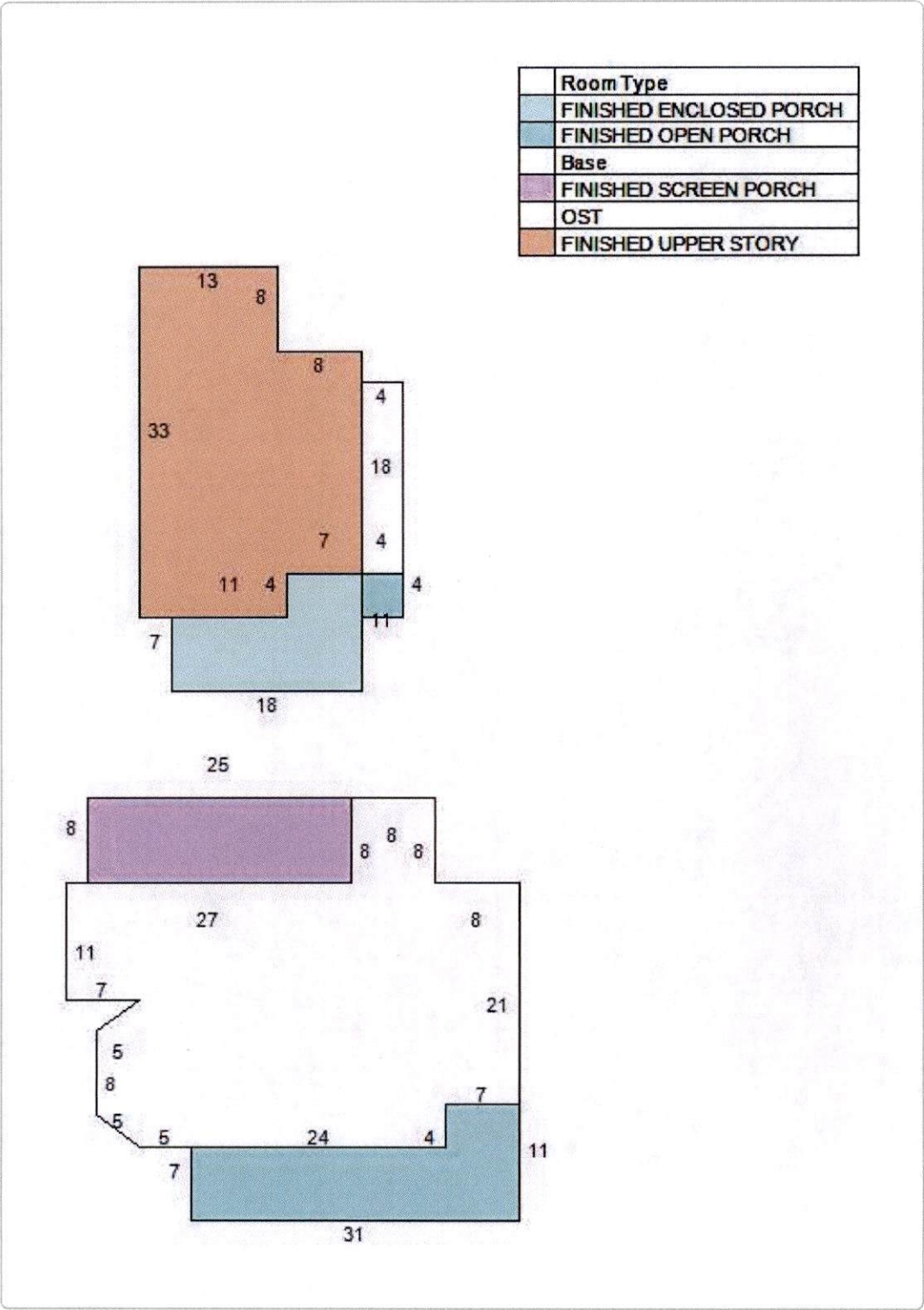
Building 1
 Building Value \$249,836
 Year Built 1900
 Actual Area 2345
 Conditioned Area 1781
 Use Duplex
 Style 01
 Exterior Wall Wood

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.

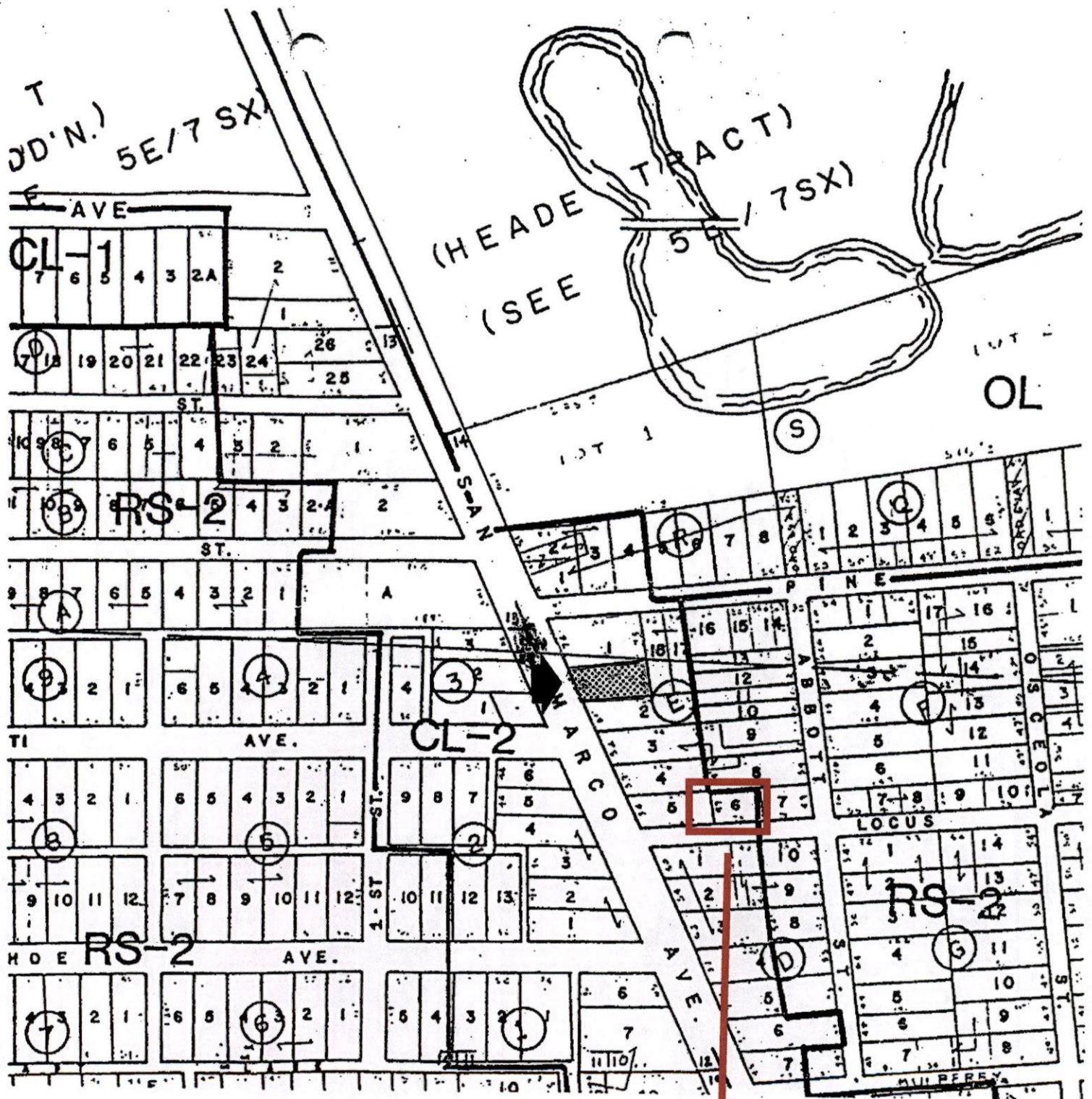
[User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 12/17/2024, 9:51:13 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

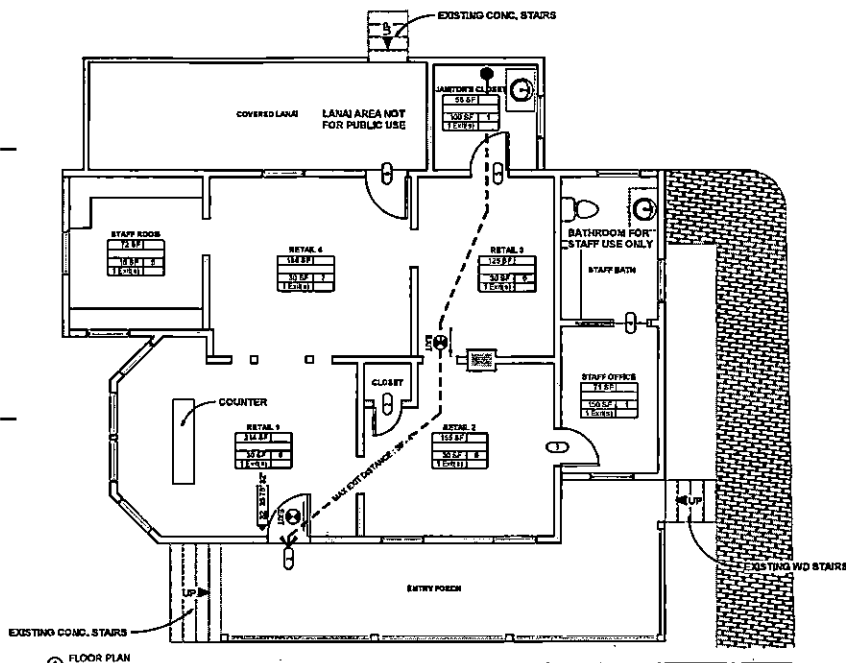
Attachment 4:
Zoning Map from BDAC# 99-0148



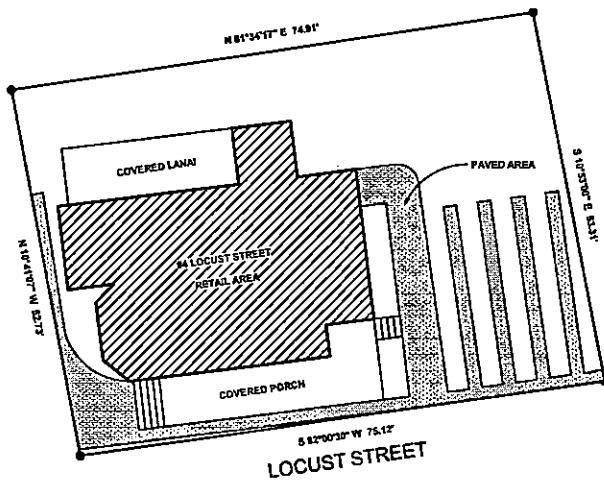
75 SAN MARCO AVENUE

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.

CODE LEGEND

NOT NORMALLY OCCUPIED - ACCESSORY USE AREAS EXCLUDED FROM BUILDING OCCUPANT LOAD CALCULATIONS	
ROOM OCCUPANCY LABEL	
OFFICE	OCCUPIED AREA
RETAIL 1	ROOM NAME
RETAIL 2	OCCUPANCY CLASSIFICATION
RETAIL 3	ROOM FUNCTION OF SPACE
RETAIL 4	OCCUPANT LOAD
RETAIL 5	TOTAL REQUIRED EXIT WIDTH
	OCCUPANT LOAD FACTOR
	NUMBER OF EXITS REQUIRED

NOTE: SOME SPACES MAY NOT UTILIZE ALL ASPECTS OF THE TWO.

ROOM OR SUITE EXIT LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE	
GROUP REFERENCE (IF APPLICABLE)	
PROVIDED EXIT WIDTH	
REQUIRED EXIT WIDTH, 34" UNO	

BUILDING EXIT OR STAIR LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE	
GROUP REFERENCE (IF APPLICABLE)	
PROVIDED EXIT WIDTH	
REQUIRED EXIT WIDTH, 34" FOR DOORS, 44" FOR STAIRS, UNO	

FIRE SEPARATION RATING

SMOKE PARTITION	
1-HOUR FIRE PARTITION	
2-HOUR FIRE PARTITION	
3-HOUR FIRE PARTITION	
4-HOUR FIRE PARTITION	
5-HOUR FIRE PARTITION	
6-HOUR FIRE PARTITION	
7-HOUR FIRE PARTITION	
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96-HOUR FIRE PARTITION	
97-HOUR FIRE PARTITION	
98-HOUR FIRE PARTITION	
99-HOUR FIRE PARTITION	
100-HOUR FIRE PARTITION	

FIRE EXTINGUISHER CABINET	
VERIFY LOCATIONS WITH FIRE MARSHAL AND ARCHITECT	
MAXIMUM EXIT TRAVEL DISTANCE	
ROOM DIAGONAL DISTANCE	
ROOM OR SUITE EXIT PATH	

EXIT SPACE SYMBOLS	

CODE INFORMATION

APPLICABLE CODES & STANDARDS

2021 FLORIDA BUILDING CODE, 8th EDITION
2021 FLORIDA FIRE PREVENTION CODE, 10th EDITION
FLORIDA ACCESSIBILITY CODE 2021

JURISDICTION =	CITY OF SAINT AUGUSTINE
USE GROUP =	RETAIL
CONSTRUCTION TYPE =	CHANGING OF USE
CLASSIFICATION OF WORK =	NOT REQUIRED 903.2.1.2
FIRE PROTECTION SYSTEMS	NOT REQUIRED
AUTOMATIC SMOKE EXHAUST SYSTEM	NOT REQUIRED
MANUAL FIRE ALARM SYSTEM	NOT REQUIRED
SMOKE ALARMS	PROVIDED
FIRE EXTINGUISHERS =	FOR NFPA 10

HAZARD OF CONTENTS - ALL CONTENTS, INCLUDING ASSEMBLY AND STORAGE OCCUPANCIES ARE CLASSIFIED AS LOW HAZARD (FFC NFPA 101 8.2.2.2)

FIRE RATED CONSTRUCTION	RATINGS REQUIRED PER CHAPTER 903
EXTERIOR WALLS	0 HR. EXISTING
LOAD BEARING WALLS - EXTERIOR	0 HR.
LOAD BEARING WALLS - INTERIOR	0 HR.
PRIMARY STRUCTURAL FRAME	0 HR.
COLUMNS SUPPORTING TWO STORY ASSEMBLY	0 HR.
COLUMNS SUPPORTING STAIR ENCLOSURE	0 HR.
NON-BEARING WALLS - INTERIOR	0 HR.

CHAPTER 9 (903)

NO VERTICAL OPENINGS CONNECT THE FIRST AND SECOND FLOORS (903.2)
NO STAIRWELL REQUIRED (903.2)
AUTOMATIC FIRE ALARM PROVIDED (903.2.1.2)
INTERCONNECTED SMOKE ALARMS (903.2.1.2)

USE GROUP B:

1,000 SF

TOTAL STRUCTURES (RETAIL AREA & RECYCLING LEVEL) 1,000 SF

WORK AREA (RETAIL AREA) 967 SF

ALLOWABLE HEIGHT: 1 STORY - 10 FT

ACTUAL HEIGHT (RETAIL AREA) 1 STORY - 10 FT

SECONDARY LOAD: PER FBC TABLE 1604.5.2 (NFPA TABLE 2.2.2 & 4.2.1.7)

RETAIL 1 214 SQ FT @ 30 SQ FT (GROSS) = 7

RETAIL 2 133 SQ FT @ 30 SQ FT (GROSS) = 4

RETAIL 3 120 SQ FT @ 30 SQ FT (GROSS) = 4

RETAIL 4 188 SQ FT @ 30 SQ FT (GROSS) = 6

RETAIL 5 88 SQ FT @ 30 SQ FT (GROSS) = 3

STAFF'S CLOSET 12 SQ FT @ 15 SQ FT (GROSS) = 1

STAFF ROOM 72 SQ FT @ 15 SQ FT (GROSS) = 5

TOTAL 33 OCCUPANTS

REMARKS: PER 903.2.2, CHAPTER 13 (FBC NFPA TABLE 2.2.1)

MINIMUM WIDTH OF EXCESS COMPONENTS PROVIDED

DOORS = 32" DOORS = 32"

MAX. TRAVEL DISTANCE (TABLE 1002.2 NFPA 101) 220 FEET

ACTUAL TRAVEL DISTANCE 203 FEET

TABULAR NUMBER OF EXITS (PER 1001.1) 1 EXIT

1st FLOOR RETAIL 1 EXIT

NUMBER OF EXITS PROVIDED 1 EXIT

1st FLOOR RETAIL 1 EXIT

NO ADA ACCESS RAMP REQUIRED PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN CYS 3.8.1.1 NEW CONSTRUCTION AND ALTERATIONS.

(IF) DISPROPORTIONALITY (A) ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA SHALL BE DEEMED DISPROPORTIONAL 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.

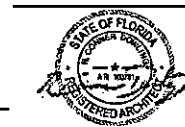
Door Schedule			
Door Number	Width	Height	Comments
1	2'-11 3/4"	6'-6"	MAIN ENTRY DOOR (DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS)
2	2'-0"	6'-6"	
3	2'-0"	6'-6"	
4	2'-0"	6'-6"	
5	2'-0"	6'-6"	
6	2'-11 3/4"	6'-6"	DOOR TO REMAIN CLOSED / LOCKED DURING BUSINESS HOURS

ALL DOORS EXISTING



**Open City
Architecture**

Open City Architecture, LLC
P.O. BOX 840101
Saint Augustine, FL 32080
T. 904.770.5277
oc@opencityarchitecture.com



First Floor Retail Space

4 Locust Street
Saint Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:	11.11.24	
Scale:	As Indicated	
Drawn By:	8F	

Copyright Project Number
Life & Safety

Life & Safety Plan / Site
Plan

A001

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: February 13, 2025

RE: **Ordinance 2025-04 – Establishing the Zoning Designation of approximately 4.39 acres of Property from undesignated to City Open Land (OL) at 179 State Road 16 – Introduction and First Reading**

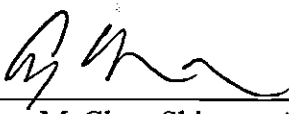
The property at 179 State Road 16 includes one (1) parcel on the south side of State Road 16 near the San Sebastian River bridge. The current use of the property is a Florida Power and Light (FPL) substation. The current substation has been upgraded, and FPL is in the process of increasing resiliency and security of the site.

During the review process of the latest improvements to the site, which included a bulkhead within a city Conservation Overlay Zone it was determined that a city zoning district had not been assigned to the property. When the city updated its Comprehensive Plan in 2020 a land use designation was given to the property of Open Land as part of the adoption of the Future Land Use Map (FLUM), however a corresponding zoning district was not established for the property. The OL zoning district is consistent with the existing Open Land land use designation.

The Planning and Zoning Board (PZB) reviewed this application on February 4, 2025, and made a recommendation to assign the city's Open Land (OL) zoning district to this property. Attached you will find the Ordinance, location maps, and the packet of information regarding this application provided to the PZB.

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

Please place Ordinance 2025-04 on the City Commission agenda for introduction and first reading. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 4.39 ACRES OF PROPERTY LOCATED AT 179 STATE ROAD 16 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT UNDESIGNATED CLASSIFICATION TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing approximately 4.39 acres of land, located south of State Road 16 at 179 State Road 16 being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 4.39 acres of land, located south of State Road 16 at 179 State Road 16 within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned from currently undesignated to the City of St. Augustine classification of Open Land (OL).

Section 2. Legal Description of Property. The following described property located at 179 State Road 16 and within the City of St. Augustine, Florida:

**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) HERETO AND MADE A PART
HEREOF.**

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

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

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

Section 6. Effective Date. This ordinance shall be effective ten (10) days after adoption.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



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 No.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 4.39 ACRES OF PROPERTY LOCATED AT 179 STATE ROAD 16 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT UNDESIGNATED CLASSIFICATION TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

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:
 - ☐ 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;
 - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - ☐ Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - ☐ Section 553.73, relating to the Florida Building Code; or
 - ☐ 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 ordinance corrects an error on the city's zoning map. The property has a land use designation of Open Land, but was not assigned a corresponding zoning designation. It is currently undesignated. Florida Statutes requires that comprehensive plans and zoning maps be consistent.

- 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.**

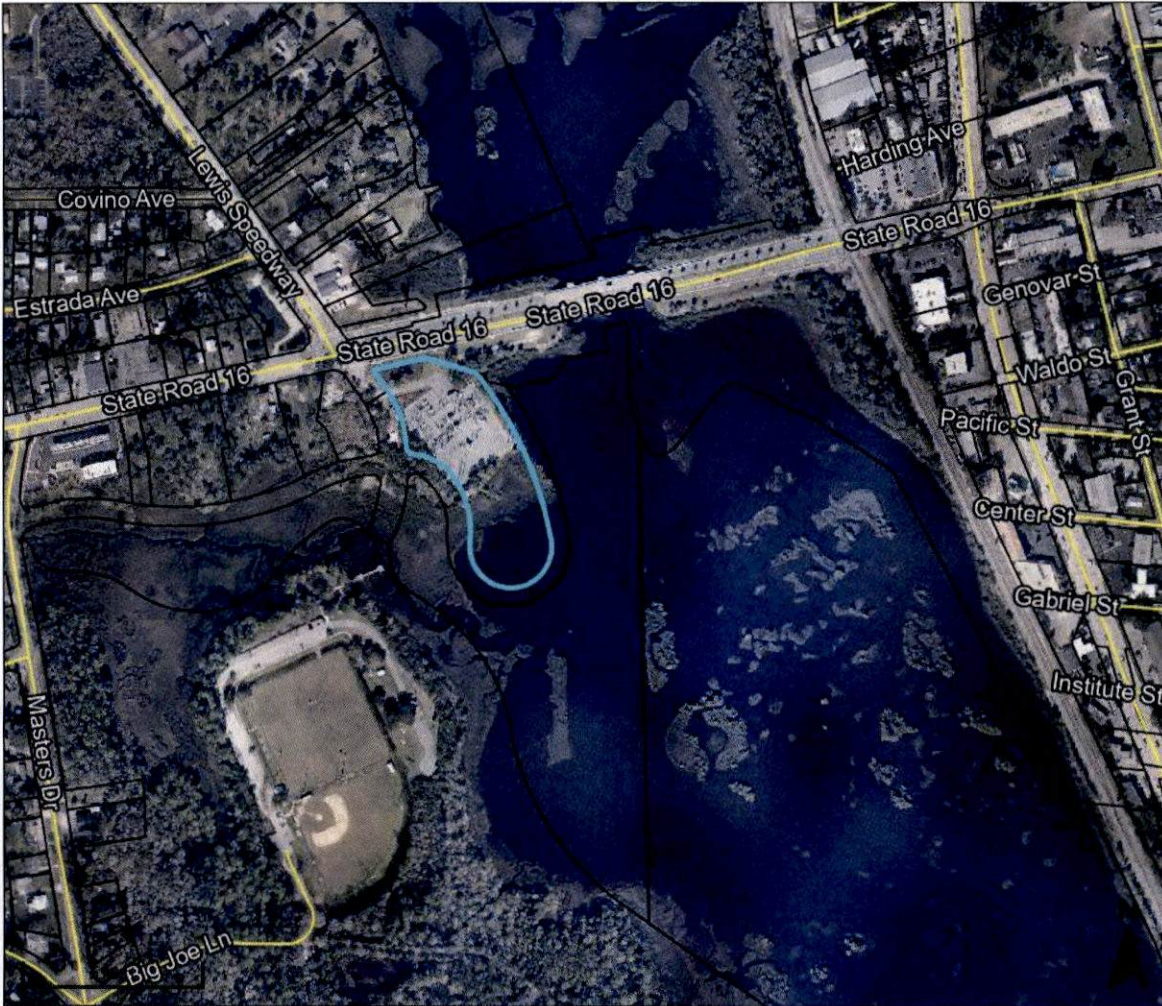
This applies to this specific property and ensures consistent land use and zoning district designations for the property.

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

This applies to this specific property at 179 State Road 16.

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

This is a corrective action.



Overview



Legend

□ Parcels

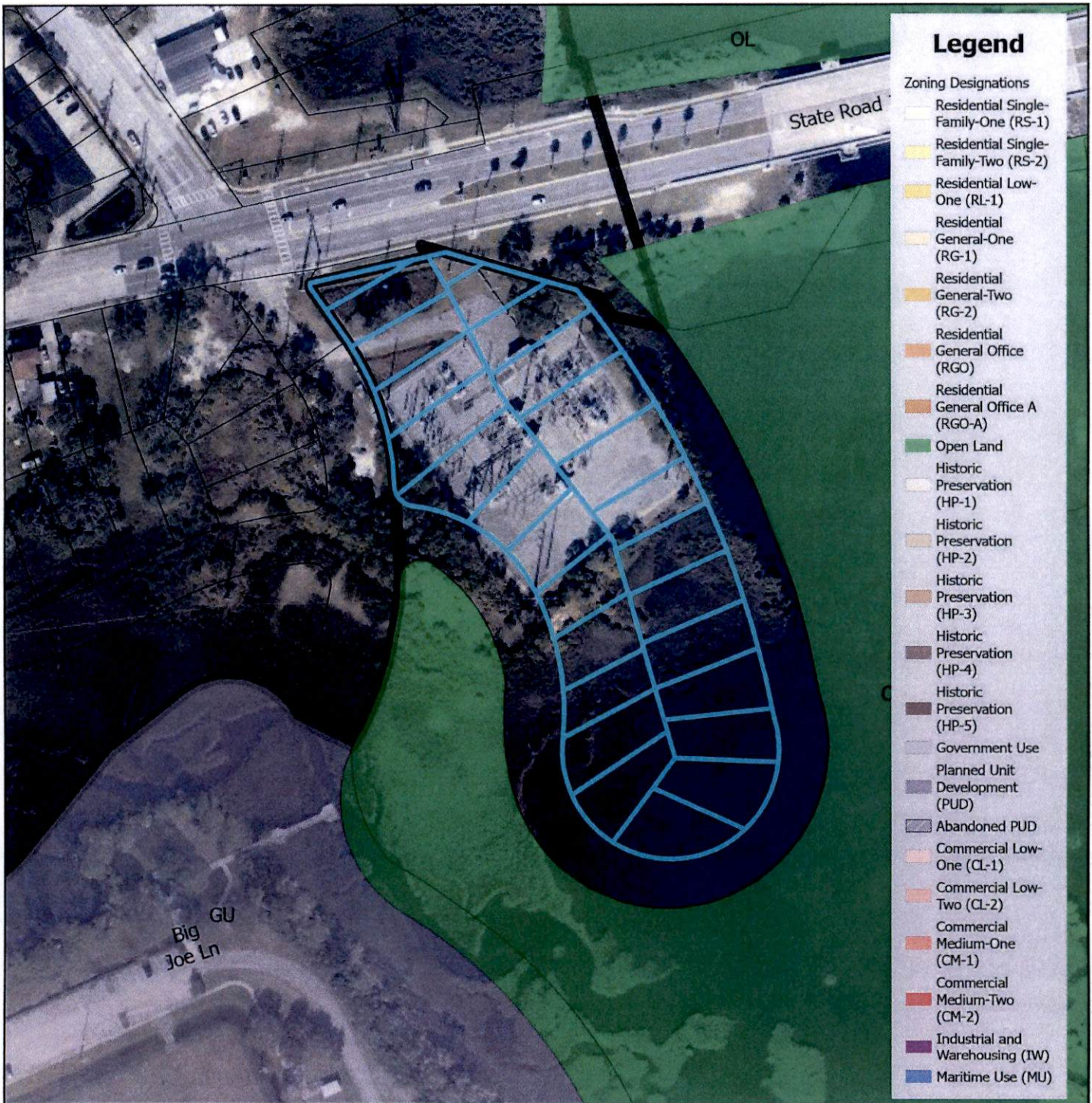
Parcel ID	0932200000	Physical Address	179 STATE ROAD 16	Building Value	N/A	Last 2 Sales			
Property Class	9100 - Utilities	Address	SAINT AUGUSTINE	Extra Feature Value	\$24,047	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Mailing Address	FLORIDA POWER & LIGHT CO	Total Land Value	\$67,742	n/a	0	n/a	n/a
Acres	4.39		PROPERTY TAX-PSX/JB	Just Value	\$91,789	n/a	0	n/a	n/a
			700 UNIVERSE BLVD	Total Deferred	N/A				
			JUNO BEACH FL 33408-0000	Assessed Value	\$91,789				
				Total Exemptions	N/A				
				Taxable Value	\$91,789				

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

Date created: 2/13/2025

Last Data Uploaded: 2/13/2025 12:16:03 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



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.

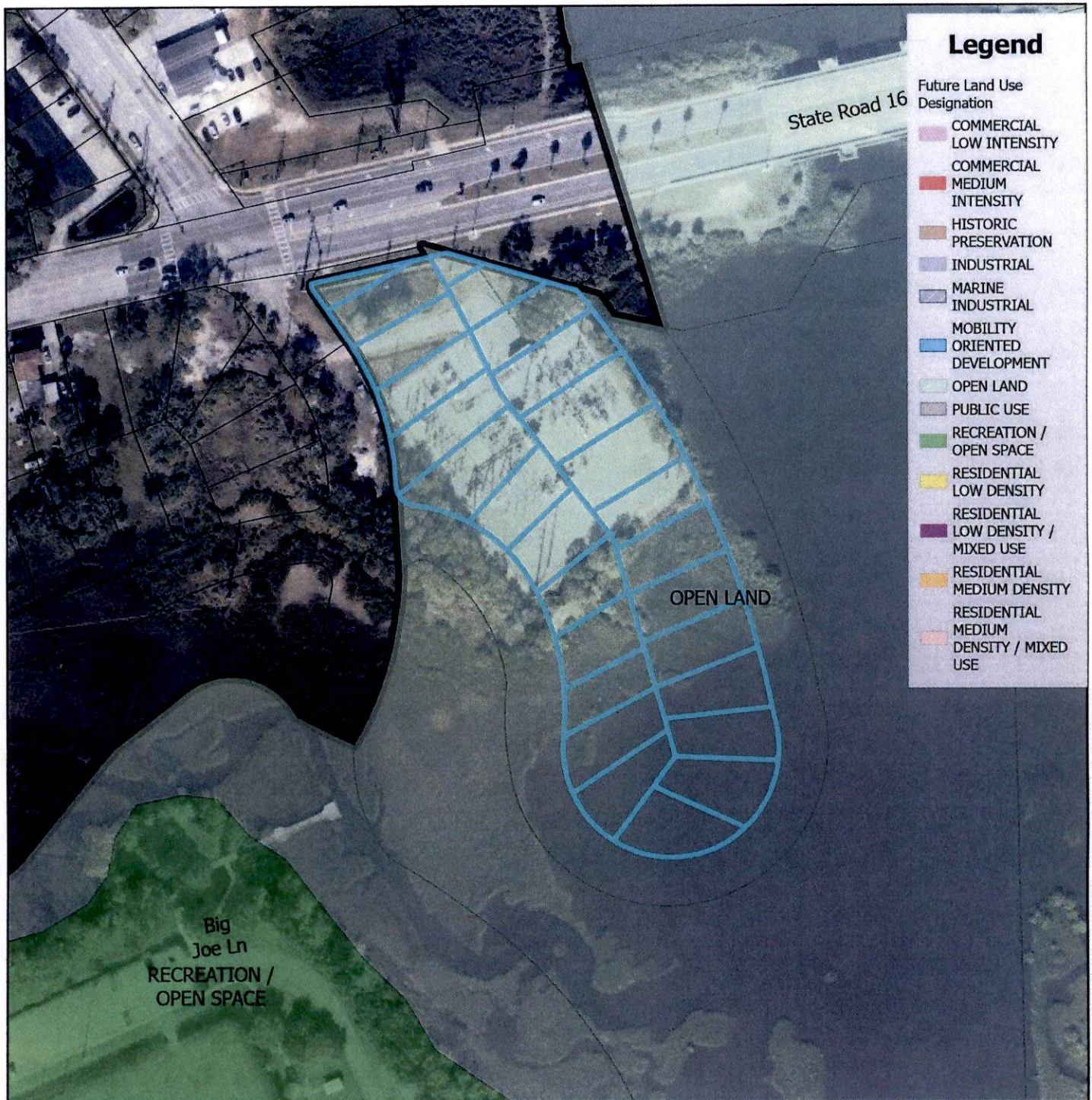
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.17 0.35 Miles

0 1,250 2,500 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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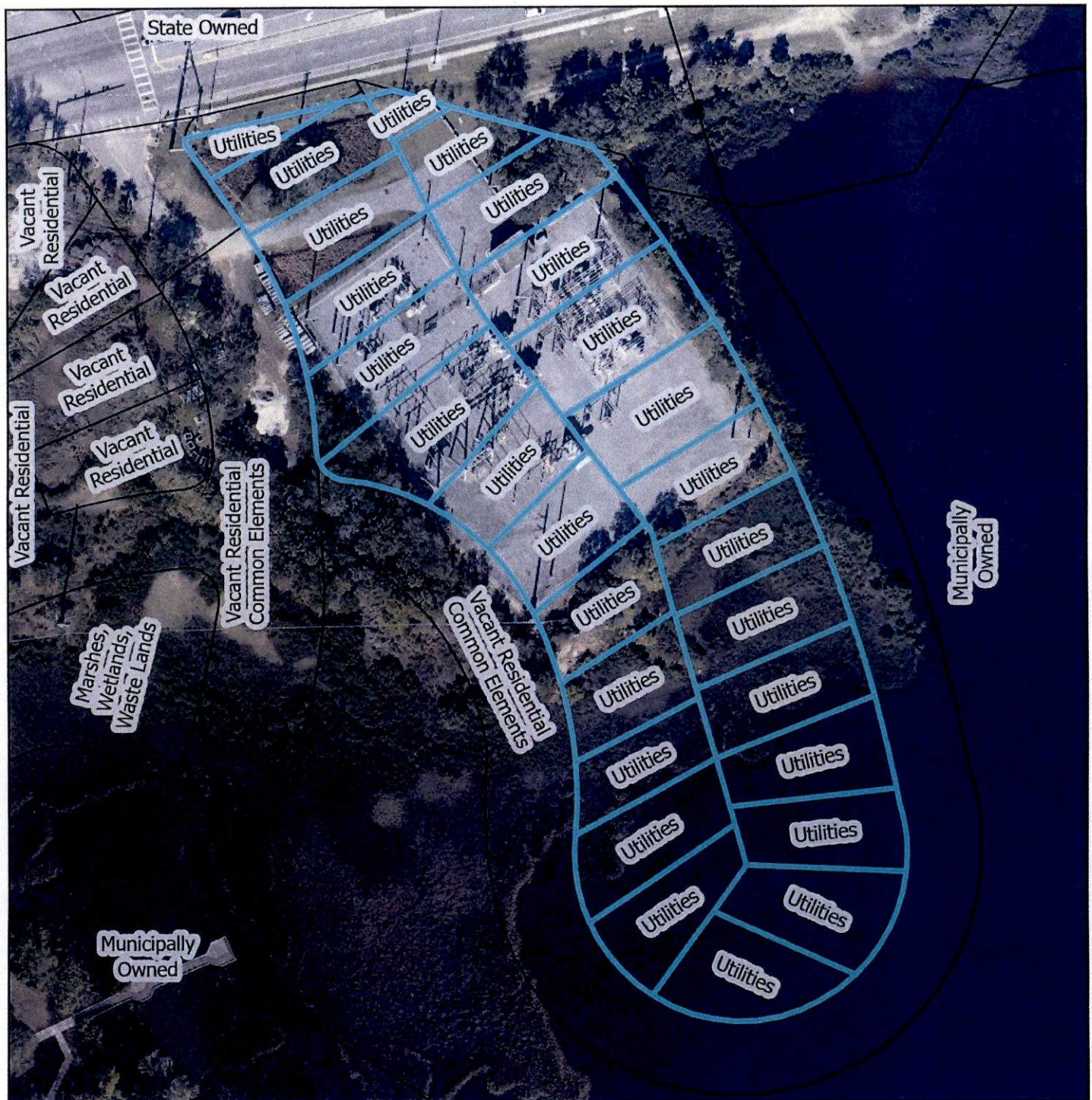
2025



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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.01 Miles

0 62.5 125 Feet

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal (28-29) | ☐ Preliminary Subdivision Plat Approval (23-38) |
| ☒ Conservation Overlay Zone Development (11-29) | ☐ PUD Modification/Amendment (28-30) |
| ☐ Use by Exception (28-29) | ☒ Rezoning (28-30) |
| ☐ Final Development Plan (____) | ☐ Variance (28-29) |
| ☐ Land Use Plan Amendment (28-30) | ☐ Other (____) |

IN THE MATTER OF:

Case No.: PZB2024-0115
Applicant: Florida Power & Light Company
Owner: Florida Power & Light Company
Address: 179 SR 16, Saint Augustine, FL, 32084
Parcel Number: 0932200000

Re: Conservation Overlay Zone Development pursuant to Section 11-29 and rezoning pursuant to Section 28-30, City of St. Augustine Code, To approve a rezoning to Open Land: OL and approve the construction of a retaining wall within Conservation Overlay Zone 2.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, FEBRUARY 4, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, February 4, 2025, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Open Land, and no current zoning classification.
4. The above-described Conservation Overlay Zone Development is subject to Section 11-29 and rezoning is subject to Sec. 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action ~~MEETS~~ / **DOES NOT MEET** the requirements of Section 11-29 and Section 28-30, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request To approve a rezoning to Open Land: OL and approve the construction of a retaining wall within Conservation Overlay Zone 2.

Subject to the following findings by the PZB:

- Recommends approval of rezoning request to Open Land
- district: OL.
-

Subject to the following conditions:

- Approves Conservation Overlay Zone development request.
-
-

DONE AND ORDERED, at a public hearing on the 4th day of February,
A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.
Case No. PZB2024-0115 **REQUEST** **APPROVED / DENIED / CONTINUED**

Christina Tucker
Sign Name

Christina Tucker
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4th day of February, A.D., 2025.



Michele Fudo
Notary Public, State of Florida



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 APPRAISER'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.

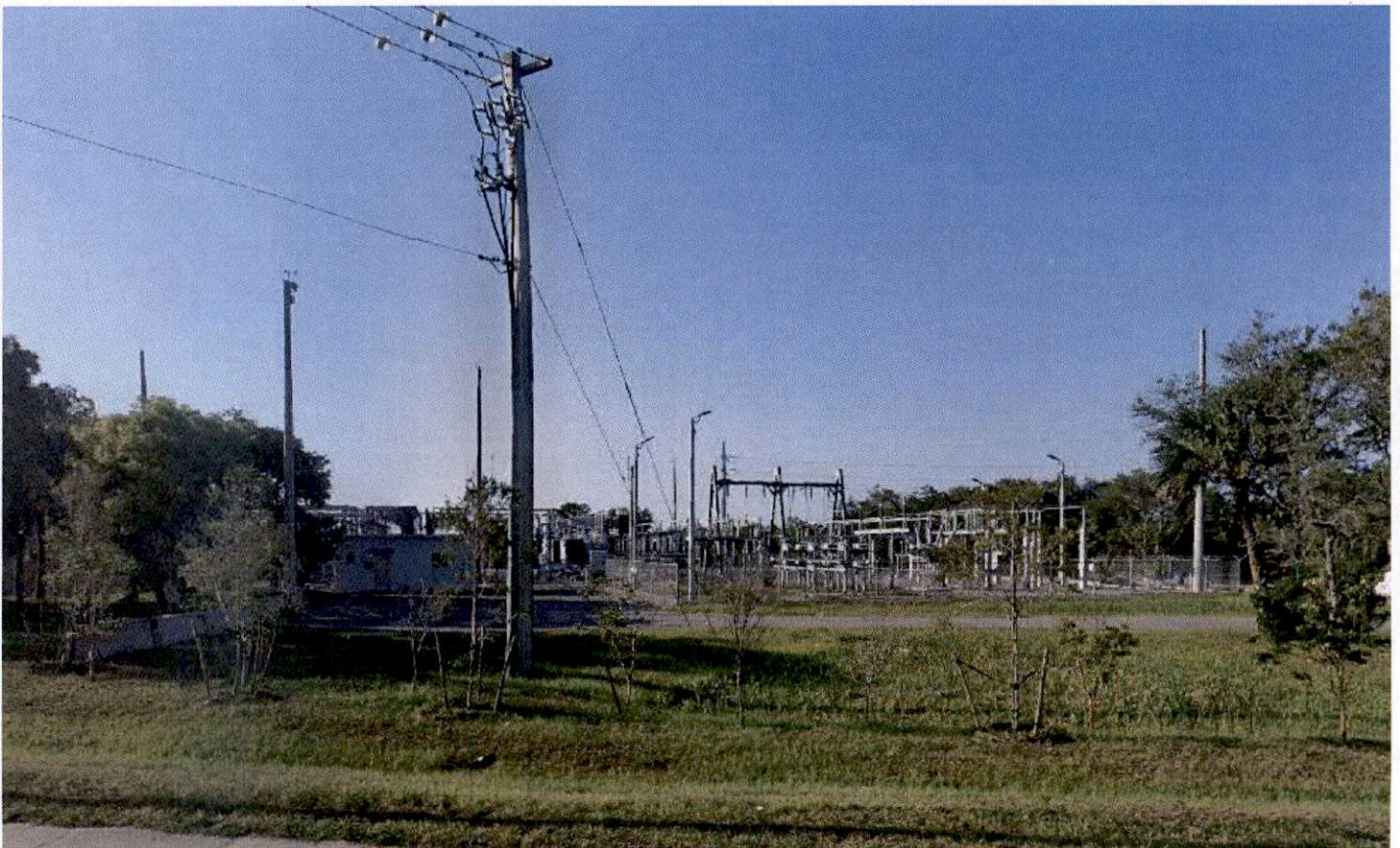


Figure 1. Photo of the property at 179 SR 16.

- (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

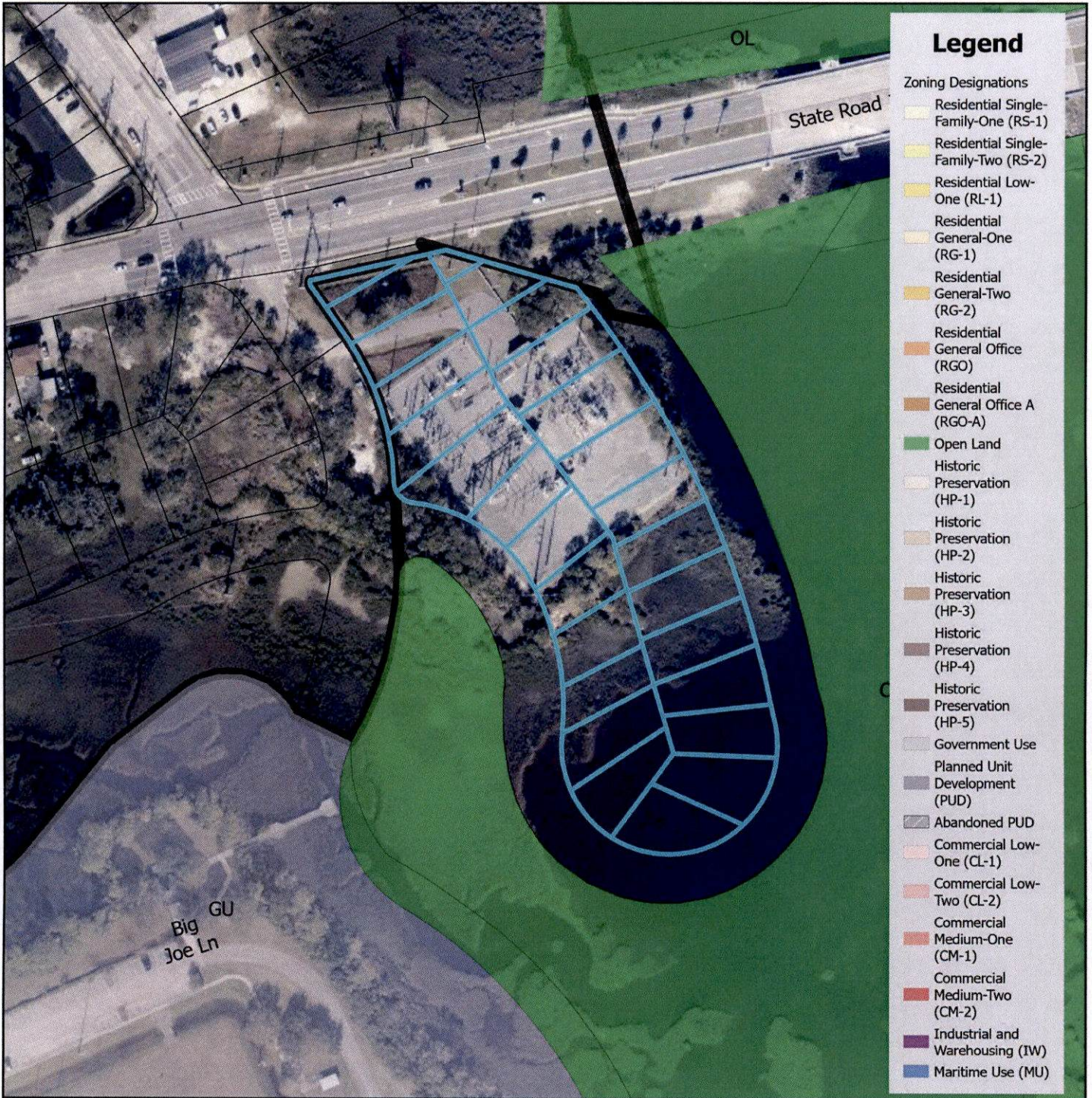
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information

Staff Report prepared by:

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

Attachment 1:

Site Maps & Photos



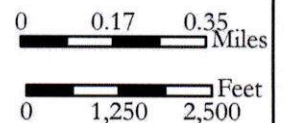
Zoning Map

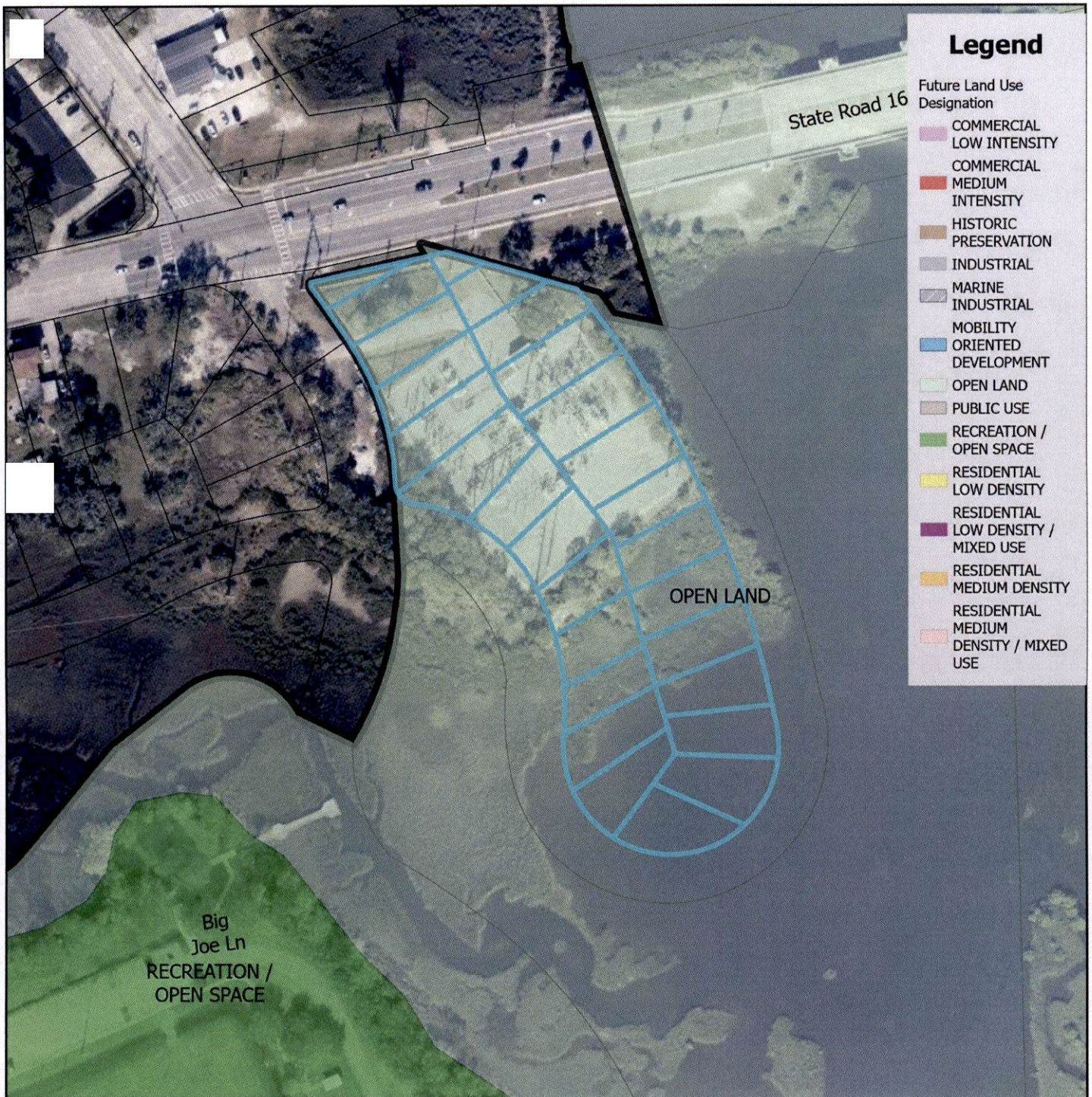
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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





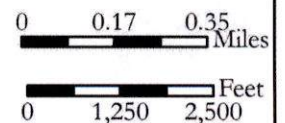
Future Land Use Map



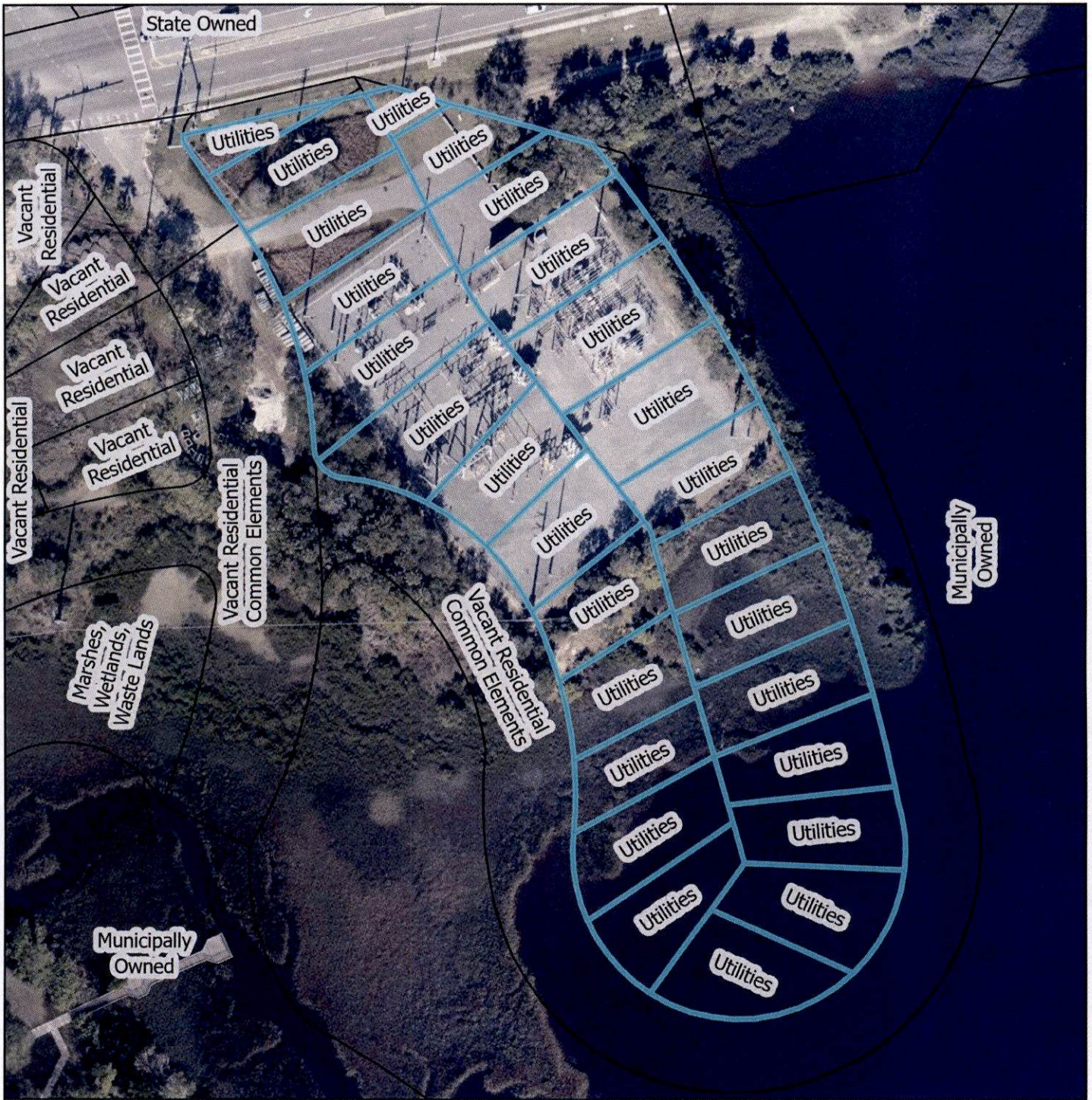
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Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

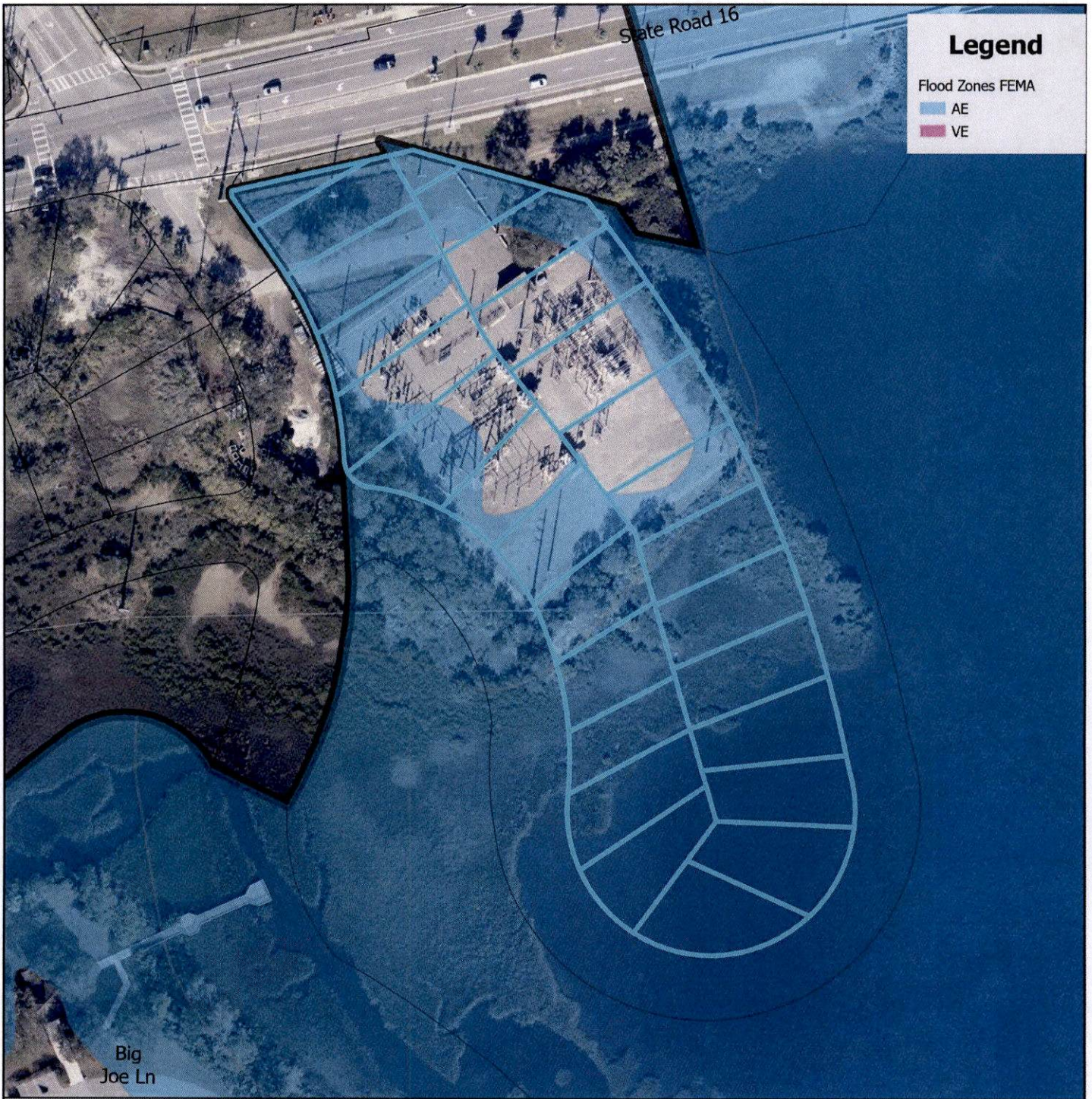
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.01 Miles

0 62.5 125 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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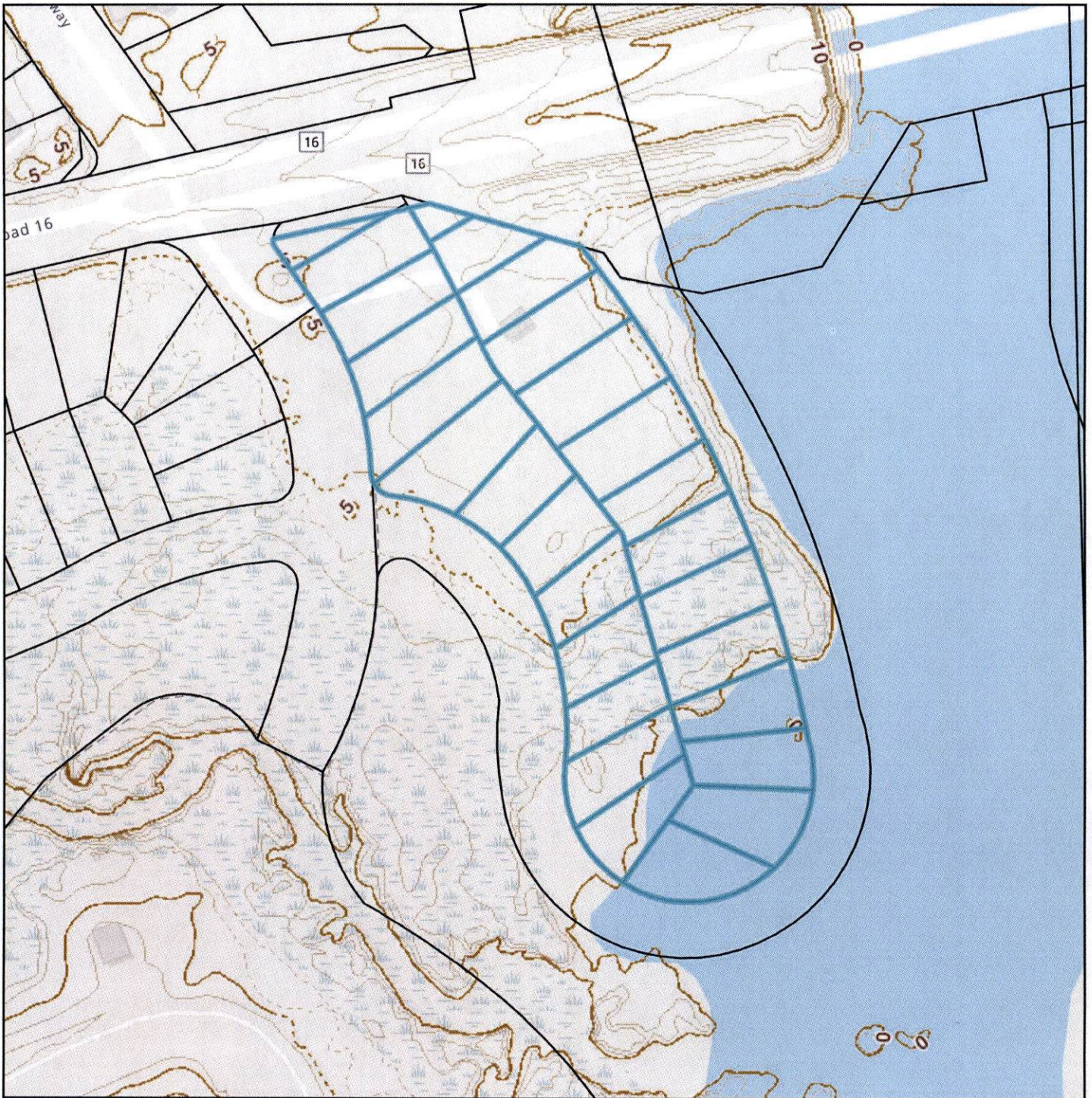
2025



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



0 0.01 0.02 Miles

0 80 160 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: 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 reliability 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 interruptions 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 APPLICATIONS:

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

12/10/24
Date


Signature of Property Owner

12/10/24
Date



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

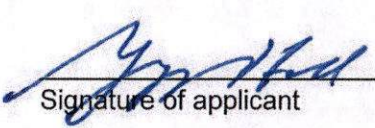
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

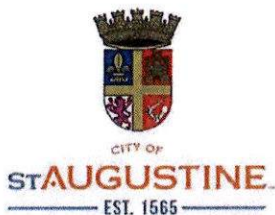
Gregg A. Hall - Siting & Permitting
Manager

Print name of applicant



Signature of applicant

12/10/24
Date



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:

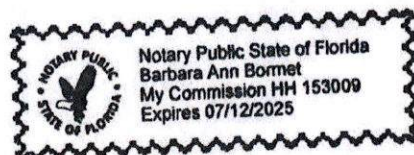
Oath sworn: X Yes No

Notary Signature:

Barbara Bormet

My Commission expires:

7/12/2025



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: 

Owner's Name: Gregg A. Hall -Siting & Permitting Manger

Owner's Signature: 

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	3-149 SANTA ROSA SUB ALL BLK 31 (EX R/W BY ORDER OF TAKING
Description*	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) <i>*The Description above is not to be used on legal documents.</i>
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



Attachment 4:

Supplemental Information

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.

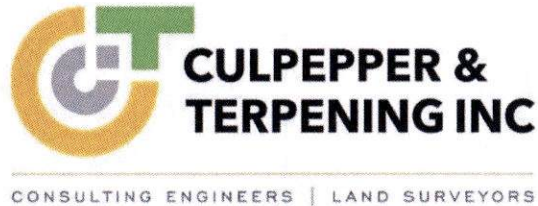
1. (1) Planning and Zoning Board Application;
2. (1) Application Fee (To be submitted under separate cover);
3. (1) Site Plan, Signed and Sealed;
4. (1) Construction Plans, Signed and Sealed;
5. (1) Environmental Assessment; and
6. (1) Response to City COZ Criteria, Section 11-29.

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.

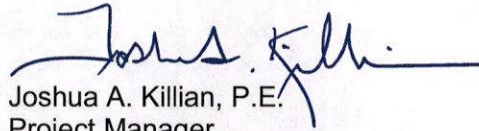
In addition to the proposed security flood wall, limited drainage culverts and inlets will be installed inside the existing substation yard to allow for drainage of the existing yard during typical storm events.

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

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.

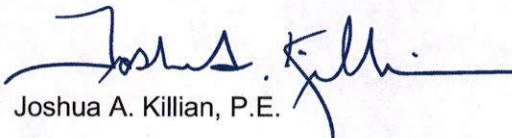
(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line 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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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, -81.330210 and 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.*

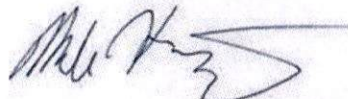
Please make sure that activities associated with addressing the findings above are initiated promptly to allow adequate time for completion before the current scheduled start date of January 15, 2020. Please refer to the EA Summary Table located in **Appendix A** for detailed summary of the findings, 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

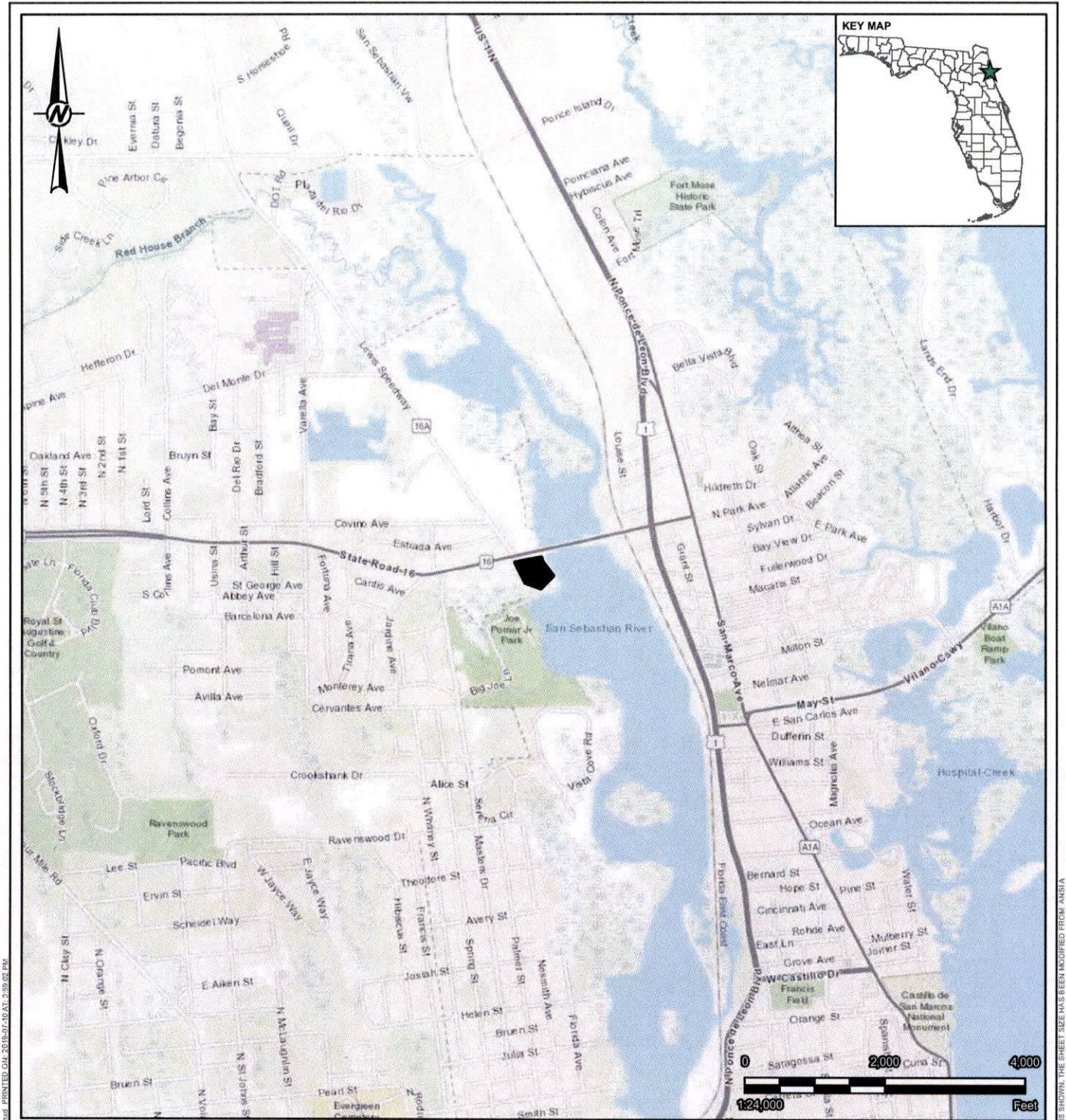
APPENDIX A
TABLE

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., GBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDINANCE 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



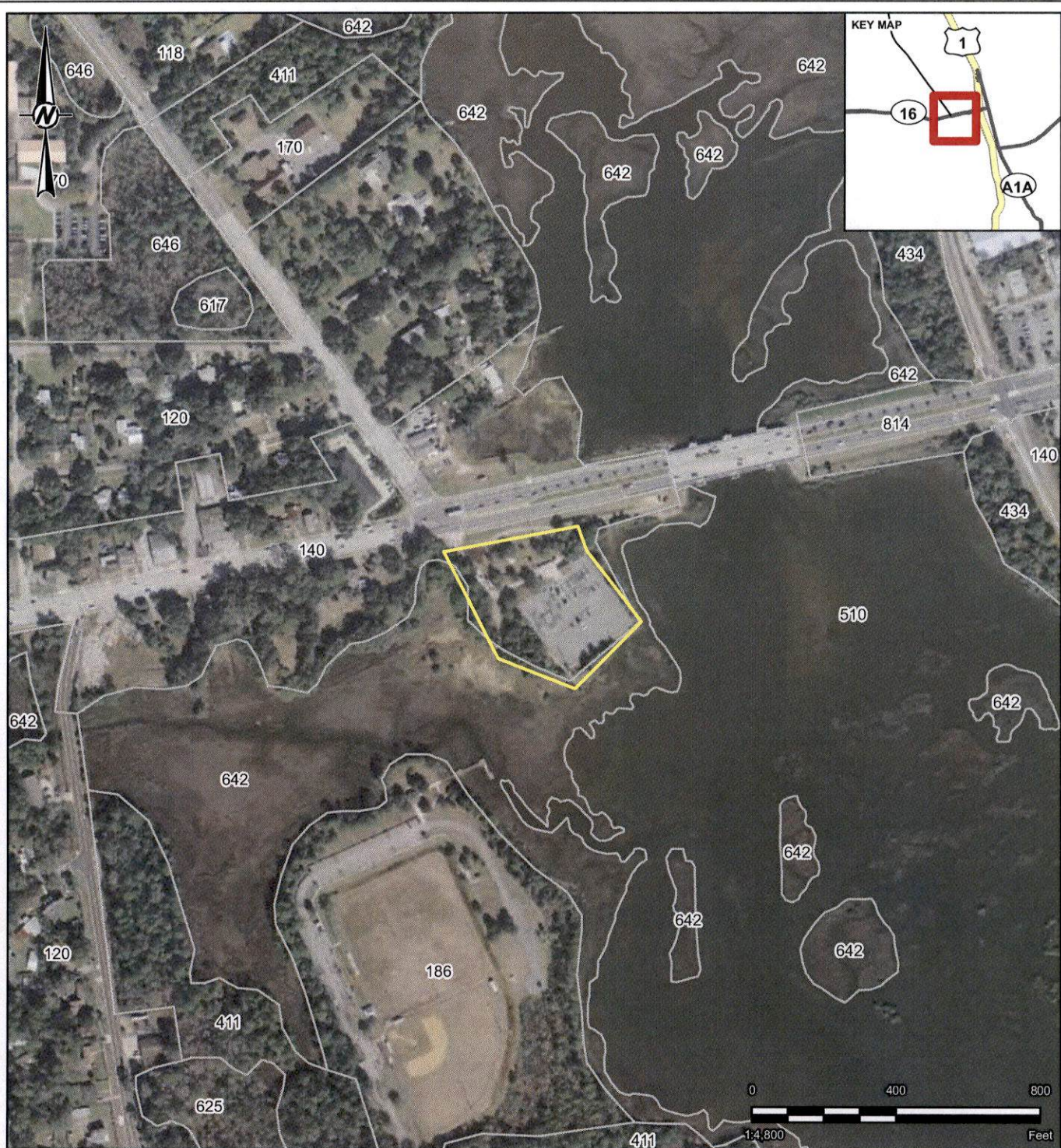
YYYY-MM-DD	7/10/2019
DESIGNED	CJH
PREPARED	CJH
REVIEWED	MEH
APPROVED	MEH

PROJECT NO.
19120618

CONTROL
6080001872_A001

REV.
0

FIGURE
1



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 BY SJRWMD, 2014
- SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, 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.

19120618

CONTROL

6080001872_A002

REV.

0

FIGURE

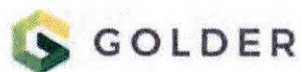
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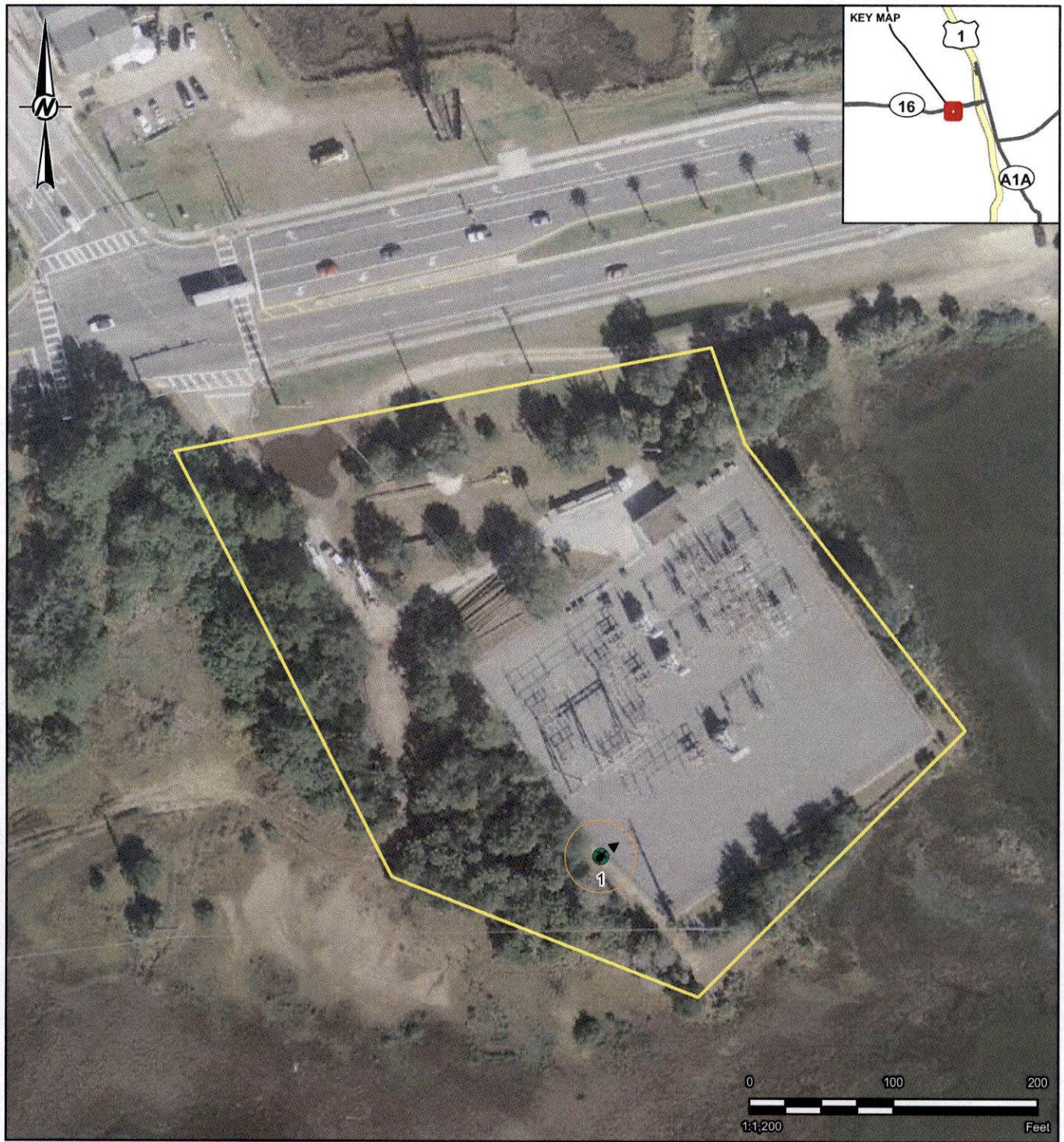
LEGEND

REFERENCE(S)

CLIENT
FPL
ST. JOHNS COUNTY



PATH: N:\FW\2019\19-120618_FPL_6080001872_A_Expanded\Figure6_00001872_A004.mxd PRINTED ON: 2019-07-12 AT: 3:34:08 PM



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 GOLDBER, 7/11/2019
- SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY

CLIENT

FPL
ST. JOHNS COUNTY, FL

PROJECT

6080001872 LEWIS SUBSTATION EXPANSION

TITLE

GOPHER TORTOISE BURROW LOCATION MAP

CONSULTANT



YYYY-MM-DD 7/12/2019

DESIGNED CJH

PREPARED CJH

REVIEWED MEH

APPROVED MEH

PROJECT NO.
19120618

CONTROL
6080001872_A004

REV.
0

FIGURE
4

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

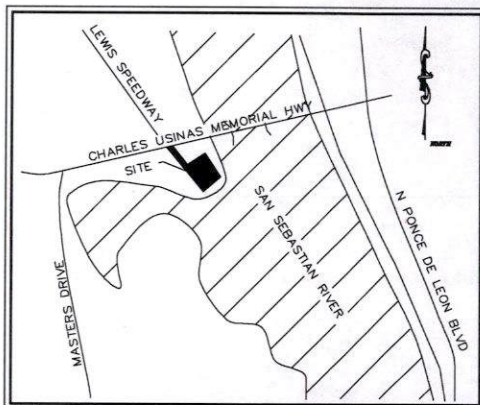
IN

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR

FLORIDA POWER & LIGHT CO.

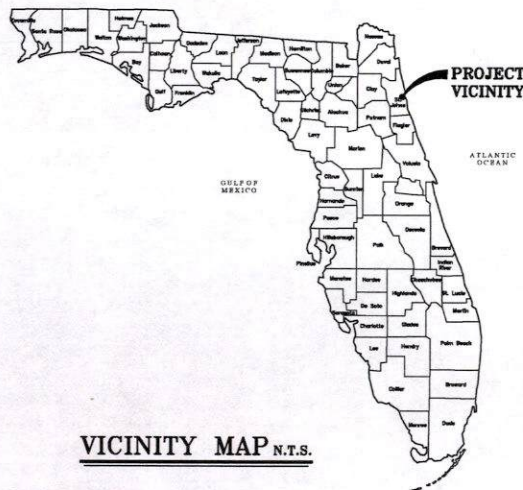


LOCATION MAP N.T.S.

SECTION 12 TOWNSHIP, 7 SOUTH, RANGE 29 EAST

LEGAL DESCRIPTION

ALL OF BLOCK 31, SANTA ROSA SUBDIVISION, MAP BOOK 3, PAGE 148 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 54, PAGE 432.



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY SHEET
3	JURISDICTIONAL SITE PLAN

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 12/11/2024



CULPEPPER & TERPENING INC

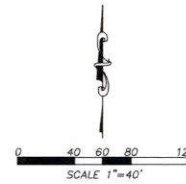
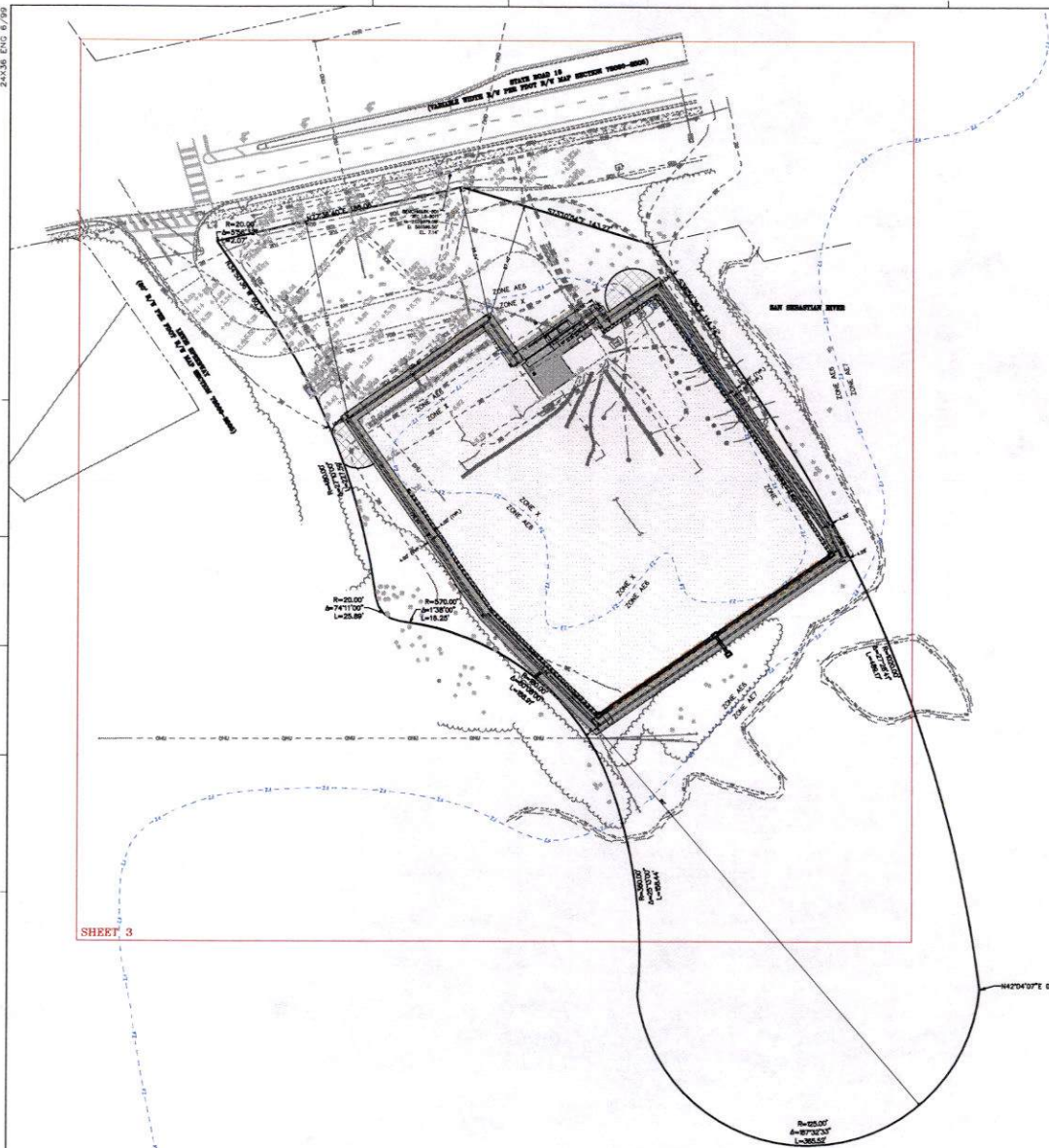
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4296

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., REG. NO. 65563

FPL LEWIS SUBSTATION FLOODWALL

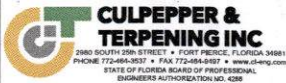
CAT PROJECT NO. 18-196.002 SHEET 1 OF 3



SHEET 3

LEGEND

- | | | | |
|---|-------------------------|---|-------------------------|
|  | EXIST. SUBSTATION YARD |  | PROP. TEMPORARY FENCE |
|  | PROP. CONCRETE RE-WORK |  | PROP. CONCRETE WALL |
|  | PROP. CONCRETE |  | PROP. UNDERPIN |
|  | OVERLAND FLOW DIRECTION |  | PROP. TRENCH/DRAIN |
|  | SITE BENCHMARK |  | PROP. WALL FOOTING |
|  | WALL ANCHOR |  | RIGHT OF WAY |
| | |  | EXIST. FENCE |
| | |  | EXIST. STAIRY |
| | |  | EXIST. SANS |
| | |  | EXIST. STORM |
| | |  | EXIST. OVERHEAD UTILITY |
| | |  | EXIST. BURIED ELECTRIC |



ER	NO	DATE	REVISION	BY	CH	COR	APP
----	----	------	----------	----	----	-----	-----

DATE 12/11/24	SCALE 0 40 60 80 120
	DR EC ER JK
	CH - COR -
	APPROVED JOSHUA A. KILLIAN

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

FPL LEWIS SUBSTATION FLOODWALL
KEY SHEET

DATUM NOTES:
ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE
RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)
OF 1988.

Know what's below.
Call before you dig.

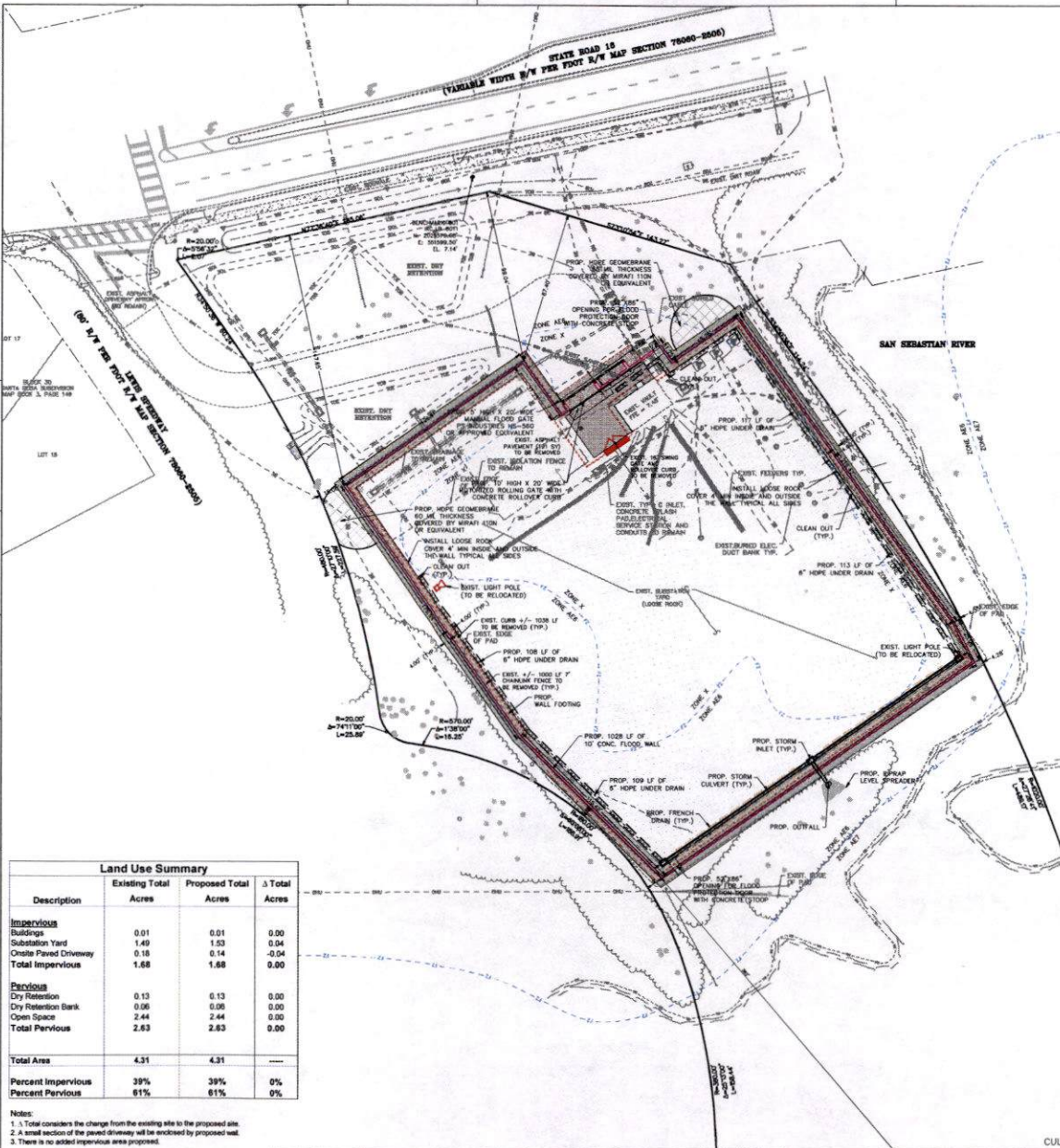
 (SU, G, PP)

SHEET 2 OF 3
E-LEWØ1J

REV
NO

JOSHUA A. KILLIAN,
P.E. FL. REG. NO. 85263

ENGINEER'S SEAL



FPL LEWIS SUBSTATION SITE DATA

OWNER/APPLICANT:
SPECTRA-WELL
FLORIDA POWER & LIGHT CO
700 UNIVERSE BOULEVARD
JACKSONVILLE, FL 32202
MAIL STOP 100-18
PHONE (904) 774-6400

OWNERS REPRESENTATIVE/ENGINEER:
JOSUEA KILLIAN, P.E.
CULPEPPER & TERPENING, INC.
ONE SOUTHWEST STREET
FORT PIERCE, FL 34981
PHONE (772) 464-0537
FAX (772) 464-0607

SURVEYOR:
WILLIAM DORLEY, PLS
2000 W. 1ST STREET
131 WEST HALEY ST.
ORLANDO, FL 32836
PHONE (321) 384-4623
FAX (321) 384-9154

LANDSCAPE ARCHITECT:
ROBERT REAGAN, PLS
FLORIDA POWER & LIGHT CO
700 UNIVERSE BOULEVARD
JACKSONVILLE, FL 32202
MAIL STOP 100-18
PHONE (904) 774-6400

ARCHITECT:
FLORIDA POWER & LIGHT CO
700 UNIVERSE BOULEVARD
JACKSONVILLE, FL 32202

- 1) **PROJECT NAME:** FPL LEWIS SUBSTATION FLOODWALL
- 2) **LOCATION:** 179 S.W. 18, ST. AUGUSTINE, FL 32084
- 3) **PROJECT DESCRIPTION:** SECURITY FLOODWALL AT EXISTING ELECTRICAL SUBSTATION
- 4) **PARCEL ID NUMBER:** 92220200
- 5) **SITE AREA:** 4.31 ACRES
- 6) **ZONING:** NA
- 7) **LANDUSE:** PUBLIC UTILITY
- 8) **FLOOD ZONE:** ZONE 1 AND ZONE 2B PER ST. JOHNS COUNTY FEMA FLOOD MAP MAP NO. 1200003122 DATED DECEMBER 7, 2018

9.)	SITE DATA:						
	MINIMUM REQUIRED		PROPOSED				
	FEET		INCHES				
	FRONT		FRONT				
	SIDE		SIDE				
	REAR		REAR				
	(PROVIDED SETBACKS ARE RELATIVE TO PROPOSED SUBSTATION WALL)						
	MAX. BUILDING HEIGHT:		MAXIMUM ALLOWABLE				
	FEET		FEET				
	10.)	SITE COVERAGE:		4.31		ACRES	187,705
ACREAGE		SQ		% SITE		MAXIMUM	
FEET		FEET		FEET			
BUILDING		0.23	514	5.9%	MAX	80%	
SUBSTATION YARD		1.33	68,847	25.9%			
PAVED DRIVEWAY		0.14	5,958	3.2%			
TOTAL IMPERVIOUS		1.68	72,119	34.0%			
DRY RETENTION		0.39	9,419	4.5%			
OPEN SPACE		2.64	108,111	48.7%	MIN	20%	
TOTAL PERVIOUS (Cover Space)		2.63	114,524	81.0%			
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 THIRTY DAYS OF APPROVAL.
- 12) **UTILITY SERVICE:**
CITY OF ST. AUGUSTINE UTILITIES
CITY OF ST. AUGUSTINE UTILITIES
FPL
CIVILIAN 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 DRAINAGE VIA SHEET PILE TO THE SAN SEBASTIAN RIVER. A SMALL PORTION OF THE SUBSTATION FLOODWALL DRAINAGE SYSTEM PART OF THE 2019 SUBSTATION DRAINAGE DRAINAGE TO TWO INTERCONNECTED DRY RETENTION POND VIA A SYSTEM OF ALLEYS AND CULVERTS. THE EXISTING CULVERT AND DRAINAGE PATTERNING WILL BE PRESERVED WITH THE CURRENT IMPROVEMENTS.
- 17) **VEGETATION STATEMENT:**
ALL EXISTING VEGETATION TO BE REMOVED DURING SITE DEVELOPMENT.
THERE ARE NO PRESERVED PLACES ON THE SITE.
- 18) **NOISE:**
NO COMMERCIAL NOISE IS PROPOSED. ONLY INFORMATIONAL NOISE WILL BE INSTALLED.
- 19) **TRAFFIC:**
FPL TUGBOAT 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.



Know what's below.
Call before you dig.

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

DATE: 12/11/24
SCALE: 0 30 45 60 90
DR: EC ER JK
CH: COR

FPL LEWIS SUBSTATION FLOODWALL
JURISDICTIONAL SITE PLAN

(SU, G, PP)
SHEET 3 OF 3
E-LEW01J
CADE

REV NO
JOSHUA A. KILLIAN
P.E. FL. REG. NO. 85263
ENGINEER'S SEAL

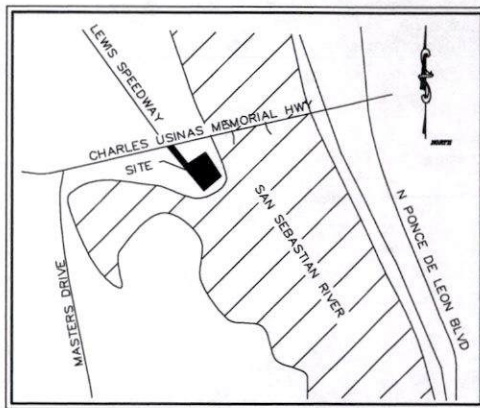
Land Use Summary				
Description	Existing Total Acres	Proposed Total Acres	Δ Total Acres	
Impervious				
Building	0.01	0.01	0.00	
Substation Yard	1.49	1.53	0.04	
Onsite Paved Driveway	0.18	0.14	-0.04	
Total Impervious	1.68	1.68	0.00	
Pervious				
Dry Retention	0.13	0.13	0.00	
Dry Retention Bank	0.06	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	0.00	
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.

CULPEPPER & TERPENING INC.
2860 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-0537 • FAX 772-464-0587 • www.cteng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 428

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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.

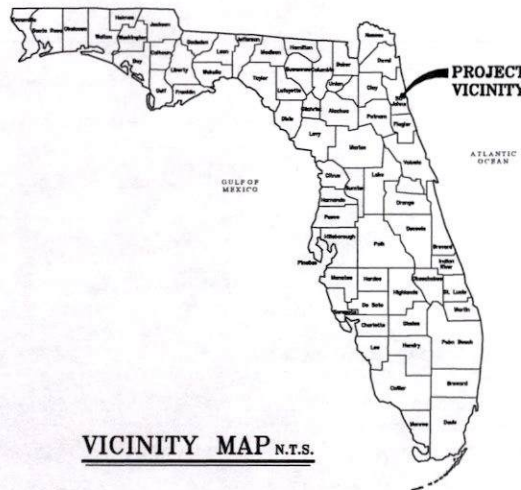


LOCATION MAP N.T.S.

SECTION 12 TOWNSHIP, 7 SOUTH, RANGE 29 EAST

LEGAL DESCRIPTION

ALL OF BLOCK 31, SANTA ROSA SUBDIVISION, MAP BOOK 5, PAGE 149 EXCEPT A PORTION TAKEN FOR R/W BY ORDER OF TAKING, MAP BOOK 5, PAGE 434 & THE PORTION CONVEYED TO STATE ROAD BY OR BOOK 94, PAGE 432.



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

REVISIONS	
SHEET NO.	DATE
5	12/09/2024

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

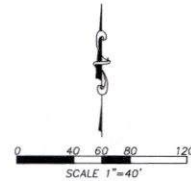
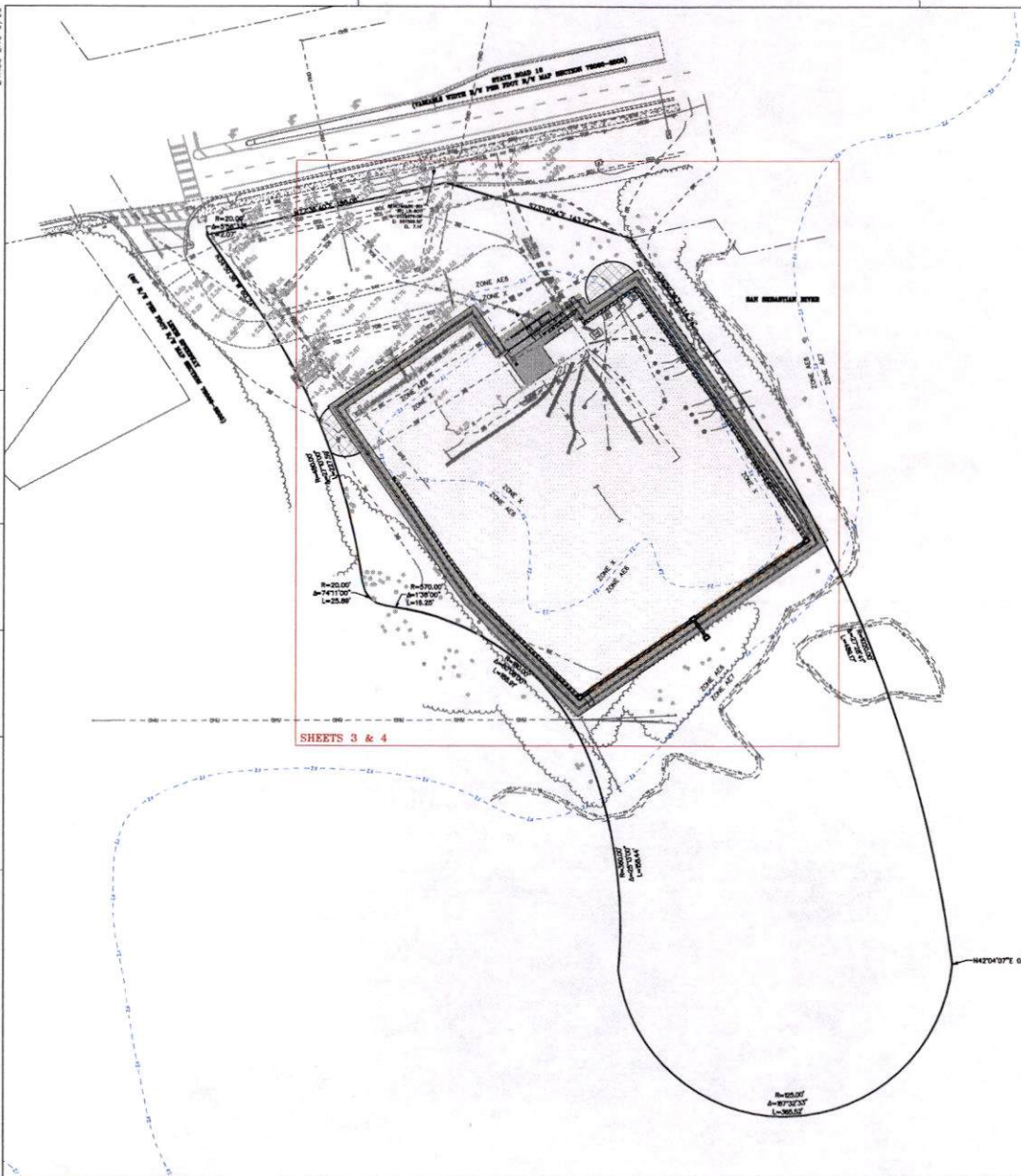
This item has been digitally signed and sealed by Joshua A. Killen, PE on Dec. 11, 2024 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

JOSHUA A. KILLEN, P.E., REG. NO. 80383

FPL LEWIS SUBSTATION FLOODWALL

C&T PROJECT NO. 19-198.002 SHEET 1 OF 9

FILE NAME: 19-198.002 CDRAWING



LEGEND

- | | |
|--------------------------|-------------------------|
| EXIST. SUBSTATION YARD | PROP. TEMPORARY FENCE |
| PROP. SUBSTATION RE-WORK | PROP. CONCRETE WALL |
| PROP. CONCRETE | PROP. UNDERDRAIN |
| OVERLAND FLOW DIRECTION | PROP. FRENCHDRAIN |
| SITE BENCHMARK | PROP. WALL FOOTING |
| WALL ANCHOR | RIGHT OF WAY |
| | EXIST. FENCE |
| | EXIST. SANITARY |
| | EXIST. STORM |
| | EXIST. OVERHEAD UTILITY |
| | EXIST. BURIED ELECTRIC |

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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 428

REV	NO	DATE	REVISION	BY	CHK	APP

DATE 12/11/24 SCALE 0 40 80 120
POWER SYSTEMS
 DR EC ER JK
 CH CCR
 APPROVED
 JOSHUA A. KILLIAN

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

**FPL LEWIS SUBSTATION FLOODWALL
KEY SHEET**

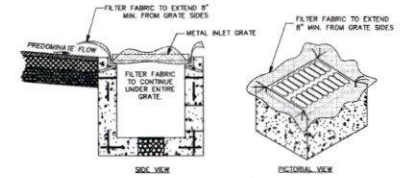
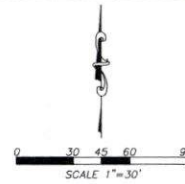
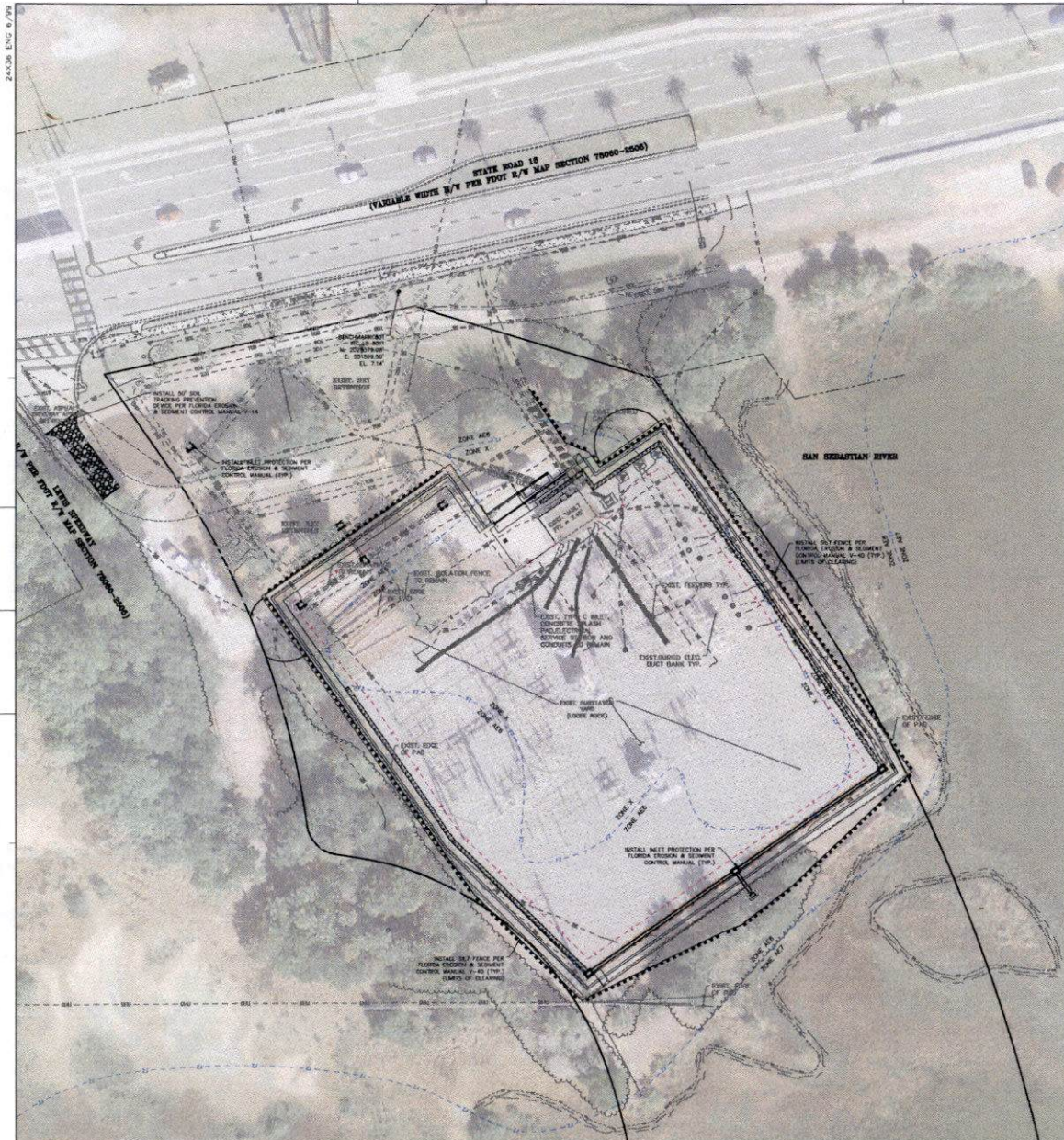
DATUM NOTES:
ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE
RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83)
OF 1988.

811
 Know what's below.
 Call before you dig.
 (SU, G, PP)

SHEET 2 OF 9
E-LEW02
 CADE
 REV NO

JOSHUA A. KILLIAN,
 P.E. FL. REG. NO. 85263
 ENGINEER'S SEAL





GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEGMENT NEEDS TO BE 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

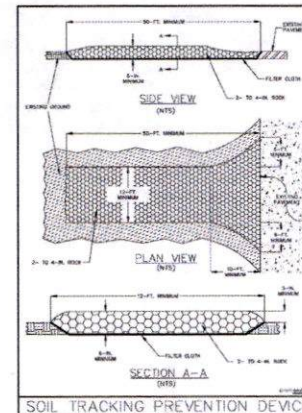


Figure V-34: Illustration of a Soil Tracking Prevention Device

Revisions to Figure V-34: Add notes to be added to the plan and section views.

V-33

LEGEND

EXIST. SUBSTATION YARD	PROP. TEMPORARY FENCE
PROP. SUBSTATION RE-WORK	PROP. TEMPORARY FENCE
PROP. CONCRETE	PROP. CONCRETE WALL
OVERLAND FLOW DIRECTION	PROP. FRENCH DRAIN
SITE BENCHMARK	PROP. WALL FOOTING
WALL ANCHOR	RIGHT OF WAY
SOIL TRACKING PREVENTION	EXIST. FENCE
	EXIST. SANITARY
	EXIST. STORM
	EXIST. OVERHEAD UTILITY
	EXIST. BURIED ELECTRIC

STATE OF FLORIDA EROSION & SEDIMENT CONTROL - DESIGNER & REVIEWER MANUAL

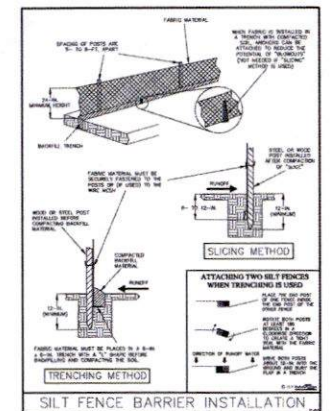


Figure V-40: Illustration of a Silt Fence Barrier

Revisions to Figure V-40: Add notes to be added to the plan and section views.

V-37

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

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-LEW02

JOSHUA A. KILLIAN
P.E. FL. REG. NO. 85263

ENGINEER'S SEAL

CULPEPPER & TERPENING INC.
2880 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-3587 • www.cti-inc.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 428

REV NO DATE REVISION BY CH COR APP

Project Name and location information: Lewis Substation Flood Wall Section 12 / Township 7S / Range 29E; St. Johns County, Florida (Feed ID No. 23220000)

Describe the nature of the construction activity: Flood wall installation

Describe the intended sequence of major and detailing activities:

- 0-2 days, site prep and stabilized construction entrance;
- 3-6 days, install perimeter sediment and erosion controls;
- 9-40 days, clearing/grubbing over all areas;
- 11-18 days, demolition of existing fence and utility enclosures;
- 18-23 days, site grading;
- 23-45 days, install storm sewer and under drains;
- 25-45 days, install concrete walls;
- 45-62 days, stabilize site;
- 62-90 days, clear out sediments in retention areas, bring to final design grades and vegetate all disturbed areas;

Total area of the site: 4.31 Acres

Total area of the site to be disturbed: 0.55 Acres

Planting data describing the soil and quality of any stormwater discharge from the site:

Estimate the drainage area size for each discharge point: 4.31 Acres (See Substation River)

Latitude and longitude of each discharge point and identify the receiving water or MSD for each discharge point: 1. LAT : 29° 54' 53.36" N; LONG : 81° 19' 45.96" W. The site discharges to the St. Johns River.

Give a detailed description of all controls, Best Management Practices (BMP) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major and detailing 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 a. 62-40432, 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 Engineer and Reviewer Manual, FDOT, PDOP (2007) and any subsequent amendments.

- Prior to clearing, a silt fence (breached 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 areas: then 7 days shall be stabilized with dry 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 3%, 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 utility/canals, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed gabion rock filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with soil 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 a temporary seeding.
- All installation shall be consistent as depicted on the attached site map and installation "typical" sheet.

Describe all temporary and permanent stabilization practices. Stabilization practices include: temporary seeding, mulching, permanent seeding, geotextiles, soil stabilization, vegetative buffer strips, protection of trees, vegetative preservation, etc.

- Temporary seeding shall be dry grass or other appropriate ground cover depending upon season of installation that is applied at manufacturer's recommendations to any disturbed area that are inactive more than 7 days.
- Soil 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 move flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include: all fences, earth dikes, diversion, mounds, 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 basin may be used as a temporary sediment basin (prior to being connected as a discharge structure) if needed. Care shall be taken to ensure the removal of accumulated fine sediments and that the excessive compaction of soil by construction machinery is avoided.
- Inlet(s)/Outlet shall be protected with filter fabric and properly installed gabion outlet filter (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 disturbed. 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 in ponds or vegetated meadows 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 hauled on site.

Off-site 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:

Fertilizers and pesticides will be used as a minimum and in accordance with the manufacturer's suggested application rates. No fertilizers and pesticides will be used 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:

Perturbations will be placed away from storm sewer systems, storm inlets, 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-segregated house shall be placed around the washdown area.

Provide a detailed description of the maintenance plan for all structural and non-structural controls to ensure that they remain in good and effective operating condition.

Controls 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 fences shall be inspected at least weekly. Any required repair 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)/outlet(s) shall be inspected immediately after each rain event and any required repairs to the gabion filter fabric, silt fence, or filter fabric shall be performed immediately.
- Run areas of the site that were previously seeded shall be reseeded per manufacturer's instructions.
- Mulch and soil 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.3.4 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. When sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Completion is filed.

Identify and describe all sources of non-stormwater discharges as allowed in Part IV.A.3. of the permit. These items for lightning 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 operations). Dewatering shall be done in accordance with the requirements of the DWP General Permit for the Discharge of Produced Ground Water from non-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 water. Any pumped water from the stormwater pond shall be treated as if it is not after a discharge of polluted stormwater. Treatment can include: silt fence, 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 General Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address and Phone Number	Date

REV	NO	DATE	REVISION	BY	CHK	APP

DATE 12/11/24 SCALE 0 20 40 80 120

POWER SYSTEMS

DR EC ER JK
CH COR

APPROVED
JOSHUA A. KILLIAN

FPL LEWIS SUBSTATION FLOOD WALL
SWPPP SPECIFICATIONS

CULPEPPER & TERPENING, INC. PROJECT NO. 19-198.002

(SUG,PP)

SHEET 7 OF 9
E-LEW02
C A D E

REV NO

JOSHUA A. KILLIAN,
P.E. FL. REG. NO. 83283

ENGINEER'S SEAL

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim, City Manager
Isabelle Lopez, City Attorney

DATE: February 13, 2025

RE: Agenda Item for February 24, 2025 Commission Meeting
Resolution 2025-07 for Procurement of Easements for Lake Maria Sanchez Flood Mitigation and
Drainage Improvement Project

The Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project will provide flood mitigation and drainage improvements for the core of the City's historic downtown. The overall project includes reconstruction of the primary streets (Cordova, Bridge, Granada) with improved stormwater lines, water lines, sewer lines, sidewalks and asphalt. A pumping system will be constructed along South Street so that the roads can drain properly and reduce the standing water from rainfall events. A number of one-way tide check valves would be installed within the stormwater outfall pipes associated with the project. Finally, a bulkhead (or floodwall) is proposed around the upland/wetland interface south of South Street and Lake Maria Sanchez to provide coastal surge protection. This bulkhead is currently designed along Washington Street, South Street and involves several private properties located along the marsh on Marine Street. While the City prefers to obtain all necessary easements by voluntary agreement with property owners, initial discussions have not yielded agreements to convey the easements required, such that, while the City expects to continue to discuss the voluntary conveyance of easements, it has become necessary to bring a Resolution for the Commission's consideration for taking by eminent domain or negotiated voluntary conveyance of easements over the private properties depicted in the attached Resolution.. Therefore, please place the following on the Commission Agenda:

1. Presentation of the project and public need; Jessica L. Beach, P.E., Chief Resilience Officer, Deputy Director of Utilities and Public Works
2. Presentation of the Resolution 2025-07; Michael Cavendish, Outside Counsel

If you should have any questions, please do not hesitate to ask.



Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works Department

Attachment: Staff Presentation
Resolution 2025-27

cc: City Attorney & Department Heads



City of St. Augustine



Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project

Presentation to the City Commission on:

February 24, 2025

Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works





CITY OF
ST. AUGUSTINE.
EST. 1565

Presentation Outline

- ❖ Demonstration of Public Need, Project Background and Public Benefit
- ❖ Proposed Resolution (2025-07) for Necessary Easements



Demonstration of Public Need

Current City Challenges (stormwater):

- Aging infrastructure
- Undersized collection system
- Low-lying and coastal location
(90% of the City is within a flood zone)
- Highly developed (high
impervious area)
- **Subject to flooding – both from
rainfall and tidal/coastal
influence (compound flooding)**



Demonstration of Public Need

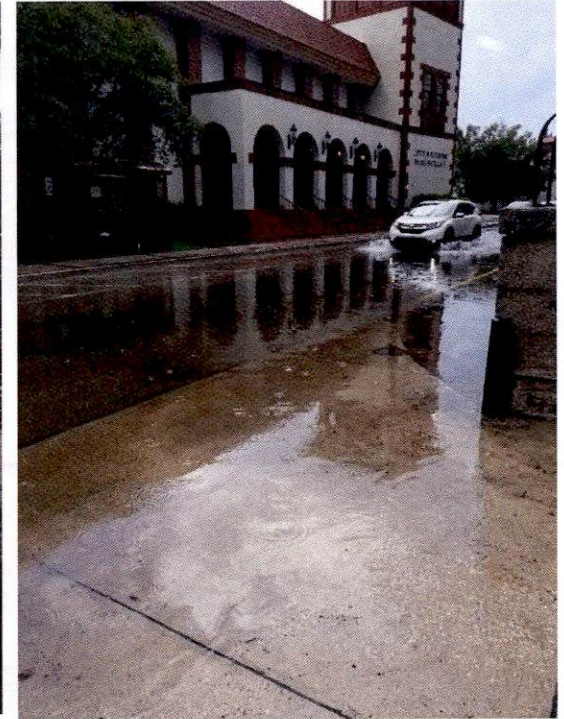
Different Types of Flooding



**Hurricane Irma –
High Water Marks**
Cordova and St. Francis



**High Tide +
Nor'easter**
Cordova and St. Francis



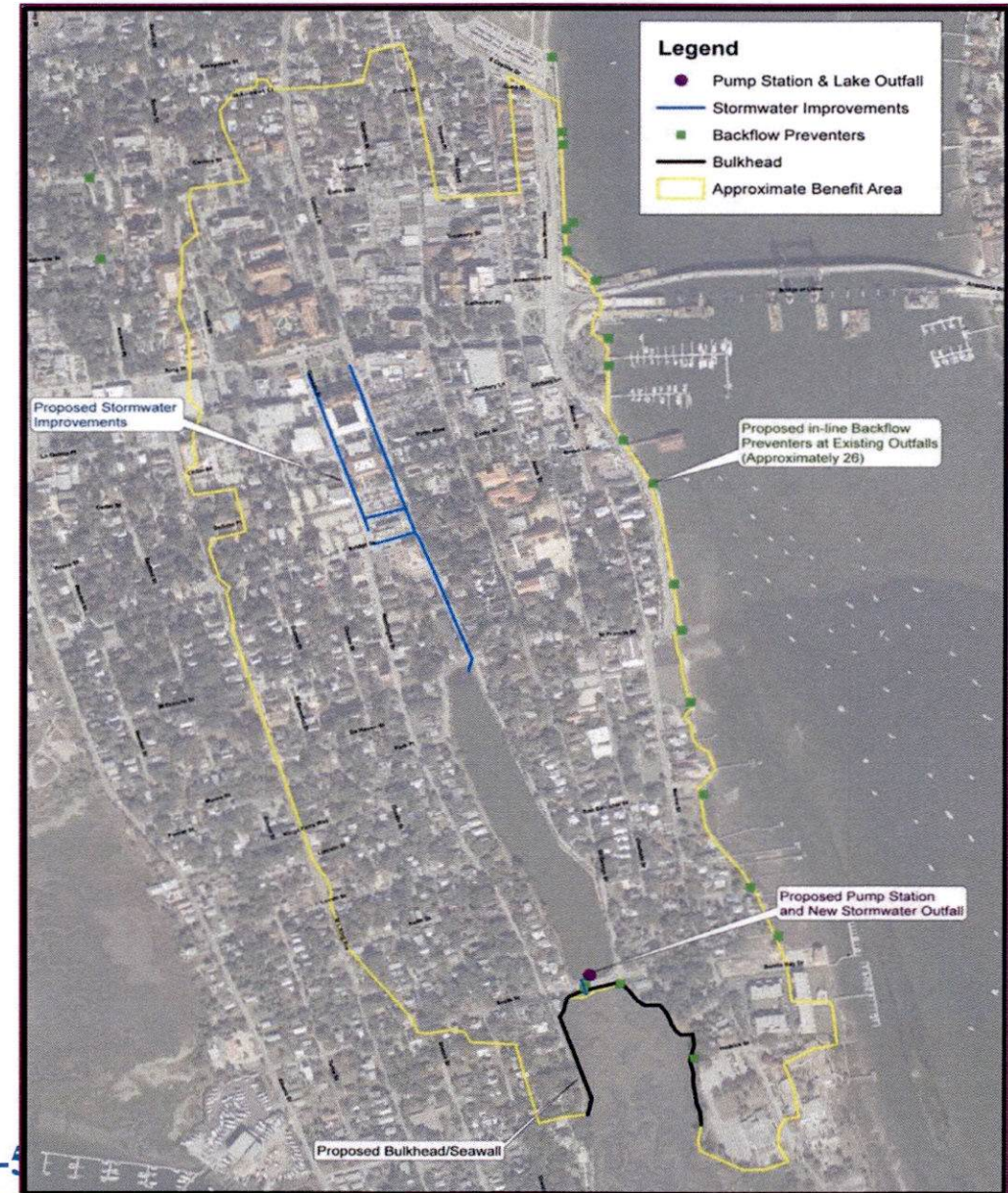
Rainfall Flooding
Granada Street



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- ❖ Initiated under FEMA's HMGP Program in 2017, resulting from Hurricane Matthew Disaster Funding
- ❖ Design Contract awarded in 2018
- ❖ Full Project Scope (addresses coastal and rainfall driven flooding):
 - ✓ Proposed stormwater pump station
 - ✓ Proposed flood wall (or bulkhead)
 - ✓ Proposed major stormwater infrastructure upgrades
 - ✓ Replace utilities in conflict with the proposed stormwater system
 - ✓ Proposed tide check valves in stormwater outfalls

Project Background





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Project Background and Public Benefits

❖ Flood Protection (Structures)

- ✓ Estimated 200 Acre Benefit Area
- ✓ 25-Year Storm Event + 2050 Sea Level Rise (6.4 Feet Storm Surge)
- ✓ Protect 186 Structures (Currently at Risk)



❖ Flood Protection (Roadways)

- ✓ 10-Year, 24-Hour Rainfall Event Level of Service (7.6 inches)
- ✓ Protected from Coastal Flooding
- ✓ Reduces both Depth and Duration of flooding





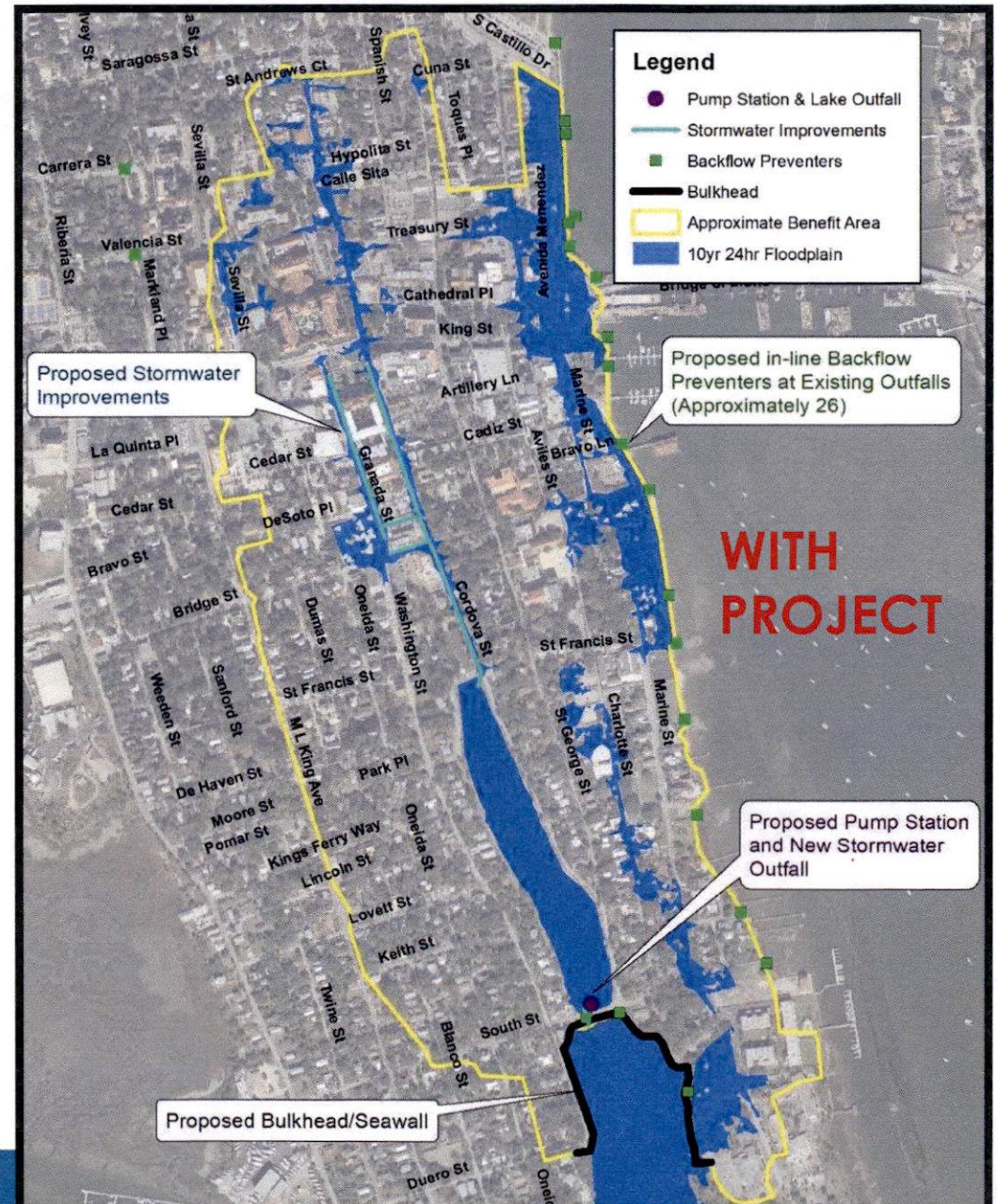
CITY OF
ST AUGUSTINE
— EST. 1565 —

Project Background and Description – Phase 1 (North)

- ❖ **Project funded through Florida Department of Environmental Protection**
 - ✓ \$19+ M through Resilient Florida Program - construction
 - ✓ \$10 M through State Legislative Appropriations – design and construction
- ❖ **Overall project has been delayed due to easements for the floodwall**
- ❖ **Phased Approach to Expedite Construction - Phase 1 (North) –**
 - Granada, Cordova, Bridge Streets
 - Full road reconstruction including streetscape
 - Major upgrades to stormwater infrastructure, replace utilities, underground existing overhead utilities
 - This will address the **RAINFALL** driven flooding only
- ❖ **Project schedule (estimated and subject to change)**
 - ✓ 2024 - officially amend grant agreements to reflect project phasing
 - ✓ 2025 – finish design, permitting, prepare project for bidding
 - ✓ 2026 - bidding process, award contract, pre-construction meetings with businesses and residents for maintenance of traffic during construction; construction underway (duration-12-18 months)



Flood Protection Benefit - RAINFALL





CITY OF
ST. AUGUSTINE

Project Background and Description – Phase 2 (South)

❖ Easements are required for the Floodwall

- Overall project has been delayed due to easements, phased approach to expedite construction for the Phase 1 – North
- Proposed Resolution 2025-07 to enable the City's ability to secure all necessary easements for the project

❖ Phase 2 (South) – South, Marine and Washington Streets

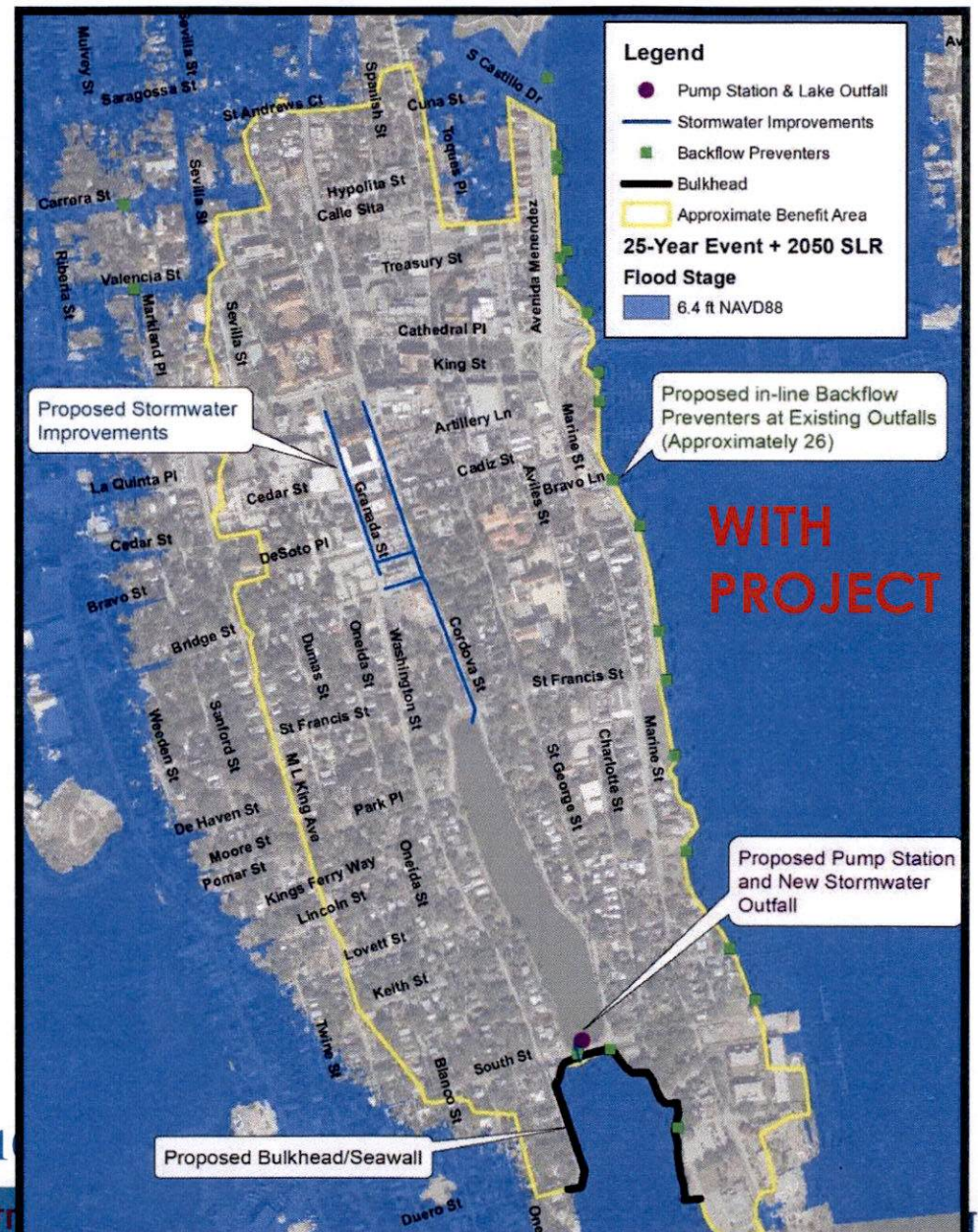
- Pump Station to replace existing weir on South Street
- Construction of floodwall around marsh on the south side of South Street
- Installation of tide check valves in stormwater outfalls
- This will address the **COASTAL** driven flooding
- 25-Year Storm Event + 2050 Sea Level Rise (6.4 Feet Storm Surge)
- Protect 186 Structures (Currently at Risk)



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Flood Protection Benefit - COASTAL



-1

Hor



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Phase 2 (South) - Floodwall Proposed – for Conceptual Purposes Only



Phase 2 (South) – Pump Station Proposed – for Conceptual Purposes Only



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CITY OF
ST AUGUSTINE
EST. 1565

Phase 2 (South) - Floodwall Proposed with Pump Station – for Conceptual Purposes Only





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ST. AUGUSTINE
— EST. 1565 —

Proposed Resolution 2025-07

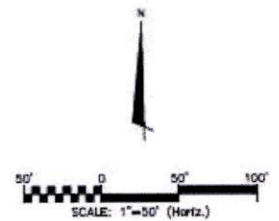
❖ Proposed Resolution 2025-07

- ✓ The project has demonstrated public need and benefit
- ✓ The project design requires easements over multiple properties in order to construct the required infrastructure
- ✓ The City prefers to obtain all necessary easements by voluntary agreement with property owners, however, initial discussions have not yielded executed agreements to convey the required easements
- ✓ The City expects to continue to discuss the voluntary conveyance of easements
- ✓ This Resolution is for the Commission's consideration for taking by eminent domain or negotiated voluntary conveyance of easements over the private properties depicted



CITY OF

Proposed Resolution 2025-07 –Easement Exhibits



LEGEND

- BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W— RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT



Questions?

www.CityStAug.com/Resiliency



Jessica L. Beach, P.E.

Chief Resilience Officer

Deputy Director, Utilities & Public Works

E: jbeach@citystaug.com | M: 904.209.4227 | W: www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



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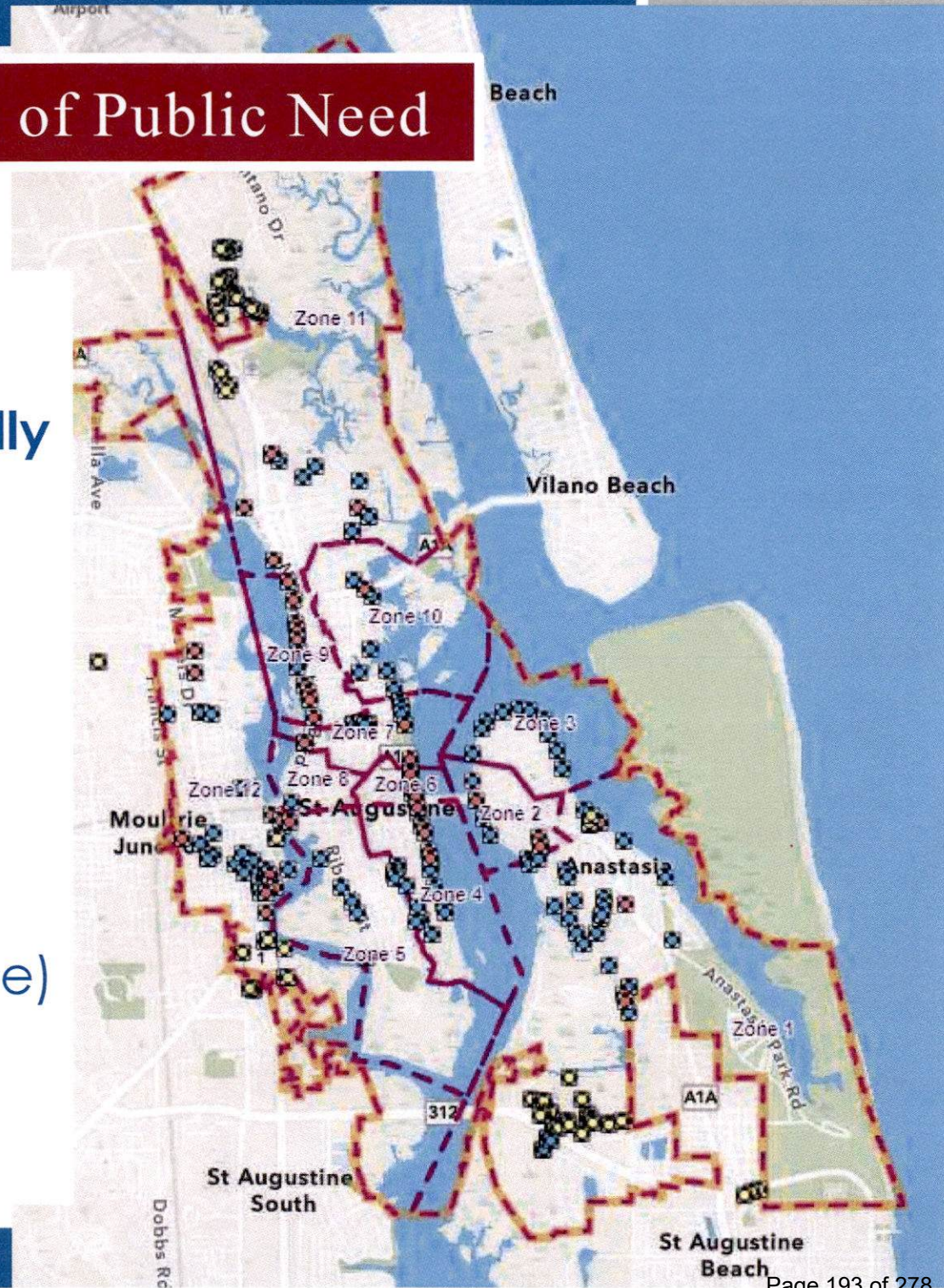


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Demonstration of Public Need

Stormwater Infrastructure:

- 140 Outfalls – many are **Tidally Influenced** (includes **FDOT**)
- **110 City Outfalls** (we've installed 48 one-way tide check valves)
- 1,155 Storm Inlets
- 116,760 feet (22 miles of pipe)
- Twelve (12) maintenance zones





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Demonstration of Public Need

September 2020 -
Flood Event

(Compound Flooding)

Different Types of Flooding

“King Tides”



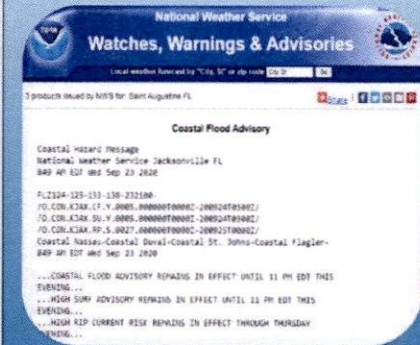
Nor'easter
> 20 mph (3 days)
10-15 mph (1 day)



Rainfall
2-3
inches



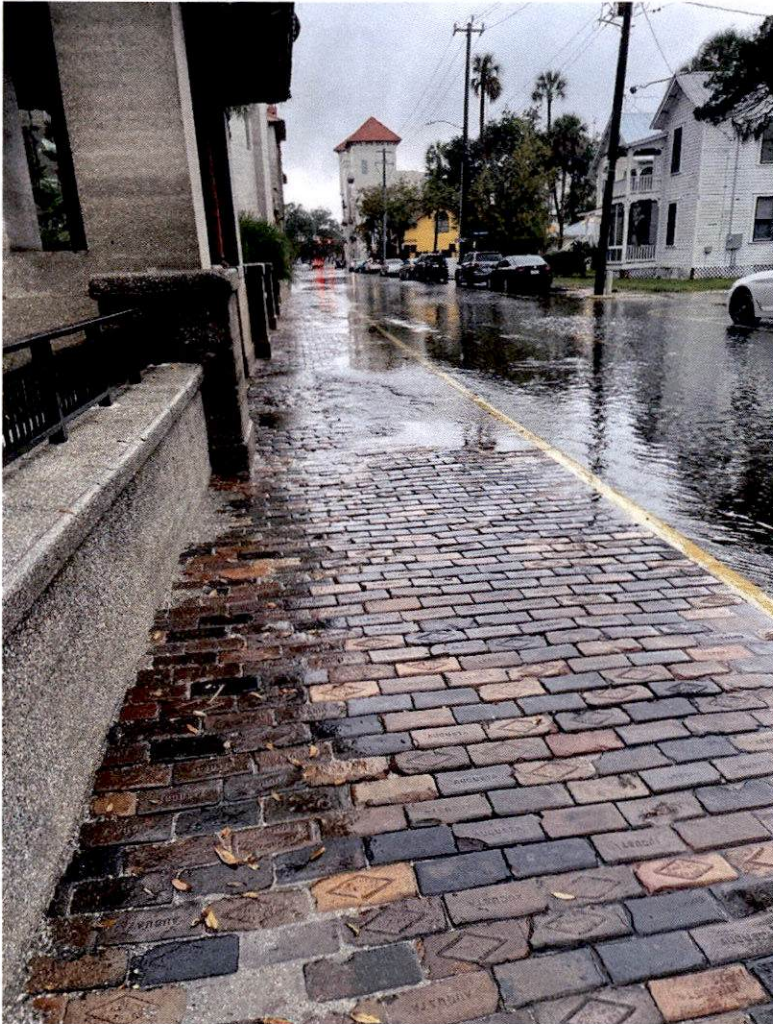
Multiple
Flood
Advisories
Issued



= CITY WIDE FLOODING

❖ Rainfall Flooding

Documentation of Flooding



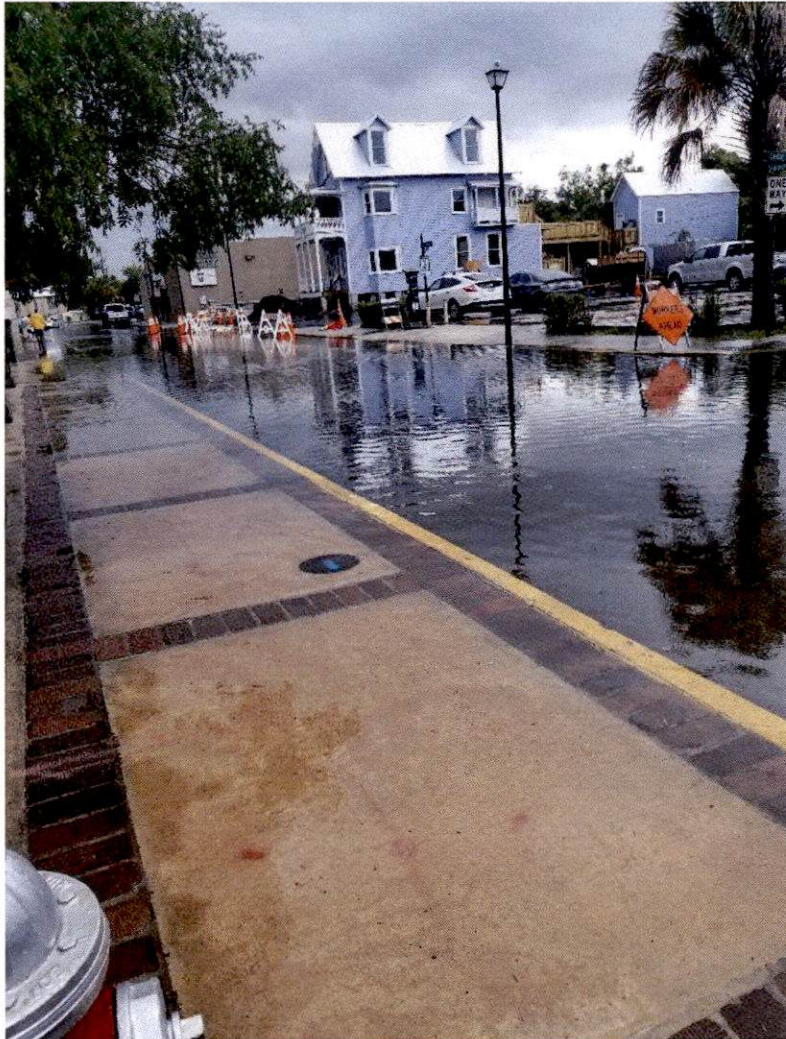
➤ Cordova Street, facing N



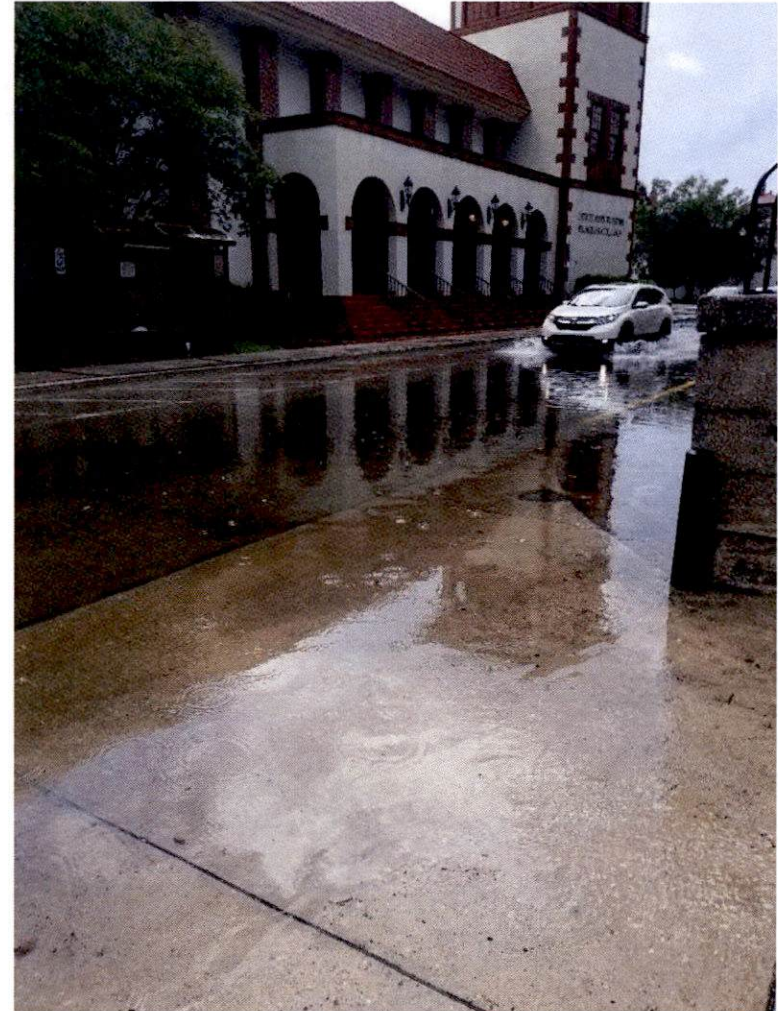
➤ Bridge and Cordova Street

❖ Rainfall Flooding

Documentation of Flooding



➤ Granada Street, facing S -20-



➤ Granada Street, facing N

❖ Rainfall Flooding

Documentation of Flooding



➤ City Hall facing S, Granada Street

-21-



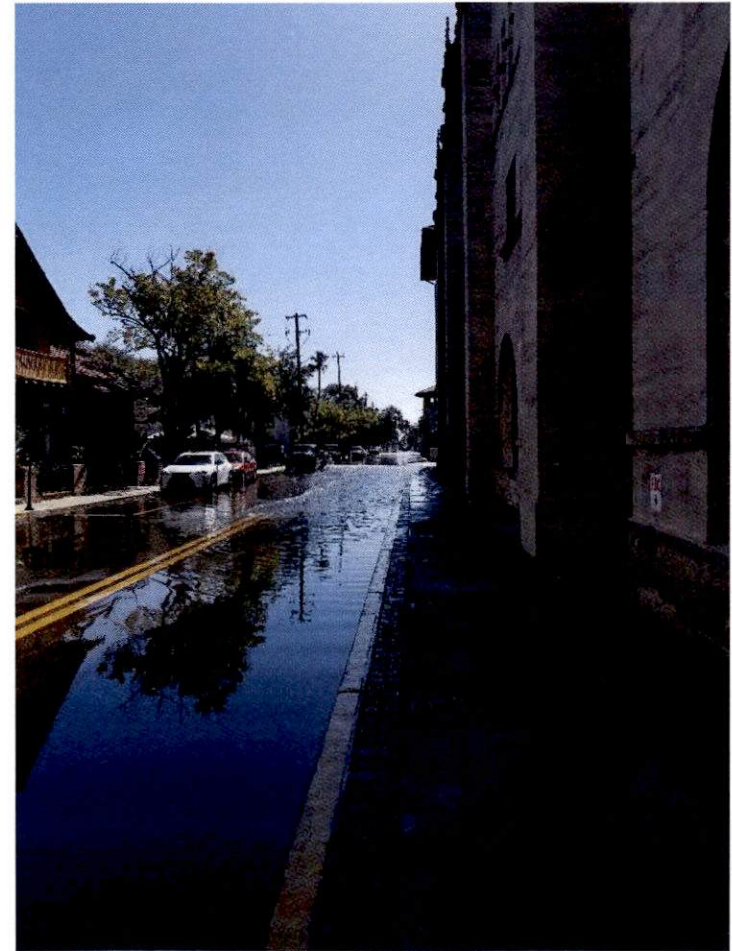
CITY OF
ST. AUGUSTINE.
EST. 1565

Documentation of Flooding

❖ Nuisance Flooding – primarily High Tide Flooding (HTF) or King Tides



➤ South Street, facing E



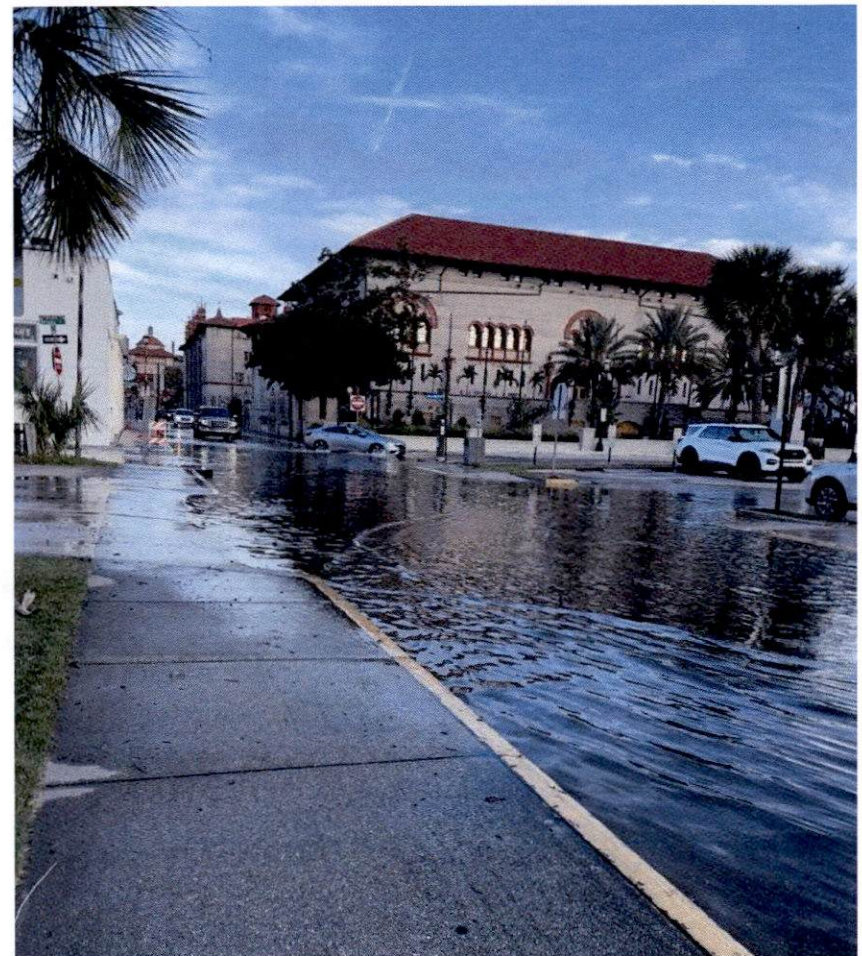
➤ Cordova Street, facing S

Documentation of Flooding

❖ Nuisance Flooding – primarily High Tide Flooding (HTF) or King Tides



➤ Lake Maria Sanchez, facing E



-23-

➤ Granada Street, facing N

Documentation of Flooding

❖ Nuisance Flooding - High Tide with a Nor'easter



➤ South Street, facing E



➤ St. Francis Street, facing E

Documentation of Flooding

❖ Nuisance Flooding - High Tide with a Nor'easter



➤ South Street, facing E



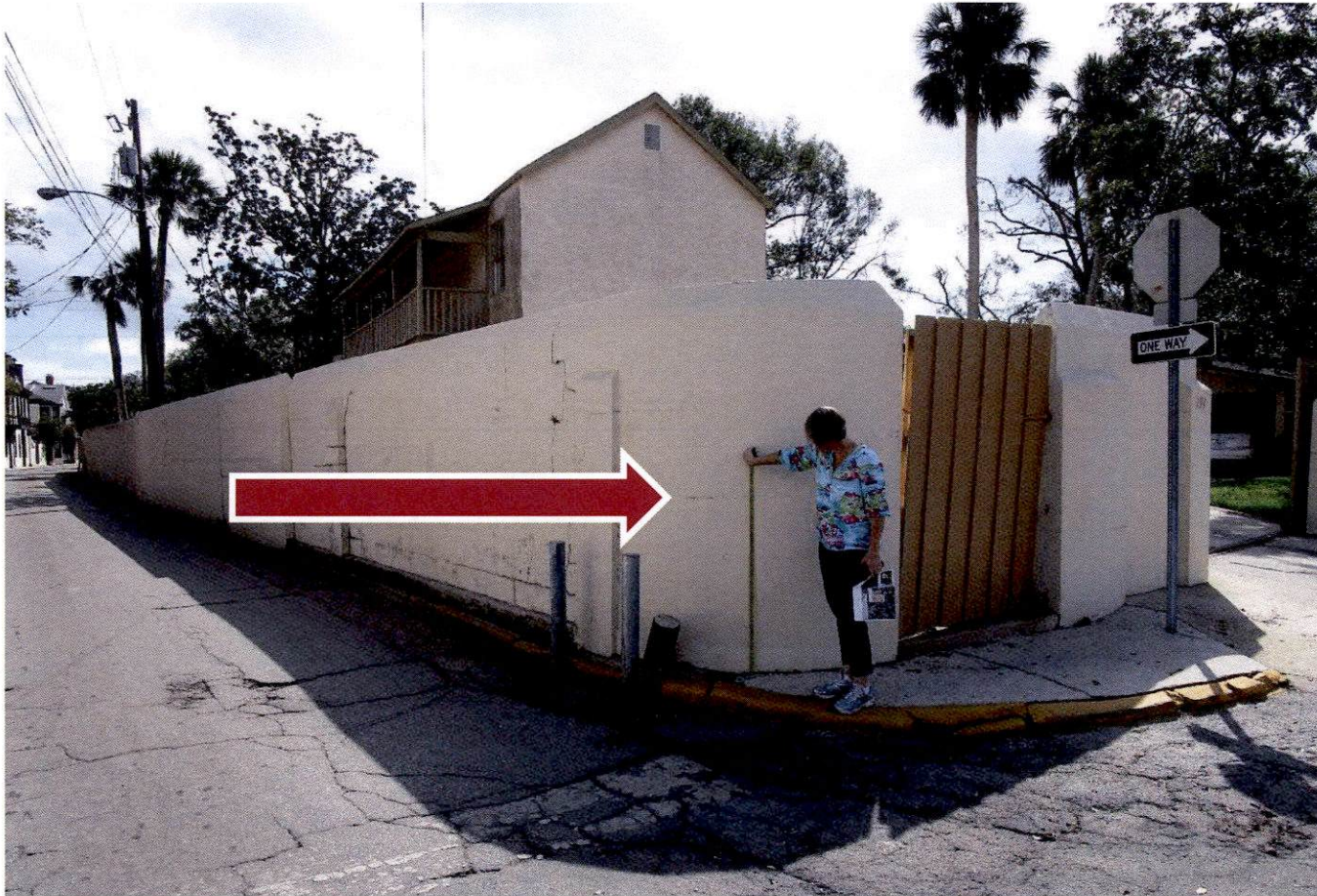
➤ South Street, facing N
Lake Maria Sanchez



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Documentation of Flooding

❖ Hurricane Irma – High Water Marks



➤ Cordova and St. Francis Street, near Lake Maria



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❖ Nuisance Flooding - High Tide with a Nor'easter

Documentation of Flooding



➤ Lake Maria Sanchez



➤ Cordova and St. Francis Street, near Lake Maria



CITY OF
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EST. 1565

Project Funding and Schedule – Phase 2 (South)*

❖ Project funded through Florida Department of Environmental Protection

- ✓ \$10 M through State Legislative Appropriations – design and construction
- ✓ \$19+ M through Resilient Florida Program - construction

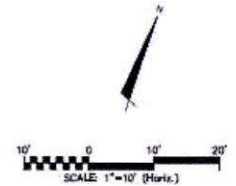
❖ Project schedule (estimated and subject to change)*

- ✓ 2024 – appraisals completed; officially amend grant agreements to reflect project phasing
- ✓ 2025 - Secure easements/ownership over areas needed for floodwall; contract amendment for Phase 2 design
- ✓ 2026 - Phase 2 design and permitting
- ✓ 2027 – Complete Phase 2 design and permitting; prepare project for bidding;
- ✓ 2028 - Bidding & award contract for construction, construction - duration 18-24 months



CITY OF
ST. AUGUSTINE.
EST. 1565

Proposed Resolution 2025-07 –Easement Exhibits



LEGEND

- BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

PROPERTY TABLE	SG FOOTAGE	ACRES
TOTAL AREA	25,513	0.58
TOTAL TEMPORARY CONSTRUCTION EASEMENT	600	0.01
TOTAL PERMANENT EASEMENT	3000	0.07
TOTAL ACCESS EASEMENT	21,000	0.48
TOTAL OUTFALL EASEMENT	600	0.01

NOTE: PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY. PLEASE REFER TO SKETCH AND DESCRIPTION LEGAL DOCUMENTS FOR THE ACTUAL PROPERTY BOUNDARY INFORMATION.

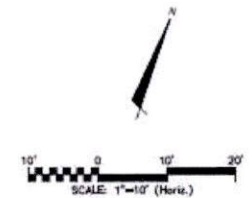
ROXANNE
HORVATH ETAL

PARCEL ID#
1585850000
ORB 1150, PG 13



CITY OF
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EST. 1565

Proposed Resolution 2025-07 –Easement Exhibits



LEGEND

- BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W RIGHT OF WAY
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- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

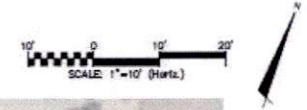
PROPERTY TABLE	SQ. FOOTAGE	ACRES
TOTAL PARCEL	100,755	2.32
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,010	0.07
TOTAL PERMANENT EASEMENT	5,000	0.11
TOTAL ACCESS EASEMENT	101,765	2.33

NOTE: PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY. PLEASE REFER TO SKETCH AND DESCRIPTION LEGAL DOCUMENTS FOR THE ACTUAL PROPERTY BOUNDARY INFORMATION.



CITY OF
ST. AUGUSTINE
EST. 1565

Proposed Resolution 2025-07 –Easement Exhibits



PROPERTY TABLE	SQ. FOOTAGE	ACRES
TOTAL PAD	2,913	0.07
TOTAL TEMPORARY/CONSTRUCTION EASEMENT	1,946	0.04
TOTAL PERMANENT EASEMENT	1,069	0.02

NOTE: PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY. PLEASE REFER TO SKETCH AND DESCRIPTION LEGAL DOCUMENTS FOR THE ACTUAL PROPERTY BOUNDARY INFORMATION.

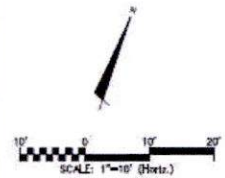
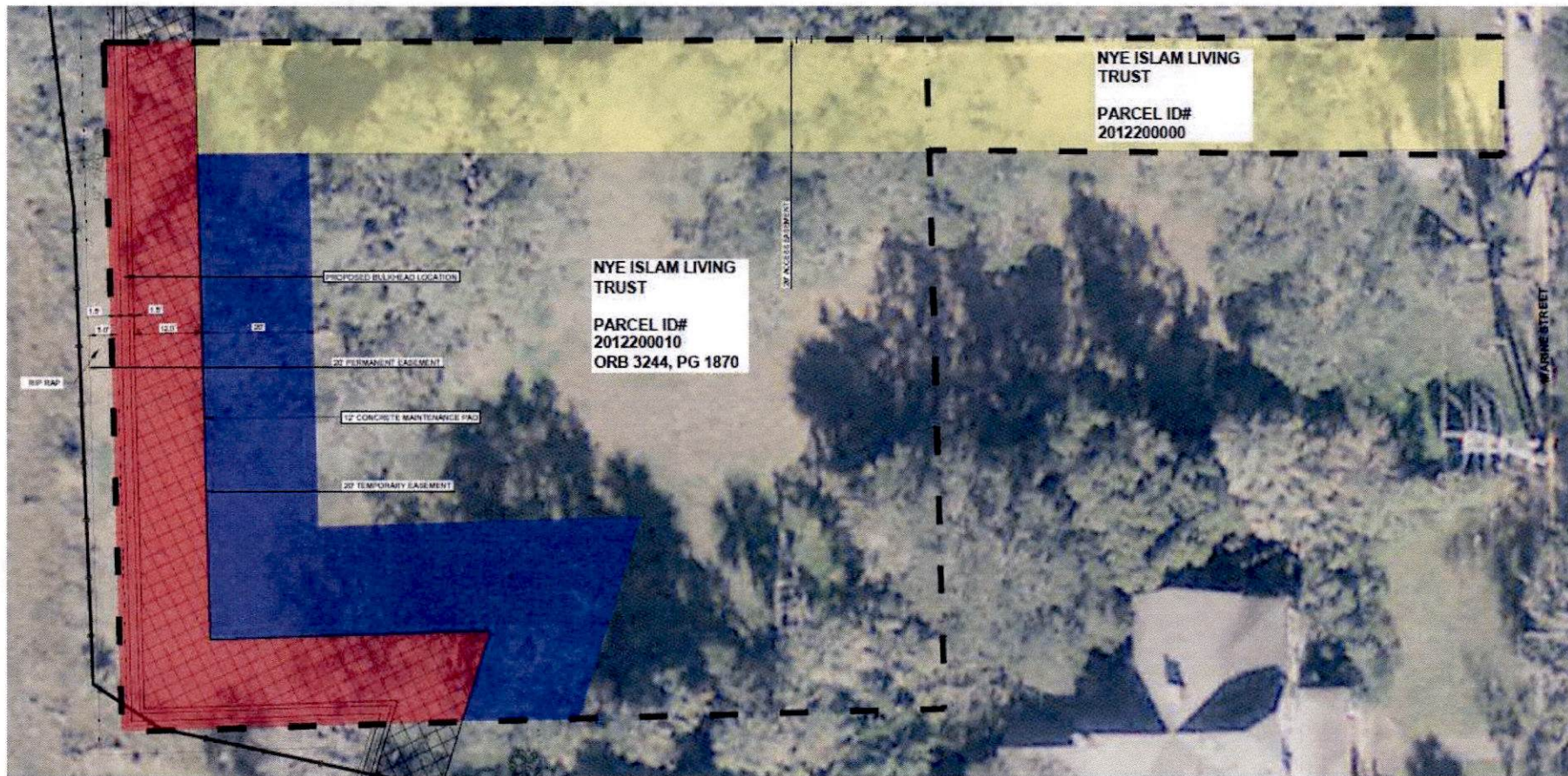
LEGEND

- PROPOSED BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W—RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT



CITY OF
ST. AUGUSTINE.
EST. 1565

Proposed Resolution 2025-07 –Easement Exhibits



PROPERTY TABLE	SQ. FOOTAGE	ACRES
TOTAL PARCEL	10,517	0.24
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,196	0.07
TOTAL PERMANENT EASEMENT	2,727	0.06
TOTAL ACCESS EASEMENT	4,031	0.11

NOTE: PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY. PLEASE REFER TO SKETCH AND DESCRIPTION LEGAL DOCUMENTS FOR THE ACTUAL PROPERTY BOUNDARY INFORMATION.

LEGEND

- PROPOSED BUILDING LOCATION
- WETLANDS AND MARKERS
- R/W RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

RESOLUTION 2025-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY ST. AUGUSTINE, FINDING THAT PROCUREMENT OF EASEMENTS, THROUGH NEGOTIATED CONVEYANCE OR EMINENT DOMAIN, OF THE PRIVATE PROPERTIES DESIGNATED AS PARCELS 1-4 IN THE ATTACHED EXHIBIT A, AND ALSO DEPICTED IN THE SURVEY IN THE ATTACHED EXHIBIT B, SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR CERTAIN RESILIENCE, STORMWATER, THOROUGHFARE, AND RIGHT-OF-WAY IMPROVEMENTS IN THE VICINITY OF LAKE MARIA SANCHEZ IN DOWNTOWN ST. AUGUSTINE, AUTHORIZING THE CITY MANAGER AND OTHERS ACTING ON THEIR BEHALF TO INITIATE EMINENT DOMAIN PROCEEDINGS, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY AND OTHERS ACTING ON THEIR BEHALF TO RETAIN EXPERT WITNESSES AND CONSULTANTS, AND TO TAKE ALL FURTHER ACTIONS THAT ARE REASONABLY REQUIRED TO ACQUIRE THE PRIVATE PROPERTY DESCRIBED IN EXHIBIT A AND IMPLEMENT THE PURPOSE OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of St. Augustine ("City") through its City Commission ("Commission") is committed to providing a safe, resilient, and maintainable built environment for the streets, thoroughfares, sidewalks, rights-of-way, drainage basins, and public amenities of the downtown district of the City, through the implementation of public works projects to create and maintain built surfaces and infrastructure that facilitates stormwater drainage and resilience against flooding; and

WHEREAS, the City Utilities and Public Works Departments have formulated and evaluated the *Lake Maria Sanchez Flood Mitigation and Drainage Improvements Project*; (also referred to as the *City of St. Augustine Mitigation and Drainage Improvements project* or *St. Augustine Resiliency Initiative – Lake Maria Sanchez*) a utilities and public works project to strengthen, expand, and improve maintenance access to a physical area constituting the, banks of the marsh located directly south of Lake Maria Sanchez and South Street, a drainage basin, and an area that is proximate to certain public streets, sidewalks, and rights of way which are at risk of flooding or have been identified as being flood-prone, which proposed project will entail constructing a bulkhead (floodwall or seawall) and related stormwater and storm surge

flooding mitigation features (the "Project"); and

WHEREAS, City Utilities and Public Works Departments have recommended proceeding with the Project for the purpose of improving stormwater drainage and resilience against rain- and tidal-based flooding; and

WHEREAS, Commission finds that construction of the Project will provide risk-mitigation, long-term maintenance expense reduction, and quality of life benefits to the City; and

WHEREAS, Commission finds that the Project addresses long-range planning and safety needs of the City; and

WHEREAS, Commission has determined that there is an absence of environmental factors that would be undermined or adversely indicated by the Project and the plans for the Project; and

WHEREAS, Commission is authorized by Sections 166.401 and 166.411, Florida Statutes, to exercise the right and power of eminent domain to procure temporary, access, outfall, and permanent easements for the construction of the public improvements contemplated in the Project for and in the vicinity of the banks of the marsh south of South Street and Lake Maria Sanchez.

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

SECTION 1: Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

SECTION 2: Declaration. It is hereby declared that it is necessary to procure and acquire, through negotiated conveyance or eminent domain, including but not limited to "Quick Take" eminent domain proceedings, permanent and temporary easements to and upon the property described in Exhibit A, and the same is shown on the survey attached as Exhibit B, for the purpose of constructing utility and public works improvements developed to facilitate stormwater drainage and resilience against flooding, and it is further declared that the acquisition so authorized serves a public purpose.

SECTION 3: Authorization. The City Manager and City Attorney and all others acting on their behalf are authorized to initiate eminent domain proceedings pursuant to Florida Statutes Chapters 73, 74, and 166, and to file petitions, pleadings, affidavits, declarations of taking, and other documents authorized by Florida Statutes or rule of court to accomplish the procurement of easements as described.

SECTION 4: Implementation. The City Manager and City Attorney and all others acting on their behalf are authorized to retain expert witnesses and consultants and to take such further actions as are reasonably required to fully accomplish the purposes hereinabove directed.

SECTION 5: Effective Date. This Resolution shall become effective immediately upon its passage. _____

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this ____ day of _____, 2025.

CITY OF ST. AUGUSTINE, FLORIDA

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

City Clerk, Darlene Galambos
(Seal)

**EXHIBIT A
TO RESOLUTION 2025-07**

EASEMENTS TO BE PROCURED

PARCEL 1

OWNER: **STEHLI, GARY L.**
PARCEL ID: **201190-0001**
ADDRESS: **8 HEDRICK STREET**
SHOWN AT EX B PAGE: B-7
PERMANENT EASEMENT SQUARE FOOTAGE: 5,006
TEMPORARY EASEMENT SQUARE FOOTAGE: 3,010
ACCESS EASEMENT SQUARE FOOTAGE: 101,706

PARCEL 2

OWNER: **KLUGER, LYNN**
PARCEL ID: **201210-0000**
ADDRESS: **156 Marine Street**
SHOWN AT EX B PAGE: B-8
PERMANENT EASEMENT SQUARE FOOTAGE: 1,068
TEMPORARY EASEMENT SQUARE FOOTAGE: 1,845

PARCEL 3

OWNER: **NYE-ISLAM, MARILYN**
PARCEL ID: **201220-0000, 201220-0010**
ADDRESS: **160 Marine Street**
SHOWN AT EX B PAGE: B-9
PERMANENT EASEMENT SQUARE FOOTAGE: 2,727
TEMPORARY EASEMENT SQUARE FOOTAGE: 3,159
ACCESS EASEMENT 1 (-0000) SQUARE FOOTAGE: 2,200
ACCESS EASEMENT 2 9-0010) SQUARE FOOTAGE: 2,431

PARCEL 4

OWNER: **HORVATH TRUST, ROXANNE**
PARCEL ID: **158585-0000**
ADDRESS: **25 South Street**
SHOWN AT EX B PAGE: B-6
PERMANENT EASEMENT SQUARE FOOTAGE: 3,038
TEMPORARY EASEMENT SQUARE FOOTAGE: 936
OUTFALL EASEMENT SQUARE FOOTAGE: 536
ACCESS EASEMENT SQUARE FOOTAGE: 21,003

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2011900000
GARY L. STEHLI

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF HENDRICKS AVENUE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND PART OF THE NORTHERLY RIGHT-OF-WAY OF SAID HENDRICKS AVENUE S 72°57'56" W 122.46 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND A PART OF SAID RIGHT-OF-WAY S 72°57'56" W 20.61 FEET; THENCE LEAVING THE SOUTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) N 03°03'37" W 137.12 FEET, 2) S 68°15'18" W 41.86 FEET, 3) N 21°27'21" W 178.17 FEET, 4) N 70°39'02" W 65.65 FEET, 5) S 82°16'07" W 54.09 FEET, 6) N 40°38'00" W 4.63 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY, 7) N 81°13'24" E 89.75 FEET; THENCE LEAVING THE NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY S 70°39'02" E 26.68 FEET TO A POINT ON THE EASTERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE EASTERLY OUTLINE OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) S 21°27'21" E 197.11 FEET, 2) N 68°16'12" E 60.30 FEET, 3) S 03°03'37" E 143.13 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 5,006 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2011900000
GARY L. STEHLI

TEMPORARY EASEMENT #1 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE NORTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 81°13'24" E 176.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PROPERTY N 81°13'24" E 20.70 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE LEAVING THE NORTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY S 70°39'02" E 26.68 FEET; THENCE LEAVING THE EASTERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY N 21°27'21" W 12.89 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 130 SQUARE FEET OF LAND MORE OR LESS.

TEMPORARY EASEMENT #2 DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF HENDRICKS AVENUE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND PART OF THE NORTHERLY RIGHT-OF-WAY OF SAID HENDRICKS AVENUE S 72°57'56" W 101.85 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG A PART OF THE SOUTHERLY LINE OF SAID PROPERTY AND A PART OF THE NORTHERLY LINE OF SAID RIGHT-OF-WAY S 72°57'56" W 20.61 FEET; THENCE LEAVING SAID PROPERTY LINE AND RIGHT-OF-WAY LINE AND RUNNING THROUGH SAID PROPERTY, N 03°03'37" W 143.13 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHEASTERLY LINE OF SAID PROPERTY N 68°16'12" E 21.11 FEET; THENCE LEAVING THE NORTHEASTERLY LINE AND RUNNING THROUGH SAID PROPERTY S 03°03'37" E 144.91 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,880 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2011900000
GARY L. STEHLI

ACCESS EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF HENDRICKS AVENUE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND PART OF THE NORTHERLY RIGHT-OF-WAY OF SAID HENDRICKS AVENUE S 72°57'56" W 143.07 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE RUNNING ALONG THE PERIMETER OF SAID PROPERTY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) S 72°57'56" W 328.50 FEET, 2) N 03°24'57" EAST 95.87 FEET, 3) N 03°39'40" W 56.21 FEET, 4) N 13°16'13" W 123.44 FEET, 5) N 19°07'17" W 51.17 FEET, 6) N 40°56'03" W 71.85 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY, 7) N 81°13'24" E 176.28 FEET; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) S 40°38'00" E 4.63 FEET, 2) N 82°16'07" E 54.09 FEET, 3) S 70°39'02" E 65.65 FEET, 4) S 21°27'21" E 178.17 FEET, 5) N 68°15'18" E 41.86 FEET, 6) S 03°03'37" E 137.12 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 101,706 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012100000
LYNN KLUGER

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4841 PAGES 1393 THROUGH 1395 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF MARINE STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND WESTERLY RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 69°45'01" W 231.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 69°45'01" W 16.01 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE WESTERLY LINE OF SAID PROPERTY N 21°27'21" W 73.45 FEET; THENCE LEAVING SAID WESTERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 70°39'02" E 21.15 FEET, 2) S 21°27'21" E 59.97 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 1,068 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012100000
LYNN KLUGER

TEMPORARY EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4841 PAGES 1393 THROUGH 1395 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF MARINE STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND WESTERLY RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 69°45'01" W 211.58 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 69°45'01" W 20.00 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) N 21°27'21" W 59.97 FEET, 2) N 70°39'02" W 21.15 FEET TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY; THENCE RUNNING WITH A PART OF SAID WESTERLY LINE N 21°27'21" W 12.89 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE RUNNING WITH A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 79°45'30" E 20.74 FEET; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 70°39'02" E 20.69 FEET, 2) S 21°27'21" E 69.54 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 1,845 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200010
MARILYN NYE-ISLAM

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 77.10 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 60.30;FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG THE WESTERLY LINE OF SAID PROPERTY N 21°27'21" W 123.66 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING THE NORTHWEST CORNER AND RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 69°45'01" E 16.01 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) S 21°27'21" E 107.25 FEET, 2) N 68°15'18" E 49.63 FEET, 3) S 03°03'37" E 16.89 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,727 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200010
MARILYN NYE-ISLAM

TEMPORARY EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 55.99 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 21.11 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) N 03°03'37" W 16.89 FEET, 2) S 68°15'18" W 49.63 FEET, 3) N 21°27'21" W 87.25 FEET TO THE NORTHERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF SAID NORTHERLY LINE N 69°45'01" E 20.00 FEET; THENCE LEAVING THE NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) S 21°27'21" E 66.73 FEET, 2) N 68°15'18" E 57.41 FEET, 3) S 03°03'37" E 38.01 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 3,159 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200000
MARILYN NYE-ISLAM

ACCESS EASEMENT DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF MARINE STREET; THENCE LEAVING THE NORTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY AND RIGHT-OF-WAY S 21°23'13" E 20.00 FEET; THENCE LEAVING SAID EASTERLY LINE AND RIGHT-OF-WAY AND RUNNING THROUGH SAID PROPERTY S 69°45'01" W 110.02 FEET TO THE WESTERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE WESTERLY LINE OF SAID PROPERTY N 21°23'13" W 20.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING SAID NORTHWEST CORNER AND RUNNING ALONG THE NORTHERLY LINE OF SAID PROPERTY N 69°45'01" E 110.02 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,200 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200010
MARILYN NYE-ISLAM

ACCESS EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE EASTERLY LINE OF SAID PROPERTY N 21°23'13" W 100.10 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE EASTERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 69°45'01" W 121.54 FEET, 2) N 21°27'21" W 20.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 69°45'01" E 121.56 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE LEAVING THE NORTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY S 21°23'13" E 20.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,431 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET S 20°31'16" E 150.36 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET AND THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE SOUTHERLY LINE OF SAID PROPERTY N 73°27'16" E 4.53 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) N 18°14'38" W 53.28 FEET, 2) N 44°54'54" E 19.28 FEET, 3) N 40°49'00 E 14.09 FEET, 4) N 28°55'01" E 11.01 FEET, 5) N 05°32'33" E 11.37 FEET, 6) N 02°44'47" W 18.22 FEET, 7) N 14°00'45" E 26.81 FEET, 8) N 45°52'19" E 26.02 FEET, 9) N 71°12'24" E 26.59 FEET, 10) N 76°09'47" E 16.12 FEET, 11) N 40°05'49" E 15.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTH STREET; THENCE RUNNING ALONG A PART OF SAID SOUTH STREET N 73°27'16" E 34.38 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE LEAVING SAID NORTHEAST CORNER AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY S 16°05'17" E 7.76 FEET; THENCE LEAVING SAID EASTERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, 1) S 73°27'25" W 23.94 FEET, 2) S 31°39'42" W 5.54 FEET, 3) S 40°05'49" W 18.73 FEET, 4) S 76°09'47" W 19.79 FEET, 5) S 71°12'24" W 23.11 FEET, 6) S 45°52'19" W 19.38 FEET, 7) S 14°00'45" W 21.18 FEET, 8) S 02°44'47" E 17.25 FEET, 9) S 05°32'33" W 15.00 FEET, 10) S 28°55'01" W 15.05 FEET, 11) S 40°49'00" W 15.91 FEET, 12) S 44°54'54" W 17.36 FEET, 13) S 18°14'38" E 43.00 FEET TO A POINT ON SAID SOUTHERLY PROPERTY LINE; THENCE RUNNING ALONG A PART OF SAID SOUTHERLY PROPERTY LINE S 73°27'16" W 8.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 3,038 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

TEMPORARY EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH STREET S 20°31'16" E 95.50 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET AND RUNNING THROUGH THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) N 69°28'44" E 4.84 FEET, 2) N 44°54'54" E 20.02 FEET, 3) N 40°49'00" E 13.74 FEET, 4) N 28°55'01" E 10.23 FEET, 5) N 05°32'33" E 10.67 FEET, 6) N 02°44'47" W 18.41 FEET, 7) N 14°00'45" E 27.89 FEET, 8) N 45°52'19" E 33.13 FEET, 9) N 71°12'24" E 22.09 FEET, 10) N 76°09'47" E 14.71, 11) N 40°05'49" E 6.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTH STREET; THENCE RUNNING ALONG A PART OF SAID SOUTH STREET N 73°27'16" E 9.09 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTH STREET AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) S 40°05'49" W 15.57 FEET, 2) S 76°09'47" W 16.12 FEET, 3) S 71°12'24" W 20.75 FEET, 4) S 45°52'19" W 30.58 FEET, 5) S 14°00'45" W 25.73, 6) S 02°44'47" E 18.03 FEET, 7) S 05°32'33" W 12.07 FEET, 8) S 28°55'01" W 11.78 FEET, 9) S 40°49'00" W 14.44 FEET, 10) S 44°54'54" W 21.29 FEET, 11) S 69°28'44" W 5.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET; THENCE RUNNING ALONG A PART OF SAID WASHINGTON STREET N 20°31'16" W 5.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 936 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

OUTFALL EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE SOUTHERLY RIGHT OF-WAY OF SAID WASHINGTON STREET N 73°27'16" E 157.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET AND RUNNING THROUGH THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA S 16°32'44" E 11.02 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING THROUGH SAID PROPERTY THE FOLLOWING TEN (10) COURSES AND DISTANCES, 1) N 73°11'17" E 5.34 FEET, 2) S 16°48'43" E 16.30 FEET, 3) N 73°11'17" E 7.27 FEET, 4) S 16°48'43" E 11.04 FEET, 5) S 73°11'17" W 29.49 FEET, 6) N 16°48'43" W 11.04 FEET, 7) N 73°11'17" E 7.49 FEET, 8) N 16°48'43" W 10.08 FEET, 9) N 40°05'49" E 10.62 FEET, 10) N 31°39'42" E 0.65 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 536 SQUARE FEET OF LAND MORE OR LESS.

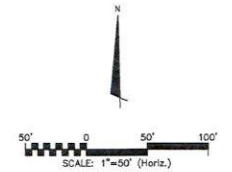
ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

ACCESS EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE EASTERLY RIGHT OF-WAY OF SAID SOUTH STREET S 20°31'16" E 150.36 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH STREET AND THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE SOUTHERLY LINE OF SAID PROPERTY N 73°27'16" E 12.53 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, 1) N 18°14'38" W 43.00 FEET, 2) N 44°54'54" E 17.36 FEET, 3) N 40°49'00 E 15.91 FEET, 4) N 28°55'01" E 15.05 FEET, 5) N 05°32'33" E 15.00 FEET, 6) N 02°44'47" W 17.25 FEET, 7) N 14°00'45" E 21.18 FEET, 8) N 45°52'19" E 19.38 FEET, 9) N 71°12'24" E 23.11 FEET, 10) N 76°09'47" E 19.79 FEET, 11) N 40°05'49" E 8.10 FEET, 12) S 16°48'43" E 10.08 FEET, 13) S 73°11'17" W 7.49 FEET, 14) S 16°48'43" E 11.04 FEET, 15) N 73°11'17" E 29.49 FEET, 16) N 16°48'43" W 11.04 FEET, 17) S 73°11'17" W 7.27 FEET, 18) N 16°48'43" W 16.30 FEET, 19) S 73°11'17" W 5.34 FEET, 20) N 31°39'42" E 4.90 FEET, 21) N 73°27'25" E 23.94 FEET TO THE EASTERLY LINE OF SAID PROPERTY; THENCE RUNNING WITH A PART OF SAID EASTERLY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 16°05'17" E 14.49 FEET, 2) S 40°56'03" E 140.27 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE RUNNING WITH A PART OF SAID SOUTHERLY PROPERTY LINE S 73°27'16" W 220.18 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 21,003 SQUARE FEET OF LAND MORE OR LESS.

EXHIBIT B
TO RESOLUTION 2025-07
BULKHEAD EASEMENT



LEGEND

- BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/20/2025
2	ISSUED FOR PERMIT - 100' FOR CONSTRUCTION	11/20/2025

MCKIM & CREED
 139 Executive Circle, Suite 201
 Daytona Beach, FL 32114-7122
 Phone: (386) 274-2828, Fax: (386) 274-1393
 CA Lic. No. 36988
 www.mckimcreed.com

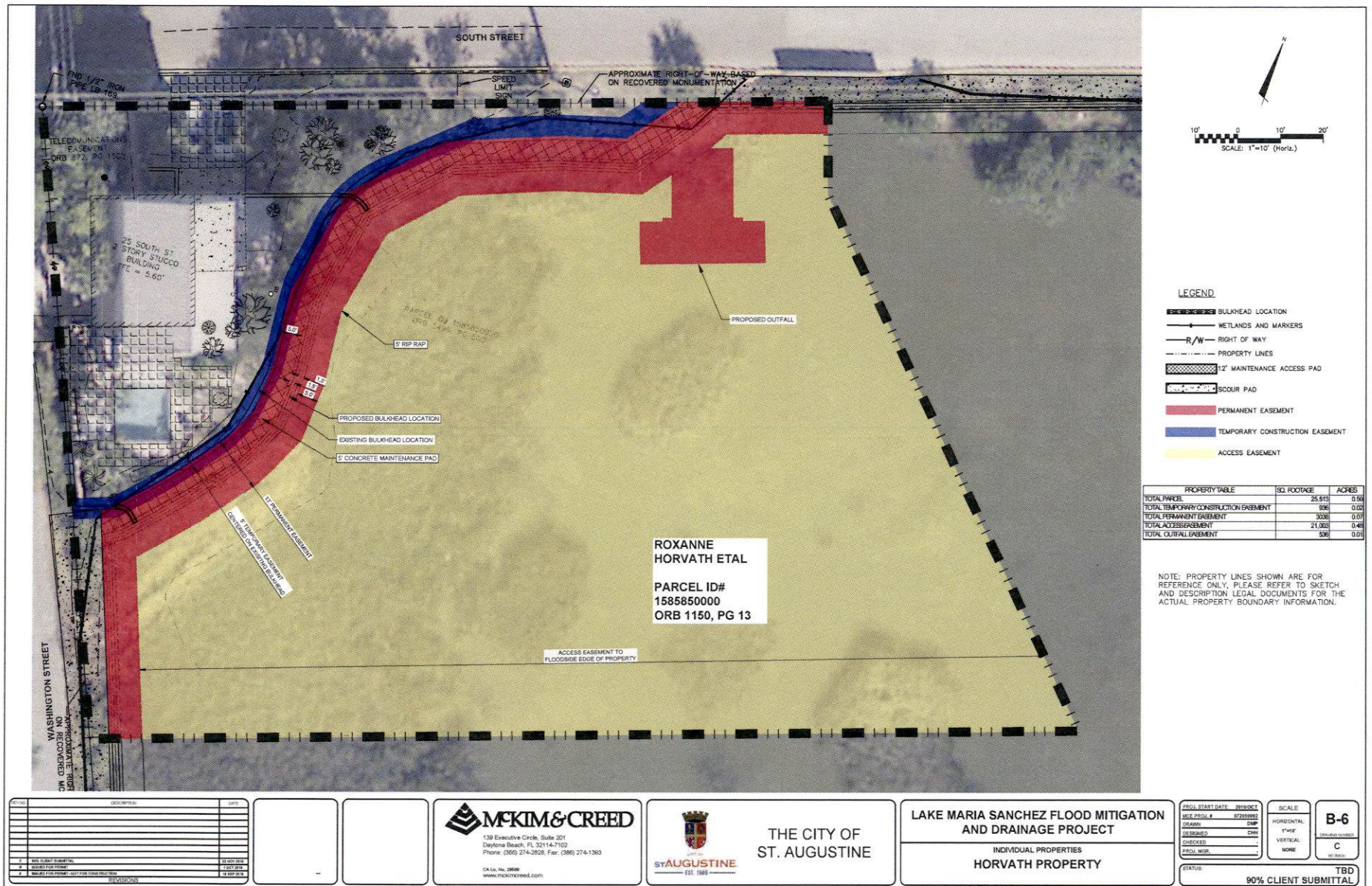
THE CITY OF ST. AUGUSTINE
 EST. 1685

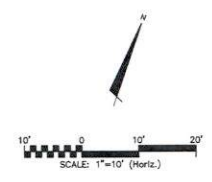
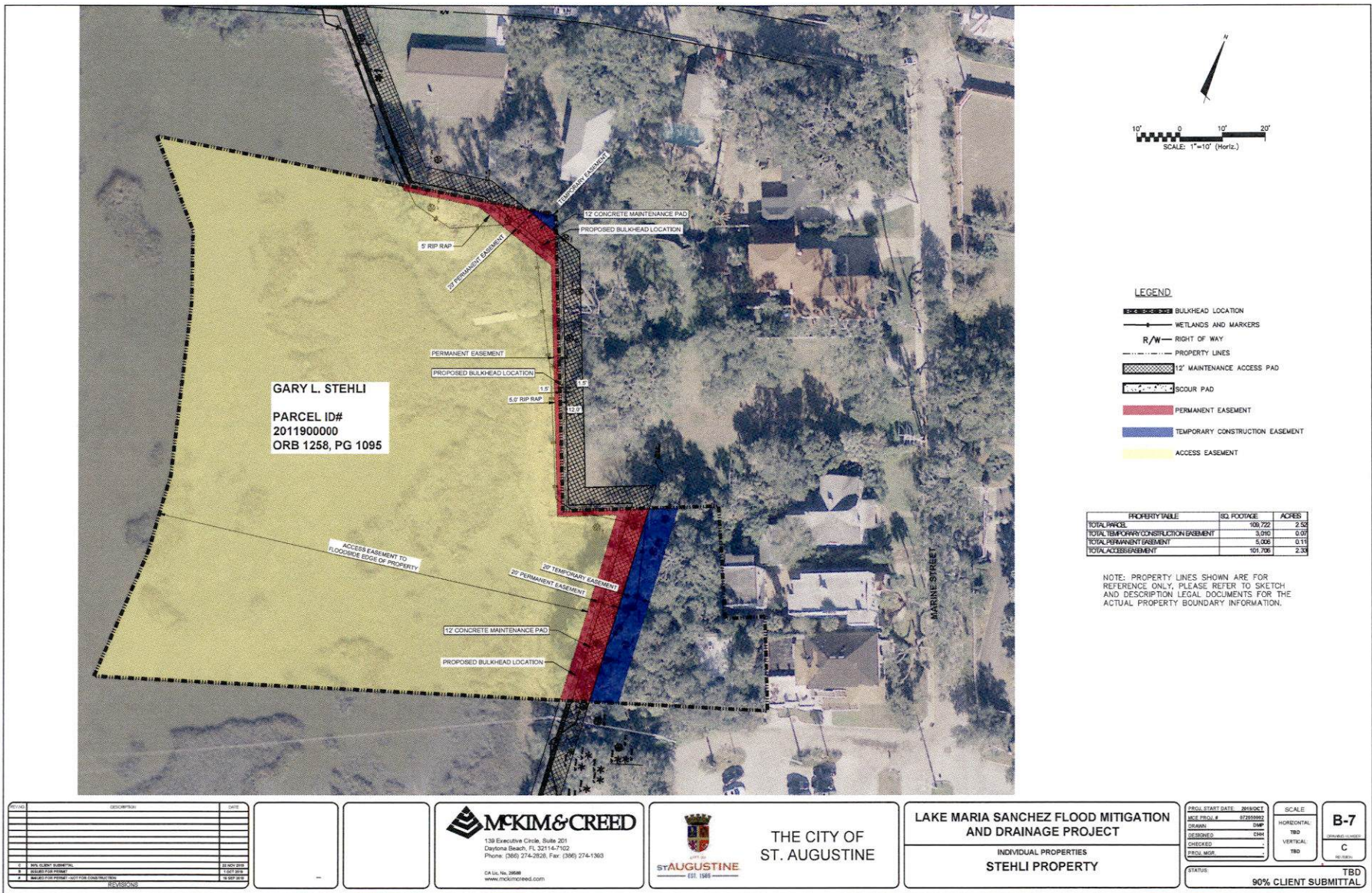
LAKE MARIA SANCHEZ FLOOD MITIGATION AND DRAINAGE PROJECT
 GENERAL
BULKHEAD ALIGNMENT EASEMENT OWNERSHIP MAP

PROJ. START DATE: 2/1/2021	SCALE: 1"=50'	B-1 DRAWING NUMBER
DATE: 11/20/2025	HORIZONTAL: TBD	
DRAWN: CMF	VERTICAL: TBD	C REVISION
CHECKED: CMF		
PROJ. MGR: CMF		

STATUS: 90% CLIENT SUBMITTAL

I:\07205\0002\WATER\B0-DRAWINGS\B6-DESIGN\BULKHEAD\B001-072050002.DWG 02/11/2025 07:24:11 DORRIN PADGETT





LEGEND

- BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

PROPERTY TABLE	SQ. FOOTAGE	ACRES
TOTAL PLOT	108,722	2.55
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,090	0.07
TOTAL PERMANENT EASEMENT	5,000	0.11
TOTAL ACCESS EASEMENT	101,706	2.33

NOTE: PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY, PLEASE REFER TO SKETCH AND DESCRIPTION LEGAL DOCUMENTS FOR THE ACTUAL PROPERTY BOUNDARY INFORMATION.

NO.	DESCRIPTION	DATE
1	DESIGN	02/11/2025
2	REV. CLIENT SUBMITTAL	02/11/2025
3	DESIGN FOR PERMIT	02/11/2025
4	DESIGN FOR PERMIT - 90% CLIENT SUBMITTAL	02/11/2025

MKIM & CREED
139 Executive Circle, Suite 201
Daytona Beach, FL 32114-7102
Phone: (386) 274-2626, Fax: (386) 274-1363
Cell: (386) 274-2626
www.mkimcreed.com

ST. AUGUSTINE
EST. 1565

THE CITY OF
ST. AUGUSTINE

LAKE MARIA SANCHEZ FLOOD MITIGATION
AND DRAINAGE PROJECT

INDIVIDUAL PROPERTIES
STEHLI PROPERTY

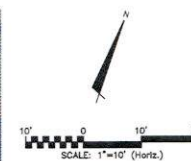
PROJECT START DATE: 02/11/2025
DATE: 02/11/2025
DESIGNED BY: DSH
CHECKED BY: DSH
PROJECT MODS: -

SCALE: HORIZONTAL: TBD VERTICAL: TBD

B-7
C
TBD
90% CLIENT SUBMITTAL

I:\07205\0002\WATER\B0-DRAWINGS\B0-DESIGN\BULKHEAD\B002-072050002.DWG 02/11/2025 07:24:30 DOREEN PADGETT





NOTE: PROPERTY LINES SHOWN ARE FOR
REFERENCE ONLY, PLEASE REFER TO SKETCH
AND DESCRIPTION LEGAL DOCUMENTS FOR THE
ACTUAL PROPERTY BOUNDARY INFORMATION.

BULKHEAD LOCATION
 WETLANDS AND MARKERS
 R/W RIGHT OF WAY
 PROPERTY LINES
 12' MAINTENANCE ACCESS PAD
 SCOUR PAD
 PERMANENT EASEMENT
 TEMPORARY CONSTRUCTION EASEMENT
 ACCESS EASEMENT

LAKE MARIA SANCHEZ FLOOD MITIGATION
AND DRAINAGE PROJECT

INDIVIDUAL PROPERTIES

NYE ISLAM LIVING TRUST PROPERTY

PROJ. START DATE: 2011/06/27 MCE PROJ. # 872659882 DRAWN: BMP DESIGNED: CHH CHECKED: - PROJ. MGR: -	SCALE HORIZONTAL: TBO VERTICAL: TBO	B-9 CIVIL C NOTED
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STATUS: TB

90% CLIENT SUBMITTA

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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: February 12, 2025

RE: Staff Report: Town Plan Historic District Lighting Study

The City Commission requested staff to perform a lighting study for the historic downtown area. Attached is a presentation of the lighting study including current lighting measurements, proposed short-term improvements and long-term improvements.

Data was collected at night using a light meter over the course of a few months. Data was provided in lux. A lux is a unit of measurement for the amount of light that falls on a surface. Per the Illuminating Engineering Society (IES) the recommended average illumination level for residential streets should be 10 lux, while the average illumination level for commercial streets should be 15 lux. Since these recommendations are averages staff have created a lux value range to aid in prioritizing areas that need better lighting. The lux range used is:

- 0-5 lux, Very Poor
- 5 -10 lux, Poor
- 10 – 20 lux, Optimal
- 20+ lux, Bright

Based on these ranges the study results revealed a sizable part of the Town Plan Historic District falls within the poor and very poor categories. Areas where the ranges were optimal and above are due to recent streetscape projects that included new lighting. Short-term improvements include working with FPL to install overhead lighting where there are existing power poles along Cordova St (or upgrade existing lights) and focusing on designated pedestrian crosswalks like the one present at King St and Aviles St. Long-term improvements include complete roadway projects such as King St and Cathedral Pl and continuing to plan for future projects along Cordova St and Charlotte St.

Please let me know if you have any questions.



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

Attachment: Presentation



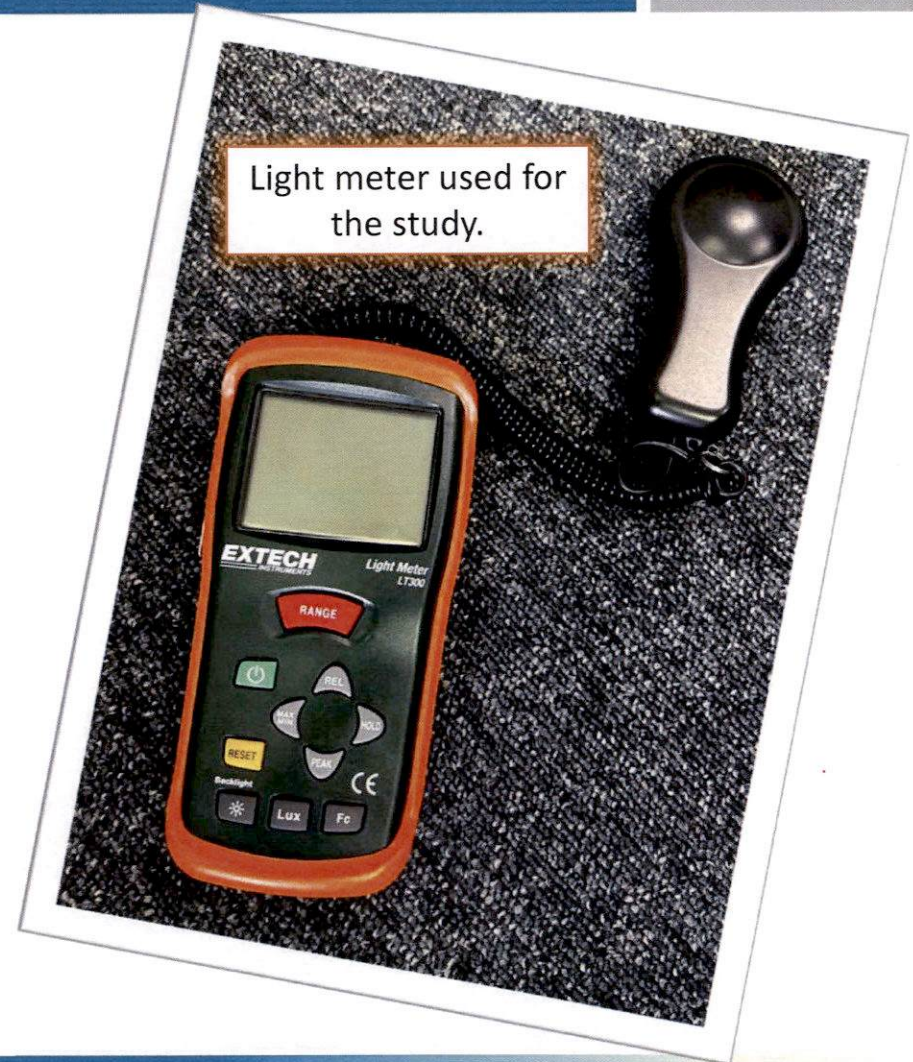
City of St. Augustine

Town Plan Historic District Lighting Study

City Commission
February 24, 2025

Agenda

- Study Limits
- Data Collection
- Results
- Proposed Improvements
 - Short Term
 - Long Term





Lighting Study

- Study was bound by Cordova St, King St, Orange St and Avenida Menendez.
- There are over 300 streetlights located within the study area.
- The streetlights are owned by the City, FPL and FDOT.





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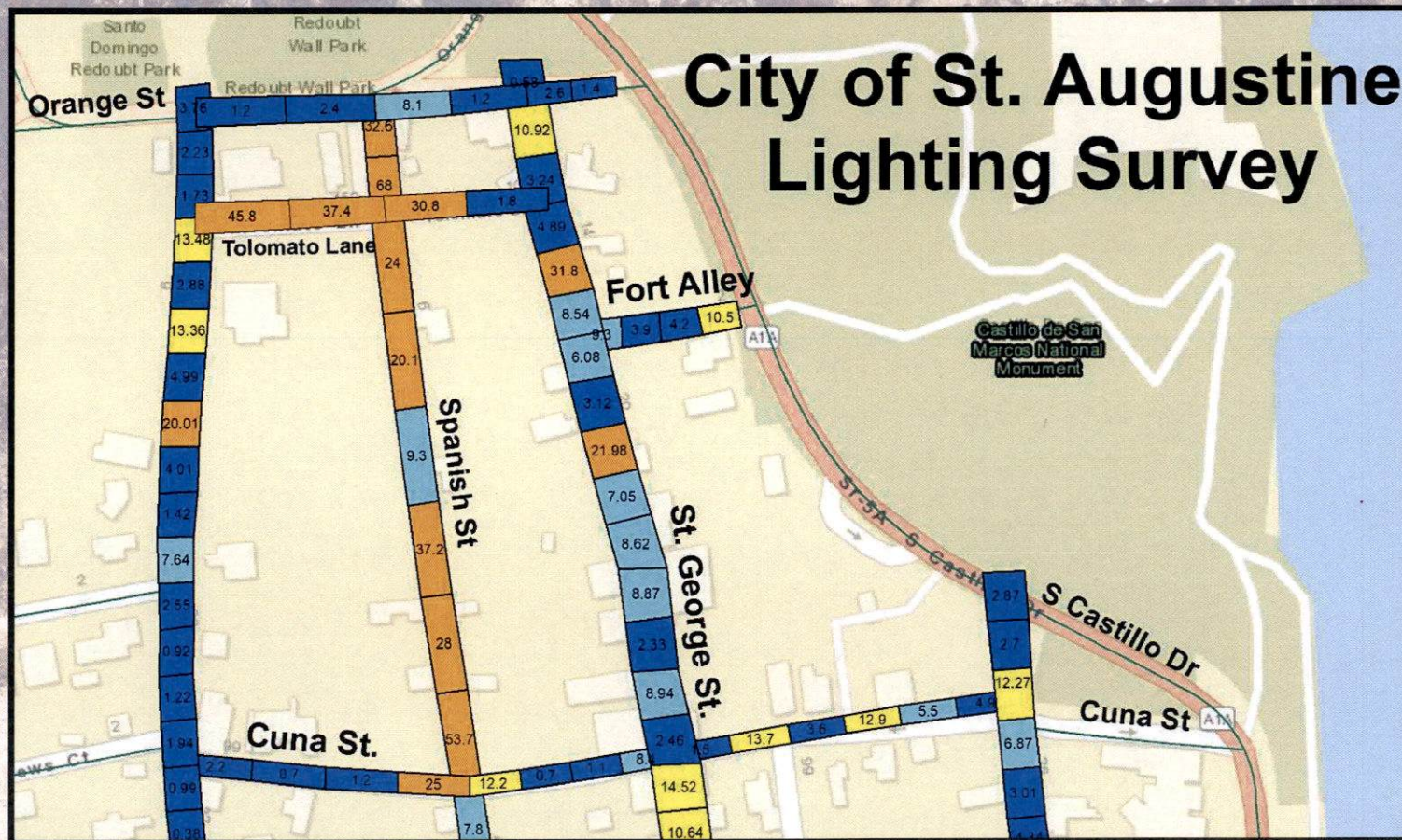
Lighting Study

- Data was collected over a few months at night by city staff using a light meter. Measurements were taken in 50-ft increments. Lux is the standard measurement unit.
- A lux is a unit of measurement for the amount of light that falls on a surface. Per the Illuminating Engineering Society (IES) the recommended average illumination level for residential streets should be 10 lux, while the average illumination level for commercial streets should be 15 lux.



Lighting Study Results

City of St. Augustine Lighting Survey

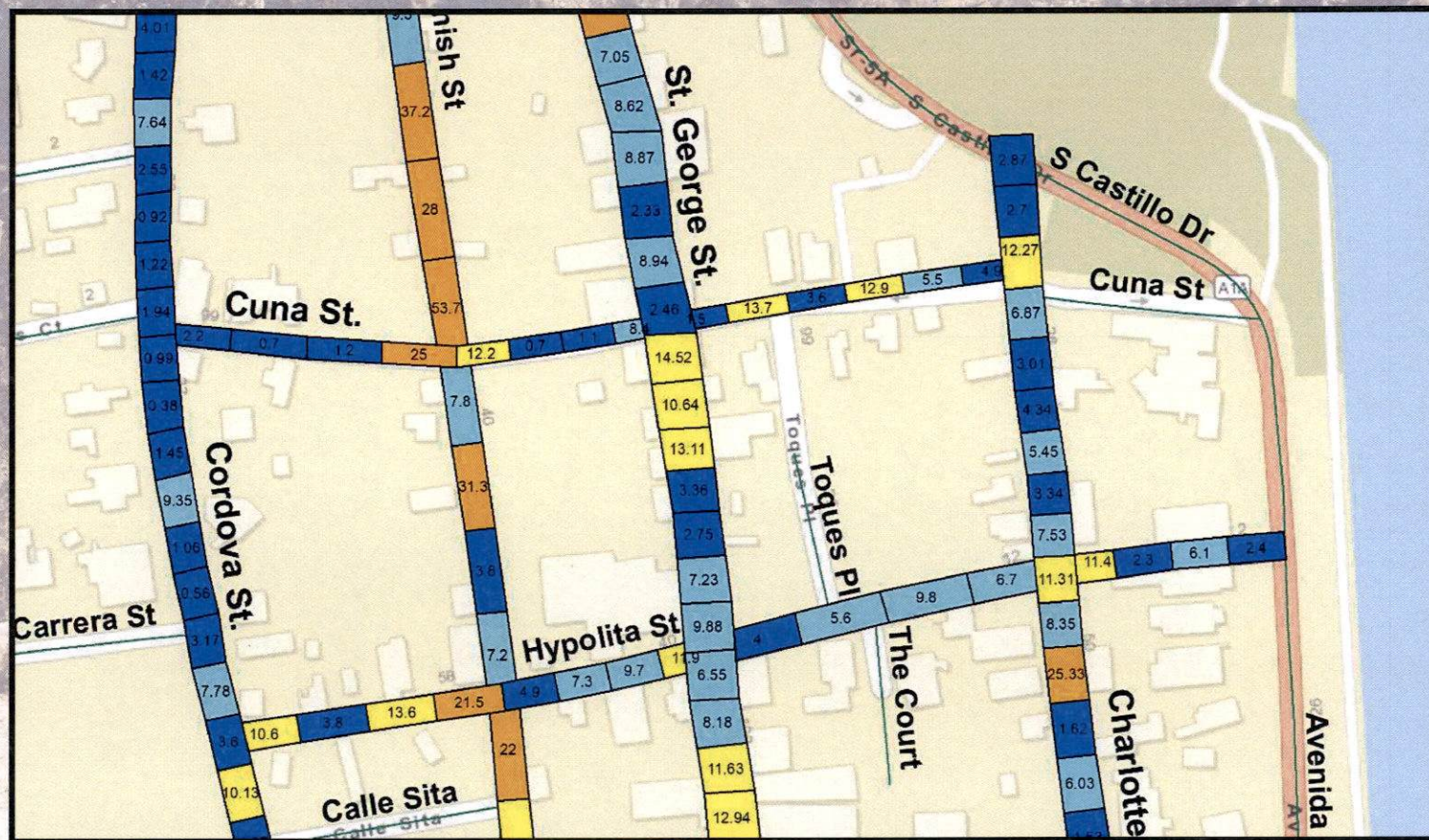




Lighting Study Results

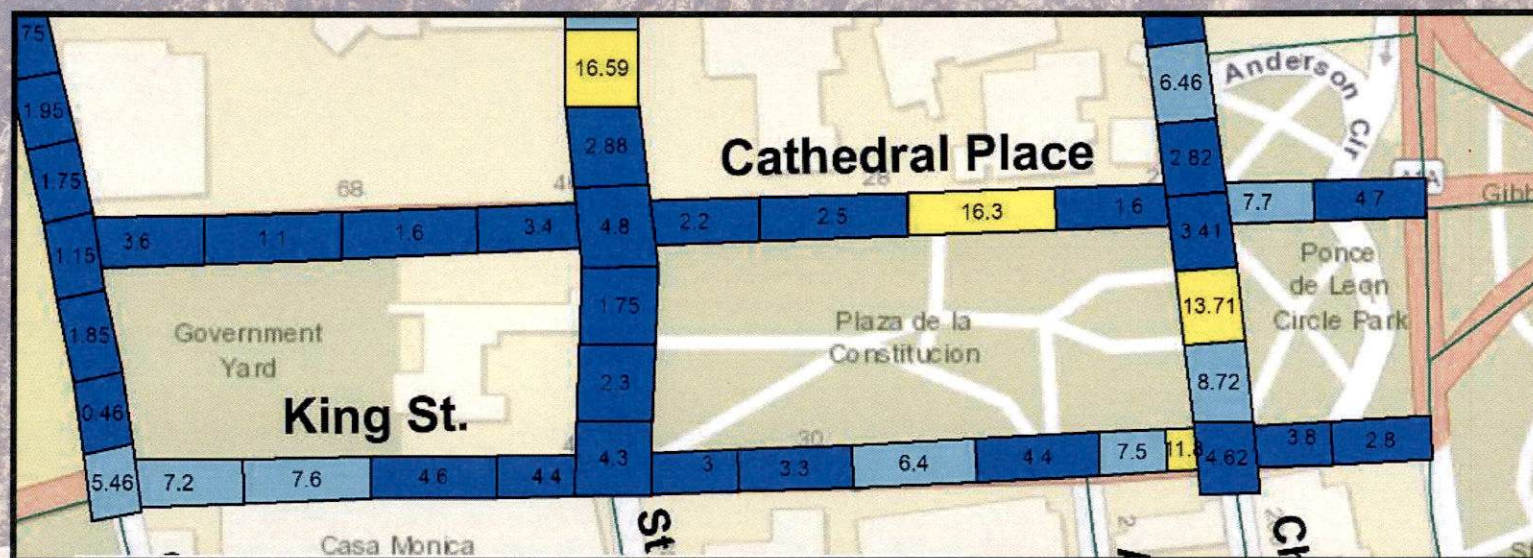


0-5	Very Poor
5-10	Poor
10-20	Optimal
20+	Bright





Lighting Study Results



Lux Value	
	0-5 Very Poor
	5-10 Poor
	10-20 Optimal
	20+ Bright

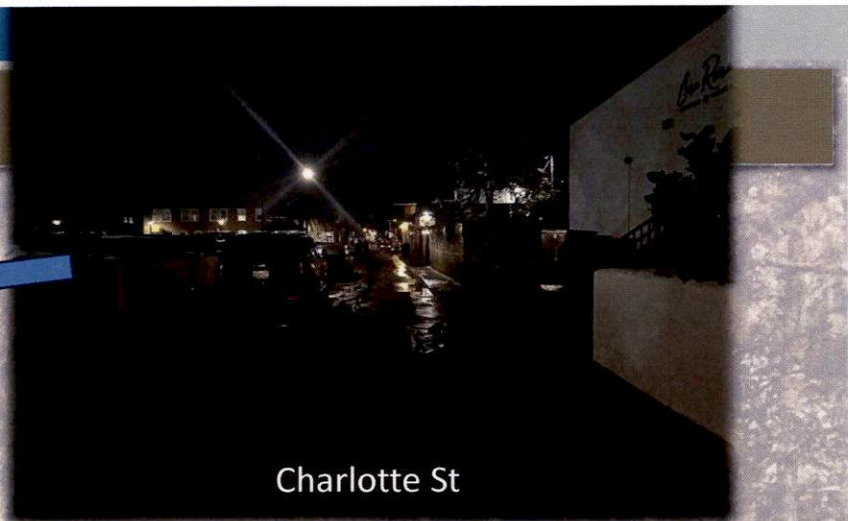


CITY OF
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Lighting Study Results



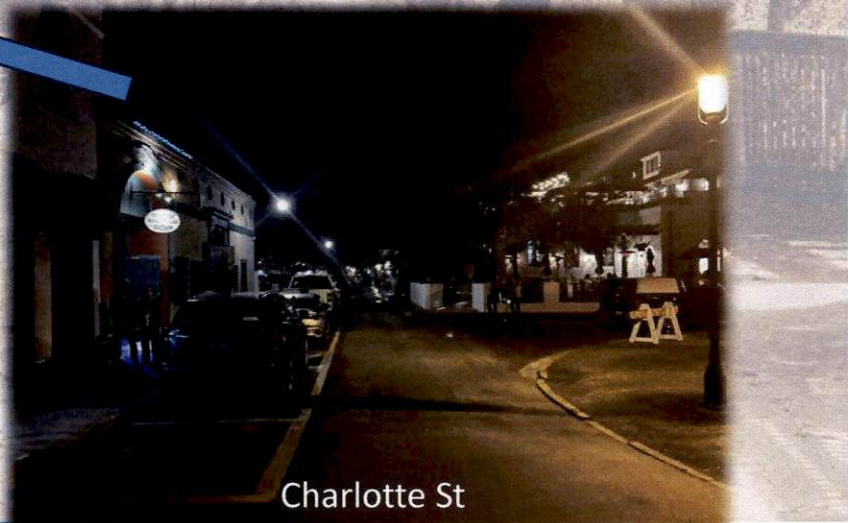
Lux Value	
0-5	Very Poor
5-10	Poor
10-20	Optimal
20+	Bright



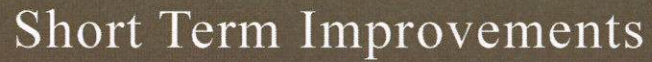
Charlotte St



Cathedral Pl



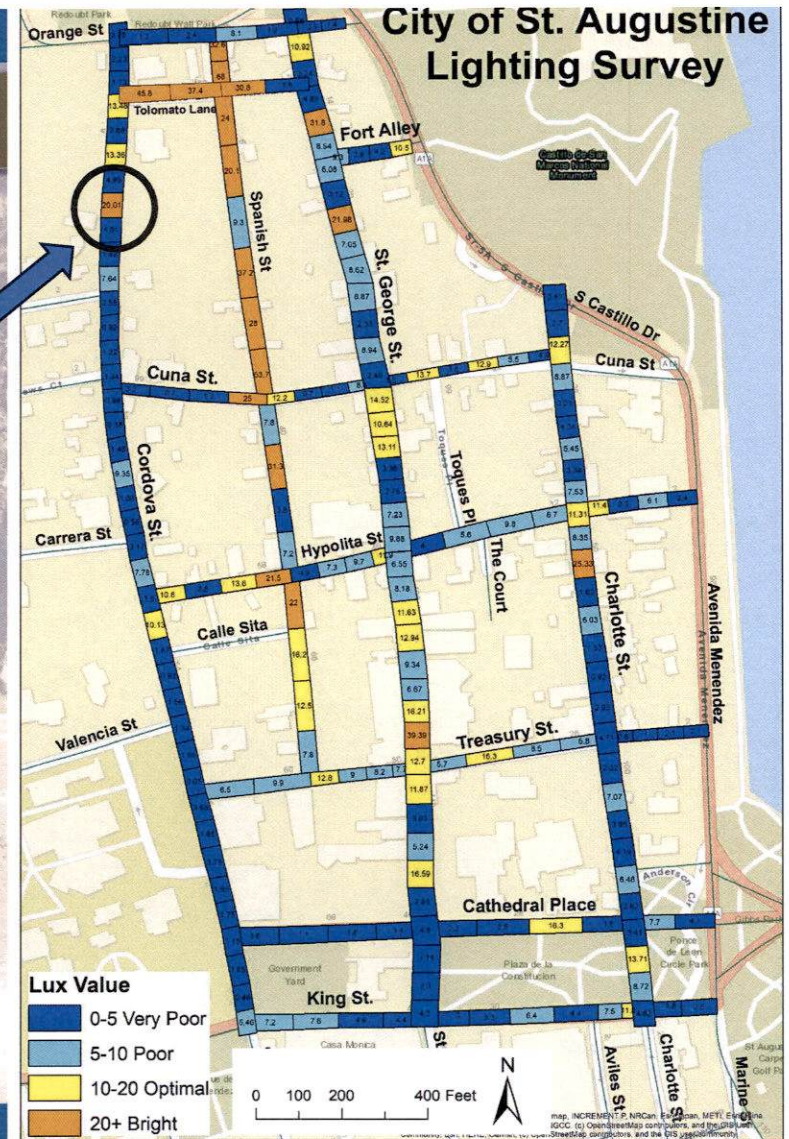
Charlotte St



- King St and Aviles St
- Cathedral Pl and Charlotte St
- St. George St at King St and Cathedral Pl

- Have FPL install overhead lights on existing power poles along Cordova St where there are no lights.**

- Have FPL upgrade existing lights on power poles.**





CITY OF
ST. AUGUSTINE
EST. 1565

Long Term Improvements

- Roadway projects with lighting included:
 - King St and Cathedral Pl Complete Street (in design)
 - Cordova St from Cathedral Pl to Orange St (in concept phase now)
 - Charlotte St (future redesign to curbless street)





CITY OF
ST. AUGUSTINE
EST. 1565

Q & A

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: February 12, 2025

RE: Staff Report: Proposed 2025 Citizens' Academy

The Florida League of Cities states "Citizens' academies are an excellent way to educate residents, build positive relationships and increase communication between city government officials and citizens, as well as inspire future municipal leaders."

With this in mind, staff request consideration to create the first Citizens' Academy for the City of St. Augustine. Staff created the following criteria and schedule for the proposed academy by researching existing academies run by other cities and using the Florida League of Cities "A Guide for Creating a Citizens' Academy".

An application will be used for submission to the academy with the following criteria to be considered:

1. Lives in the City or owns a business or property in the City.
2. The person is over 18 years old.
3. Can commit to attending all the classes.
4. The class size is limited to 20 students, which will be determined by a first come first served basis.
5. Classes will be from 1pm to 5pm at various locations in the City.

The following is the proposed class schedule and descriptions of each day:

- a. **Wednesday, March 26, 2025: Getting to Know your City**
History of St. Augustine and City Government 101
Welcoming Remarks by Mayor Nancy Sikes-Kline
- b. **Wednesday, April 2, 2025: Examining Safety and Security in the City**
Walking Tours of St. Augustine Police & Fire Departments
Innovative Technology and Cybersecurity Discussion
- c. **Wednesday, April 9, 2025: Understanding the Inner Workings of Utilities & Public Works**
Walking tours of Wastewater and Water Treatment Plants and Solid Waste

Discussion of other Utilities & Public Works divisions - GIS & Environmental, Stormwater, Streets & Grounds & Meter Maintenance

d. **Wednesday, April 16, 2025: Exploring the nuts and bolts of Planning & Building and Development**

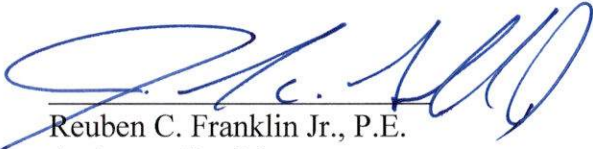
Discussion of Planning, Building and Code Enforcement, Historic Preservation, Citizen Boards (PZB, CRC and HARB), Community Outreach, Engineering and Development, Community Redevelopment Agency (CRA), Resilience, and the Capital Improvement Program (CIP)

e. **Wednesday, April 23, 2025: Discovering Other City Services**

Walking Tours of the Downtown Parking Garage, the Visitor's Information Center and the Municipal Marina
Mobility and Parking Discussion

f. **Monday, April 28, 2025: City Commission Graduation**

Staff are open to any suggestions and/or modifications pertaining to the application criteria and proposed class schedule. If the academy is approved, the application period is planned to begin February 25, 2025, and end on March 9, 2025. Please let me know if you have any questions.



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

Attachment: Presentation



CITY OF
ST AUGUSTINE
EST. 1565

City Commission Meeting February 24, 2025

Proposed 2025 Citizens' Academy

5 class sessions on Wednesdays from 1:00 p.m.–5:00 p.m.

March 26, 2025–April 23, 2025

Graduation at City Commission Meeting on April 28th

Class Acceptance Criteria

1. Lives in the City or owns a business or property in the City
2. Over 18
3. Willing to commit to attending all the classes
4. Able to attend the graduation ceremony at the City Commission meeting on April 28, 2025

Classes limited to 20 students-First come first serve
Application period from February 25th–March 9th

Proposed Class Schedule

Wednesday, March 26, 2025: Getting to Know your City

History of St. Augustine and City Government 101
Welcoming Remarks by Mayor Nancy Sikes-Kline

Wednesday, April 2, 2025: Examining Safety and Security in the City

Walking Tours of St. Augustine Police & Fire Departments
Innovative Technology and Cybersecurity Discussion

Wednesday, April 9, 2025: Understanding the Inner Workings of Utilities & Public Works (PW)

Walking tours of Wastewater and Water Treatment Plants and Solid Waste
Discussion of other Utilities & PW divisions - GIS & Environmental, Stormwater, Streets & Grounds & Meter Maintenance

Wednesday, April 16, 2025: Exploring the nuts and bolts of Planning & Building and Development

Discussion of Planning, Building and Code Enforcement, Historic Preservation, Citizen Boards (PZB, CRC and HARB), Community Outreach, Engineering and Development, Community Redevelopment Agency (CRA), Resilience, and the Capital Improvement Program (CIP)

Wednesday, April 23, 2025: Discovering Other City Services

Walking Tours of the Downtown Parking Garage, the Visitor's Information Center and the Municipal Marina
Mobility and Parking Discussion

Monday, April 28, 2025: City Commission Graduation

Annual Classes to be held every Spring

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and Commissioners

DATE: February 14, 2025

RE: **2025C SPECIAL LEGISLATIVE SESSION UPDATE TWO**

After the Florida Legislature passed CS/SB 2-B and placed it on the Governor's desk to sign, the Governor indicated he would veto the bill. Subsequently, the State Legislature and the Governor began negotiations on amending the immigration focused bills which led to the opening of a new special session, 2025C. On February 13, 2025, Governor DeSantis signed two bills regarding Florida immigration laws.

The following is a summary of the immigration bills and their impact on the City. This memorandum serves as the second part of a multipart review of relevant bills to be included in future agendas.

❖ **SB 2-C – Immigration**

Approved by Governor 2/13/2025

To begin, this bill creates s. 908.1031, F.S., which identifies the **State Board of Immigration Enforcement (board)** within the Florida Department of Law Enforcement (FDLE). The Governor and Cabinet serve as the agency head of the board, and all board actions must be by unanimous vote. Further, the board is the chief immigration enforcement officer and must:

- Serve as a resource for the U.S. Immigration and Customs Enforcement (ICE)
- Coordinate with the federal government in matters related to immigration
- Coordinate with and provide assistance to law enforcement
- Administer the Local Law Enforcement Immigration Grant Program
- Annually report on cooperation and coordination between ICE and state, county, and local law enforcement agencies
- Report to the Legislature by March 24, 2025, the number of vacant beds available in state and county detention facilities that can be sublet to ICE for use as detention beds
- Adopt rules as needed, and FDLE must provide administrative support

Next, this bill creates s. 908.1032, F.S., which names the **State Board of Immigration Enforcement Council (council)** for the purpose of advising the board. The council is composed of eight members, which includes the Governor, the Cabinet, four appointed police chiefs, and two sheriffs. The council must meet by April 1, 2025, and quarterly thereafter. The council must:

- Assist the board
- Request guidance from ICE for training opportunities and strategies to further the federal 287(g) program participation¹

¹ The 287(g) program was established by Congress under the Immigration and Nationality Act, 8 U.S.C. s. 1357. It allows ICE to partner with state and local law enforcement agencies to identify and remove incarcerated criminal aliens who are amendable to removal from the U.S. before they are released into the community. There are currently two models: the Jail Enforcement Model and the Warrant Service Officer

- Advise the board on the efforts of local law enforcement agencies
- Provide recommendations on financial resources needed to aid local law enforcement agencies
- Provide recommendations to enhance information sharing
- Provide recommendations on strategies to increase the number of available detention beds for use by ICE
- FDLE must provide administrative support

In addition, this bill creates s. 908.1033, F.S., which names the **Local Law Enforcement Immigration Grant Program** within the State Board of Immigration Enforcement to award grants to support local law enforcement agencies in their cooperation and coordination with federal immigration enforcement agencies. A local law enforcement agency may apply to the board for reimbursement of expenses incurred in its cooperation and coordination with federal agencies in the enforcement of federal immigration laws. Reimbursements may be requested for the following expenses:

- Subletting detention beds to ICE
- Equipment, travel, and lodging related to the federal 287(g) program
- Training programs, including certified apprenticeship programs, relating to supporting the enforcement of federal immigration laws
- Hardware or software essential to assisting the federal government in its enforcement of federal immigration laws

A local law enforcement agency may apply to the board to provide bonus payments for the agency's local law enforcement officers who participate in U.S. Department of Homeland Security at-large task force operations. The local law enforcement agency may apply for a bonus up to \$1,000 for each local law enforcement officer, employed within that agency. The applying local law enforcement agency must certify that the officer participated in one or more operations and provide any other information the board requests. The grants are awarded on a first come first served basis. The board must adopt rules to implement this section, and is granted emergency rulemaking authority to adopt rules to implement the grant program.

The bill also creates s. 908.104, F.S., entitled **Cooperation with federal immigration authorities**, which requires a Florida law enforcement agency to use its best efforts to support the enforcement of federal immigration law. This applies to an official, representative, agent, or employee of the entity or agency only when he or she is acting within the scope of their official duties or within the scope of their employment. Except as otherwise prohibited by federal law, a state or local government entity, or law enforcement agency, or an employee or agent thereof, may not prohibit or restrict a law enforcement agency from taking the following actions regarding a person's immigration status:

- Sending the information to or requesting, receiving, or reviewing the information from a federal immigration agency
- Recording and maintaining the information
- Exchanging the information with a federal immigration agency or another state or local government entity, or law enforcement agency
- Using the information to comply with an immigration detainer
- Using the information to confirm the identity of a person who is detained by a law enforcement agency

(WSO) program. St. Johns County is one of over 60 counties that follow the WSO program which allows ICE to train, certify, and authorize state and local law enforcement officers to serve and execute administrative warrants on aliens in their agency's jail.

- Sending the applicable information obtained to a federal immigration agency
- Restrict a law enforcement officer from executing or assisting in the execution of a lawful judicial warrant

A law enforcement agency that has custody of a person subject to a federal immigration detainer must:

- Provide the judge authorized to grant or deny the person's release on bail notice that the person is subject to an immigration detainer
- Record in the person's case file that the person is subject to an immigration detainer
- Upon determining the detainer is in accordance with s. 908.102(2), F.S., comply with the requests made in the immigration detainer

Furthermore, this bill provides under s. 908.104, F.S., that a state entity, local government entity, or law enforcement agency is **not required** to provide a federal immigration agency with **information related to a victim of or a witness to a criminal offense** that occurred in the United States if the victim or witness timely and in good faith responds to the entity or agency request for information and cooperates in the investigation or prosecution of such offense. An agency that withholds this information must document cooperation in the investigative records related to the offense and retain the records for at least 10 years. A law enforcement agency is **not authorized to detain an alien unlawfully present** in the United States pursuant to an immigration detainer solely because they witness or **reported a crime or was the victim of a criminal offense**. Additionally, a state or local government entity or a law enforcement agency is not required to provide a federal immigration agency with information related to any alien unlawfully present in the United States if they are a necessary witness or a victim of a specified crime.

This bill amends s. 908.105, F.S., to provide that any county, district, municipality, or other local government that adopts an ordinance, regulation, rule, or policy **refusing to comply** with or direct employees to refuse to comply with a federal immigration detainer, the Attorney General must initiate judicial proceedings to enforce compliance. If the court determines that a violation was knowing and willful, the court must assess a civil fine of up to \$5,000 against elected or appointed local government officials. This bill also amends s. 908.107, F.S., which specifies that any executive or administrative state, county, or municipal officer who violates their duties under this chapter may be subject to action by the Governor, including potential suspension from office. The Governor may also initiate judicial proceedings to enforce officers' compliance with any duty or to restrain any unauthorized act contrary to ch. 908, F.S. Additionally, the Attorney General may file suit against any local government entity or local law enforcement agency for injunctive relief. The court must enjoin an unlawful sanctuary policy if the local governmental entity or law enforcement agency violates ch. 908, F.S.

Moreover, this bill creates s. 908.13, F.S., to codify the **Unauthorized Alien Transport Program** within the Division of Emergency Management (DEM) for the purpose of facilitating the transport of unauthorized aliens. This section is repealed on June 30, 2027. ICE must request assistance from the DEM with transportation of unauthorized aliens under the supervision of ICE and must reimburse the state for the actual cost associated with the transportation.

Next, this bill makes changes to **criminal penalties and pretrial release** and detention procedures. These changes include reclassifying misdemeanor and felony crimes if the defendant is an unauthorized alien, creating a new felony if an unqualified noncitizen votes (s. 104.155, F.S.), creating a new felony for aiding or soliciting an unqualified noncitizen to vote, adding aiding or soliciting a noncitizen to vote to a crime that constitutes racketeering activity, and creates a rebuttable presumption that an unauthorized alien is a flight risk for the purposes of pretrial release. This bill also creates s. 775.0824, F.S., which provides

mandatory minimum prison terms for dangerous unauthorized alien offenders. In addition, the amendment to s. 908.105, F.S., requires law enforcement to comply with an immigration detainer and notify the state attorney of such detainer.

This bill **prohibits the issuance of a driver license or identification card** to any person who is an unauthorized alien or undocumented immigrant. This bill amends s. 322.19, F.S., which requires a person who becomes a U.S. citizen to obtain a replacement driver license within 30 days of becoming a citizen.

This bill modifies s. 1009.26, F.S., which specifies the **eligibility** for an **out-of-state fee waiver** at a public postsecondary institution. Beginning July 1, 2025, a student must be a citizen of the United States or lawfully present in the United States to receive the fee waiver in addition to other requirements.

This bill has an insignificant fiscal impact on local governments.

ACTION REQUIRED: The St. Augustine Police Department should review this bill to ensure compliance.

The effective date for most of the sections in this bill is February 13, 2025. However, any emergency rules adopted by the Office of State Immigration Enforcement to implement the Local Law Enforcement Immigration Grant Program are effective for six months following adoption and may be renewed during the pendency of procedure to adopt permanent rules. This emergency rule section expires July 1, 2026. In addition, the out-of-state fee waivers section does not take effect until July 1, 2025.

❖ **SB 4-C – Immigration**

Governor signed 2/13/25

This bill creates chapter 811, Florida Statutes, entitled “Unauthorized Aliens, Nationality, and Immigration.” In addition, this bill creates the crimes of illegal entry and illegal reentry, both of which are crimes that exist in federal law.

Under this bill s. 811.102, F.S., creates a crime of illegal entry by an adult unauthorized alien (persons 18 years of age or older) into Florida. An adult unauthorized alien who knowingly enters or attempts to enter this state after entering the United States by eluding or avoiding examination or inspection by immigration officers commits a first-degree misdemeanor. A person convicted of this offense must be sentenced to a mandatory minimum term of 9 months' imprisonment. A second violation is a third-degree felony and requires a mandatory minimum term of imprisonment of one year and one day. A third or subsequent violation of this statute is a third-degree felony, requiring a mandatory minimum term of two years' imprisonment. The bill creates certain affirmative defenses to this crime and no person may be arrested for this offense, if they encountered law enforcement during the investigation of another crime that occurred in Florida and the person witnesses or reported such crime or was a victim of such crime.

Next, this bill creates s. 811.103, F.S., creates a crime of illegal reentry of an adult unauthorized alien. An adult unauthorized alien commits a third-degree felony if they, after having been denied admission, excluded, deported, or removed or having departed the United States during the time an order of exclusion, deportation, or removal is outstanding, subsequently enters, attempts to enter, or is at any time found in Florida. A person convicted of this crime must be sentenced to a mandatory minimum term of imprisonment of one year and one day. These penalties increase if an unauthorized alien who has three or more prior misdemeanor or felony convictions, other than forcible or aggravated felonies, commits the

crime of illegal reentry, must be sentenced to a mandatory minimum imprisonment term of two years. An unauthorized alien who has a prior conviction for a forcible or aggravated felony and who commits the crime of illegal reentry must be sentenced to a mandatory minimum imprisonment term of five years.

Furthermore, the court must also presume that no conditions of release can reasonably assure the presence of an unauthorized alien arrested for illegal entry or illegal reentry and must order they be detained pending the disposition of the case. This bill provides that a person arrested for illegal entry or illegal reentry is not eligible for civil citation or diversion programs and requires law enforcement agencies to report such arrest to both the federal government and the Department of Law Enforcement. The notification to the Department of Law Enforcement must contain information relating to the unauthorized alien, including their fingerprints, photograph, and any other biometric information necessary to identify the unauthorized alien.

Lastly, this bill creates s. 921.1426, F.S., which requires a court to sentence a defendant who is an unauthorized alien convicted or adjudicated guilty of a capital felony to a sentence of death.

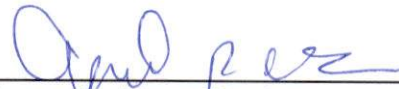
It is important to note that Texas enacted similar immigration laws which were challenged. In March 2024, the U.S. Supreme Court issued an order allowing Texas to enforce the legislation as challenges proceeded in the appeals court. Shortly thereafter, the Fifth Circuit Court of Appeals reinstated a lower court injunction, stopping the legislation from going into effect. The Texas case is scheduled for trial In July 2025. The Legislature acknowledges that the crimes created in this bill may be subject to future Equal Protection, Due Process, Cruel and Unusual, and other constitutional challenges.

ACTION REQUIRED: The St. Augustine Police Department should review this bill to ensure compliance.

The effective date of this bill is February 13, 2025.

Please place this item entitled, 2025C Special Legislative Session Update Two, under City Attorney Items on the February 24, 2025, City Commission agenda for informational purposes only, no presentation.

Thank you,



April R. Owen, Assistant City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Isabelle Lopez, City Attorney

Agenda Title: 2025C Special Legislative Session update.

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2025-C SPECIAL SESSION**

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	VOTE HISTORY
HB 1-C	Immigration	McClure	Revises provisions related to immigration including voting by noncitizens, valid identification, driver licenses, offenses committed by unauthorized aliens, unauthorized alien defendants, enforcement of federal immigration laws, immigration detainers, suspension from office, transport of unauthorized aliens, and fee waivers. APPROPRIATION: \$298,830,552.	Filed; Referred to Budget Committee; In Budget Committee, 02/10/25; Added to Budget Committee agenda; 1st Reading (Original Filed Version), 02/11/25; Favorable by Budget Committee; Reported out of Budget Committee; Released to House Calendar; Added to Second Reading Calendar, 02/12/25; Read 2nd time; Substituted SB 2; Laid on Table, refer to SB 2, 02/13/25.	
SB 2-C	Immigration	Gruters & Fine	Providing that certain persons who vote in an election are guilty of a felony; prohibiting the Department of Highway Safety and Motor Vehicles from issuing a driver license or identification card to unauthorized aliens and undocumented immigrants; requiring a state attorney to seek to have the court sentence certain persons as dangerous unauthorized alien offenders; creating the State Board of Immigration Enforcement within the Department of Law Enforcement; creating the State Immigration Enforcement Council within the State Board of Immigration Enforcement for a specified purpose; requiring the Attorney General to initiate judicial proceedings in the name of the state in order to enforce compliance with an immigration detainer issued by a federal immigration agency; creating the Unauthorized Alien Transport Program within the Division of Emergency Management within the Executive Office of the Governor for a specified purpose, etc. APPROPRIATION: \$298,830,552.	Filed; Referred to Appropriations, 02/10/25; On Committee agenda-Appropriations; Placed on Special Order Calendar; Introduced, 02/11/25; Placed on Calendar, on 2nd reading; Placed on Special Order Calendar, 02/12/25; Read 2nd time, Amendment(s) ruled out of order; Read 3rd time; In Messages; Added to Special Order Calendar; Read 1st time; Read 2nd time; Placed on 3rd reading; Added to Third Reading Calendar; Read 3rd time; Ordered enrolled; Signed by Officers and presented to Governor, 02/13/25.	Favorable by- Appropriations; YEAS 12 NAYS 6, 02/12/25; Passed; YEAS 27 NAYS 10; Passed; YEAS 85, NAYS 30, 02/13/25.
HB 3-C	Immigration	McClure & Garrison	Revises provisions related to immigration including unauthorized aliens who enter the US without proper inspection, unauthorized aliens who have been denied admission, deported, excluded, or removed from the US, & unauthorized aliens who are convicted of capital offenses.	Filed; Referred to Budget Committee; In Budget Committee, 02/10/25; Added to Budget Committee agenda; 1st Reading (Original Filed Version), 02/11/25; Favorable by Budget Committee; Reported out of Budget Committee; Released to House Calendar; Added to Second Reading Calendar; Added to Special Order Calendar, 02/12/25; Read 2nd time; Substituted SB 4; Laid on Table, 02/13/25.	
SB 4-C	Immigration	Gruters & Fine	Providing criminal penalties for adult unauthorized aliens who knowingly enter or attempt to enter this state after entering the United States by eluding or avoiding examination or inspection by immigration officers; providing enhanced criminal penalties for second or subsequent convictions; specifying that such aliens are not eligible for any civil citation or other prearrest or postarrest diversion program; providing criminal penalties for an adult unauthorized alien who, after having been denied admission, excluded, deported, or removed or having departed the United States during the time an order of exclusion, deportation, or removal is outstanding, thereafter enters, attempts to enter, or is at any time found in this state, etc.	Filed; Referred to Appropriations, 02/10/25; On Committee agenda-Appropriations; Introduced, 02/11/25; Placed on Calendar, on 2nd reading; Placed on Special Order Calendar, 02/12/25; Read 2nd time; Read 3rd time; In Messages; Read 1st time; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; Placed on 3rd reading; Ordered enrolled; Signed by Officers and presented to Governor, 02/13/25.	Favorable by- Appropriations; YEAS 11 NAYS 7, 02/12/25; Passed; YEAS 85, NAYS 29, 02/13/25.

CS = Committee Substitute filed.

* Bills with no counterpart in Senate or House have minimal chance of passage.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: February 12, 2025

RE: Notification of Three (3) Term Expirations – Lincolnville Community Redevelopment Area Steering Committee

Notification is being made to the Commission relevant to three (3) term expirations on the Lincolnville Community Redevelopment Area Steering Committee. The terms are currently held by Mari Hayes, James St. George and Delonja Duncan and will expire April 30, 2025. All three members are eligible for reappointment.

An advertisement requesting applications will be placed in the St. Augustine Record in accordance with Board advertising policies and posted on the City's website.

Attached is the current Board roster and profile.

A handwritten signature in blue ink that reads "Darlene Galambos". The signature is fluid and cursive, with the first name "Darlene" and last name "Galambos" clearly distinguishable.

Darlene Galambos
City Clerk

xc: Clerk's Office

LINCOLNVILLE COMMUNITY REDEVELOPMENT
STEERING COMMITTEE

Meets four times annually - 5:00 p.m.
Willie Galimore Center

3 Year Terms

Term Expires

Seat 1:

Madeline Wise
2312 Red Oak Drive
Jacksonville, FL 32211
904-504-4251
wimado10@yahoo.com

Appointed to fill vacancy: 1/25/2021 04/30/2023
Re-appointed to full term: 4/10/2023 04/30/2026

Seat 2:

Kenneth A. McClain, Sr.
P.O. Box 912
Hastings, FL 32145
904-671-2279
904-501-2576
kenmcclain32@gmail.com

Appointed 1st full term: 4/10/2023 04/30/2026

Seat 3:

Mari Hayes
87 Lincoln Street, 32084
914-671-5901
Mari.hayes@nyfa.edu

Appointed 1st full term: 4/25/2022 04/30/2025

Seat 4:

James St. George
46 Weeden Street, 32084
321-432-4329
stgeorgeLCRA@gmail.com

Appointed 1st full term: 4/25/2022 04/30/2025

Seat 5:

Dalonja Duncan
41 Lovett Street, 32084
(904) 392-1976
Duncan_dalo@yahoo.com

Appointed 1st full term: 4/25/2022 04/30/2025

LINCOLNVILLE COMMUNITY REDEVELOPMENT
STEERING COMMITTEE
(revised to reflect the wording of the LCRA-SC By-Laws)

Authorization: *Chapter 28, Zoning, Code of the City of St. Augustine, Art II, Div. II. Section 28-57 Amended 4.14.2003, Ordinance 2003-14; Amended 4.8.2013, Ordinance 2013-06.*

Number of Members: Five (5)

Appointment: By City Commission

Terms of Office: The term of the members shall begin and run from March 1st of the year the appointment was made. In appointing the first Steering Committee, the Agency shall designate and appoint two (2) members to serve a three-year term and three (3) members to serve a two-year term. **Upon the expiration of the individual staggered term, the members shall thereafter be appointed to a three-year term.** Members appointed to fill a vacancy for an unexpired term shall serve for the remainder of the unexpired term and may be reappointed to one full term. **No member may serve for more than two consecutive full terms.**

Reappointment: Normal terms to expire on April 30th.

Qualifications: The membership of the Steering Committee shall consist of five (5) members and shall receive no salary or compensation for their services. The members shall be appointed by majority vote of the Agency. Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA or are otherwise a stakeholder in the boundaries of the Lincolnville CRA.

Duties: The purpose of the Steering Committee is to advise and assist the Agency on planning and implementation of goals, programs, projects and activities related to the Agency's approved Lincolnville Redevelopment Plan. The Steering Committee may make recommendations to the Agency regarding the implementation of the Lincolnville Redevelopment Plan. The Steering Committee may recommend a schedule or prioritization of programs and may recommend the allocation of funds for specific projects. The Steering Committee may also recommend amendments to the approved Lincolnville Redevelopment Plan.

Attendance: Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance and instead states "Members of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the City Clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard".

Meetings: Four (4) times annually, 5 P.M., the Willie Galimore Center.

04/11/2023



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

Whereas, Mt Moriah Missionary Baptist Church was founded November 11, 1925 in the Bush Harbor in West St Augustine.; and

Whereas, in 1962, under the leadership of Pastor Nathaniel Stafford, the members decided to build a church, which was completed in Augustus 1963; and

Whereas, A major shift occurred on July 7, 2002, when the membership voted to become a non-denominational church, and the church was renamed to New Mt. Moriah Christian Ministry (NMMCM); and

Whereas, NMMCM has been building community partnerships with the St. Johns County Sheriff's Office Reentry Program, Compassionate St Augustine, Good Trouble, West Augustine CRA, American Legion Post 194 and others; and

Whereas, NMMCM is the home of the Nehemiah Project of St Johns County, NU Nation Youth Mentorship Program, and the Wildflower Medical and Dental Clinic for underserved members of our community; and

Whereas, several ministries have been established designed to make a difference, such as partnering with Epic Food distribution to become a site that provides food for over 50-75 families each Tuesday. A coalition of volunteers serve these ministries weekly.

Whereas, the entire community has benefitted from the work and influence this church, and its members have exerted through the years, and the many facets of its outreach, practical assistance, and continued partnerships.

NOW THEREFORE, the City Commission of the City of St. Augustine hereby proclaims **2025** as **New Mt Moriah Christian Ministries 100th Anniversary** and urges all citizens to join together in recognition and appreciation for the members of New Mt Moriah Christian Ministries, past and present, for their commitment and contributions to our entire extended community.

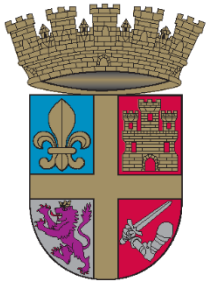
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 24th day of February in the year of our Lord two thousand and twenty-five and the four hundred and fifty-ninth year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor

2025-09

"Most Loyal and Valorous"

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



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS**, the Irish came to Spanish “La Florida” in the 1500s, first as missionaries and mercenary soldiers, then as planters, traders, businessmen, doctors and administrators; and*

***WHEREAS**, Fr. Richard Arthur, an Irish-born priest from Limerick who was appointed parish priest for St. Augustine in 1597 and ecclesiastical judge of “La Florida,” established the first public school in America and opened it to both boys and girls of all races; and*

***WHEREAS**, by 1776 nearly 300,000 Irish nationals had emigrated to America, playing a crucial role in America’s War for Independence; five of the Signers of the Declaration of Independence were of Irish descent with three of those being Irish born, and twenty-two Presidents have proudly proclaimed their Irish American heritage; and*

***WHEREAS**, in 1792 Irish born James Hoban provided the architectural plans for the White House and served as one of the supervising architects for the construction of the Capitol; and*

***WHEREAS**, Irish born Commodore John Barry, fought the last sea battle of the American Revolution off the coast of Florida, being recognized by the United States Congress in September of 2002 as the “First Flag Officer of the United States Navy”; and*

***WHEREAS**, in 1813, Captain Oliver Perry, an Irish American, achieved a major naval victory in the Battle of Lake Erie; in 1942, the five Sullivan brothers made the ultimate sacrifice for democracy and freedom during the Naval Battle of Guadalcanal and later had the Destroyer USS Sullivan commissioned in their memory; and*

***WHEREAS**, three of the Spanish Governors of “La Florida” were Irish military officers, and Andrew Jackson, whose family came from County Antrim, served as Florida’s military governor following its acquisition by the United States, later serving as the seventh president; and*

***WHEREAS**, Irish Americans have continued to provide leadership and service to this nation’s political, business and religious establishments, so it is fitting to celebrate the rich cultural heritage and the many valuable contributions of Irish Americans.*

***NOW THEREFORE**, the City Commission of the City of St. Augustine, Florida does hereby declare the month of March as **Irish American Heritage Month** and urges all citizens to celebrate the contributions of Irish Americans within the diversity of America’s heritage.*

***IN WITNESS WHEREOF**, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 24th day of February in the year of our Lord two thousand twenty-five and the four hundred and fifty-ninth year of the founding of St. Augustine, the Nation’s Oldest City.*

2025-08

Nancy Sikes-Kline, Mayor

“Most Loyal and Valorous”

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

CITY OF ST. AUGUSTINE, FLORIDA

MEMORANDUM

TO: David Birchim
City Manager

DATE: February 11th, 2025

RE: Request for Expenditure
from State Confiscation Fund

This is to request permission for an expenditure of \$4,300 from the State Confiscation Fund. These funds will be used to purchase the following:

1. Recruitment Web Site: \$ 4,300

If this meets with your approval, please indicate by signing below and present it to the City Commission for further approval. Thank you for your consideration in this matter.



Anthony W. Cuthbert
Assistant Chief of Police

Approved:



David Birchim
City Manager

2/12/2025

Date

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice-Mayor and Commissioners

DATE: February 13, 2025

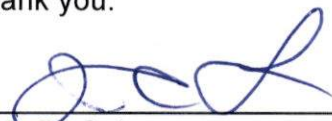
RE: LICENSE AGREEMENT: ST. AUGUSTINE ARCHAEOLOGICAL ASSN. INTERPRETIVE PANEL

Enclosed please find a License Agreement between the City and the St. Augustine Archaeological Association (SAAA) for placement of an interpretive panel in the City's right-of-way. SAAA is proposing this interpretive panel be installed adjacent to the Alligator Farm parking lot, along Old Quarry Road. The panel will highlight the twenty-five acre Young Avenue Archaeological Site on Anastasia Island. This site was first noted by archaeologist Dr. John Goggin in 1951 and then revisited fifty-six years later by the City of St. Augustine Archaeology Program in response to building and development. Text and images on the panel will touch on the Native American Occupation from 4,000 years ago to 1565 and convey the importance of the coquina quarry site in the building of the Castillo de San Marcos as well as other St. Augustine structures and the excavations/findings that have been completed by the City's Archaeology Department. The attached draft document has the proposed images and text, which will be incorporated onto the interpretive panel, similar to what was created last year for Fish Island.

Section 22-9 of the City Code allows for the placement of items such as interpretive panels on city property with approval by the City Commission. The City is incorporating this panel in the right-of-way as part of its government speech highlighting the goals of the Historic Preservation Master Plan and to provide public educational information on significant sites and archeology within the City.

Please place this License on the Consent Agenda for the February 24, 2025 City Commission meeting.

Thank you.



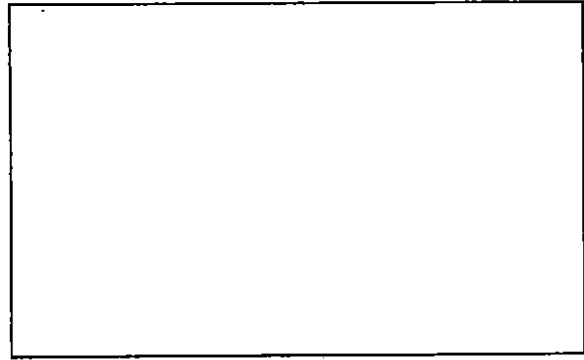
Isabelle C. Lopez
City Attorney

Attachments

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

Agenda Title:

License Agreement for installation of an archaeological interpretive panel in the City's ROW.



LICENSE FOR USE OF CITY RIGHT-OF-WAY

COMES NOW THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation ("Grantor"), whose address is P.O. Box 210, St. Augustine, Florida 32085-0210, and grants to St Augustine Archaeological Assoc ("Grantee"), whose address is PO Box 130, St. Aug, FL, a non-exclusive, revocable License for the permissive use of the Grantor's public right-of-way known as parking lot at Alligator Farm located at 999 Anastasia Blvd. situated in the State of Florida, County of St. Johns, and City of St. Augustine and described in **Exhibit "A"** attached hereto and incorporated herein by reference.

This License is subject to the following terms and conditions:

1. The Grantor may revoke this License at any time by delivery to the Grantee of written notice of revocation directed to the Grantee.
2. All notices required by this License shall be affected by delivery of said notice in writing to the recipient party by U.S. Mail, certified, return receipt requested. All notices shall be sent to the address of the recipient Grantor or Grantee and as described herein.
3. Grantor grants this License to Grantee on a continuing basis for use of the Grantor's right-of-way but only to the extent required by Grantee for installation of interpretive panel. Grantee shall not use the property for parking, storage or placement of any structure other than interpretive panel without the written permission of the City Manager or designee.
4. Grantee shall not occupy or use said right-of-way, nor shall Grantee permit the occupation or use of said right-of-way, for any purpose other than those purposes expressly permitted by this License.
5. In addition to any other reservations made herein, Grantor, in its sole discretion, may deem it in the public interest to use the subject right-of-way, or any portion thereof, for any public purpose and, therefore, declare a need to remove the Grantee's improvements. In that event, Grantor shall give Grantee one hundred eighty (180) days' written notice of revocation and cancellation of this License. Grantee shall have a reciprocal right of cancellation of this License upon one hundred eighty (180) days' written notice to the Grantor.

6. During the term of this License, Grantor shall bear no responsibility for the maintenance of any improvements made by Grantee within the right-of-way, and Grantee shall, at Grantee's sole expense, keep all such improvements in good order and repair.

7. The parties agree to the following mitigation strategy, in addition to Grantee holding Grantor harmless and indemnifying Grantor, in the event of a line failure or damage to interpretive panel.

8. The parties agree that the specific location of the lines will be determined on site and approved administratively as long as they are generally in the corridor identified in Exhibit "A".

9. Grantee shall not directly or indirectly assign, sublease, hypothecate, sell, mortgage, encumber or otherwise transfer this License or any interest therein without the written permission of Grantor.

10. To the extent permitted by law, the Grantee shall indemnify, defend, and hold the Grantor harmless from all claims and reasonable costs associated with this License. This provision relating to indemnification shall be subject to the limitations of liability set forth in Section 768.28, Florida Statutes. Nothing in this section shall operate as a waiver of sovereign immunity on the part of the Grantee or the Grantor.

11. Grantee, at all times during the term hereof, shall carry public liability insurance against personal injury and property damage with a company authorized to conduct business in the State of Florida and satisfactory to the Grantor, protecting the City of St. Augustine against any and all claims for damages to persons or property as a result of or arising out of the use and maintenance by Grantee of the Grantor's right-of-way. Said insurance shall name the City of St. Augustine as an additional insured with limits of coverage not less than: \$300,000, bodily injury or death, each person; \$300,000, bodily injury or death, each accident; \$300,000, property damage, each individual claim; and \$300,000, property damage, each accident. Grantee shall supply written proof of insurance to Grantor within fifteen (15) days of the date of execution of this License and shall continue to supply such proof to Grantor annually on the anniversary date of the execution of this License. Grantor's representative with regard to providing the written proof required herein shall be the City Manager for the City of St. Augustine, P.O. Box 210, St. Augustine, Florida, 32085-0210, unless and until Grantor notifies Grantee otherwise in writing.

12. Upon the notice of termination or cancellation of this License by Grantor or Grantee, this License shall become null and void, at which time Grantee shall remove all improvements located within the right-of-way within thirty (30) days of receipt of such notice of termination or cancellation. If such improvements are not removed within thirty (30) days of initial notice, Grantor may remove such structures, and Grantee shall pay Grantor's costs of such removal within thirty (30) days of receipt of notice of such costs. If Grantee fails to pay such costs within thirty (30) days of notice, Grantee shall be liable for all costs of collection, including court costs and attorney's fees incurred by Grantor to collect such costs.

13. Grantor, at Grantor's expense, shall record this License in the Public Records of St. Johns County, Florida.

14. For any litigation arising out of the interpretation or enforcement of the terms and conditions of this License, venue shall lie exclusively in a court of competent jurisdiction located in St. Johns County, Florida.

15. Grantee, by acceptance of this License, acknowledges that the Grantee, and the Grantee's heirs, assigns and successors shall be unequivocally bound by the terms and covenants contained in this License.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, this _____ day of _____, 20____.

ATTEST: **GRANTOR:**
CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(SEAL) By: _____
Nancy Sikes-Kline, Mayor-Commissioner

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, **Nancy Sikes-Kline**, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 20____.

Notary Public, State of Florida

Signed, sealed, and delivered
in the presence of:

K. Dickinson

Witness

Print: KAREN DICKINSON

DM

Witness

Print: Victoria Murphy

GRANTEE,

St. Augustine Archaeological

Association
(SAAA)

Katherine

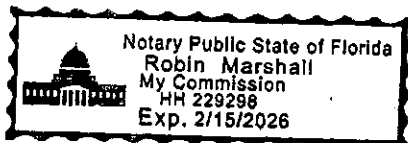
Print: Katherine Sims

Title: President of SAAA

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Katherine M Sims, who is personally known to me or who has produced DL/5520-513-94-609-0 as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 13 day February, 2025.



Robin Marshall
Notary Public, State of Florida

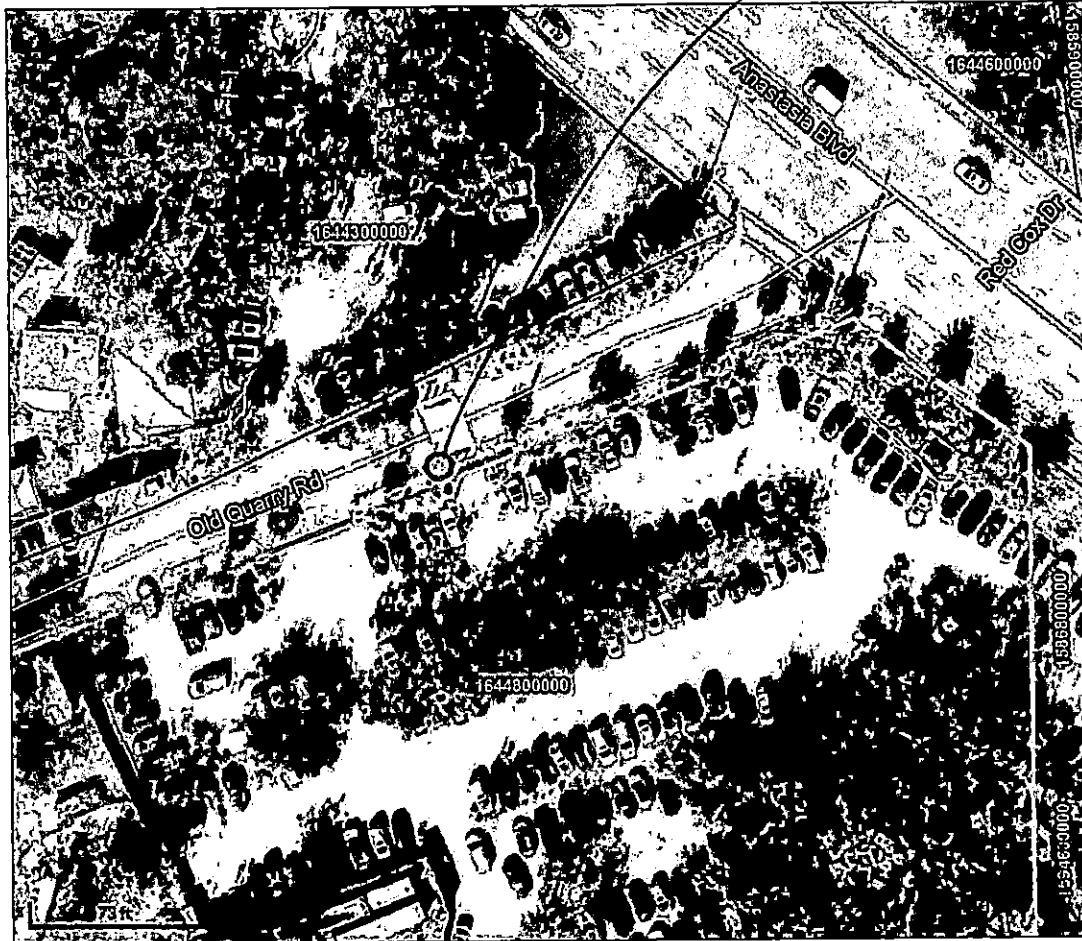
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

CITY ATTORNEY

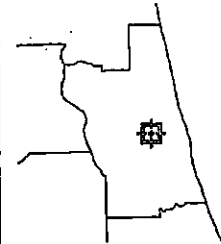
EXHIBIT "A"
LEGAL DESCRIPTION

The Young Avenue Interpretive Panel will be placed at:

- **Old Quarry Road, approximately 180-200 feet west of Anastasia Blvd. on the South side of Old Quarry Road**
- **St Johns County Property Appraisal Map (see next page)**
- **GPS Reference Locations:**
 - **301 – 335 Old Quarry Rd.**
 - **29.881122N -81.28822**
 - **29°52'52.0"N 81°17'17.2"W**



Overview



Legend

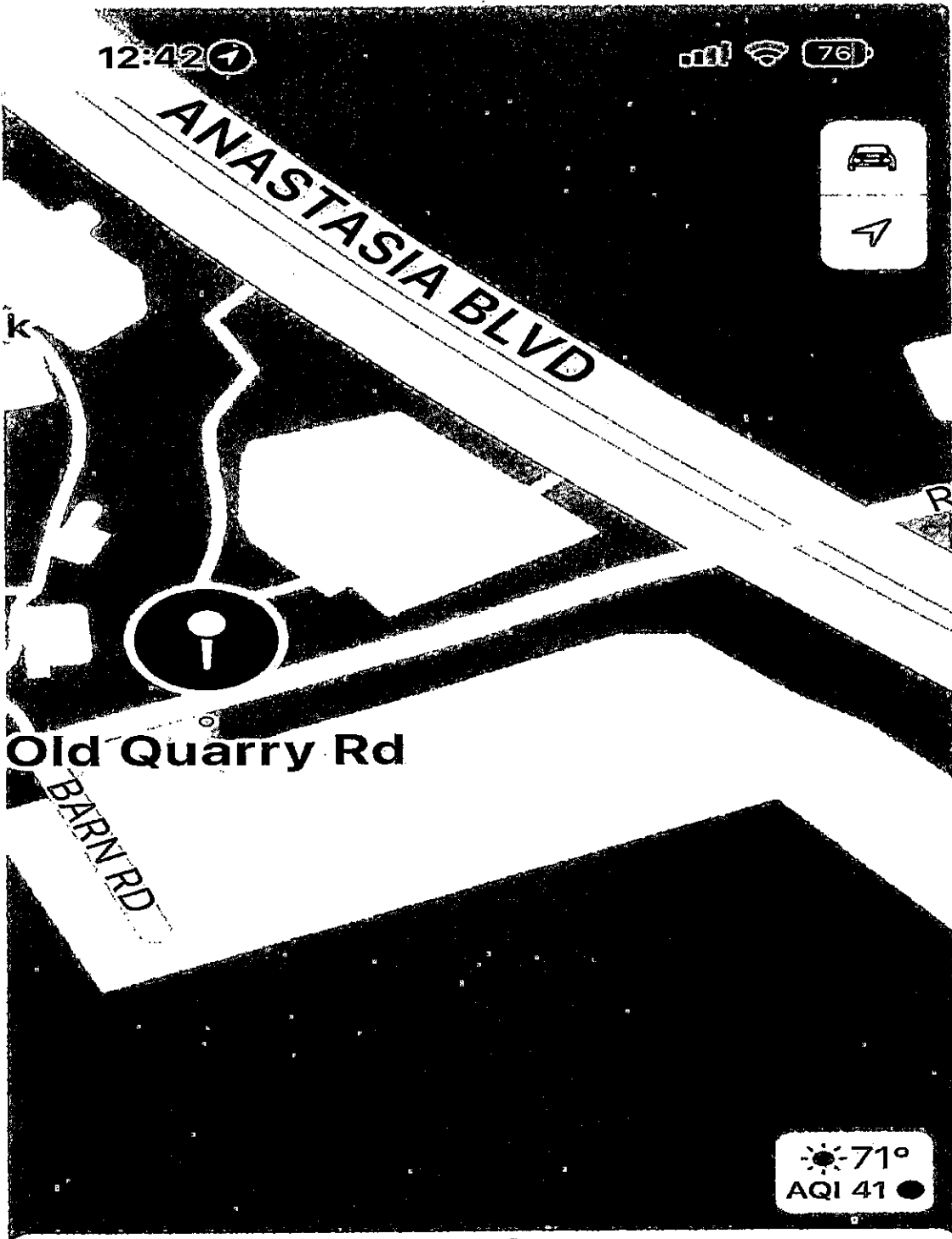
□ Parcels

Parcel ID	1644800000	Physical Address	25 BARU RD	Building Value	N/A	Last 2 Sales			
Property Class	2815 - Parking Lots (Owner Occupied)	Mailing Address	SAINT AUGUSTINE DRYSDALE DAVID C	Extra Feature Value	\$97,972	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	999 ANASTASIA BLVD SAINT AUGUSTINE FL 32080-0000	Total Land Value	\$686,072	n/a	0	n/a	n/a
Acres	8.53			Just Value	\$784,044	n/a	0	n/a	n/a
				Total Deferred	\$18,179				
				Assessed Value	\$765,865				
				Total	N/A				
				Exemptions					
				Taxable Value	\$765,865				

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

Date created: 2/10/2025
Last Data Uploaded: 2/8/2025 12:20:02 AM

Developed by  SCHNEIDER
GEOSPATIAL



Old Quarry Rd



Marked Location · 4.9 mi away

Young Avenue Draft Text and Images – SAAA Historical Marker

KMS, 12/4/2024 - **DRAFT**

Young Avenue Archaeological Site

Along the northwest shore of Anastasia Island lies a 25-acre site that has played a role in every major period of St. Augustine's history for 4,000 years.

The site was first noted by archaeologist Dr. John Goggin in 1951 when scattered shell and Native American pottery was observed eroding from the side of Young Avenue, which has since been renamed Old Quarry Road. Another 56 years would pass before the site was revisited again by the City of St. Augustine Archaeology Program in response to building and development.



1780 Des Barres, Library of Congress

(This map can be edited to label the vicinity of the site, the creek, the fort, and the marker's location for visitor reference. It is also available through the Library of Congress and should not have copyright permission issues, though I will have to double check before the sign is finalized.)



Native American Occupation (4,000 years ago to 1565)

The earliest site occupation is associated with ancestors of the Timucua Indians who lived between the marshlands to the west and sand dunes to the east. They harvested food resources from both sides of the barrier island, including fish, turtle, shark, ray, deer, and shellfish such as coquina clams, moonsnails, whelks, and oysters. Their pottery—called Orange Fiber-Tempered pottery—was made with Spanish moss and saw palmetto plant fibers. It is some of the earliest pottery made in Florida.



2007-0425 FS 66 (shark tooth) and FS101 (drilled shark verts)

<Caption for artifacts, will need to take more artifact photos at a higher resolution>

Other varieties of pottery tempered with “swamp muck,” sand, or crushed ceramics help archaeologists determine when and where communities lived. Their material traditions changed and evolved as migrating peoples interacted and traded with other communities along the coast.

Drilled shark teeth adornments, beads made from shark vertebrae, and tools modified from shell and bone tell the story of people who were resourceful and creative with materials from the natural environment.

Spanish Occupation

Starting in the 1600s, the Spanish began intensively harvesting blocks of coquina stone from Anastasia Island. Blocks were cut, loaded on carts pulled by draft animals, (such as oxen and donkeys), floated down Coquina Creek, floated across the inlet, then unloaded for use in the city proper. The block was used for building houses, wells, walls, and fortifications. Much of the quarrying process was completed with enslaved laborers and conscripted Native Americans.



2007-0243—for KMS reference later

<photo caption>

In 2007, the City Archaeology Program documented an entire donkey skeleton associated with quarrying activities. Radiocarbon dating of the remains determined that it lived in the mid to late-1600s. It likely aided in the construction of the Castillo de San Marcos between 1672 and 1695.

AN ANCESTRAL TIMUCUAN HOMELAND

Fish Island is the traditional homeland of the Timucuan people. The ancestors of this indigenous group lived here for thousands of years before European ships arrived from across the Atlantic.

Through disease and conflict, their lives were shattered, and their ancestral lands were lost to colonialism. Archaeological evidence of native people living on Fish Island is found in the artifacts they left behind. Based on pottery recovered, indigenous groups lived here at least 4,000 years ago. Today many of the living descendants consider their cultural heritage sacred, and state law protects all the artifacts left here. Explore and give thanks to this ancestral homeland of indigenous people by taking memories and not things.



ORANGE ARCHAEOLOGICAL PERIOD

Archaeologists define the Orange Period by the first development of ceramics around 4,000 years ago. These hand-molded ceramics were tempered by plant fibers before they were fired.



ST. JOHNS ARCHAEOLOGICAL PERIOD

The St. Johns Period occurred over 1,000 years ago until European contact. The people during this period engaged in fishing, hunting, and harvesting shellfish. Archaeologists identify this period by the remains of shells, animal bones, and St. Johns pottery. The early St. Johns pottery was chalky and plain. Later period pottery exhibited patterns such as check-stamping.

CITYSTAUG.COM/FISHISLAND



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: Nomination of Sisters of St. Joseph for the 2025 Adelaide Sanchez Award for Historic Preservation and Restoration

DATE: February 24, 2025

It is my honor to nominate Sisters of St. Joseph for the 2024 Adelaide Sanchez Award for Historic Preservation and Restoration, recognizing their work to rehabilitate the St. Benedict the Moor Schoolhouse.

Beginning in January 2022, the Sisters of St. Joseph, in collaboration with the Diocese of St. Augustine, began the momentous task to restore and adapt the historic St. Benedict the Moor Schoolhouse as the new St. Joseph Neighborhood Center, a place of ministry and community.

Now, having completed the restoration, they have reopened its doors to fulfill their mission, which is to serve the needs of women and children in our community through education, spiritual growth, intergenerational mentoring, and community support.

In accordance with the process outlined in Resolution 2022-11, I ask that this nomination be placed on the consent agenda for the February 24 City Commission meeting for consideration, her selection be confirmed in March, and the presentation be scheduled for May 12, 2025.

Thank you,

A handwritten signature in black ink, appearing to be 'NS' with a stylized flourish.

Nancy Sikes-Kline, Mayor

Recognizing Sisters of St. Joseph and the Diocese of St. Augustine for the rehabilitation and adaptive reuse of the St. Benedict the Moor Schoolhouse.

History of Sister of St. Joseph

The Sisters of St. Joseph arrived in St. Augustine, Florida in 1866, in response to the need to educate the newly freed slaves following the end of the Civil War. Eight white Catholic nuns arrived from Le Puy, France with only their faith and an unstoppable ferocity to serve the Black community and have continued through this day with the mission to serve the neglected.

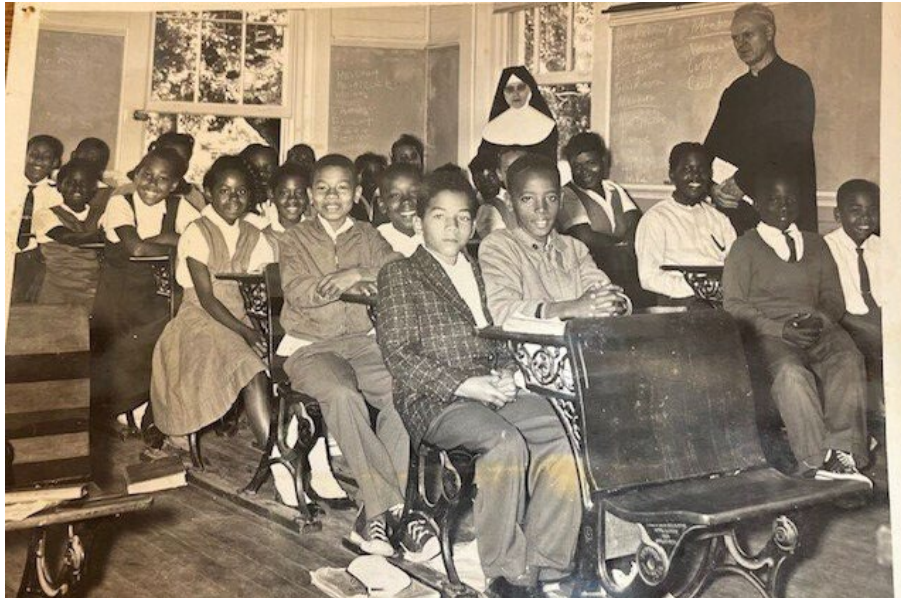
The St. Benedict the Moor Schoolhouse was built in 1898 with funds donated by Sr. Katherine Drexel (later canonized as Saint Katherine Drexel). The final cost was estimated at \$7,500.

Along with the Sisters of St. Joseph, Josephites Priests were called to serve the community. The Sisters of St. Joseph operated and taught the black students who attended the St. Benedict Moor School.



In 1916 three sisters were put on house arrest for teaching black students. The police charged them with violating the Florida law prohibiting white teachers from instructing blacks; they soon dropped the charges as the law did not apply to private schools.

Today's Mission



This building and campus have served so many needs for the community of Lincolnville. During World War II, it served as the USO for Black Soldiers. St. Benedict Church hosted the first Diocesan Convention for Negro Catholics in 1941.



Years later Martin Luther King Jr. used the rectory as a meeting place to plan marches during the Civil Rights movement.

Just as these women of faith faced adversity and prejudice along with the students they served, so did this congregation and the school grounds bear witness to the struggle of the civil rights movement.

St. Benedict the Moor School still serves as a reminder of the long fight for equality. It operated during the days of segregation until 1964 when it was closed as part of school desegregation legislation.



The nearly 125-year old schoolhouse building, which sits in the Lincolnville district and is on the National Register of Historic Places, was in critical need of restoration. After years of neglect, and wear and tear, the structure was beyond compromised and needed to be rebuilt from the ground up.

The Sisters of St. Joseph dedicated themselves to preserving this rich history and restored the structure with the mission to repurpose it, serving a population in need.

The restoration was completed, and it was reopened in March of 2024.

Today, they continue their mission in collaboration with community partners, responding to the inequities faced by women and children in our community through education, spiritual growth, inter-generational mentoring, and community support.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: Nomination of Cyndi Stevenson for the 2025 Adelaide Sanchez Award
for Historic Preservation

DATE: February 24, 2025

It is my honor to nominate Cyndi Stevenson for the 2025 Adelaide Sanchez Award for Historic Preservation.

Cyndi Stevenson, former St. Johns County Commissioner and member of the Florida State House of Representatives, has been a steadfast friend and champion of the City of St. Augustine and St. Johns County. Her commitment to the preservation of our historic and cultural resources during her years of service to this community has been evident not just in her words, but in her actions.

During her tenure in the state legislature, she championed funding for the Division of Historic Resources grant programs, working tirelessly to ensure that the City of St. Augustine received the necessary financial resources to maintain, rehabilitate and restore its many numerous historic structures.

When proposed legislation threatened our ability to protect our cultural and historic resources she never hesitated to fight on our behalf, defeating those measures.

A native Floridian herself, she has demonstrated her deep love and commitment to preserving our history and is deserving of this award.

In accordance with the process outlined in Resolution 2022-11, I ask that this nomination be placed on the consent agenda for the February 24, 2025, City Commission meeting for consideration, her selection be confirmed in March, and the presentation be scheduled for May 12, 2025.

Thank you,

A handwritten signature in black ink, appearing to be 'NS' or 'Nancy Sikes-Kline', written in a cursive style.

Nancy Sikes-Kline, Mayor