

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, MARCH 4, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) February 4, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2024-0087
Continued from the
February 4, 2025,
Regular Meeting
Tom Bartlett - Applicant
c/o Matthews | DCCM
Agan Prameshuber - Owner
[173 Inlet Dr](#)
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.
 - b) PZB2024-0092
Continued from the
February 4, 2025,
Regular Meeting
Ryan Carter - Applicant
c/o Carter Environmental Services
Kyle Cregan - Owner
[67 Water St](#)
To approve a request to construct a dock within Conservation Overlay Zones 1 & 2.
 - c) PZB2025-0003
Continued from the
February 4, 2025,
Regular Meeting
William Schaefer - Applicant
c/o Dominion Engineering Group
Michael Braren, Manager - Owner
c/o Ponce Commercial, LLC
[4000 US Highway 1 N / PID #073430-0032](#)
[US Highway 1 N / PID #073430-0035](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.

6. Variance

a) PZB2025-0005

Continued from the
February 4, 2025,
Regular Meeting

Henri A Erkelens III - Applicant & Owner

[22 N Saint Augustine Blvd](#)

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

b) PZB2025-0012

John Fountain and Carol Fountain - Applicant

c/o 4 F Retreat, LLC

4 F Retreat, LLC - Owner

[37 Miruela Ave](#)

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

7. Variance and Use by Exception

a) PZB2025-0009

Melissa Gangemi - Applicant

c/o Ponce De Le Rollin

Thomas Gangemi - Owner

[201 Anastasia Blvd](#)

To approve a use by exception for a commercial recreational facility and approve a variance request to eliminate off-street parking requirements

8. Use by Exception

a) PZB2025-0010

Heather Greyling - Applicant & Owner

c/o Greyling Properties LLC

[8 Saint Andrews Ct](#)

To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.

b) PZB2025-0011

Jack Banks - Applicant & Owner

[8 Grant St](#)

To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.

c) PZB2025-0013

Jenna and Jarrod Boyter - Applicant

c/o Ink & Barley

Jenna and Jarrod Boyter - Owner

c/o Ink & Barley / Boyter Properties LLC

[203 W King St / PID #118510-0000](#)

To approve a use by exception for off-site parking spaces within private parking facility.

d) PZB2025-0014

Ryan Kunsch - Applicant

c/o Alfred's

Ryan Kunsch - Owner

c/o Alfred's / Kunsch Properties LLC

[222 W King St](#)

To approve a use by exception for off-site parking spaces within private parking facility.

9. Rezoning

a) PZB2025-0008

Continued from the
February 4, 2025,
Regular Meeting

Mark Shelton, AICP - Applicant
c/o Kimley-Horn and Associates, Inc.
Toll Southeast LP Company, Inc. - Owner
[Arapaho Ave / PID #134780-0000](#)
[1500 Arapaho Ave / PID #134770-0001](#)
[1510 Arapaho Ave / PID #134790-0000](#)

To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3.

b) PZB2025-0015

James G. Whitehouse, Esq. - Applicant
Ethical Markets Media LLC - Owner
[10 Carrera St](#)

To approve a rezoning from Residential Single-Family-One (RS-1) to PUD.

10. Preliminary Plat Approval

a) PZB2024-0017

Jeff Steinle - Applicant
c/o Clary & Associates, Inc.
William Lanius - Owner
c/o Ponce Associates, LLC
[4000 US Highway 1 N](#)

To approve a preliminary subdivision plat at 4000 US Highway 1 N, Maderia subdivision, North Pantano Drive and Lago Court and west of the Tolomato River to create fifty-six (56) lots.

11. Other Business

a) Information regarding the update of the Vision Plan.

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting February 4, 2025

The Planning and Zoning Board met in formal session Tuesday, February 4, 2025, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

1. Roll Call: Christina Tucker, Chairperson
Absent Ashleigh Barnes, Vice- Chairperson (Excused)
Charles Pappas
Mike Davis
Carl Blow
Matthew Shaffer
Susan Johns

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

2. General Public hearings for Items Not on the Agenda

Kimberly Grane advised the Board of an email that had been sent to each of them and the contents of the same.

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVED the January 7, 2025 minutes as presented. The motion was SECONDED by Matthew Shaffer.

VOTE ON MOTION:

AYES: Pappas, Shaffer, Johns, Blow, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and Approval of Agenda

Item 5.b PZB2024-0092 67 Water Street requested continuance to the March 4, 2025 meeting.

Item 11.a PZB2025-0008 1500 Arapaho Avenue was administratively continued to the March 4, 2025 regular meeting.

MOTION

Mr. Pappas MOVED to APPROVE Continuance of item 5.b PZB2024-0092 at 67 Water Street and item 11.a PZB2025-0008 rezoning Windward Shipyard to the March 4, 2025 meeting and MOVED to APPROVE the Agenda as amended. The motion was SECONDED by Mr. Shaffer and PASSED by UNANIMOUS VOICE VOTE.

5. Conservation Overlay Zone Development

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

Continued from the January 7, 2025 Regular Meeting

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

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

Tom Bartlett reviewed the application.

Ex Parte Communication: none

Ms. Tucker advised that no additional notices were sent, and no emails were received for the application.

Public hearing was opened.

Zig Ziegler at 170 Inlet Drive across the street from the property. He reviewed photos of the property at 171 Inlet showing that the silt barriers were no longer in place, and the dirt had washed into the road. He voiced concern that the dirt that was blowing around would continue to accumulate on his house requiring continual washing and extra cleaning for the pool.

Ms. Tucker asked staff if the city had any control over erosion issues. She encouraged Mr. Ziegler to continue to work with the city staff.

Public hearing was closed.

The Board discussed:

- There had been some improvements in the plan, but it was not ideal
- Questioned the calculations for the capacity of the underground tanks and how much rainfall could be held in them
- The tanks exist to dissipate the energy of the flowing water; two were required for the flow rate that would come through the area

- No calculations for the bioswales
- Water was being retained on the site against the toe wall and was being directed to the front of the property
- The house would be constructed on fill and slab
- Suggested pier foundation
- The plan appeared to tie in with the neighbors on both sides
- It appeared that with the latest changes the plan met the seventeen criteria
- The grading plan showed twelve feet and the civil plan showed thirteen feet
- Confirmed that the finished floor would be twelve feet
- Verified that the height of the building would not exceed thirty-five feet
- The retaining wall would be adjusted to accommodate the live oak tree
- There was no water being retained on the property
- Some of the yard needed to be lower so water would be retained on the property
- Wanted to see the grade come down to keep the water from flooding other properties in the area
- Thought there should be a storm system under the pool deck
- No issue with raising the wall, needed more effort in keeping water on the site
- Retention systems under the higher grade was a possibility

Mr. Johnson, the builder for the applicant, was sworn in for the record.

Mr. Bartlett requested a continuance to the March 4, 2025 meeting.

MOTION

Ms. Tucker MOVED to CONTINUE application PZB2024-0087 to the March 4, 2025 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Tucker, Pappas, Johns, Shaffer, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) PZB2024-0092 – Ryan Carter c/o Carter Environmental Services – Applicant
Kyle Cregan – Owner
67 Water Street
Continued from the January 7, 2025 Regular Meeting

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

This applicant had requested a continuance to the March 4 2025 meeting. See item 4.

5. (c) PZB2024-0094 – Charles Burgan c/o Charles Burgan LLC – Applicant
George Chryssaidis c/o Georgies Fresh Market LLC – Owner
415 S. Ponce de Leon Boulevard
Continued from the January 7, 2024 Regular Meeting

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

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

There was consensus with the board to move this to the last item to give time for the applicant to get to the meeting.

This item was heard after item 6.a. after a motion by the Board that passed unanimously.

Bart Peniaz reviewed the application.

Ex Parte Communication: none

Ms. Tucker advised that no additional notices were sent and no emails were received for the application.

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

The Board discussed:

- All requested information had been provided
- Department of Environmental Protection (DEP) nor the Army Core of Engineers permits had been obtained
- Confirmed that the dock would be for residential use only, not commercial.

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0094 pending DEP and Army Core of Engineer permitting as long as the dock had the same essential design that was approved at this time, any significant changes would necessitate a return to the PZB. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Davis, Blow, Johns, Shaffer, Pappas, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (d) PZB2025-0003 – William Schaefer c/o Dominion Engineering Group – Applicant
Michael Braren, Manager c/o Ponce Commercial, LLC – Owner
4000 US Highway 1 N / PID 073430-0032 and US Highway 1 N / PID 073430-0035

To approve the removal of significant trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said staff recommended that the following be provided prior to an approval of this request:

1. An accurate/corrected survey documenting all existing trees on -site.
 - a. Each tree on-site will be identified with a number.

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

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

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

William Schaeffer reviewed the application. He requested continuance; however, he wanted to hear the Board comments.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application.

Public hearing was opened.

Kimberly Grane brought forth the concerns of the residents of the area to include tree mitigation and barriers for sound and light.

She said that the developers were in communication with the residents.

Larry Perez was concerned about any flooding that would occur in the area, and he wanted to mention that wildlife seemed to be disappearing. He said that there had been vagrants and vagrant camps in the area and asked for more awareness of that.

Public hearing was closed.

The Board discussed:

Mr. Shaffer appreciated the applicant requesting the continuance as there was a lot of information to take in on the application. He asked if the board would be viewing the parcels individually or as a whole.

Ms. Lopez advised that the owner could sell commercial property at will. She said that the entire property was zoned PUD and could have many different uses to include commercial. She told the Board that they could request additional more detailed information if necessary.

Mr. Davis questioned what criteria was being used to determine the outcome on this application.

Ms. Lopez told the Board that they needed to look at the terms of the PUD first. She said for this application, the current regulations for trees and tree removal would have to be adhered to.

Ms. Tucker said that the staff had provided a good outline of the documentation that would be needed for a future presentation.

Mr. Schaefer said that a set of engineering plans for construction had been submitted showing the development of the parcel in the application that would be related to the water, sewer, and storm. He said that there were areas that had contaminated soil and that soil had to be removed, and to accommodate the correction of the

contaminated soil, clear cutting the property in those areas would be necessary.

Ms. Tucker asked if the contaminated soil samples and remediation plan had been included in the packet as justification for the tree removal.

Mr. Schaefer advised that the information had been provided to the city.

Mr. Blow wanted to know if the driver for the request to remove all of the trees was the order from DEP to have to come in with fill dirt.

Mr. Schaefer said that to put in the ponds, a certain elevation had to be met as required by the DEP.

Ms. Tucker asked that the plans showing the discharge structure and tailwater conditions as the justification for the elevations. She also asked for the grading plan.

Ms. Johns asked about the proposed drainage for the area as there were no drainage basins shown on the plans.

Mr. Schaefer advised that there would be shared ponds to handle the drainage for the project.

Ms. Lopez advised the applicant to provide one map that showed the trees being removed, the trees that would be kept, the DEP green line that delineates the area where the soil needed to be removed, and the fill that would be brought in for the retention ponds at the next meeting to avoid any further continuances.

Mr. Schaefer asked for clarification for the chapter 11 (tree removal) and chapter 25 (tree mitigation) for the trees in the code that was being used.

Mr. Fredriksson explained chapter 11 was referenced for tree removal and tree canopy,

he continued saying that chapter 25 was for tree mitigation.

MOTION

Mr. Blow MOVED to CONTINUE application PZB2025-0003 to the March 4, 2025 meeting. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:

AYES: Blow, Johns, Shaffer, Pappas, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (e) PZB2025-0004 – Ethan Davis c/o A. D. Davis Construction – Applicant
Ken Morrison – Owner
36 N. St. Augustine Boulevard

Mr. Davis recused himself from this application as he was the contractor.¹

To approve a modification to the existing bulkhead within Conservation Overlay Zone 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2. This application is for the modification of an existing bulkhead at 36 N. St. Augustine Boulevard / PID 213520-0000.

Ethan Davis and Brad Beach reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails for the application.

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

¹ Recusal form attached to original minutes

The Board discussed:

- Confirmed that no trees would be impacted
- Confirmed the finished height of the bulkhead to be seven and one-half feet
- No fill
- Weepholes for drainage
- Modifications would match the wall that was approved on the south side of the property
- Met the seventeen criteria

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0004 for modification to the existing bulkhead within Conservation Overlay Zone 2 at 36 N. St. Augustine Boulevard. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Shaffer, Tucker, Johns, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Variance

6. (a) PZB2024-0100 – Julia Moiseeva – Applicant Craig Van Horn – Owner 3 South Street

Continued from the January 7, 2025 Regular Meeting

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance request for an increase in size of a guest house by one hundred twenty-nine (129) square feet and the reduction of the side yard setback down to five feet at 3 South Street / PID 201230-0000.

Julia Moiseeva reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker advised that no additional notices were sent and no emails were received for the application.

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

The Board discussed:

- Confirmed that there was no need for the side yard setback to be changed
 - Confirmed that the new guest house would be added on top of the existing structure
 - Confirmed that no trees would be affected
 - This type of addition had been allowed previously because it was going up instead of on the ground
- After a brief discussion, there was consensus with the Board for approval.

MOTION

Mr. Pappas MOVED to APPROVE application PZB2024-0100 at 3 South Street for the increase of 129 square feet and the side yard setback to five feet. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: Pappas, Davis, Johns, Shaffer, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

6. (b) PZB2024-0107 – Michael Welsh – Applicant Michael & Maria Welsh – Owner 33 Palmer Street

Continued from the January 7, 2025 Regular Meeting

² Break from 3:03 – 3:13 pm

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance requests to reduce the minimum required side and rear yard setbacks at 33 Palmer Street / PID 104350-0000 down to eight (8) and five (5) feet respectively.

Mike Welsh reviewed the application.

Ex Parte Communication : none

Ms. Tucker advised that no additional notices were sent and no emails were received for the application

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

The Board discussed:

- Seeking an after the fact approval
- Concerned that it appeared that work had been done without anyone knowing and no permits had been issued
- The property would still have to go through the permit process
- After a review of the survey and pictures that were provided, it was clear that reasonable use would be difficult without variance
- There was a need for long-term rentals in the area and this appeared to be one
- This would not be a short-term rental
- Confirmed that the purchase of the house was May of 2024
- The property was zoned CL-1

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2024-0107 to reduce the side and rear yard setbacks as noted, as the physical aspects of the lot would limit expansion in a different location on the

lot. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Shaffer, Tucker, Johns, Pappas, Davis

NAYES: Blow

MOTION CARRIED 5/1

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

Continued from the January 7, 2025 Regular Meeting

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance request to eliminate the setback requirement from Davis Street for this specific mobile food dispensing vehicle and applicant at 213 W. King Street / PID 119860-0000.

Garrett Schiavone reviewed the application.

Ex Parte Communication: none

Ms. Tucker advised that no additional notices were sent and no emails were received for the application.

Public hearing was opened.

Rosalee Cochi addressed the concerns that the board had put forward after the last meeting. She reiterated that there was no sidewalk to block, and the property had unique lines. She said that the location of the garbage cans was a plus.

BJ Kalaidi said that the applicant did not perform due diligence prior to moving the food truck to the property. She listed several things that the business had not done that were required. She showed pictures from

previous years to show that the business had not been following code.

Public hearing was closed.

The Board discussed:

- The truck was right on the curb
- Did not like that trash cans were always on the curb as well
- Did not see the issue with the location of the food truck
- Confirmed that there was no sidewalk at the location in question
- All requested information had been provided
- Current zoning allowed for construction on the property line
- Variance would have no effect on future ownership
- If West King businesses were going to thrive, the board would have to work with them

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2024-0113 variance request to the right-of-way setback requirement for a mobile food vendor and to permanently mark the location of the food truck. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Shaffer, Blow, Johns, Pappas, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (d) PZB2025-0001 – Sarah Nowlin – Applicant

Hudson G Kennedy – Owner
34 Florida Avenue

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

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

finds that the Board may APPROVE the variance request to reduce the minimum required side yard setback at 34 Florida Avenue / PID 108030-0000 from ten (10) feet down to five (5) feet.

Sarah Nowlin reviewed the application

Ex Parte Communication: none

Ms. Tucker reviewed the certified notice responses and emails for the application.

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

The Board discussed:

- All criteria had been met
- There would be no encroachment in the setback
- Property would remain RS-2 and the owner lived on the property

Hudson Kennedy was sworn in for the record.

- The applicant had not considered tearing the structure down
- Any changes in the future would theoretically be found by the building department
- The board had consistently approved this type of application
- The neighbor had no objection to the application
- Confirmed the square footage for the variance to be approximately fifty-four square feet.

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0001 a variance request to the side yard setback requirement at 34 Florida Avenue with the clarification that this only applied to the existing structure and any new structure would have to meet the code requirements for setbacks or apply for an

additional variance. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Shaffer, Blow, Johns, Pappas, Davis, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

6. (e) PZB2025-0005 – Henri A Erkelens III
– Applicant and Owner
22 N. St. Augustine Boulevard

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

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

Rick Erkelens reviewed the application.

Ex Parte Communication: presented

Ms. Tucker reviewed the certified notice responses and emails for the application.

Public hearing was opened.

Hannah Rolo was concerned about the impervious surface that was not provided in the packet. She said that the property flooded frequently.

Public hearing was closed.

The Board discussed:

- Confirmed that the applicant was not demolishing the existing house, only moving the house back on the property. She did not see the hardship when looking at the criteria.

- Bill Miller was sworn in for the record and tried to provide a clearer explanation of the proposed work.
- It appeared that there were two options
- The first option was the existing house staying where it was currently and adding approximately ten feet to the side of the house
- Option two was to take down the existing house or add a bigger addition
- There was no clarity on what would be approved
- Maintaining the existing home and expanding it back to the east
- There was missing information as to how much space would be added to the existing structure
- The application was too confusing
- The board should provide a way forward for the applicant.
- There needed to be a clear picture for the request
- Would this be a one- or two-story structure
- Confirmed that the applicant was seeking the variance to increase the value of the property
- The applicant needed to provide exact architectural drawings

The applicant requested a continuance.

MOTION

Ms. Tucker MOVED to CONTINUE application PZB2025-0005 to the April 1, 2025 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Tucker, Pappas, Johns, Shaffer, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Variance and Conservation Zone Development

³ Break from 4:27 – 4:47 pm

**7. (a) PZB2025-0007 – Autumn Martinage
c/o Matthews | DCCM – Applicant
Turner Ace St. Augustine, Inc. – Owner
11 Garnett Avenue**

To approve a variance request to eliminate required off-street parking and approve the removal of significant trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said review of Sec. 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3.

Based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance request to either:

- Reduce the minimum requirements for off-street automobile parking spaces at 11 Garnett Avenue / PID 190060-0000 down to four (4), or
- Eliminate the minimum requirements for off-street parking spaces at 11 Garnett Avenue / PID 190060-0000

Autumn Martinage, Mitchell Turner, Eric Lanehart and Tom Bartlett reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application.

Public hearing was opened.

Dan Valone spoke about the beehive in one of the trees that was proposed for removal. He requested that if the bees needed to be removed, have it done by a professional. He questioned the need for additional parking as the lot was never full now.

Tony Carcaba said that the big strong oak trees disperse the concentration of the wind

and was concerned that the homes would suffer damage from high winds.

Dorothy Valone did not understand the need for additional off or on street parking. She felt that parking in the area would impede walkers. She had concerns about the effect new parking would have on the drainage in the area.

Public hearing was closed.

The Board discussed

- Cannot support the application because of the variance request for parking
- The commission had pulled the parking ordinance and there should be no changes on a case-by-case basis with the parking
- Described the property as a commercial property in the middle of a residential area
- Lot coverage was 60 percent maximum, which would include the buildings only
- It would be preferred to give up parking in the back of the building and save the oak tree.
- There was a vacant building that was currently empty in the area that had parking available
- Agreed that parking had never been shown to be an issue
- Parking at the back of the building was for employees only; however, the rear access was necessary for deliveries
- The parking requirements were outdated
- Reviewed the arborist report

Mr. Lanehart described the location of the beehive and advised that the tree might still be deemed dangerous after a second evaluation.

Ms. Martinage suggested a redesign to save the oak and advised that they would remove the bees to allow for a closer assessment of tree #2. She requested a continuance for two months to give them time to relocate the bees.

MOTION

Ms. Tucker **MOVED** to **CONTINUE** application PZB2025-0007 to the April 1, 2025 meeting. The motion was **SECONDED** by Mr. Blow.

VOTE ON MOTION:

AYES: Tucker, Blow, Johns, Shaffer, Pappas, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Applications Involving 4 Locust Street

8. (a) PZB2024-0102 – Elizabeth and Samuel Snyder – Applicant
Samuel Snyder – Owner
4 Locust Street

Continued from the January 7, 2024 Regular Meeting

To amend the current land use from Residential Low Density to Commercial Low Intensity and approve a variance request to eliminate required on-site off-street parking for a retail establishment.

Mr. Fredriksson read the staff report and said 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
- **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.

Elizabeth Snyder reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails for the application. Public hearing was opened.

Matt Brown spoke in favor of the applicant; he said that the neighborhood had become more walkable and was improved by having a small business rather than an Air B&B.

Genai Master told the board that her business was in the same building and felt very positive that the addition of the new business would be an asset to the neighborhood.

Harper Kane spoke in favor of the applicant. She did not think that parking had ever been an issue and felt that the new business would be a gathering place for the area residents.

Public hearing was closed.

The Board discussed:

- Confirmed the current use of the building; upstairs housed a one-bedroom Air B&B that was currently registered as such, the downstairs would be a small retail store.
- The store was not open at this time.
- The staff parked off-site or rode bicycles, scooters, and the like; there would be one or two staff on site at a time
- Options presented were off-site parking or no parking required
- Chez L'amour had agreed to allow patrons to park in their lot
- The land use amendment was a correction and recommendation for the change should be automatic

Ms. Lopez advised that zoning had always been commercial. She said that there had been an error in the GIS mapping that had mistakenly rezoned the property.

- Zoning was established in the early seventies and the growth management plan came about in the eighties

Ms. Skinner advised the board that the original zoning for the property was commercial. She said that when the Comprehensive Plan was adopted the property was still zoned commercial. She continued and said that in 2020 when the GIS imported data from the county, there were errors in the land use designation.

- Shared parking with Chez L'amour seemed like a good idea
- Supported making the recommendation to the City Commission for the Land Use amendment
- Should a lease agreement be required to show the parking would be provided at Chez L'maour

Mr. Davis asked if the application could have a condition of either parking at Chez L'amour or at the parking garage.

Mr. Fredriksson advised that off-site parking was a use by exception and that could not be done at Chez L'amour as they did not have any excess parking. He said the variance would allow parking at Chez L'amour; the use by exception would allow for parking at the municipal garage.

Mr. Davis stated that the result should be to create a long-term solution for the parking, so the issue did not reoccur if the parking agreement with Chez L'amour, at 45 San Marco Avenue, fell through.

Ms. Lopez stated that the options were to grant the variance under 8.a. to eliminate the required onsite parking contingent upon a parking agreement with 45 San Marco Avenue and should the applicant ever be unable to maintain the parking agreement, the board also would grant the option under 8.b. to allow two offsite parking spaces at the parking garage.

Mr. Davis said that the board would need to hear item 8.b. prior to making a determination.

Ms. Lopez suggested combining the two options for 8.a. and 8.b; however, there were two separate applications. She stated that the board could temporarily recess item 8.a. to formally open item 8.b. for public hearing, at which point both items could then be considered.

MOTION

Mr. Blow MOVED to recess application PZB2024-0102 (item 8.a.). The motion was SECONDED by Mr. Shaffer and PASSED by UNANIMOUS VOICE VOTE.

8. (b) PZB2024-0116 – Elizabeth & Samuel Snyder – Applicant Samuel Snyder – Owner 4 Locust Street

Continued from the January 7, 2025 Regular Meeting

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 be exception and a distance variance from 400 feet to approximately 1,000 feet.

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

- RECOMMEND the land use plan amendment 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.

Ex Parte Communication: none

Ms. Tucker advised that no additional notices were sent and no emails were received for the application.

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

MOTION

Mr. Davis MOVED to reopen 8.a so the board could settle items 8.a and 8.b at the same time. The motion was **SECONDED** by Mr. Pappas and **PASSED** by **UNANIMOUS VOICE VOTE**

MOTION

Mr. Davis MOVED to **RECOMMEND** to the City Commission that 4 Locust Street be changed from Residential Low Density to Commercial Low Intensity because of an error in the GIS system for the 2020 Land Use. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Johns, Shaffer, Blow, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Davis MOVED to allow 4 Locust Street two offsite parking spaces within 400 feet at 45 San Marco Avenue with the caveat that if they ever lose the lease and they can find another parking location within 400 feet, that would be acceptable as long as they report the information to the City. If another location could not be found within 400 feet, they were allowed to go to the parking garage for two spaces, which is approximately 1,000 feet. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION

AYES: Davis, Pappas, Johns, Shaffer, Blow, Tucker

NAYES:

MOTION CARRIED UNANIMOUSLY

9. Use by Exception

9. (a) PZB2024-0112 – Brandt’s Child Care Center, Inc. c/o Old City Academy– Applicant

Brian Kohn c/o Brandt realty LLC – Owner 142 Masters Drive

Continued from the January 7, 2025 Regular Meeting

To approve a use by exception for a daycare establishment.

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

Judah Mandel reviewed the application

The Board presented their Ex Parte Communication.

Ms. Tucker advised that no additional notices were sent, and no emails were received for the application

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

The Board discussed:

Ms. Johns confirmed that this was a continuation of an existing business with the same number of students in attendance and the same number of staff members.

There was consensus with the Board to approve the Use by Exception.

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0112 at 142 Masters Drive to approve a use by exception for a

daycare establishment. The motion was **SECONDED** by Mr. Blow.

VOTE ON MOTION:

AYES: Davis, Blow, Johns, Shaffer, Pappas, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Rezoning and Conservation Overlay Zone Development

10. (a) PZB2024-0115 – Florida Power and Light Company – Applicant and Owner 179 SR 16

To approve a rezoning to Open Land: OL and approve the construction of a retaining wall within Conservation Overlay Zone 2.

Mr. Fredriksson read the staff report and said 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 Zones 1 and 2. This application is for the construction of flood wall 179 SR 16 / PID 093220-0000.

Josh Killian and Matt Schuling reviewed the application.

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.

Ex Parte Communication: none

Ms. Tucker reviewed the certified notice responses and emails for the application.

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

The Board discussed:

- No trees would be removed
- The Gopher turtles had been relocated previously
- Needed some care with the existing trees at the site to make it look better
- Clarification of the potential for tree removal and any significant tree would have to come back to PZB
- The reason for the rezoning was that it had never been zoned in the past
- The photos that were provided were related to a previous expansion
- Confirmed that the height of wall would be ten feet

MOTION

Mr. Davis moved to RECOMMEND APPROVAL for PZB2024-0115 176 SR 16 a REZONING to OPEN LAND and make the recommendation to the City Commission. The motion was SECONDED by Ms. Tucker

VOTE ON MOTION:

AYES: Davis, Tucker, Johns, Shaffer, Blow, Pappas

NAYES: NONE

**MOTION CARRIED UNANIMOUSLY
MOTION**

Mr. Davis MOVED to APPROVE application PZB2024-0115 at 176 SR 16 the construction of a retaining wall within Conservation Overlay Zone 2.

The motion was **SECONDED** by Ms. Tucker.

VOTE ON MOTION:

AYES: Davis, Tucker, Johns, Shaffer, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Rezoning

11. (a) PZB2025-0008 – Mark Shelton, - AICP c/o Kimley-Horn and Associates – Applicant

Toll Southeast LP Company, Inc. – Owner 1500 Arapaho Ave / PID 134760-0000; Arapaho Ave / PID 134770-0000; Arapaho Ave / PID 134780-0000; 1510 Arapaho Ave / PID 134790-0000 and Arapaho Ave / PID 134650-0000

To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zones 2 & 3.

This item was administratively continued to the March 4, 2024 Regular Meeting. See item 4.

12. Other Business

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

Amy Skinner gave a brief presentation for the Board to describe what the City Commission wanted to establish guidelines when gathering information that was included in a PUD. She said that the Commission wanted to see detailed explanations of deviations from established code. She advised that the Commission wanted to see additional details regarding the public benefit. She told the Board that the City Commission was considering changing the land development code to require a super majority to approve

PUD's. She asked the Board to consider a recommendation to the Commission to change the land use code.

Mr. Davis asked what was driving the change at the commission level for the super majority.

Mr. Blow was concerned that if the commission had a super majority requirement, it made it difficult to spend the time working with applicants to find the best solutions when developing a PUD.

Mr. Pappas stated he did not like super majority votes as they tended to push minority opinions. He said that PUD's were not bad and they had a purpose. He felt that a super majority vote would keep some of the ideas for the unique properties in the area from coming forward. He said that he would not support a super majority vote.

Mr. Shaffer agreed with Mr. Pappas and said that he would not support the super majority. He said that PUD's were a tool that was very useful and felt that the PZB was capable of handling the formation of good PUD.

Mr. Davis pointed out that requiring a super majority for the PUD could possibly bring challenges to other zoning changes that PZB had recommended. He did not support the super majority.

Mr. Shaffer said it appeared that there was consensus not to make a recommendation for the super majority.

Ms. Lopez summarized the discussion to confirm that there was unanimous consensus to not support a super majority and that the other items proposed were generally supported, but there was concern about the time commitments.

12. (b) Upcoming PZB Special Meeting Date.

13. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 7:46 P.M.⁴

Christina Tucker, Chairperson

⁴ Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

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

Site & Background Information

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

Request Summary

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

The applicant last appeared before the Board on February 4, 2025. The PZB continued the application so that the applicant could provide:

- Pre and Post run off volume calculations,
- A swale along the shared property line with 171 Inlet, and
- Consideration of the retaining wall along the bulkhead continuing to the property boundary.

As of the writing of this staff report that applicant has not submitted updated information to address the board's concerns.

Staff Analysis

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

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

Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

(1) Site specific conditions.

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

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

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

(3) Natural and proposed drainage patterns.

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

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

Unknown

(5) Proposed soil stabilization and erosion control methods.

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

(6) Impact on floodplain.

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

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

Unknown.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

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

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

Unknown

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

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

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

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

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

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

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

Unknown.

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

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

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

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

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

N/A

Scale of Impact on Neighboring Properties

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

Staff has ranked the proposed impacts to floodplains and shoreline along with the current condition of properties directly adjacent to the applicant. The highest score being most impactful to floodplain and shoreline at sixteen (16) and the lowest score being least impactful to floodplains and shoreline at zero (0). Floodplain ranking includes the type of development and the percentage of the lot no longer capable of flood-carrying and flood

storage capacity of floodwater. Shoreline impacts are ranked by type of shoreline development and the percentage of the shoreline developed. The standards of review for development within Conservation Overlay Zone 2 state that scale in relation to adjacent properties is important and the ranking system is a means of measuring the scale of impact of the proposed application as compared to adjacent properties and to encourage incremental development to decrease impacts to the environment and vulnerable neighbors.

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

Ranking System for Conservation Overlay 2 Impacts						
Applicant:173 Inlet Dr Proposed Impacts						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4*	4
Total						16
Adjacent Property 1: 171 Inlet Dr (as proposed PZB2024-0085)						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50%-75%	75-100%	
	0	1	2	3	4	4
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Improved Shoreline %	None	5-25%	25-50 %	50-75%e	75-100	
	0	1	2	3	4*	4
Total						16
Adjacent Property 2: 175 Inlet Dr.						
Category	Criteria					Score
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	2
Lot Impact %	0	5 -25%	25-45%	50-75%	75-100%	
	0	1	2	3	4	0
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	3
Improved Shoreline %	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
Total						9

*height of bulkhead includes adjacent retaining wall

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

Floodplain Impacts

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

Natural Drainage Pattern

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

Scale of Development

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

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

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

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

1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

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

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

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

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

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

Summary of Analysis

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

Staff Recommendation

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

Because the applicant has not provided the requested information staff is recommending Continuation for additional information or reconsideration or Denial of the application.

Attachments

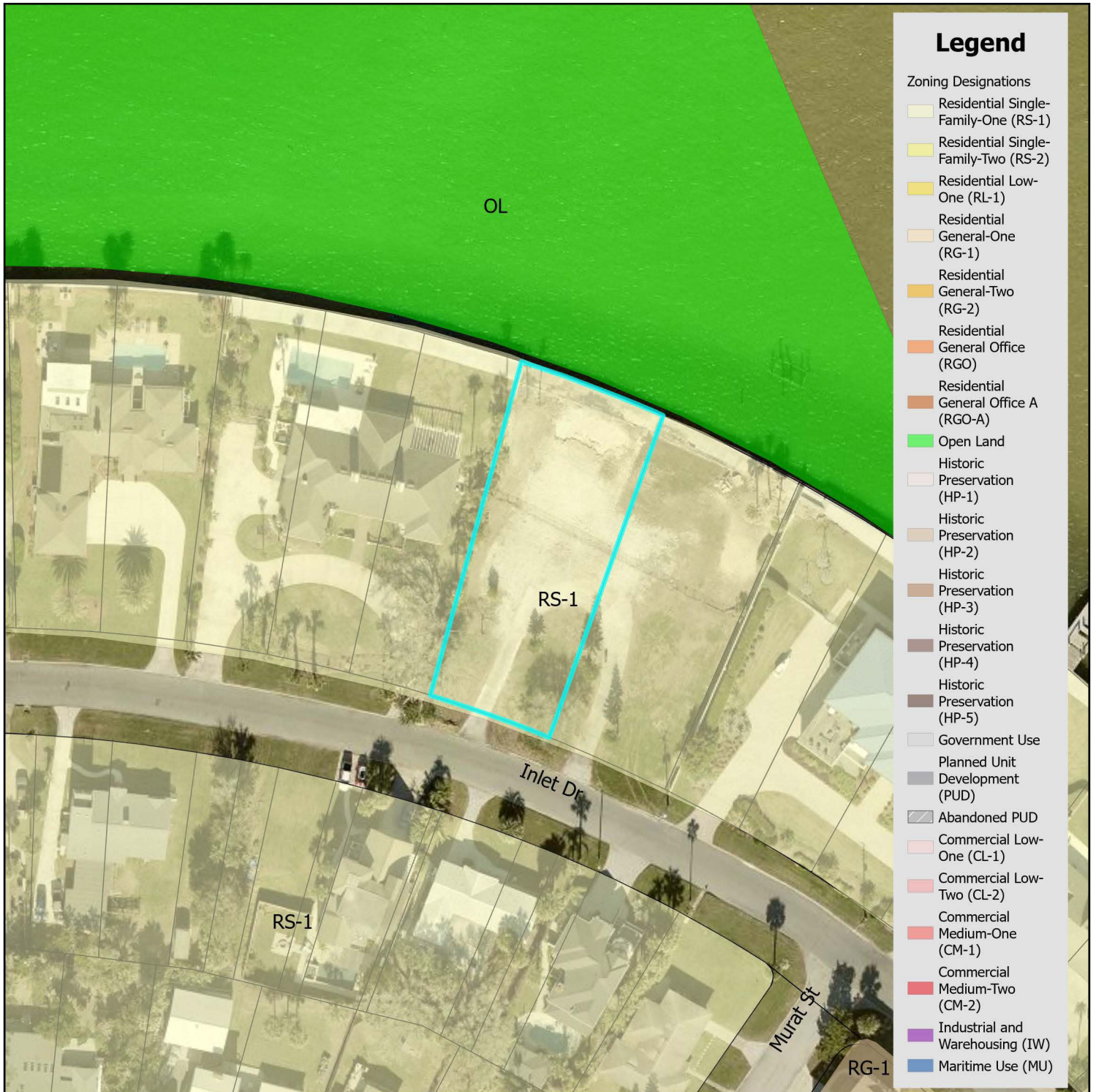
1. Site Maps and Photos
2. Second Submittal
3. First Submittal
4. St. Johns County Property Appraiser Report

Staff Report prepared by:

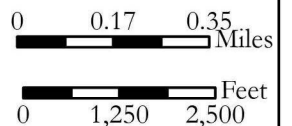


Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Map and Photos



Zoning Map

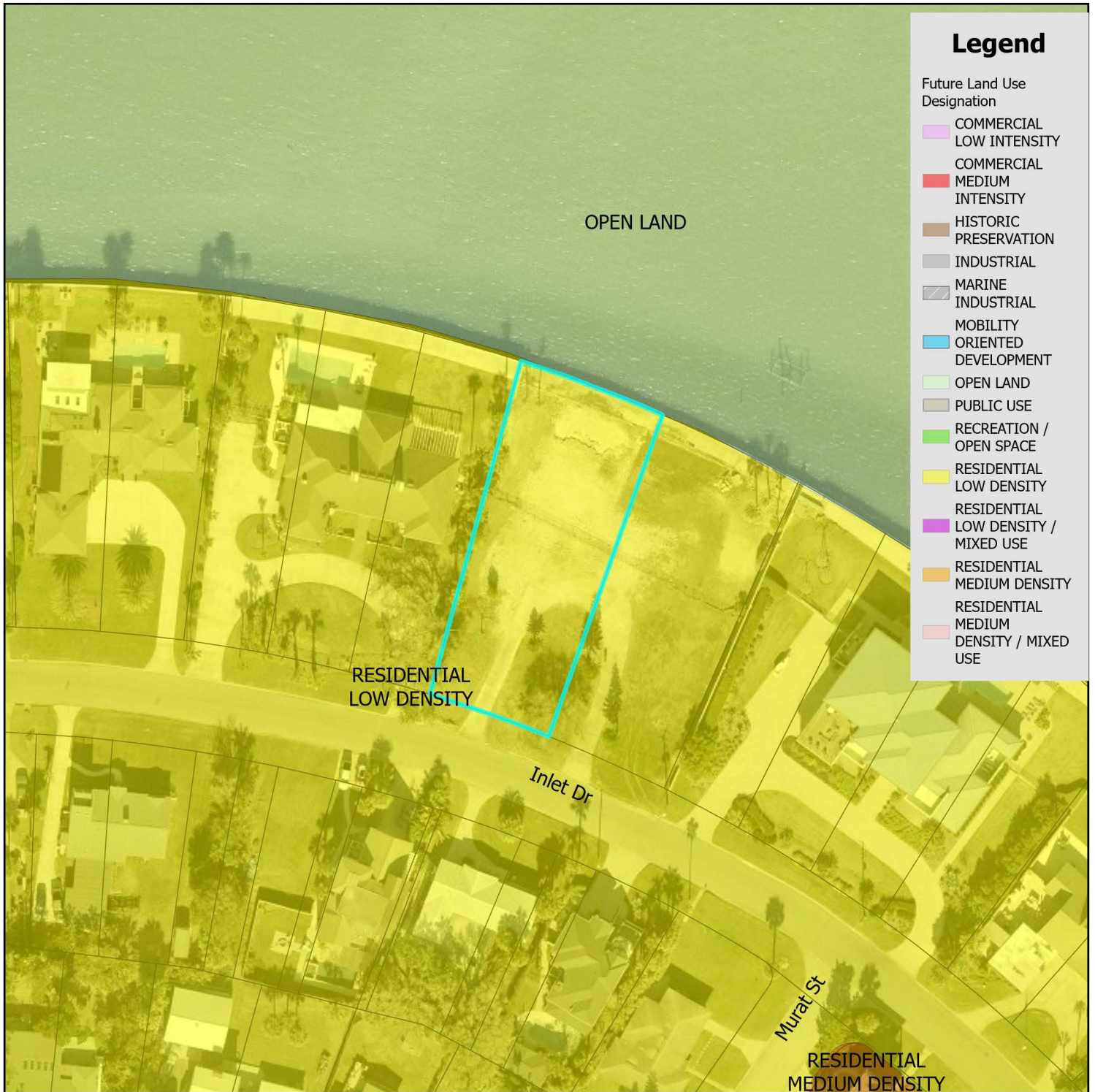


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

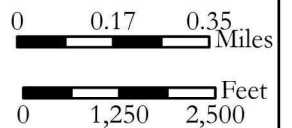
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

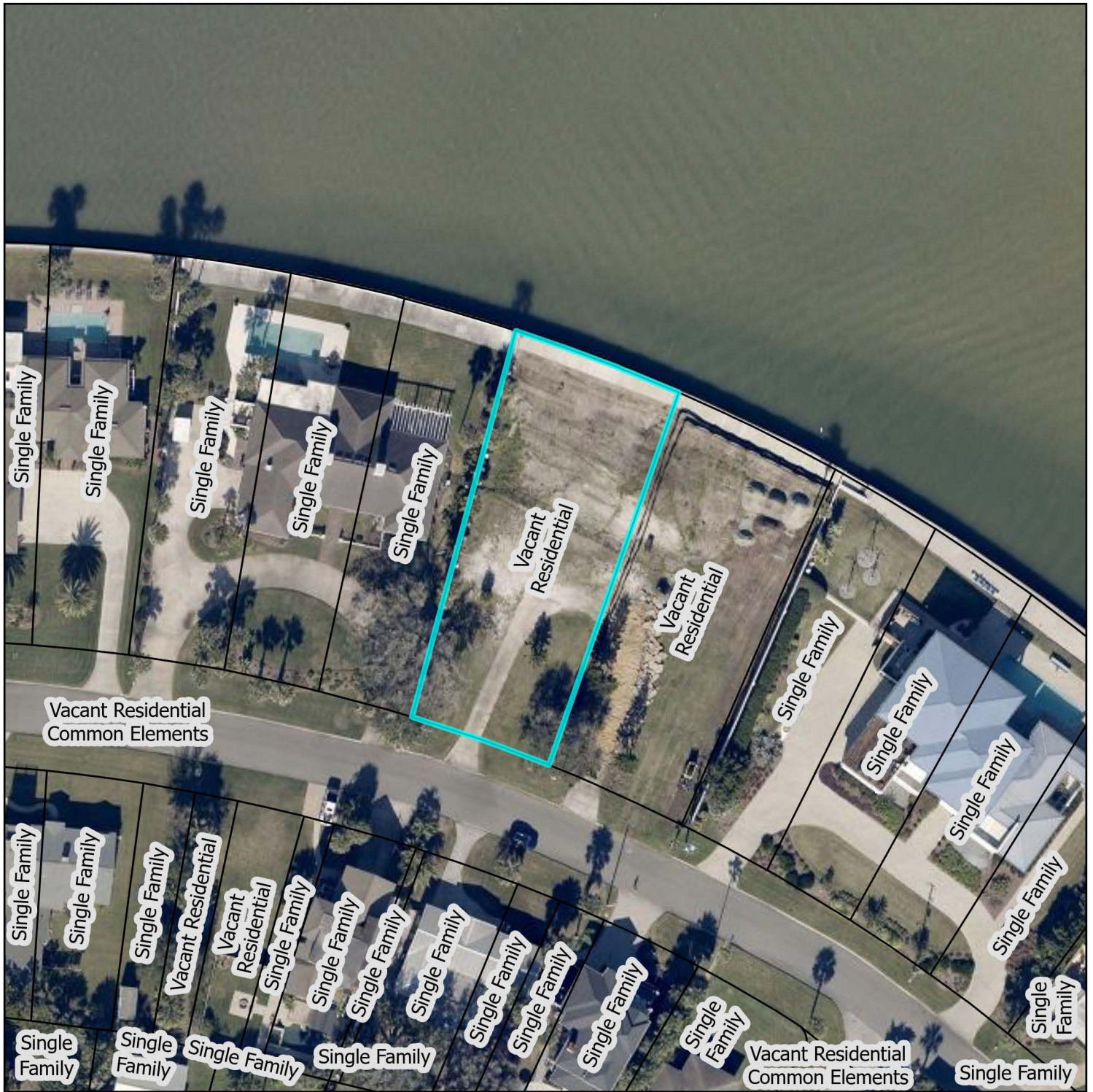


City of St. Augustine
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2024



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Legend

Flood Zones FEMA

AE

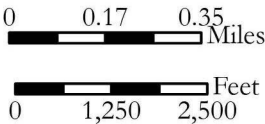
VE

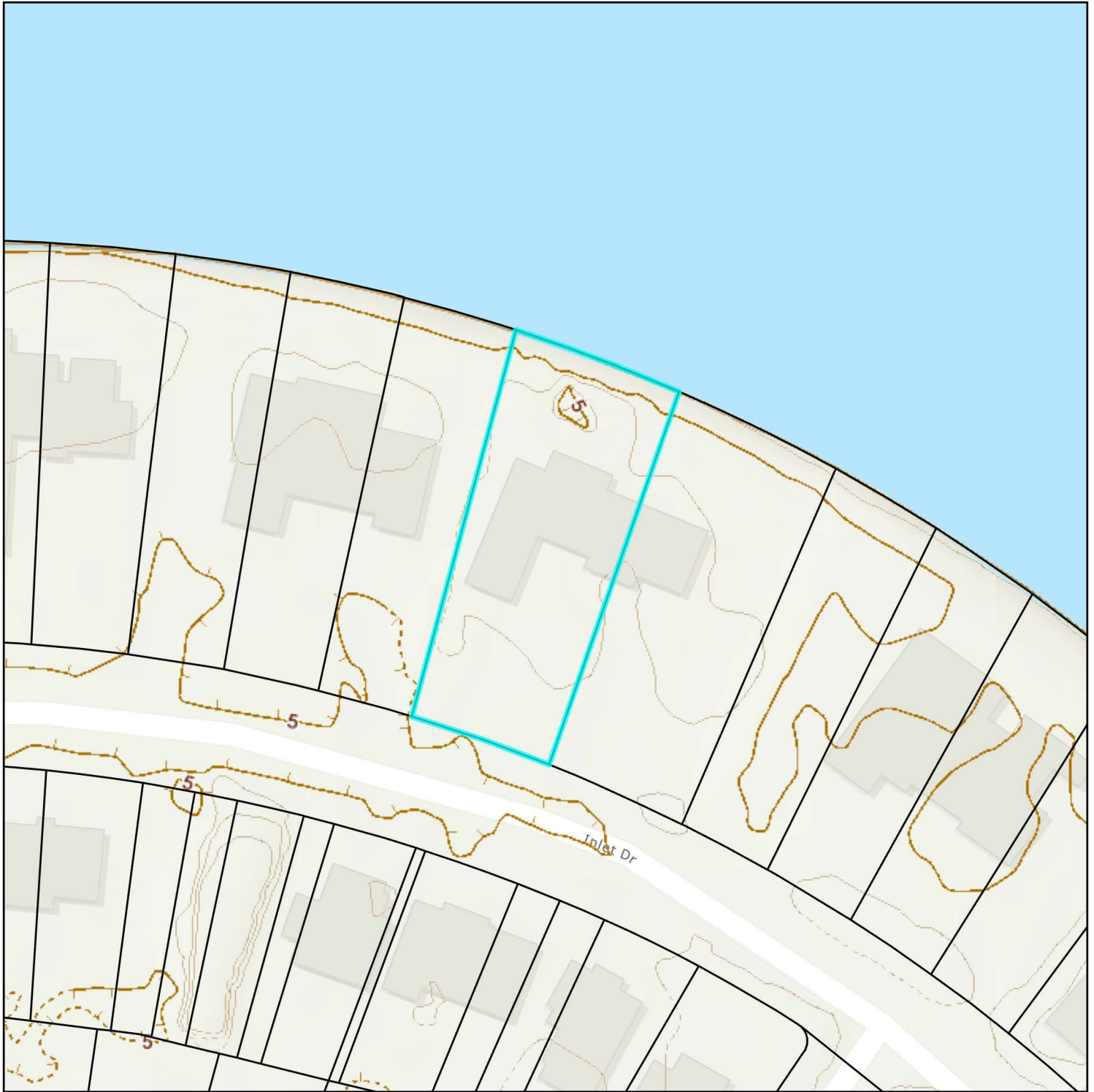


FEMA Flood Zone Map



City of St. Augustine Planning, Zoning, & Building Department P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065	DISCLAIMER This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.	2024
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet		





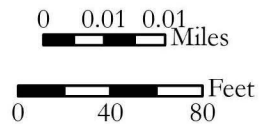
Elevation Map



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

DISCLAIMER
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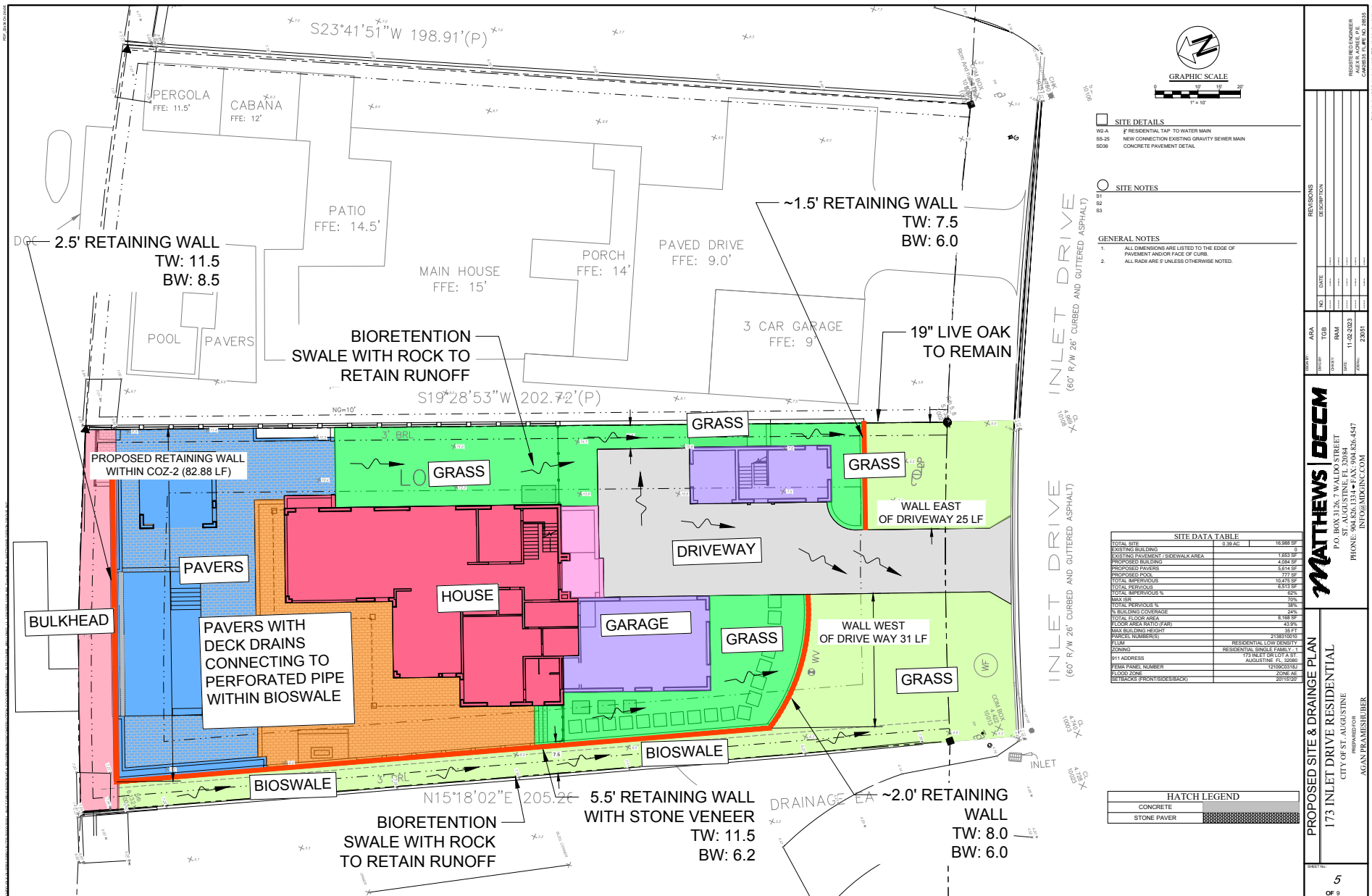
2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

Second Submittal





January 24, 2025

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

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

Dear Victoria:

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

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

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

General Comments

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

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

Existing Conditions:

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

Proposed Conditions:

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

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

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

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

Matthews | DCCM:

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

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

Sincerely,

Matthews | DCCM



Tom Bartlett
Project Manager

21051cosarai
TB/kb

 = SITE BENCHMARK
 = SANITARY SEWER MANHOLE
 = WATER BIB
 = FIRE HYDRANT
 = CABLE/INTERNET UTILITIES BOX
 = POWER POLE, SERVICE POLE, LIGHT POLE
 = EXISTING WATER METER
 = PROPOSED WATER METER
 = WATER VALVE
 = WELL
 = UNNUMBERED X-CUT IN CONCRETE FOUND
 = FOUND NAIL/DISC
 = SET NAIL AND DISC LP#B139
 = FOUND CONCRETE MONUMENT
 = PRM/BLOCK CORNER FOUND
 = SET 1/2" IRON ROD LP#B139
 = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION

2. Legal Description has been furnished by client and/or his/her agents.
3. No Title Opinion or Abstract of Matters Affected by the Title or Boundary to the Subject Property have been provided. It is possible that there could exist unrecorded Recordable Interests in the Subject Property (e.g., any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements herein are in accordance with U.S. Standard Feet, date of survey, and type of tape used, with Technologically Superior Equipment Utilizing Redundant Techniques.
4. Bearings herein are based on: RBL, AS SHOWN OR STATED HEREON.
5. This survey lots lie in the following section, township and range:
6. Type of Survey: **BOUNDARY SURVEY SHOWING TOPOGRAPHIC AND TREE**
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property
9. This Survey is NOT intended to Locate any subsurface/underground objects, Improvements, foundations or encroachments. Survey reflects above-ground conditions and improvements.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Intended for Multiple Uses. Fiduciary and all other obligations are limited to Certificatees listed herein utilizing Survey for purposes listed in this Survey. See Section 1.00 for more details.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Street (s) herein are centered in R/W unless noted.
15. Building Dimensions and their ties to adjacent property or other lines are copied from previous surveys.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Dimensions for the proposed residence shown herein are from the provided foundation plan.
18. See house plans for additional details.
19. Current FEMA F.I.R. Maps show property in FLOOD ZONE **FE (A1-B1)**, according to flood insurance rate map project: #210903018L, Effective On: 12/07/2018

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

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

HP-1 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 0'
- SIDE 3'
- REAR 3'

Special Note - Liability Notice

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

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


$$1 \text{ inch} = 30 \text{ ft.}$$

REPRODUCTIONS OF HIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED
WITH THE EMBOSSED SEAL OF THE SURVEYING BOARD.

THE SKETCH OF SURVEY INDICATED HEREON CONFORMS TO THE STANDARDS OF
PRACTICE SET FORTH BY THE FLORIDA SURVEYING BOARD OF PROFESSIONAL SURVEYORS
AND MAPS IN ACCORDANCE WITH CHAPTER 472, F.S. (ARTICLE 17, F.S.)
PURSUANT TO CHAPTER 472.027, F.S. (ARTICLE 17.04, F.S.), AND WAS DONE UNDER
MY SUPERVISION.

7009

Digitally signed by Brandon S. Slomstetter
DN: cn=Brandon S. Slomstetter, o=Surveying Board of Professional Surveyors, ou=Florida, email=brandon.slomstetter@floridasure.org, c=US

Date:
2022.08.04

11:44:26 04'00'

Signature Date Brandon D. Shupert, PSM-Webb
surveying@imecivil.com

LOT A, INLET VIEW
PLAT BOOK 107, PAGE 16

PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

**BOUNDARY SURVEY SHOWING
TOPOGRAPHIC AND TREE**

311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

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

Drawn By: LR
Field Survey Date: 07/07/22
FB/PG: 101/11

Scale 1" = 30 Feet
Drawing/File #: 062922.4

Additional Information/Certifications:
XXXXX

Attachment 3:

First Submittal

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3" diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Tom Bartlett Contact Number: 904-826-1334

Business (if applicable): Matthews I DCCM

Address: 7 Waldo Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: tbartlett@dccm.com

2. NAME OF PROPERTY OWNER: Agan Prameshuber Contact Number: 928-710-4162

Business (if applicable): _____

Address: 3653 Eastbury Dr City: Jacksonville State: FL Zip: 32224

E-Mail Address: aganprameshuber@gmail.com , ajohnson@pcbbuilders-fl.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 107/16-17 INLET VIEW LOT A OR5556/701 Block: _____

Subdivision: Inlet View Parcel Number: 2138310010

4. PROJECT STREET ADDRESS: 173 Inlet Drive St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Applicant is requesting tree removal permit for the trees shown

in Demo Plan attached. Additionally a variance is requested for the retaining wall proposed. As proposed the retaining wall exceeds the allowable 75% of the lot width.

8. JUSTIFICATION FOR ACTION REQUESTED: The site must be built up to meet FEMA requirements for finish floor. The FEMA elevation for this site is 8.0'

The lot is narrow and long, coupled with an existing elevation of ~5.5-6. To build up the site will require retaining walls to meet grading requirements.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: The existing topography of the site poses a disadvantage to development, the low grades must be built up to build. All existing tree, (none are significant per COSA standards) need to be removes due to their location and low elevations.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: It is the owner intent to build a home and pool. To accomplish this and meet the building code requirements the site must be be raised.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The Davis Shores area is an older neighborhood with many older homes low in elevation. To build a new home and maintain drainage buffers the site must be built up in the middle.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The proposed variance seeks to increase the allowable retaining wall length across the property frontage. The design of the proposed structure has been considered to maintain visual compatibility with the existing area. It is not contrary to public interest, Keeps character of the surroundings and maintains property value

10. PREVIOUS 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.

Tom Bartlett

10-04-2024

Signature of Applicant

Date

Signature of Property Owner

Date

10-4-24



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

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

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

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

Tom Bartlett

Print name of applicant

Tom Bartlett

Signature of applicant

10/04/2024

Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

AGAN PRAMESHUBER

Print Name of Owner

904 708-4200

Telephone Number

State of FLORIDA

County of DUVAL

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

By Agan Prameshuber

Identification verified:

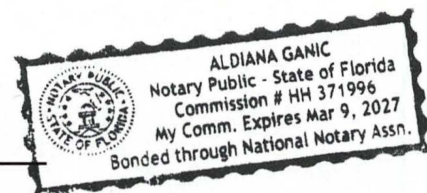
Oath sworn: Yes No

Notary Signature: _____

Aldiana Ganic

My Commission expires: _____

03/09/2027



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

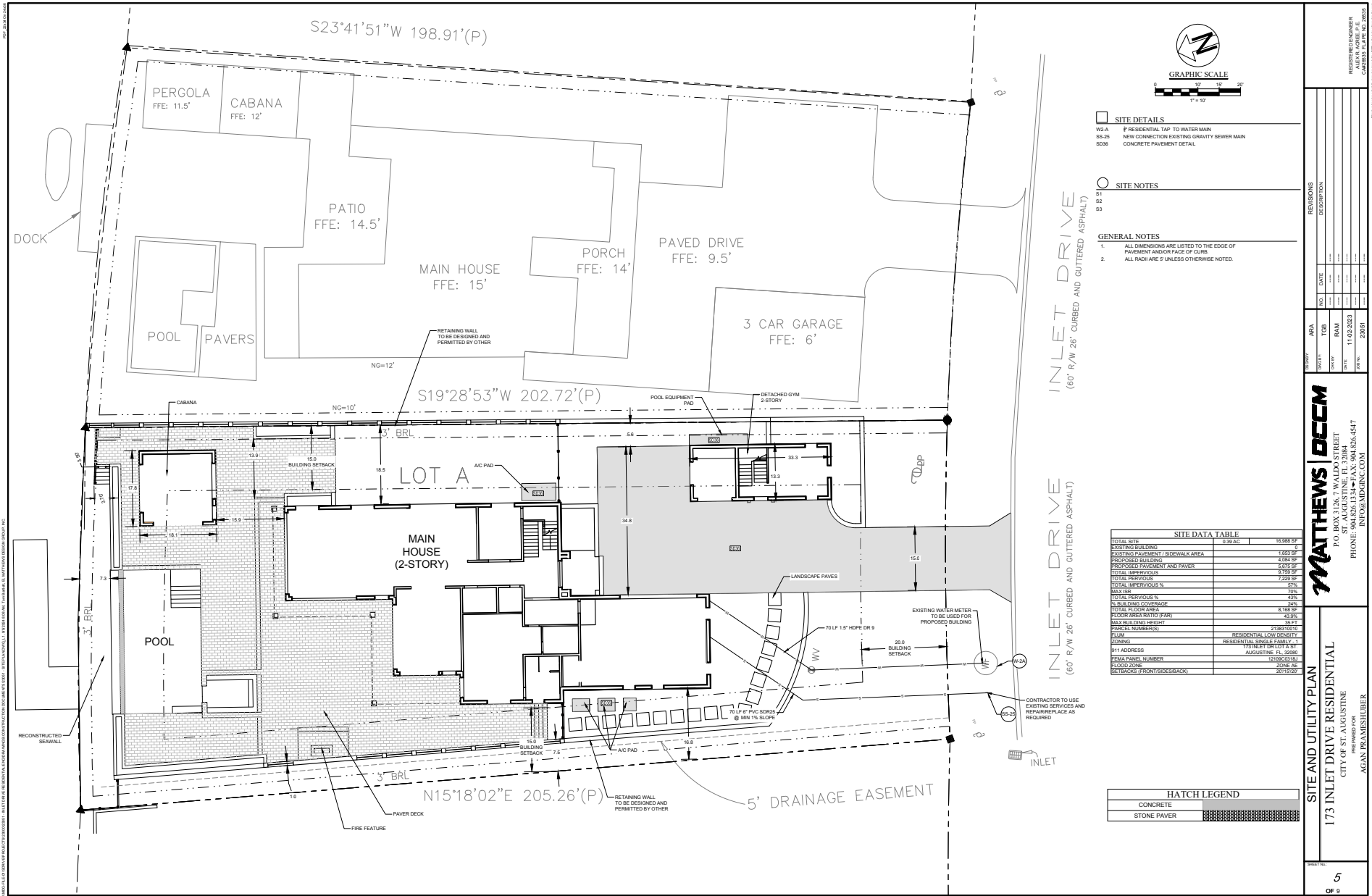
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing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

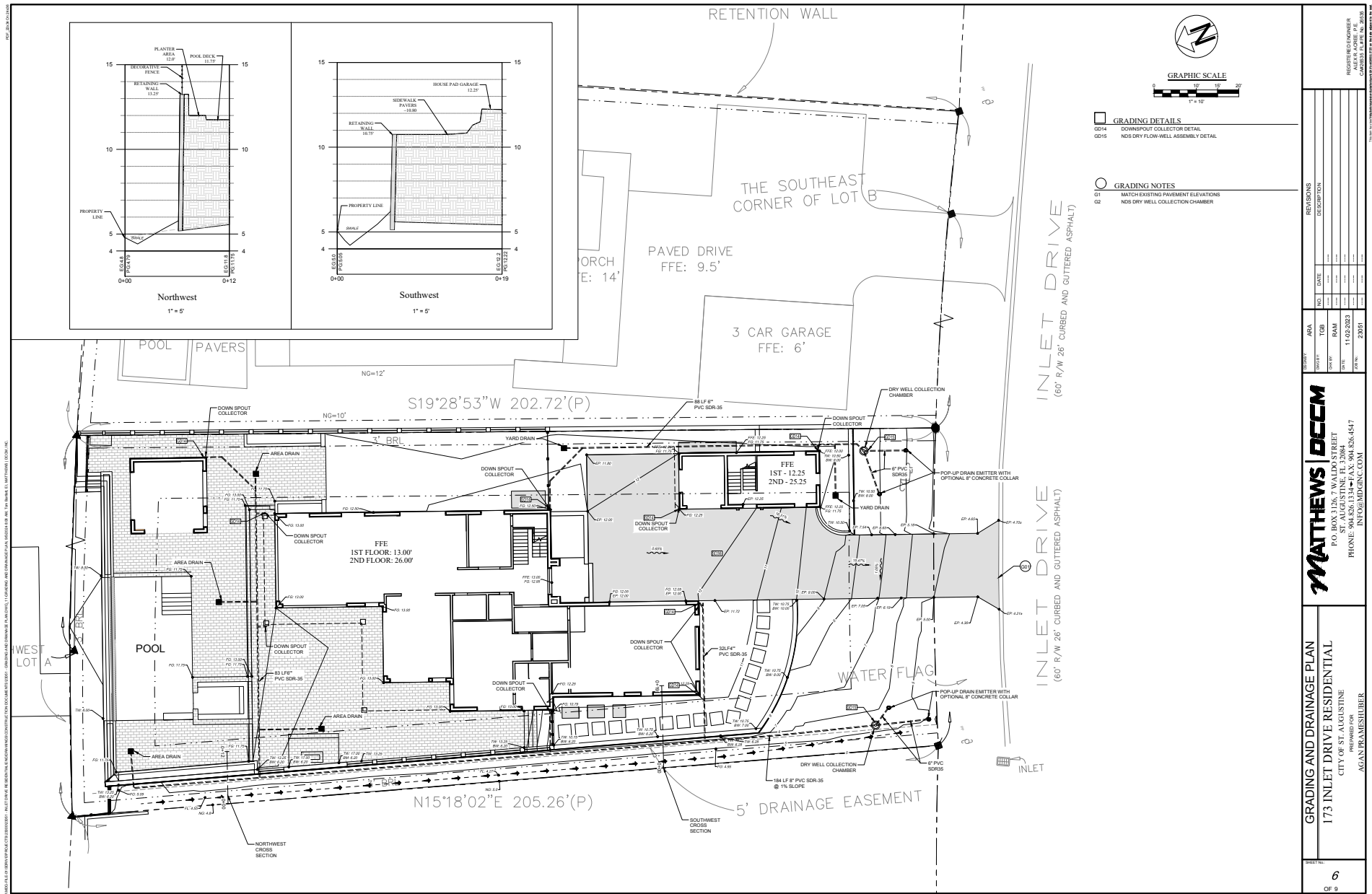
Project Address: 173 Inlet Drive St. Augustine, FL 32080

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

Owner's Name: AGAN PRAMESHUPUR Owner's Signature: [Signature]







October 25, 2024

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

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

Dear Victoria

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

- RAI Response Letter
- Site Plan
- Demo Plan

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

General Comments

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

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

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

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

3. Provide lot coverage and ISR calculations

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

4. Height of current bulkhead

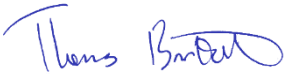
Matthews | DCCM: The height of the current bulkhead is 8.0'

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

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

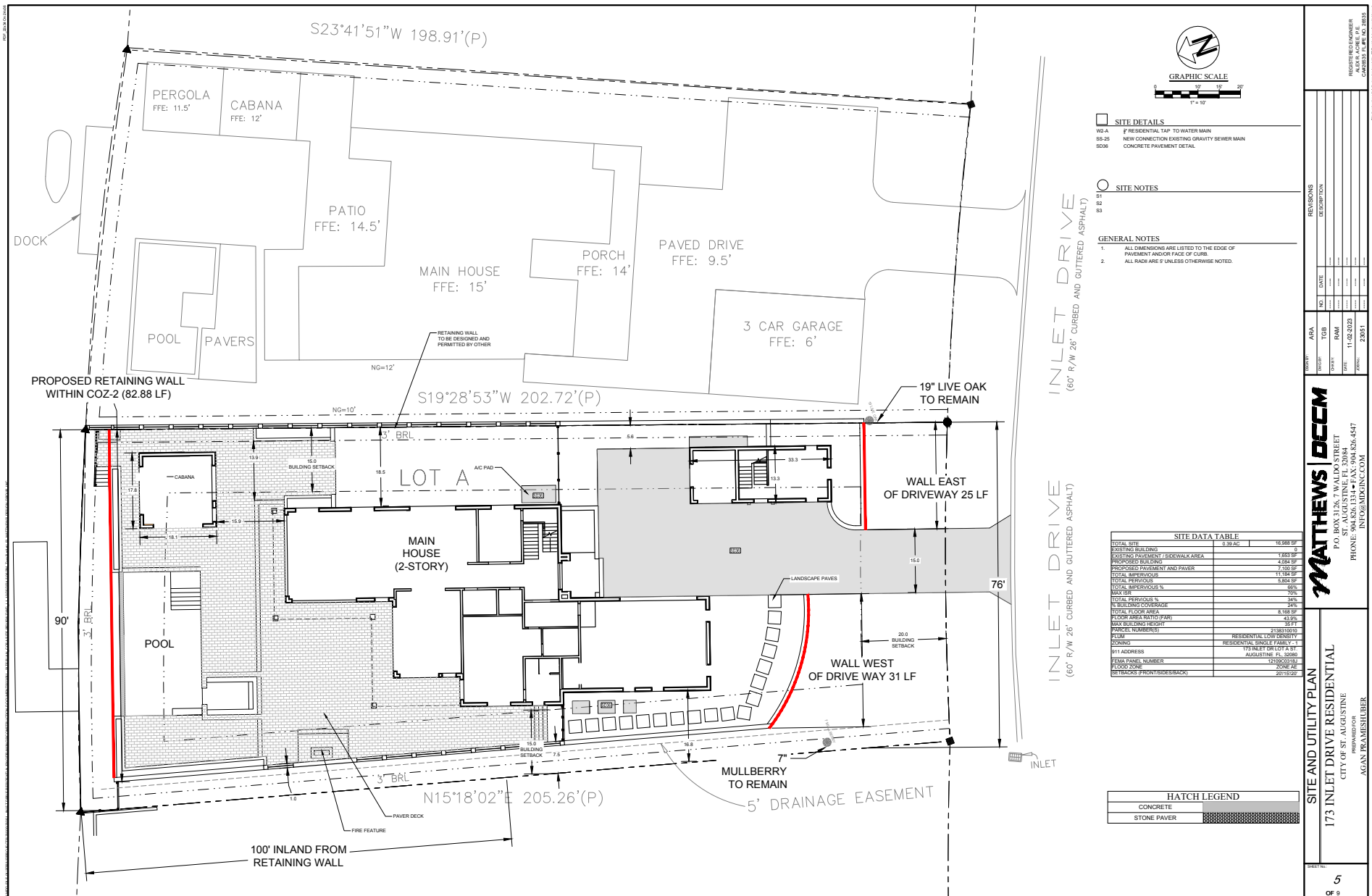
If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
Matthews | DCCM

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

Tom Bartlett, EI
Project Manager

23051cosarai
TB/kb



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

To the Planning and Zoning Board Members:

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

Best Regards,

Mark Matrazzo

Owner of 171 INLET DRIVE/Parcel ID: 2138310020



Date 10/19/2024

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

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

Hi Victoria,

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

Thanks for all your help,

Tom Bartlett, EI
Project Manager

Matthews | DCCM
(904) 593-8543 p

Please note that our e-mail addresses have changed.

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

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

Received!

Thank you

Victoria Murphy

Planner I

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



City of St. Augustine

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

Office: 75 King Street, Lobby B



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

From: Tom Bartlett, EI <tbartlett@dccm.com>

Sent: Friday, October 25, 2024 5:13 PM

To: Victoria Murphy <vmurphy@citystaug.com>

Subject: RE: PZB REVIEW COMMENTS - 173 INLET DR

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

Hi Victoria,

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

Thank you, have a great weekend

Tom Bartlett, EI

Project Manager

Matthews | DCCM

(904) 593-8543 p

Please note that our e-mail addresses have changed.

From: Victoria Murphy <vmurphy@citystaug.com>

Sent: Monday, October 21, 2024 2:24 PM

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

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

Good afternoon!

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

Thank you

Victoria Murphy
Planner I

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



City of St. Augustine
P.O. Box 210, St. Augustine, FL 32085
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Attachment 4:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

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

12/24/2022



© Cyclomedia (<https://cyclomedia.com/>)

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		13306

Land Information

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

Sale Information

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

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

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

Contact Us





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	5.b.	PZB2024-0092
Request	Address	Parcel ID
Conservation Overlay Zone Development	67 Water Street	196000-0000

Site & Background Information

Applicant: Ryan Carter
c/o Carter Environmental Services

Owner: Kyle Cregan

Property Class:
(St. Johns County
Property Appraiser) 0100 – Single Family

**Future Land Use
Designation:** [Residential Low Density](#)

Zoning Designation: [Residential Single-Family-One: RS-1](#)

Acreage: 0.23

Neighborhood: Uptown

Archaeological Zone: IIA

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a dock in [COZ 1&2](#) at 67 Water Street. The application was CONTINUED from the January 7th Planning and Zoning Board meeting and has been amended. The approval of the amended application would allow for the construction of a six hundred five (605) square foot dock including a floating dock, gangway, and boat lift.

Permit History

BP2024-1314	BP - Bulkhead / Retaining Wall	Closed
BP2024-1421	BP - New Single Family	Issued
BP2024-2042	Pool	Open
PZB2024-0099	Variance: building height/front and side yard setbacks	Denied
PZB2024-0029	Bulkhead	Closed

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 2.1.1 Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.	Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is consistent with Policy 2.1.1.
	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:	The proposed dock is five (5) feet above the mean high water and would be CONSISTENT with policy 2.1.3 (12) impacts on scenic vistas.

	(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed ~~six (6)~~ eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed ~~six (6)~~ eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

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

(1) Site specific location

The site is vacant and has an issued building permit for a single-family home and bulkhead that was approved by the Planning and Zoning Board for the 63 feet of shoreline. The applicant is proposing the construction of a six hundred five (605) square foot dock including a floating dock, gangway, and boat lift.

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

The dock is proposed within Conservations Zones 1 and 2. The site has 63 three feet of shoreline in close proximity to the mouth of the southern branch of Hospital Creek. A bulkhead has already been approved by the Board. Portions of Hospital creek are constrained in both depth and width.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

The application provides limited information on soil and stabilization methods including silt fences and turbidity barriers.

(6) Impact on floodplain.

Unknown

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

Aerial images show a vegetated shoreline of salt and brackish water marsh. The amended application depicts mangrove locations outside of the proposed dock site.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images show a vegetated shoreline of salt and brackish water marsh. Portions of Hospital Creek have mangroves and oyster beds but it is not clear from Aerial images or the [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) if any are present at the site. The amended application depicts mangrove locations outside of the proposed dock site.

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

Unknown

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

The site has 63 three feet of shoreline in close proximity to the mouth of the southern branch of Hospital Creek. A bulkhead has already been approved by the Board. The amended application proposes to remove the existing dock and construct a new dock more centrally on site with a floating dock and gangway to the north and a boat lift to the south.

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

The amended application proposes to remove the existing dock and construct a new dock more centrally located on site with a floating dock and gangway to the north and a jet ski lift to the south. The dock height is five (5) feet above mean high water, which is three (3) feet below the maximum height while still meeting the minimum height required by FDEP.

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

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

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

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

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water

retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Not applicable.

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

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

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

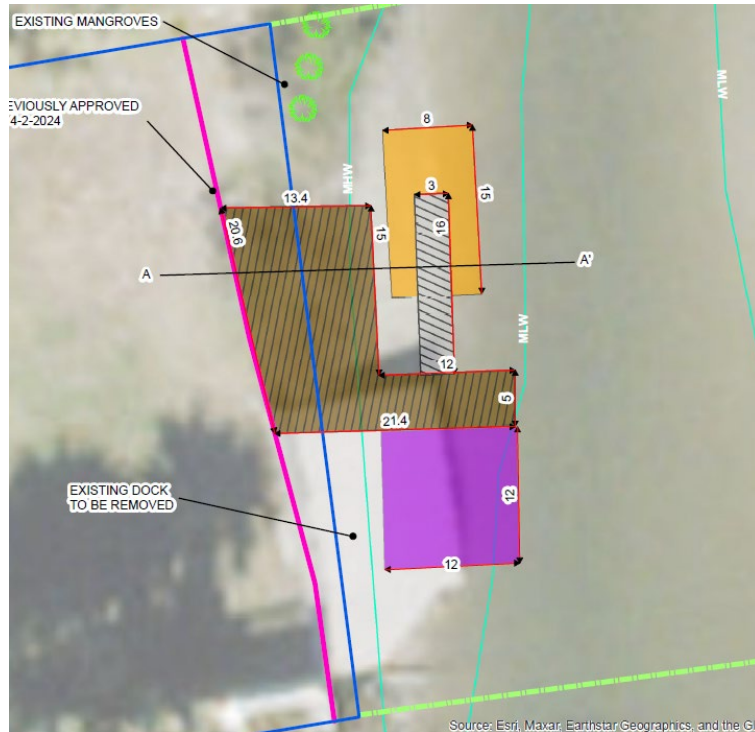
The deck will be five (5) feet above the mean high water which is three feet below the maximum height of eight (8) feet. The original application states that the boat lifts will be low-profile and not exceed a maximum capacity of 12,000 pounds. The original application appears to be consistent with dock requirements. The applicant should clarify if the amended application will continue to meet the requirement for boatlifts.

Figure 1 December 3, 2024

[illegible]

PZB2024-0092
Page 7

Figure 3 Current Application (March 4, 2025)



Total Dock Area: 605 sf / Decking: 290 sf / Floating Dock 120 sf / Gangway 48 sf / Lift 144 sf

The effect of the dock location on the navigability of the southern branch of Hospital Creek was a concern that was raised by the public at the December 3rd and January 7th PZB meetings. At the January 7th meeting the applicant provided information on water depth within the channel of Hospital Creek and a new dock layout and location for the Boards review. Concerns were raised about the accuracy of shared property lines with the neighbor to the south. The applicant has submitted a survey with the current application. The latest dock layout appears similar to the January 7th submittal with larger dimensions on the deck area and moved slightly to the north.

Staff Recommendation

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

Attachments

1. Site Maps & Photos
2. Current Application
3. St. Johns County Property Appraiser Report
4. January 7th Application

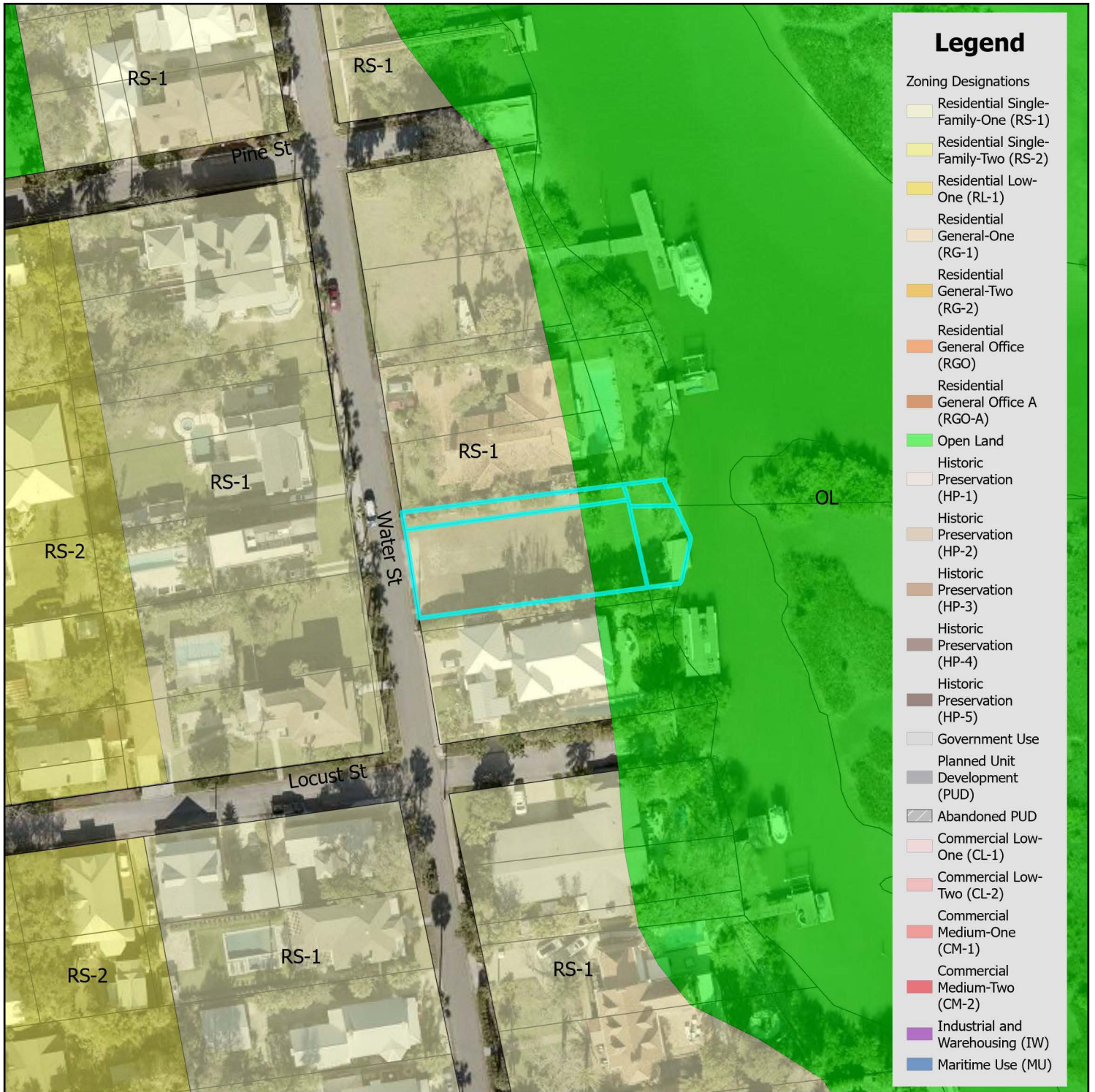
Staff Report prepared by:

A handwritten signature in blue ink, appearing to read 'S. Daugherty', with a large, stylized loop at the end.

Sarah Daugherty
Senior Planner
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 herein.

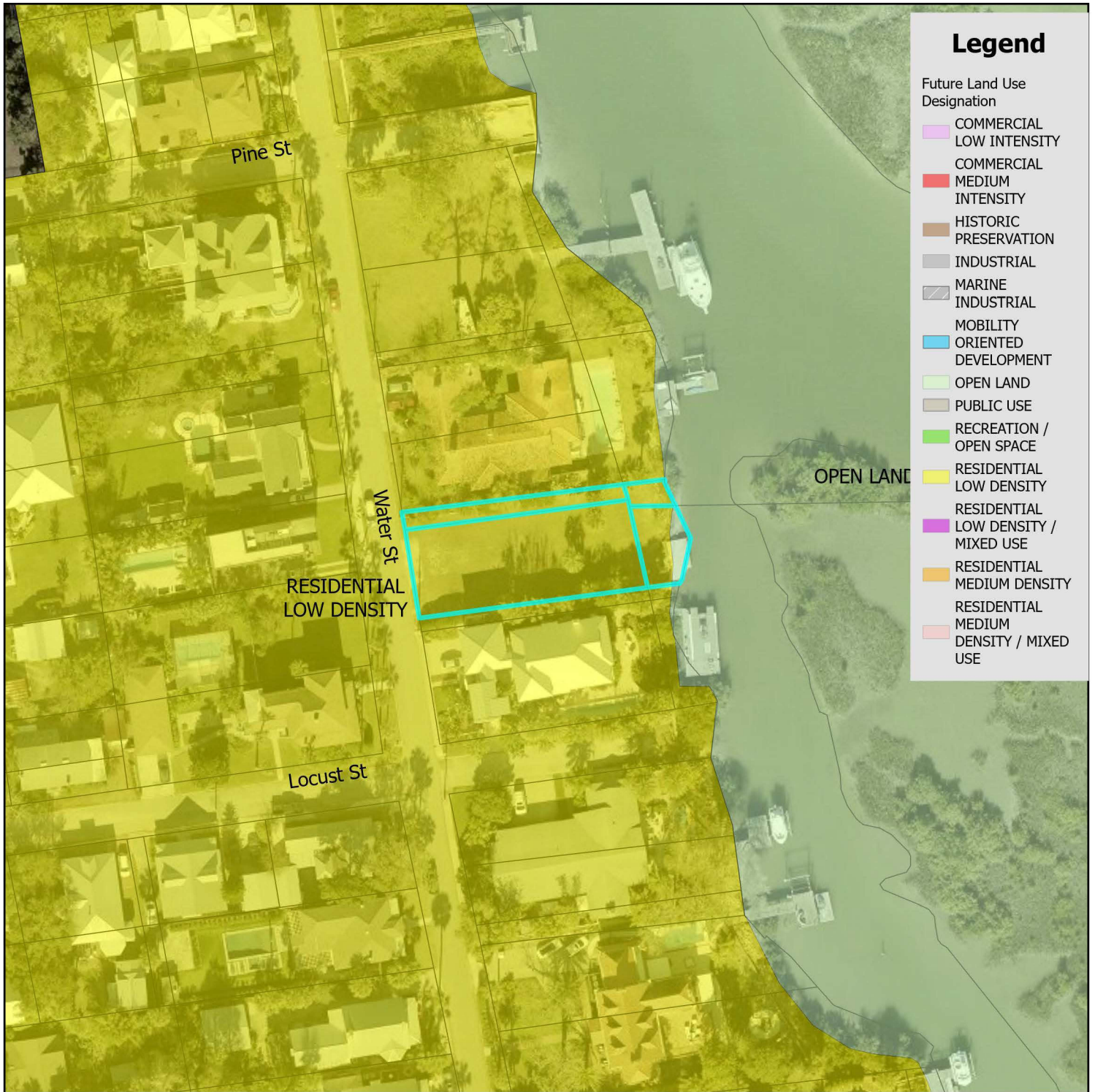
2024



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



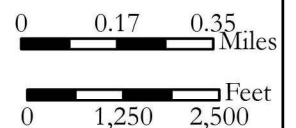
Future Land Use Map



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

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2024



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

DISCLAIMER
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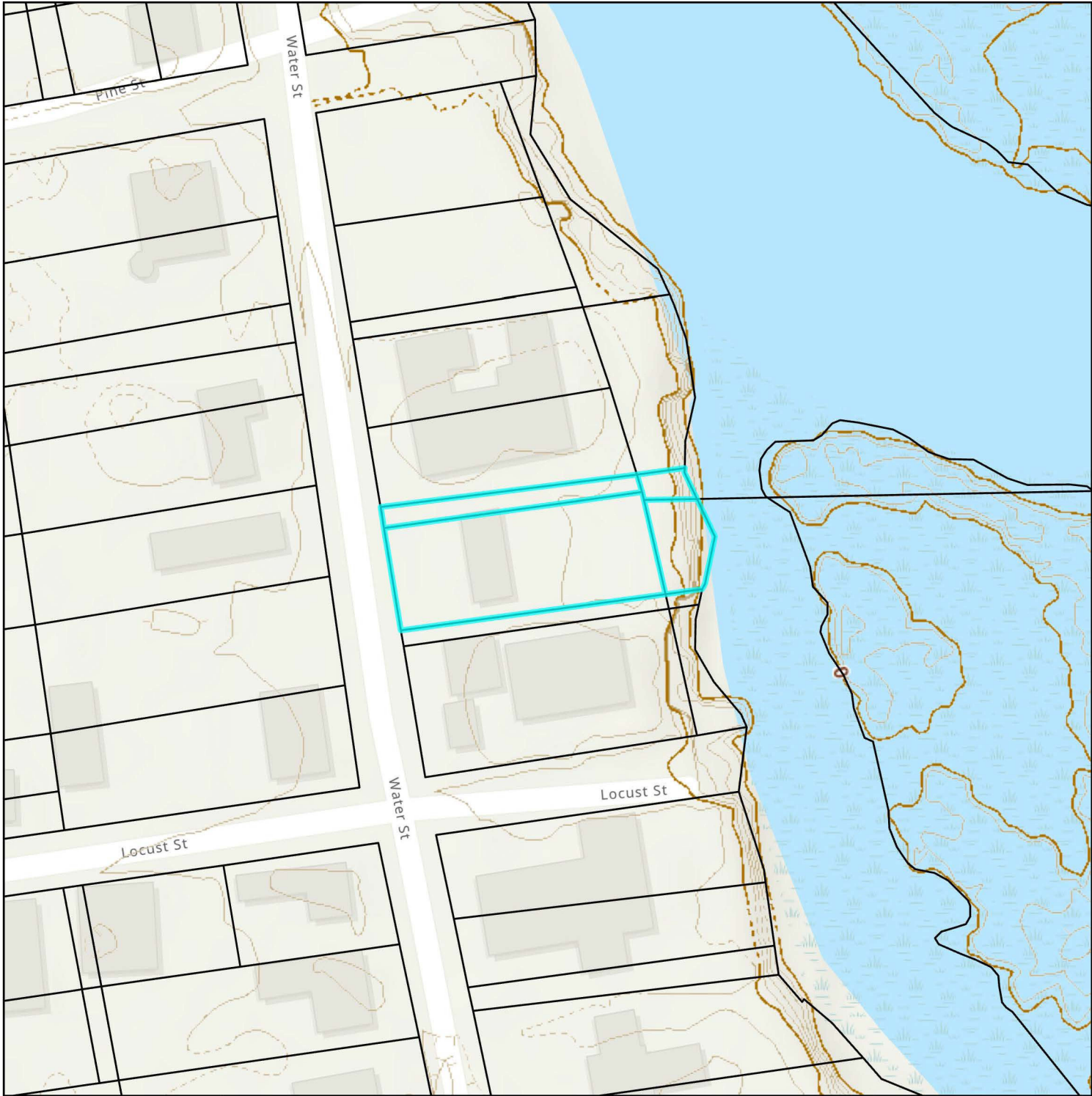
2024



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2024



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

Current Application

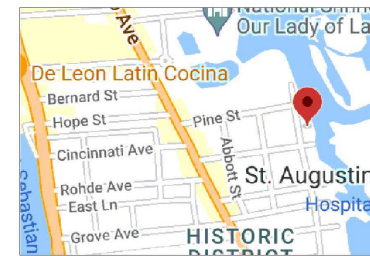
LEGAL DESCRIPTION

LOT TWO (2) AND THE SOUTH TEN (10) FEET OF LOT THREE (3) OF JOHN T. DISMUKES
SUBDIVISION OF BLOCK "T" ABBOTT TRACT NORTH CITY OF ST AUGUSTINE, FLA.
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA.

ORIGINATION BENCHMARK

ST. JOHNS COUNTY
BENCHMARK "Y223"
N.A.V.D. ELEVATION = 6.69'

WETLAND LINE TABLE		
	BEARING	LENGTH
L1	N08°45'23"W	11.39'
L2	N13°29'26"W	18.29'
L3	N05°13'54"W	19.70'
L4	N07°59'01"W	12.78'



VICINITY MAP
NOT TO SCALE

FLOOD ZONE: AE
COMMUNITY NUMBER: 125145
PANEL: 12109C0314
SUFFIX: J
BASE FLOOD ELEVATION: 8.0'
FIRM DATE: 12-07-2018
FIRM EFFECT./REV DATE: 12-07-2018

LEGEND

A/C AIR CONDITIONER
B.F.P. BACKFLOW PREVENTER
C.B.S. CONCRETE BLOCK STRUCTURE
ELEV. ELEVATION
F.F. FINISHED FLOOR
I.D. IDENTIFICATION
L. LENGTH
L.B. LICENSED BUSINESS
M. MEASURED
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
P. PLAT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.R.M. PERMANENT REFERENCE MONUMENT
P.G. PAGE
P.B. PLAT BOOK
P.K. PARKER KYLON NAIL
R. RADIUS
C. CENTERLINE
AND
N. NUMBER
Δ. DELTA OR CENTRAL ANGLE
CONCRETE
CHAIN LINK FENCE
WOOD FENCE
MISCELLANEOUS FENCE

NOTES:

- LEGAL DESCRIPTION PROVIDE BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF N 78° 30' 00" E.

REVISIONS:

- LOCATED WETLAND FLAGS...08-22-2023
- UPDATED SURVEY...01-27-2025

DATE OF FIELD WORK: 08-03-2023
DATE OF MAP: 08-07-2023

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND A RABLED EMBOSSED SEAL.

Cutler Date: 2025.02.04
(SIGNED) 12:40:57 -05'00'

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

BOUNDARY SURVEY OF
67 WATER STREET
ST. AUGUSTINE, FL 32084
PREPARED FOR
KYLE CREGAN

C-598649
08-03-2023
1"=20'

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

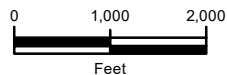


LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576



Legend

Project Area



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 13 2025

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
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Current Aerial
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 13 2025



Figure:

2



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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Neighboring Structures
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

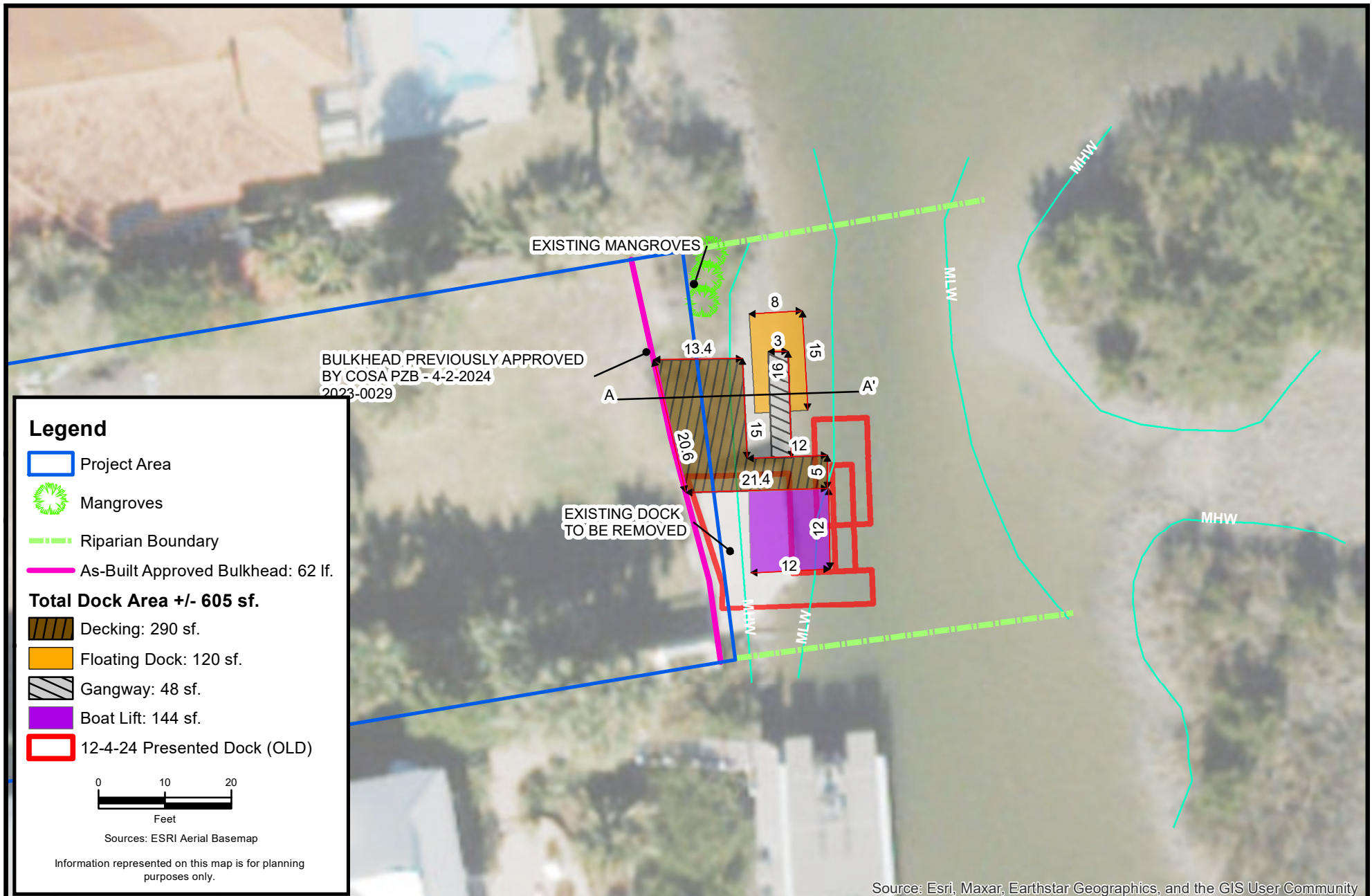
Date: Feb 13 2025



Figure:

3

F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water Street\GIS\MXD\05a_CoSA_Proposed_dims\overlay2-14-25.mxd



CARTER ENVIRONMENTAL SERVICES, INC.



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St. Augustine, FL 32084
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Proposed Dimensions
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

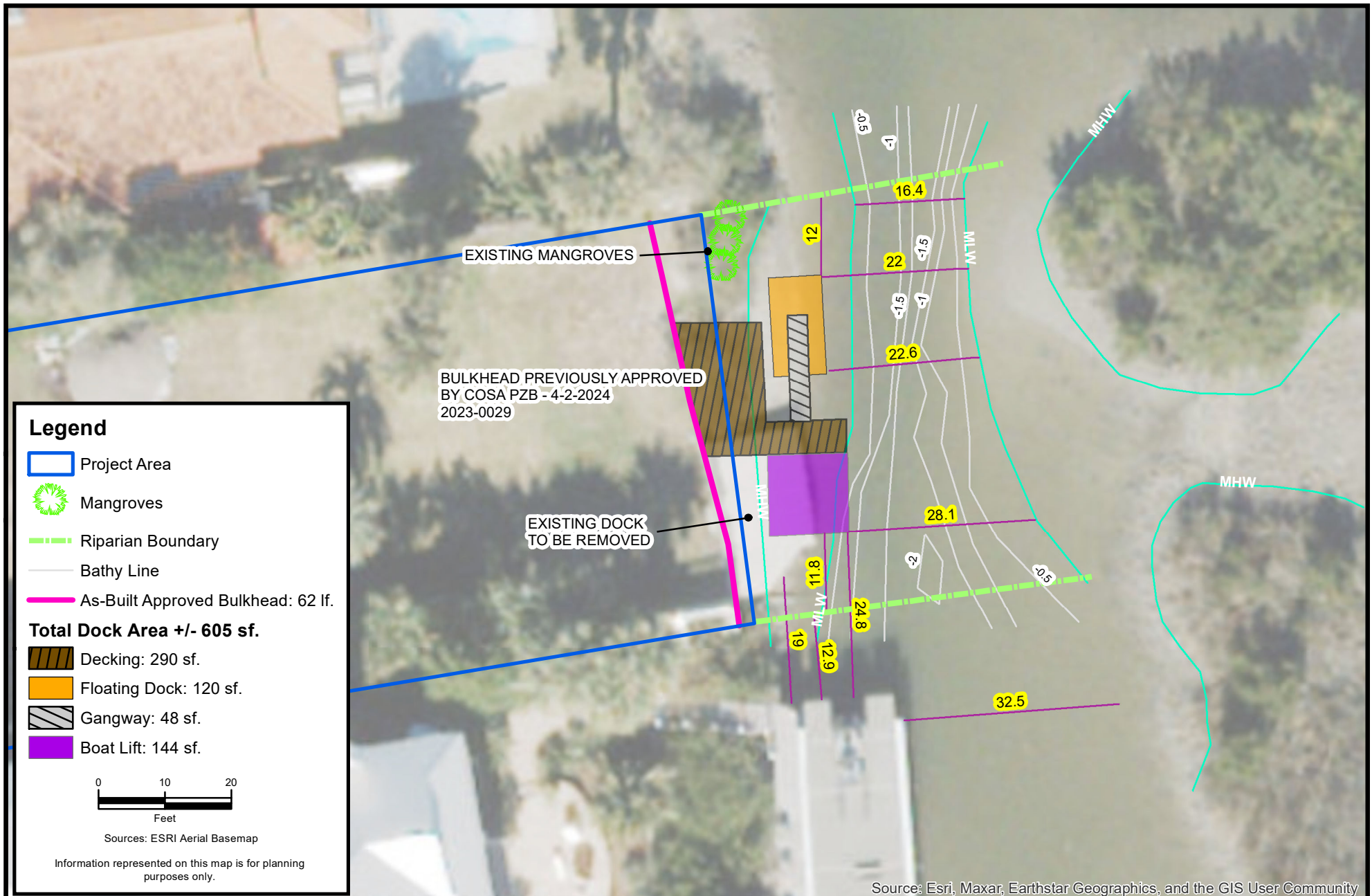
Date: Feb 14 2025

Figure:

5a



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water Street\GIS\MXD\04a_CoSA_Proposed Align Survey Brdy 2-5-25mc.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
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Proposed Alignment
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 13 2025

Figure:

4



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water Street\GIS\MXD\05_CoSA_Proposed_dims2-13-25.mxd



CARTER ENVIRONMENTAL
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42 Masters Drive
St. Augustine, FL 32084
904-540-1786

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Proposed Dimensions
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

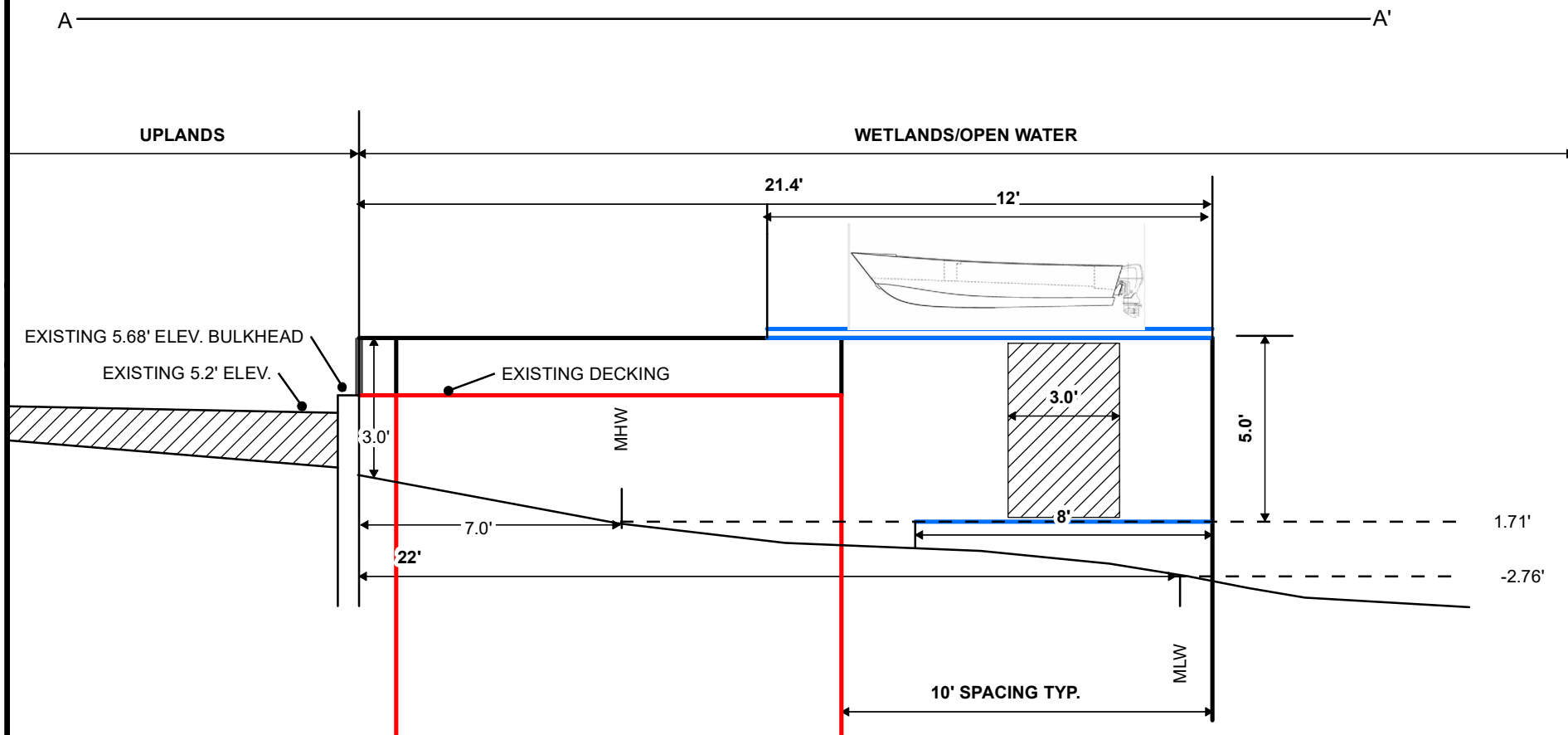
Date: Feb 13 2025

Figure:

5



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23387 Cregan 67 Water St\GIS\MXD\15_Profile_View_Detail.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

A - A' Profile View

Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 19 2025

Figure:

6



No Oyster Bed - Discarded Oysters
1-16-25 low tide



2-20-25 Low Tide +1



1-16-25 Low Tide -1.5 -
moved dock approx. 5'
north and west



2-20-25 Low Tide +1



1-16-25 Low Tide -1.5 -
moved dock approx. 5'
north and west



2-20-25 Low Tide +1



1-16-25 Low Tide -1.5 -
moved dock approx. 5'
north and west



2-20-25 Low Tide +1



2-20-25 Low Tide +1



1-16-25 Low Tide -1.5 -
moved dock approx. 5'
north and west



1-16-25 Low Tide -1.5 -
moved dock approx. 5'
north and west



2-20-25 Low Tide +1



1-16-25 Low Tide -1.5 -





FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

TERMS AND CONDITIONS

Self Certification File No.: **0456663001EE**

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with [Section 403.813\(1\)\(b\), F.S.](#) The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Is used **ONLY** for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under [Chapters 253, F.S.](#) or [258, F.S.](#)

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.
3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;

6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not

reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.

Attachment 3:
St. Johns County Property Appraiser
Report

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1960000000
Location Address	67 WATER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dismukes (608)
Tax Description*	3-85 DISMUKES SUB CITY ALL LOT 2 & S10FT OF LOT 3 BLK T & RIP RIGHTS OR5793/1460 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Dismukes Subdivision Of Block T-Abbott T
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.230
Homestead	N

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

12/25/2022



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Owner Information

Owner Name	Cregan Kyle,Ashley 100%
	Cregan Ashley 100%
Mailing Address	67 WATER ST SAINT AUGUSTINE, FL 32084-2890

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$10,098
Total Land Value	\$928,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$938,098
Total Deferred	\$0
Assessed Value	\$938,098
Total Exemptions	\$0
Taxable Value	\$938,098

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$10,573	\$928,000	\$0	\$0	\$938,573	\$938,573	\$0	\$938,573
2023	\$0	\$8,791	\$516,150	\$0	\$0	\$524,941	\$482,406	\$42,535	\$482,406
2022	\$0	\$4,228	\$434,323	\$0	\$0	\$438,551	\$438,551	\$0	\$438,551
2021	\$0	\$4,755	\$387,801	\$0	\$0	\$392,556	\$392,556	\$0	\$392,556
2020	\$0	\$5,283	\$387,801	\$0	\$0	\$393,084	\$393,084	\$0	\$393,084
2019	\$0	\$5,084	\$387,801	\$0	\$0	\$392,885	\$392,885	\$0	\$392,885
2018	\$0	\$5,545	\$387,801	\$0	\$0	\$393,346	\$393,346	\$0	\$393,346
2017	\$203,020	\$5,518	\$387,801	\$0	\$0	\$596,339	\$596,339	\$0	\$596,339
2016	\$208,660	\$3,203	\$387,801	\$0	\$0	\$599,664	\$599,664	\$0	\$599,664
2015	\$159,474	\$3,240	\$387,801	\$0	\$0	\$550,515	\$550,515	\$0	\$550,515
2014	\$125,349	\$2,209	\$387,801	\$0	\$0	\$515,359	\$181,111	\$384,748	\$130,611

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		10098

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	64	165	64	FF	\$928,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
7/18/2023	7/7/2023	\$1,100,100.00	WARRANTY DEED	5793	1460	Q	V	INNOVATIVE INVESTMENTS OF FLORIDA LLC	CREGAN KYLE,ASHLEY
4/27/2021	4/21/2021	\$100.00	QUIT CLAIM DEED	5248	299	U	V	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC	INNOVATIVE INVESTMENTS OF FLORIDA LLC
3/28/2019	3/19/2019	\$200,000.00	WARRANTY DEED	4701	47	U	V	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017	WILDLANDS CONSULTING AND PROPERTY SERVICES LLC
7/21/2017	7/21/2017	\$965,000.00	WARRANTY DEED	4407	1828	Q	I	PRICE JEFFREY PAUL ETAL	FLOYD RENEE ELIZABETH REVOCABLE TRUST D:1-6-2017
7/21/2017	6/2/2014	\$0.00	DEATH CERTIFICATE	4407	1827	U	I	PRICE ELERY PERSHING (DECD)	PRICE ELERY JAMES & JEFFREY P
	10/11/2007	\$100.00	QUIT CLAIM DEED	2997	1867	U	I	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS	PRICE ELERY
	10/24/2001	\$100.00	QUIT CLAIM DEED	1668	1786	U	I	PRICE ELERY	PRICE ELERY,PRICE ELERY JAMES &JEFFREY P(JTRS
	9/1/1982	\$0.00		554	95	U	V		PRICE ELERY
9/26/1962	9/25/1962	\$0.00	QUIT CLAIM DEED	30	103	U	I	WHIITFORD MARGARET WAINWRIGHT ESTATE	PRICE ELERY,JOSIE O

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

Attachment 4:
January 7th Application



**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Feb 09 2024

Figure:

1



**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Current Aerial
Cregan 67 Water Street

Project: 5.23387

St. Augustine, FL

Date: Oct 31 2024



Figure: 2



**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Neighboring Structures
Cregan 67 Water Street

Project: 5.23387

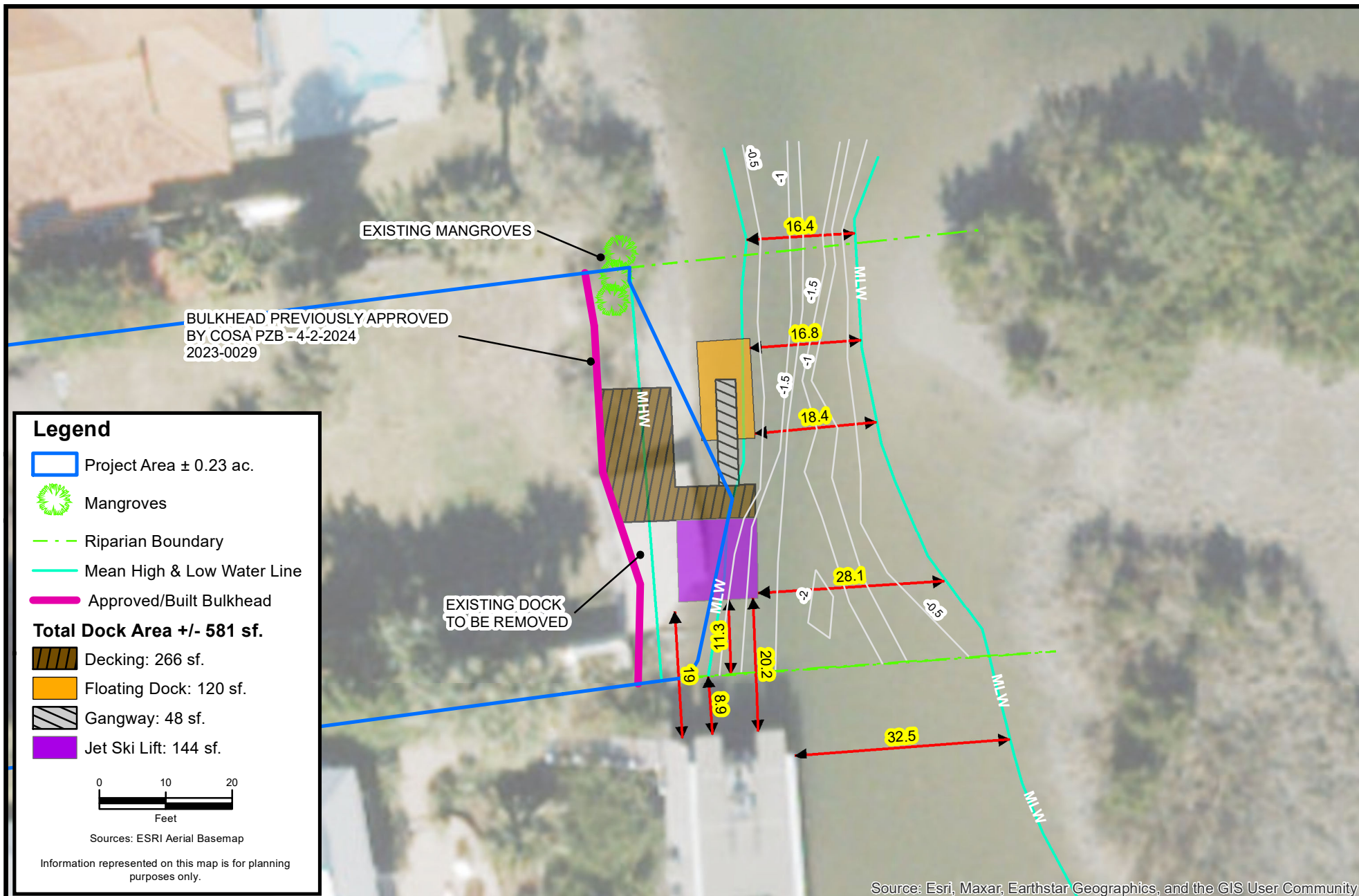
St. Augustine, FL

Date: Dec 24 2024



Figure:

3



**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Alignment

Cregan 67 Water Street

Project:	5.23387
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St. Augustine, FL

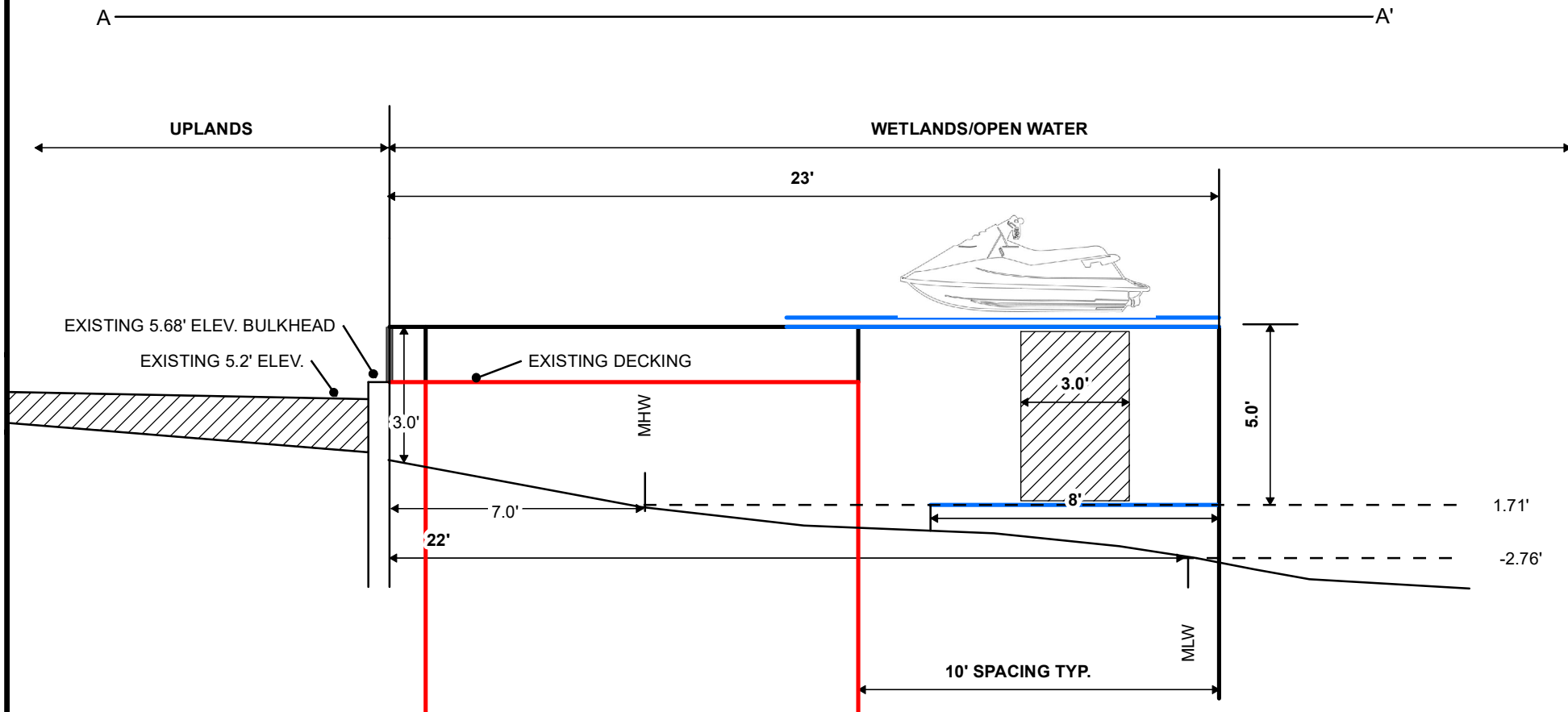
Date: Dec 24 2024

Figure:

4



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



CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
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A - A' Profile View

Cregan 67 Water Street

Project: 5.23387

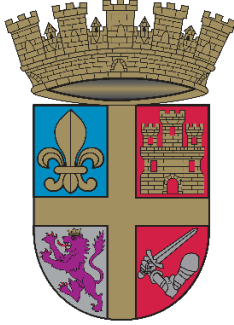
St. Augustine, FL

Date: Oct 31 2024

Figure:

6





Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: March 4th, 2025

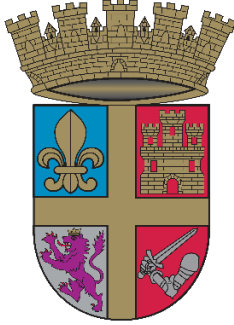
RE: PZB2025-0003 – Conservation Overlay Zone Development
4000 US Highway 1 N / PID 073430-0032
US Highway 1 N / PID 073430-0035

This application for Conservation Overlay Zone Development at US Highway 1 N, Madeira commercial properties, appeared before the Board on February 4th, 2025, and was continued so that the applicant could provide additional information.

The applicant has notified staff that they are still working on obtaining the requested information and are requesting to continue their application until the April 1st, 2025, Planning and Zoning Board meeting.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at jfredriksson@citystaug.com.

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



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: March 4th, 2025

RE: PZB2025-0005 – Variance
22 N Saint Augustine Boulevard

This application for a variance at 22 N Saint Augustine Boulevard appeared before the Board on February 4th, 2025, and was continued so that the applicant could provide additional information as well as clarify their request.

Staff has been unable to get in touch with the applicant to determine how they would like to proceed. For this reason, staff recommends the Board **DENY this application without prejudice** as this would allow the applicant to submit a complete application, without a waiting penalty, once they are prepared.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at jfredriksson@citystaug.com.

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	6.b.	PZB2025-0012
Request	Address	Parcel ID
Variance	37 Miruela Avenue	215040-0000

Site & Background Information

Applicant & Owner: John Fountain and Carol Fountain
c/o 4 F Retreat LLC

Property Class:
(St. Johns County
Property Appraiser) 0100 – Single Family

**Future Land Use
Designation:** [Residential Low Density](#)

Zoning Designation: [Residential Single-Family-One: RS-1](#)

Acreage: 0.22

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This application is for variance requests to reduce the side yard setback to five (5) feet seven (7) inches so that the applicant can convert an existing garage into residential space at 37 Miruela Avenue.

Staff Analysis

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

Sec. 28-2. – Definitions. [[LINK TO SECTION](#)]

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

	RS-1 Requirements	Non-conforming lots of record Requirements	Proposed Site Conditions at 37 Miruela Ave.
Minimum front yard	Twenty (20) feet		25.5 feet
Minimum side yard	Fifteen (15) feet	7.3 feet*	5.6 feet
Minimum lot width	75 feet		75
Minimum lot area	One-quarter acre (10,890 sq ft)		.21 acres (10,890 sq ft)
Maximum lot coverage	Twenty-five (25) percent	29% **	23%
Maximum height of structures	Thirty-five (35) feet	30 feet ***	The roof height will not be changed.

* Non-conforming lots of record may reduce the side yard setback from the required 15 feet for RS-1 zoning to 10 percent of the width of the lot but not less than 4 feet ([Sec. 28-119\(6\)\(a.\)](#)).

**Non-conforming lots of record zoned RS-1 have an increased lot coverage of 29 percent ([Sec. 28-159](#)).

*** Non-conforming lots of record have a decreased height of 30 feet ([Sec. 28-159](#)).

Sec. 28-113. Enlargement and incompatibility.

Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the districts involved. A nonconforming use of a structure, a nonconforming use or structure and land or water in combination shall not be extended or enlarged after the adoption of this chapter April 28, 1975.

The applicant is not proposing to expand the footprint of the structure within the side yard setback. However, the applicant is proposing a change of use from garage to residential within the side yard. This change of use is expanding the nonconformity and would require a variance.

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:

- The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

The location of the existing garage is the physical condition, which does not apply to other properties in the vicinity, that serves as a disadvantage when trying to accommodate additional living space within the existing footprint.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and ***Based on the submitted plans any code compliant alternative locations would result in an increased lot coverage and impervious surface ratio.***
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and ***The construction of the existing garage in its current location took place prior to the current owners purchasing the property.***
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section. ***Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is most likely in harmony with the spirit, intent and purpose of this section.***

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests for a reduction of the side yard setback to 5.7 feet at 37 Miruela Ave / PID 215040-0000.

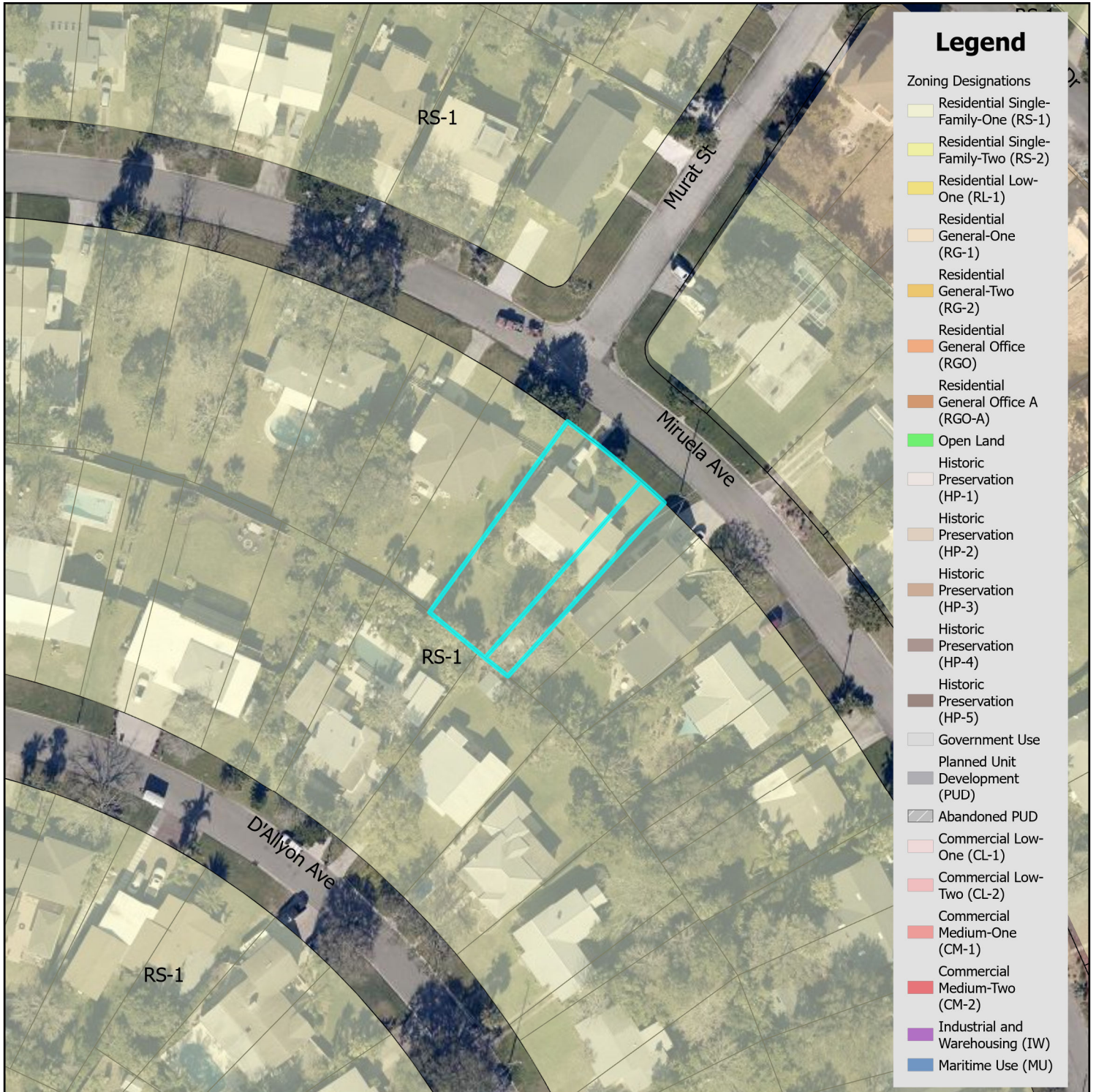
Attachments

- 1. Site Maps & Photos
- 2. Application
- 3. St. Johns County Property Appraiser Report
- 4. Site & Floor Plan Proposals

Staff Report prepared by:

Sarah Daugherty
Senior Planner
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

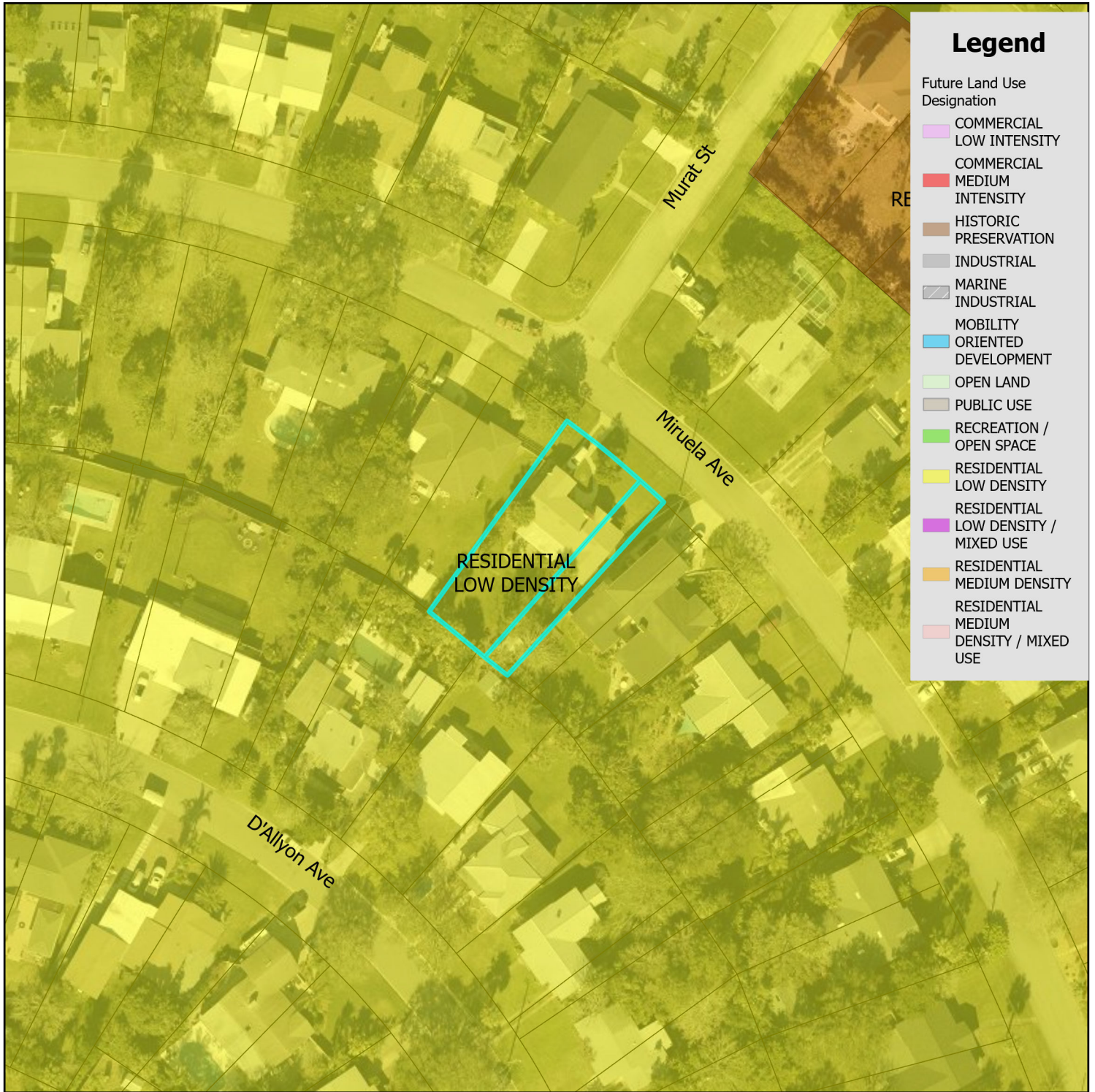
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2025

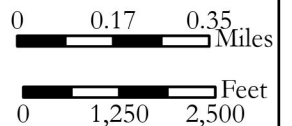
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map



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

DISCLAIMER
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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

DISCLAIMER
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2025

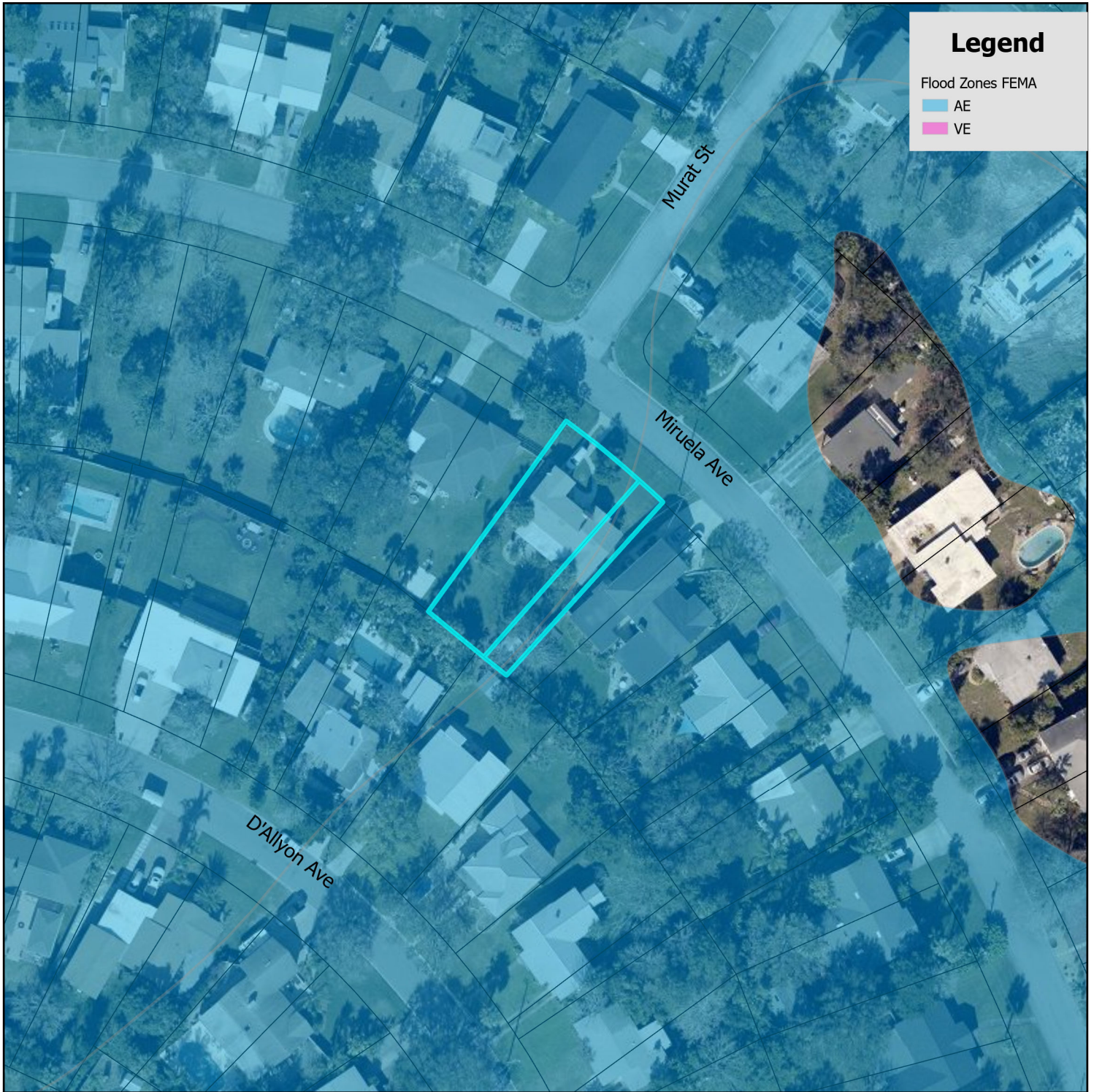


0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

DISCLAIMER
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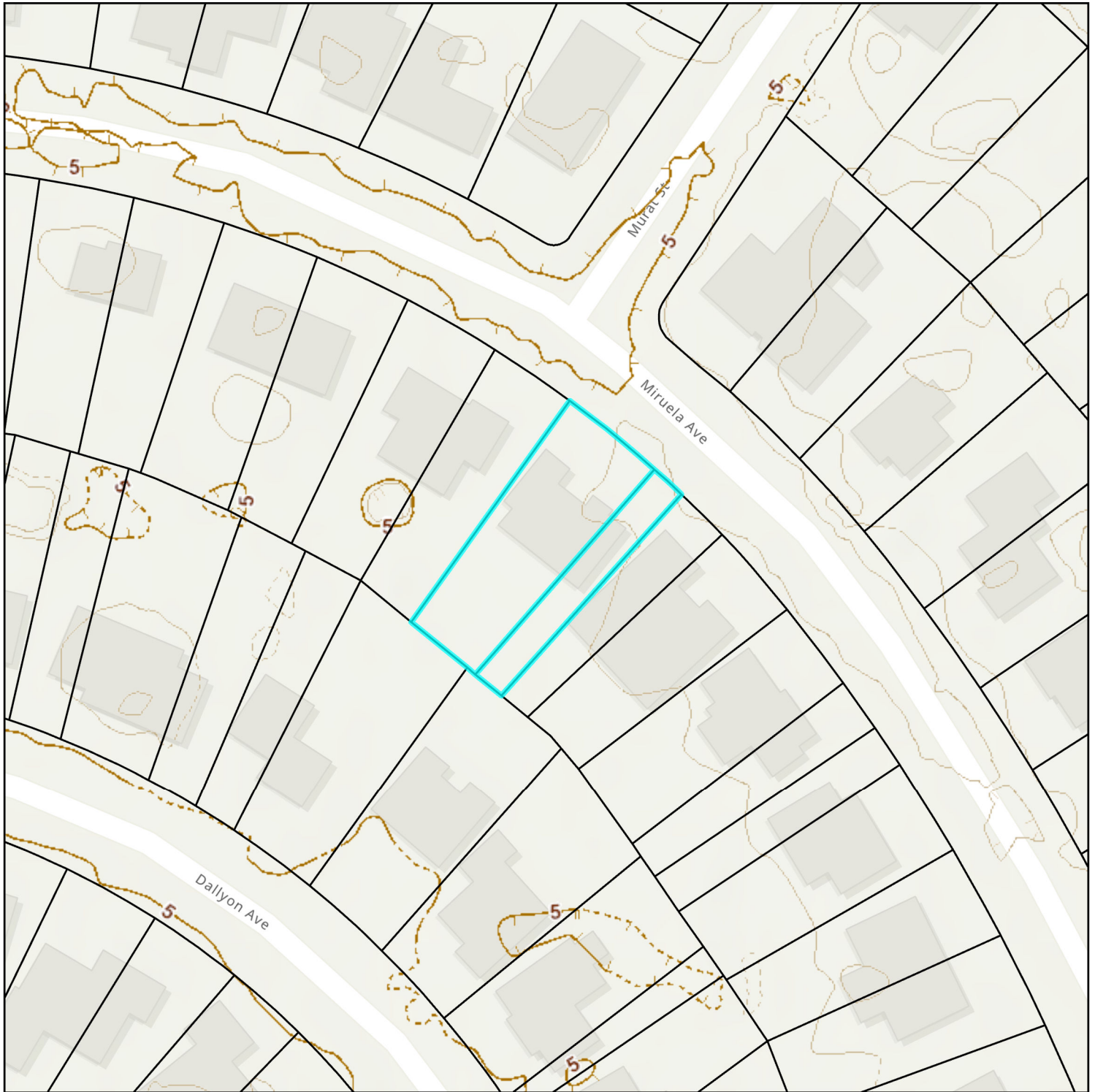
2025



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

DISCLAIMER
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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

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: John Fountain and Carol Fountain Contact Number: 404-863-2957

Business (if applicable): 4 F Retreat, LLC

Address: 938 Peek St NW City: Conyers State: GA Zip: 30012

E-Mail Address: csf930@gmail.com

2. NAME OF PROPERTY OWNER: 4 F Retreat, LLC Contact Number: 404-863-2957

Business (if applicable): 4 F Retreat, LLC

Address: 938 Peek St NW City: Conyers State: GA Zip: 30012

E-Mail Address: csf930@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: NW 1/2 lot 9 and all of lot 10

Block: 6 OR 5972/218

Subdivision: Davis Shores

Parcel Number: 2150400000

4. PROJECT STREET ADDRESS: 37 Miruela Ave

5. SPECIFIC PROPOSED USE: residential

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Our home was built in 1951 and has a single garage..

We hired an architect to prepare our plans showing enclosing the garage and the covered back porch.

We have submitted a permit to address the 2 spaces that we will need by enclosing the garage.

Since the house was built before the side setback was established, we are asking for a variance on the side setback to allow us to complete this renovation.

8. JUSTIFICATION FOR ACTION REQUESTED: We are not asking to enlarge the footprint of the house.

We are only asking to change the use of the space. We are also hoping to address the 2 parking spaces needed by zoning for a single family home by paving 2 spaces in front of the house within the approved space.

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

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

No, but many homes in the area have enclosed these spaces.

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

No, but it would allow us to be able to have our entire family visit.

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

Yes, we have done nothing to cause this condition.

- (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, we feel that our renovation will be in harmony with the spirit, intent, and purpose of this section. It will not adversely affect the other properties in the vicinity.

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.

John A. Fontana Carol Fuchs

Signature of Applicant

01/21/2025

Date

John A. Fontana Carol Fuchs

Signature of Property Owner

1/21/2025

Date



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

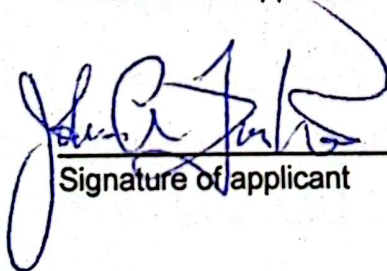
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

John Fountain Carol Fountain

Print name of applicant

Signature of applicant

1/21/2025

Date



Owner's Authorization For Agent

Mr. Fix All of St Aug is/are hereby authorized TO ACT ON BEHALF
OF Carol Fountain, 4F Retreat, LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: Carol S Fountain 4F Retreat, LLC
Signature of Owner
Carol Fountain

Print Name of Owner
404 863 2957

Telephone Number

State of Georgia
County of Rockdale

Signed and sworn before me on this 21st day of January, 2025
By Carol Fountain

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature:

My Commission expires:

Cassandra M. Nelson
01 / 04 / 2028

Rev:022117



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

37 Miruela Ave, St Augustine, 32080

Project Address: _____

John Fountain/Carol Fountain

Applicant's Name: _____ Applicant's Signature: _____

4 F Retreat, LLC

Owner's Name: _____ Owner's Signature: _____

Comments By: Jacob Fredriksson, Planning Manager / jfredriksson@citystaug.com / (904) 209-4326

- *The provision of off-street parking will need to be included in future submittals. Single-family uses are required to provide two (2) parking spaces per dwelling unit. (Code of the COSA Sec. 28-373.)*
- *All buildings or structures hereafter erected, reconstructed, altered, enlarged or moved in the incorporated area of the city shall be in conformity with the provisions of this chapter. (Code of the COSA Sec. 28-4.) The minimum side yard requirement for Residential Single-Family-One: RS-1 zoning district is fifteen (15) feet. (Code of the COSA Sec. 28-161.)*
- *A variance request to minimum setback and off-street parking requirements may be made to the City's Planning and Zoning Board.*

Kaeli Dickinson

Planning & Building Clerk

E: kdickinson@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 09/30/2028

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>4F RETREAT LLC</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>37 MIRUELA AVENUE</u>	Company NAIC Number: _____
City: <u>ST. AUGUSTINE</u> State: <u>FL</u> ZIP Code: <u>32080</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>NORTH HALF OF LOT 9 & LOT 10, BLOCK 6, DAVIS SHORES</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>29.898370</u> Long. <u>-81.299820</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1B</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>322</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>N/A</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft.	
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>CITY OF ST. AUGUSTINE</u>	B1.b. NFIP Community Identification Number: <u>125145</u>
B2. County Name: <u>ST. JOHNS COUNTY</u>	B3. State: <u>FL</u> B4. Map/Panel No.: <u>12109C-0318</u> B5. Suffix: <u>J</u>
B6. FIRM Index Date: <u>12/07/2018</u>	B7. FIRM Panel Effective/Revised Date: <u>12/07/2018</u>
B8. Flood Zone(s): <u>AE, AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>8', 7'</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 37 MIRUELA AVENUE	FOR INSURANCE COMPANY USE
City: ST. AUGUSTINE State: FL ZIP Code: 32080	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: N.G.S. E 322 Vertical Datum: N.A.V.D. 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☒ Yes ☐ No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6.70	☒ feet ☐ meters	
b) Top of the next higher floor (see Instructions):	N/A	☒ feet ☐ meters	
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☒ feet ☐ meters	
d) Attached garage (top of slab):	5.70	☒ feet ☐ meters	
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	6.30	☒ feet ☐ meters	
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☐ Finished	5.60	☒ feet ☐ meters	
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☐ Finished	5.80	☒ feet ☐ meters	
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.60	☒ feet ☐ meters	

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: NICHOLAS H. FRANKLIN License Number: PSM 4620

Title: REGISTERED LAND SURVEYOR

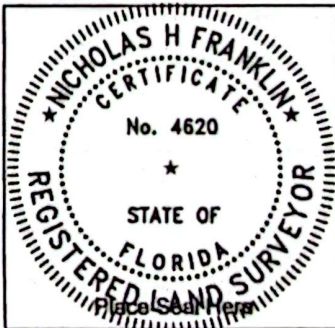
Company Name: PROPRIETOR

Address: 6170 A1A SOUTH #316

City: ST. AUGUSTINE State: FL ZIP Code: 32080

Telephone: (904) 471-6877 Ext.: _____ Email: randy@landtechassoc.com

Signature: *Nicholas H. Franklin* Date: 06/08/2024



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
EQUIPMENT TYPE: A/C - LOCATED ON REAR SIDE OF BUILDING
LAT. & LONG. OBTAINED FROM: www.latlong.net

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 37 MIRUELA AVENUE	FOR INSURANCE COMPANY USE
City: ST. AUGUSTINE State: FL ZIP Code: 32080	Policy Number: _____ Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C.2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Page 140 of 622

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 37 MIRUELA AVENUE	FOR INSURANCE COMPANY USE
City: <u>ST. AUGUSTINE</u> State: <u>FL</u> ZIP Code: <u>32080</u>	Policy Number: _____ Company NAIC Number: _____
SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)	
The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). <i>Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.</i> H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG): a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram? ☐ Yes ☐ No	
SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION	
The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. <i>The statements in Sections A, B, and H are correct to the best of my knowledge. Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.</i> ☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area. Property Owner or Owner's Authorized Representative Name: _____ Address: _____ City: _____ State: _____ ZIP Code: _____ Telephone: _____ Ext.: _____ Email: _____ Signature: _____ Date: _____ Comments:	

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A8.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
37 MIRUELA AVENUE

City: **ST. AUGUSTINE** State: **FL** ZIP Code: **32080**

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW- 06/06/2024

Clear Photo One



Photo Two

Photo Two Caption: REAR VIEW- 06/06/2024

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
37 MIRUELA AVENUE

City: **ST. AUGUSTINE** State: **FL** ZIP Code: **32080**

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: LEFT SIDE VIEW- 06/06/2024

Clear Photo Three



Photo Four

Photo Four Caption: RIGHT SIDE VIEW- 06/06/2024

Clear Photo Four

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2150400000
Location Address	37 MIRUELA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES NW1/2 OF LOT 9 & ALL LOT 10 BLK 6 OR5972/218 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.220
Homestead	N



Owner Information

Owner Name	4 F Retreat LLC 100%
Mailing Address	938 PEEK ST NW CONYERS, GA 30012-0000

Map



Valuation Information

	2025
Building Value	\$121,912
Extra Features Value	\$0
Total Land Value	\$271,688
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$393,600
Total Deferred	\$0
Assessed Value	\$393,600
Total Exemptions	\$0
Taxable Value	\$393,600

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	\$116,300	\$0	\$271,688	\$0	\$0	\$387,988	\$354,031	\$33,957	\$354,031
2023	\$119,321	\$0	\$271,688	\$0	\$0	\$391,009	\$321,846	\$69,163	\$321,846
2022	\$168,798	\$535	\$215,032	\$0	\$0	\$384,365	\$292,587	\$91,778	\$292,587
2021	\$102,441	\$535	\$163,012	\$0	\$0	\$265,988	\$265,988	\$0	\$265,988
2020	\$105,410	\$570	\$137,655	\$0	\$0	\$243,635	\$242,069	\$1,566	\$242,069
2019	\$81,802	\$606	\$137,655	\$0	\$0	\$220,063	\$220,063	\$0	\$220,063
2018	\$79,526	\$642	\$130,410	\$0	\$0	\$210,578	\$201,685	\$8,893	\$201,685
2017	\$37,497	\$0	\$117,731	\$0	\$0	\$155,228	\$147,237	\$7,991	\$147,237
2016	\$55,522	\$0	\$117,731	\$0	\$0	\$173,253	\$159,392	\$13,861	\$159,392
2015	\$57,617	\$0	\$90,562	\$0	\$0	\$148,179	\$144,902	\$3,277	\$144,902
2014	\$56,200	\$0	\$76,072	\$0	\$0	\$132,272	\$131,729	\$543	\$131,729

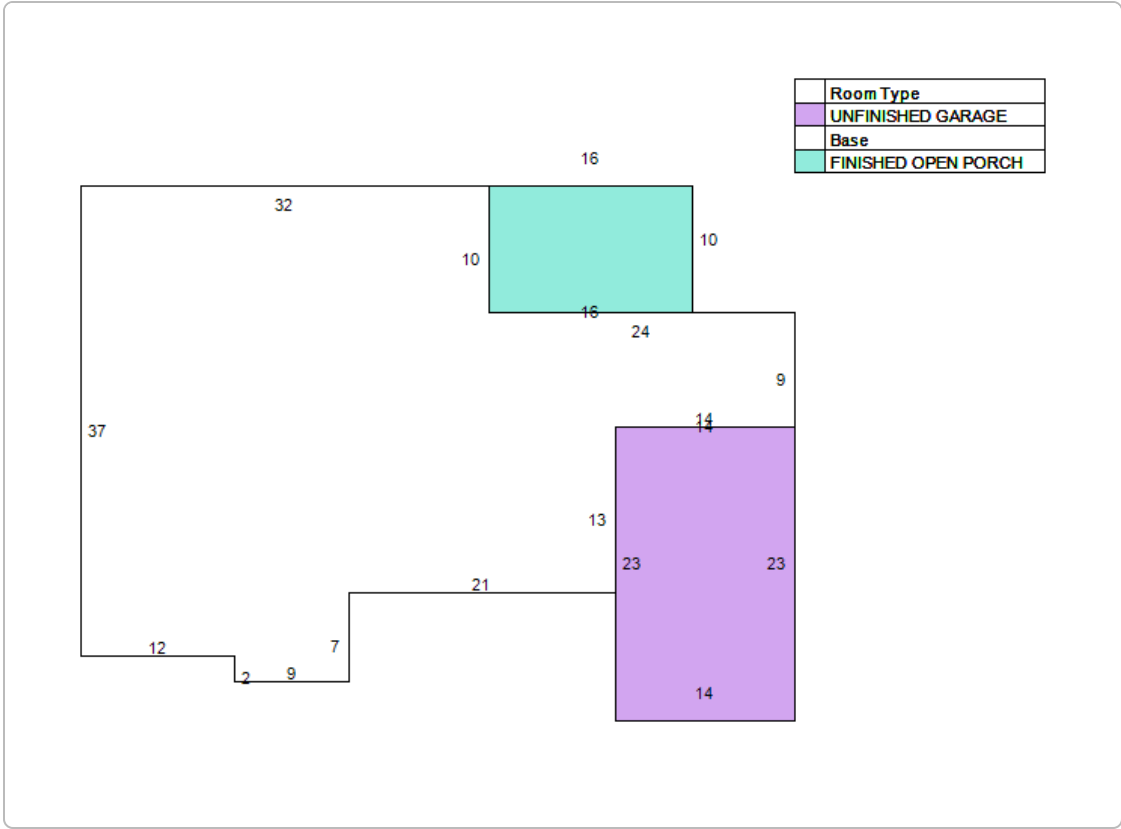
Building Information

Building	1
Building Value	\$121,912
Year Built	1951
Actual Area	1975
Conditioned Area	1493
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Description	Square Footage
FINISHED OPEN PORCH	160
BASE AREA	1493
UNFINISHED GARAGE	322
Total SqFt	1975

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	140	69	EF	\$271,688

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/21/2024	6/21/2024	\$400,000.00	WARRANTY DEED	5972	218	Q	I	SANDY PIT PROPERTIES LLC	4 F RETREAT LLC
12/16/2014	12/16/2014	\$100.00	QUIT CLAIM DEED	3965	1389	U	I	NELSON SANDRA K	SANDY PIT PROPERTIES LLC
	8/3/2004	\$230,000.00	WARRANTY DEED	2260	269	Q	I	HINES TRUDIE M	NELSON SANDRA K

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/11/2025, 12:13:51 AM](#)

Contact Us



Attachment 4:

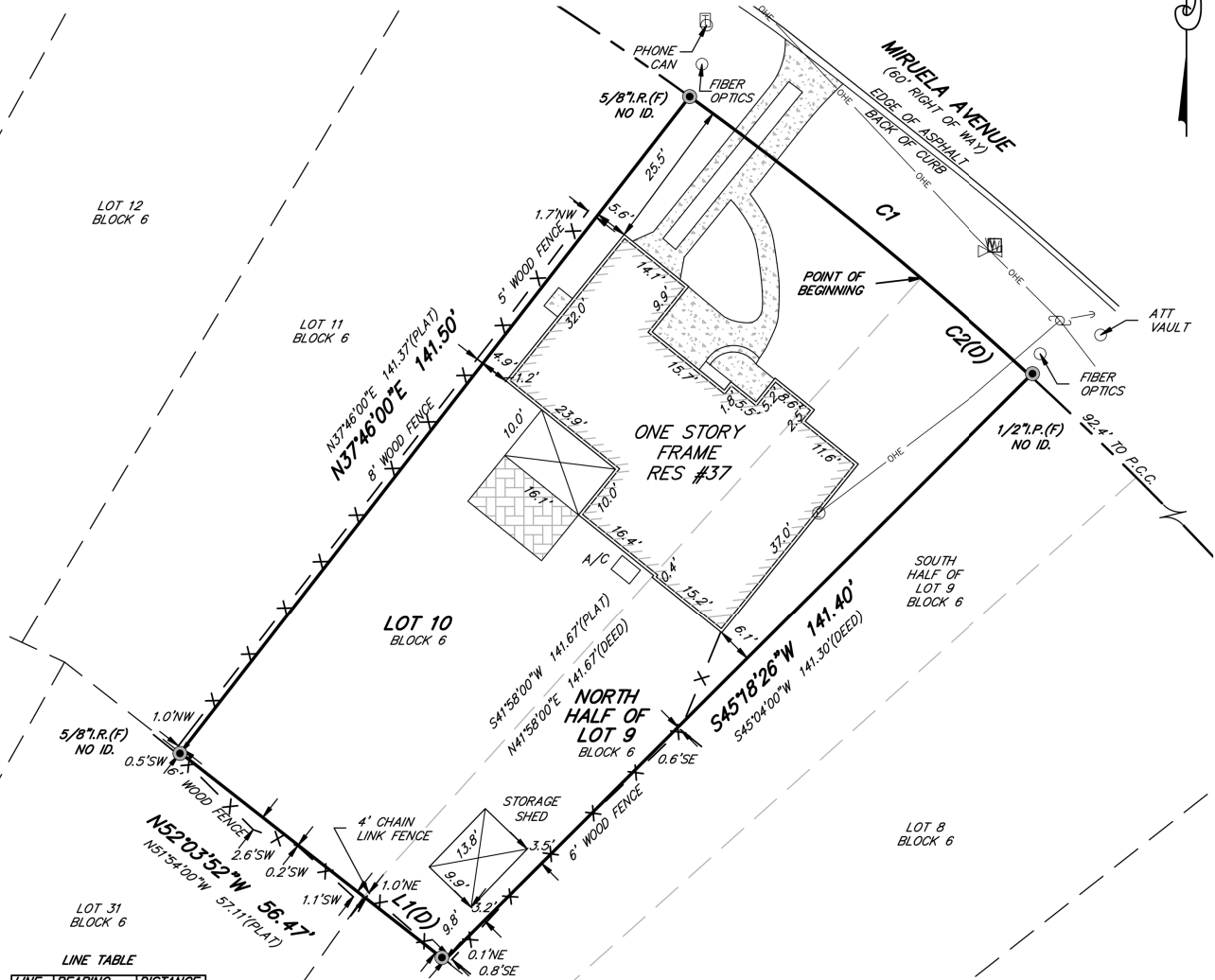
Site & Floor Plan Proposals

MAP SHOWING BOUNDARY SURVEY OF

ALL OF LOT 10 AND THE FOLLOWING DESCRIBED PORTION OF LOT 9, BLOCK 6, DAVIS SHORES OCEAN VIEW SECTION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 97 THROUGH 102, INCLUSIVE, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 9, BLOCK 6, OF DAVIS SHORES ON THE SOUTH LINE OF MIRUELA AVENUE. FROM SAID POINT RUN THENCE SOUTH 49 DEGREES 34 MINUTES EAST ON THE ARC OF A CIRCLE HAVING A RADIUS OF 620.0 FEET AND ALONG THE SOUTH LINE OF SAID MIRUELA AVENUE A DISTANCE OF 25.0 FEET; THENCE RUN SOUTH 45 DEGREES 04 MINUTES WEST 141.30 FEET TO A LINE BETWEEN LOTS 9 AND 32 OF SAID BLOCK 6; THENCE RUN NORTH 51 DEGREES 54 MINUTES WEST ALONG THE LINE BETWEEN SAID LOTS, 17.50 FEET; THENCE NORTH 41 DEGREES 58 MINUTES EAST 141.67 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF MIRUELA AVENUE.

CERTIFIED TO:
4F RETREAT LLC
JOHN FOUNTAIN AND CAROL FOUNTAIN
SOUTHERN CAPITAL TITLE



LINE	BEARING	DISTANCE
L1(D)	N51°54'00"W	17.50'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	620.00'	75.09'	6°56'20"	S51°05'47"E	75.04'
C1(P)	620.00'	75.00'	6°55'53"	S50°42'24"E	74.96'
C2(D)	620.00'	25.00'	2°18'38"	S49°34'00"E	25.00'

LEGEND

A/C - AIR CONDITIONER PAD
I.D. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
I.R.(F) - IRON ROD FOUND
I.P.(F) - IRON PIPE FOUND
I.R.(S) - 5/8" IRON ROD SET (PSM# 4620)
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
W - WELL
W.P. - WOOD POWER POLE
+ - DENOTES NOT TO SCALE
-OHE- - OVERHEAD ELECTRIC
CONC. - CONCRETE
E - ELECTRIC METER
P.C.C. - POINT OF COMPOUND CURVE

sq. ft. - SQUARE FEET
R - RADIUS
Δ - DELTA
L - ARC LENGTH
T - TANGENT
CD - CHORD DISTANCE
CB - CHORD BEARING
EXP. - EXPOSED CONCRETE
COV. - COVERED AREA
TYP. - TYPICAL
W.M. - WATER METER
B.P. - BRICK PAVERS
W.V. - WATER VALVE
T.R. - TELEPHONE RISER

AREA = 0.21 ± ACRES
OR 9,346 ± sq. ft.

GRAPHIC SCALE



1"=20'

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17-.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

GENERAL NOTES:

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

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

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

- According to the Federal Emergency Management Agency FIRM Map No. 125145-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AEB1, AET1
- Basis of bearing structure: SOUTHERLY RIGHT OF WAY LINE OF MIRUELA AVENUE SEE C1

DATE: 24-03-39	DATE FIELD DATA: 06/06/2024	SCALE: 1" = 20'	P.L. PAGE: 631/61	CHE. BY: N.H.F.	DWG. BY: R.J.B.
TYPE: BOUNDARY					

© COPYRIGHT 2024, ALL RIGHTS RESERVED.

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

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

NICHOLAS H. FRANKLIN, P.L.S. 4620

MAP SHOWING BOUNDARY SURVEY OF

ALL OF LOT 10 AND THE FOLLOWING DESCRIBED PORTION OF LOT 9, BLOCK 6, DAVIS SHORES OCEAN VIEW SECTION, ACCORD OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 97 THROUGH 102, INCLUSIVE, PUBLIC RECORDS OF ST. JOHN'S COUNTY.

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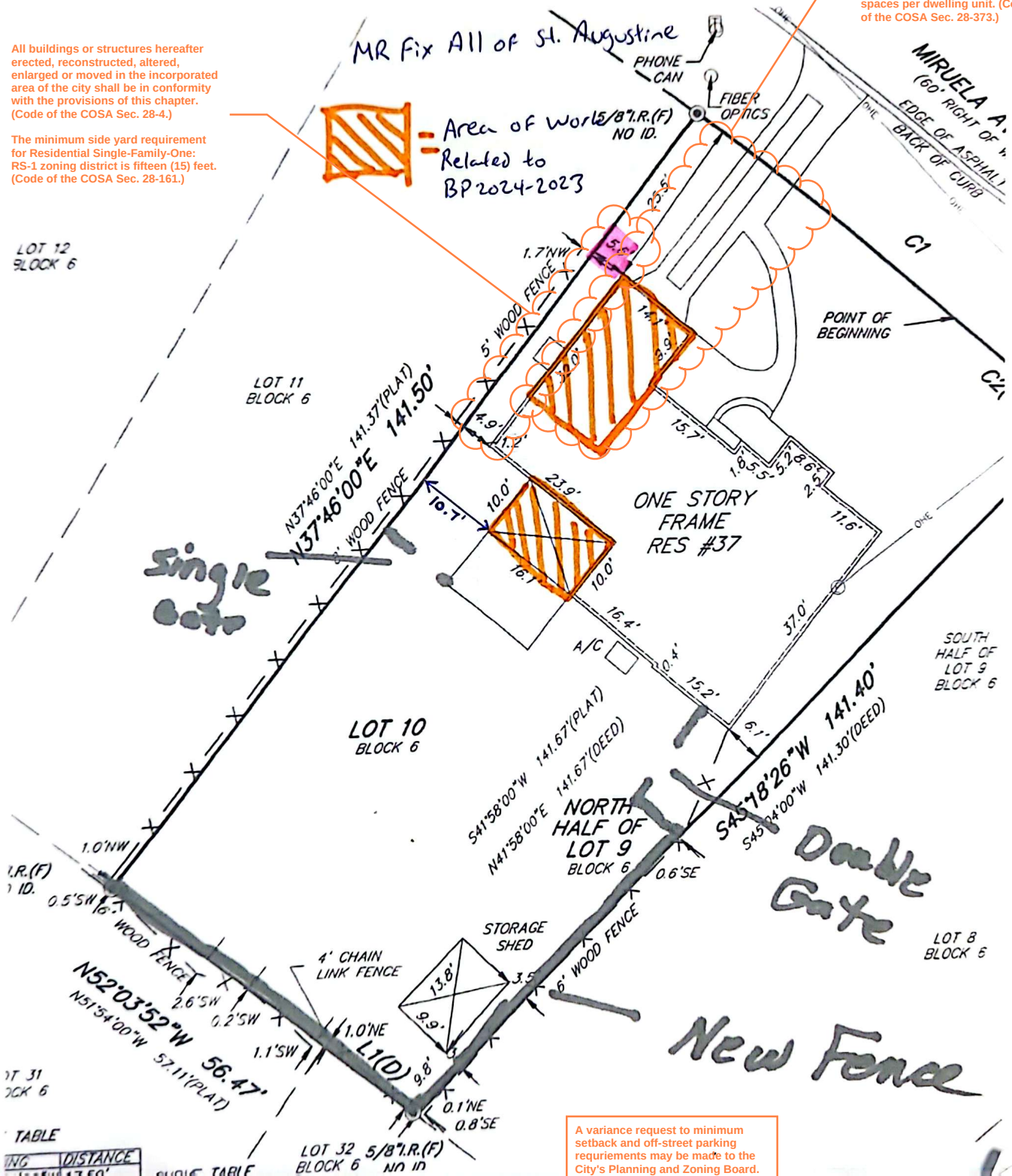
CERTIFIED TO:
4F RETREAT LLC
JOHN FOUNTAIN AND CAROL FOUNTAIN
SOUTHERN CAPITAL TITLE

The provision of off-street parking will need to be included in future submittals.

Single-family uses are required to provide two (2) parking spaces per dwelling unit. (Code of the COSA Sec. 28-373.)

All buildings or structures hereafter erected, reconstructed, altered, enlarged or moved in the incorporated area of the city shall be in conformity with the provisions of this chapter. (Code of the COSA Sec. 28-4.)

The minimum side yard requirement for Residential Single-Family-One: RS-1 zoning district is fifteen (15) feet. (Code of the COSA Sec. 28-161.)



A variance request to minimum setback and off-street parking requirements may be made to the City's Planning and Zoning Board.

_____ SIGNED (DESIGNER)	
----------------------------	--



1ST FLOOR KEY MAP
SCALE: 1/16"=1'-0"

CODE REFERENCE: ALL FOLLOWING CODE REF
2023 8TH EDITION FLORIDA BUILDING CODE.
2021 NFPA 101, LIFE SAFETY CODE
2020 NFPA 70, NATIONAL ELECTRICAL CODE
2023 INTERNATIONAL PLUMBING CODE
2023 INTERNATIONAL MECHANICAL CODE
ASCE 7-22 MINIMUM DESIGN LOADS FOR
BUILDINGS & OTHER STRUCTURES
ACI 318-19 BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE

CODES ARE APPLIED TO THIS DRAWINGS

AWC NDS - 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
AWC SPDWS - 2021 SPECIAL DESIGN PROVISIONS FOR WINDOW & SEISMIC
USACE CEM, COASTAL ENGINEERING MANUAL, USACE SPW, SHORE PROTECTION MANUAL
AASHTO GUIDE SPECIFICATIONS FOR BRIDGES VULNERABLE TO COASTAL STORMS
ASHRAE HANDBOOK OF FUNDAMENTALS

OSHA REGULATIONS
CLEAN WATER ACT
SAFE DRINKING WATER ACT
SECRETARY OF THE INTERIOR'S STANDARDS FOR
TREATMENT OF HISTORIC PROPERTIES
ARCHITECTURAL BARRIERS ACT (ABA)

DATE:	REVISION:
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NEW ADDITION PLANS FOR
37 MIRUELA AVE.
ST. JOHNS COUNTY

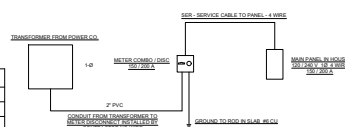
DRAWN BY

DATE _____

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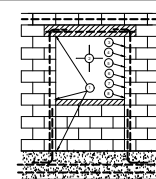
1000

R.G.M.

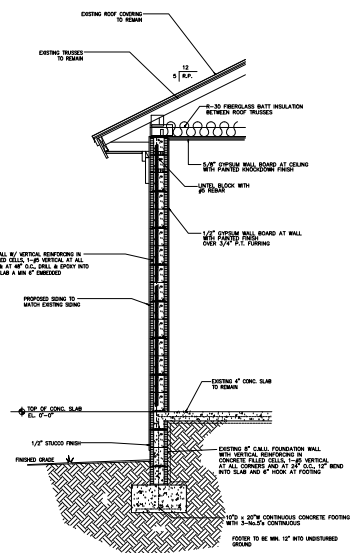
[illegible]

ELECTRICAL NOTES

- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX SHALL BE: 17" GARAGE/CLIMATE - KITCHEN 44" AFF - BATHROOM 30" AFF 44" AFF WITH RAMP VARIETY LAUNDRY ROOM 30" AFF - EXTERIOR WEATHERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
ALL TRIM PLATES & DECORATIVE PLATES SHALL BE 1/2" MINIMUM THICKNESS
ELECTRICAL SWITCHES TO BE 42" AFF CENTERLINE ABOVE FINISHED FLOOR.
ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF THE ELECTRICAL WIRING & ACCESSORIES.
ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH 2013 FLORIDA BUILDING CODE, CODE SECTIONS R41 AND R315
PER 2003 MEI
G (GROUND FAULT) INTERRUPTERS IN DOWLING CURB, BRANCH CIRCUIT LOCATIONS PER 2003 MEI
G (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2003 MEI
ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH 2013 FLORIDA BUILDING CODE, CODE SECTIONS R41 AND R315
ALL 120-VOLTS 15-AMP AND 20-AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
ALL ELECTRICAL TO BE DONE IN ACCORDANCE WITH 2013 FLORIDA BUILDING CODE, CODE SECTIONS R41 AND R315

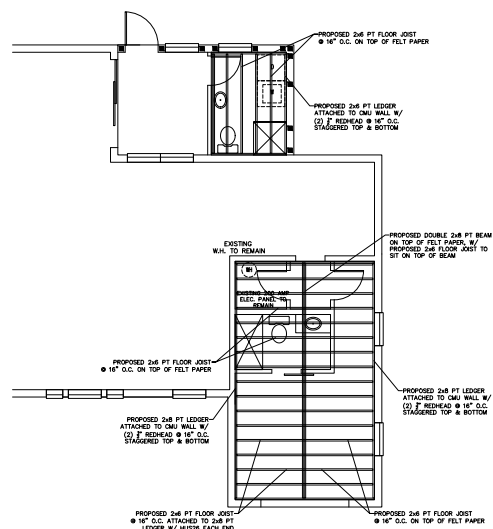


DOOR / WINDOW FLASHING PER FMA / AAMA 200-09
TO TYPICAL 1-STORY CMU CONSTRUCTION



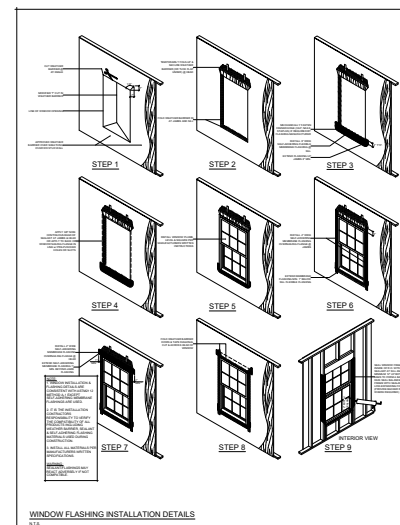
TYPICAL WALL SECTION

SCALE NTS

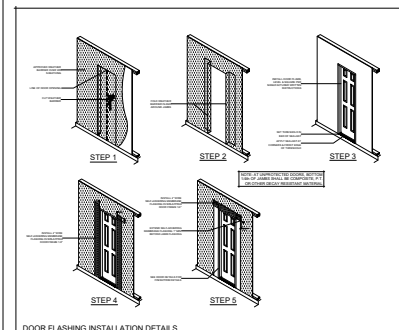


FLOOR JOIST PLAN

SCALE: $3/16"=1'-0"$



WINDOW FLASHING INSTALLATION DETAILS



DOOR FLASHING INSTALLATION DETAILS

SIGNED (DESIGNER)

ROBERT G. MORGAN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

DATE:	REVISION:
-------	-----------

NEW ADDITION PLANS FOR
37 MIRUELA AVE.
ST. JOHNS COUNTY

CREATED BY

DATE _____

SCALE

CHECKED BY _____

PLAN NO.



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	7.a.	PZB2025-0009
Request	Address	Parcel ID
Variance and Use by Exception	201 Anastasia Boulevard	219130-0000

Site & Background Information

Applicant:	Melissa Gangemi c/o Ponce De Le Rollin
Owner:	Thomas Gangemi
Property Class: (St. Johns County Property Appraiser)	1105 – Owner Occupied Stores
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-Two: CL-2
Acreage:	0.23
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is a [use by exception](#) request to operate a commercial recreational or entertainment facility in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses, within the CL-2 zoning district and a request for a [variance](#) to off-street parking requirements at 201 Anastasia Boulevard.

The applicant appeared before the Planning and Zoning Board on January 6, 2025, and was denied without prejudice. The Board made the finding that the site had a lack of available automobile parking.

The applicant is requesting the elimination of the minimum required number of automobile parking spaces, Sec. 28-373, based on evidence presented that off-site parking at 501 Anastasia Boulevard 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, however this is not an option currently allowed by the City's Code of Ordinances as the parking facility at 501 Anastasia Boulevard is more than four (400) feet from the subject property. The applicant is requesting a variance to parking requirements while establishing a parking agreement with 501 Anastasia Boulevard. The parking facility may be shared based on the differing hours of operation.

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	The proposed project is consistent with the City's policy to <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.
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.
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 201 Anastasia Boulevard 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]	
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](#)]

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Sec. 28-29. - Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

(a) Zoning exceptions:

- (1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see [section 28-2](#), Exception).
- (2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
- (3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b), and any party shall be heard in person or by agent or attorney.
- (4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

(b) Variances:

(1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

The property was constructed in 1970 according to the St. Johns County Property Appraisers website, which is prior to the parking code. The site offers nine (9) parking spaces for 7444 square feet of commercial building. The few parking categories that would meet parking standards are Wholesale storage, Wholesale distribution, and Industrial Manufacturing. Industrial uses are not permitted in CL-2 zoning and wholesale uses may not be the best use of a site along a vibrant commercial corridor.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

The disadvantage of applying parking requirements to a site that predates the code eliminates many of the allowable uses of the zoning category and reduces the reasonable use of the property.

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

This disadvantage predates the current owner.

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

Granting these variance requests may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section.

Sec. 28-373. - Required off-street parking.

- (a) *Intent.* The purpose of this section is to insure the reasonable provision of off-street, on-site parking facilities. Any use not listed shall provide off-street parking facilities as required of the use listed which is most closely related to it, as determined by the planning and building department.
- (b) *Continuation required.* Off-street parking or loading facilities shall be maintained and continued as long as the main use continues.
 - (1) ***Repair.* Conforming buildings and uses existing at the time of adoption of this chapter (June 27, 1988) may be modernized, altered and/or repaired without providing additional facilities, providing there is no increase in area or capacity.**
 - (2) *Enlargement.* When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.
 - (3) *Change in use.* When the use of a building or portion thereof changes, the new use shall meet the off-street parking requirements of this section.
- (c) *Required parking San Marco Avenue Design Standards.* Developments within the San Marco Avenue Design Standards entranceway corridor area, utilizing the residential typology development option, shall receive a twenty-five (25) percent reduction for the total calculated required parking based on (d) Minimum spaces required in order to maintain the appearance of a residential in nature front yard consistent with the intent of the design standards.
- (d) *Minimum spaces required:*
[Off street parking chart]

Previous Parking Requirements:

- (41) Business, commercial, or service establishments:

Requires one parking space per 300 square feet.

Proposed Parking Requirements:

- (1) Amusement Recreation – Skating rink:

Requires one parking space per 300 square feet.

The applicant is not requesting a use requiring more parking than the previous use. The proposed use is not increasing the area or capacity of the site therefore the current parking code does not require more parking for 201 Anastasia Boulevard.

Use by Exception Summary

The Planning and Zoning Board may grant an exception for a use which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare ([COSA Code of Ordinances Sec. 28-2 Definitions](#)). The intended location on the south side of Anastasia Boulevard is an area of commercial uses including restaurants and hotels. A roller rink appears to be in harmony with the surrounding uses and could be an asset to those living in the area.

Variance to Parking Requirement Summary

The applicant is not proposing a use that requires more intensive parking requirements than the previous use. The applicant has found a parking agreement with a nearby business for parking during evening and weekend hours. The applicant is working to meet the Boards concerns with parking congestion in the area.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE or APPROVE with conditions**, a use by exception request for a commercial recreational or entertainment facility within CL-2 zoning district and a variance for parking requirements at 201 Anastasia Boulevard / PID 219130-0000.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Site Plan and Floor Plan
5. Parking Agreement

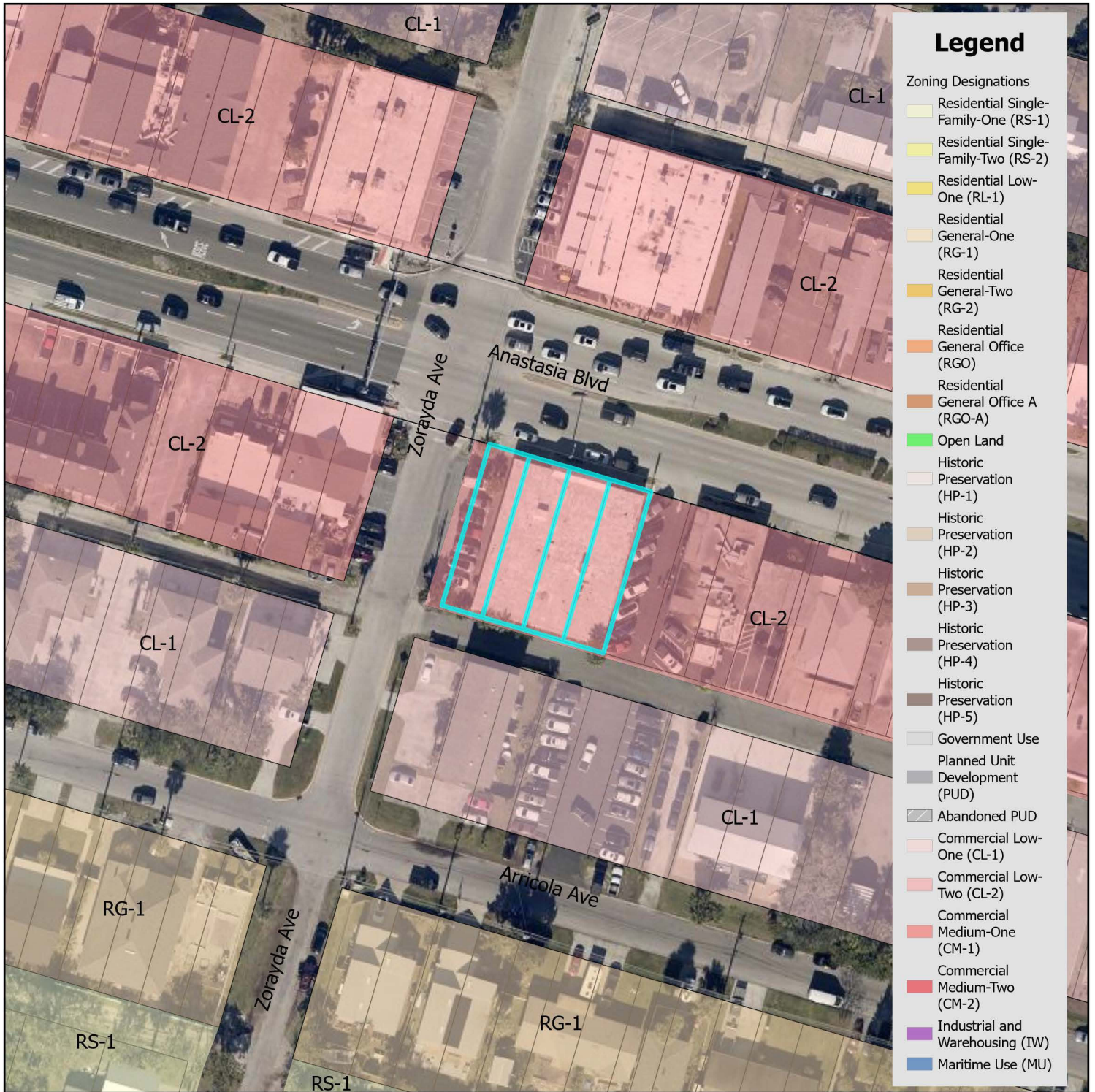
Staff Report prepared by:



Sarah Daugherty
Senior Planner
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.

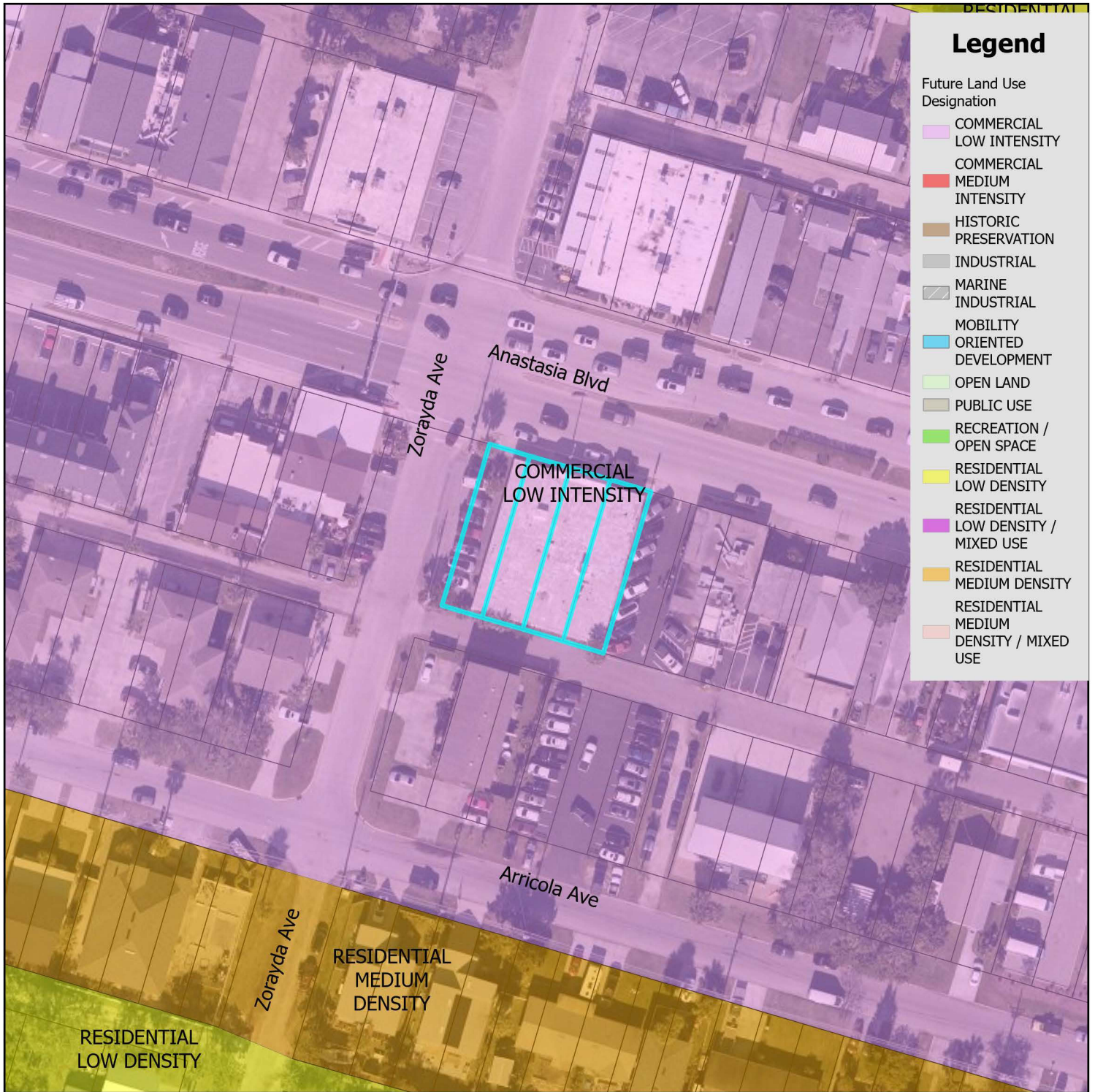
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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2025



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



0 0.01 0.01
Miles

0 40 80
Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Legend

Flood Zones FEMA

AE

VE



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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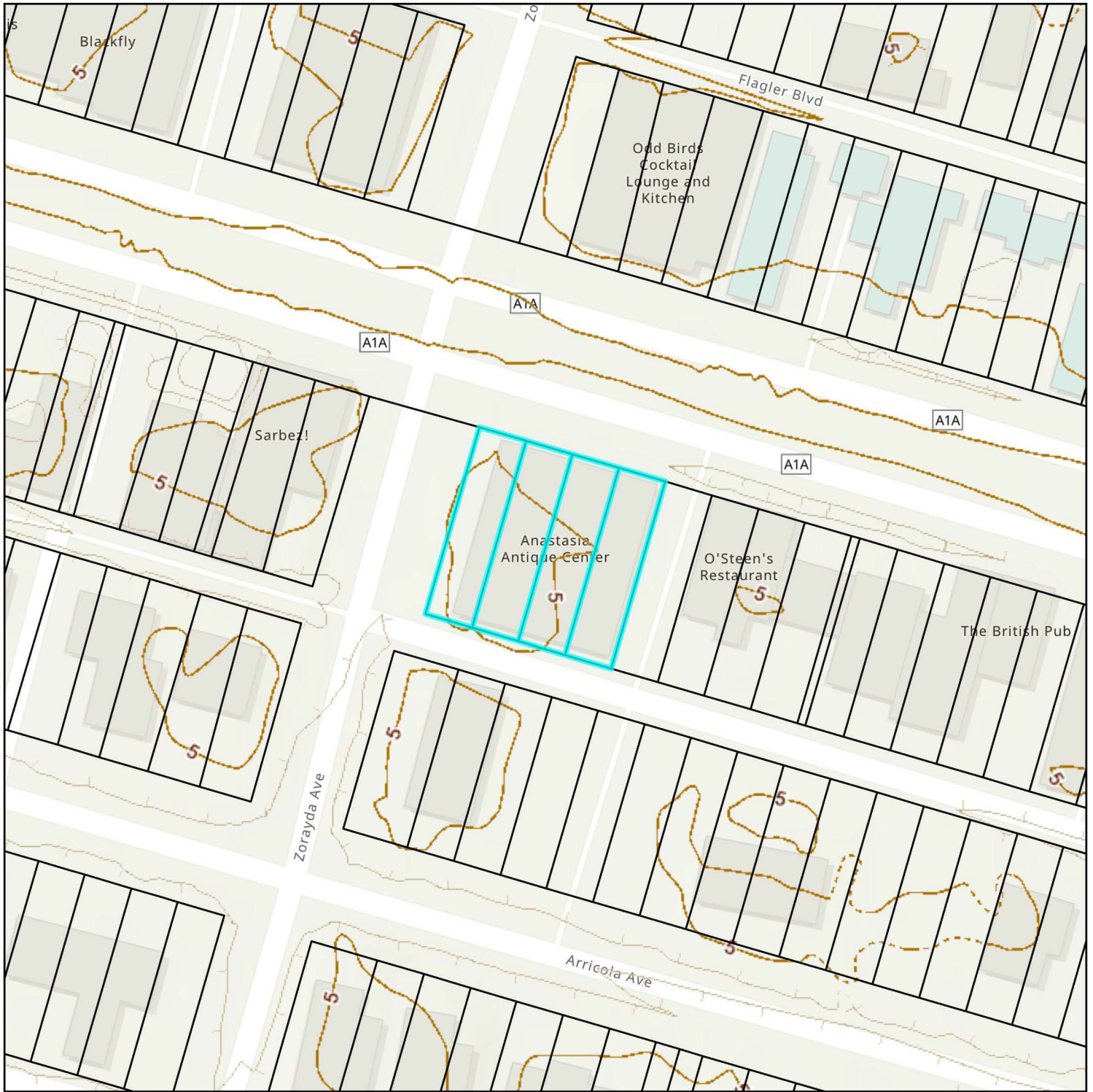
2025



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

DISCLAIMER
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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

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: Melissa Gangemi Contact Number: (585) 734-4252

Business (if applicable): Ponce de le Rollin

Address: 201 Anastasia Blvd St Aug State: FL Zip: 32080

E-Mail Address: mgangemi7@gmail.com

2. NAME OF PROPERTY OWNER: Thomas Gangemi Contact Number: (585) 899-9387

Business (if applicable):

Address: 201 Anastasia Blvd St Aug State: FL Zip: 32080

E-Mail Address: rockbeachrealestate@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____

Block: _____

Subdivision: _____

Parcel Number: 219130-0000

4. PROJECT STREET ADDRESS: 201 Anastasia Blvd

5. SPECIFIC PROPOSED USE: change use by exception to commercial recreation or entertainment facility

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: We are requesting change of use through exception from retail to commercial recreation or entertainment facility. A use that is not a higher parking demand. last meeting: a parking plan was requested. (Jan 7, 2015)

8. JUSTIFICATION FOR ACTION REQUESTED:

Public health - roller skating is ~~even~~ exercise, family friendly activity, does not over saturate district with roller rinks, currently zero in area. Supports public welfare and morals by providing structured activity for youth. Maintains order and comfort by operating in a controlled non disruptive manner. Encourages economic prosperity to near by businesses.

04/18/2019

Reduces nighttime traffic and parking issues by sharing parking with surrounding establishments.

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 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.

PZB = Denied, Jan 7 2025

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

2/3/25

Signature of Property Owner

Date

2/3/25

04/18/2019



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

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

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

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

Melissa Gangemi
Print name of applicant

[Signature]
Signature of applicant

2/3/25
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."

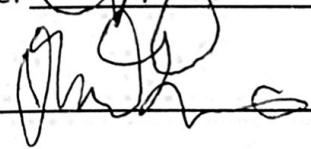
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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: 201 Anastasia Blvd

Applicant's Name: Melissa Gangemi Applicant's Signature: 

Owner's Name: Thomas Gangemi Owner's Signature: 



Owner's Authorization For Agent

James G. Whitehouse, Esq.

_____ is/are hereby authorized TO ACT ON BEHALF
Rock Beach Vacation Homes LLC, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

201 Anastasia Blvd

BY: _____

Signature of Owner

Thomas Gangemi
Print Name of Owner

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 20th day of February, 2025

By Thomas Gangemi

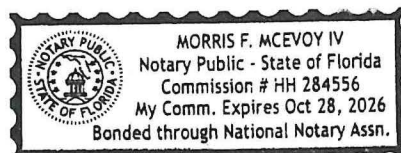
Identification verified: Florida driver license

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ROCK BEACH VACATION HOMES, LLC

Filing Information

Document Number L22000185706
FEI/EIN Number N/A
Date Filed 04/19/2022
State FL
Status ACTIVE

Principal Address

116 Spanish Oaks Lane
St Augustine, FL 32080

Changed: 09/23/2024

Mailing Address

650 W Pope Rd
St Augustine, FL 32080

Changed: 09/23/2024

Registered Agent Name & Address

LITTLE, BRADLEY
4190 BELFORT RD
300
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

GANGEMI, THOMAS
650 W Pope Rd
Unit 265
St Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2023	02/28/2023

2024	02/01/2024
2024	09/23/2024

Document Images

09/23/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
02/28/2023 -- ANNUAL REPORT	View image in PDF format
04/19/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2191300000
Location Address	201 ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Retail Stores Anastasia (COM) (680.3)
Tax Description*	3-99 DAVIS SHORES LOTS 17 THRU 20 BLK 38 OR900/88 & 4664/1422(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Owner Occupied Stores (1105)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.230
Homestead	N



Owner Information

Owner Name	Anastasia Antiques Inc 100%
Mailing Address	201 ANASTASIA BLVD SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2025
Building Value	\$464,407
Extra Features Value	\$3,465
Total Land Value	\$450,846
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$918,718
Total Deferred	\$164,133
Assessed Value	\$754,585
Total Exemptions	\$0
Taxable Value	\$754,585

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$479,150	\$3,683	\$450,846	\$0	\$0	\$933,679	\$685,986	\$247,693	\$685,986
2023	\$464,863	\$3,820	\$400,752	\$0	\$0	\$869,435	\$623,624	\$245,811	\$623,624
2022	\$283,433	\$1,884	\$350,000	\$0	\$0	\$635,317	\$566,931	\$68,386	\$566,931
2021	\$213,494	\$1,898	\$300,000	\$0	\$0	\$515,392	\$515,392	\$0	\$515,392
2020	\$220,856	\$2,176	\$300,000	\$0	\$0	\$523,032	\$523,032	\$0	\$523,032
2019	\$173,522	\$3,119	\$250,000	\$0	\$0	\$426,641	\$377,069	\$49,572	\$377,069
2018	\$119,671	\$3,119	\$220,000	\$0	\$0	\$342,790	\$342,790	\$0	\$342,790
2017	\$119,671	\$2,280	\$200,000	\$0	\$0	\$321,951	\$321,951	\$0	\$321,951
2016	\$119,671	\$2,280	\$200,000	\$0	\$0	\$321,951	\$308,832	\$13,119	\$308,832
2015	\$125,654	\$2,280	\$200,000	\$0	\$0	\$327,934	\$280,756	\$47,178	\$280,756
2014	\$126,710	\$2,280	\$200,000	\$0	\$0	\$328,990	\$255,233	\$73,757	\$255,233

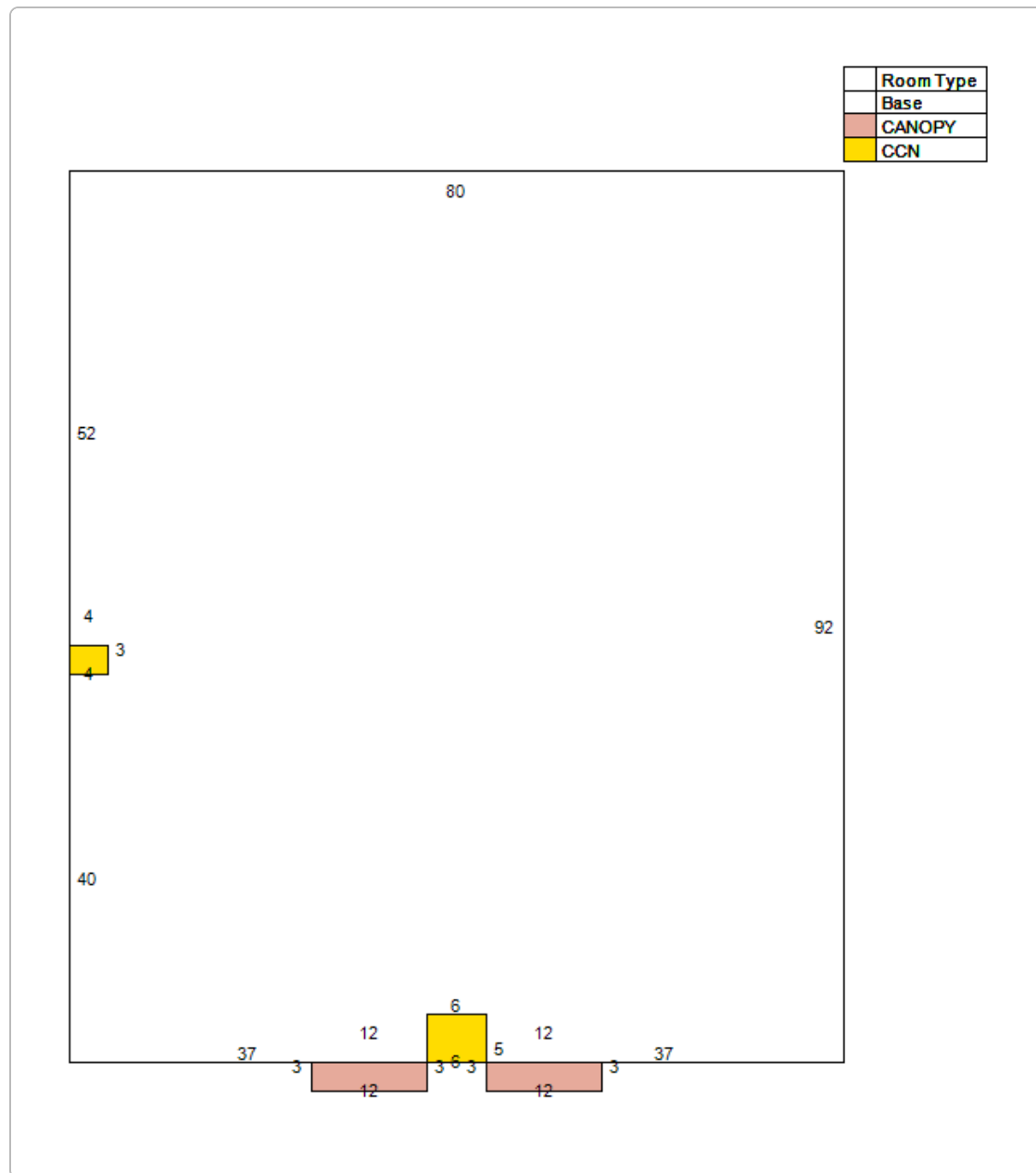
Building Information

Building	1
Building Value	\$464,407
Year Built	1970
Actual Area	7444
Conditioned Area	7330
Use	Stores (Retail)
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Concrete Finish
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	7330
FINISHED CANOPY	12
UNFINISHED CANOPY	36
FINISHED CANOPY	30
UNFINISHED CANOPY	36
Total SqFt	7444

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		3080
Steel Door (COM)		385

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	100	100	10018.8	SF	\$450,846

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/7/2019	1/4/2019	\$100.00	QUIT CLAIM DEED	4664	1422	U	I	PETERSON O RAE	ANASTASIA ANTIQUES INC
12/31/2015	12/29/2015	\$0.00	SUMMARY ORDER ADMIN	4131	625	U	I	PETERSON ROBERT V(DEC 8/18/15),O RAE	PETERSON O RAE
	6/1/1991	\$0.00		900	88	U	I		PETERSON ROBERT V,O RAE
	7/1/1989	\$154,800.00		827	71	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 12/17/2024, 9:51:13 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Attachment 4:
Proposed Site Plan & Floor Plan

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS		
1.16.2025		COVER
1.16.2025	A1	FLOOR PLAN & LIFE SAFETY PLAN

ALL MECHANICAL, ELECTRICAL, PLUMBING, OR
OTHER BUILDING SYSTEMS ARE EXISTING TO REMAIN
UNLESS DESIGN IS PROVIDED BY OTHERS.



PROJECT DATA AND BUILDING CODE SUMMARY

PROJECT DESCRIPTION:
THIS IS AN EXISTING ONE STORY BUILDING WITH CMU AND STEEL INTERIOR COLUMNS SUPPORTING STEEL
BAR JOISTS, AND TECTUM ROOF DECK. THE SCOPE OF THIS WORK IS TO CONVERT THE FORMER
MERCANTILE OCCUPANCY FOR ASSEMBLY OCCUPANCY TO USE AS A SKATING RINK.

REFER TO THE LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION.

GOVERNING BUILDING CODE:	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - BUILDING
	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - EXISTING BUILDING
	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - PLUMBING
	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - MECHANICAL
	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - ENERGY CONSERVATION
	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - FUEL - GAS
	FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION (2023)
NFPA 70 - 2020 NATIONAL ELECTRIC CODE:	
OCCUPANCY:	ASSEMBLY GROUP A-4 (SKATING RINK)
AREAS (SF):	
BUILDING	7,330 SF
FIRE PROTECTION SYSTEM:	PROVIDED
NUMBER OF STORIES:	1
REQUIRED PLUMBING FIXTURES:	4 WATER CLOSETS, 4 LAVATORIES, SERVICE SINK, AND HI-LOW DRINKING FOUNTAIN PER FBCP TABLE 403.1

FIRE RATINGS PER TABLE 601 - CONSTRUCTION TYPE III-B:

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	2 HR.
INTERIOR	0 HR.
NON-BEARING WALLS AND PARTITIONS	0 HR.
EXTERIOR WALLS PER TABLE 602 (WHERE SEPARATION IS GREATER THAN 30)	0 HR.
INTERIOR	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.

SKATING RINK AT
201 ANASTASIA BLVD.
ST. AUGUSTINE, FLORIDA 32080

MICHAEL BLAKE ARCHITECTS
4450 PUTNAM AVE., JACKSONVILLE, FL
(904) 708-9826 FL. LIC. NO. AR98125

JANUARY 16, 2025

- Page 181 of 622

Attachment 5: Parking Agreement

201 Anastasia Boulevard

Skating Rink
3500 SF

Code Requirement:
Parking - 1 spot per 300 sf
(11 spots)

**built in 1970 (not expanding or making more intense)
So they can continue to use the building commercially
Based upon prior uses – net zero requirement for CL-2 uses
(Existing non-conforming building area)

Sec. 28-207.-Commercial low-two: CL-2. [\[LINK TO SECTION\]](#)

Intent. This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.

(1) Permitted uses and structures:

- a. **Retail outlets** such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office

PZB2024-0104

Page 2

supplies, musical instruments, records and tapes, home furnishings and appliances (including incidental repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating and similar products.

- b. Service establishments such as hair salons, shoe repair shop, **restaurant (but not drive-in or fast food)**, interior decorator, photographic or art studio, **dance or music studio**, **health club or facility**, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices and similar activities.
- c. Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- d. All types of professional and business offices, union hall and similar uses.
- e. Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses.

- e. Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses.
 - f. An establishment or facility for the retail sale or service of all alcoholic beverages either for on-premises or off-premises consumption, or both (but not drive-in).
 - g. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on premises.
 - h. Commercial parking lots, automobile parking garages.
 - i. Hotels and motels without kitchenettes (maximum of fifty (50) units).
 - j. Single-family dwellings as for RG-1 (section 28-163).
 - k. Shopping plaza.
 - l. Churches.
 - m. Multiple-family dwellings as for RG-1.
 - n. Tattoo parlor or studio.
 - o. Micropigmentation clinic.
 - p. Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
 - q. Home-based business.
 - r. Mobile food dispensing vehicle as per section 28-347(9).
 - s. Mobile food truck court as per section 28-347(9).
- (2) *Permitted accessory uses.* See section 28-348.
- (3) *Permissible uses by exception:*
- a. Automobile service station (see section 28-338), repair garages, new or used automobile sales lot.
 - b. Drive-in restaurant and other drive-in uses.
 - c. Child care center, home occupations or private school, all as provided in section 28-347.

The Owners have now secured Twenty-five (25) spots – only 2.5 blocks away



Shared Parking Agreement

This Shared Parking Agreement ("Agreement") is entered into on the 28th day of January, 2025 by and between **Bayside Preschool LLC** ("Tenant"), located at 501 Anastasia Blvd, St. Augustine, FL 32080, and **Ponce De Le Rollin** ("User"), located at 201 Anastasia Blvd, St. Augustine, FL 32080.

Terms of Agreement

1. Use of Parking Space

Island Prep agrees to allow User to use 15 parking spaces at 501 Anastasia Blvd during the following times:

- **Monday to Friday:** After school hours (starting at 5:30 PM).
- **Saturday, Sunday & Holidays:** All day 8am-10pm

2. Responsibilities

- User agrees to maintain the cleanliness of the parking area while in use.

3. Liability

- User is responsible for any damages or injuries caused by its use of the parking spaces.
- Tenant and its landlord are not liable for damage to vehicles or personal property.

4. Termination

- Either party may terminate this Agreement at any time with written notice.

Signatures

Bayside Preschool LLC

By: [Signature]

Name: Dani Gwiazda

Date: 1/28/2025

Ponce De Le Rollin (User)

By: [Signature]

Name: Melissa Gangemi

Date: 1.29.2025

Shared Parking Agreement

This Shared Parking Agreement ("Agreement") is entered into on the 28th day of January, 2025 by and between **Bayside Preschool LLC** ("Tenant"), located at 501 Anastasia Blvd, St. Augustine, FL 32080, and **Ponce De Le Rollin** ("User"), located at 201 Anastasia Blvd, St. Augustine, FL 32080.

Terms of Agreement

1. Use of Parking Space

Island Prep agrees to allow User to use 15 parking spaces at 501 Anastasia Blvd during the following times:

- **Monday to Friday:** After school hours (starting at 5:30 PM).
- **Saturday, Sunday & Holidays:** All day 8am-10pm

2. Responsibilities

- User agrees to maintain the cleanliness of the parking area while in use.

3. Liability

- User is responsible for any damages or injuries caused by its use of the parking spaces.
- Tenant and its landlord are not liable for damage to vehicles or personal property.

4. Termination

- Either party may terminate this Agreement at any time with written notice.

Signatures

Bayside Preschool LLC

By: [Signature]

Name: Dani Gwiazda

Date: 1/28/2025

Ponce De Le Rollin (User)

By: [Signature]

Name: Melissa Gangemi

Date: 1.29.2025



Introduction

Old Town Connect is pleased to propose a bus service for students attending Skate Night at the local skating rink. This service is designed to provide safe and reliable transportation to and from the rink for students from several schools in the community. Our goal is to ensure that students can enjoy this fun, recreational activity without the burden of transportation concerns.

Service Details

Old Town Connect will provide up to two buses per skate night for a flat fee of \$525 per night. The buses will transport students from their respective schools to the skating rink and back to the schools after the event. The following schools will be included in this service:

- RB Hunt Elementary
- Ketterlinus Elementary
- Veritas Academy
- Webster Middle School
- Osceola Elementary
- Crookshank Elementary
- Murray Middle School
- Sebastian Middle School

Schedule and Chaperon

Our buses will operate on a set schedule, on behalf of the skating rink, to pick up students from each school before Skate Night and return them promptly after the event. OTC has a minimum requirement of two (2) chaperons per bus.

- **Departure from Schools:** Buses will leave at a designated time, ensuring that students arrive at the rink ahead of the start of the event.
- **Return to Schools:** After the skate night concludes, the buses will return students to their schools.
- **Chaperon:** Two chaperons per bus for safety of OTC driver. OTC driver will only be required to drive the students safely to and from skating rink.



Introduction

Old Town Connect is pleased to propose a bus service for students attending Skate Night at the local skating rink. This service is designed to provide safe and reliable transportation to and from the rink for students from several schools in the community. Our goal is to ensure that students can enjoy this fun, recreational activity without the burden of transportation concerns.

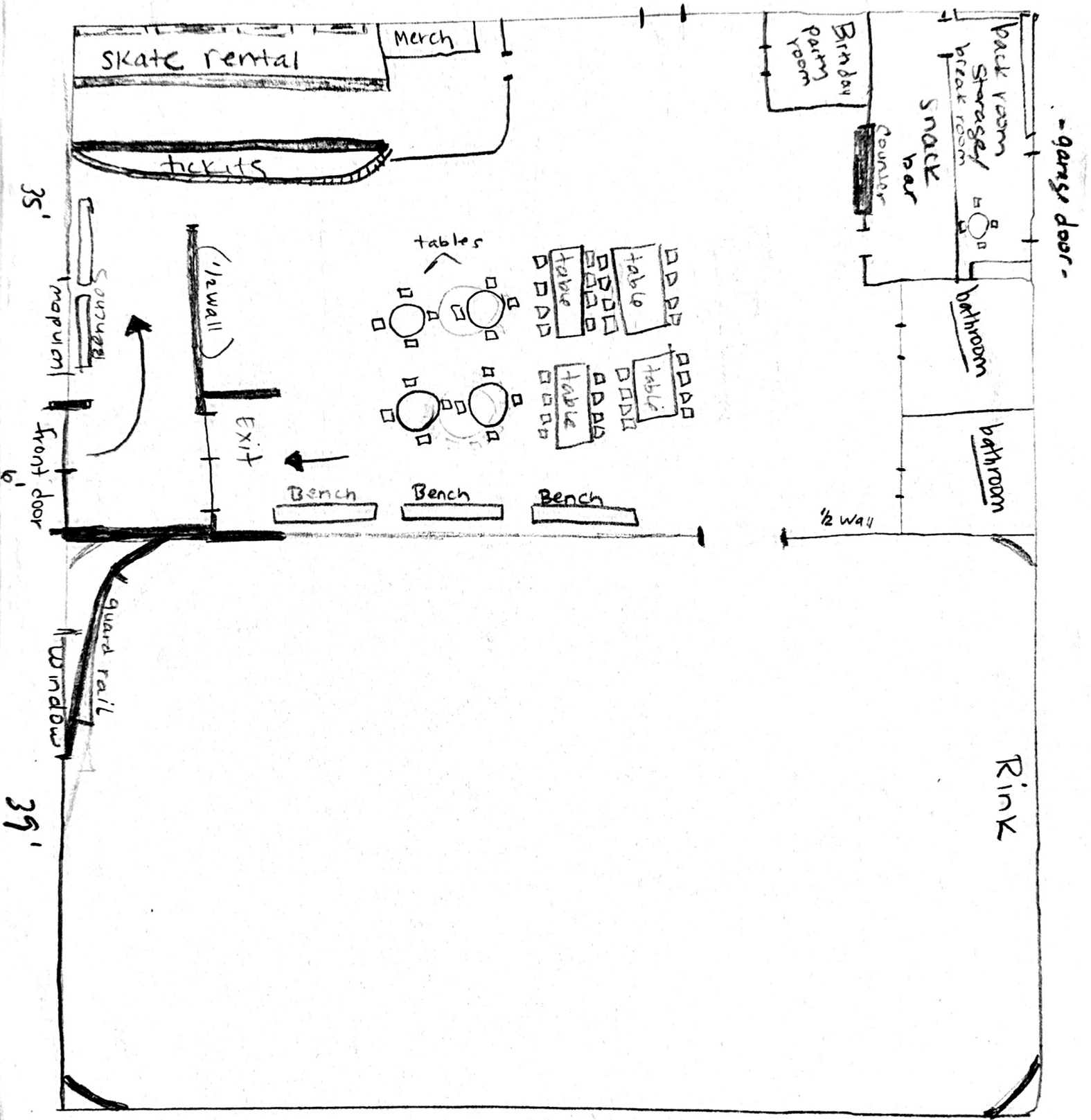
Contact Info

For questions and clarifications, please reach out to OTC'S Manager

EMAIL: INFO@OTCTRANSIT.COM

PHONE: 904-788-5188

 OTCTRANSIT
 OLD TOWN CONNECT

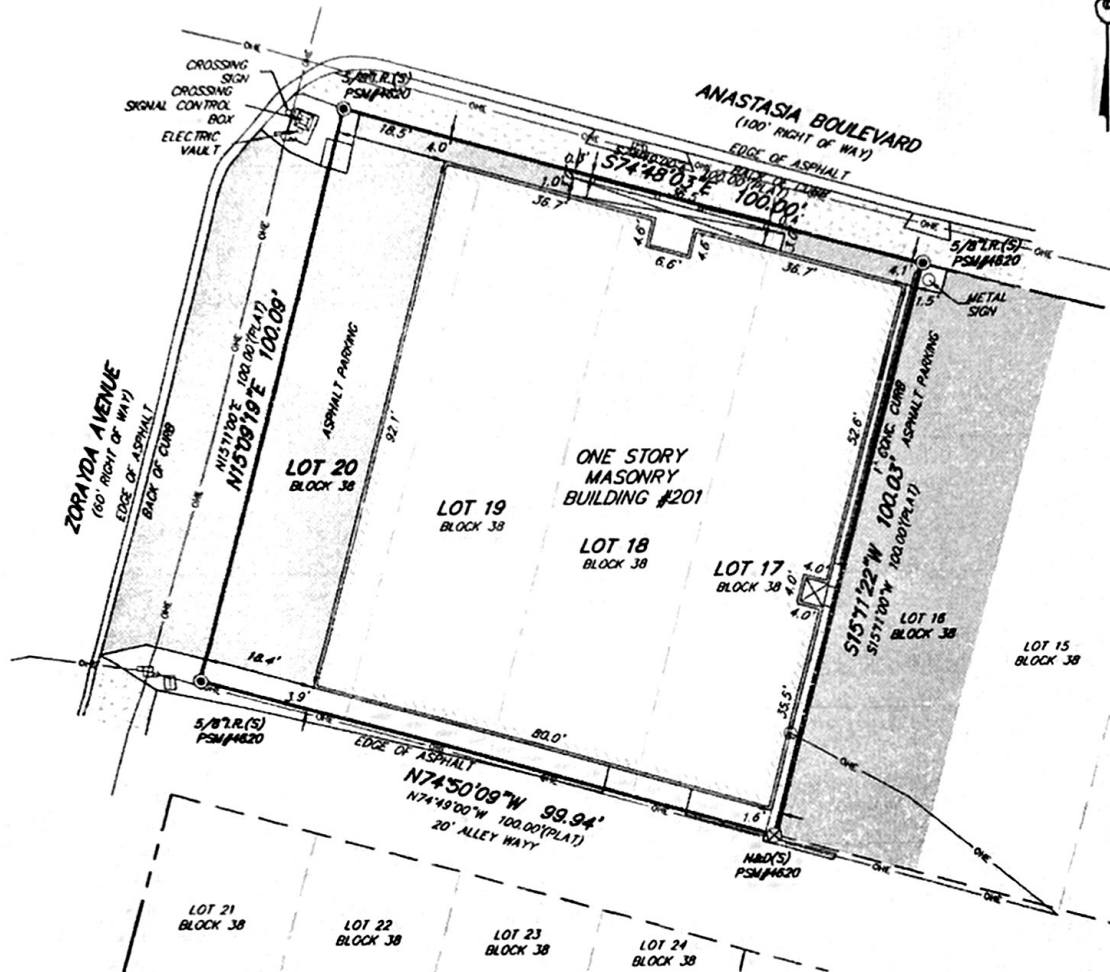


92'

MAP SHOWING BOUNDARY SURVEY OF

LOTS 17, 18, 19 AND 20, BLOCK 38, DAVIS SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 99, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
THOMAS GANGEMI AND JOEL CHIARENZA
ANASTASIA ANTIQUES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
VO LAW



AREA = 0.229 ± ACRES
OR 10,000 ± sq. ft.

GRAPHIC SCALE



1" = 20'

LEGEND

A/C	- AIR CONDITIONER PAD	RES	- RESIDENCE
ID	- IDENTIFICATION	C	- CENTERLINE
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM	+	- DENOTES NOT TO SCALE
Sq. Ft.	- SQUARE FEET	W	- WATER METER
I.P.(F)	- IRON PIPE FOUND	EC	- EXPOSED CONCRETE
I.R.(F)	- IRON ROD FOUND	CA	- COVERED AREA
I.R.(S)	- 5/8" IRON ROD SET (PSM #4520)	M	- WELL
CP	- WOOD POWER POLE	TYP	- TYPICAL
OE	- OVERHEAD ELECTRIC	TR	- TELEPHONE RISER
CONC.	- CONCRETE	CP	- CONCRETE POWER POLE
		EM	- ELECTRIC METER

GENERAL NOTES:

- The survey was made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not undertaken this survey of land for any recorded zoning of this easements or restrictions. The surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor.
- All distances herein shall be intended to give any rights or benefits to persons other than those the survey was prepared for.
- All distances hereunder shall be intended to give any rights or benefits to persons other than those the survey was prepared for.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county code enforcement office.
- All distances, bearings or angles are as field measured. Used to plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Easements as shown herein are only those shown on ground, visible objects observed by the surveyor.

NOTE:

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

According to the Federal Emergency Management Agency (FEMA) Map No. 125143-0216, effective date: 12/01/2008, the property described herein appears to be in Zone AC 7.

- Date of bearing structure: SOUTHERLY FRONT OF HWY LINE OF ANASTASIA BOULEVARD
S. 74°48' E (PLAT)

- Date of structure: N.A.V.D. 88

DATE	BY	DATE	BY	DATE	BY
24-04-27	06/06/2024	1" = 20'	03/11/13	N.A.C.	R.J.B.

THE BOUNDARY

COPYRIGHT 2024. ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 AIA SOUTH #310
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6878

NICHOLAS H. FRANKLIN, P.L.S. 4620

Shared Parking Agreement

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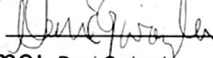
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Signatures

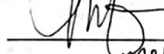
Bayside Preschool LLC

By: 

Name: Dani Gwiazda

Date: 1/28/2025

Ponce De Le Rollin (User)

By: 

Name: Melissa Gangemi

Date: 1-29-2025



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	8.a.	PZB2025-0010
Request	Address	Parcel ID
Use by Exception	8 Saint Andrews Court	205440-0000

Site & Background Information

Applicant & Owner: Heather Greyling
c/o Greyling Properties LLC

Property Class:
(St. Johns County
Property Appraiser) 0100 – Single Family

**Future Land Use
Designation:** [Residential Low Density](#)

Zoning Designation: [Residential Single Family-One: RS-1](#)

Acreage: 0.05

Neighborhood: Flagler Model Land

Archaeological Zone: N/A

Request Summary

This is a request to approve a [use by exception](#) for one (1) off-site parking space at the Municipal Parking Garage for the registration of a [short term rental](#) at 8 Saint Andrews Court.

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

The approval of [short-term rental registration](#) is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short-term rentals, and subject to code enforcement action.

Each vacation rental will provide [at least one \(1\) parking space per bedroom offered for rent](#). Additionally, if onsite parking is not feasible, the owner may make an application to the planning and zoning board for a [use by exception](#) for offsite parking.

Proposed offsite parking may be located in one of the following:

1. [Off-street parking within 400'](#)
2. [Municipal Parking Garage](#)
3. [Residential street parking permits](#)

The Planning and Zoning Board may approve a [use by exception](#) for off-site parking within the Municipal Parking Garage for the use of vacation rentals, and have done so in 23 instances previously amounting in a total of 42 parking spaces. The approval is typically granted once the applicant has documented unsuccessful attempts for other parking options allowed by the City's Code of Ordinances.

Staff Conclusion

8 St. Andrews Court is a two-bedroom residence that has one available parking space. Short-term Rental registration requires one stabilized parking space per bedroom. According to the St. Johns County Property Appraisers website the structure was built in 1928 predating current parking requirements. The lot is only 0.05 acres and would have limited space for additional off-street parking. The applicant provided information regarding four attempts to contact other off-street parking facilities within 400 feet for a parking agreement and were unsuccessful.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can **APPROVE** a use by exception for one (1) parking space within the Municipal Parking Garage at 8 Saint Andrews Court / PID 205440-0000.

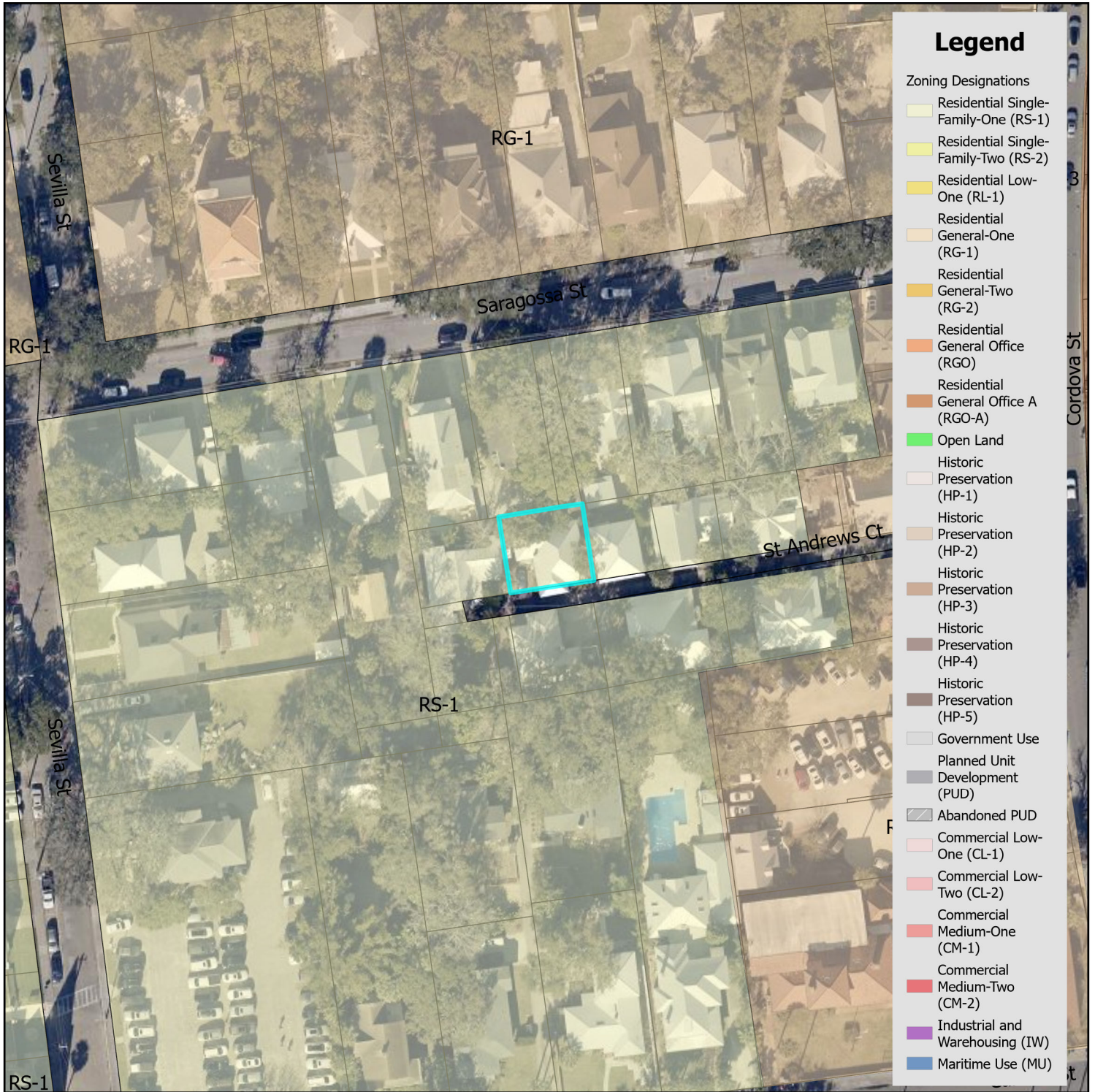
Attachments

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

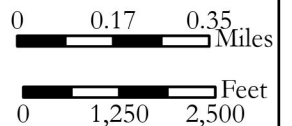
Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps & Photos



Zoning Map

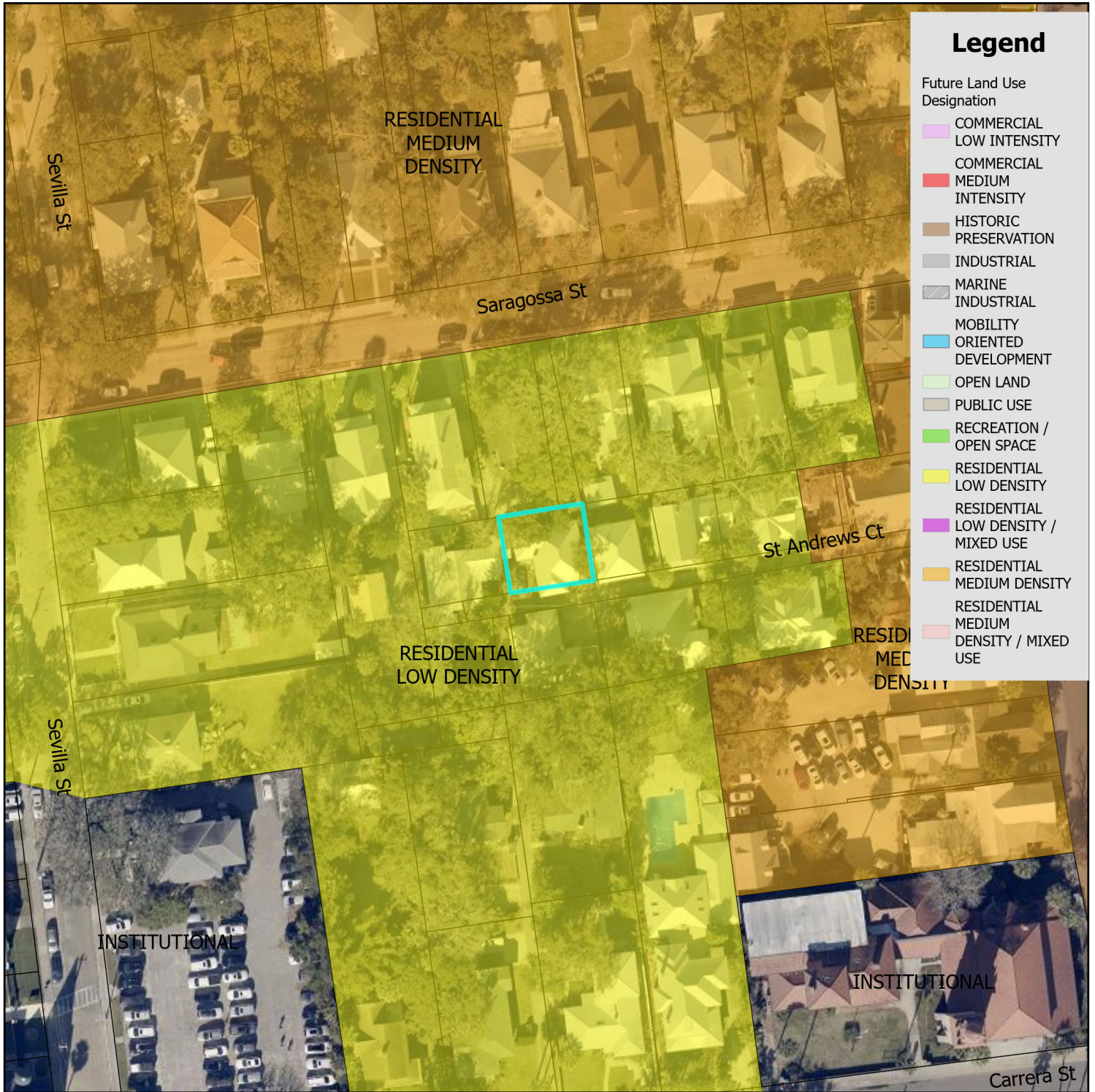


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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



Legend

Future Land Use Designation

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- MOBILITY ORIENTED DEVELOPMENT
- OPEN LAND
- PUBLIC USE
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM DENSITY / MIXED USE



Future Land Use Map

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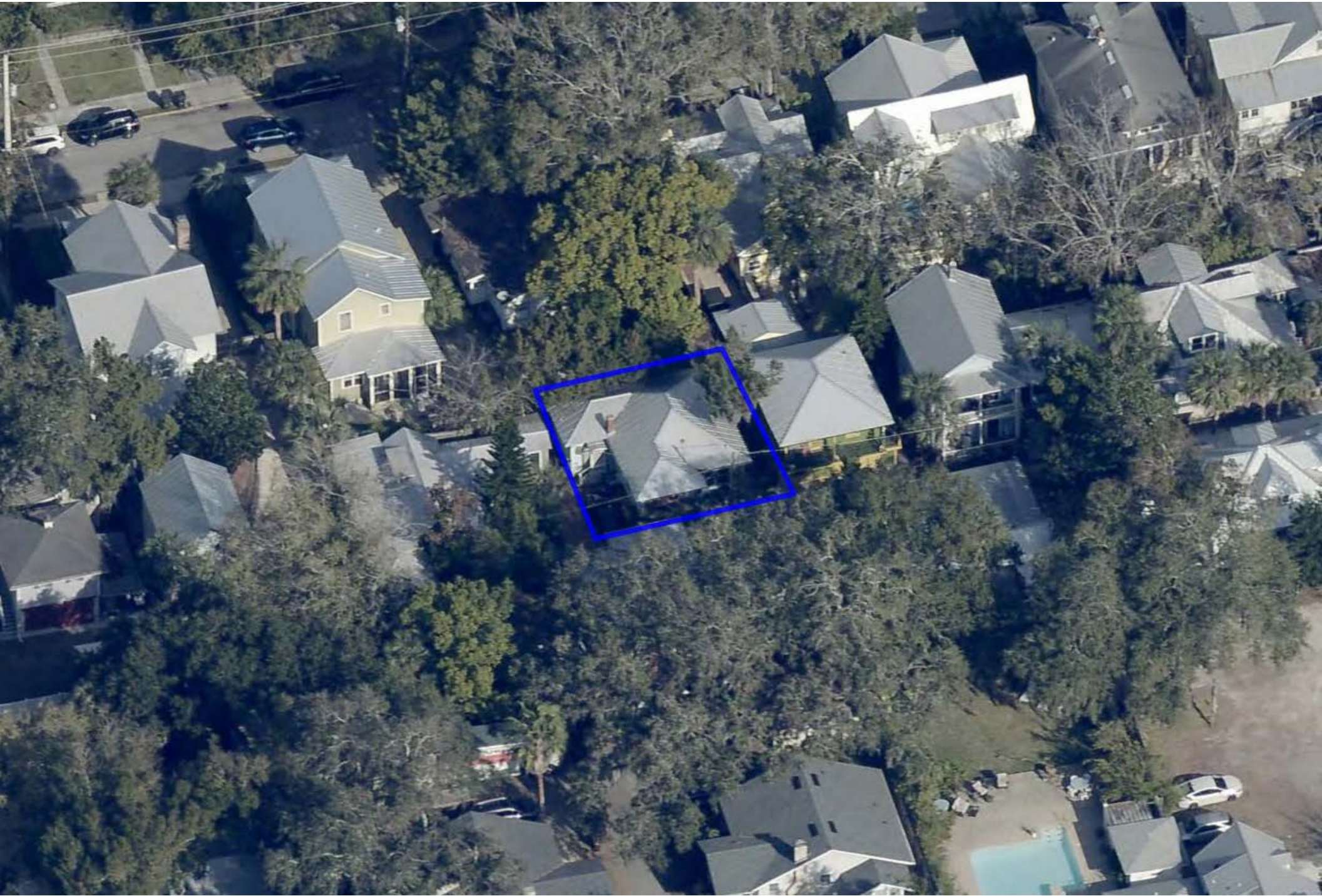
2025

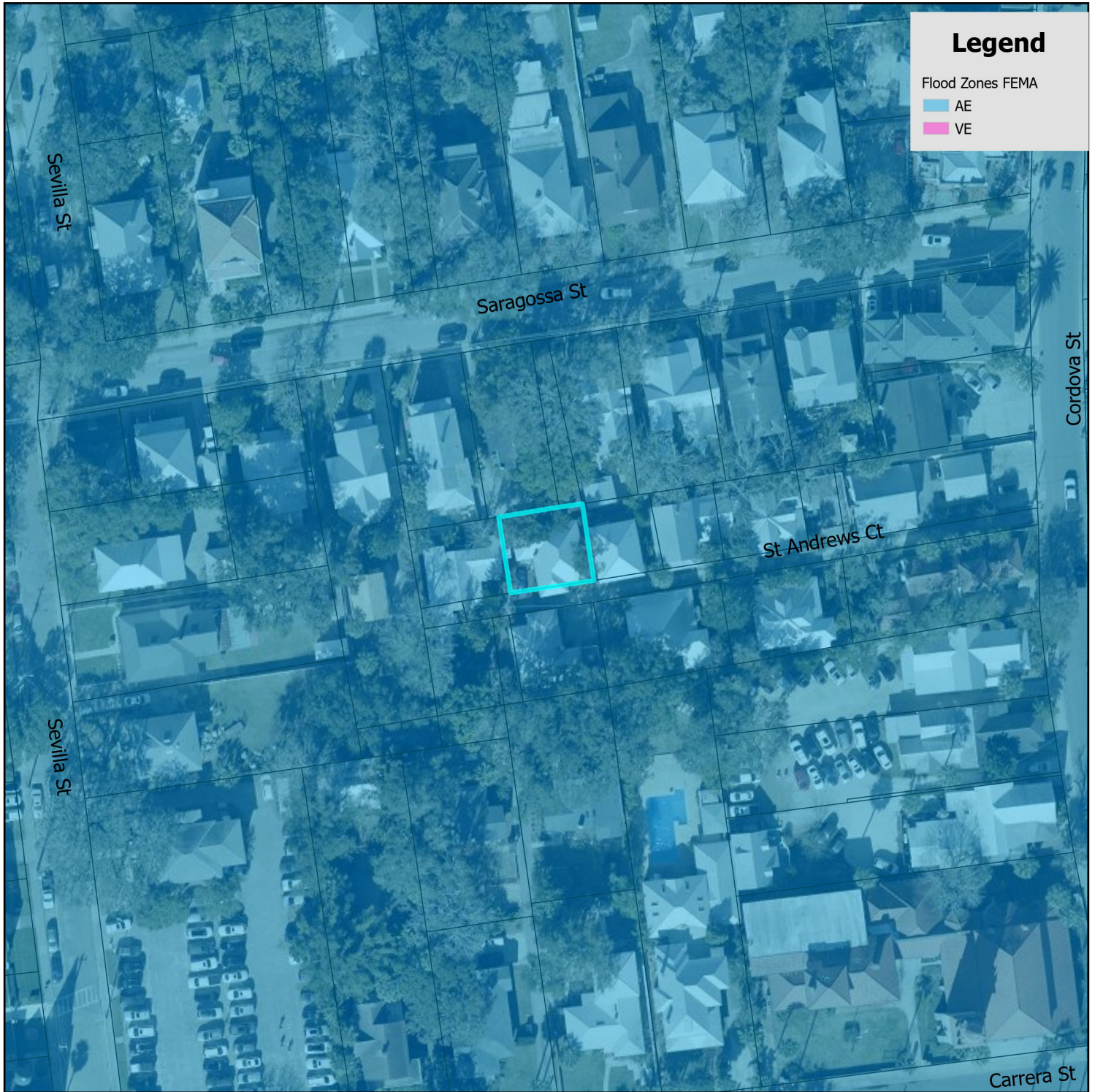


0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Legend

Flood Zones FEMA

- AE
- VE

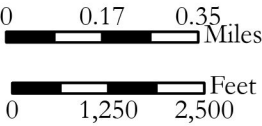


FEMA Flood Zone Map

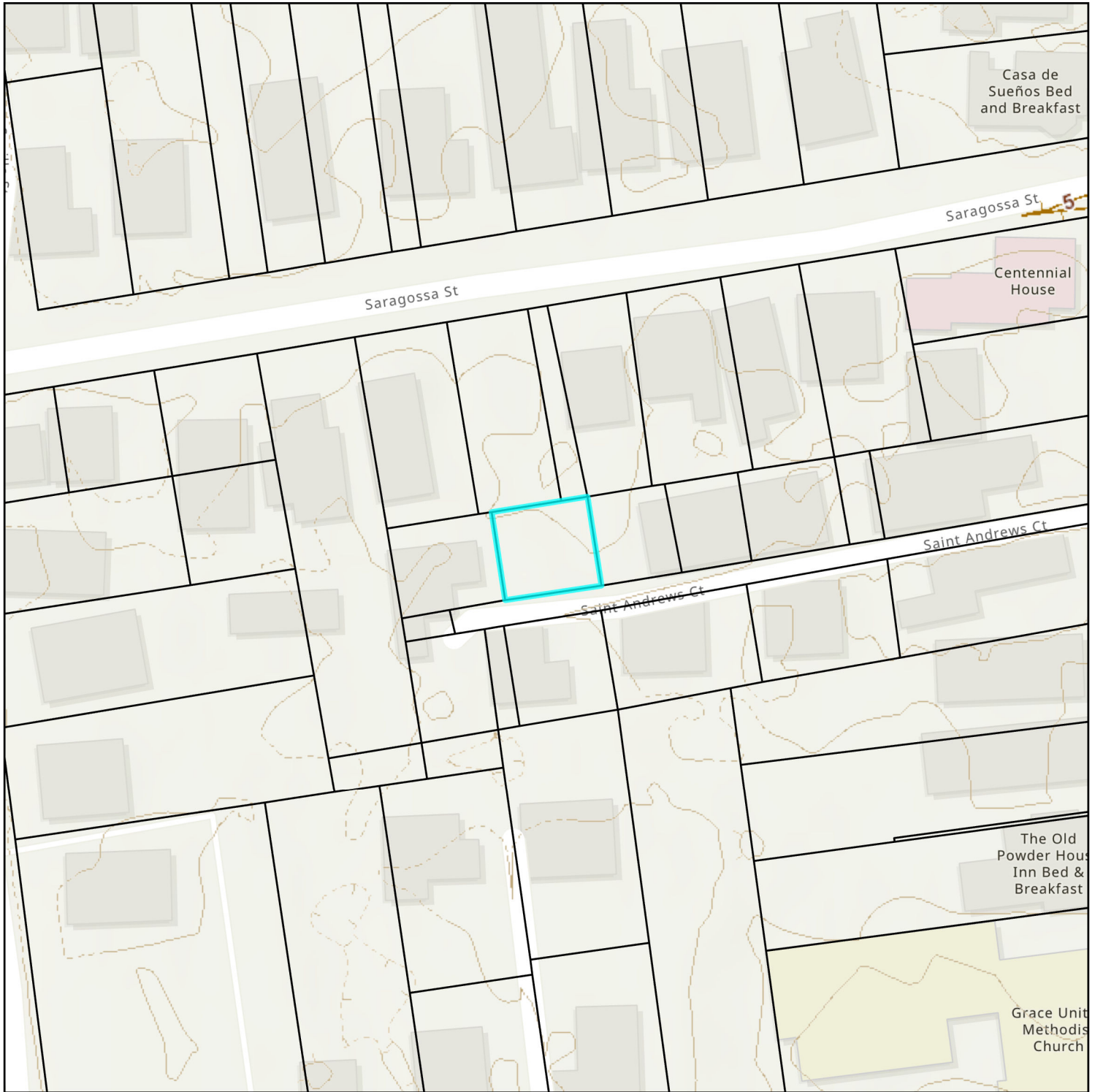
City of St. Augustine
 Planning, Zoning, & Building Department
 P.O. Box 210, St. Augustine, FL 32085
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Heather Greyling Contact Number: 352-215-3047
Business (if applicable): Greyling Properties LLC
Address: 8 St. Andrews Ct City: St. Augustine State: FL Zip: 32084
E-Mail Address: heloceca@gmail.com
2. NAME OF PROPERTY OWNER: same as above Contact Number: _____
Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 10 Block: K
Subdivision: Model Land Company Parcel Number: 2054400000
4. PROJECT STREET ADDRESS: B. St. Andrews Ct. St. Aug, FL 32084
5. SPECIFIC PROPOSED USE: STR - Short Term Rental & second home.
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Access to one parking spot in parking garage so we can gain license for our 2 bedroom house for STR purposes, we only have space for 1 spot & your licensing process requires us to have two.
8. JUSTIFICATION FOR ACTION REQUESTED: Went to (4) four of local businesses and none would allow us a parking spot to use.

04/18/2019

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

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

n/a

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

n/a

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

n/a

- (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:_____

n/a

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.

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.

Healme King

Signature of Applicant

1/28/2025

Date

Healme King

Signature of Property Owner

1/28/2025

Date

04/18/2019



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

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

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

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

Heather Greyling / Greyling Properties LLC
Print name of applicant

Heather Greyling
Signature of applicant

1/28/2025
Date



*n/a?
I am the
owner.
Providing
LLC documentation
just in
case.*

Owner's Authorization For Agent

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

BY: Heather Greyling
Signature of Owner
Heather Greyling
Print Name of Owner
352-215-3047
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified: _____

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

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: B St. Andrews Court St. Augustine, FL 32084

Applicant's Name: Heather Grayling Applicant's Signature: Heather Grayling

Owner's Name: Heather Grayling Owner's Signature: Heather Grayling

Proof of Ownership

St. Johns County
PROPERTY APPRAISER
www.sjohnscountyfla.gov

St. Johns County, FL

Log In

Search

sear

Layers

Map

Real Property Search

Tangible Property Search

Results

Report

Sales

Property Type Search

Property Type Results

Tax Estimator

More

Estimate Taxes

Tax Estimator

Property Valuation Review

Property Valuation Review

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2054400000

8 ST ANDREWS CT
SAINT AUGUSTINE 32084-0000

Model Land St Andrews Ct/City (610.32)

MODEL LAND CO SUB CITY LOT 10 BLK K OR5899/1165

*The Description above is not to be used on legal documents.

Single Family (0100)

Model Land Company Subdivision

18-7-30

City of St Augustine (District 452)

18.72

0.050

N

Click Here to Open Cyclomedia Viewer in a New Tab

12/25/2022



Owner Information

Owner Name

Mailing Address

Greyling Properties LLC 100%

1237 SW 109TH DR
GAINESVILLE, FL 32607-0000

Page 212 of 622

Certificate No. 1

1000 Me

Membership Units

GREYLING PROPERTIES LLC
A FLORIDA LIMITED LIABILITY COMPANY

This Certifies That

Shaun L. Greyling and Heather R. Greyling, as husband and wife, in a entirety

tenancy by the

Is The Registered Holder of

1000 Units of Membership Interest

In Greyling Properties LLC

Transferable only in accordance with the Greyling Properties LLC Operating Agreement by the holder hereof Attorney upon surrender of this Certificate properly endorsed.

1 person or by

In witness whereof, the Company has caused this Certificate to be signed by its duly authorized representative

Dated Effective as of July 20, 2023

Greyling Properties LLC
A Florida Limited Liability Company

By Shaun L. Greyling
Shaun L. Greyling, its Manager

By Heather R. Greyling
Heather R. Greyling, its Manager

Salt Spa Parking Request= NO. 1/6/25

Parking Reply: Greyling

Inbox x



Heather Greyling

Mon, Jan 6, 9:23 PM (13 hours ago) ☆

Hello, We own a house behind your spa on Cordova Street that we use for Airbnb/short-term rentals. Unf...

Salt Spa St. Augustine

Mon, Jan 6, 9:31 PM (13 hours ago)



to me ▾

Hi ,

As you know everyone is having difficulties with parking. We have inadequate parking having only 6 spaces so we certainly can't help you in anyway. As it is we have to battle illegal parking on our lot. We have to monitor our lot every evening to make sure no cars park there. Perhaps you can get a pass for a parking garage for the guests at your house and that will resolve the issue.

Salt is life,

Regards

Beata

Salt Spa St. Augustine

P: 904.814.8641

28 Cordova Street

St. Augustine, FL 32084



Q parking



26 of many



-Heather Greyling 352-213-3047

8 St. Andrews Court St. Augustine, FL 32607



Emily Provenza

Jan 8, 2025, 11:01AM (13 days ago)



to me ▾

Good Morning, Heather,

As discussed with your husband when he stopped by the office on Monday, we are unable to rent a parking spot to you for your Airbnb.

Thanks!

Emily

Emily Provenza, Business + Client Experience Coordinator

Marquis Latimer + Halback, Inc.

34 Cordova Street, Suite A

St. Augustine, FL 32084

904.295.5859 (c)

904.825.6747 (o)

Parking Space Request for Planning & Zoning Board

☐ We **do** have 1 parking space this property owner can use

☒ We **do not** have 1 parking space this property owner can use

Property Owner: Heather Greyling with Greyling Properties LLC at 8 St. Andrews Ct St.
Augustine, FL 32084

Place of Business: Mop Old City BBQ .1 mile

Name: Trevor. Swath (manager)

Date/Time: 1/7/2025

5 Cordova St St. Aug 32084

904-342-5264

Spoke w/ Trevor.

Parking Space Request for Planning & Zoning Board

☐ We **do** have 1 parking space this property owner can use

☒ We **do not** have 1 parking space this property owner can use

Property Owner: Heather Greyling with Greyling Properties LLC at 8 St. Andrews Ct St.
Augustine, FL 32084

Place of Business: Edmiston & Edmiston PA. (522 ft)

Name: _____

Date/Time: _____
17 Cordova St. St. Augustine, FL 32084
904-824-9192

11/9/25 spoke to: ^(owner) She will email or call
back if we're able.

Attachment 3:
St. Johns County Property Appraiser
Report

Skip to Content

Apply for Exemptions

Apply for Exemptions

St. Johns County, FL

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

2054400000

Location Address

8 ST ANDREWS CT
SAINT AUGUSTINE 32084-0000

Neighborhood

Model Land St Andrews Ct/City (610.32)

Tax Description*

MODEL LAND CO SUB CITY LOT 10 BLK K OR5899/1165
**The Description above is not to be used on legal documents.*

Property Use Code

Single Family (0100)

Subdivision

Model Land Company Subdivision

Sec/Twp/Rng

18-7-30

District

City of St Augustine (District 452)

Millage Rate

18.72

Acreage

0.050

Homestead

N

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



Owner Information

Owner Name

Greyling Properties LLC 100%

Mailing Address

1237 SW 109TH DR
GAINESVILLE, FL 32607-0000

Map



Valuation Information

	2025
Building Value	\$154,868
Extra Features Value	\$0
Total Land Value	\$190,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$344,868
Total Deferred	\$0
Assessed Value	\$344,868
Total Exemptions	\$0
Taxable Value	\$344,868

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	\$149,884	\$0	\$190,000	\$0	\$0	\$339,884	\$257,467	\$82,417	\$257,467
2023	\$124,903	\$0	\$190,000	\$0	\$0	\$314,903	\$234,061	\$80,842	\$234,061
2022	\$114,430	\$0	\$124,000	\$0	\$0	\$238,430	\$212,783	\$25,647	\$212,783
2021	\$83,439	\$0	\$110,000	\$0	\$0	\$193,439	\$193,439	\$0	\$193,439
2020	\$76,704	\$0	\$110,000	\$0	\$0	\$186,704	\$186,704	\$0	\$186,704
2019	\$66,045	\$0	\$110,000	\$0	\$0	\$176,045	\$176,045	\$0	\$176,045
2018	\$63,644	\$0	\$110,000	\$0	\$0	\$173,644	\$163,571	\$10,073	\$163,571
2017	\$66,045	\$0	\$110,000	\$0	\$0	\$176,045	\$148,701	\$27,344	\$148,701
2016	\$68,447	\$0	\$100,000	\$0	\$0	\$168,447	\$135,183	\$33,264	\$135,183
2015	\$68,361	\$0	\$100,000	\$0	\$0	\$168,361	\$122,894	\$45,467	\$122,894
2014	\$54,722	\$0	\$57,000	\$0	\$0	\$111,722	\$111,722	\$0	\$111,722

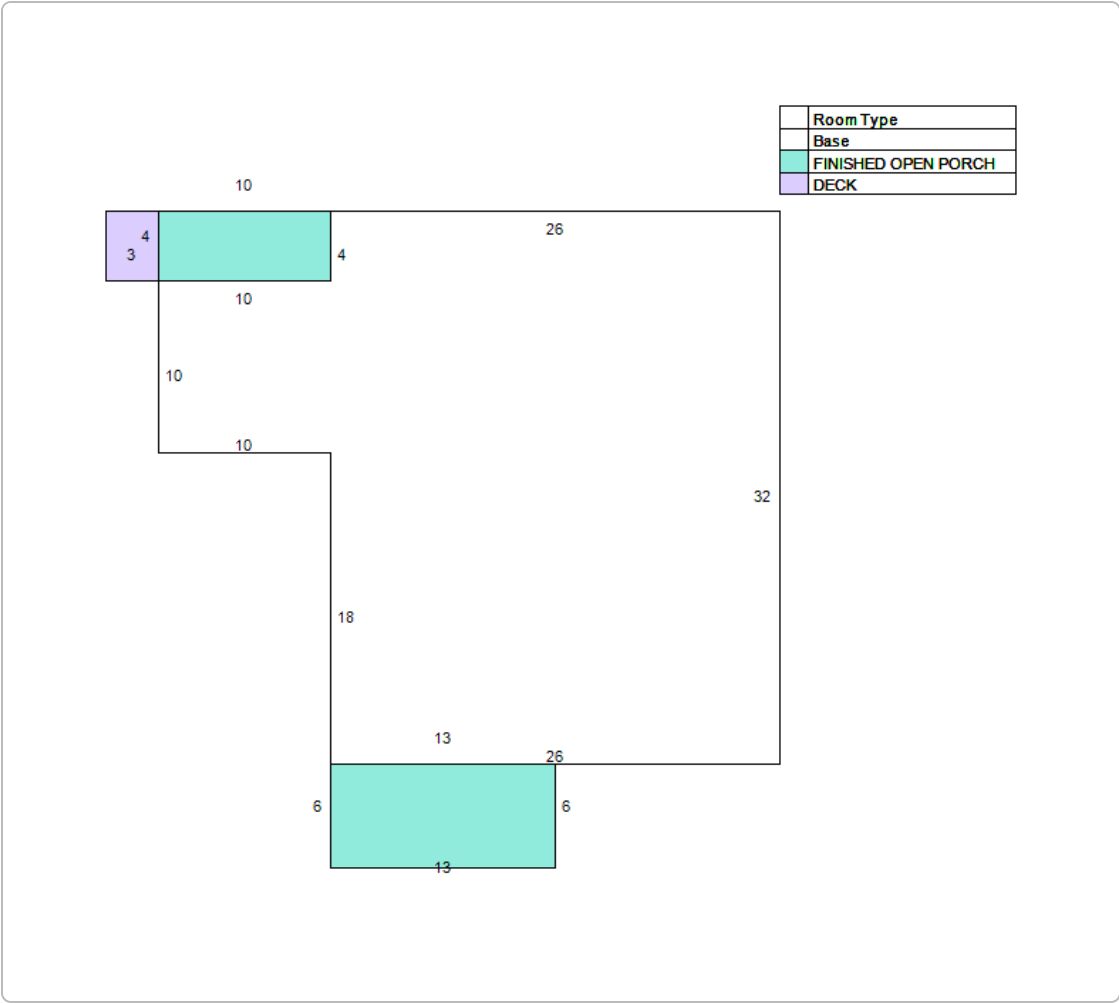
Building Information

Building	1
Building Value	\$154,868
Year Built	1928
Actual Area	1062
Conditioned Area	932
Use	Single Family Residence
Style	01
Exterior Wall	Wood

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	932
FINISHED OPEN PORCH	40
FINISHED DECK	12
FINISHED OPEN PORCH	78
Total SqFt	1062

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	40	2000	SF	\$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/13/2024	2/12/2024	\$400,000.00	WARRANTY DEED	5899	1165	Q	I	BLOODGOOD RICHARD ALBERT TRUST	GREYLING PROPERTIES LLC
11/23/2011	11/3/2011	\$100.00	WARRANTY DEED	3496	1918	U	I	BLOODGOOD RICHARD ALBERT	BLOODGOOD RICHARD ALBERT TRUST
11/7/2011	11/2/2011	\$100.00	WARRANTY DEED	3491	840	U	I	BLOODGOOD NANCY JANE TRUST	BLOODGOOD RICHARD ALBERT
6/2/2011	4/3/2011	\$0.00	DEATH CERTIFICATE	3441	459	U	I	BLOODGOOD NANCY JANE (DECD 4/3/11)	BLOODGOOD NANCY JANE TRUST
11/18/2010	11/16/2010	\$100.00	QUIT CLAIM DEED	3377	1261	U	I	BLOODGOOD NANCY J	BLOODGOOD NANCY JANE TRUST
	9/22/2008	\$100.00	CORRECTIVE DEED	3126	1174	U	I	BOODGOOD RICHARD A & NANCY J	BLOODGOOD NANCY J
	7/22/2008	\$100.00	QUIT CLAIM DEED	3116	831	U	I	BLOODGOOD NANCY JANE & RICHARD A	BLOODGOOD NANCY J
	6/3/2003	\$188,200.00	WARRANTY DEED	1970	50	Q	I	BRADSHAW DONALD A,AMANDA H	BLOODGOOD NANCY JANE & RICHARD A
	3/31/1995	\$60,000.00	PERSONAL REP	1102	1213	U	I	WEIDERMAN JUNE ESTATE,BY PERS REP	BRADSHAW DONALD A,AMANDA H
	9/24/1993	\$59,900.00	WARRANTY DEED	1013	227	Q	I	KIMREY MARIAN A	WEIDERMAN JUNE ESTATE,BY PERS REP
	6/1/1990	\$0.00		860	779	U	I		KIMREY MARIAN A



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	8.b.	PZB2025-0011
Request	Address	Parcel ID
Use by Exception	8 Grant Street	156600-0000

Site & Background Information

Applicant & Owner: Jack Banks

Property Class:
(St. Johns County
Property Appraiser) 0800 – Multi-Family (Less than 10 Units)

**Future Land Use
Designation:** [Commercial Medium Intensity](#)

Zoning Designation: [Commercial Medium-Two \(CM-2\)](#)

Acreage: 0.04

Neighborhood: Nelmar Terrace

Archaeological Zone: N/A

Request Summary

This is a request to approve a [use by exception](#) for one (1) off-site parking space at the Municipal Parking Garage for the registration of a [short term rental](#) at 8 Grant Street.

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

The approval of [short-term rental registration](#) is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short-term rentals, and subject to code enforcement action.

Each vacation rental will provide [at least one \(1\) parking space per bedroom offered for rent](#). Additionally, if onsite parking is not feasible, the owner may make an application to the planning and zoning board for a [use by exception](#) for offsite parking.

Proposed offsite parking may be located in one of the following:

1. [Off-street parking within 400'](#)
2. [Municipal Parking Garage](#)
3. [Residential street parking permits](#)

The Planning and Zoning Board may approve a [use by exception](#) for off-site parking within the Municipal Parking Garage for the use of vacation rentals, and have done so in 23 instances previously amounting in a total of 42 parking spaces. The approval is typically granted once the applicant has documented unsuccessful attempts for other parking options allowed by the City's Code of Ordinances.

Staff Conclusion

8 Grant Street is requesting one (1) parking space withing the Municipal Parking garage. Short-term Rental registration requires one stabilized parking space per bedroom. The applicant has not provided information on the number of bedrooms or available off-street parking spaces. According to the St. Johns County Property Appraiser's website the structure was built in 1945 predating current parking requirements. The lot is only 0.04 acres and would have limited space for additional off-street parking. The applicant provided information regarding eleven (11) attempts to contact other off-street parking facilities within 400 feet for a parking agreement and were unsuccessful.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board can **APPROVE** the use by exception for one (1) parking space within the Municipal Parking Garage at 8 Grant Street / PID 156600-0000.

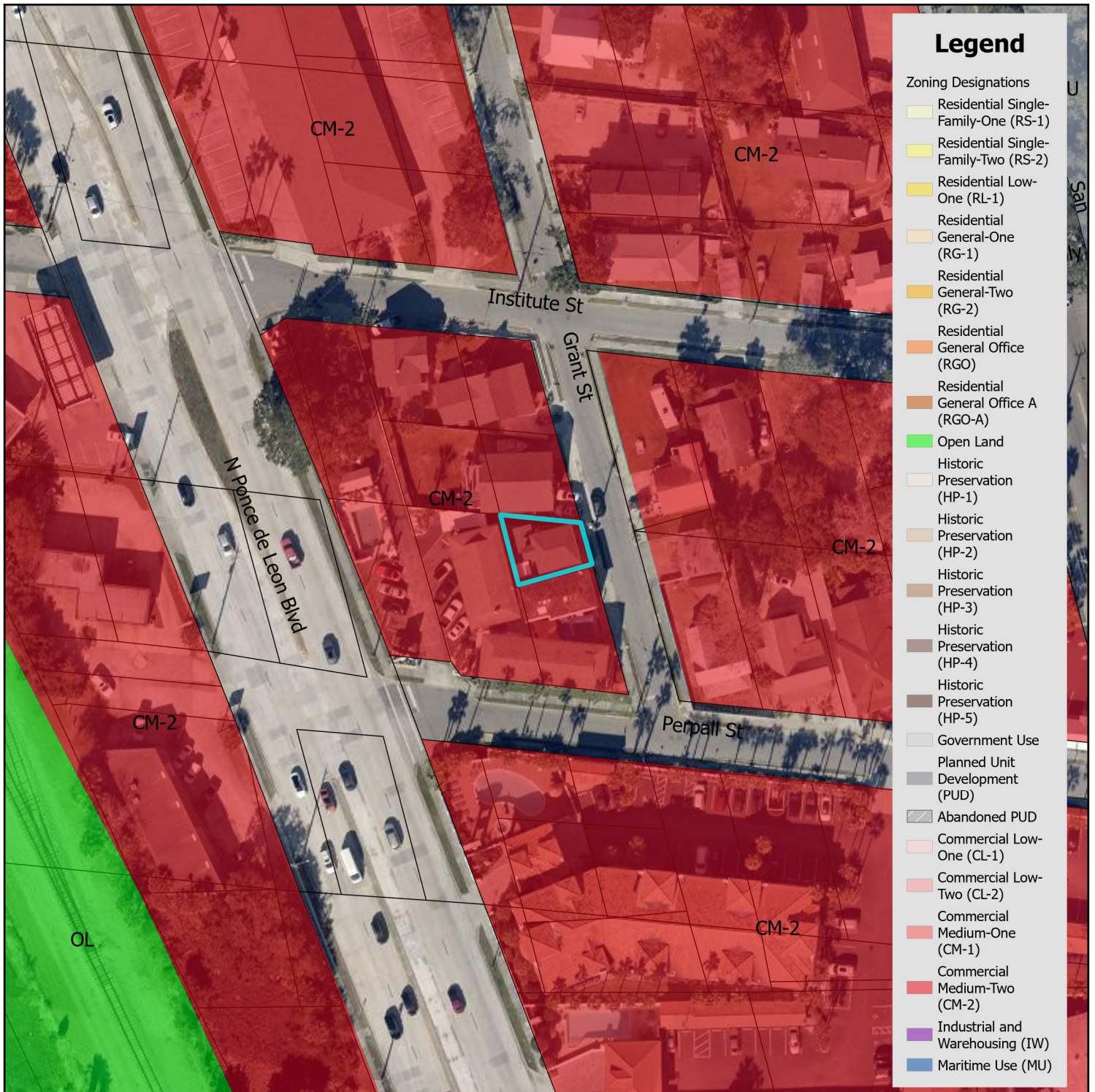
Attachments

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

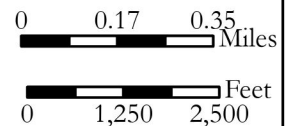
Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps & Photos



Zoning Map

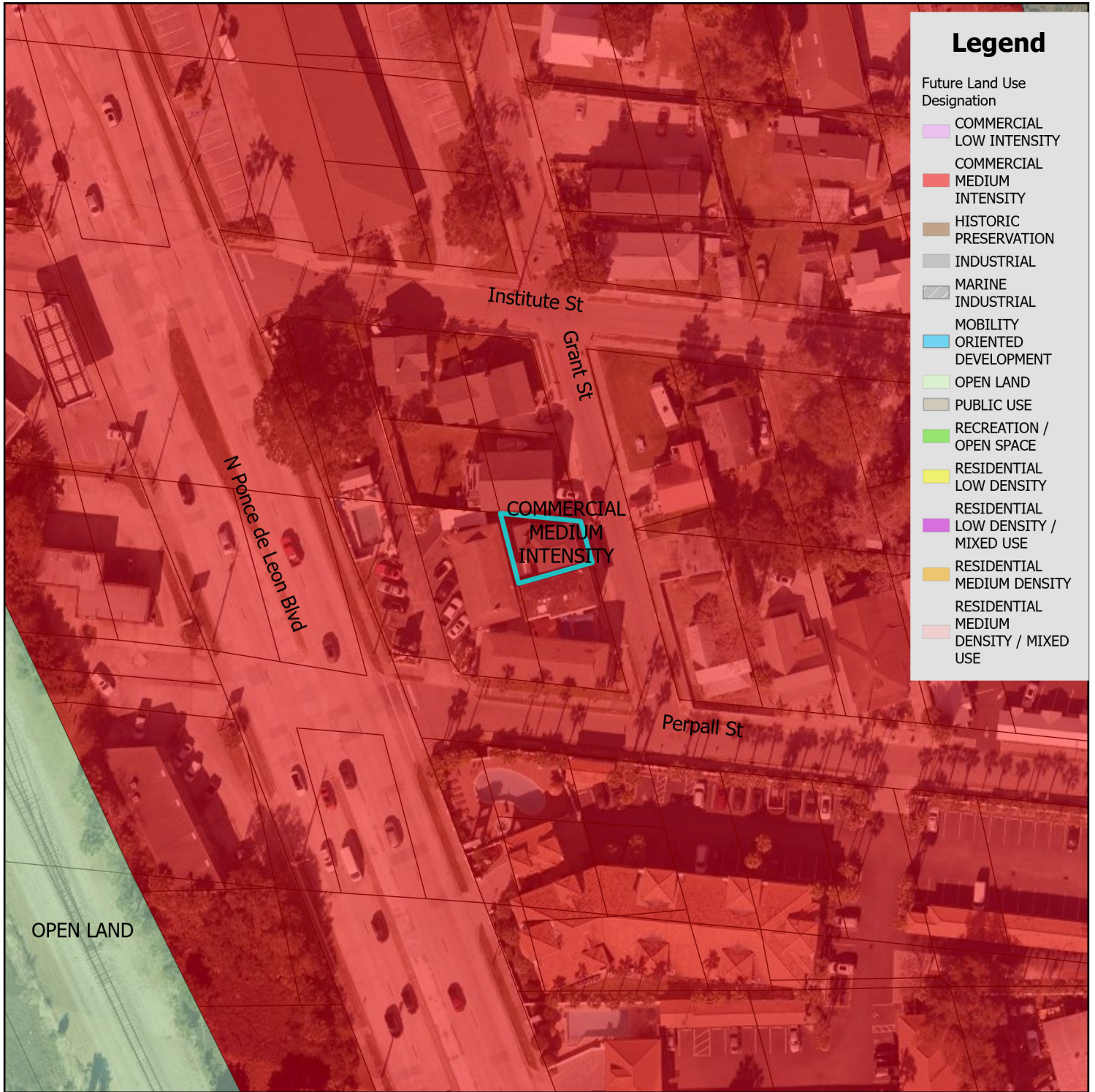


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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 herein.

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

Future Land Use Designation

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- MOBILITY ORIENTED DEVELOPMENT
- OPEN LAND
- PUBLIC USE
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM DENSITY / MIXED USE



Future Land Use Map



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

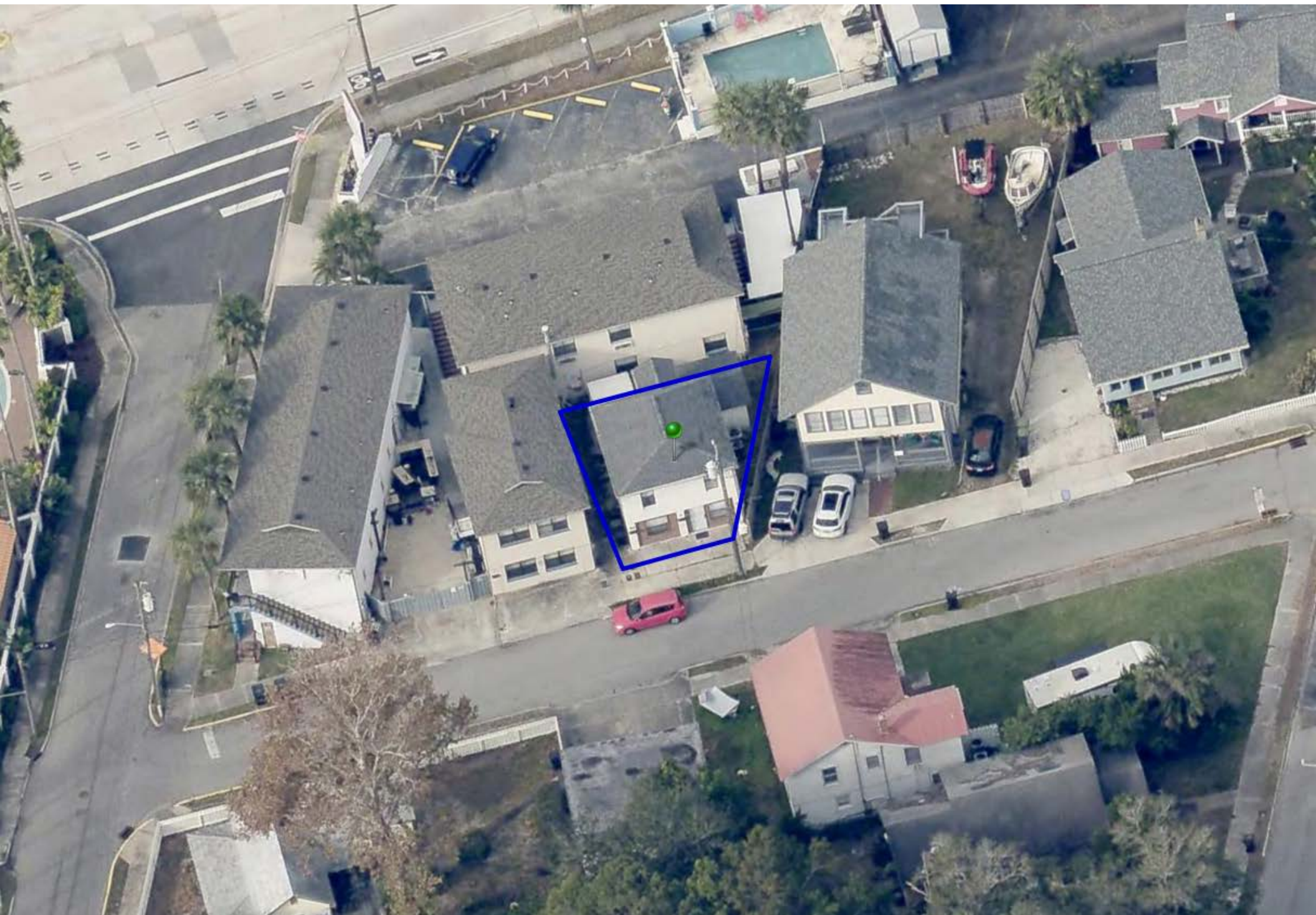
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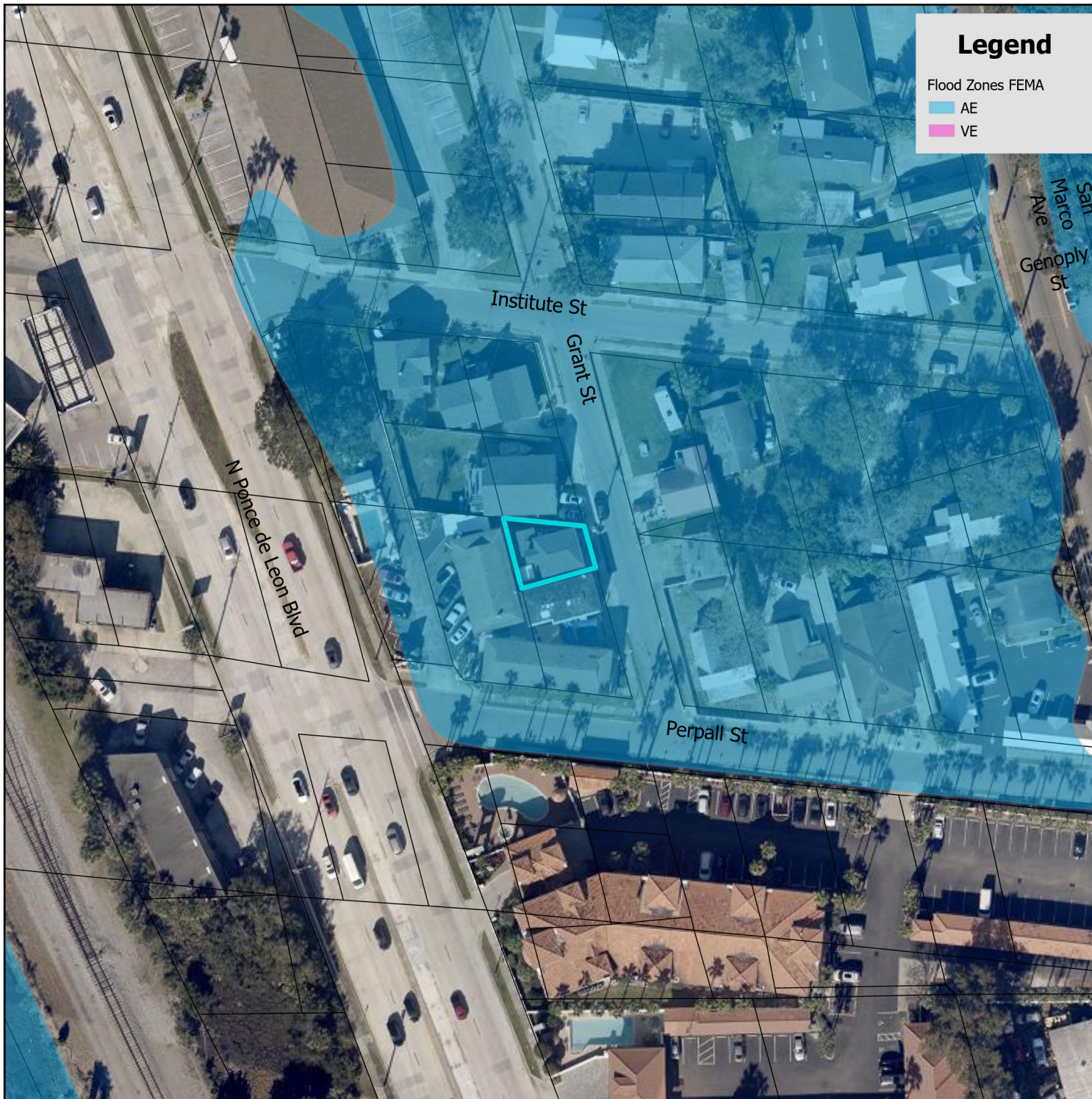
2025

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Legend

Flood Zones FEMA

- AE
- VE



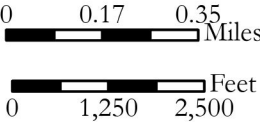
FEMA Flood Zone Map



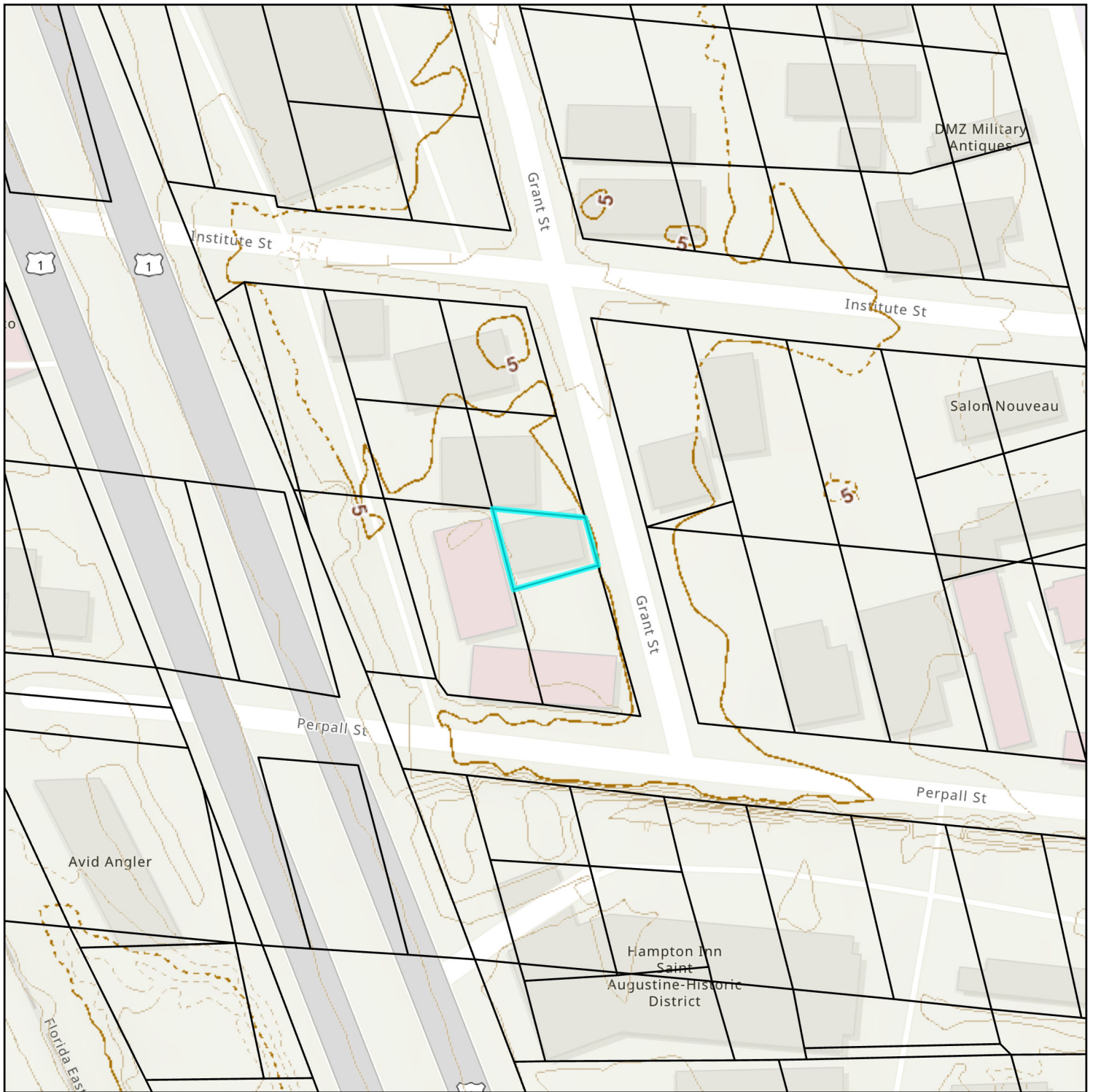
City of St. Augustine
 Planning, Zoning, & Building Department
 P.O. Box 210, St. Augustine, FL 32085
 Phone: (904) 825-1065

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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Jack Banks Contact Number: 6178626862

Business (if applicable): NA

Address: 8 Grant St City: NA State: NA Zip: 32084

E-Mail Address: jackbanks5117@gmail.com

2. NAME OF PROPERTY OWNER: Jack Banks Contact Number: 6178626862

Business (if applicable): NA

Address: 8 Grant St City: St. Augustine State: FL Zip: 32084

E-Mail Address: jackbanks5117@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 14 Block: 10

Subdivision: Sanchez Land, Plat of Section 45 & 46 Tp Parcel Number: 1566000000

4. PROJECT STREET ADDRESS: 8 Grant St, Saint Augustine 32084

5. SPECIFIC PROPOSED USE: Short Term Rental

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: 862

7. DESCRIPTION OF ACTION REQUESTED: I would like to request
an exception and have a downtown parking garage spot.

8. JUSTIFICATION FOR ACTION REQUESTED: I do not have off street parking and
canvassed the local businesses for a possible lease
which were rejected for liability purposes.

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.

NA

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

29Jan2025

Date

Signature of Property Owner

29Jan2025

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.

[Jack Banks](#)

Print name of applicant

Signature of applicant

[29Jan2025](#)

Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

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.

8 Grant St, Saint Augustine FL 32084

Project Address: _____

Jack Banks

Jack Banks

Applicant's Name: _____ Applicant's Signature: _____

Jack Banks

Jack Banks

Owner's Name: _____ Owner's Signature: _____

Call/Visit Log

Date	Business contacted	Contact Person	Summary
22Jan2025	T. Gregory Imports	Julie and Nathan	Had a great chat with Julie and Nathan – the store was bought a year or 2 ago and they had some sort of zoning/parking issue with the auto business near them. Stated there were liability issues
22Jan2025	Best Western	Front Desk	Stated they do not lease parking spaces
22Jan2025	Hampton by Hilton	Front Desk	Stated they do not lease parking spaces
22Jan2025	Salon Nouveau	Maday – owner	Went in to talk to the staff – they provided me with a business card for Maday who stated they are not leasing parking spaces
22Jan2025	DMZ Military antiques	(904) 825-4306 Bill	Had a great conversation with Bill as well – stated they did not have enough parking to lease
22Jan2025	Hotheads Hair Studio	Left my number and a message with Taylor	Stated she would take my number and the owner would reach out to me – no contact
22Jan2025	2200 Ponce De Leon Business park	Talked to property management company 9047863221	Left a message with the property management company at 9047863221 – received a call back stating they will not rent due to liability
22Jan2025	North Gate Car Wash	No contact	Technically inside a 400ft radius but would require walking across N Ponce De Leon Blvd and did not want my guests to do that
22Jan2025	Avid Angler	No contact	Technically inside a 400ft radius but would require walking across N Ponce De Leon Blvd and did not want my guests to do that
22Jan2025	Sunoco	No contact	Technically inside a 400ft radius but would require walking across N Ponce De Leon Blvd and did not want my guests to do that
22Jan2025	Cozy Inn	Front Desk	Stated they do not lease parking spaces

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1566000000
Location Address	8 GRANT ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOT 14 BLK 10 (EX S PART IN OR69/192) OR5762/284
Property Use Code	*The Description above is not to be used on legal documents. Multi-Family (Less than 10 Units) (0800)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.040
Homestead	N



Owner Information

Owner Name	Banks Christine L,Jack A 100% Banks Jack A 100%
Mailing Address	5 STAGECOACH LN EAST BRIDGEWATER, MA 02333-0000

Map



Valuation Information

	2025
Building Value	\$273,588
Extra Features Value	\$0
Total Land Value	\$64,260
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$337,848
Total Deferred	\$0
Assessed Value	\$337,848
Total Exemptions	\$0
Taxable Value	\$337,848

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	\$265,031	\$0	\$64,260	\$0	\$0	\$329,291	\$329,291	\$0	\$329,291
2023	\$189,502	\$0	\$58,905	\$0	\$0	\$248,407	\$248,407	\$0	\$248,407
2022	\$183,145	\$0	\$52,497	\$0	\$0	\$235,642	\$235,642	\$0	\$235,642
2021	\$78,693	\$0	\$31,248	\$0	\$0	\$109,941	\$91,026	\$18,915	\$91,026
2020	\$59,315	\$0	\$23,436	\$0	\$0	\$82,751	\$82,751	\$0	\$82,751
2019	\$53,415	\$0	\$23,436	\$0	\$0	\$76,851	\$75,394	\$1,457	\$75,394
2018	\$54,167	\$0	\$16,600	\$0	\$0	\$70,767	\$68,540	\$2,227	\$68,540
2017	\$49,654	\$0	\$12,655	\$0	\$0	\$62,309	\$62,309	\$0	\$62,309
2016	\$51,158	\$0	\$12,655	\$0	\$0	\$63,813	\$63,813	\$0	\$63,813
2015	\$51,910	\$0	\$12,655	\$0	\$0	\$64,565	\$64,565	\$0	\$64,565
2014	\$50,273	\$0	\$12,655	\$0	\$0	\$62,928	\$62,928	\$0	\$62,928

Building Information

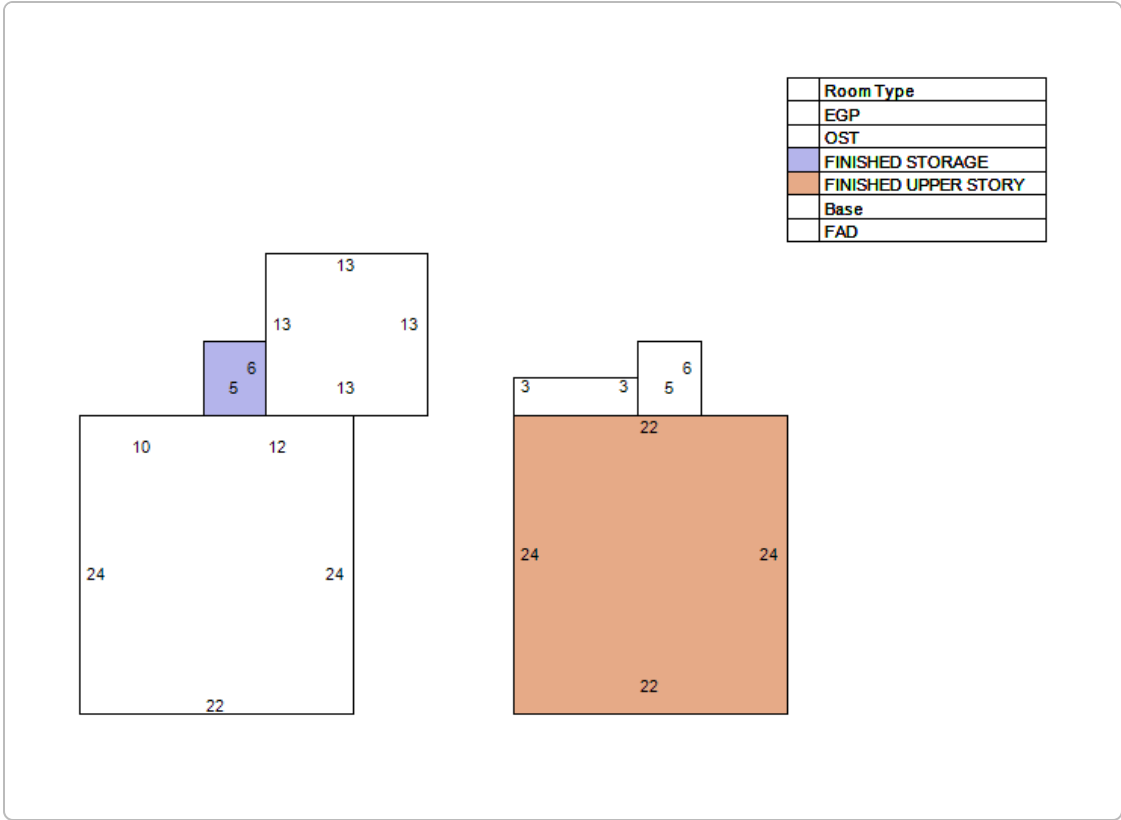
Building	1
Building Value	\$273,588
Year Built	1945
Actual Area	1315
Conditioned Area	1225
Use	Duplex
Style	01
Exterior Wall	Concrete Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
ADDITION	169
BASE AREA	528
FINISHED UPPER STORY	528
FINISHED STORAGE/UTILITY	30
OUTSIDE STAIRS	30
UNFINISHED ENCLOSED PORCH	30

Description	Square Footage
Total SqFt	1315

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	34	50	34	EF	\$64,260

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/23/2023	5/12/2023	\$449,000.00	WARRANTY DEED	5762	284	Q	I	MARTIN SCOTT,THERESA	BANKS CHRISTINE L,JACK A
7/12/2021	7/12/2021	\$275,000.00	WARRANTY DEED	5315	775	Q	I	SKALOWSKI ANDRZEJ,STELLA	MARTIN SCOTT,THERESA
	11/1/1989	\$48,000.00		837	1861	Q	I		SKALOWSKI ANDRZEJ,STELLA
	9/1/1989	\$0.00		831	235	U	I		
	4/1/1987	\$0.00		740	773	U	I		
	2/1/1987	\$0.00		734	398	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/11/2025, 12:13:51 AM](#)

Contact Us





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	8.c.	PZB2025-0013
Request	Address	Parcel ID
Use by Exception	203 W King Street	118510-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant: Jenna and Jarrod Boyter
c/o Ink & Barley

Owner: Jenna and Jarrod Boyter
c/o Ink & Barley / Boyter Properties LLC

Property Class:
(St. Johns County Property Appraiser) 1200 – Mixed Use (Store/Office/Residential Combo)

Future Land Use Designation: Commercial Medium Intensity

Zoning Designation: Commercial Medium-Two: CM-2 [\[LINK FOR DISTRICT REGULATIONS\]](#)

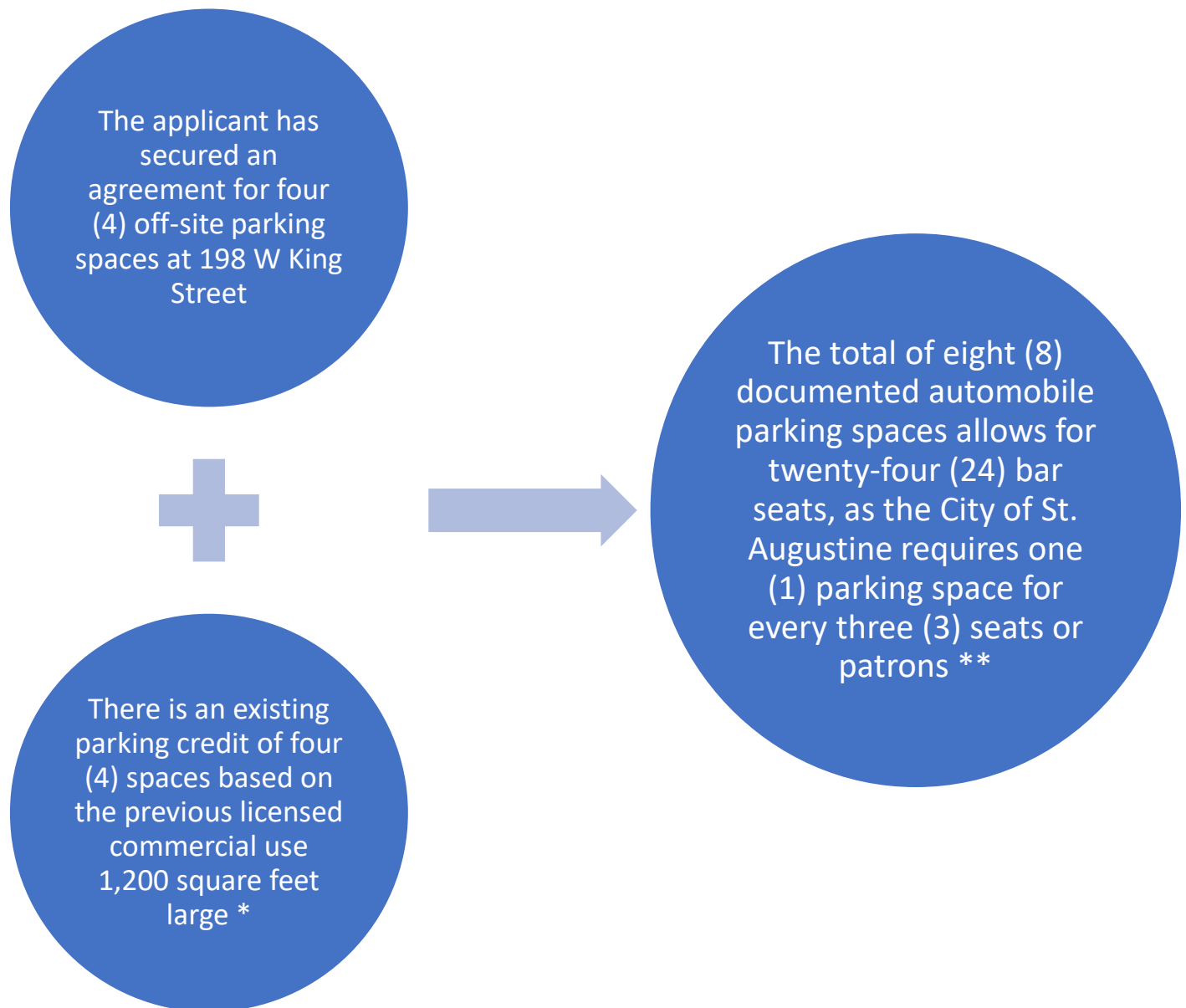
Acreage: 0.17

Neighborhood: Oyster Creek

Archaeological Zone: N/A

Request Summary

This application is a use by exception request for four (4) off-site automobile parking spaces within four hundred (400) feet at 198 W King Street for a bar use at 203 W King Street.



* [\[LINK TO SEC. 28-120. – Nonconforming characteristics of use.\]](#)

** [\[LINK TO SEC. 28-373. – Required off-street parking.\]](#)

An approval of this use by exception request would allow the owners to apply for a business license for the proposed bar use at 203 W King Street as well as any necessary building permits.

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 2.1.3 The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.	This request is consistent with the City's policy to encourage the development of enclaves within developed areas such as W King Street.
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.	This request is consistent with the City's land use plan, and policy, to prioritize infill, redevelopment and mixed-use development due to its location and Commercial Medium Intensity land use designation.
Policy 3.1.4 The City's land development code shall continue to provide for the protection of significant historic resources from the impacts of development and redevelopment.	The provision of off-site parking, which is located directly across W King Street, to address the nonconforming parking situation at 203 W King Street is the reason why this request is consistent with the City's policy to provide for the protection of historic resources from the impacts of redevelopment.
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.	This request is consistent with the City's policy to give priority to adaptive reuse of historic structures as the provision of off-site parking eliminates the need to generate space for on-site automobile parking.
Policy 6.2.1 The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.	This request is consistent with the City's policy to maintain compatibility of adjacent future land use categories.
Policy 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial	Commercial Medium Intensity is the current land use designation at 203 W King Street.

and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family units to a maximum of 16 units per acre. • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	This request is consistent with the City’s policy to protect the small town mixed use urban context by allowing for a locally owned business to reasonably expand as they change locations.
Goal 9 Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.	This request is consistent with the City’s policy to promote economic development in effort to provide a variety of employment opportunities.
Historic Preservation Element [LINK TO DOCUMENT]	
Objective 3.6 Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning	This request is consistent with the City’s policy to encourage adaptive reuse of properties through zoning opportunities, such as flexible options for the provision of automobile parking.

designations. In these cases, there must be a balance between preservation of the building’s historic integrity and the character of the surrounding context.	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Objective 1.6 The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled. A) Establish locations for compact mixed-use development. B) Increase opportunities for job creation proximate to higher density residential. C) Facilitate future opportunities for transit-oriented developments. D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #2011-02)	This request is consistent with the City’s policy to increase opportunities for job creation proximate to higher density residential.
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

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. 28-120. - Nonconforming characteristics of use.

If characteristics of use, excluding off-street parking requirements pursuant to [section 28-373](#), but including off-street loading or other matters pertaining to the use of land, structures or premises are made nonconforming by this chapter as adopted or amended, no change shall thereafter be made in such characteristics of use which increases nonconformity with the regulations set out in this chapter; however, **changes may be made which do not increase or which decrease such nonconformities**. If a building is demolished after denial of a certificate of demolition by the historic architectural review board, any new construction on the property must be in conformity with the regulations of the district in which it is located at the time any application for building permit is made.

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
(7)	Bar, lounge, tavern, nightclub		3 patrons or seats		

Sec. 28-29. – Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

(a) Zoning exceptions:

- (1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see [section 28-2](#), Exception).
- (2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
- (3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b), and any party shall be heard in person or by agent or attorney.
- (4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the use by exception request for four (4) off-site parking spaces within four hundred (400) feet at 198 W King Street to allow for the owner to apply for a business license for a bar use at 203 W King Street / PID 118510-0000.

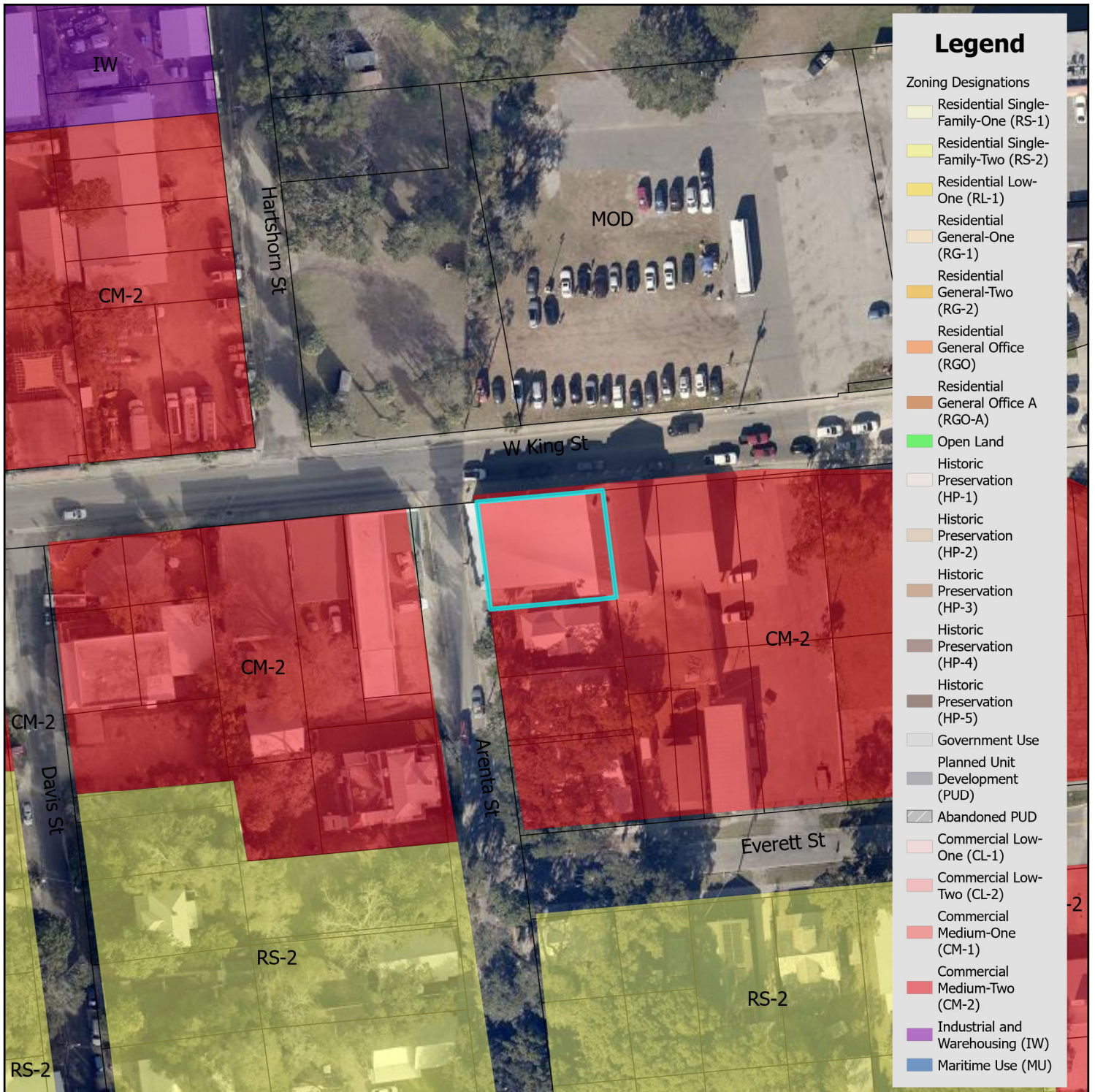
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Floor Plan
5. Proposed Parking Plan
6. Lease Agreement

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)



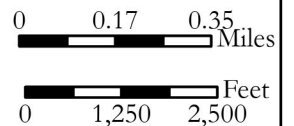
Zoning Map



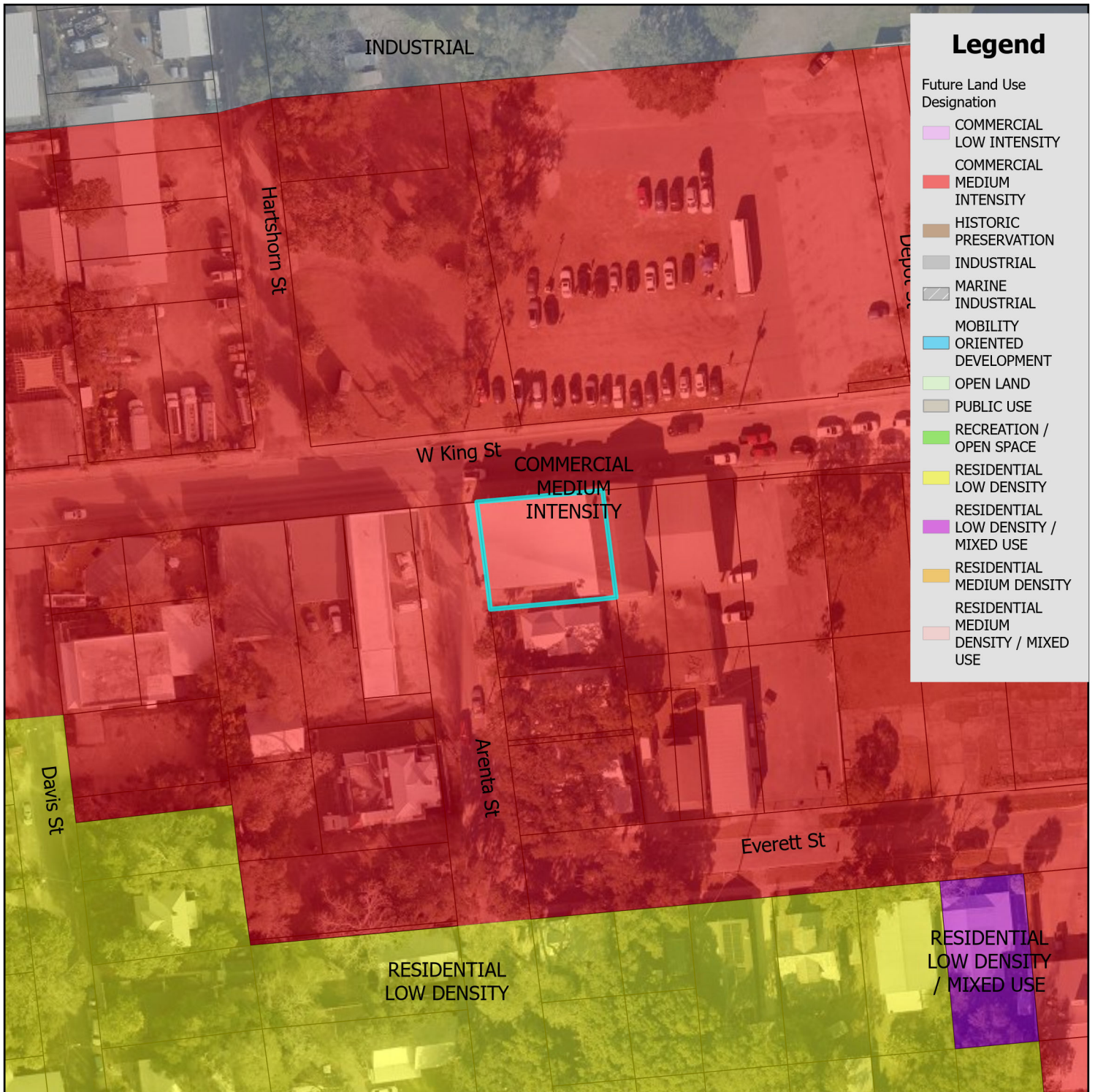
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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 herein.

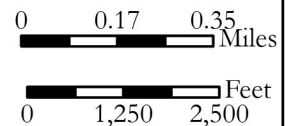
2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map



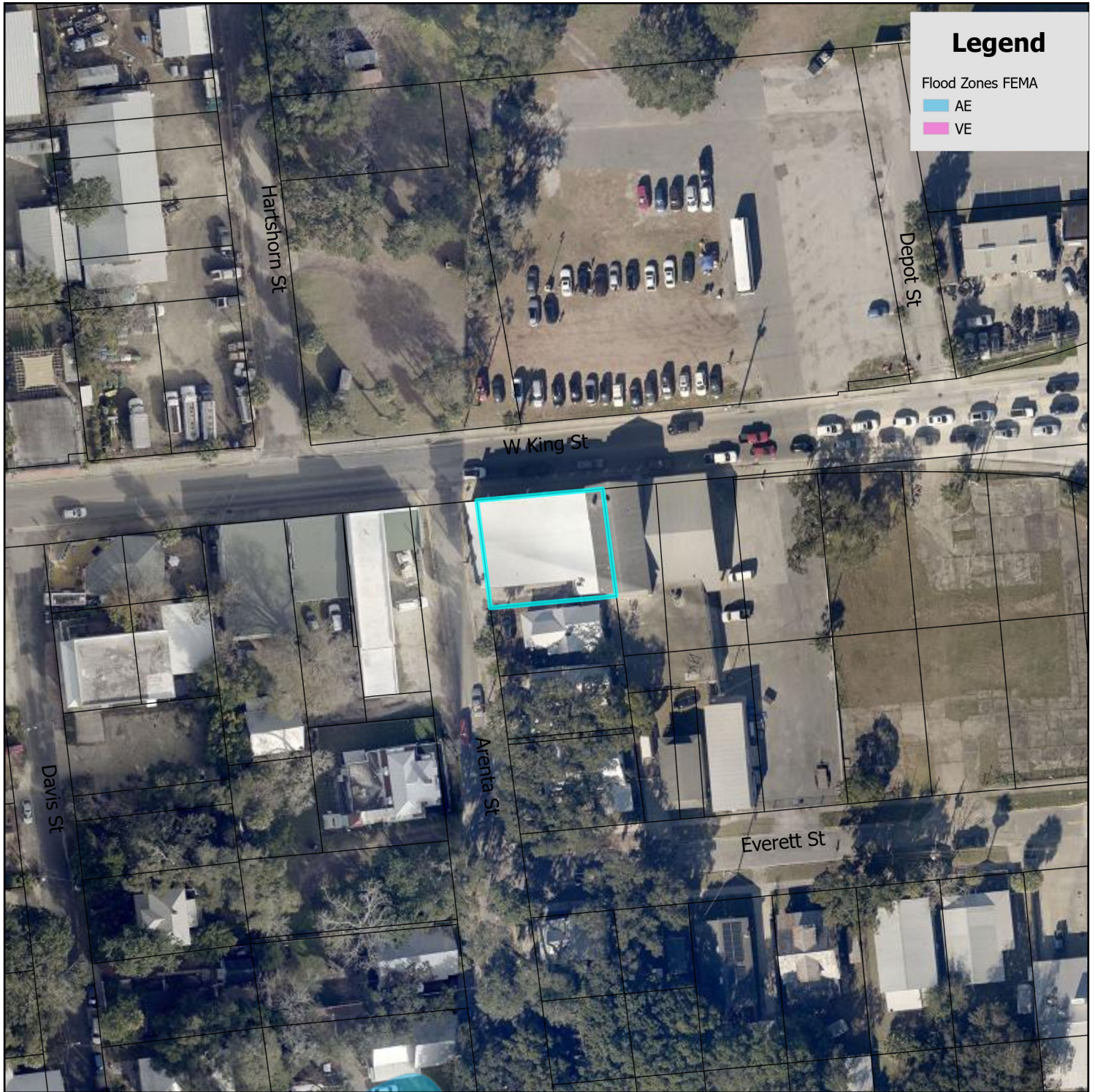
City of St. Augustine
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

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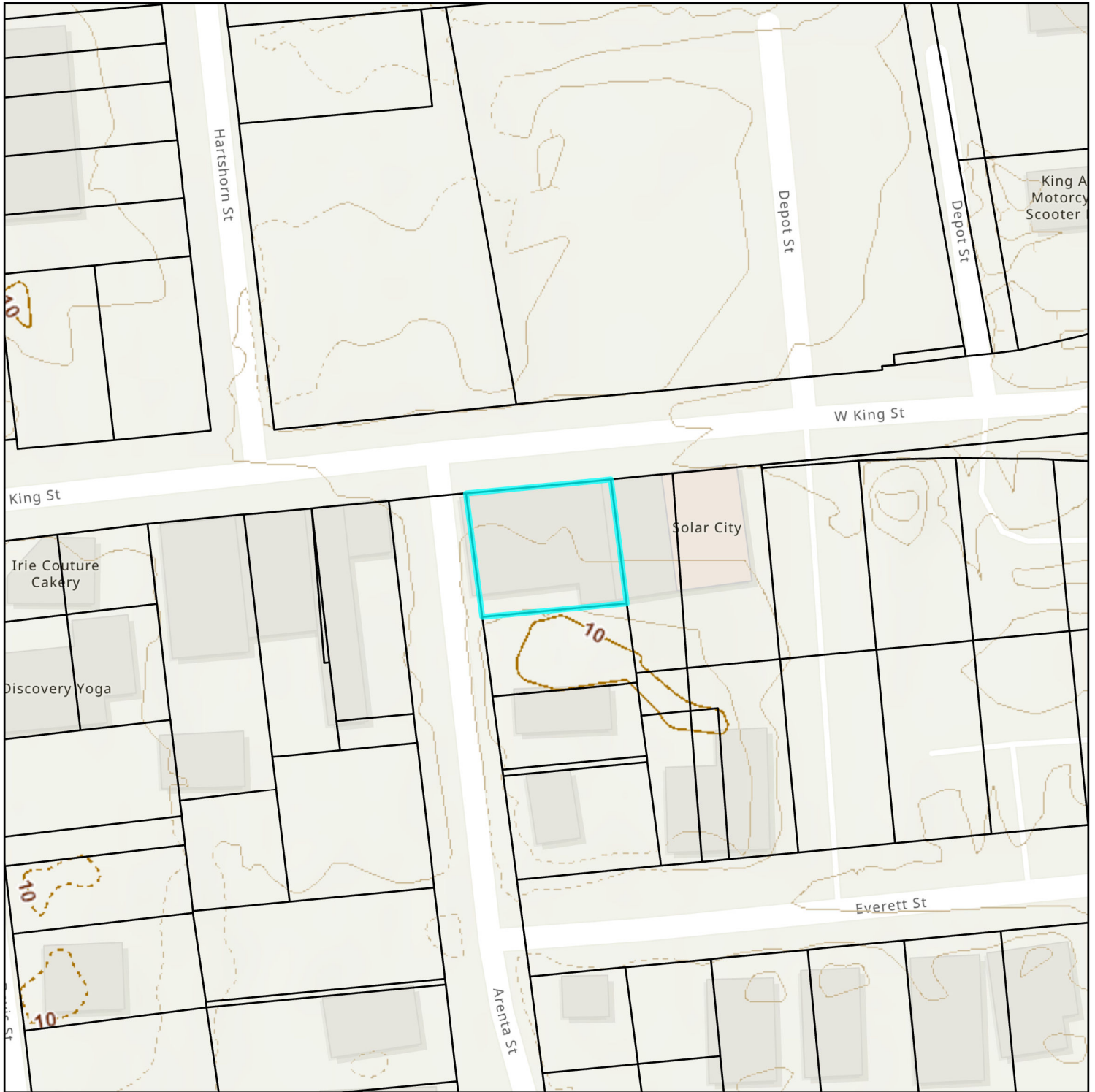
2025



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

DISCLAIMER
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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

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: Jenna & Jarrod Boyter Contact Number: 9043477714

Business (if applicable): Ink & Barley

Address: 5424 Shore Drive City: Saint Augustine State: FL Zip: 32086

E-Mail Address: jennaboyter@gmail.com

2. NAME OF PROPERTY OWNER: Jenna & Jarrod Boyter Contact Number: 9043477714

Business (if applicable): Ink & Barley

Address: 5424 Shore Drive City: Saint Augustine State: FL Zip: 32086

E-Mail Address: jennaboyter@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____

Block: _____

Subdivision: _____

Parcel Number: 118510-0000

4. PROJECT STREET ADDRESS: 203 West King Street

5. SPECIFIC PROPOSED USE: Tattoo studio & Craft Beer bar

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: A use by exception request to allow off-site parking at the Broudy's lot with signed permission from there, or a variance request to reduce or eliminate parking requirements.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

Broudy's lot is right across the street from our building and we have signed permission to use the lot during business hours.

Our building was built before the parking code existed, and was not built with that code in mind. Previous tenants have held their business there for years with no issue. One previous tenant held a yoga studio with 20-30 people per class while using the Broudy's lot as their main parking

Our current location at 35 San Marco Ave also does not have a dedicated parking lot and we have functioned for two years by using nearby public parking with no issues.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____
The property was built before the parking code existed so the disadvantage is it was not built with a parking lot in mind.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____
In order to open we need the approval of a variance or exception for parking.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: 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: Granting this variance will not be contrary to public interest, as many West King businesses use this parking lot and the owner of the lot intends for it to be used by West King businesses. We love the neighboring businesses in West King and feel that our business there can only positively contribute to the community.

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

02/03/2025

Date



Signature of Property Owner

02/03/2025

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.

[Jenna & Jarrod Boyter](#)

Print name of applicant

Handwritten signature of Jenna Boyter in black ink.

Signature of applicant

Handwritten signature of Jarrod Boyter in black ink.

[02/03/2025](#)

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.

203 West King Street

Project Address: _____

Jenna & Jarrod Boyter

Jenna Boyter

Jarrod Boyter

Applicant's Name: _____ Applicant's Signature: _____

Jenna & Jarrod Boyter

Jenna Boyter

Jarrod Boyter

Owner's Name: _____ Owner's Signature: _____

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1185100000
Location Address	3 ARENTA ST 199 W KING ST 201 W KING ST 203 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	W King from St Seb River to Palmer St (COM) (2287.03)
Tax Description*	2-74 RHODES SUB RESUB OF SEC A BLK A WILDWOOD PARK LOTS 1 & 2 OR5978/1842 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Rhodes Subdivision Of Section A Of Block
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N



Owner Information

Owner Name	Boyter Properties LLC 100%
Mailing Address	5424 SHORE DR SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2025
Building Value	\$502,299
Extra Features Value	\$3,550
Total Land Value	\$225,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$730,849
Total Deferred	\$0
Assessed Value	\$730,849
Total Exemptions	\$0
Taxable Value	\$730,849

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	\$367,377	\$3,796	\$187,500	\$0	\$0	\$558,673	\$524,007	\$34,666	\$524,007
2023	\$374,505	\$4,043	\$150,000	\$0	\$0	\$528,548	\$476,370	\$52,178	\$476,370
2022	\$318,017	\$2,547	\$112,500	\$0	\$0	\$433,064	\$433,064	\$0	\$433,064
2021	\$309,156	\$2,689	\$112,500	\$0	\$0	\$424,345	\$424,345	\$0	\$424,345
2020	\$315,804	\$2,863	\$112,500	\$0	\$0	\$431,167	\$401,853	\$29,314	\$401,853
2019	\$287,561	\$2,760	\$75,000	\$0	\$0	\$365,321	\$365,321	\$0	\$365,321
2018	\$290,862	\$2,760	\$75,000	\$0	\$0	\$368,622	\$368,622	\$0	\$368,622
2017	\$297,576	\$2,760	\$75,000	\$0	\$0	\$375,336	\$375,336	\$0	\$375,336
2016	\$300,882	\$2,760	\$75,000	\$0	\$0	\$386,900	\$386,900	\$0	\$386,900
2015	\$304,188	\$2,760	\$75,000	\$0	\$0	\$386,900	\$386,900	\$0	\$386,900
2014	\$98,483	\$3,514	\$39,934	\$0	\$0	\$141,931	\$141,931	\$25,000	\$116,931

Building Information

Building	1
Building Value	\$413,269
Year Built	1935
Actual Area	4745
Conditioned Area	3741
Use	Stores (City/Historical)
Style	04
Exterior Wall	Concrete Stucco, Jumbo Brick

Roof Cover	Roll Composite
Roof Structure	Rigid Frame
Interior Flooring	Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

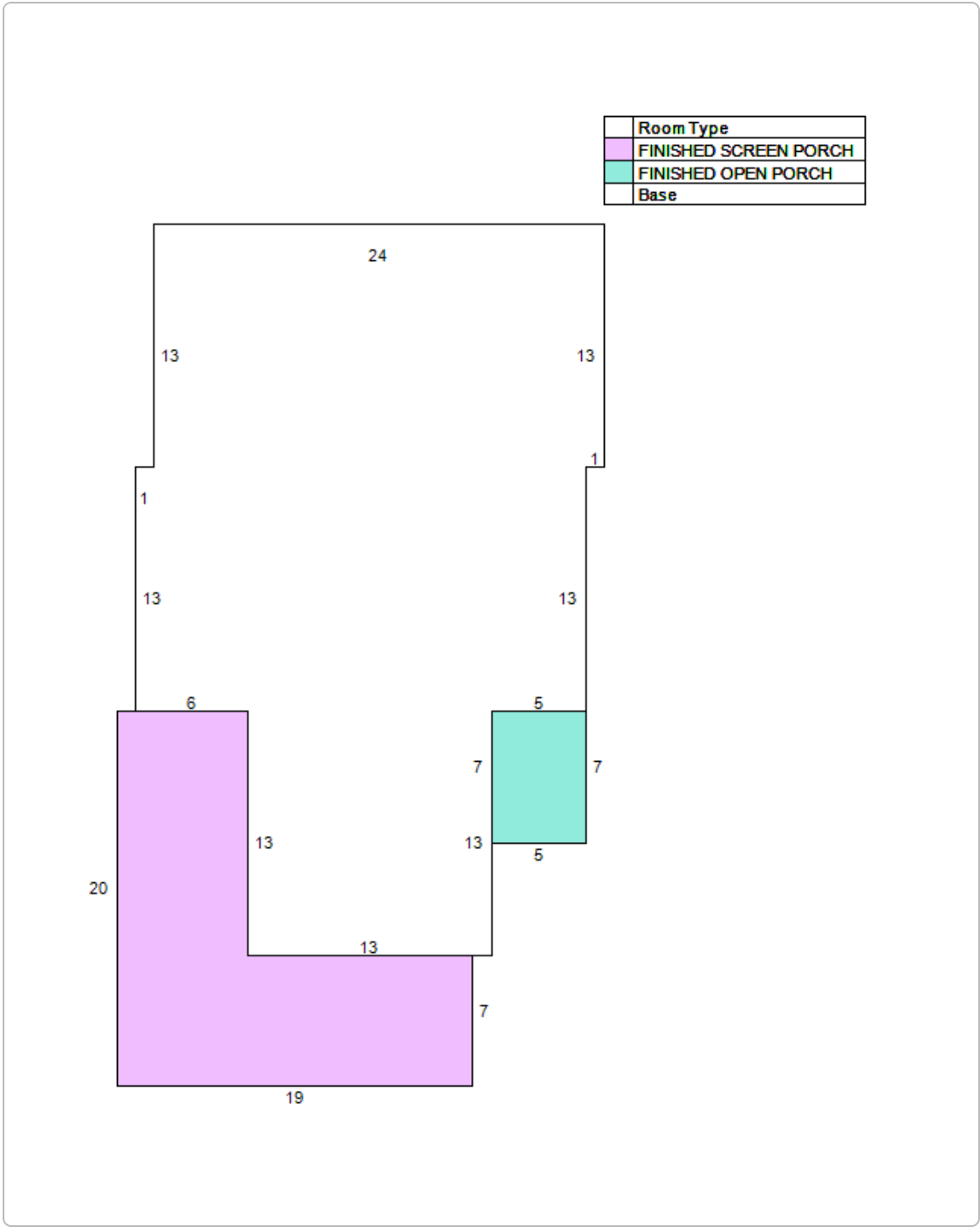
Description	Square Footage
BASE AREA	3741
FINISHED STORAGE/UTILITY	180
UNFINISHED CANOPY	84
UNFINISHED MEZZANINE	740
Total SqFt	4745

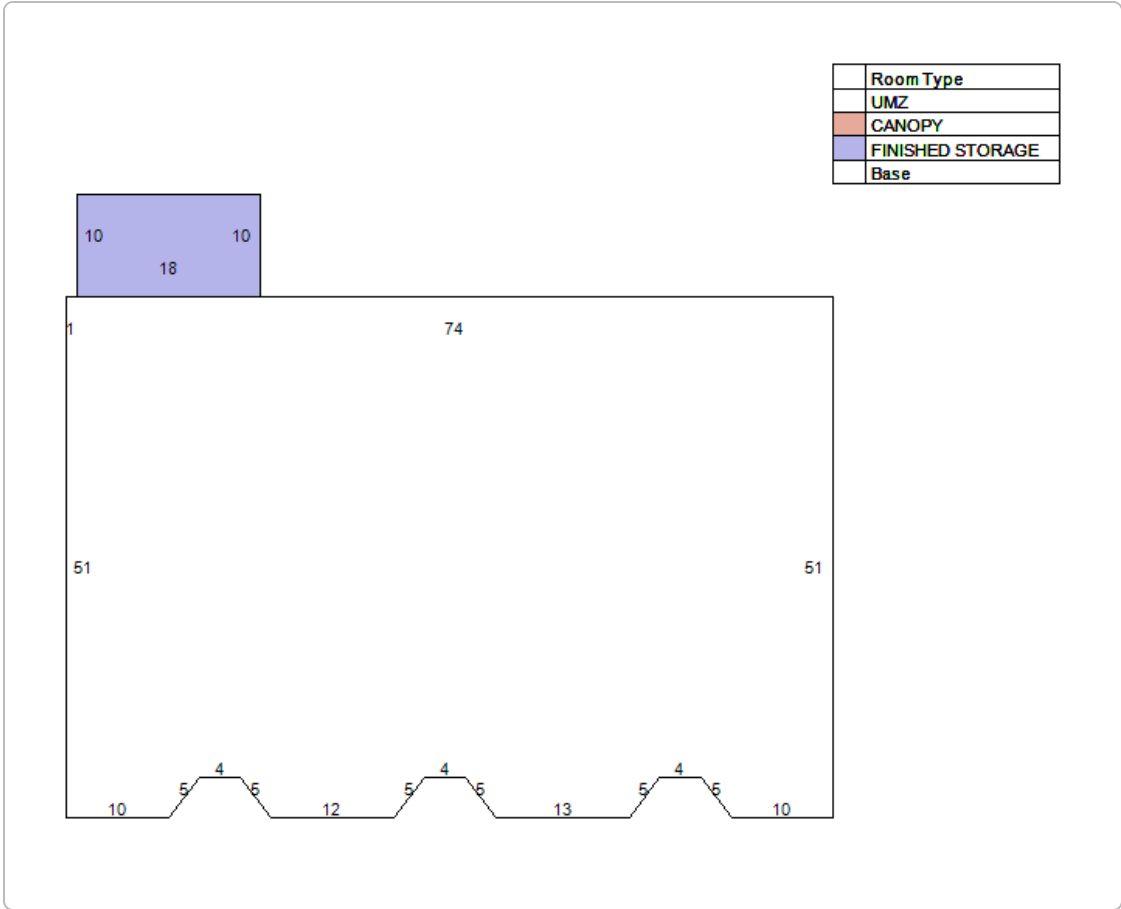
Building	2
Building Value	\$89,030
Year Built	1900
Actual Area	1052
Conditioned Area	793
Use	Single Family Residence
Style	01
Exterior Wall	Wood

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	793
FINISHED OPEN PORCH	35
FINISHED SCREEN PORCH	224
Total SqFt	1052

Sketch Information





Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		1716
Masonry Wall (Mix)		842
Wood Fence - 6' and Above (COM)		115
Metal Fence - 6' (COM)		141
Steel Door (COM)		736

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	125	125	7500	SF	\$225,000

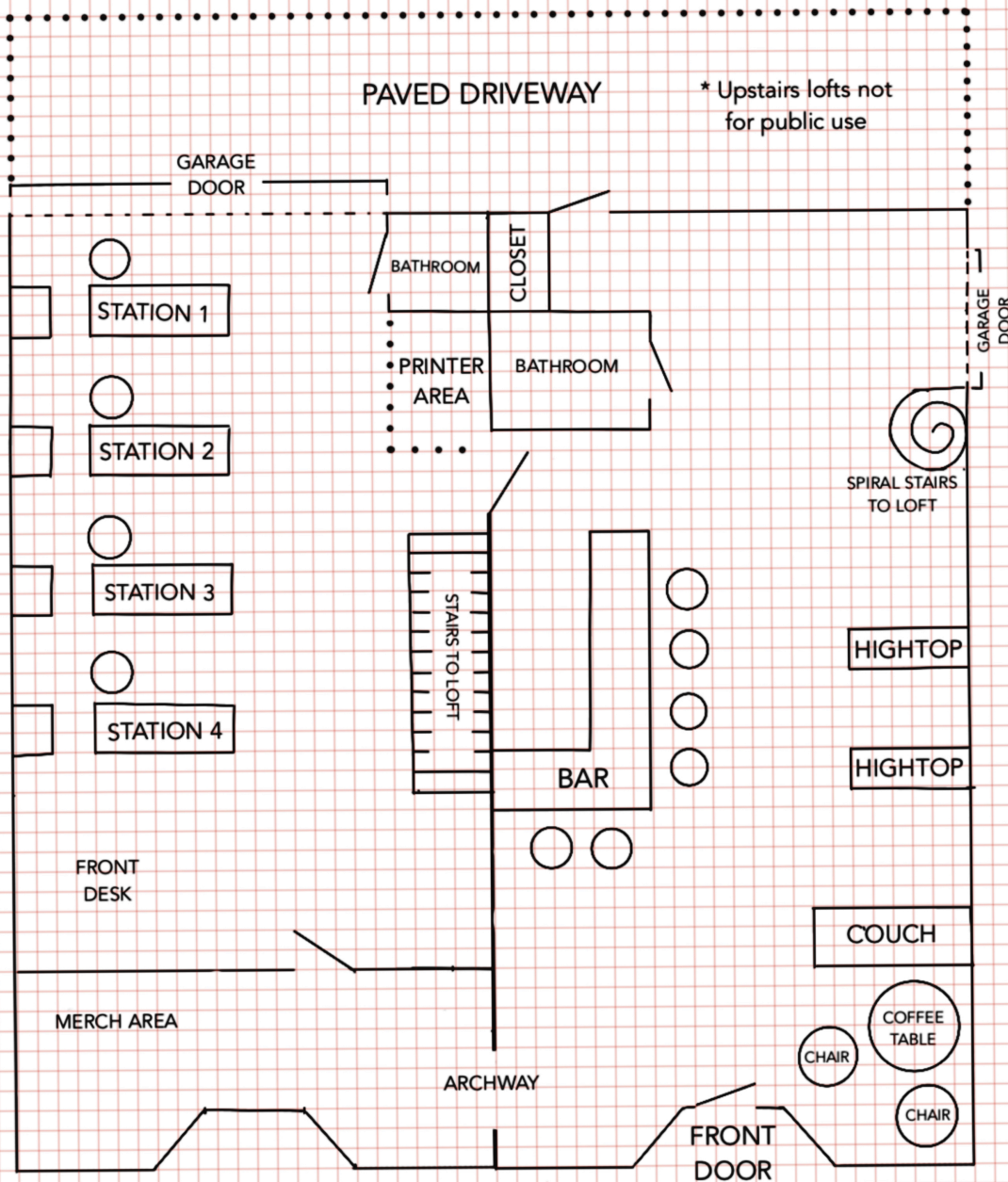
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/3/2024	6/28/2024	\$1,330,000.00	WARRANTY DEED	5978	1842	Q	I	ZEDICK THOMAS	BOYTER PROPERTIES LLC
9/26/2014	9/18/2014	\$480,000.00	WARRANTY DEED	3934	829	Q	I	SCHMIDT DENNIS,SHARON	ZEDICK THOMAS
	2/15/1996	\$85,000.00	WARRANTY DEED	1155	1207	Q	I	WILSON GREG A,HARRIET A	SCHMIDT DENNIS,SHARON
	1/21/1993	\$165,000.00	WARRANTY DEED	988	487	Q	I	GLOBE & ANCHOR BOOK CO	WILSON GREG A,HARRIET A

No data available for the following modules: Exemption Information.

Attachment 4: Proposed Floor Plan

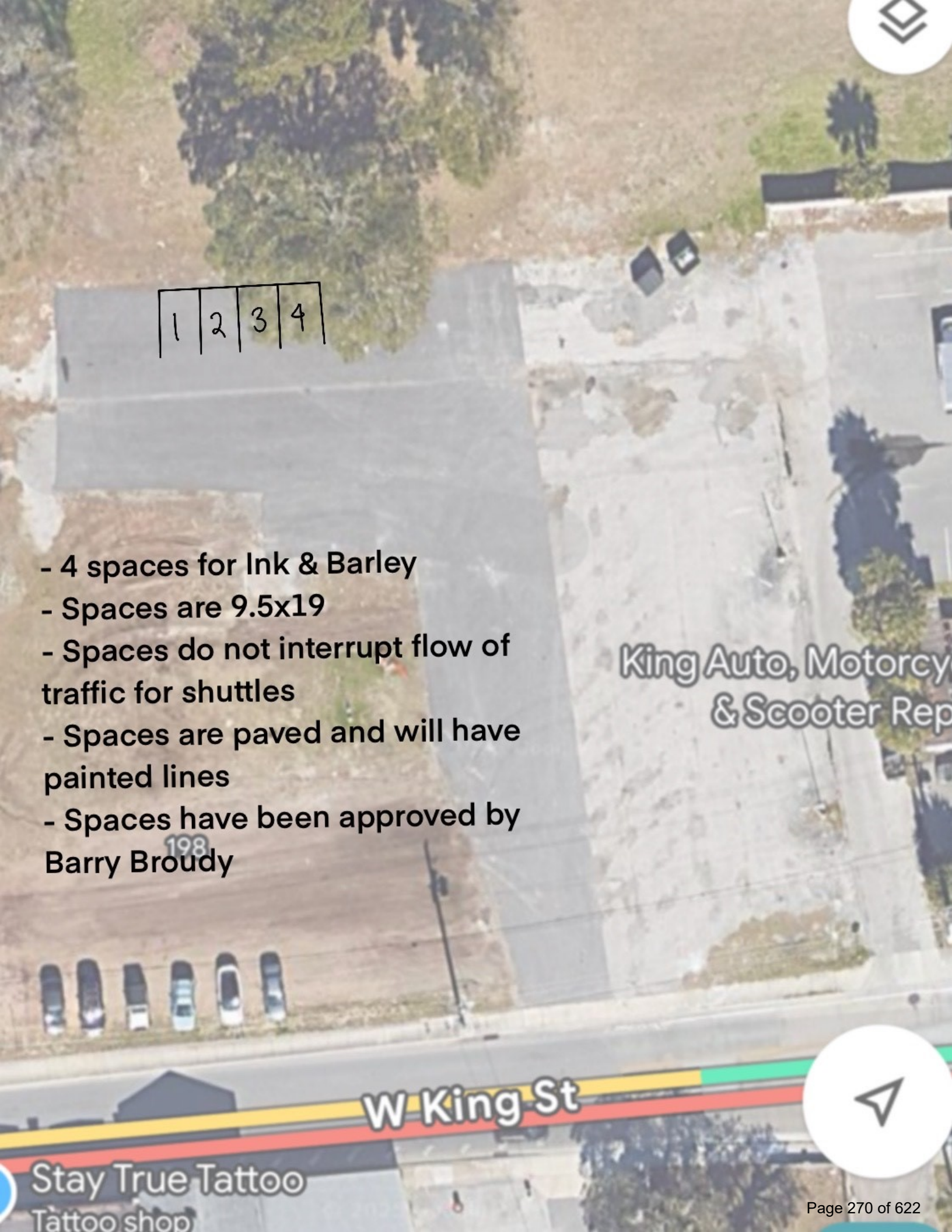
INK & BARLEY



201 & 203
WEST KING STREET

Broudy's Parking Lot

Attachment 5: Proposed Parking Plan



1	2	3	4
---	---	---	---

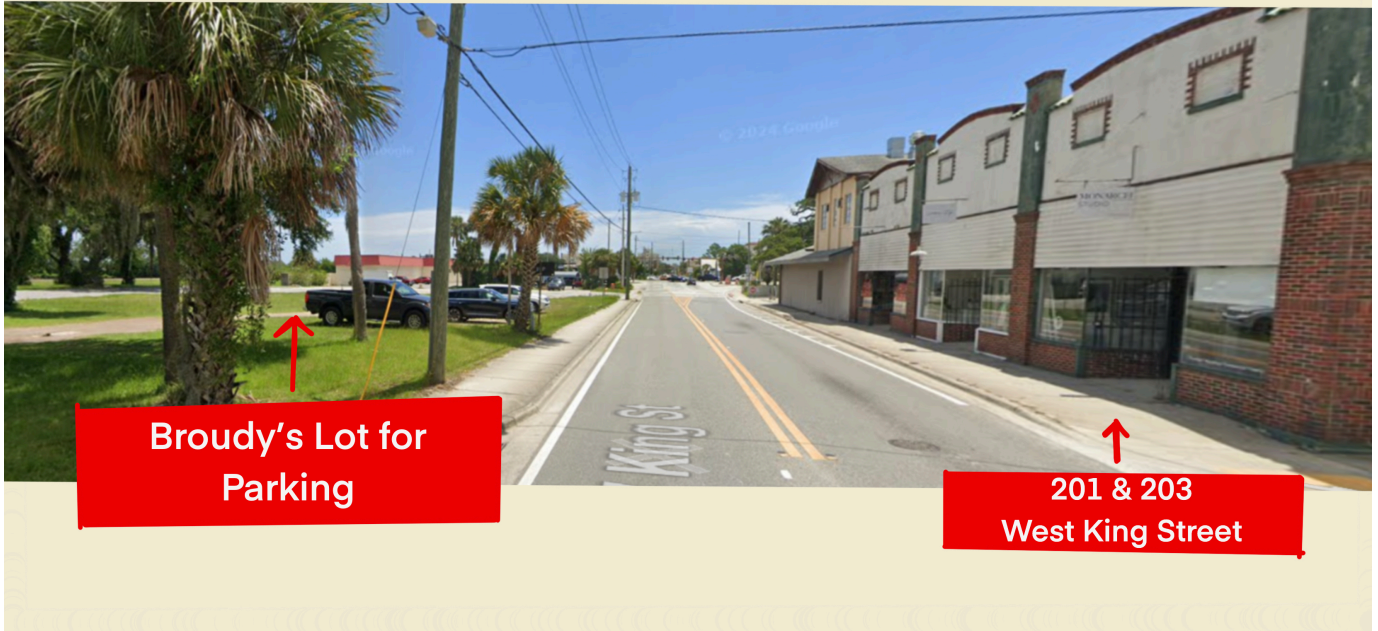
- 4 spaces for Ink & Barley
- Spaces are 9.5x19
- Spaces do not interrupt flow of traffic for shuttles
- Spaces are paved and will have painted lines
- Spaces have been approved by Barry Broudy

King Auto, Motorcycles
& Scooter Rep

W King St

Stay True Tattoo
Tattoo shop

Street View



Above View



Attachment 6: Lease Agreement

To: Whom it may Concern - St Augustine Parking

Re: Parking spaces allocated to Ink & Barley located at 203 West King Street

Broudy's Fine Wine & Spirits, located at 35 N Ponce De Leon Blvd, has agreed to allow Ink & Barley's guests and clients the use of their lot for parking during business operating hours. Please let this signed letter serve as documentation of said agreement between both parties.

Jarrod Boylan
Ink & Barley - Name Printed

1-31-25
Date

[Signature]
Ink & Barley - Signature

1-31-25
Date

Timothy Zemes
Broudy's Fine Wine & Spirits - Name Printed

1/31/2025
Date

[Signature]
Broudy's Fine Wine & Spirits - Signature

1/31/2025
Date



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	8.d.	PZB2025-0014
Request	Address	Parcel ID
Use by Exception	222 W King Street	111330-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant: Ryan Kunsch
c/o Alfred's

Owner: Ryan Kunsch
c/o Alfred's / Kunsch Properties LLC

Property Class:
(St. Johns County Property Appraiser) 1200 – Mixed Use (Store/Office/Residential Combo)

Future Land Use Designation: Commercial Medium Intensity

Zoning Designation: Commercial Medium-Two: CM-2 [\[LINK FOR DISTRICT REGULATIONS\]](#)

Acreage: 0.4

Neighborhood: Ravenswood

Archaeological Zone: N/A

Request Summary

This application is a use by exception request for twenty (20) off-site automobile parking spaces within four hundred (400) feet at 198 W King Street for a restaurant use at 222 W King Street.

The City of St. Augustine requires one (1) parking space for every four patrons (fixed seating) and one (1) parking space for every two hundred (200) square feet of nonpatron area. [[LINK TO SEC. 28-373](#)]

An approval of this use by exception request would allow staff to review building permit applications for the proposed restaurant at 222 W King Street.

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This request is consistent with the City's land use plan, and policy, to prioritize infill, redevelopment and mixed-use development due to its location and Commercial Medium Intensity land use designation.
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.	This request is consistent with the City's policy to give priority to adaptive reuse of historic structures as the provision of off-site parking eliminates the need to generate space for on-site automobile parking.
Policy 6.2.1 The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.	This request is consistent with the City's policy to maintain compatibility of adjacent future land use categories.
Policy 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented	Commercial Medium Intensity is the current land use designation at 222 W King Street.

automotive uses, tourist accommodations, attractions and supporting facilities. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family units to a maximum of 16 units per acre. • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	This request is consistent with the City’s policy to protect the small town mixed use urban context by renovating the existing structure as opposed to demolishing and building new.
Goal 9 Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.	This request is consistent with the City’s policy to promote economic development in effort to provide a variety of employment opportunities.

Historic Preservation Element [LINK TO DOCUMENT]	
Objective 3.6 Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building’s historic integrity and the character of the surrounding context.	This request is consistent with the City’s policy to encourage adaptive reuse of properties through zoning opportunities, such as flexible options for the provision of automobile parking.
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Objective 1.6 The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled. A) Establish locations for compact mixed-use development. B) Increase opportunities for job creation proximate to higher density residential. C) Facilitate future opportunities for transit-oriented developments. D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #2011-02)	This request is consistent with the City’s policy to increase opportunities for job creation proximate to higher density residential.
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

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
(27)	Restaurant	75 patron area (nonfixed seating)	or 4 patrons (fixed seating)		and 1 per 200 sq. ft. nonpatron area

Sec. 28-29. – Zoning exceptions, variances and appeals. [\[LINK TO SECTION\]](#)

(a) *Zoning exceptions:*

- (1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see [section 28-2](#), Exception).
- (2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
- (3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b), and any party shall be heard in person or by agent or attorney.

- (4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the use by exception request for twenty (20) off-site parking spaces within four hundred (400) feet at 198 King Street to allow the owner to apply for, and staff to review, building permits for a proposed restaurant at 222 W King Street / PID 111330-0000.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Parking Plan
5. Lease Agreement
6. Survey of 198 W King Street

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 herein.

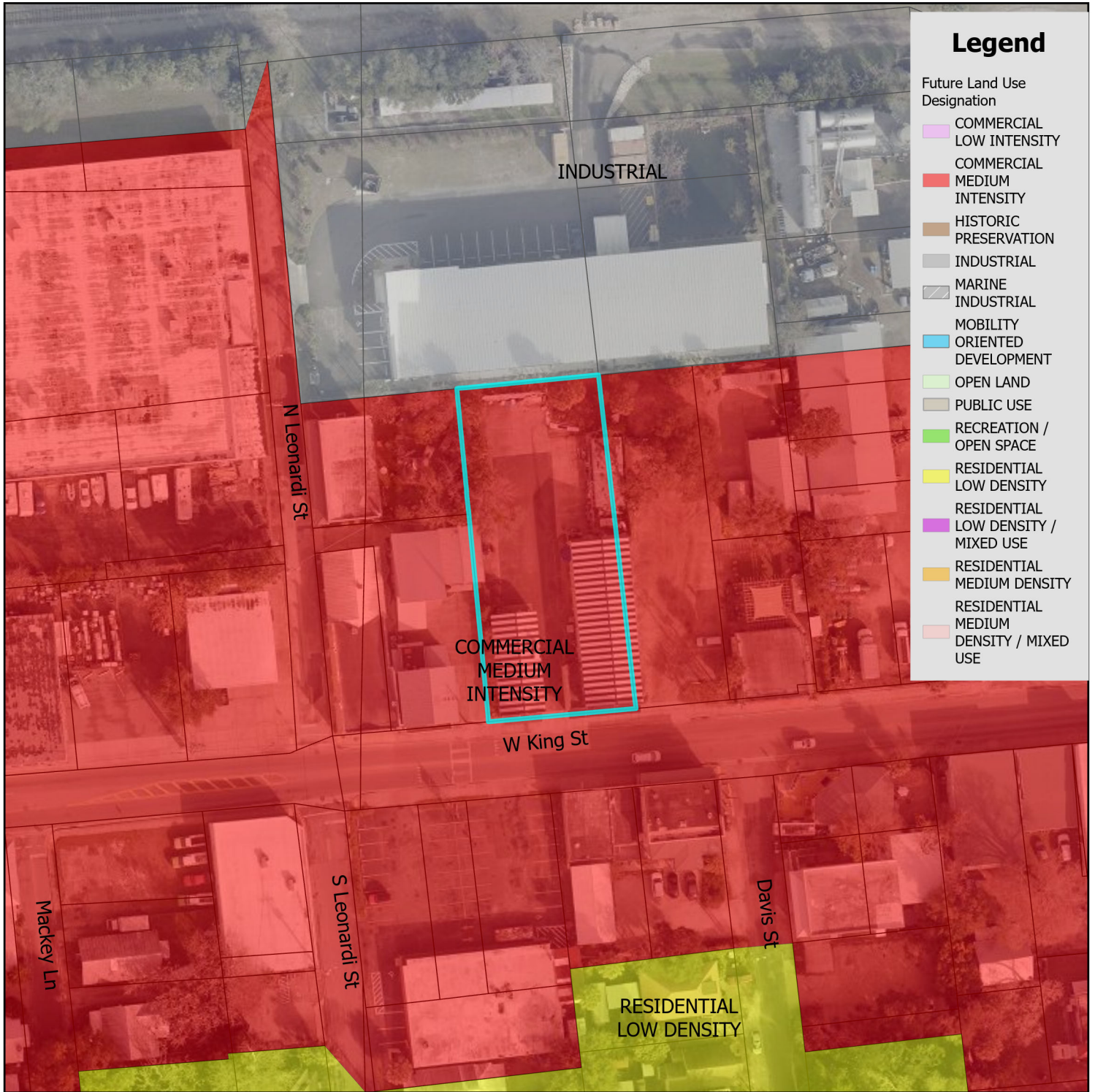
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

Future Land Use Designation

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- MOBILITY ORIENTED DEVELOPMENT
- OPEN LAND
- PUBLIC USE
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM DENSITY / MIXED USE



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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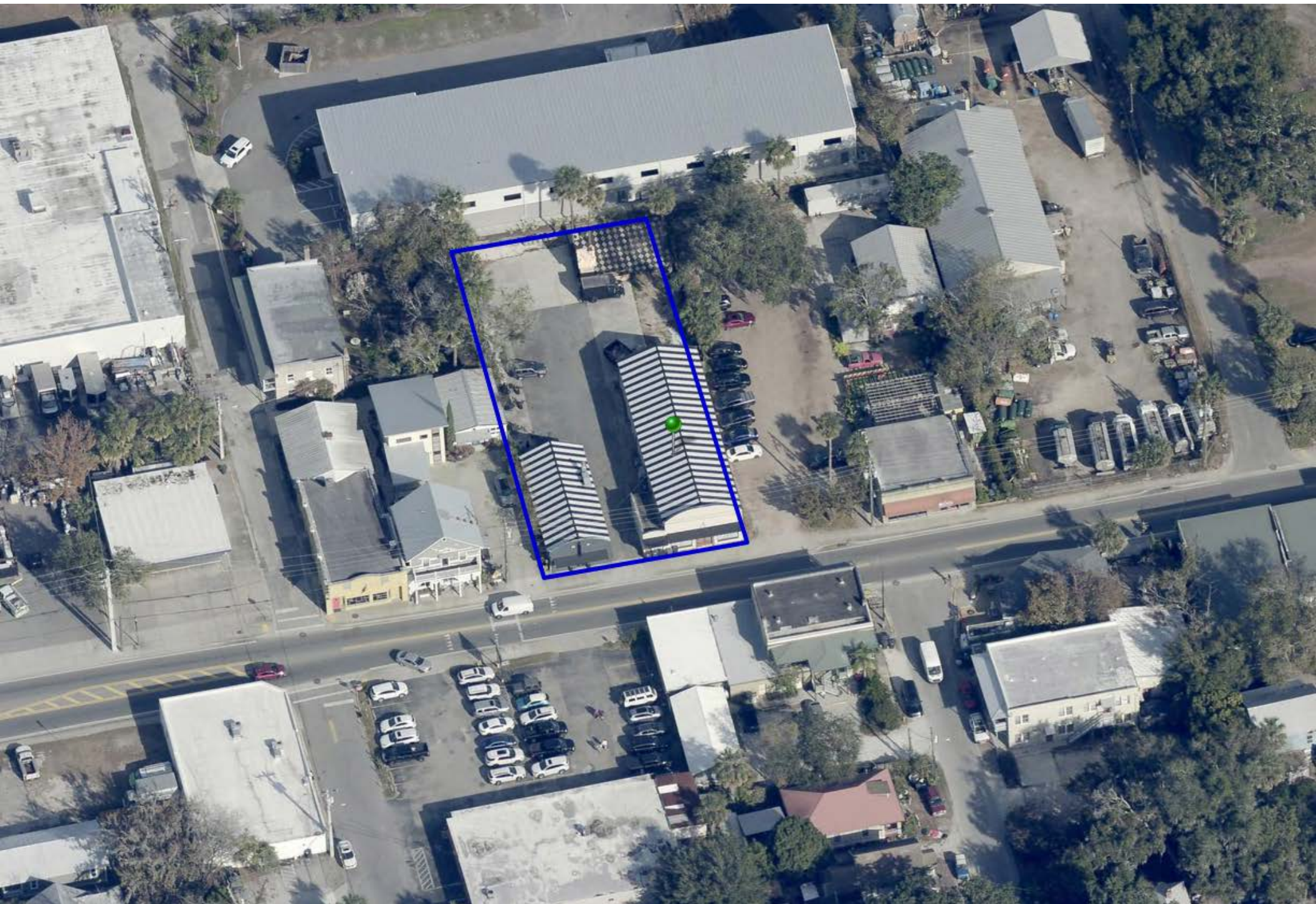
2025

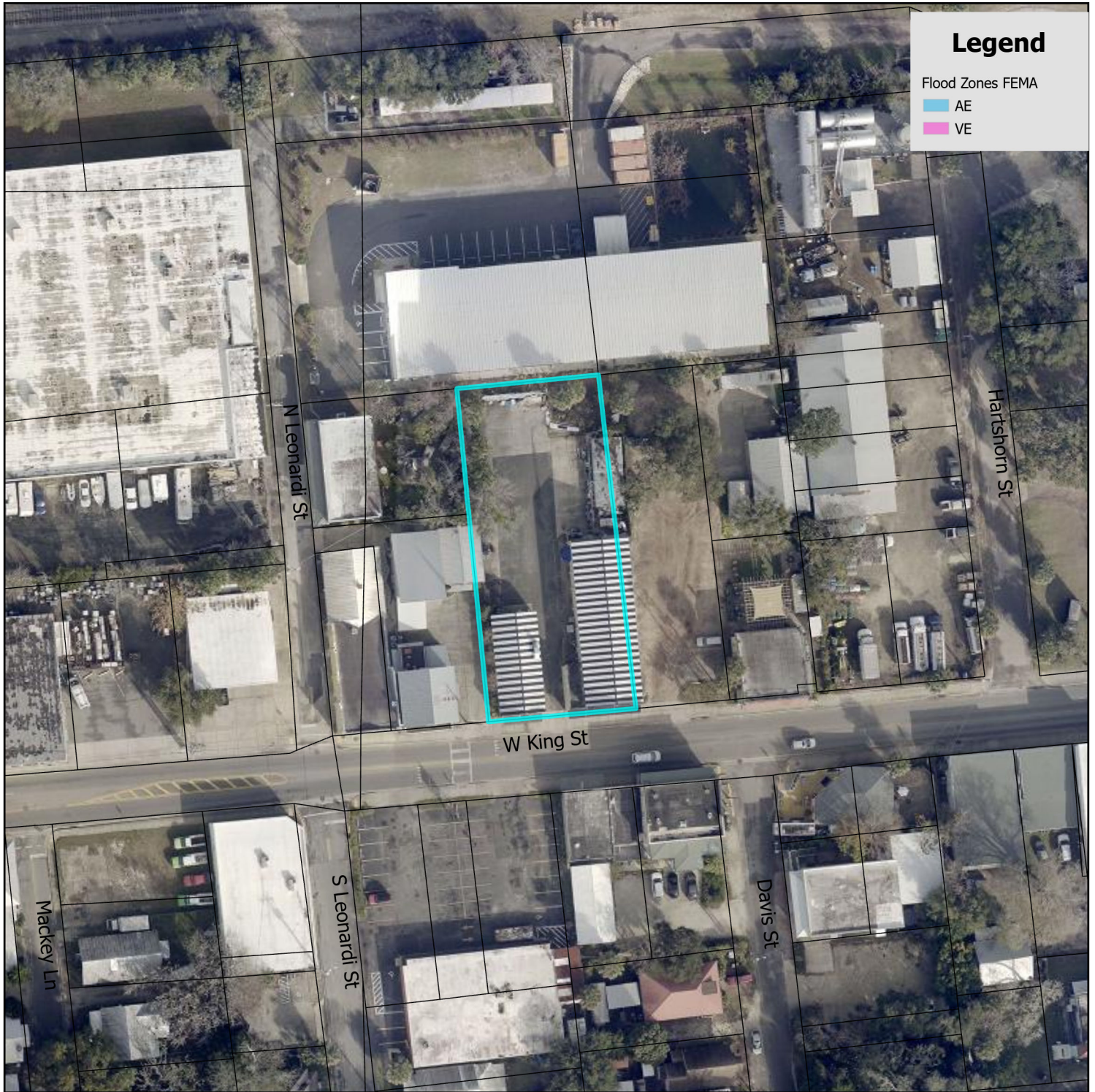


0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





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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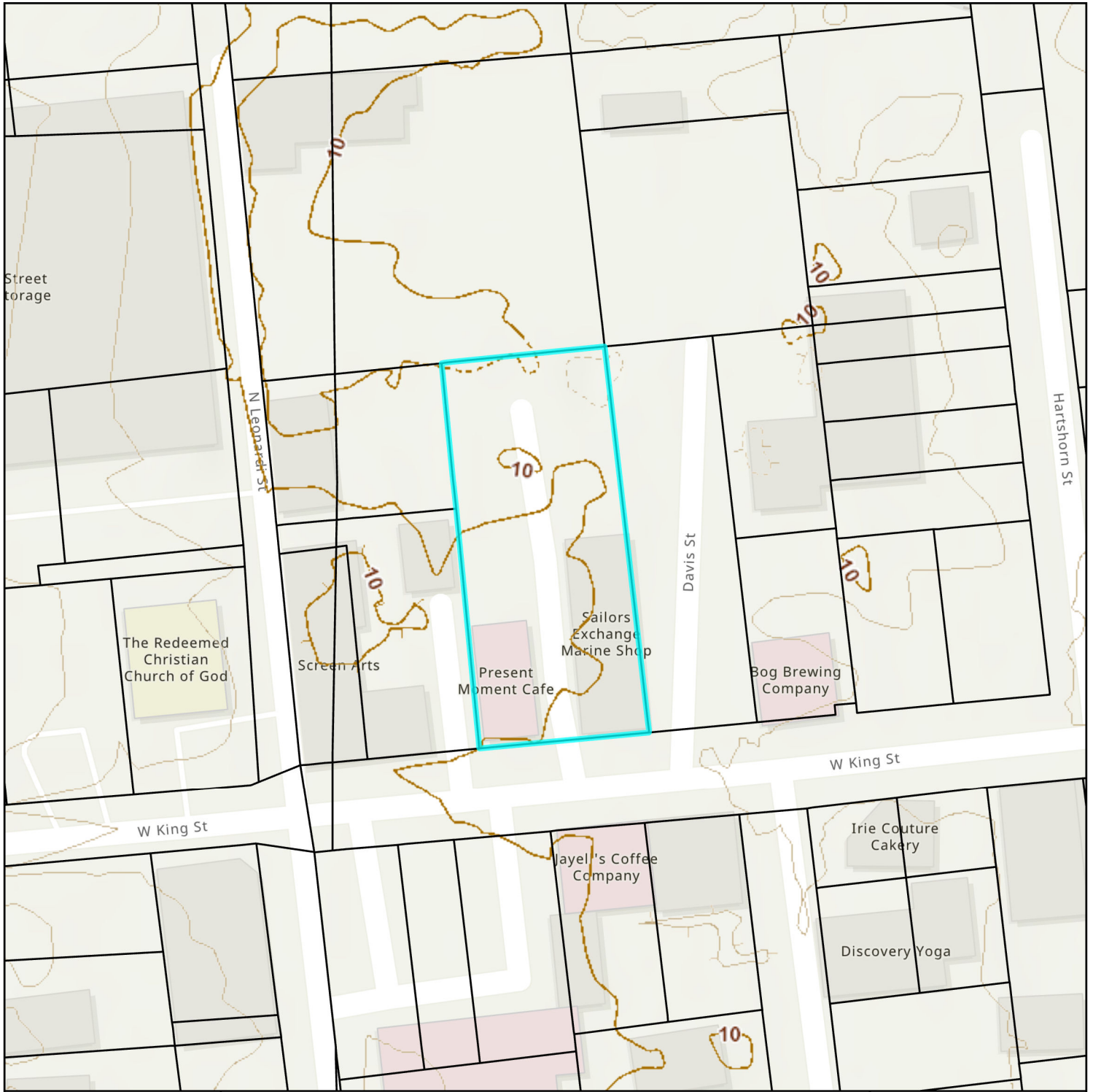
2025



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

DISCLAIMER
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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

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: RYAN KUNSCH Contact Number: 904-547-1869

Business (if applicable): ALFRED'S

Address: 7 NESMITH AVE. City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: WESTKINGISATHING@GMAIL.COM

2. NAME OF PROPERTY OWNER: RYAN KUNSCH Contact Number: 904-547-1869

Business (if applicable): ALFRED'S

Address: 222 W. KING STREET City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: WESTKINGISATHING@GMAIL.COM

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 2 Block: 1

Subdivision: _____ Parcel Number: 1113300000

4. PROJECT STREET ADDRESS: 222 W. KING STREET

5. SPECIFIC PROPOSED USE: RESTAURANT

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: 35 off-street parking spaces within 400 feet of the bu

8. JUSTIFICATION FOR ACTION REQUESTED: See attached

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 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.

	2.3.2025
Signature of Applicant	Date
	2.3.2025
Signature of Property Owner	Date



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

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

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

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

Ryan Kunsch

Print name of applicant

A handwritten signature in black ink, appearing to read "Ryan Kunsch", written over a horizontal line.

Signature of applicant

2.3.2025

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: 222 W. King Street, St. Augustine, FL 32084

Applicant's Name: Ryan Kunsch Applicant's Signature: 

Owner's Name: Ryan Kunsch Owner's Signature: 

Justification for Action Requested

Under the city's current circa-1988 parking code, my intended (and allowable under its CM-2 zoning) use of the property at 222 W. King Street as a restaurant will require 35 parking spaces. Because of the unique nature of the business corridor, as well as existing structures, parking locations, and previous removal of on-street parking along West King Street, it is often necessary to find off-site parking as close as possible to a business location to facilitate redevelopment.

The City of St. Augustine's West City Community Redevelopment Area Community Redevelopment Plan 2024 specifically cites "a predominance of inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities...faulty lot layout" as "conditions observed" justifying the Finding of Necessity supporting the creation of the West City Community Redevelopment Area.

In order to meet the requirements of the existing parking code and pursue the redevelopment of my property, I have arranged to lease 35 parking spaces within 400 feet of my business location. All will be of the required dimensions as described in City codes, including drive aisles, and will be marked with signage.

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1113300000
Location Address	222 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	W King from St Seb River to Palmer St (COM) (2287.03)
Tax Description*	DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Dancy Tract Resubdivision of Block 1
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.400
Homestead	N



Owner Information

Owner Name	Kunsch Properties LLC 100%
Mailing Address	7 NESMITH AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	\$458,961
Extra Features Value	\$16,418
Total Land Value	\$352,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$827,379
Total Deferred	\$0
Assessed Value	\$827,379
Total Exemptions	\$0
Taxable Value	\$827,379

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	\$451,907	\$17,573	\$352,000	\$0	\$0	\$821,480	\$821,480	\$0	\$821,480
2023	\$280,018	\$13,517	\$264,000	\$0	\$0	\$557,535	\$403,017	\$154,518	\$403,017
2022	\$219,266	\$8,580	\$176,000	\$0	\$0	\$403,846	\$366,379	\$37,467	\$366,379
2021	\$213,375	\$4,947	\$176,000	\$0	\$0	\$394,322	\$333,072	\$61,250	\$333,072
2020	\$223,731	\$5,851	\$176,000	\$0	\$0	\$405,582	\$302,793	\$102,789	\$302,793
2019	\$188,536	\$5,851	\$140,800	\$0	\$0	\$335,187	\$275,266	\$59,921	\$275,266
2018	\$160,854	\$5,851	\$140,800	\$0	\$0	\$307,505	\$250,242	\$57,263	\$250,242
2017	\$149,357	\$2,096	\$140,800	\$0	\$0	\$292,253	\$227,493	\$64,760	\$227,493
2016	\$149,357	\$2,201	\$140,800	\$0	\$0	\$292,358	\$206,812	\$85,546	\$206,812
2015	\$149,357	\$2,306	\$140,800	\$0	\$0	\$292,463	\$188,011	\$104,452	\$188,011
2014	\$93,708	\$2,411	\$74,800	\$0	\$0	\$170,919	\$170,919	\$0	\$170,919

Building Information

Building	1
Building Value	\$318,889
Year Built	1952
Actual Area	3770
Conditioned Area	3570
Use	Stores (City/Historical)
Style	04
Exterior Wall	Concrete Block, Concrete Stucco

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

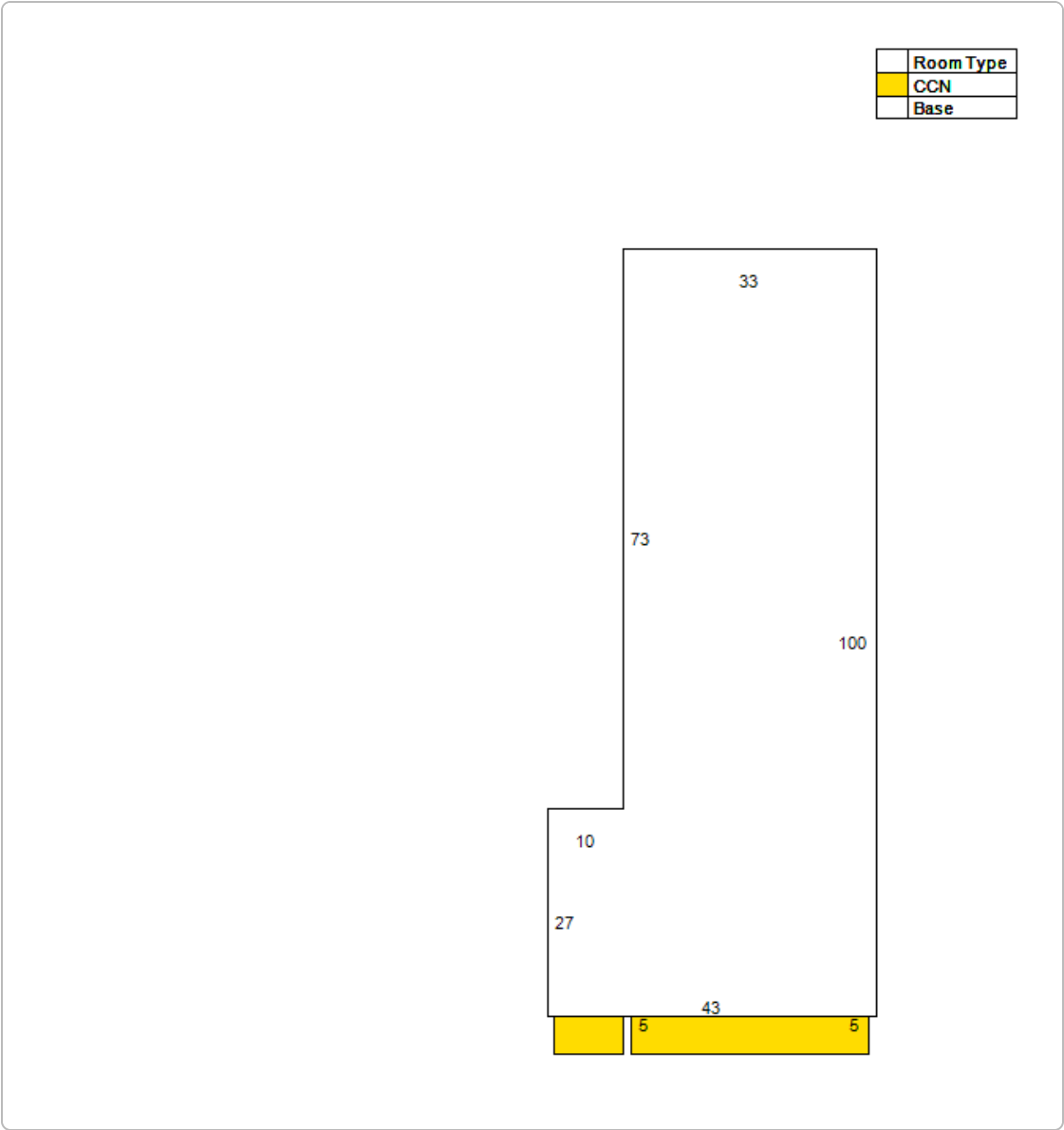
Description	Square Footage
BASE AREA	3570
FINISHED CANOPY	155
FINISHED CANOPY	45
Total SqFt	3770

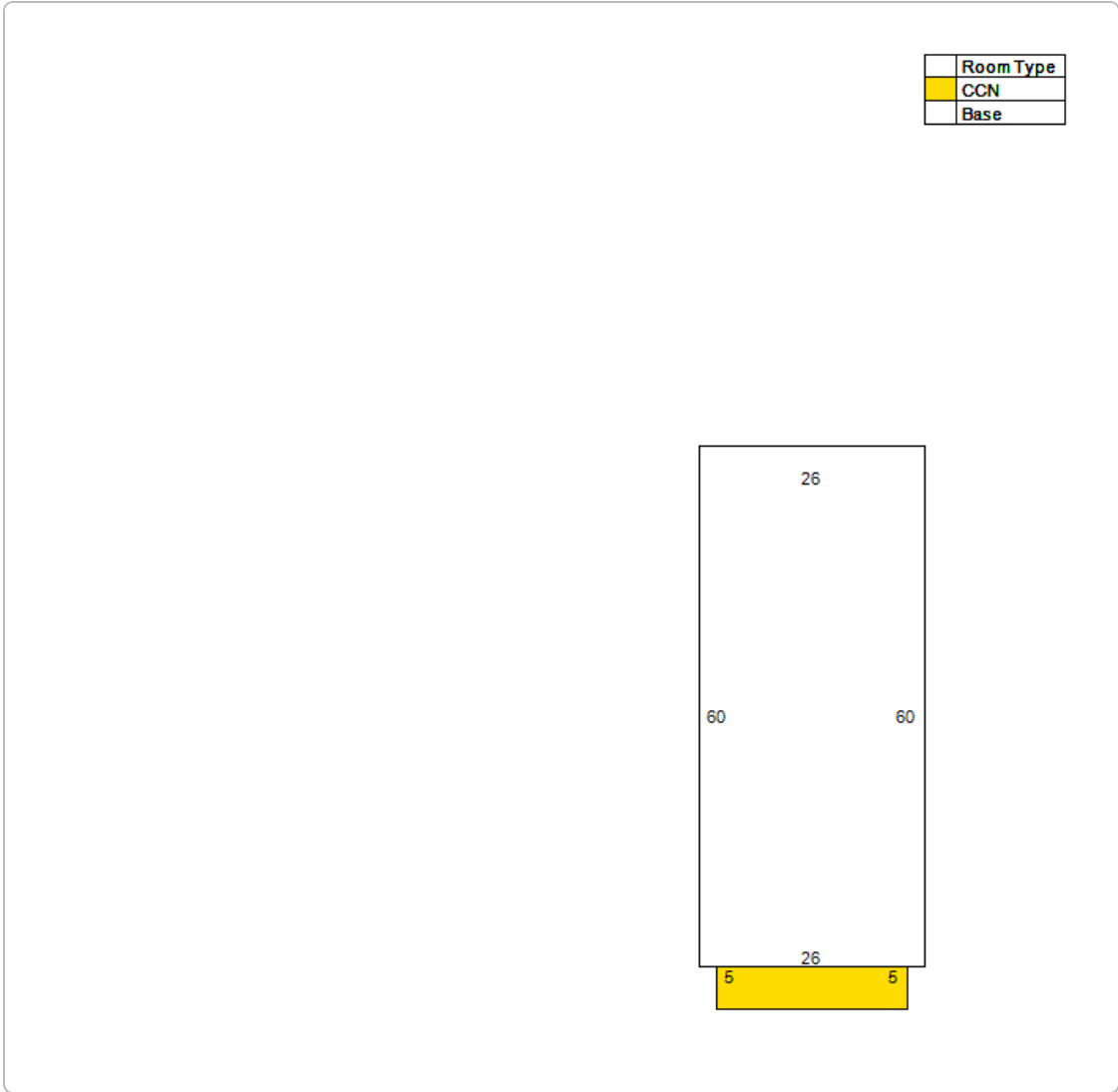
Building	2
Building Value	\$140,072
Year Built	1952
Actual Area	1670
Conditioned Area	1560
Use	Small Local Restaurants
Style	04
Exterior Wall	Concrete Block, Concrete Stucco

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1560
FINISHED CANOPY	110
Total SqFt	1670

Sketch Information





Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		338
Canopy (Mix)		739
Asphalt Paving (COM)		5421
Concrete Paving - Under 8" (COM)		7466
Sprinkler Wet (COM)		2454

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	88	200	17600	SF	\$352,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/3/2023	3/31/2023	\$100.00	CORRECTIVE DEED	5733	686	U	I	WEST KING STREET PROPERTIES INC	KUNSCH PROPERTIES LLC
3/28/2023	3/23/2023	\$1,650,000.00	WARRANTY DEED	5730	122	U	I	WEST KING STREET PROPERTIES INC	KUNSCH PROPERTIES LLC
	1/1/2008	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	SAILOR'S EXCHANGE INC	WEST KING STREET PROPERTIES INC
	6/10/1998	\$175,000.00	WARRANTY DEED	1325	993	Q	I	COLEE JERRY STUART	SAILOR'S EXCHANGE INC
	9/11/1997	\$100.00	WARRANTY DEED	1267	489	U	I	COLEE DOROTHY D EST-COLEE JAMES R(1/2 INT)	COLEE JERRY STUART
	2/28/1997	\$0.00	LETTERS OF ADMN	1226	1896	U	I	COLEE DOROTHY D (DECEASED 12/29/96)	COLEE DOROTHY D ESTATE
	12/12/1988	\$0.00	WILL	1226	1894	U	I	COLEE DOROTHY D	COLEE DOROTHY D

No data available for the following modules: Exemption Information.

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

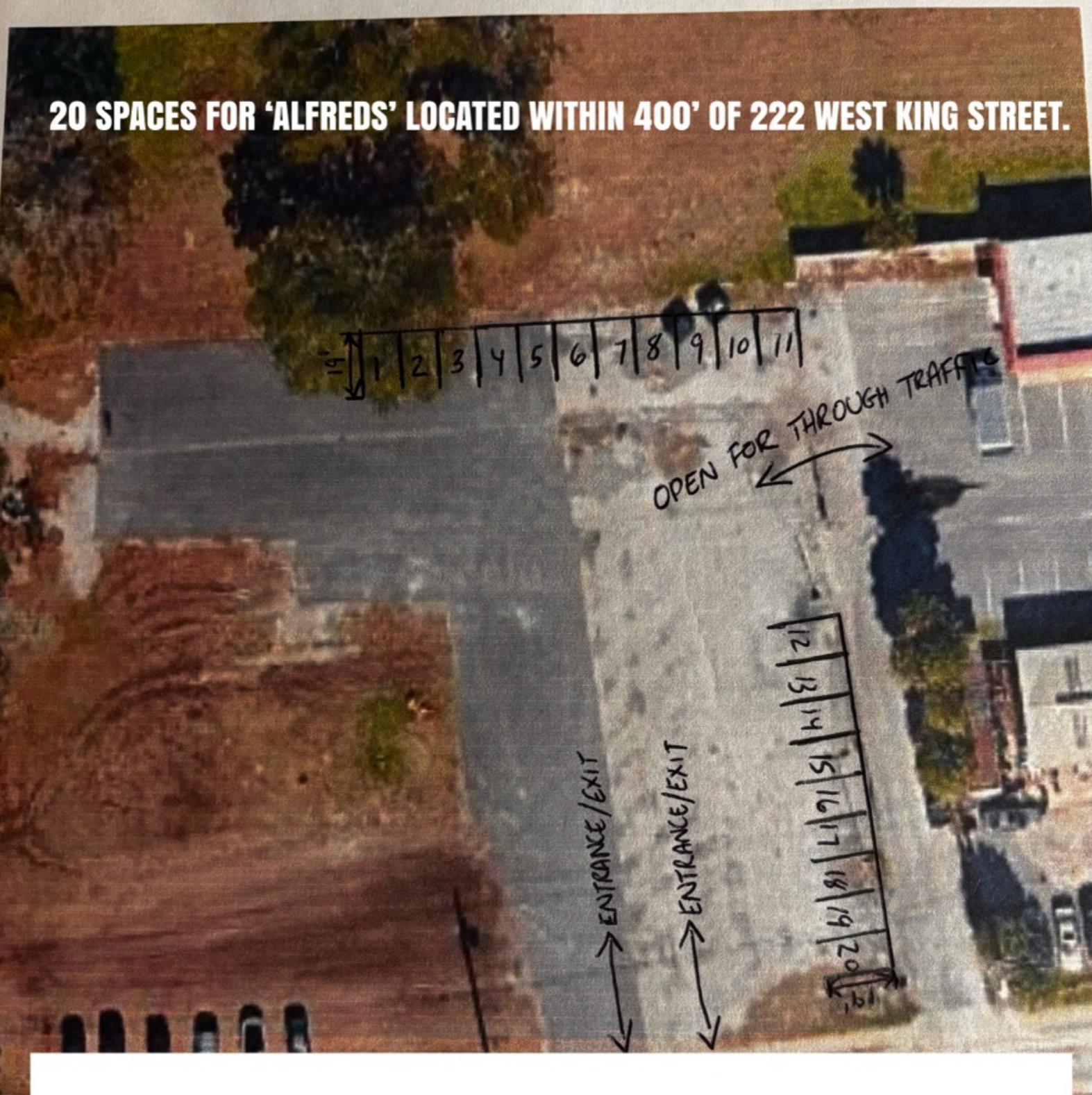
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Attachment 4: Proposed Parking Plan

20 SPACES FOR 'ALFREDS' LOCATED WITHIN 400' OF 222 WEST KING STREET.



- ALL SPACES ARE 9.5'X19'.
- ALL SPACES WILL BE CLEARLY MARKED WITH PAVEMENT APPROVED PAINT.
- ALL DRIVE AISLES WILL BE AT LEAST 24' WIDE.
- THE 20 SPACES WILL BE MAINTAINED BY MYSELF AND OR ALFREDS EMPLOYEES.

Attachment 5: Lease Agreement

COMMERCIAL LEASE AGREEMENT FOR PARKING SPACES

THIS COMMERCIAL LEASE AGREEMENT FOR PARKING SPACES (the "Lease") is made and entered into as of this _____ day of February, 2025 (the "Effective Date"), by and between BROUDY BROS., LTD., a Florida limited partnership ("Landlord"), and Kunsch Properties LLC, a Florida limited liability company ("Tenant").

WITNESSETH:

WHEREAS, Landlord is the owner of certain real property located in St. Johns County, Florida, including a parking area (the "Parking Area") as depicted in the survey attached hereto as Exhibit "A";

WHEREAS, Tenant desires to lease from Landlord thirty-five (35) parking spaces within the Parking Area (the "Parking Spaces") for use by the business to be operated at 222 W King St, St. Augustine, FL 32084 (the "Business Premises") by the entity that will operate the business, which entity will be formed and will be designated as the "Operating LLC," once it commences operations;

WHEREAS, Tenant intends to operate a business at the Business Premises through a limited liability company that has not yet been formed (the "Operating LLC"), and Tenant intends to assign this Lease to the Operating LLC once it is formed and commences operations; and

WHEREAS, Landlord is willing to lease the Parking Spaces to Tenant under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Lease of Parking Spaces. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Parking Spaces, as designated in Exhibit "A," for the purpose of providing parking for customers and employees of the Business Premises.

2. Term. The term of this Lease shall commence on the Effective Date and shall continue for a period of one hundred twenty (120) months (the "Term"), unless sooner terminated as provided herein.

3. Rent. Tenant shall pay to Landlord monthly rent in the amount of **One Thousand Four Hundred and 00/100 Dollars (\$1,400.00)** (the "Rent"), payable in advance on the first (1st) of each month. Rent shall be paid without demand or offset to Landlord at the following address: 35 North Ponce de Leon Boulevard, Saint Augustine, Florida 32084, or such other address as Landlord may designate in writing. Rent is subject to applicable Florida sales tax.

4. Use of Parking Spaces. Tenant shall use the Parking Spaces solely for the purpose of providing parking for customers and employees of the Business Premises. Tenant shall not use the Parking Spaces for any other purpose without the prior written consent of Landlord.

5. Assignment and Subleasing. Tenant shall have the right to assign this Lease to the entity that will operate the business at the Business Premises, which entity will be formed and will be designated as the "Operating LLC," upon its formation and commencement of business operations at the Business Premises. Written notice of such assignment, including the legal name of the Operating LLC, shall be provided to Landlord at least ten (10) days prior to the effective date of the assignment. The assignment shall be effective upon the formation of the Operating LLC and its written acceptance of the terms of this Lease. Except for the permitted assignment to the Operating LLC, Tenant shall not assign this Lease or sublease the Parking Spaces without the prior written consent of Landlord, which consent may be withheld in Landlord's sole discretion.

6. Maintenance. Landlord shall be responsible for maintaining the Parking Area in good repair and condition, including but not limited to, pavement maintenance and lighting.

7. Insurance. Tenant shall maintain commercial general liability insurance covering the use of the Parking Spaces with limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence and Two Million Dollars and 00/100 (\$2,000,000.00) in the aggregate. Landlord shall be named as an additional insured on such policy. Tenant shall provide Landlord with a certificate of insurance evidencing such coverage, including the additional insured endorsement, prior to the commencement of the Lease term and annually thereafter. The certificate of insurance shall provide for at least thirty (30) days' written notice to Landlord of any cancellation or lapse of the policy.

8. Default. If Tenant fails to pay Rent when due or otherwise breaches any material term of this Lease, Landlord shall have the right to terminate this Lease upon written notice to Tenant if Tenant fails to cure such breach within ten (10) days after written notice from Landlord specifying the breach. If Landlord breaches any material term of this Lease, Tenant shall have the right to terminate this Lease upon written notice to Landlord if Landlord fails to cure such breach within fifteen (15) days after written notice from Tenant specifying the breach.

9. Termination. This Lease may be terminated under the following circumstances:

(a) **Expiration of Term.** This Lease shall automatically terminate at the expiration of the Term, as set forth in Section 2, unless Tenant exercises any option to renew (if any) as provided herein.

(b) **Default by Tenant.** Landlord shall have the right to terminate this Lease upon written notice to Tenant if Tenant fails to pay Rent when due or otherwise breaches any material term of this Lease and fails to cure such breach within ten (10) days after written notice from Landlord specifying the breach.

(c) **Default by Landlord.** Tenant shall have the right to terminate this Lease upon written notice to Landlord if Landlord breaches any material term of this Lease and fails to cure such breach within fifteen (15) days after written notice from Tenant specifying the breach.

(d) **Casualty.** If the Parking Area or any portion thereof is damaged or destroyed by fire or other casualty to the extent that it is rendered unusable for its intended purpose,

Landlord shall have the option to either (i) restore the Parking Area to its previous condition within sixty (60) days, in which event this Lease shall continue in full force and effect, or (ii) terminate this Lease by providing written notice to Tenant within fifteen (15) days of the casualty. If Landlord elects to terminate, Tenant shall be entitled to a pro-rata refund of any prepaid Rent for the period following the termination date.

(e) **Condemnation.** If the Parking Area or any portion thereof is taken by eminent domain or condemned by any governmental authority, this Lease shall automatically terminate as of the date of taking. Tenant shall be entitled to a pro-rata refund of any prepaid Rent for the period following the termination date.

10. Assignment by Tenant. The valid assignment of this lease to the Operating LLC shall not be considered a termination of the lease, but rather a continuation of the lease under the same terms and conditions, with the Operating LLC as the new tenant.

11. Attorneys' Fees. In the event of any litigation arising out of this Lease, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including appellate attorneys' fees and costs, from the non-prevailing party.

12. Severability. If any provision of this Lease is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

13. Notices. All notices required or permitted under this Lease shall be in writing and shall be deemed delivered when (a) personally delivered; (b) sent by reputable overnight courier service; or (c) sent by certified mail, return receipt requested, to the addresses set forth below or such other address as either party may designate in writing:

If to Landlord:

BROUDY BROS., LTD.
35 North Ponce de Leon Boulevard
Saint Augustine, Florida 32084

If to Tenant:

KUNSCH PROPERTIES LLC
7 Nesmith Avenue
Saint Augustine, Florida 32084

14. Counterparts; Electronic Signatures. This Lease may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. The parties agree that this Lease may be executed by electronic signature in accordance with the Florida Electronic Commerce Act, Chapter 668, Florida Statutes.

15. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Florida.

16. Entire Agreement. This Lease constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations and agreements, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

Landlord:

BROUDY BROS., LTD.

By: _____
BARRY B. BROUDY
Title: _____

Tenant:

KUNSCH PROPERTIES LLC

By: _____
RYAN KUNSCH
Title: Manager

Exhibit "A"
Survey of Parking Area

Attachment 6:
Survey of 198 W King Street

MAP SHOWING BOUNDARY SURVEY OF:

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF THE DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1344, PAGE 309

PARCEL A: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A NORTH PART OF BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, END BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET) WITH THE PRESENTLY EXISTING NORTH LINE OF KING STREET; THENCE NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST ON SAID EAST LINE OF HARTSHORN STREET, 204.96 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE NOW EXISTING RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST 181.08 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 13 SECONDS EAST, PARALLEL WITH AND 50 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE SINGLE TRACT MAINLINE OF SAID RAILWAY COMPANY, 853.69 FEET; THENCE SOUTHWESTERLY, ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, ON A CURVE CONCAVE SOUTHERLY WITH RADIUS OF 888.51 FEET (ARC DEFINITION), THROUGH A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 16 SECONDS, AN ARC DISTANCE OF 259.56 FEAT (CHORD BEARING AND DISTANCE BEING SOUTH 41 DEGREES 18 MINUTES 59 SECONDS WEST 258.64 FEET); THENCE SOUTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, ON SAID SOUTH LINE OF RAILWAY RIGHT OF WAY, 662.08 FEET TO THE POINT OF BEGINNING.

PARCEL B: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET) WITH THE PRESENTLY EXISTING NORTH LINE OF KING STREET; THENCE NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST, ON SAID EAST LINE OF HARTSHORN STREET, 204.96 FEET; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON THE SOUTH LINE OF THE NOW EXISTING RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, 112.80 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON SAID SOUTH LINE OF RAILWAY RIGHT OF WAY, 233.87 FEET; THENCE SOUTH 9 DEGREES 52 MINUTES 04 SECONDS EAST, ON THE WEST LINE OF DEPOT STREET, 199.04 FEET TO THE NORTH LINE OF THE RIGHT OF WAY FOR U. S. HIGHWAY NO. 1 RAMP OR TURNOUT TO KING STREET; THENCE WESTERLY, ON SAID NORTH RIGHT OF WAY LINE AND ON A CURVE CONCAVE NORTHERLY WITH RADIUS OF 898.31 FEET THROUGH A CENTRAL ANGLE OF 2 DEGREES 46 MINUTES 33 SECONDS, AN ARC DISTANCE OF 43.52 FEET (CHORD BEING SOUTH 83 DEGREES 27 MINUTES 00 SECONDS WEST 43.52 FEET); THENCE SOUTH 5 DEGREES 09 MINUTES 44 SECONDS EAST, ACROSS THE WEST END OF SAID RIGHT OF WAY FOR U. S. HIGHWAY NO. 1 RAMP OR TURNOUT, 1.95 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 16 SECONDS WEST, ON THE NORTH LINE OF KING STREET, 189.38 FEET; THENCE NORTH 10 DEGREES 01 MINUTE 21 SECONDS WEST, ON THE WEST TINE OF THOSE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 199, PAGE 200, AND IN OFFICIAL RECORDS BOOK 105, PAGE 394, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 204.65 FEET TO THE POINT OF BEGINNING.

PARCEL C: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DEPOT STREET WITH THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON SAID SOUTH RIGHT OF WAY LINE, 220.10 FEET TO THE WEST LINE OF A 10 FOOT WIDTH ALLEY; THENCE SOUTH 9 DEGREES 52 MINUTES 04 SECONDS EAST, ON SAID WEST LINE OF ALLEY, 91.28 FEET; THENCE SOUTH 31 DEGREES 61 MINUTES 15 SECONDS WEST, ON THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, A DISTANCE OF 41.44 FEET TO THE POINT OF CURVE TO THE RIGHT WITH RADIUS OF 143.00 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON SAID HIGHWAY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 03 MINUTES 56 SECONDS, AN ARC DISTANCE OF .80.03 FEET; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 197, PAGE 165, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 71.55 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 197, PAGE 165, A DISTANCE OF 125.00 FEET; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF DEPOT STREET, 101.84 FEET TO THE POINT OF BEGINNING.

PARCEL D: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 167, PAGE 6, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF KING STREET (BEING 40 FEET IN WIDTH) WITH THE EAST LINE OF DEPOT STREET; THENCE NORTH 84 DEGREES 50 MINUTES 16 SECONDS EAST, ON SAID NORTH LINE OF KING STREET, 230.00 FEET TO A POINT ON THE EAST LINE OF A 10 FOOT WIDTH ALLEY WITHIN THE RIGHT OF WAY FOR NOW EXISTING U. S. HIGHWAY NO. 1; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON SAID EAST LINE OF ALLEY, 123.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE CONTINUING NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON SAID EAST LINE OF ALLEY, 75.95 FEET; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON THE NOW EXISTING SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY, 63.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY; THENCE SOUTH 31 DEGREES 51 MINUTES 15 SECONDS WEST, ON SAID RIGHT OF WAY LINE OF HIGHWAY, 94.29 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1360, PAGE 1028

LOCATED IN ST. AUGUSTINE, FLORIDA, IN LOT A-6, BLOCK "A" DANCY TRACT, AND BEGINNING AT A POINT WHICH POINT IS THE INTERSECTION OF THE SOUTHERN LINE OF THE PROPERTY OF THE FLORIDA EAST COAST RAILWAY COMPANY WITH THE EASTERLY LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET); THENCE RUNNING IN A SOUTHERLY DIRECTION 50 FEET ALONG SAID HARTSHORN STREET (FORMERLY CEDAR STREET) TO A POINT; THENCE RUNNING IN AN EASTERLY DIRECTION IN A LINE PARALLEL TO KING STREET 100 FEET TO A POINT; THENCE RUNNING IN A NORTHERLY DIRECTION IN A LINE PARALLEL TO SAID HARTSHORN STREET (FORMERLY CEDAR STREET) 50 FEET MORE OR LESS TO THE PLACE OF INTERSECTION OF SAID PROPERTY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUNNING IN A WESTERLY DIRECTION ALONG SAID FLORIDA EAST COAST RAILWAY COMPANY'S SOUTH PROPERTY LINE 100 FEET OR MORE OR LESS TO THE POINT OF BEGINNING. SAID LOT HEREBY CONVEYED BEING A PART OF LOT A-6, BLOCK "A", DANCY TRACT, AND BEING BOUNDED ON THE EAST BY LAND OF THE ESTATE OF S.G. WORLEY; AND ON THE NORTH BY PROPERTY OF FLORIDA EAST COAST RAILWAY COMPANY; ON THE WEST BY HARTSHORN STREET (FORMERLY CEDAR STREET) AND ON THE SOUTH BY LAND OF THE ESTATE OF S.G. WORLEY.

THE WESTERLY 127' OF LOT A-6, BLOCK A, DANCY TRACT, EXCEPTING THEREFROM THE NORTHERLY 50' OF THE WESTERLY 100' THEREOF.

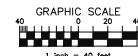
LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 3369, PGE 557

THAT CERTAIN UNNAMED ALLEY OF A WIDTH OF TEN (10) FEET LOCATED WITHIN THE ELEANOR M. CROSBY TRACT, A PART OF THE FERRY TRACT, BEING A PART OF BLOCK A OF THE DANCY TRACT, AS PER THE PLATS OF SUCH ELEANOR M. CROSBY TRACT AND DANCY TRACT RECORDED IN MAP BOOK 3, PAGE 5 AND MAP BOOK 1, PAGE 1, RESPECTIVELY, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXTENDING NORTHWEST FOR NINETY-ONE FEET (91'), MORE OR LESS, FROM THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AND LOCATED BETWEEN ST. JOHNS COUNTY PROPERTY APPRAISER'S PARCELS 111110-0000 AND 111130-0000, BOTH OWNED BY BROUDY BROS., LTD. SUCH UNNAMED ALLEY IS A PART OF THOSE LANDS SHOWN IN ST. JOHNS COUNTY PROPERTY APPRAISER'S PARCEL NUMBER 111010-0000.

TABLE OF ABBREVIATIONS		
● - SET 1/2" IRON PIPE, LB 6824	⊗ - WATER METER	(P) - PLAT CALL
● - FOUND 2 1/4" IRON PIPE, LB 1221, AS NOTED	⊗ - FIRE HYDRANT	⊗ - AIR RELEASE VALVE W/MANHOLE
⊗ - SET 4"x4" CONCRETE MONUMENT, LB 6824	⊗ - GATE VALVE	⊗ - SANITARY SEWER MANHOLE
⊗ - FOUND 4"x4" CONCRETE MONUMENT, AS NOTED	⊗ - UTILITY POLE	(R) - RADIUS
R/W - RIGHT OF WAY	⊗ - GUY ANCHOR	(L) - ARC LENGTH
⊗ - IDENTIFICATION	⊗ - OVERHEAD ELECTRIC	(D) - DELTA ANGLE
⊗ - WATER VALVE	⊗ - SEWER CLEAN OUT	(CHORD) - CHORD BEARING AND DISTANCE
(M) - FIELD MEASURED	⊗ - DEED CALL	
(C) - CALCULATED		

PROJECT NUMBER 645-001	GENERAL NOTES 1. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983. THE ADJUSTMENT WAS MADE FOR THE EAST ZONE OF THE STATE OF FLORIDA. TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: NAD83/FLORIDA NAD83/FLORIDA NAD83/FLORIDA SCALE FACTOR CONVERSION=0.999991 THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION 2. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A SPECIFIC PURPOSE SURVEY TO DETERMINE THE BOUNDARY, AREA, AND DESCRIPTION OF THE SURVEYED LAND AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY. 3. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE EXISTS. 4. THIS IS A FIELD DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT. 5. NOT ABSTRACT FOR EASEMENTS OR ABSTRACT OF TITLE FURNISHED.	THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5-17.001 & 5-17.052 F.A.C. 09/14/2018 FIELD WORK COMPLETED 09/24/2018 DATE OF SIGNATURE ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257	CERTIFIED TO: BROUDY PARTNERS	DRAWN BY: A.D.B. & T.C.H. CHECKED BY: A.D.B. FIELD BOOK/PAGE(S): 427/144,146,148,152,154,156,158 429/16,30 REV DATE BY ODO DESCRIPTION	BRADSHAW-NILES & ASSOCIATES, INC. SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6824 280 BUSINESS PARK CIRCLE, SUITE 410 ST. AUGUSTINE, FLORIDA 32095 (904) 829-2591 FAX: (904) 829-5070

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF THE DANCY TRACT, AS
RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ● - SET 1/2" IRON PIPE, LB 6824 ● - FOUND 2 1/4" IRON PIPE, LB 1221, AS NOTED ■ - SET 4"x4" CONCRETE MONUMENT, LB 6824 ■ - FOUND 4"x4" CONCRETE MONUMENT, AS NOTED | <ul style="list-style-type: none"> ⊗ - WATER METER ⊗ - FIRE HYDRANT ⊗ - GATE VALVE ⊗ - UTILITY POLE ⊗ - GUY ANCHOR ⊗ - OVERHEAD ELECTRIC ⊗ - SENEER CLEAN OUT ⊗ - DRAIN CATCH | <ul style="list-style-type: none"> (P) - PLAT CALL (A) - AIR RELEASE VALVE W/MANHOLE (S) - SANITARY SENEER MANHOLE (R) - RADAR (L) - ARC LENGTH (Δ) - DELTA ANGLE (CHORD) - CHORD BEARING AND DISTANCE |
| <ul style="list-style-type: none"> R/W - RIGHT OF WAY I.D. - IDENTIFICATION W.V. - WATER VALVE M - FEET MEASURED C - CALCULATED | | |

AS NOTED		- WATER METER	(P)	- PLAT CALL
6824		- FIRE HYDRANT	(W)	- AIR RELEASE VALVE W/MANHOLE
AS NOTED		- GATE VALVE	(S)	- SANITARY SEWER MANHOLE
		- UTILITY POLE	(R)	- RADIUS
		- GUY ANCHOR	(L)	- ARC LENGTH
		- OVERHEAD ELECTRIC	(D)	- DELTA ANGLE
		- SEWER CLEAN OUT	(CHORD)	- CHORD BEARING AND DISTANCE
		- DEED CALL		

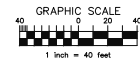
GENERAL NOTES	
1. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 - 1983 ADJUSTMENT (NAD 83) FOR THE EAST ZONE OF THE FLORIDA, TRANSVERSE MERCATOR PROJECTION AND PROJECTIONS ON NATIONAL GRID COORDINATE SYSTEM, POINTS AS FOLLOWS:	*TRANSVERSE CORRS ARP *NAD83/TRANS *NAD83/TRANS *JACKSONVILLE CORRS ARP *NAD83/TRANS *NAD83/TRANS *NAD83/TRANS
2. SCALE FACTOR CONVERSION=0.9999971	SCALE FACTOR CONVERSION=0.9999971
3. SCALE FACTOR CONVERSION=0.9999971	SCALE FACTOR CONVERSION=0.9999971
4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A SPECIFIC PURPOSE SURVEY TO GRAPHICALLY DEPICT A SETCH AND DESCRIPTION SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY.	THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A SPECIFIC PURPOSE SURVEY TO GRAPHICALLY DEPICT A SETCH AND DESCRIPTION SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY.
5. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISUAL SURFACE EVIDENCE EXISTS.	UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISUAL SURFACE EVIDENCE EXISTS.
6. THIS IS A 2 PAGE DOCUMENT AND NOT VALUED UNLESS BOTH SHEETS ARE PRESENT.	THIS IS A 2 PAGE DOCUMENT AND NOT VALUED UNLESS BOTH SHEETS ARE PRESENT.
7. NOT AESTHETIC FOR EASEMENTS, NO AESTHETIC	NOT AESTHETIC FOR EASEMENTS, NO AESTHETIC

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 525

[illegible]

SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS NO. 6824
 280 BUSINESS PARK CIRCLE, SUITE 410
 ST. AUGUSTINE, FLORIDA 32095
 (904) 829-2591 FAX: (904) 829-5070

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF THE DANCY TRACT, AS
RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



(●) - SET 1/2" IRON PIPE, LB 6824
 (●) - FOUND 2 1/4" IRON PIPE, LB 1221, AS NOTED
 (■) - SET 4"x4" CONCRETE MONUMENT, LB 6824
 (■) - FOUND 4"x4" CONCRETE MONUMENT, AS NOTED
 R/W - RIGHT OF WAY
 ID - IDENTIFICATION
 W - WATER WAY
 (M) - FIELD MEASURED
 (C) - CALCULATED
 (W) - WATER METER
 (F) - FIRE HYDRANT
 (GV) - GATE VALVE
 (U) - UTILITY POLE
 (G) - GUY ANCHOR
 (OE) - OVERHEAD ELECTRIC
 (S) - SEWER CLEAN OUT
 (D) - DEED CALL
 (P) - PLAT CALL
 (A) - AIR RELEASE VALVE W/MANHOLE
 (S) - SANITARY SEWER MANHOLE
 (R) - RADIUS
 (L) - ARC LENGTH
 (Δ) - DELTA ANGLE
 (CHORD) - CHORD BEARING AND DISTANCE

Page 310 of 622



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	9.a.	PZB2025-0008
Request	Address	Parcel ID
Rezoning	1500 Arapaho Avenue	134780-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Mark Shelton, AICP c/o Kimley-Horn and Associates, Inc.
Owner:	Toll Southeast LP Company, Inc.
Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Windward Shipyard Planned Unit Development: PUD (Ordinance No. 2023-14)
Acreage:	15.71
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application is categorized as a rezoning request but is simply an amendment of the existing Windward Shipyards Planned Unit Development (Ordinance No. 2023-14). The proposed amendment is centered around a request to modify the previously approved tree removal and associated mitigation regulations as they cannot be completed due to storm events since the adoption of the PUD ordinance.

The changes proposed for the existing PUD text are contained to Page 8 of the text under “s. Landscaping” and “t. Tree Mitigation.”

The applicant states under the justification section of their application that “the five remaining Live Oak (*Quercus virginiana*) have either fallen over or are close to falling over and will cause a safety issue” and that “the trees fell over during a storm, not by being physically removed.”

Staff Analysis & Recommendation

The Planning and Zoning Board is required to provide a report and recommendation to the City Commission showing 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. [[LINK TO COMPREHENSIVE PLAN ELEMENTS](#)]

In addition, staff requests that the added language “or off project site” included on Page 8 of the PUD under both s. Landscaping and t. Tree Mitigation either include specific information of what the intention is or that it be removed prior to appearing before the City Commission.

Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. Staff finds that this request is indeed eligible for the PZB to exercise their right to require only one (1) public hearing, if deemed appropriate by the PZB.

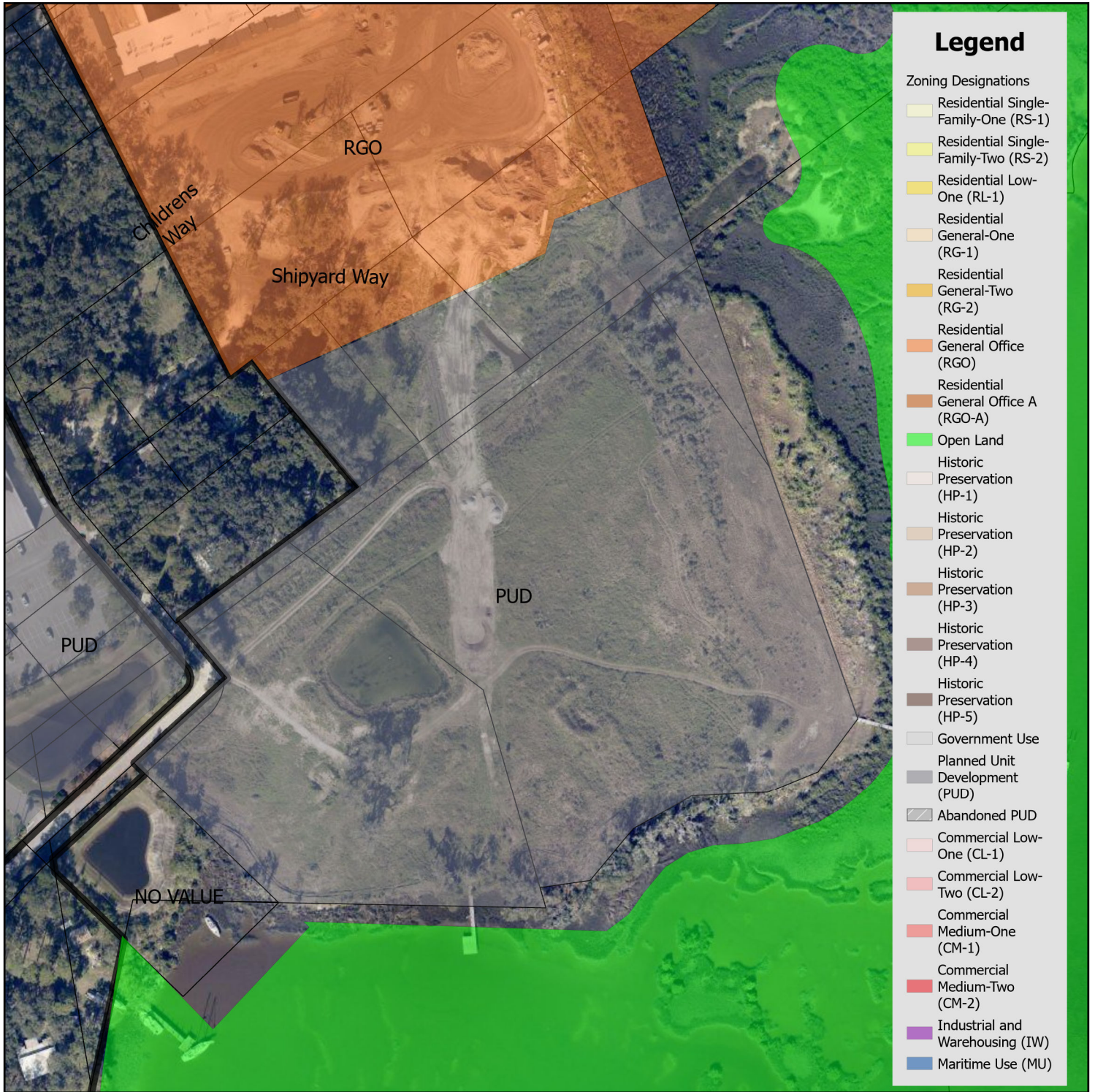
Attachments

1. Site Maps & Photos
2. St. Johns County Property Appraiser Report
3. PUD Modification Application

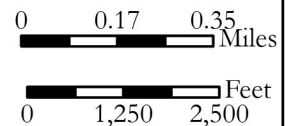
Staff Report prepared by:

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

Attachment 1: Site Maps & Photos



Zoning Map

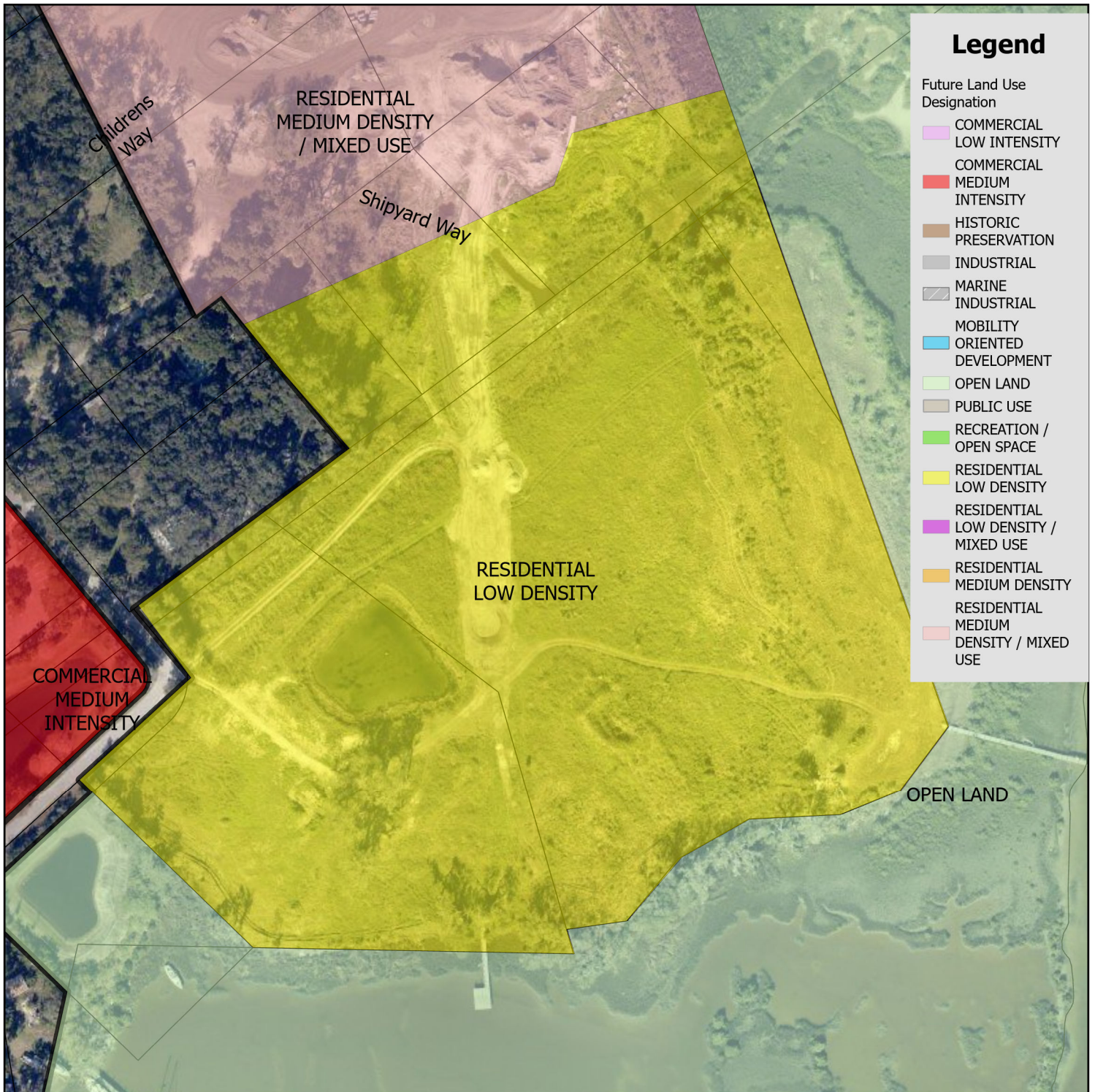


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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



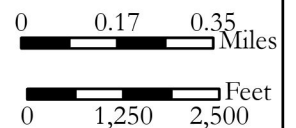
Future Land Use Map



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



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

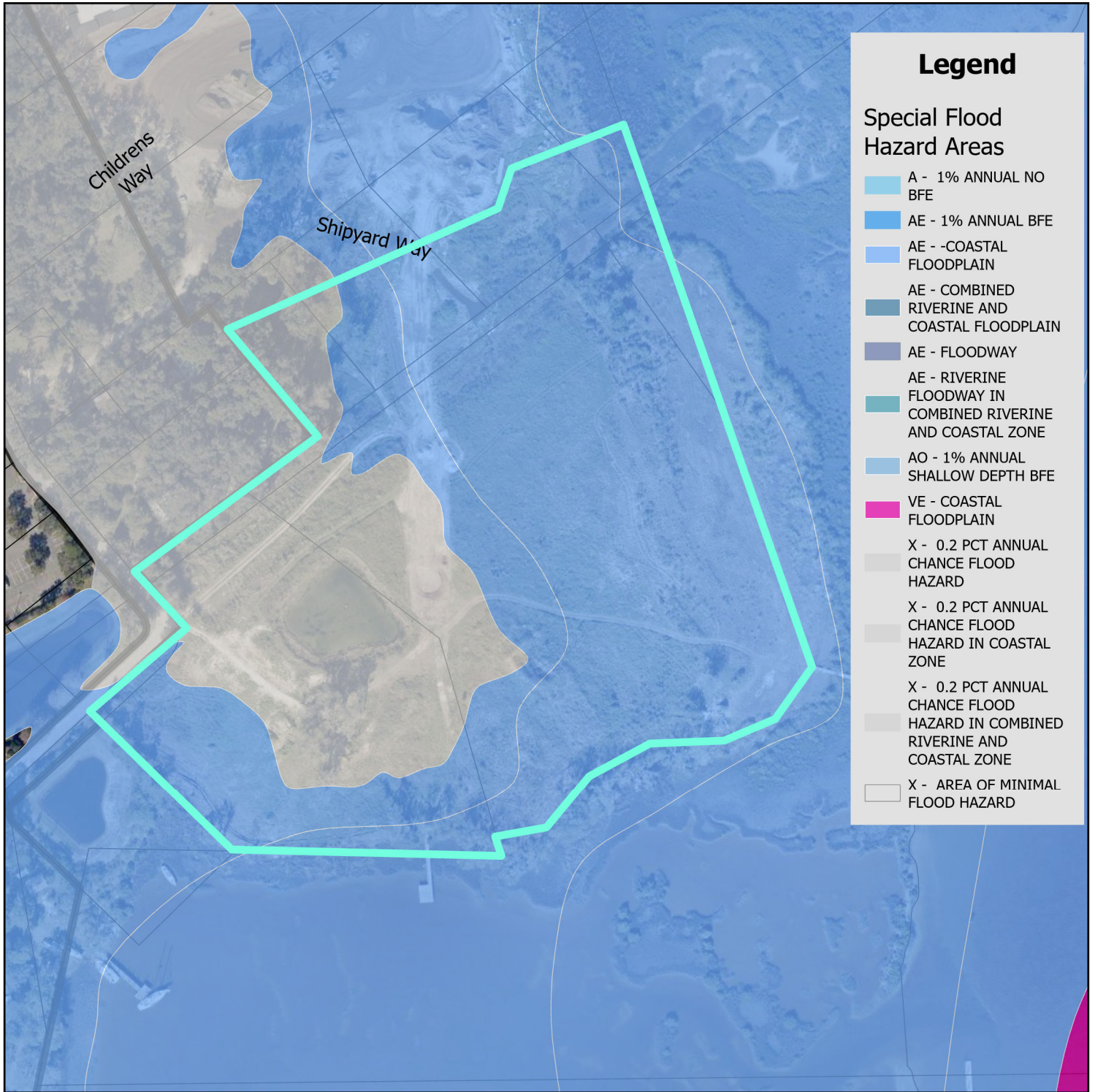


0 0.01 0.03 Miles

0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



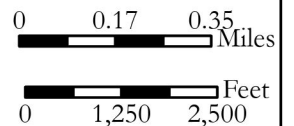


FEMA Flood Zone Map

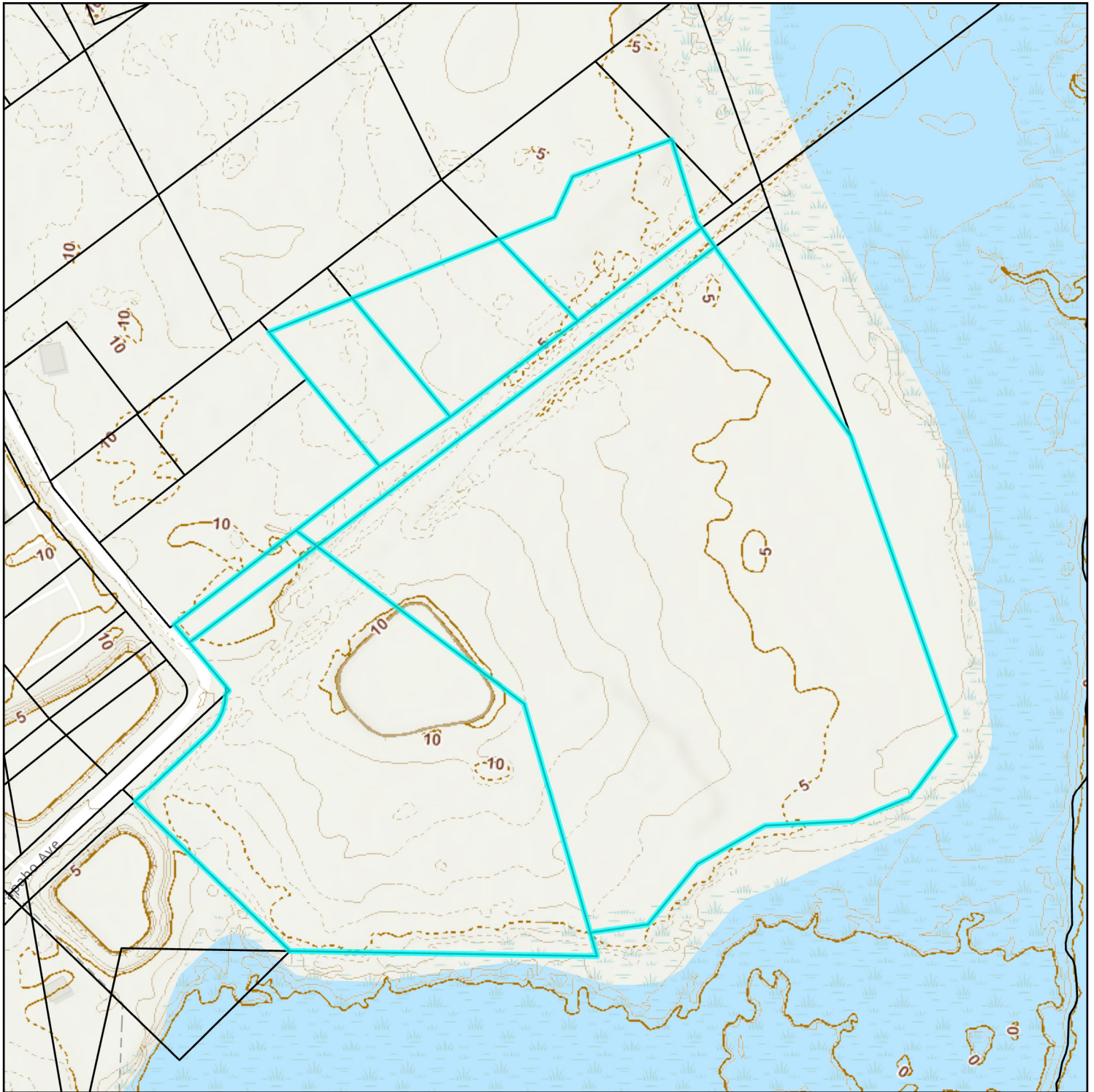
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025



0 0.01 0.03 Miles

0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1347800000	No Image Available
Location Address	1500 ARAPAHO AVE 1501 ARAPAHO AVE SAINT AUGUSTINE 32084-0000	
Neighborhood	St. Augustine Shipyards (COM) (681.15)	
Tax Description*	(44) SOLANO GRANT UNPLATTED SUB SEC 40 T7S R30E PTS PT OF LOTS 11 12 & 13 OR5905/1045 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Commercial (1000)	
Subdivision	M Solana Grant Uplatted	
Sec/Twp/Rng	40-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	15.710	
Homestead	N	

Owner Information

Owner Name	Toll Southeast Lp Company, Inc 100%
Mailing Address	40 EVEREST LN STE 5 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$46,929
Total Land Value	\$10,496,396
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$10,543,325
Total Deferred	\$0
Assessed Value	\$10,543,325
Total Exemptions	\$0
Taxable Value	\$10,543,325

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	\$68,287	\$5,893,665	\$0	\$0	\$5,961,952	\$2,094,487	\$3,867,465	\$2,094,487
2023	\$0	\$73,422	\$2,357,466	\$0	\$0	\$2,430,888	\$1,904,079	\$526,809	\$1,904,079
2022	\$0	\$58,277	\$1,672,704	\$0	\$0	\$1,730,981	\$1,730,981	\$0	\$1,730,981
2021	\$0	\$65,682	\$1,672,704	\$0	\$0	\$1,738,386	\$1,738,386	\$0	\$1,738,386
2020	\$0	\$73,088	\$1,672,704	\$0	\$0	\$1,745,792	\$1,745,792	\$0	\$1,745,792
2019	\$0	\$70,646	\$522,720	\$0	\$0	\$593,366	\$436,665	\$156,701	\$436,665
2018	\$0	\$77,249	\$522,720	\$0	\$0	\$599,969	\$396,968	\$203,001	\$396,968
2017	\$0	\$43,686	\$522,720	\$0	\$0	\$566,406	\$360,880	\$205,526	\$360,880
2016	\$0	\$39,566	\$522,720	\$0	\$0	\$562,286	\$328,073	\$234,213	\$328,073
2015	\$0	\$42,500	\$522,720	\$0	\$0	\$565,220	\$298,248	\$266,972	\$298,248
2014	\$0	\$45,432	\$522,720	\$0	\$0	\$568,152	\$271,135	\$297,017	\$271,135

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		24539
Boat Dock - Excellent (Mix)		22390

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	656013.6	SF	\$10,496,218
Conservation Easements	0	0	0.06	AC	\$30
Marshes & Tidal Lands	0	0	0.59	AC	\$148

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
2/27/2024	2/26/2024	\$15,000,000.00	WARRANTY DEED	5905	1045	Q	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	TOLL SOUTHEAST LP COMPANY INC
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMiami TRAIL CORP	LUHRS LINDA M
	10/2/2003	\$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMiami TRAIL CORP
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	\$3,100,000.00	WARRANTY DEED	739	255	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/26/2025, 12:10:07 AM](#)

Contact Us



Attachment 3:
PUD Modification Application

SHIPYARDS SINGLE-FAMILY
PUD MODIFICATION APPLICATION

- Attachment 1 Application
- Attachment 2 Revised PUD Written Description – Redline
- Attachment 3 Revised PUD Written Description – Clean
- Attachment 3 Revised Exhibit C

ATTACHMENT 1

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: Mark Shelton, AICP Contact Number: 904-828-3900

Business (if applicable): Kimley-Horn and Associates, Inc.

Address: 12740 Gran Bay Pkwy W, Suite 2350 City: Jacksonville State: FL Zip: 32258

E-Mail Address: Mark.Shelton@Kimley-Horn.com

2. NAME OF PROPERTY OWNER: Toll Southeast LP Company Inc. Contact Number: _____

Business (if applicable): _____

Address: 40 Everest Ln City: Saint Johns State: FL Zip: 32259

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 13 Block: _____

Subdivision: M Solana Grant Uplatted Parcel Number: 134760 0000, 134770 0000, 134780 0000, 134790 0000, 134650 0000

4. PROJECT STREET ADDRESS: 1510 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Single Family Residential Development

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: PUD Modification

7. DESCRIPTION OF ACTION REQUESTED: _____

This requested PUD Modification is to revise a portion of the current Windward Shipyard Planned Unit Development Text. Section C.3.t. - Tree Mitigation - states "At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the property is attached as Exhibit C" to the PUD 2023-14. This is no longer possible, as the significant trees will need to be removed as they have fallen over or are posing a safety risk.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

The five remaining Live Oak (Quercus virginiana) have either fallen over or are close to falling over and will cause a safety issue. The trees fell over during a storm, not by being physically removed. As these trees were damaged during a storm, they beyond repair and would be in the best interest to be removed from the property. As the trees have been uprooted and no longer considered living, it will not be possible to relocate these trees. Instead, the owner plans to plant additional trees on site, while relocating other trees, as shown in the tree mitigation exhibit attached.

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 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

10/24/2024

Date


Signature of Property Owner

11/6/24

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.

Mark Shelton, AICP

Print name of applicant

A handwritten signature in blue ink, appearing to read "Mark Shelton", written over a horizontal line.

Signature of applicant

January 23, 2025

Date



Owner's Authorization For Agent

Kimley-Horn and Associates, Inc. is/are hereby authorized TO ACT ON BEHALF OF Toll Southeast LP Company Inc., the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or

other such proof of ownership as may be required, in applying to the City

of St. Augustine's Planning & Zoning Board, located at:

1346500000, 1347700000, 1347700001, 1347800000, 1347900000

BY: _____

Signature of Owner

Nate Beidle

Print Name of Owner

904-217-3852

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 23rd day of October, 2024

By Nate Beidle

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

Kendall Hibbard

My Commission expires: _____

11/28/2027



KENDALL HIBBARD
Notary Public
State of Florida
Comm# HH467845
Expires 11/28/2027

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.

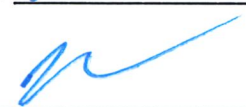
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing 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: 1510 Arapaho Avenue, Saint Augustine, Florida 32084

Applicant's Name: Mark Shelton, AICP

Applicant's Signature: 

Owner's Name: Toll Southeast LP Company Inc

Owner's Signature: 

ATTACHMENT 2

REVISED PUD WRITTEN DESCRIPTION - REDLINE

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023
Revised May 25, 2023
Revised January 23, 2025

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit “A” – Legal Description of the Property
Exhibit “B” – Master Development Plan
Exhibit “C” – Tree Relocation/**Removal** Plan
Exhibit “D” – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as Exhibit “A” (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit “B”** (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. **Proposed Development (Code Section 28-289 provisions in BOLD).**

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.**

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs that discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Not applicable.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit “B”**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Maximum impervious surface per single-family lot: 70 percent.
 - h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - i. Signage: Project residential signage will comply with applicable provisions of the Code.
 - j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

- m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit “B”**.
- n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District (“**District**”) requirements.
- o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet “Dark Sky” objectives for all roadway, pedestrian, pathway and building lighting.
- p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site or off the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.
- t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site or off the project site, including required buffer yards. ~~At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. There are five significant Live Oak trees on site that have been critically damaged due to natural causes and therefore are proposed for removal.~~ A significant tree relocation and removal plan for the Property is attached as **Exhibit “C”** (the “**Tree Relocation/Removal Plan**”). Plant notes are contained on the Tree Relocation/Removal Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- u. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“COZs”). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to 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. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit “D”**. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Drainage within the Property will comply with applicable local, state and federal stormwater laws, rules and regulations. Landscaping will meet the requirements of Section 3.s herein, and tree mitigation will comply with the requirements of Section 3.t herein.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coastline drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application

package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the “Corps”). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

9. **Effect of shade on vegetation and shellfish.**

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

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.)**

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

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.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.

- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.
- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, **Exhibit “B”**, the Tree Relocation/**Removal** Plan, **Exhibit “C”**, and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit “B”

Master Development Plan

Exhibit “C”

Tree Relocation/Removal Plan

Exhibit “D”

Conservation Overlay Zone Plan

ATTACHMENT 3

REVISED PUD WRITTEN DESCRIPTION - CLEAN

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023
Revised May 25, 2023
Revised January 23, 2025

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
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Exhibit List:

Exhibit “A” – Legal Description of the Property
Exhibit “B” – Master Development Plan
Exhibit “C” – Tree Relocation/Removal Plan
Exhibit “D” – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as Exhibit “A” (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit “B”** (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. **Proposed Development (Code Section 28-289 provisions in BOLD).**

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.**

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs that discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Not applicable.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit “B”**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Maximum impervious surface per single-family lot: 70 percent.
 - h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - i. Signage: Project residential signage will comply with applicable provisions of the Code.
 - j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

- m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit “B”**.
- n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District (“**District**”) requirements.
- o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet “Dark Sky” objectives for all roadway, pedestrian, pathway and building lighting.
- p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site or off the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.
- t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site or off the project site, including required buffer yards.. There are five significant Live Oak trees on site that have been critically damaged due to natural causes and therefore are proposed for removal. A significant tree relocation and removal plan for the Property is attached as **Exhibit “C”** (the “**Tree Relocation/Removal Plan**”). Plant notes are contained on the Tree Relocation/Removal Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.
- u. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“**COZs**”). Portions of the Property lie within COZs 1, 2 and 3,

and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to 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. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit "D"**. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Drainage within the Property will comply with applicable local, state and federal stormwater laws, rules and regulations. Landscaping will meet the requirements of Section 3.s herein, and tree mitigation will comply with the requirements of Section 3.t herein.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coastline drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "**Corps**"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

9. **Effect of shade on vegetation and shellfish.**

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

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.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

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.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.

- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.
- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, **Exhibit “B”**, the Tree Relocation/Removal Plan, **Exhibit “C”**, and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit “B”

Master Development Plan

Exhibit “C”

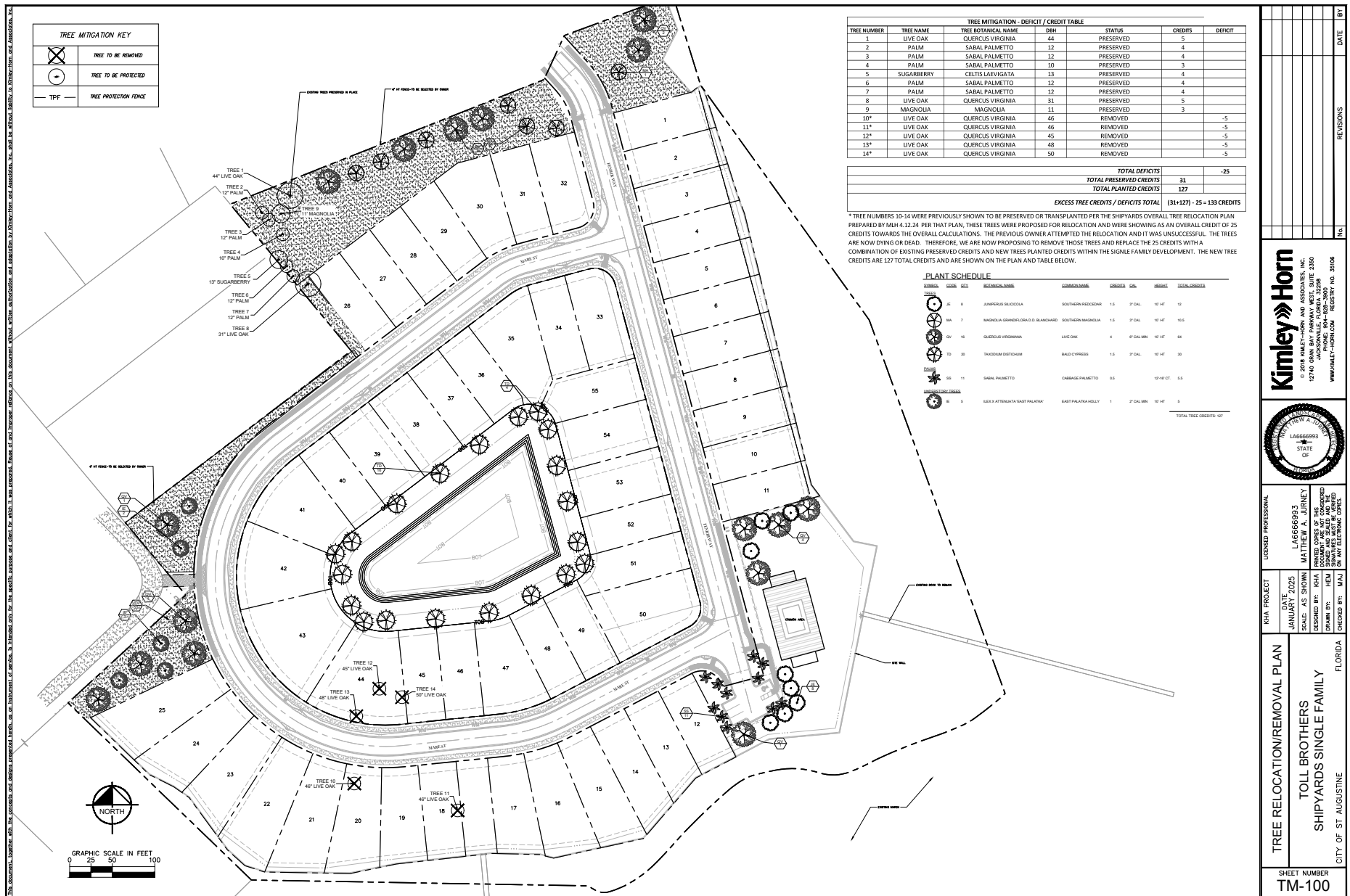
Tree Relocation/Removal Plan

Exhibit “D”

Conservation Overlay Zone Plan

ATTACHMENT 4

REVISED EXHIBIT C





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2025	9.b.	PZB2025-0015
Request	Address	Parcel ID
Rezoning	10 Carrera Street	205300-0000
[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	James G. Whitehouse, Esq.
Owner:	Ethical Markets Media LLC
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.34
Neighborhood:	Flagler Model Land
Archaeological Zone:	N/A

Request Summary

This is a request to rezone the property at 10 Carrera Street from RS-1 to The Hazel Henderson Planned Unit Development: PUD. The proposed PUD stems from the Planning and Zoning Board's request made during the January 7th, 2025, regular meeting following concerns regarding a proposed zoning change to Residential General-One: RG-1 and a land use plan amendment to Residential Medium Density. [[LINK TO JANUARY 7, 2025 PZB MEETING FILES](#)]

The proposed PUD will allow for the “trustees of Dr. Henderson to maintain the historically compatible uses thereon and continue running her business, maintaining her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance.”

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This request is consistent with the City's policy to prioritize infill, redevelopment, compact and contiguous developments within the City of St. Augustine as the property is located within the urban area of the City.
Policy 3.1.6 Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.	This request is consistent with the City's policy to give priority to adaptive reuse of historic structures.
Goal 5 Urban Sprawl Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.	This request is consistent with the City's policy to discourage urban sprawl by promoting infill and compact redevelopment.
Policy 6.2.1 The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.	This request is consistent with the City's policy to maintain compatibility of adjacent future land use categories.

Policy 6.4.3 Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	Residential Low Density is the current land use designation at 10 Carrera Street.
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	This request is consistent with the City’s policy to protect the small town mixed use urban context by sustaining the existing and proposed uses.
Policy 8.1.4 Develop mitigation measures that protect the city from the impacts of tourism and growth in St. Johns County that threaten to overwhelm the historic nature and charm of the City.	This request is consistent with the City’s policy to mitigate the impacts of tourism and growth by establishing a neighborhood scale use as opposed to one that is oriented towards tourism.
Goal 9 Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.	This request is consistent with the City’s policy to provide a variety of employment opportunities.

Historic Preservation Element [LINK TO DOCUMENT]	
Objective 3.6 Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context.	This request is consistent with the City's policy to encourage adaptive reuse of properties through zoning opportunities, such as the rezoning of land.
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Objective 1.6 The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled. A) Establish locations for compact mixed-use development. B) Increase opportunities for job creation proximate to higher density residential. C) Facilitate future opportunities for transit-oriented developments. D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #2011-02)	This request is consistent with the City's policy to increase opportunities for job creation proximate to higher density residential.
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

Sec. 28-2. – Definitions. [[LINK TO SECTION](#)]

Planned unit development means an area of land, controlled by a landowner, to be developed as a single entity for a number of specified uses, the plan for which does not correspond in lot size, bulk or type of dwelling or commercial use, density, lot coverage and required open space to the regulations established in any one (1) or more districts created in this chapter.

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

From Section I of the PUD text: “In 2022, after Hazel Henderson's passing, we (Beth Binns Schoellkopf and Dr. Carol Spalding) became Trustees of Ethical Markets Media, LLC, specifically with Hazel Henderson's direction and stated intention to maintain the home as a residence and continue running her business, maintain her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The Trustees are part time residents of St. Augustine. They share the home with a full-time caretaker living on the property. The business, Ethical Markets Media, supports a curated news feed, research, scholarly pursuits, web-based activities and meetings / classes. City business licenses have been in place since the mid-90s, granted to Hazel Henderson and Alan Kay, and have maintained an active license. Following a closer review of the local and State home based business statutes and beginning to ask for a change of zoning to RG-1 (medium density residential), and in conjunction with guidance from staff and the city planning and zoning board, we have come to believe the best way to maintain the business and types of activities that have been occurring for many years, appears to be a rezoning to this narrowly defined PUD. This would allow the primary use to remain a single-family home, maintain the character and scale as is, and allow for continuing current and historic uses for the community as a whole, without the RG-1 uses that might be undesirable. It is proposed to be narrowly and specifically defined in such a way as to prevent other types of businesses and medium density residential from being allowed in the case the property would ever need to be sold.”

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

As a promotion of more efficient and economic uses of land, this proposal complies.

- (b) Encourage a more compatible and harmonious development of contiguous lands;

Proposal complies as it is located within the urban core of St. Augustine.

- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

Proposal complies by providing flexibility for Ethical Markets Media LLC's changing needs that stem from the State of Florida's regulation of home based businesses.

- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

The existing business model on-site is not changing.

- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

N/A

- (f) Provide an environment of consistent character compatible with the surrounding areas; and,

Proposal complies by providing an environment of consistent character compatible with the surrounding areas.

- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

Proposal complies by permitting specific limitations and requirements below those of the Residential General-One: RG-1 zoning district to address the concerns raised during the January 7th, 2025 meeting.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

Information regarding allowable uses for the Hazel Henderson PUD may be found under Section II of the PUD text. The primary benefits to the community fall under architectural and historic preservation benefits, specifically the preservation of the existing structure and uses that have been present “on this property for over 30 years.”

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

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

- (a) Application for rezoning to PUD. Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.

Legal description of the property and MDP Map have been provided by the applicant.

- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.

Applicant/Owner	Authorized Agent for the Applicant/Owner
Ethical Markets Media, LLC 10 Carrera Street St. Augustine, FL 32084	James G. Whitehouse, Esq. St. Johns Law Group 104 Sea Grove Main Street St. Augustine, FL 32080

- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.

Information is included under Section I of the PUD text.

- (4) An agreement by all owners within the PUD which includes their commitment to:
- Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
 - Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 - Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,

Information is included under Section IV of the PUD text and on pages 2-4 of this staff report.

- For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,

N/A

- The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,

The PUD text states, “Following a closer review of the local and State home based business statutes and beginning to ask for a change of zoning to RG-1 (medium density residential), and in conjunction with guidance from staff and the city planning and zoning board, we have come to believe the best way to maintain the business and types of activities that have been occurring for many years, appears to be a rezoning to this narrowly defined PUD. This would allow the primary use to remain a single-family home, maintain the character and scale as is, and allow for continuing current and historic uses for the community as a whole, without the RG-1 uses that might be undesirable. It is proposed to be narrowly and specifically defined in such a way as to prevent other types of businesses and medium density residential from being allowed in the case the property would ever need to be sold” as the need and justification for the PUD rezoning.

Identification of each proposed development condition:

10 Carrera Street Zoned as Residential Single-Family-One: RS-1	10 Carrera Street Zoned as the Proposed Hazel Henderson Planned Unit Development (Information is found under Section II of the PUD text)
Permitted Uses and Structures	
Single-family dwelling; home-based business. Sec. 28-348 for accessory uses and structures. [LINK TO SECTION] Sec. 28-347 for permissible uses by exception. [LINK TO SECTION]	Single-family dwellings; Multiple-family dwelling, but only to specifically allow the one caretaker / accessory apartment with its own kitchen; <i>Homebased business office</i> *, allowing the Green Economy organization / office (up to 500sf and allowing 2 non-resident employees); <i>Private Library</i> ** with the allowance for invitee use for scholarly research or pursuit, including meetings/classes; a community meeting space for periodic use. Sec. 28-348 for accessory uses and structures. [LINK TO SECTION]
Minimum yard setback requirements	
Front, twenty (20) feet minimum. Side, five and nine tenths (5.9) feet minimum. *** Rear, twenty (20) feet minimum.	As shown on submitted site plan
Maximum lot coverage by all buildings	
Twenty-nine (29) percent. *	Lot coverage shall remain the same, but in no case shall exceed thirty-five percent maximum (35%)
Maximum height of structures	
Thirty (30) feet. *	Thirty-five (35) ft measured pursuant to City Code
Off-street Parking	
Requirements of City Code [LINK TO SECTION]	The five existing parking spaces onsite shall be maintained, as follows: Two provided for the residence, one provided for the apartment, and two for guests, visitors or employees. All guests and visitors that cannot be accommodated on site shall be provided with parking passes at either private or public parking lots, if they don't have parking at their place of accommodation within walking distance.

Signage	
Residential Zone 1 [LINK TO SECTION]	Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements

**Home-based business office* shall include an office for the Green Economy organization/office -a business focused on integrative solutions for environmental protection, social entrepreneurship, and ethical governance or similar pursuits. Green businesses aim to reduce their negative impact on the environment while still making a profit. Green economies aim to achieve sustainable development without degrading the environment. [LANGUAGE FROM THE PUD TEXT]

***Private Library* is defined as an area for collection of books, journals, and other media, which may be open by invitation only for scholarly research, contemplative study, and small meetings and classes on occasion (Allowed as accessory use only-limited to a maximum of 2000sf of area) [LANGUAGE FROM THE PUD TEXT]

****Regulations for non-conforming RS-1 lots; Sec. 28-119 [\[LINK TO SECTION\]](#) and Sec. 28-159 [\[LINK TO SECTION\]](#)*

4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,

Staff analysis of Sec. 28-286. may be found above in this staff report and under Section IV of the PUD text.

5. Compliance with [section 28-288](#) and justification for any zoning uses; and,

Information may be found under Section IV of the PUD text.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,

The PUD text states, “This PUD is fully developed and will only require maintenance over time.”

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,

Information may be found under Section III of the PUD text.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of

the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,

The PUD text states, “It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.”

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

The PUD text states, “Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.”

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

The PUD text states, “As indicated in the narrative and on our site plan, this site will not be changed and the uses will not be changed. They will maintain the current historically compatible uses, maintaining the parking onsite and providing avenues for additional parking if required. Their intent is to promote pedestrian traffic and bicycle and other multi-modal uses within our city as advocated by our Mobility plan; thus, no additional traffic or infrastructure impact will occur based upon these continued historically compatible uses.”

11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

The PUD text states, “The owners for themselves and for their successors and assigns acknowledge and agree to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.”

- (b) Materials to accompany applications. An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

- (1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

The Board has the ability to reasonably require additional information in order to make the necessary findings and determinations for this specific rezoning request.

- (2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

N/A

- (3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289](#)(b) (9) and the projects ability to contribute to and enhance the existing streetscape.

With this request being both an infill and redevelopment project the proposal is required, if deemed necessary by the PZB, to include a streetscape analysis similar to that required in (b)(2) above.

- (4) A written PUD text narrative compliant with all parts of [sections 28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

Information has been provided by the applicant.

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
 - a. The location, grouping and height of all uses and facilities.

Information has been provided by the applicant.

- b. In the case of residential development, the number of residential units, their location and number of stories.

Information has been provided by the applicant.

- c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
- d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.

Information has been provided by the applicant.

- e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.

The applicant has not provided a topographic map.

- f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.

Under Section V of the PUD text:

Further, pursuant to the guidelines of our PUD ordinance, the project is a grand addition to the area and the benefits to the local and broader community of this designation include the following:

- 1. Keeping the property primarily residential. Maintaining the scale of historic uses.**
- 2. Maintaining the unique and valuable library in a residential environment.**
- 3. Continuing to provide housing, work opportunities, and activities within the existing developed core of the town, in accordance with many of the provisions of the CDP.**
- 4. Supporting the study of social entrepreneurship, environmental issues, and ethical governance, benefiting both the local and greater communities (Think Global Act Local!)**
- 5. Supporting the local economy and especially the hospitality industry by bringing visitors to the area, though not in great numbers.**

The Board is tasked with either validating these statements included with this rezoning request, requesting additional explanation from the applicant, or providing direction to staff on how to assist with analysis.

- g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.

Elevations have not been provided by the applicant.

- h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.

A full signage plan has not been provided, but a site plan has been provided by the applicant.

- i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.

Specific information regarding the tree canopy has not been provided at this time.

- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.

Information is included in the PUD text.

- (7) A schedule of development, including the staging and phasing of:
 - a. Areas to be developed, in order of priority;
 - b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - c. The dedication of land to public use, if any.

There is no schedule of development included with this proposal.

- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.
- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:
 - a. The project name, property owner(s) and applicant(s); and
 - b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
 - c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
 - d. The following statement in prominent font:

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or

hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

A copy of the developer neighborhood notice has been provided by the applicant.

- (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 recommend and the city commission may enact an ordinance establishing 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.

- (d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.
- (e) Deviations from ordinance creating PUD. In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:
 - (1) There are the same or fewer number of dwelling units and/or floor area;
 - (2) The open space is in the same general location and in the same general amount, or a greater amount;
 - (3) The buildings have the same or less number of stories and/or floor area; and
 - (4) The roads and drives follow approximately the same course and have the same public or private rights therein.
- (f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.
- (g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and 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 PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b).
- (h) Expiration of time limits provided in ordinance creating a PUD. If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289](#) (a)(4)b.8. shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-290. - Implementation of a PUD.

- (a) Development plan. The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.
- (b) Record plats. If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.
- (c) Approval of development plans. The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

- (d) Permits required. All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions. [NOT APPLICABLE; [LINK TO SECTION](#)]

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) General development patterns. Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
- (2) Contributions to the existing community. Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.
- (3) Redevelopment and infill PUD projects. Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Staff Recommendation

The [Board is tasked with making recommendations to the city commission](#) which shall show that the Board has studied and considered:

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

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

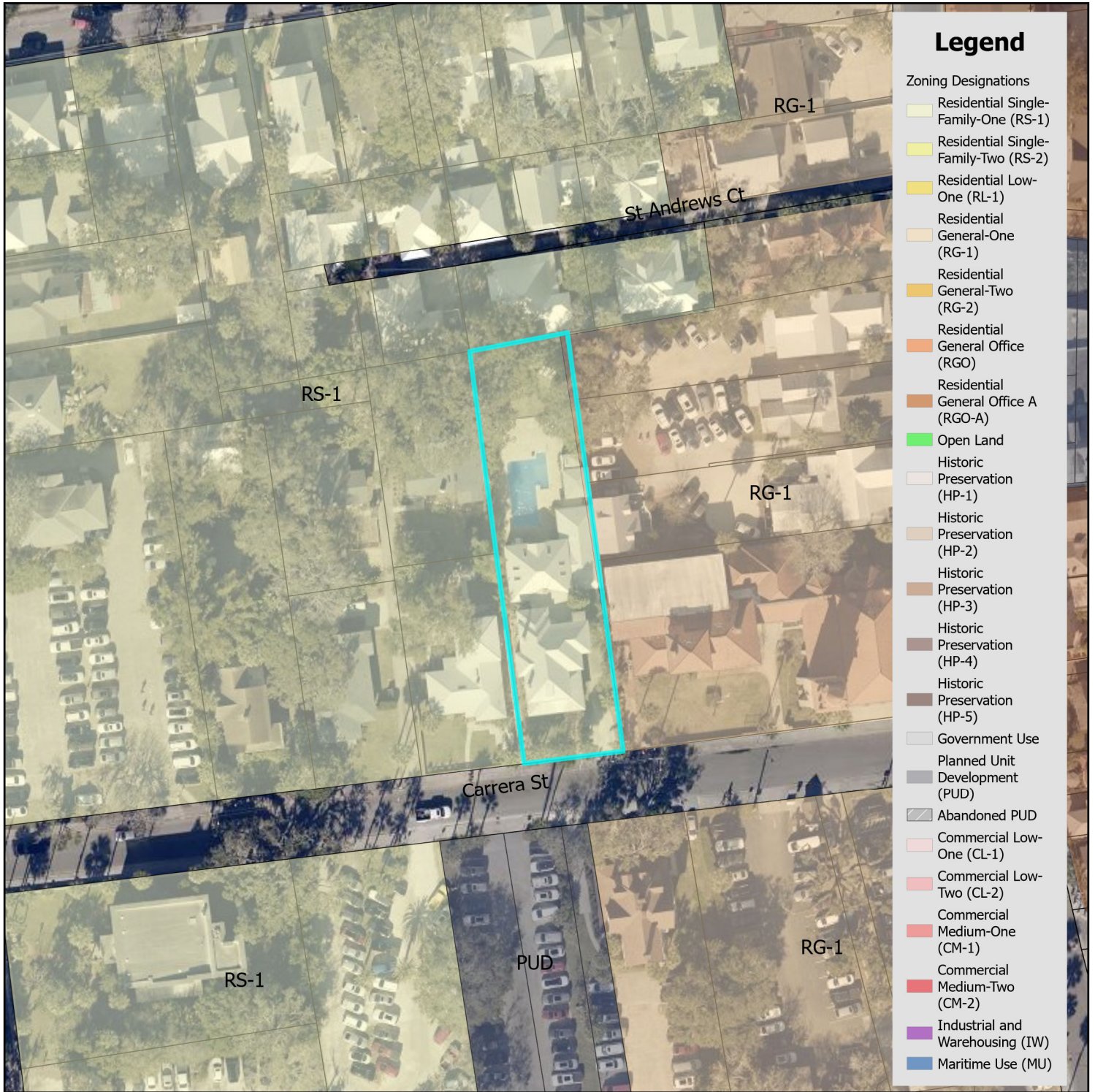
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Property Deed
5. Sunbiz.org Information
6. The Hazel Henderson PUD Text
7. Legal Description
8. Neighborhood Council Letter
9. Site Plan & MDP Map

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 herein.

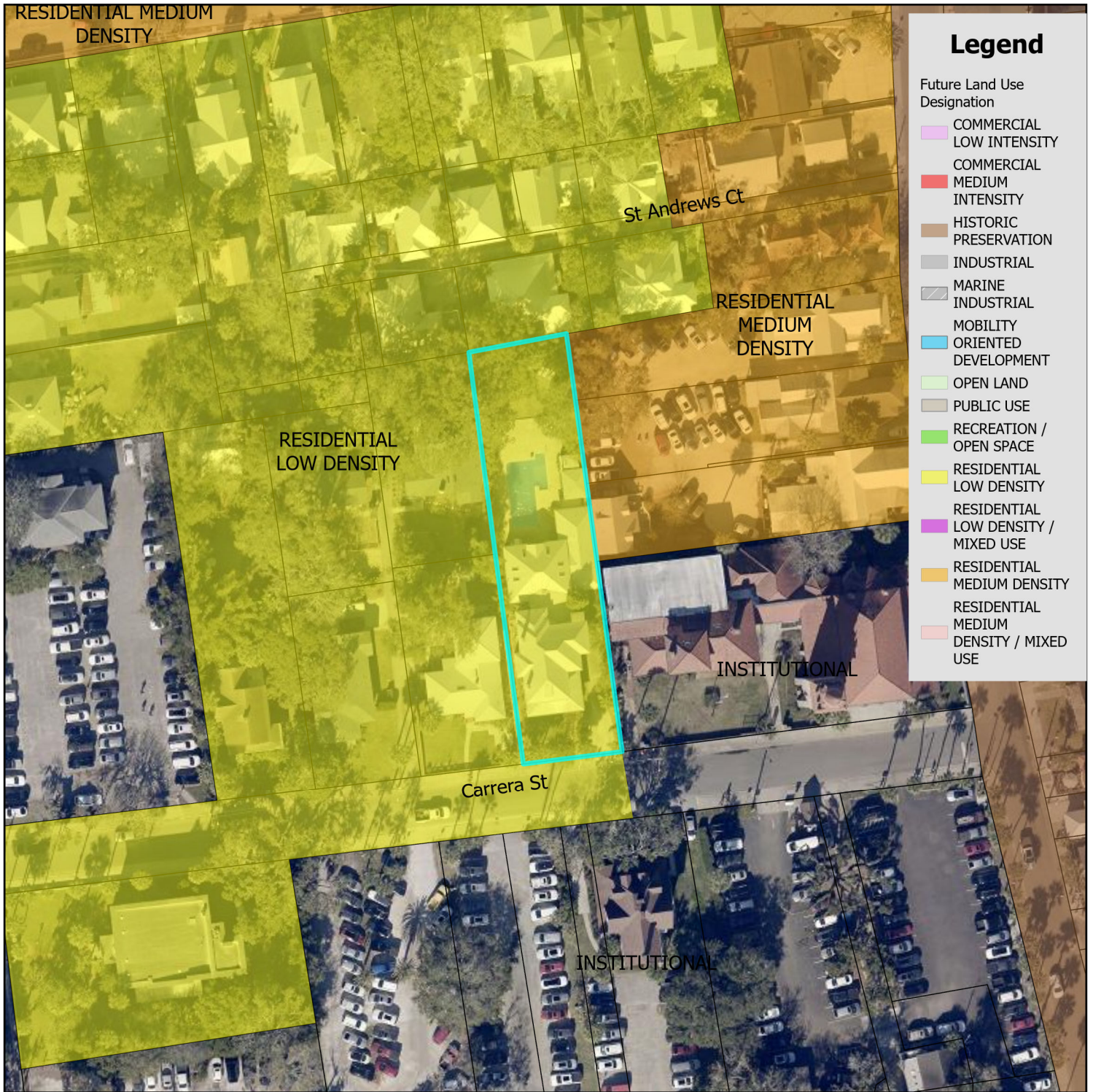
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

Future Land Use Designation

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- MOBILITY
- ORIENTED DEVELOPMENT
- OPEN LAND
- PUBLIC USE
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM DENSITY / MIXED USE



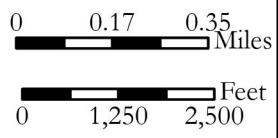
Future Land Use Map



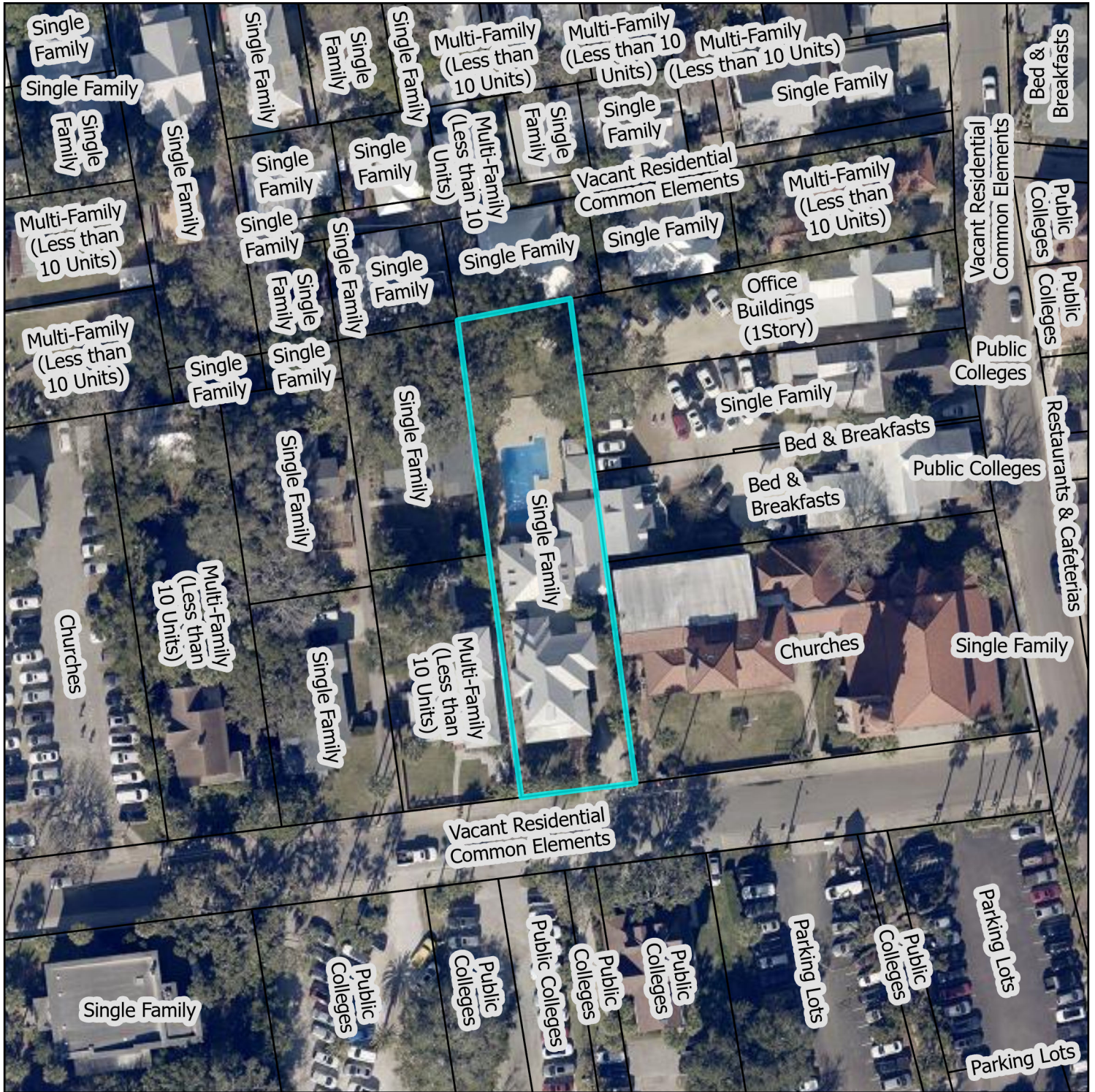
City of St. Augustine
 Planning, Zoning, & Building Department
 P.O. Box 210, St. Augustine, FL 32085
 Phone: (904) 825-1065

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2025



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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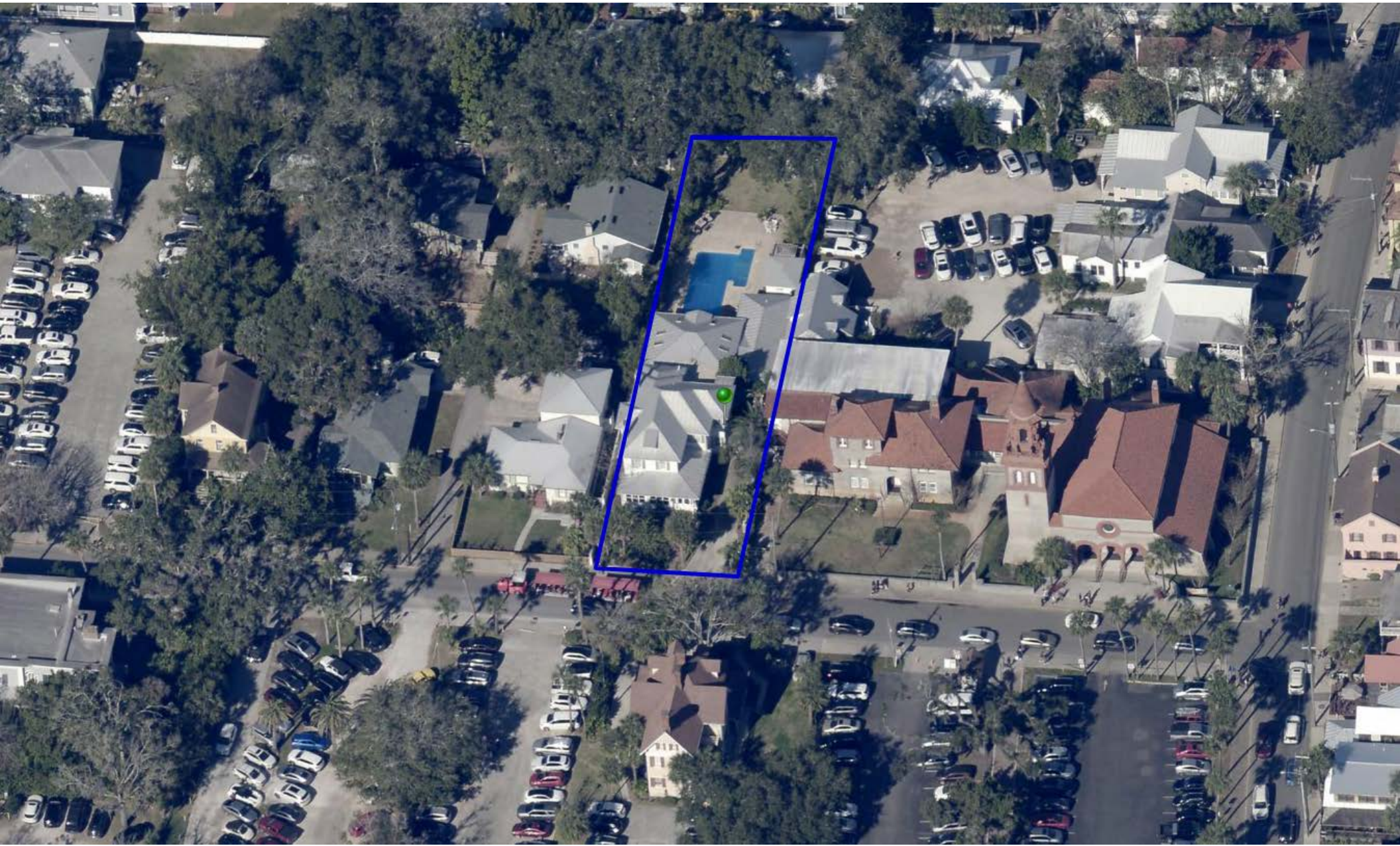
2025

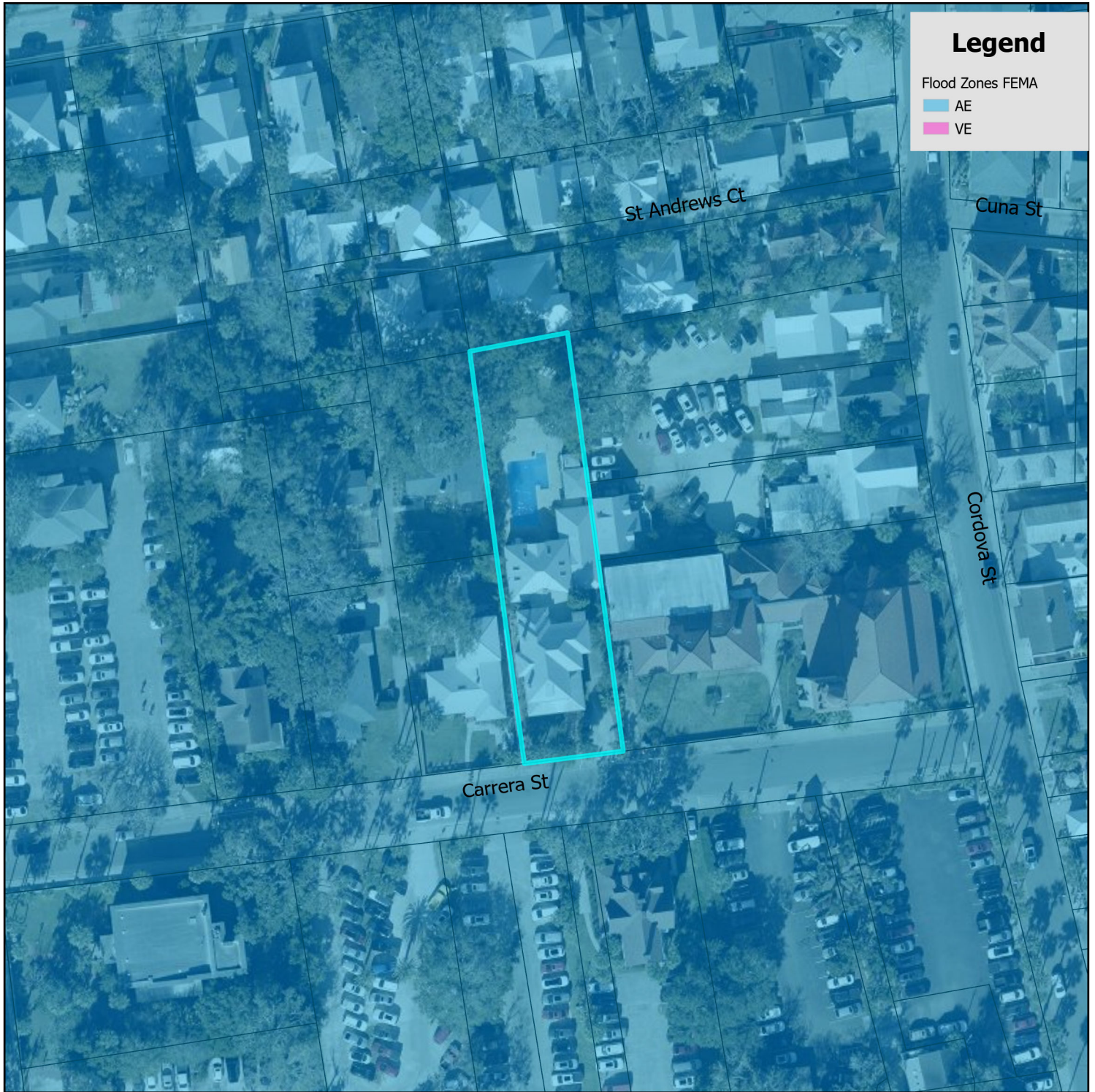


0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





FEMA Flood Zone Map

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

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2025



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 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: James G. Whitehouse, Esq. Contact Number: 9044950400

Business (if applicable): ON BEHALF OF THE OWNERS

Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080

E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: Ethical Markets Media LLC Contact Number: _____

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 10 Carrera Street

5. SPECIFIC PROPOSED USE: Continuation of same current / historic use

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: ** PUD required to continue the same use

*** SEE ATTACHED **

8. JUSTIFICATION FOR ACTION REQUESTED: ** Property passed by bequest and the named

beneficiary has been entrusted to carry on the same historic use for the public benefit.

Trustee intends to form a non-profit entity to carry on the same historic use for

posterity and the public benefit as entrusted by the philanthropic former owner.

This PUD is required to continue the same uses but to extricate any concern of other

uses within the adjacent RG-1 area. This PUD allows the trustee to carry on the

historic use as outlined herein and carry out the continued public benefit use.

04/18/2019

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

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

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

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

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

10. **PREVIOUS 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.

REZ to RG-1 (PZB recommended application to PUD to limit unwanted uses in RG-1)

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

2/3/25
Date

Attorney's Authorization
Signature of Property Owner

Date

04/18/2019



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

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

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

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

JAMES G. WHITBROW
Print name of applicant

[Signature]
Signature of applicant

2/3/25
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.

10 Carrera Street

Project Address: _____

James G. Whitehouse, Esq

Applicant's Name: _____ Applicant's Signature: _____

On Behalf of Owners -

****OWNER'S AUTHORIZATION ATTACHED**

Owner's Name: Ethical Markets Media LLC Owner's Signature: _____



Owner's Authorization For Agent

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

BY: Beth B Schoellkopf
Signature of Owner
Beth B Schoellkopf
Print Name of Owner
802-777-0504
Telephone Number

State of FLORIDA

County of ST. JOHNS

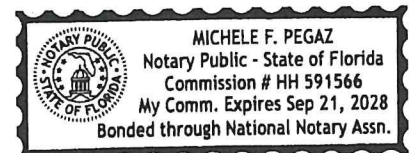
Signed and sworn before me on this 3rd day of February, 2025

By Beth Schoellkopf

Identification verified: Vermont driver's license

Oath sworn: ☒ Yes ☐ No

Notary Signature: Michele F. Pegaz
My Commission expires: 9/21/2028



Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2053000000
Location Address	10 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-39 (1) MODEL LAND CO SUB CITY E60FT OF LOT 3 BLK K OR1059/1796 & 3850/1634 1636(L/E) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Model Land Company Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.340
Homestead	N

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



Owner Information

Owner Name	Ethical Markets Media LLC 100%
Mailing Address	10 CARRERA ST SAINT AUGUSTINE, FL 32084-3622

Map



Valuation Information

	2025
Building Value	\$1,235,891
Extra Features Value	\$49,882
Total Land Value	\$295,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,580,973
Total Deferred	\$0
Assessed Value	\$1,580,973
Total Exemptions	\$0
Taxable Value	\$1,580,973

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

Historical Assessment Information

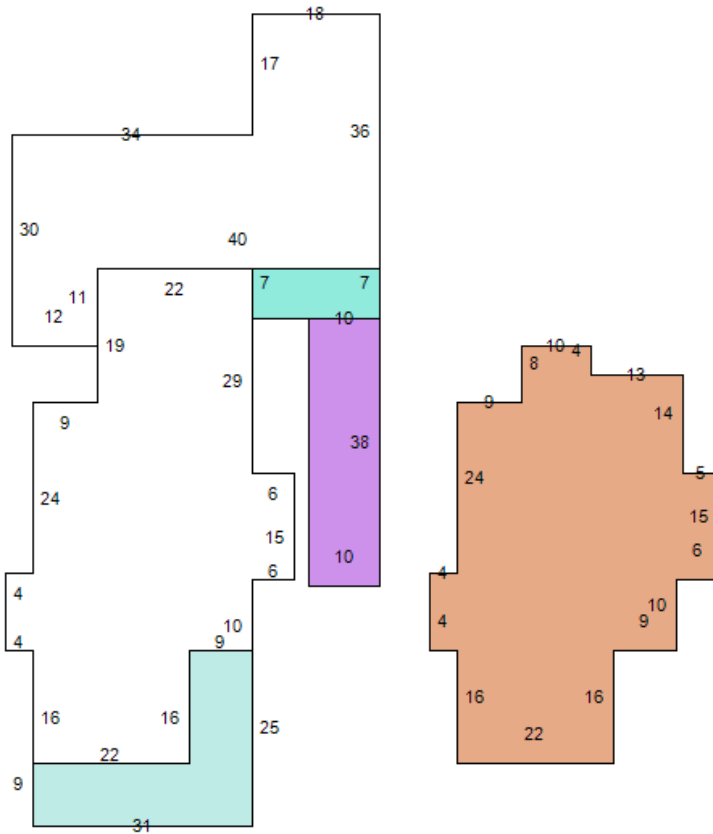
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$1,198,815	\$52,276	\$295,200	\$0	\$0	\$1,546,291	\$1,546,291	\$0	\$1,546,291
2023	\$1,148,982	\$55,371	\$295,200	\$0	\$0	\$1,499,553	\$1,499,553	\$0	\$1,499,553
2022	\$940,590	\$68,333	\$247,968	\$0	\$0	\$1,256,891	\$564,322	\$792,569	\$464,322
2021	\$692,536	\$68,568	\$210,330	\$0	\$0	\$971,434	\$547,885	\$523,549	\$447,885
2020	\$715,292	\$68,803	\$210,330	\$0	\$0	\$994,425	\$540,321	\$554,104	\$440,321
2019	\$577,631	\$63,779	\$210,330	\$0	\$0	\$851,740	\$528,173	\$423,567	\$428,173
2018	\$427,597	\$49,515	\$210,330	\$0	\$0	\$687,442	\$518,325	\$269,117	\$418,325
2017	\$442,600	\$47,527	\$210,330	\$0	\$0	\$700,457	\$507,664	\$292,793	\$407,664
2016	\$407,237	\$46,233	\$182,655	\$0	\$0	\$636,125	\$497,222	\$238,903	\$397,222
2015	\$376,520	\$46,468	\$166,050	\$0	\$0	\$589,038	\$493,766	\$195,272	\$393,766
2014	\$324,769	\$46,703	\$166,050	\$0	\$0	\$537,522	\$489,847	\$147,675	\$389,847

Building Information

Building	1	Roof Cover	Composite Shingle, Cement Fiber Shingle
Building Value	\$1,235,891	Roof Structure	Gable Hip
Year Built	1917	Interior Flooring	Hardwood, Carpet
Actual Area	6057	Interior Wall	Drywall
Conditioned Area	5466	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	

Description	Square Footage
ADDITION	1426
FINISHED UPPER STORY	1713
FINISHED CARPORT	380
BASE AREA	1989
FINISHED OPEN PORCH	126
FINISHED ENCLOSED PORCH	423
Total SqFt	6057

Sketch Information



Attachment 4:

Property Deed

**TITLE TO THE PROPERTY CONVEYED HEREBY WAS NOT EXAMINED BY THE
PREPARER OF THIS DEED AND NO OPINION IS GIVEN AS TO THE
MARKETABILITY OR CONDITION OF TITLE**

Prepared by and return to:
Larry D. Marsh, Esq.
Cobb Cole
150 Magnolia Avenue
Daytona Beach, Florida 32114

Recording Fee: \$18.50
Documentary Stamp Tax: \$ 0.70

Property Appraiser's Tax Parcel I.D. #: 10205300-0000

DEED
(Enhanced Life Estate)

THIS INDENTURE, made this 12th day of February, 2014 between HAZEL HENDERSON, a married woman, grantor, whose address is 10 Carrera St., St. Augustine, FL 32084 FOR A LIFE ESTATE, and THE REMAINDER, subject to the rights and powers reserved in grantor as hereinafter set forth, to Ethical Markets Media, LLC, a Florida limited liability company, or its successors in interest (the Company), whose mailing address is 10 Carrera St., St. Augustine, FL 32084.

WITNESSETH, that grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged do hereby grant, bargain and sell to HAZEL HENDERSON, a LIFE ESTATE, without liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property in fee simple, without joinder by the remaindermen, and with full power to retain any and all proceeds generated thereby, and the REMAINDER to Ethical Markets Media, LLC, a Florida limited liability company, or its successors in interest (the Company), the following described land, situate, lying, and being in St. Johns County, Florida, to-wit:

Commence at the Southwest corner of the Methodist Church Lot which is a point on the North line of Carrera Street 210 feet Westerly from the Northwest corner of the intersection of Carrera and Cordova Street, run thence northerly along the West line of the Methodist Church Lot and said line produced 251 feet, 6 inches, more or less to a point, where said line intersects the South line of Lot 8, of Block "K", Model Land Company's Subdivision, run thence Westerly along said South line of Lot 8, 60 feet to a point;

{037727-001 : GMATH/GMATH : 01581523.DOC; 2}

thence Southerly along a line parallel with the West line of the Methodist Church Lot and the production thereof to a point where said line intersects the North line of Carrera Street; run thence Easterly along the North line of Carrera Street to Point of Beginning, being the East 60 feet of Lot 3 of Block "K" of the Model Land Company's Subdivision of the City of St. Augustine, as shown on the Official Map of said City made by Robert Ransor, dated January 1, 1905.

SUBJECT to taxes for 2014 and subsequent years, and restrictions, easements and reservations of record, mention of which shall not serve to reimpose same.

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the day and year first above written.

Signed, sealed, and delivered

in our presence:

John Sundeman

JOHN SUNDEMAN

(Witness #1 Sign and Print Name)

Carol E. Ekland

CAROL E. EKLAND

(Witness #2 Sign and Print Name)

Hazel Henderson

Hazel Henderson

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of February, 2014, by Hazel Henderson, who is personally known to me or who have produced (personally known) as identification.

NOTARY PUBLIC:

Sign:

Nancy J. Barnard

Print:

Nancy J. Barnard

State of Florida At Large

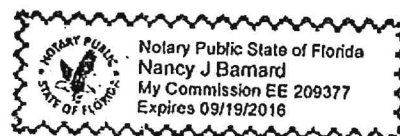
(Seal)

My Commission Expires: 09/19/2016

Title/Rank: Notary Public

Commission Number: 209377

{037727-001 : GMATH/GMATH : 01581523.DOC; 2}



**TITLE TO THE DESCRIBED PROPERTY WAS NOT EXAMINED BY THE PREPARER OF
THIS DEED AND NO OPINION IS GIVEN AS TO THE MARKETABILITY OR CONDITION
OF TITLE.**

Prepared by and return to:
Larry D. Marsh, Esq.
CobbCole
149 S. Ridgewood Avenue
Suite 700
Daytona Beach, Florida 32114

Recording Fee: \$ 18.50
Documentary Stamp Tax: \$ 0.70

Property Appraisers Parcel
Identification Number(s): 10205300-0000

WARRANTY DEED
(Statutory Form - 689.02, F.S.)

THIS INDENTURE, made this 12th day of February 2014, between **ALAN F. KAY**, a married man ("Grantor") and **HAZEL HENDERSON**, his wife, whose address is 10 Carrera St., St. Augustine, FL 32084 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, Grantor's interest in the following described land, situate, lying, and being in St. Johns County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Methodist Church Lot which is a point on the North line of Carrera Street 210 feet Westerly from the Northwest corner of the intersection of Carrera and Cordova Street, run thence northerly along the West line of the Methodist Church Lot and said line produced 251 feet, 6 inches, more or less to a point, where said line intersects the South line of Lot 8, of Block "K", Model Land Company's Subdivision, run thence Westerly along said South line of Lot 8, 60 feet to a point; thence Southerly along a line parallel with the West line of the Methodist Church Lot and the production thereof to a point where said line intersects the North line of Carrera Street; run thence Easterly along the North line of Carrera Street to Point of Beginning, being the East 60 feet of Lot 3 of Block "K" of the

Model Land Company's Subdivision of the City of St. Augustine,
as shown on the Official Map of said City made by Robert Ransor,
dated January 1, 1905

SUBJECT to taxes for 2014 and subsequent years, and restrictions, easements and reservations of
record.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year
first above written.

Signed, sealed, and delivered
in our presence:

C. Sundeman

JOHN SUNDEMAN
(Name and Signature of Witness 1)

Carol E. Eklund
CAROL E. EKLUND
(Name and Signature of Witness 2)

GRANTOR:

By: Alan F. Kay
Name: Alan F. Kay

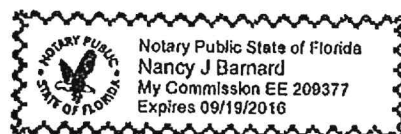
Date: February 12, 2014

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of February, 2014 by
Alan F. Kay, who: (notary please check one) ☒ is personally known to me; or ☐ has produced
_____ as identification.

NOTARY PUBLIC:

Sign: Nancy J. Barnard
Print: Nancy J. Barnard
State of Florida At Large (Seal)
My Commission Expires: 09/19/2016
Title/Rank: Notary Public
Commission Number: 209377



Attachment 5:

Sunbiz.org Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

ETHICAL MARKETS MEDIA, LLC *****

Filing Information

Document Number	L03000028053
FEI/EIN Number	20-0123353
Date Filed	07/30/2003
Effective Date	07/30/2003
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/27/2005
Event Effective Date	NONE

Principal Address

10 CARRERA STREET
ST. AUGUSTINE, FL 32084

Changed: 06/20/2022

Mailing Address

10 CARRERA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/02/2022

Registered Agent Name & Address

Schoellkopf, Beth
10 CARRERA STREET
ST. AUGUSTINE, FL 32084

Name Changed: 03/04/2024

Address Changed: 04/02/2022

Authorized Person(s) Detail

Name & Address

Title Manager

SPALDING, CAROL
10 CARRERA STREET
ST. AUGUSTINE, FL 32084

Title Manager

SCHOELLKOPF, BETH BINNS
10 CARRERA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2023	01/20/2023
2024	03/04/2024

Document Images

03/04/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
12/01/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/02/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
04/20/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
02/12/2014 -- ANNUAL REPORT	View image in PDF format
03/04/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/30/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
05/27/2005 -- Name Change	View image in PDF format
05/02/2005 -- ANNUAL REPORT	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
07/30/2003 -- Florida Limited Liabilities	View image in PDF format

Sent By: COBB & COLE;

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Division of Corporations

Page 1 of 2

W03000028053

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

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Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : COBB & COLE
Account Number : I20030000050
Phone : (386) 255-1811
Fax Number : (386) 238-7003

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03 JUL 31 AM 8:09
DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

Ethical Marketplace, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

W03-28053
OK

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**ARTICLES OF ORGANIZATION
OF
ETHICAL MARKETPLACE, LLC
A Florida Limited Liability Company**

**ARTICLE 1
NAME**

The name of this Limited Liability Company is: Ethical Marketplace, LLC

**ARTICLE 2
DURATION**

The duration of this limited liability company is perpetual from the date of commencement of the limited liability company's existence. The date and time of commencement of the limited liability company's existence is the time of filing of the articles of organization by the Department of State of the State of Florida.

**ARTICLE 3
PRINCIPAL OFFICE AND REGISTERED AGENT**

The mailing and the street address of the principal office of the limited liability company is 10 Carrera Street, St. Augustine, Florida 32084. The name and address of the initial registered agent of the limited liability company is Palmetto Charter Services, Inc., 150 Magnolia Ave., Daytona Beach, FL 32114.

**ARTICLE 4
MANAGEMENT**

The company is to be a manager-managed company. The name and address of its Manager is:

Hazel Henderson
10 Carrera Street
St. Augustine, FL 32084

037227-003 : HVARQ/KAL/JR : 00402541 : WPD : 1

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**EFFECTIVE DATE
7-30-03**

03 JUL 30 03 AM 8:37
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CLERK OF COURT
ALBUQUERQUE, NEW MEXICO

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ARTICLE 5
CONTINUATION OF BUSINESS

Upon the death, bankruptcy, retirement, resignation, or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the remaining members may continue the legal existence and business of the limited liability company if (i) there is at least one remaining member or a new member is admitted, and (ii) within 90 days after the occurrence of the event of dissociation, the members, by a majority in interest vote, consent in writing to the continuation of the business.

ARTICLE 6
ADMISSION OF ADDITIONAL MEMBERS

No person may be admitted as an additional member without the prior written consent of the Manager. If such person is admitted, he or she shall be subject to the obligations and limitations in the Operating Agreement of the limited liability company, as amended for the additional member.

IN WITNESS WHEREOF, the undersigned manager does hereby execute and acknowledge these articles of organization this 30th day of July, 2003.

ETHICAL MARKETPLACE, LLC


Hazel Henderson, Manager

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VALUATION & STATE
FLORIDA

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FILED

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Sent By: COBB & COLE;

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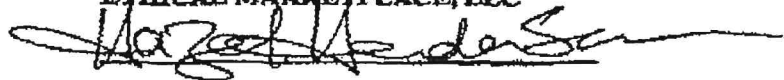
Page 4/4

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**CERTIFICATE DESIGNATING REGISTERED
AGENT AND STREET ADDRESS FOR
SERVICE OF PROCESS**

Pursuant to Section 608.415 Florida Statutes, **ETHICAL MARKETPLACE, LLC** hereby designates **PALMETTO CHARTER SERVICES, INC.**, 150 Magnolia Ave., Daytona Beach, FL 32114, as its registered agent and the street address of its registered office, respectively, for service of process within the State of Florida.

ETHICAL MARKETPLACE, LLC

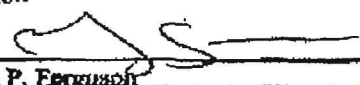


Hazel Henderson, Manager

ACCEPTANCE OF DESIGNATION

The undersigned understands the obligations of and hereby accepts the foregoing designation as registered agent of **ETHICAL MARKETPLACE, LLC** for service of process within the State of Florida.

PALMETTO CHARTER SERVICES, INC., a Florida corporation


By: John P. Ferguson
Its: Vice President

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CLERK OF STATE
PALM BEACH, FLORIDA
30 JUL 30 AM 8:35

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Attachment 6:
The Hazel Henderson PUD Text

The Hazel Henderson Planned Unit Development

SUBMITTED

February 3, 2025

Request:

Request to rezone 10 Carrera Street, the Hazel Henderson Center, to Planned Unit Development (PUD), to allow the trustees of Hazel Henderson to maintain the historically compatible uses thereon and continue running her business, maintaining her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The trustees are part time residents of St. Augustine within the single-family residence space and they share the home with a full-time caretaker living on the property; moreover, the request for the narrowly tailored PUD to permit these compatible historical uses to continue as a testament to Dr. Henderson's decades old endeavors.

Ethical Markets Media, LLC is the owner of 10 Carrera Street, (The Hazel Henderson Center). Dr. Hazel Henderson and Dr. Alan Kay, founders of Ethical Markets Media, were highly respected individuals, authors, teachers and researchers, who held many degrees and honors worldwide. They were treasures of the St Augustine community and loved it here. For many years, they both ran their home-based businesses from their home at 10 Carrera, built their library, and held meetings and small gatherings on this property for over 30 years. They were members of the Governors Circle. They even built a special meeting space at the back of the house to accommodate these meetings. Over the years they have had several employees, interns and many, many visitors.

In 2022, after Hazel Henderson's passing, we (Beth Binns Schoellkopf and Dr. Carol Spalding) became Trustees of Ethical Markets Media, LLC, specifically with Hazel Henderson's direction and stated intention to maintain the home as a residence and continue running her business, maintain her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The Trustees are part time residents of St. Augustine. They share the home with a full-time caretaker living on the property.

The business, Ethical Markets Media, supports a curated news feed, research, scholarly pursuits, web-based activities and meetings / classes. City business licenses have been in place since the mid-90s, granted to Hazel Henderson and Alan Kay, and have maintained an active license.

Following a closer review of the local and State home based business statutes and beginning to ask for a change of zoning to RG-1 (medium density residential), and in conjunction with guidance from staff and the city planning and zoning board, we have come to believe the best way to maintain the business and types of activities that have been occurring for many years, appears to be a rezoning to this narrowly defined PUD. This would allow the primary use to remain a single-family home, maintain the character and scale as is, and allow for continuing current and historic uses for the community as a whole, without the RG-1 uses that might be

undesirable. It is proposed to be narrowly and specifically defined in such a way as to prevent other types of businesses and medium density residential from being allowed in the case the property would ever need to be sold.

Please note this property borders an RG-1 zone with a church on one side, an existing multifamily property in the RS-1 district to the other (we presume allowed as a preexisting nonconformity) and a PUD across the street. It is very close to the intensive historic commercial area at the heart of the town, and across the street from Flagler College, including parking lots for the college and the church. The Trustees have every intention of preserving the property and building as is, and this would not involve any additions or signage.

As you can see from the surveyed site plan the property is about 60' x 250' and includes a historic 2 story wood frame home with a basement. Over the years the garage was converted into office space and sleeping space. The site includes extensive trees and gardens, a pool and patio, and parking for 5 cars. It is surrounded by fencing, hedges, and/or walls on all sides.

In an effort to raise funds to support the property, the Trustees have refurnished some former office space into a studio apartment and licensed that for short-term rentals for the past two years. In the PUD we are seeking to allow that as an accessory apartment of the same size, which would allow a kitchen and provide for the possible use as a caretaker's apartment to help support the expenses and care of the primary home.

We are not proposing any change to the property or site plan as a part of this request. Architecturally we are dedicated to maintaining the character and condition of the home. We have made great improvements in the past couple of years including major electrical updates, (we were told this was originally wired by Thomas Edison!) plumbing updates, termite treatments and repairs, and interior furnishings and lighting. A librarian was hired to put the collection in good order (the books are catalogued with the Library of Congress) and transferred many of Hazel's archives to the National Women in Media Collection at the University of Missouri. The Trustees have put in a lot of effort to maintain the property, home, and business, and invested significantly in the core systems of the house.

The Trustees want to ensure they can move forward as part-time residents and directors of the intellectual and physical property with the uses allowed over all these years as they begin the next phase of fundraising to support these endeavors.

They understand the benefits to the local and broader community of this designation to include:

1. Keep the property primarily residential. Maintain the scale of historic uses.
2. Maintain the unique and valuable library in a residential environment
3. Continue to provide housing, work opportunities, and activities within the existing developed core of the town, in accordance with many of the provisions of the CDP.
4. Support the study of social entrepreneurship, environmental issues, and ethical governance, benefiting both the local and greater communities (Think Global Act Local!)
5. Support the local economy and especially the hospitality industry by bringing visitors to the area, though not in great numbers.

All updates, rehabilitation and additions to the current structures in the future will meet and exceed all city codes and regulations. This rezoning will allow the applicant to maintain this property as situated while continuing the historically compatible uses hereon and to continue to run Hazel Henderson's work and business, maintaining her extensive private library for research and scholarly pursuits, and keeping the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance.

Applicant / Owner:

Ethical Markets Media, LLC
10 Carrera Street
St. Augustine, FL 32084

Authorized Agent for the Applicant / Owner:

James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan

Parcel Identification Number: 205300-0000

EXHIBIT

A

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: James G. Whitehouse, Esq. Contact Number: 9044950400
Business (if applicable): ON BEHALF OF THE OWNERS
Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080
E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: Ethical Markets Media LLC Contact Number: _____
Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____

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

4. PROJECT STREET ADDRESS: 10 Carrera Street

5. SPECIFIC PROPOSED USE: Continuation of same current / historic use

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

7. DESCRIPTION OF ACTION REQUESTED: ** PUD required to continue the same use
*** SEE ATTACHED **

8. JUSTIFICATION FOR ACTION REQUESTED: ** Property passed by bequest and the named
beneficiary has been entrusted to carry on the same historic use for the public benefit.
Trustee intends to form a non-profit entity to carry on the same historic use for
posterity and the public benefit as entrusted by the philanthropic former owner.
This PUD is required to continue the same uses but to extricate any concern of other
uses within the adjacent RG-1 area. This PUD allows the trustee to carry on the
historic use as outlined herein and carry out the continued public benefit use.

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.

REZ to RG-1 (PZB recommended application to PUD to limit unwanted uses in RG-1)

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

2/3/25
Date

Owner's Authorization
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.

JANET G. WHITSTON

Print name of applicant

[Signature]

Signature of applicant

2/3/25

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.

10 Carrera Street

Project Address: _____

James G. Whitehouse, Esq

Applicant's Name: _____ Applicant's Signature: _____

On Behalf of Owners -

**OWNER'S AUTHORIZATION ATTACHED

Owner's Name: Ethical Markets Media LLC Owner's Signature: _____

EXHIBIT

B

LEGAL DESCRIPTION

EXHIBIT B

LEGAL DESCRIPTION

Commence at the Southwest corner of the Methodist Church Lot which is a point on the North line of Carrera Street 210 feet Westerly from the Northwest corner of the intersection of Carrera and Cordova Street, run thence northerly along the West line of the Methodist Church Lot and said line produced 251 feet, 6 inches, more or less to a point, where said line intersects the South line of Lot 8, of Block "K", Model Land Company's Subdivision, run thence Westerly along said South line of Lot 8, 60 feet to a point; thence Southerly along a line parallel with the West line of the Methodist Church Lot and the production thereof to a point where said line intersects the North line of Carrera Street; run thence Easterly along the North line of Carrera Street to Point of Beginning, being the East 60 feet of Lot 3 of Block "K" of the

Model Land Company's Subdivision of the City of St. Augustine, as shown on the Official Map of said City made by Robert Ransom, dated January 1, 1905

EXHIBIT

C

DEVELOPMENT

PLAN

NARRATIVE

Exhibit “C”
DEVELOPMENT PLAN NARRATIVE

**THE HAZEL HENDERSON
PLANNED UNIT DEVELOPMENT**

SECTION I- INTRODUCTION AND REQUEST

As proposed, this is an application for rezoning 10 Carrera Street, the Hazel Henderson Center, to Planned Unit Development (PUD). This rezoning will allow the trustees of Dr. Henderson to maintain the historically compatible uses thereon and continue running her business, maintaining her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The trustees are part time residents of St. Augustine within the single-family residence space and they share the home with a full-time caretaker living on the property in the accessory apartment; moreover, the request for the narrowly tailored PUD to permit these compatible historical uses to continue as a testament to Hazel Henderson’s decades old endeavors.

Ethical Markets Media, LLC is the owner of 10 Carrera Street, (The Hazel Henderson Center). Hazel Henderson and Dr. Alan Kay, founders of Ethical Markets Media, were highly respected individuals, authors, teachers and researchers, who held many degrees and honors worldwide. They were treasures of the St Augustine community and loved it here. For many years, they both ran their home-based businesses from their home at 10 Carrera, built their library, and held meetings and small gatherings on this property for over 30 years. They were members of the Governors Circle. They even built a special meeting space at the back of the house to accommodate these meetings. Over the years they have had several employees, interns and many, many visitors.

In 2022, after Hazel Henderson’s passing, we (Beth Binns Schoellkopf and Dr. Carol Spalding) became Trustees of Ethical Markets Media, LLC, specifically with Dr. Henderson’s direction and stated intention that the trustees maintain the home as a residence and that we would continue running her business, maintain her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The Trustees are part time residents of St. Augustine. They share the home with a full-time caretaker living on the property.

The business, Ethical Markets Media, supports a curated news feed, research, scholarly pursuits, web-based activities and meetings / classes. City business licenses have been in place since the mid-90s, granted to Hazel Henderson and Alan Kay, and they have maintained an active license.

Following a closer review of the local and State home based business statutes and beginning to ask for a change of zoning to RG-1 (medium density residential), and in conjunction with guidance from staff and the city planning and zoning board, we have come to believe the best way to maintain the business and types of activities that have been occurring for

many years, appears to be a rezoning to this narrowly defined PUD. This would allow the primary use to remain a single-family home, maintain the character and scale as is, and allow for continuing current and historic uses for the community as a whole, without the RG-1 uses that might be undesirable. It is proposed to be narrowly and specifically defined in such a way as to prevent other types of businesses and medium density residential from being allowed in the case the property would ever need to be sold.

Please note this property borders an RG-1 zone with a church on one side, an existing multifamily property in the RS-1 district to the other (we presume allowed as a preexisting nonconformity) and a PUD across the street. It is very close to the intensive historic commercial area at the heart of the town, and across the street from Flagler College, including parking lots for the college and the church. The Trustees have every intention of preserving the property and building as is, and this would not involve any additions or signage.

As you can see from the surveyed site plan the property is about 60' x 250' and includes a historic 2 story wood frame home with a basement. Over the years the garage was converted into office space and sleeping space. The site includes extensive trees and gardens, a pool and patio, and parking for 5 cars. It is surrounded by fencing, hedges, and/or walls on all sides.

In an effort to raise funds to support the property we have redesigned some former office space into a studio apartment and licensed that for short-term rentals for the past two years. In the PUD we are seeking to allow that as an accessory apartment of the same size, which would allow a kitchen and provide for the possible use as a caretaker's apartment to help support the expenses of the primary home.

The owners are not proposing any change to the property or site plan as a part of this request. Architecturally the owners are dedicated to maintaining the character and condition of the home. The owners have made great improvements in the past couple of years including major electrical updates, (we were told this was originally wired by Thomas Edison!) plumbing updates, termite treatments and repairs, and interior furnishings and lighting. The owners also hired a librarian to put the collection in good order (the books are catalogued with the Library of Congress) and transferred many of Hazel's archives to the National Women in Media Collection at the University of Missouri. The owners have put in a lot of effort to maintain the property, home, and business, and invested significantly in the core systems of the house.

The owners want to ensure we can move forward as part-time residents and directors of the business with the uses allowed over all these years as they begin the next phase of fundraising to support these endeavors.

The benefits to the local and broader community of this designation to include:

1. Keeping the property primarily residential. Maintain the scale of historic uses.
2. Maintaining the unique and valuable library in a residential environment
3. Continuing to provide housing, work opportunities, and activities within the existing developed core of the town, in accordance with many of the provisions of the CDP.

4. Supporting the study of social entrepreneurship, environmental issues, and ethical governance, benefiting both the local and greater communities (Think Global Act Local!)

5. Supporting the local economy and especially the hospitality industry by bringing visitors to the area, though not in great numbers.

Any updates to and maintenance of the property will comply with all the codes and regulations as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Owners, Ethical Markets Media, LLC. The Applicant is requesting this rezoning to PUD in accordance with the City of St. Augustine Zoning Code. This rezoning will maintain the current future land use and will reflect a continued maintenance of the historically compatible uses as are currently present and have been employed thereon for years.

As stated, the overall objective of the PUD is to allow the applicant to maintain this property as situated while continuing the historically compatible uses thereon and to continue to run Hazel Henderson's business, maintaining her extensive private library for research and scholarly pursuits, and keeping the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance; Specifically, as follows:

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately a third of an acre, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is addressed at 10 Carrera Street and is located as developed and outlined on the attached master development site plan that will be maintained.

B. Ownership/Agreement: The Property is currently owned by Ethical Markets Media, LLC, as shown by the Proof of Ownership documents in the Application materials. Evidence of authorization for representation is attached.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission.

SECTION II- APPLICATION

A. Permitted Uses: The property will be maintained in an orderly manner. The property historically and currently contains a two-story wood frame structure which includes a single-family residence, an office space, a private library for scholarly research and pursuit and a small meeting area, a caretaker / accessory apartment living space, a pool and patio area and an accessory storage shed with enhancement landscaping. This PUD as narrowly tailored will allow the continued use and maintenance of that structure with the described uses that again have been employed upon this property for many years. The historical layout and intended plan to maintain is clearly indicated on the historic survey clip attached and the scaled MDP map. This rezoning will allow the trustee owner to carry out the stated intent of the philanthropic owner who entrusted that task to their charge, as described.

As such, this PUD is intended to maintain the character of this property and neighborhood while allowing the continuing limited use of the private library, business, and accessory apartment. As well, this PUD is intended to support and continue historic uses in support of the Green Economy including maintenance of the private library, hosting small meetings and classes, and providing opportunities for research and scholarly studies.

More specifically, THE HAZEL HENDERSON PLANNED UNIT DEVELOPMENT will continue to reflect a RS-1 demeanor with the allowance for these historically present and compatible RG-1 uses as generally described above and more specifically described, as follows: (1) Permitted uses and structures: a. Single-family dwellings; b. Multiple-family dwelling, but only to specifically allow the one caretaker / accessory apartment with its own kitchen; c. *Home-based business office*, allowing the Green Economy organization / office (up to 500sf and allowing 2 non-resident employees); d. *Private Library* with the allowance for invitee use for scholarly research or pursuit, including meetings/classes; e. a community meeting space for periodic use; (2) Permitted accessory uses and structures allowed. See section 28-348.

Private Library is defined as an area for collection of books, journals, and other media, which may be open by invitation only for scholarly research, contemplative study, and small meetings and classes on occasion (Allowed as accessory use only-limited to a maximum of 2000sf of area)

Home-based business office shall include an office for the Green Economy organization/office – a business focused on integrative solutions for environmental protection, social entrepreneurship, and ethical governance or similar pursuits. Green businesses aim to reduce their negative impact on the environment while still making a profit. Green economies aim to achieve sustainable development without degrading the environment.

B. Development Standards for NEW Structures within the PUD: The attached site plan depicts the proposed continued historic use and layout of the structures onsite and the uses that will continue to be allowed onsite. The applicant will be allowed to continue to utilize the current layout of structures and uses and to maintain and repair them going forward in their current layouts and setbacks onsite as provided in the site plan attached hereto. In sum, the applicant will be allowed to rehabilitate and utilize this property as presented. No material departures from this site plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

1. Maximum lot coverage: Lot coverage shall remain the same, but in no case shall exceed thirty-five percent maximum (35%)

2. Maximum building height: Thirty-five (35) ft measured pursuant to City Code.

3. Parking: The five existing parking spaces onsite shall be maintained, as follows: Two provided for the residence, one provided for the apartment, and two for guests, visitors or employees. All guests and visitors that cannot be accommodated on site shall be provided with parking passes at either private or public parking lots, if they don't have parking at their place of accommodation within walking distance.

4. Signage: Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.

5. Stormwater: Stormwater management will be in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.

6. Access: Access to the property will be provided per the entrance designated on the MDP map / site plan.

7. Fencing: All existing fencing may remain on the Property or may be modified in accordance with the plan as approved. Other existing fencing may be replaced as desired by the Applicant.

8. Utilities: All electrical and telephone lines are installed on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Directional security lighting may be provided as needed.

9. Potable Water: Potable water will be provided by COSA via existing connections.

10. Fire Protection/Assessment: Fire protection will be afforded by fire hydrants in accordance with City standards and buildings will provide fire protection systems if required by code. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.

11. Sanitary Sewer: The development is served by central sewer collection from the City of St. Augustine. Any extensions shall be in accordance with City requirements and construction shall conform to current permit standards.

12. Outdoor Use: Any use of the outdoor spaces onsite for any business or library related use shall end by 8:00pm.

13. Design: It is the intent of the applicant/owner to continue the current buildings and accessory structures onsite and the long-standing uses on this historic property through continued operation of the same as a residence in conjunction with a community resource providing meeting space with a library for scholarly use and a caretaker / accessory apartment living space, allowing the owner to maintain the historical nature of Hazel Henderson's property for public benefit and scholarly endeavors furthering the historic preservation objectives of our comprehensive plan and the spirit and intent of both our plan and our code to allow the philanthropic intentions of Hazel Henderson to continue for many years to come as was her intention. In sum, this narrowly tailored PUD will allow her trustees to further her philanthropic intention to serve the community by maintaining her extensive private library for research and scholarly pursuits and keeping the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance, as she did for her many years here in our historic city that she so loved.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its successors/assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner/owners has been established which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV- PUD ORDINANCE CRITERIA

Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future land Use Map category for the property.

Response: THE HAZEL HENDERSON PUD, as proposed, promotes and is consistent with the goals, policies and objectives of the Comprehensive Plan, including all of the following:

FUTURE LAND USE ELEMENT

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of storm water in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and

enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE 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.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE 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.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

INFRASTRUCTURE IMPACT ANALYSIS

An infrastructure impact analysis or equivalent impact analysis clearly outlines the project's potential impact on transportation networks, circulation patterns and infrastructure of the city.

The infrastructure impact analysis shall include site specific design improvements related to traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

As indicated in the narrative and on our site plan, this site will not be changed and the uses will not be changed. They will maintain the current historically compatible uses, maintaining the parking onsite and providing avenues for additional parking if required. Their intent is to promote pedestrian traffic and bicycle and other multi-modal uses within our city as advocated by our Mobility plan; thus, no additional traffic or infrastructure impact will occur based upon these continued historically compatible uses.

HISTORIC PRESERVATION ELEMENT

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, Preservation, continued use and adaptive reuse of existing historic structures.

1. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Response: Not in an HP district.

2. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant, all of which are intended to meet the spirit and intent of our code as reflected in the historically compatible uses that have existed on this property for decades.

We are not proposing any change to the property or site plan as a part of this request. Architecturally we are dedicated to maintaining the character and condition of the home. We have made great improvements in the past couple of years including major electrical updates, (we were told this was originally wired by Thomas Edison!) plumbing updates, termite treatments and repairs, and interior furnishings and lighting. We also hired a librarian to put the collection in good order (the books are catalogued with the Library of Congress) and transferred many of Hazel's archives to the National Women in Media Collection at the University of Missouri. We have put in a lot of effort to maintain the property, home, and business, and invested significantly in the core systems of the house.

As stated, the overall objective of the PUD is to allow the applicant to maintain this property as situated while continuing the historically compatible uses hereon and to continue to run Hazel Henderson's business, maintaining her extensive private library for research and scholarly pursuits, and keeping the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance.

See, FLUE Objective 3.2 - The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable. See, FLUE Policy 3.2.3 -The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity. Also see, FLUE Policy 3.2.6 - The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; and • Increase activity and community involvement. This project in fact meets and exceeds all of these characteristics and the permission for the rezoning to allow this great work to continue actually continues our city's stated objectives.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. 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 or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards,

and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and
- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286 and how this proposal is a perfect example for the use of planned unit development to encourage the restoration and/or continued use of a property while allowing for a creative use that is both in line with the area and the stated objective of our code and further has historically shown that the current uses are compatible to the surrounding area. This PUD as narrowly tailored, allows those historically compatible uses to continue as a means of carrying on Hazel Henderson's enviable goals and true philanthropic intent for community involvement and scholarly research and endeavors in the heart of our great historic city.

4. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." This rezoning will allow the trustees of Hazel Henderson to maintain the historically compatible uses hereon and continue running her business, maintaining her extensive private library for research and scholarly pursuits, and keep the meeting space for community and other activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The trustees are part time residents of St. Augustine within the single-family residence space and they share the home with a full-time caretaker living on the property in the accessory apartment; moreover, the request for the narrowly tailored PUD to permit these compatible historical uses to continue, as a testament to Hazel Henderson's decades old endeavors, is appropriate and justified.

5. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.

Response: *This PUD is fully developed and will only require maintenance over time.*

6. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

Response: *No such areas exist on the Property.*

7. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: *It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.*

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: *Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.*

9. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their

application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

Response:

The owners for themselves and for their successors and assigns acknowledge and agree to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

SECTION V - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

Summary of Justification - Public Purpose and Public Benefit

Further, pursuant to the guidelines of our PUD ordinance, the project is a grand addition to the area and the benefits to the local and broader community of this designation include the following:

1. Keeping the property primarily residential. Maintaining the scale of historic uses.
2. Maintaining the unique and valuable library in a residential environment.
3. Continuing to provide housing, work opportunities, and activities within the existing developed core of the town, in accordance with many of the provisions of the CDP.
4. Supporting the study of social entrepreneurship, environmental issues, and ethical governance, benefiting both the local and greater communities (Think Global Act Local!)
5. Supporting the local economy and especially the hospitality industry by bringing visitors to the area, though not in great numbers.

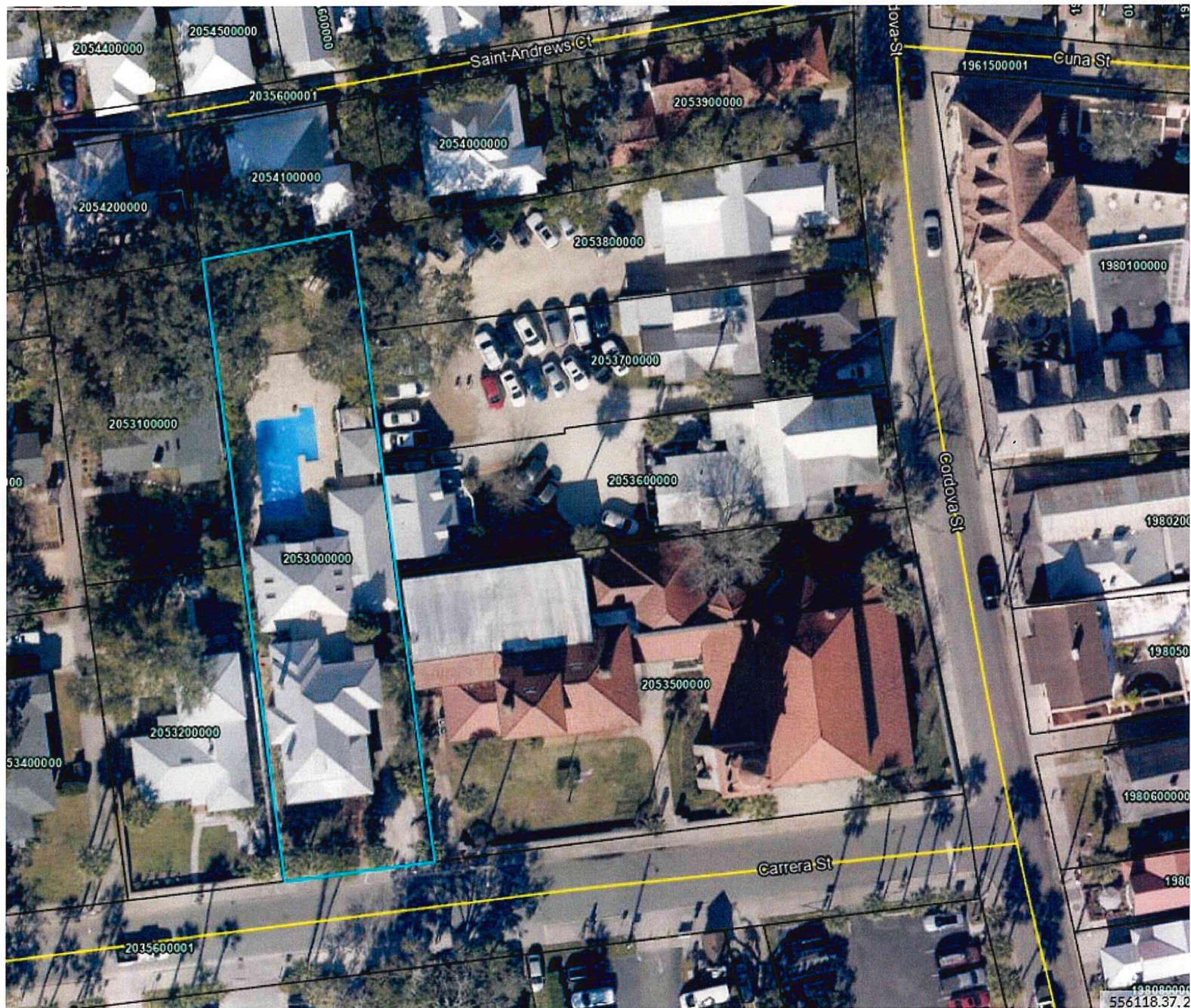
THEREFORE, this Planned Unit Development request meets all the above-listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of our Comprehensive Plan and is fully consistent with our Comprehensive Plan and our City Code.

EXHIBIT

D

LOCATION MAP

AERIAL





EXHIBIT

E

DEED

PROOF OF OWNERSHIP

**TITLE TO THE PROPERTY CONVEYED HEREBY WAS NOT EXAMINED BY THE
PREPARER OF THIS DEED AND NO OPINION IS GIVEN AS TO THE
MARKETABILITY OR CONDITION OF TITLE**

Prepared by and return to:
Larry D. Marsh, Esq.
Cobb Cole
150 Magnolia Avenue
Daytona Beach, Florida 32114

Recording Fee: \$18.50
Documentary Stamp Tax: \$ 0.70

Property Appraiser's Tax Parcel I.D. #: 10205300-0000

DEED
(Enhanced Life Estate)

THIS INDENTURE, made this 12th day of February, 2014 between HAZEL HENDERSON, a married woman, grantor, whose address is 10 Carrera St., St. Augustine, FL 32084 FOR A LIFE ESTATE, and THE REMAINDER, subject to the rights and powers reserved in grantor as hereinafter set forth, to Ethical Markets Media, LLC, a Florida limited liability company, or its successors in interest (the Company), whose mailing address is 10 Carrera St., St. Augustine, FL 32084.

WITNESSETH, that grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged do hereby grant, bargain and sell to HAZEL HENDERSON, a LIFE ESTATE, without liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property in fee simple, without joinder by the remaindermen, and with full power to retain any and all proceeds generated thereby, and the REMAINDER to Ethical Markets Media, LLC, a Florida limited liability company, or its successors in interest (the Company), the following described land, situate, lying, and being in St. Johns County, Florida, to-wit:

Commence at the Southwest corner of the Methodist Church Lot which is a point on the North line of Carrera Street 210 feet Westerly from the Northwest corner of the intersection of Carrera and Cordova Street, run thence northerly along the West line of the Methodist Church Lot and said line produced 251 feet, 6 inches, more or less to a point, where said line intersects the South line of Lot 8, of Block "K", Model Land Company's Subdivision, run thence Westerly along said South line of Lot 8, 60 feet to a point;

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thence Southerly along a line parallel with the West line of the Methodist Church Lot and the production thereof to a point where said line intersects the North line of Carrera Street; run thence Easterly along the North line of Carrera Street to Point of Beginning, being the East 60 feet of Lot 3 of Block "K" of the Model Land Company's Subdivision of the City of St. Augustine, as shown on the Official Map of said City made by Robert Ransor, dated January 1, 1905.

SUBJECT to taxes for 2014 and subsequent years, and restrictions, easements and reservations of record, mention of which shall not serve to reimpose same.

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the day and year first above written.

Signed, sealed, and delivered
in our presence:

John Sundeman
JOHN SUNDEMAN

(Witness #1 Sign and Print Name)

Carol E Eklund
CAROL E EKLUND

(Witness #2 Sign and Print Name)

Hazel Henderson
Hazel Henderson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of February, 2014, by Hazel Henderson, who is personally known to me or who have produced (personally known) as identification.

NOTARY PUBLIC:

Sign: *Nancy J. Barnard*

Print: Nancy J. Barnard

State of Florida At Large

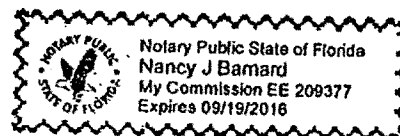
(Seal)

My Commission Expires: 09/19/2016

Title/Rank: Notary Public

Commission Number: 209377

{037727-001 : QMATH\QMATH : 01581523.DOC; 2}



TITLE TO THE DESCRIBED PROPERTY WAS NOT EXAMINED BY THE PREPARER OF THIS DEED AND NO OPINION IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF TITLE.

Prepared by and return to:
Larry D. Marsh, Esq.
CobbCole
149 S. Ridgewood Avenue
Suite 700
Daytona Beach, Florida 32114

Recording Fee: \$ 18.50
Documentary Stamp Tax: \$ 0.70

Property Appraisers Parcel
Identification Number(s): 10205300-0000

WARRANTY DEED
(Statutory Form - 689.02, F.S.)

THIS INDENTURE, made this 12th day of February 2014, between ALAN F. KAY, a married man ("Grantor") and HAZEL HENDERSON, his wife, whose address is 10 Carrera St., St. Augustine, FL 32084 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, Grantor's interest in the following described land, situate, lying, and being in St. Johns County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Methodist Church Lot which is a point on the North line of Carrera Street 210 feet Westerly from the Northwest corner of the intersection of Carrera and Cordova Street, run thence northerly along the West line of the Methodist Church Lot and said line produced 251 feet, 6 inches, more or less to a point, where said line intersects the South line of Lot 8, of Block "K", Model Land Company's Subdivision, run thence Westerly along said South line of Lot 8, 60 feet to a point; thence Southerly along a line parallel with the West line of the Methodist Church Lot and the production thereof to a point where said line intersects the North line of Carrera Street; run thence Easterly along the North line of Carrera Street to Point of Beginning, being the East 60 feet of Lot 3 of Block "K" of the

Model Land Company's Subdivision of the City of St. Augustine,
as shown on the Official Map of said City made by Robert Ransor,
dated January 1, 1905

SUBJECT to taxes for 2014 and subsequent years, and restrictions, easements and reservations of
record.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year
first above written.

Signed, sealed, and delivered
in our presence:

C. Sundeman

JOHN SUNDEMAN
(Name and Signature of Witness 1)

Carol E. Ekland
CAROL E. EKLAND
(Name and Signature of Witness 2)

GRANTOR:

By: Alan F. Kay
Name: Alan F. Kay

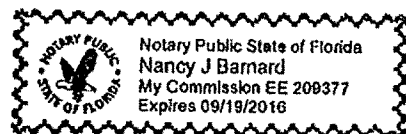
Date: February 12, 2014

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of February, 2014 by
Alan F. Kay, who: (notary please check one) ☒ is personally known to me; or ☐ has produced
_____ as identification.

NOTARY PUBLIC:

Sign: Nancy J. Barnard
Print: Nancy J. Barnard
State of Florida At Large (Seal)
My Commission Expires: 09/19/2016
Title/Rank: Notary Public
Commission Number: 209377



EXHIBIT

F

AUTHORIZATIONS



Owner's Authorization For Agent

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

BY: Beth B Schoellkopf
Signature of Owner
Beth B Schoellkopf
Print Name of Owner
802-777-0504
Telephone Number

State of FLORIDA

County of St. Johns

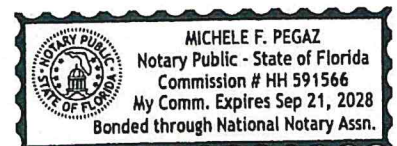
Signed and sworn before me on this 3rd day of February, 2025

By Beth Schoellkopf

Identification verified: Vermont driver's license

Oath sworn: ☒ Yes ☐ No

Notary Signature: Michele F. Pegaz
My Commission expires: 9/21/2028



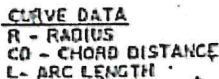
EXHIBIT

G

MASTER SITE PLAN

XXXXXXXXXXXXXXXXXXXXMMA

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 running thence
 of Lot 8 159.32
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 section thereof
 intersects the north
 ice of 247.01 feet
 to the north line.
 the point of



Attachment 7: Legal Description

EXHIBIT B

LEGAL DESCRIPTION

Commence at the Southwest corner of the Methodist Church Lot which is a point on the North line of Carrera Street 210 feet Westerly from the Northwest corner of the intersection of Carrera and Cordova Street, run thence northerly along the West line of the Methodist Church Lot and said line produced 251 feet, 6 inches, more or less to a point, where said line intersects the South line of Lot 8, of Block "K", Model Land Company's Subdivision, run thence Westerly along said South line of Lot 8, 60 feet to a point; thence Southerly along a line parallel with the West line of the Methodist Church Lot and the production thereof to a point where said line intersects the North line of Carrera Street; run thence Easterly along the North line of Carrera Street to Point of Beginning, being the East 60 feet of Lot 3 of Block "K" of the Model Land Company's Subdivision of the City of St. Augustine, as shown on the Official Map of said City made by Robert Ransom, dated January 1, 1905

Attachment 8:
Neighborhood Council Letter



Dedicated and Responsive Service

NEIGHBORHOOD COUNCIL OF SAINT AUGUSTINE, INC.
52 N. ST. AUGUSTINE BLVD.
SAINT AUGUSTINE, FL 32080

RE: The Dr. Hazel Henderson Memorial Property Planned Unit Development

Pursuant to the requirements of the City of St. Augustine for applications for Planned Unit Development Ordinances, please accept this correspondence as notice of the request for rezoning to Planned Unit Development for 10 Carrera Street to allow the trustees of Dr. Henderson to maintain the historically compatible uses hereon and continue running her business, maintaining her extensive private library for research and scholarly pursuits, and keep the meeting space for community activities that discuss integrative solutions for environmental protections, social entrepreneurship, and ethical governance. The trustees are part time residents of St. Augustine within the single family residence space and they share the home with a full-time caretaker living on the property in the accessory apartment; moreover, the request for the narrowly tailored PUD to permit these compatible historical uses to continue, all as depicted. The following information regarding the project is provided for your use and distribution, as appropriate:

APPLICANT	James G. Whitehouse, Esq. for Ethical Markets Media LLC (Owner - Applicant)
OWNER & APPLICANT	Ethical Markets Media LLC (Owner - Applicant)
LOCATION	10 Carrera Street
CURRENT ZONING	RS-1
CURRENT LAND USE	RES LOW
PROPOSED ZONING	Planned Unit Development (PUD)
SURROUNDING PROPERTIES	Flum – INSTITUTIONAL, RES MED and RES LOW Zoning – RG-1 and RS-1

Current Zoning and Land Uses:

The site is approximately a third of an acre and was owned and maintained by Dr. Hazel Henderson for many years until her passing. By way of bequest, the property passed to the current trustee to hopefully maintain the property and continue its current and historically compatible uses and their recognized, public benefit to the community.

Summary of Request:

Following a closer review of the local and State home based business statutes after beginning to ask for a change of zoning to RG-1, and in conjunction with guidance from staff and the city planning and zoning

T (904) 495-0400	104 Sea Grove Main Street
F (904) 495-0506	St. Augustine, Florida 32080
(888) 588-2599	www.sjlawgroup.com

board, we have come to believe the best way to maintain the business and types of activities that have been occurring for many years, appears to be a rezoning to this narrowly defined PUD. This would allow the primary use to remain a single-family home, maintain the character and scale as is, and allow for continuing current and historic uses for the community as a whole, without the RG-1 uses that might be undesirable. It is proposed to be narrowly and specifically defined in such a way as to prevent other types of businesses and medium density residential from being allowed in the case the property would ever need to be sold.

We are not proposing any change to the property or site plan as a part of this request. Architecturally we are dedicated to maintaining the character and condition of the home. We have made great improvements in the past couple of years including major electrical updates, plumbing updates, termite treatments and repairs, and interior furnishings and lighting. We also hired a librarian to put the collection in good order and transferred many of Hazel's archives to the National Women in Media Collection at the University of Missouri. We have put in a lot of effort to maintain the property, home, and business, and invested significantly in the core systems of the house; Hence, this request to rezone to this narrowly tailored PUD.

The Project Coordinator's contact information is as follows:

James G. Whitehouse, Esq.
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
jameswhitehouse@sjlawgroup.com

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods and the PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

In addition to the developer neighborhood notice, the City Planning Department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the City's public informational outreach initiative. Such additional courtesy information may be provided in person, by U.S. mail, electronic mail or posting on the City's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

If you have any questions, please do not hesitate to call or email me. We appreciate the work that you do.

Sincerely,

James G. Whitehouse, Esq.

Cc: City of St. Augustine Planning Department

Attachment 9:
Site Plan & MDP Map

MAP SHOWING SURVEY OF

ST. AUGUSTINE, ST. JOHNS

ST. AUGUSTINE, ST. JOHNS

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ly from the north
Carrera and Cordova
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running thence
of Lot 8 59.32
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sects the north
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to the north line
the point of

60.0' (Dead) South Line of Lot 8 Block K

(Measured) 59.32' Lot 8 Block K

East 60' of Lot 3 Block K

Dead Cells for Parallel
Measures Approximately
Parallel

247.01' (Measured)
Irregular Wood Fence

8" C.B. Wall
N. Edge on Line

AREA OF
REMODELING
OF EXISTING
STRUCTURE

PART LOT
8.19'

2 STORY
FRAME
NORTH SIDE
N. 10'

ARCH

Concrete Driveway

8" C.B. Wall
East Face on Line
West Line of Methodist Church Lot
Now or Formerly the
Methodist Church Lot

Now or Formerly
Southwest Corner
of Methodist
Church Lot

No. Line
Carrera Street

60.0' (Dead & Measured) 210' (Dead & Measured)

CARRERA STREET

CORDOVA STREET

CURVE DATA
R - RADIUS
CD - CHORD DISTANCE
L - ARC LENGTH

EL. } Elevation
Elev
C.B. } Concrete Block

Found Drill Hole on
Caguina Pillar



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
March 4, 2024	10.a.	PZB2024-0017
Request	Address	Parcel ID
Conservation Overlay Zone Development	4000 US Highway 1 N	Northern portion of: 073430-0000

Site & Background Information

Applicant:	Jeff Steinle c/o Clary & Associates, Inc.
Owner:	William Lanius c/o Ponce Associates LLC
Property Class: (St. Johns County Property Appraiser)	9900 – Residential Acreage Not Zoned Agricultural
Future Land Use Designation:	Residential Medium Density / Mixed Use
Zoning Designation:	Planned Unit Development: PUD
Acreage:	Approximately 32 acres of the 135.55-acre parcel
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for approval of a preliminary subdivision plat at 4000 US Highway 1 N, Madeira subdivision, North Pantano Drive and Lago Court and west of the Tolomato River to create fifty-six (56) lots.

Staff Analysis

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

FLUE Policy 6.4.6

Residential Medium Density Mixed Use This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

The Madeira PUD as whole addresses the mixed-use portion of this Future Land Use. This plat contains only residential uses and is limited to a maximum density of 16 units per acre, which is consistent with 56 lots for approximately 32 acres of land.

Review of Applicable City of St. Augustine Code of Ordinances

Sec. 23-36. Generally.

The following procedures for securing subdivision plat approval shall be followed in submitting, reviewing and acting upon all subdivision plats within the city. The subdivider and/or his surveyor, engineer or land planner is encouraged, but not required, to discuss informally his preliminary studies and sketches for any subdivision of land with the city offices listed in section 23-38, as well as those of other offices such as the county health department or county community development department. Many times these discussions may lead to a more complete preliminary

plan or plat as hereinafter set forth. During the review process, the subdivider or his agent may be called upon for consultation. Each preliminary plan or plat for a subdivision shall be presented for review prior to detailed development of the plat. This preliminary plan will benefit the subdivider in accordance with the degree of completeness of the plan. Such preliminary plan shall be accompanied by a written statement describing the proposed subdivision. Such preliminary plan and statement shall be reviewed by the city planning and building department, public works department, fire department and police department and shall be submitted to the city planning and zoning board for preliminary approval subject to such revision as may be deemed necessary.

Sec. 23-38. Preliminary plat.

- (a) All of the following city departments must approve preliminary plats prior to submitting to the planning and zoning board. A preliminary plat submittal meeting is recommended involving the appropriate city departments and the agent(s) of the developer.
 - (1) Planning and building department.
 - (2) Public works department.
 - (3) City manager.
 - (4) City attorney.
 - (5) City fire department.
 - (6) City police department.
- (b) The city manager shall receive two (2) copies and each of the remaining offices shall be provided with one (1) legible reproduced copy of the proposed preliminary plat a minimum of three (3) weeks prior to submittal to the planning and zoning board for approval. Should any of these city offices decide that other offices or utility companies need to be involved, they may make necessary contacts and/or request additional reproduced copies for these offices and/or companies.
- (c) This preliminary plat shall be prepared on sheet sizes of twenty-four (24) inches by thirty-six (36) inches with at least a one-inch margin on three (3) sides with a three-inch margin on the left side of the plat for binding purposes, and shall be in conformance with F.S. § 177.091.
- (d) The plat will be reviewed by the city offices during the three-week period prior to submittal of the preliminary plat to the city planning and zoning board. The developer or his agent will be contacted during this period of time should any discrepancies be apparent that would affect preliminary approval. However, the reviewing offices' agreement as to acceptability of format and content is not to be construed as assurance of final acceptance by the city.

Sec. 23-39. Construction drawings.

Construction drawings of street, storm, sewer, water or sanitary facilities as appropriate will be reviewed by the city public works director prior to submission of the final plat to the city commission. The developer or his agent will be contacted during that period of time should any discrepancies be apparent in such construction drawings that might affect approval. However, the city public works director's agreement as to the acceptability of such construction drawings is not to be construed as an assurance of final acceptance of the plat by the city.

Sec. 23-40. Final plat.

- (a) The final plat approval can only be granted by the city commission in an open public meeting after review and recommendation by the planning and zoning board.
- (b) The final plat shall be prepared by a currently registered surveyor or engineer of the State of Florida. The submittal must be one (1) original drawing and one (1) copy made in conformance with F.S. § 177.091. The city commission may grant approval of plats with slight variations provided that the variations do not conflict with the requirements of F.S. ch. 177.
- (c) In addition, a drawing prepared on the same material as the final plat must be submitted for the property appraiser showing only dimensions of lots, rights-of-way and easements. This drawing must be to a scale of one (1) inch equals two hundred (200) feet and the sheet size must be twenty-two (22) inches by thirty-two (32) inches or smaller with a one-half-inch margin all around.

Comments from City Departments:

City Attorney's Office:

Tracts f, F1, G, G1, and H are listed on the plat and these tracts need to be addressed in the Adoption and Dedication section of the plat.

Public Works:

The 25-foot utility easement located between Lots 92 and 93 will need to be contained on a tract to be owned by the CDD or homeowner's association. The approved civil plans indicate the land over which the easement is recorded shall be a separate tract that is owned and maintained by the CDD/HOA.

Planning and Building Department

Any changes to the layout of Lots 92 and 93 need to ensure that subsequent lots will meet the minimum lots size requirements of fifty-five (55) feet by one hundred (100) feet as required by the Madeira Final Development Plan Phase 2B & 3.

General Notes on Sheet 3 of the Plat should include a note that states, "This phase of the development will have a maximum lot coverage of 35% per Planning and Building Department." The maximum lot coverage is stipulated on the Madeira Final Development Phase 2B & 3.

Summary of Analysis

Staff advises the applicant to address all Department comments before submitting the Final plat to the City Commission.

Staff Recommendation

This is an existing Planned Unit Development, Madeira, that includes up to 749 residential units. The proposed subdivision plat is for the next phase of single-family development.

Based on a review of the adopted Ordinances pertaining to the Madeira PUD and applicable city codes, staff finds that the Board can APPROVE or APPROVE WITH CONDITIONS the preliminary subdivision plat (replat) at 4000 US Highway 1 N / Northern portion of 073430-0000.

Attachments

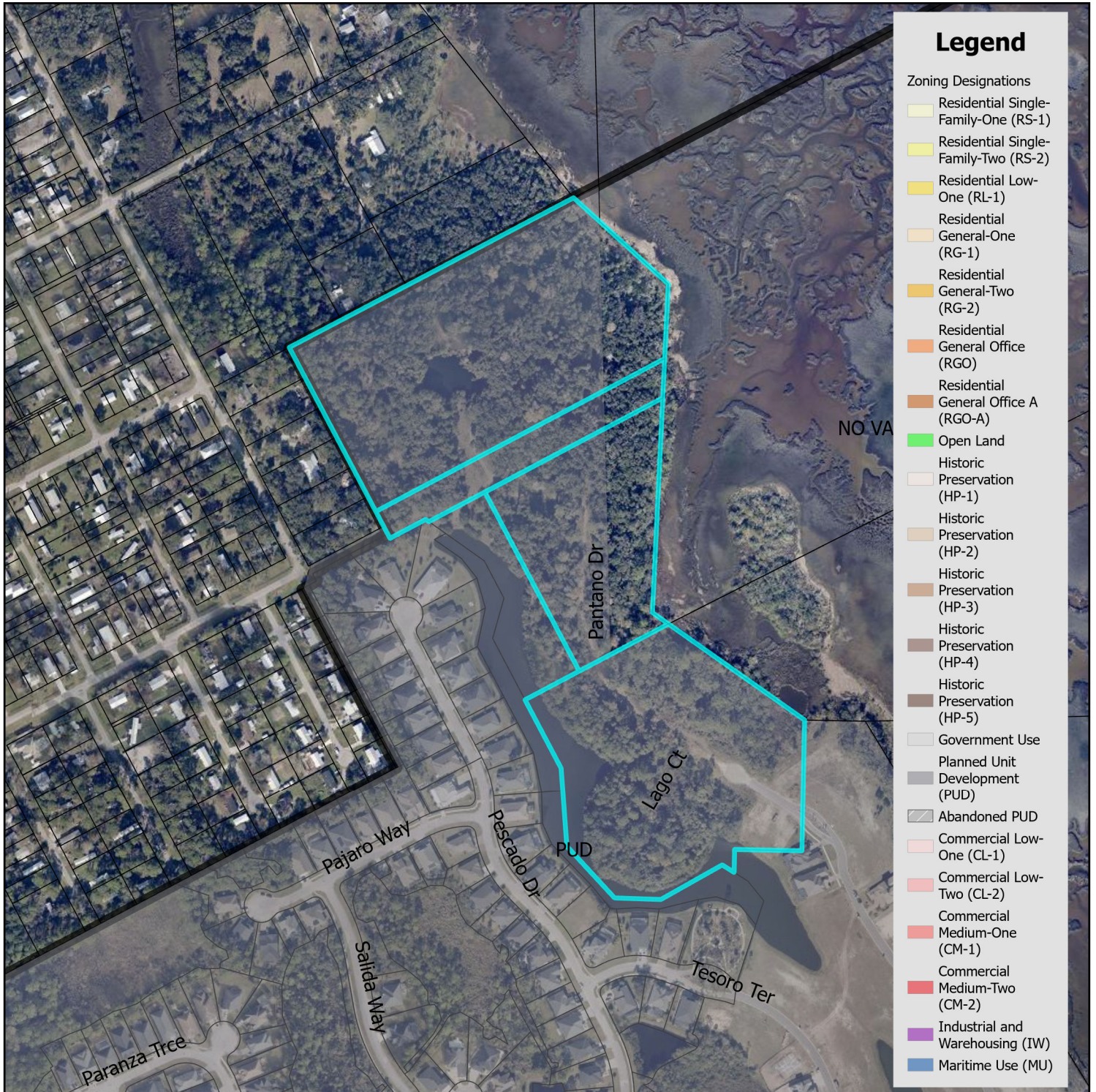
1. Site Maps and Photos
2. Application
3. Preliminary Plat
4. St. Johns County Property Appraiser Report

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps & Photos



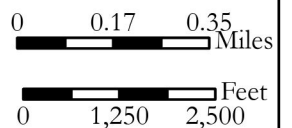
Legend

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

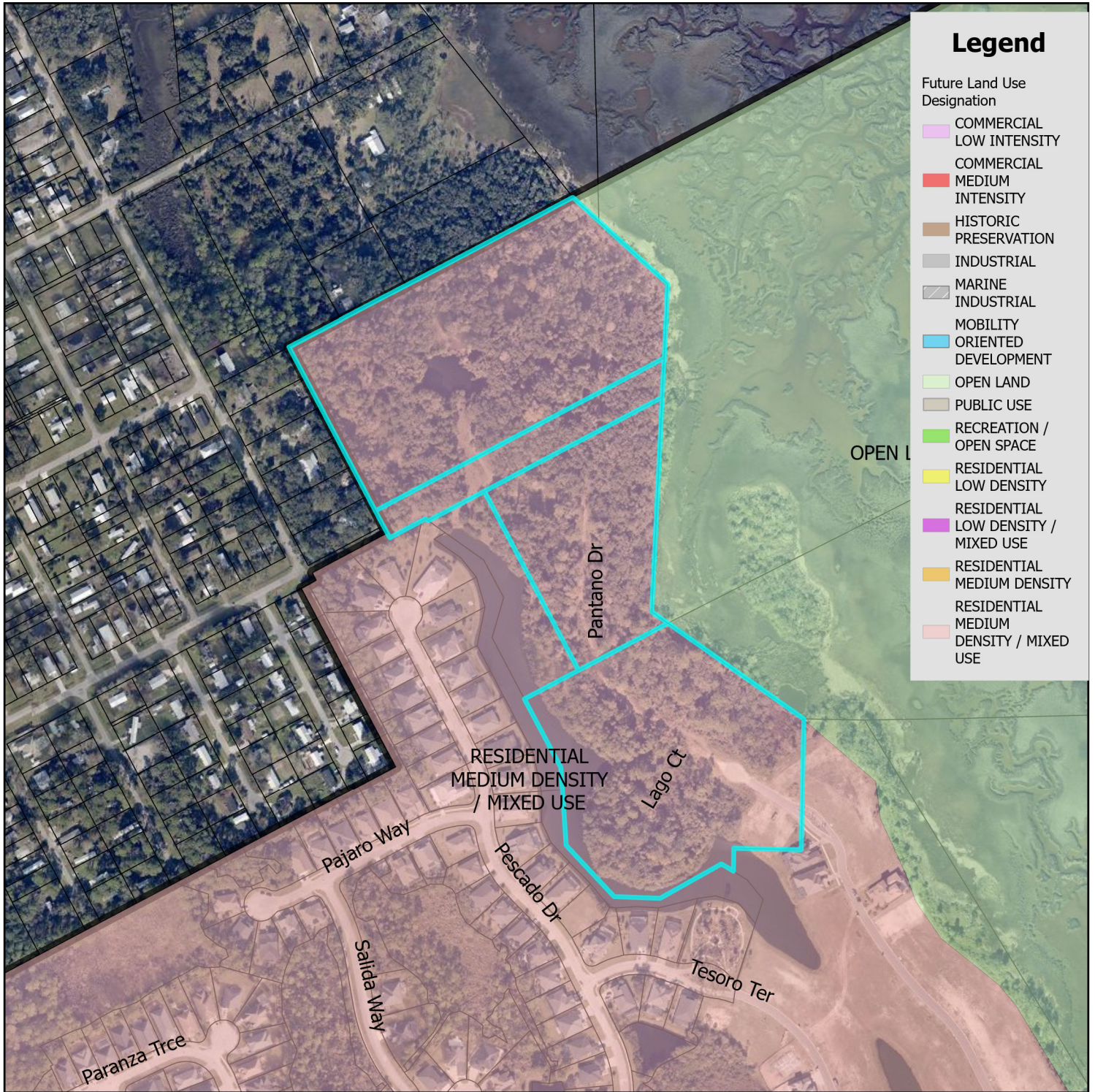


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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



Legend

Future Land Use Designation

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- MOBILITY ORIENTED DEVELOPMENT
- OPEN LAND
- PUBLIC USE
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM DENSITY / MIXED USE



Future Land Use Map



0 0.17 0.35 Miles

0 1,250 2,500 Feet

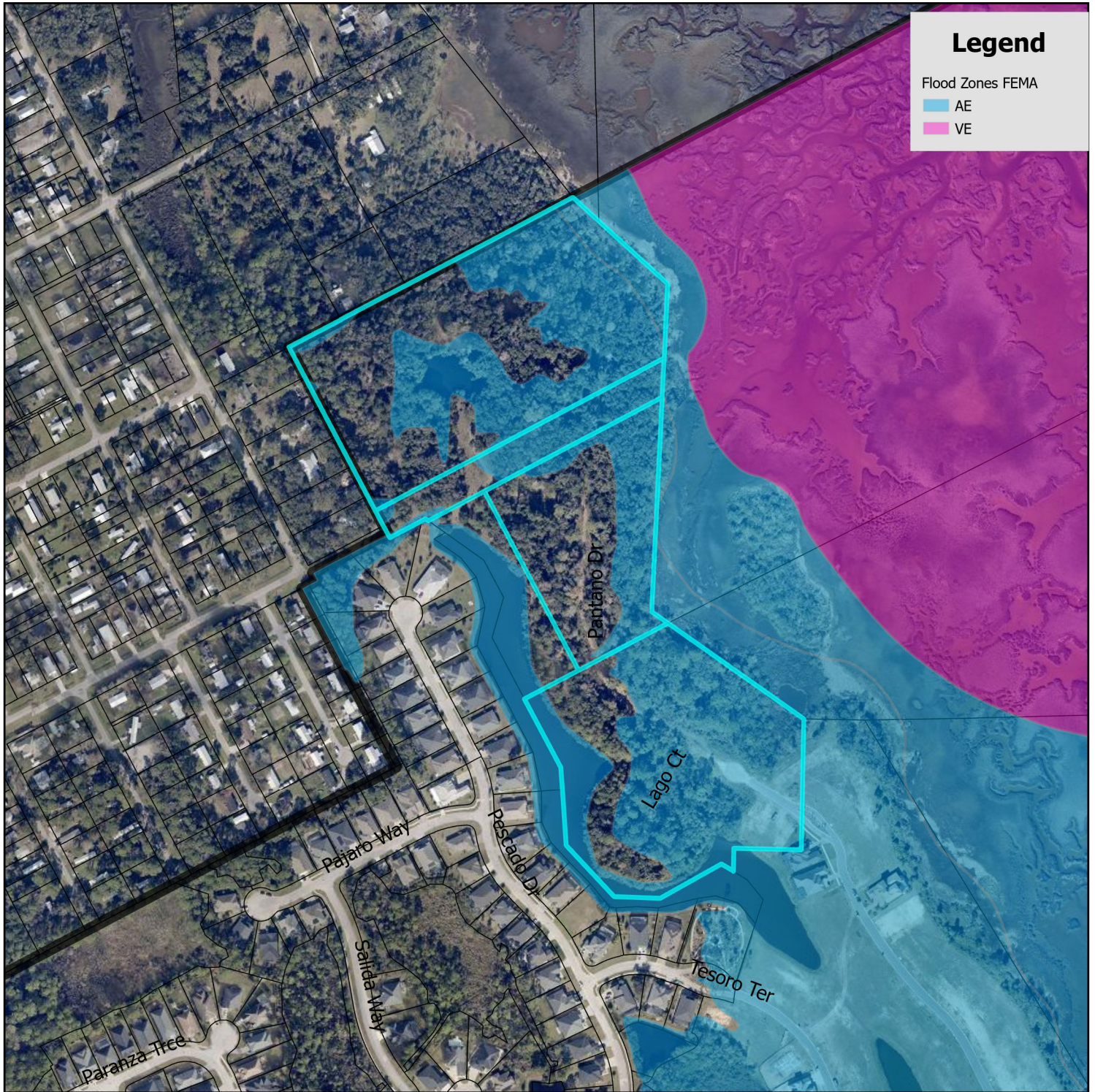
2025

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Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Legend

Flood Zones FEMA

- AE
- VE



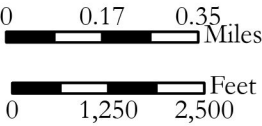
FEMA Flood Zone Map



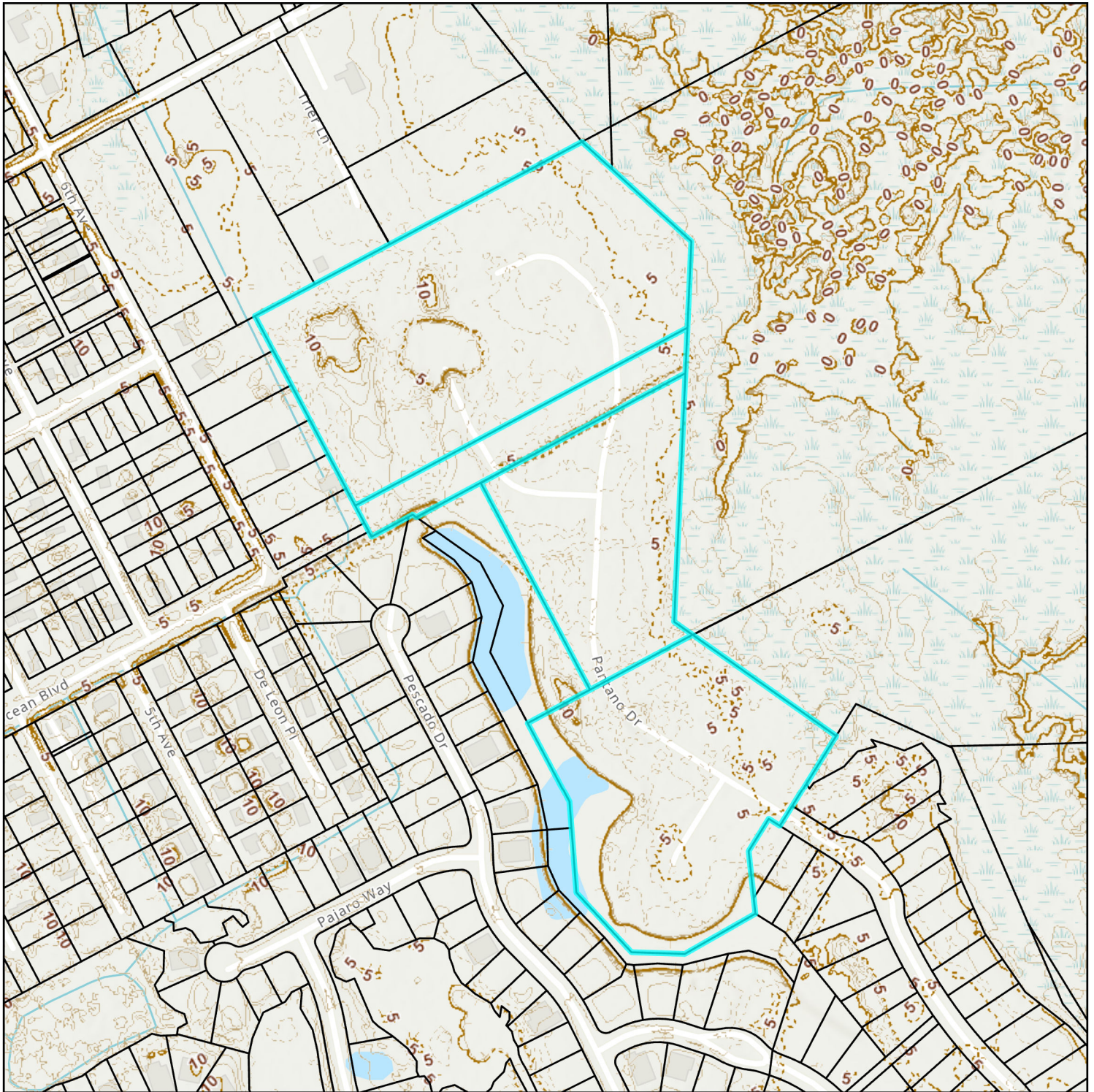
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025



0 0.03 0.06 Miles

0 210 420 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: JEFF STEINLE Contact Number: 904.266.2703
Business (if applicable): CLARY & ASSOCIATES, INC.
Address: 3830 CROWN POINT RD City: JACKSONVILLE State: FL Zip: 32257
E-Mail Address: jsteinle@claryassoc.com

2. NAME OF PROPERTY OWNER: WILLIAM LANIUS Contact Number: 904.219.8460
Business (if applicable): PONCE ASSOCIATES LLC
Address: 1548 THE GREENS WAY, SUITE 6 City: JACKSONVILLE State: FL Zip: 32250
E-Mail Address: wrlanius@arendale.com BEACH

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: MADEIRA AT ST. AUGUSTINE Parcel Number: 0734300000 PORTION

4. PROJECT STREET ADDRESS: 857 PANTALIS WAY, ST. AUGUSTINE FL 32095 (PARK AT SITE)

5. SPECIFIC PROPOSED USE: SINGLE FAMILY RESIDENTIAL (56 LOTS)

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

7. DESCRIPTION OF ACTION REQUESTED: PLAT APPROVAL FOR MADEIRA AT ST. AUGUSTINE
PHASE 3

8. JUSTIFICATION FOR ACTION REQUESTED: NEXT PHASE IN MADEIRA DEVELOPMENT

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

2-12-25

Date

Signature of Property Owner

William R. Lanius
President
Ponce Associates, LLC

2-12-25

Date

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 857 PANTANO WAY, ST. AUGUSTINE, FL 32095 (PARK AT SITE)

Applicant's Name: JEFF STEINLE Applicant's Signature: 

Owner's Name: WILLIAM LARIUS Owner's Signature: BY: 

President
Ponce Associates, LLC



**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.

JEFF STEINLE

Print name of applicant

[Signature]

Signature of applicant

2-12-25

Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

William R. Lanius, President

Print Name of Owner

904.219.8460

Telephone Number

State of Florida

County of St. John

Signed and sworn before me on this 11 day of February, 2025

By William R. Lanius

Identification verified:

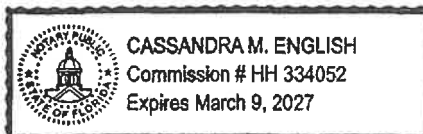
Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

Cassandra M. English

My Commission expires: _____

March 9, 2027



Attachment 3: Preliminary Plat

Madeira At St. Augustine Phase 3

MAP BOOK

PAGE

A REPLAT OF A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 180, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, AS RECORDED IN MAP BOOK 64, PAGES 63 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 62°05'27" WEST, ALONG THE NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, A DISTANCE OF 120.02 FEET; THENCE NORTH 27°55'23" WEST, CONTINUING ALONG LAST SAID LINE, 15.00 FEET, TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE; THENCE NORTH 27°57'11" WEST, ALONG LAST LINE AND ALONG THE SOUTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE, 624.61 FEET TO THE NORTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE; THENCE NORTH 62°19'20" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF TRACTS "G" AND "G1", BOTH AS SHOWN ON SAID PLAT OF NORTH ST. AUGUSTINE, AND THE NORTHEASTERLY PROLONGATION THEREOF, 934.38 FEET; THENCE SOUTH 49°48'04" EAST, 358.91 FEET; THENCE SOUTH 08°00'37" EAST, 334.39 FEET; THENCE SOUTH 08°15'33" WEST, 220.53 FEET; THENCE SOUTH 20°06'40" WEST, 113.39 FEET; THENCE SOUTH 00°06'38" EAST, 329.04 FEET; THENCE SOUTH 65°25'55" EAST, 515.42 FEET, TO THE NORTHWESTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, NORTHWESTERLY AND SOUTHERLY, ALONG SAID NORTHWESTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 32°10'52" WEST, 370.19 FEET; COURSE NO. 2: NORTH 57°49'08" WEST, 33.87' FEET; COURSE NO. 3: SOUTH 32°10'52" WEST, 97.68' FEET, COURSE NO. 4: SOUTH 06°01'01" EAST, 161.21, FEET, TO THE NORTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, AS RECORDED IN MAP BOOK 64, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG SAID NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 60°37'21" WEST, 209.12 FEET; COURSE NO. 2: NORTH 88°03'34" WEST, 137.40 FEET; COURSE NO. 3: NORTH 42°44'12" WEST, 208.69 FEET; COURSE NO. 4: NORTH 04°10'22" WEST, 166.16 FEET, TO THE NORTHEASTERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: CONTINUE NORTH 04°10'22" WEST, 67.82 FEET; COURSE NO. 2: NORTH 27°50'48" WEST, 435.07 FEET; COURSE NO. 3: NORTH 15°40'22" EAST, 124.10 FEET; COURSE NO. 4: NORTH 27°50'26" WEST, 124.94 FEET; COURSE NO. 5: NORTH 54°44'29" WEST, 212.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 32.35 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

THE CITY OF ST. AUGUSTINE

BY: _____
MAYOR-COMMISSIONER

BY: _____
CITY CLERK

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

BY: _____
ST. JOHNS COUNTY CLERK

CERTIFICATE OF THE CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

CITY OF ST. AUGUSTINE, CITY ATTORNEY _____

CERTIFICATE OF CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

CITY OF ST. AUGUSTINE _____

CERTIFICATE OF CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

CITY OF ST. AUGUSTINE _____

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING _____

CERTIFICATE OF CITY UTILITIES DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY UTILITIES DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

CITY OF ST. AUGUSTINE, DIRECTOR OF CITY UTILITIES _____

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

C. WILLIAM FAUST, III, PSM
LS# 6600

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THE _____ DAY OF _____, 2025, A.D.

MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



Madeira At St. Augustine Phase 3

MAP BOOK

PAGE

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SHEET 2 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION & DEDICATION

THIS IS TO CERTIFY THAT PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS MADEIRA AT ST. AUGUSTINE PHASE 3, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "DISTRICT") HAS THE POWER TO LEVY CERTAIN SPECIAL ASSESSMENTS ON SAID LANDS PURSUANT TO THE NOTICE OF ESTABLISHMENT OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2728, PAGE 784, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND JOINS IN THIS PLAT.

THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS PANTANO DRIVE AND LAGO COURT, THE UNOBSTRUCTED DRAINAGE EASEMENTS, STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENTS, AND UTILITY EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES. THE DISTRICT SHALL CONVEY WATER AND SEWER UTILITY LINES CONSTRUCTED BY PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHIN ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS TO THE CITY OF ST. AUGUSTINE VIA SEPARATE BILL OF SALE. ALL DRIVES AND COURTS ARE HEREBY RESERVED TO THE DISTRICT, ITS SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, AS SUCH INTERESTS MAY BE GRANTED, CONVEYED, OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PROPERTY RECORDS OF ST. JOHNS COUNTY, FLORIDA. THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRIVES, TERRACES AND COURTS, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID DRIVES AND COURTS SUBJECT TO THE PRECEDING PROVISIONS. THE OWNER SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY ACCESS TO ANY PERSON, (EXCEPT LOT OWNERS, MORTGAGE HOLDERS AND OTHER AUTHORITIES AUTHORIZED BY LAW) WHO, IN THE OPINION OF SAID OWNER, MAY CAUSE A DISTURBANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT AND PRIVILEGE, AS TO THE PROPERTY IT OWNS, TO GRANT TO PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF SUCH UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LANDS DESCRIBED HEREIN OR TO THE OWNERS OF THE ADJACENT LANDS.

TRACTS 1, 2, 3, AND 4 (OPEN SPACE), ARE HEREBY RESERVED TO THE PRIVATE USE OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY, AND TO USE OF OWNER'S LEGAL SUCCESSORS-IN-INTEREST, GRANTEEES AND ASSIGNS, INCLUDING, BUT NOT LIMITED TO, THE DISTRICT, AS SUCH INTERESTS MAY BE GRANTED, CONVEYED, OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PROPERTY RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IS DEDICATED TRACT 2 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), AS REFERENCED ON OR ALONG ALL LOTS OF THIS PLAT WITH FULL OBLIGATION, LIABILITY, AND RESPONSIBILITY FOR THE CARE, CONSTRUCTION AND OR MAINTENANCE OF THE FOREMENTIONED TRACT 2 AND LAKE & DRAINAGE EASEMENTS LOCATED ON SAID MADEIRA AT ST. AUGUSTINE PHASE 3.

THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING TRACT 2 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), AND THE PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "FPL EASEMENT", ARE HEREBY IRREVOCABLY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, PROVIDED NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN THOSE EASEMENTS.

THE OWNER HEREBY GRANTS TO THE CITY OF ST. AUGUSTINE A NON-EXCLUSIVE EASEMENT OVER THE RIGHTS-OF-WAY DESIGNATED HEREON AS LAGO COURT AND PANTANO DRIVE, ~~AS SHOWN HEREON~~, FOR THE INSTALLATION, MAINTENANCE AND USE OF POTABLE WATER, WASTEWATER AND RECLAIMED WATER UTILITIES.

THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES (2004); PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2025.

PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DOUGLAS MAIER
VICE PRESIDENT
PONCE ASSOCIATES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____
PRINT: _____
WITNESS: _____
PRINT: _____

NOTARY FOR PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2025, BY DOUGLAS MAIER, VICE PRESIDENT OF PONCE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME, OR [] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT") HAS THE POWER TO LEVY CERTAIN SPECIAL ASSESSMENTS ON CERTAIN REAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT. THE SPECIAL ASSESSMENTS ENCUMBER CERTAIN OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE SPECIAL ASSESSMENTS AND THE FOREGOING REFERENCED INSTRUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT
WITNESS: _____
BY: _____
PRINT: _____
TITLE: _____
WITNESS: _____
ATTEST: _____
WITNESS: _____
BY: _____
PRINT: _____
NAME: _____
WITNESS: _____
TITLE: _____
PRINT: _____

NOTARY FOR MADEIRA COMMUNITY DEVELOPMENT DISTRICT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2025, BY _____ OF MADEIRA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ON BEHALF OF THE DISTRICT, WHO [] IS PERSONALLY KNOWN TO ME, OR [] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____



Madeira At St. Augustine Phase 3

MAP BOOK

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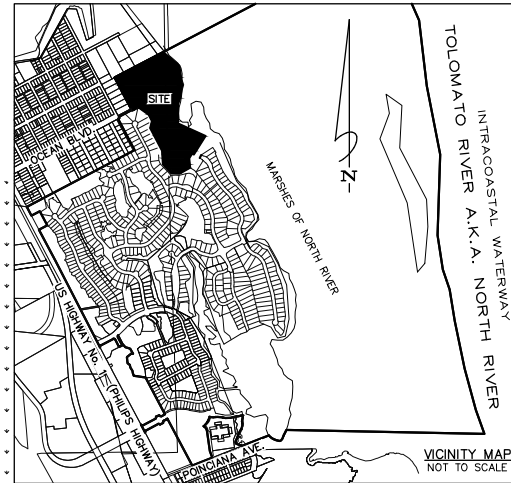
SHEET 3 OF 8 SHEETS
56 LOTS AND 4 TRACTS THIS PHASE

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF PANTANO DRIVE (MADEIRA AT ST. AUGUSTINE PHASE 1C M.B. 113, PGS. 35-48) AS N57°49'08"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS WOOLPERT GPS GROUND CONTROL SURVEY (G029) AND ST. JOHNS CO., WOOLPERT GPS GROUND CONTROL SURVEY (G030). COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- LAKES AND TOP OF BANK THE SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ST. AUGUSTINE AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED, FROM TIME TO TIME, BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- CONSERVATION EASEMENTS SHOWN HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 1469, 4388 AND PAGE 1822 AND 2778, PAGE 50 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

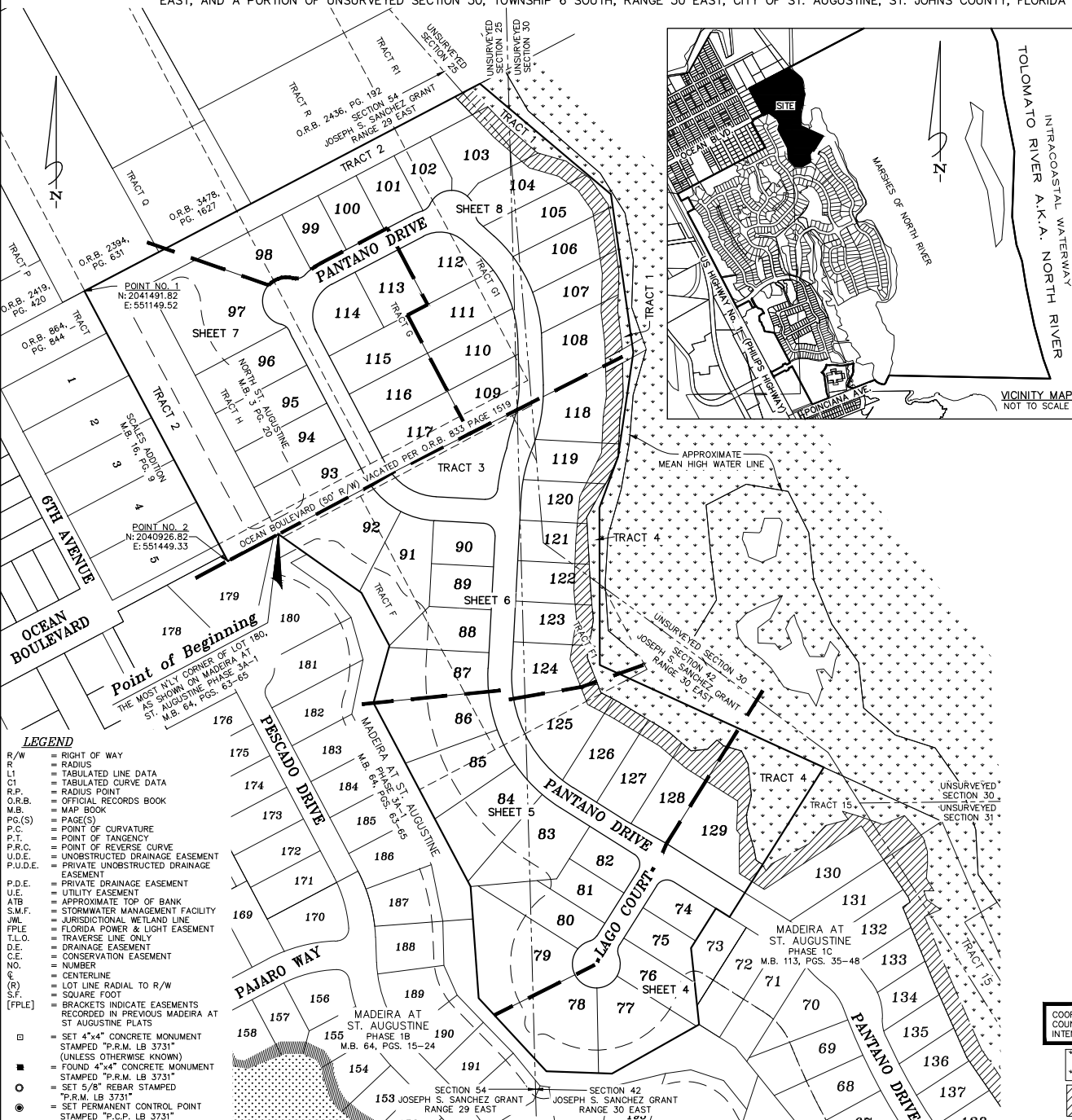
O.R.B. 241, PG. 350 MINERAL RESERVATION
O.R.B. 738, PG. 1267 QUIT CLAIM
O.R.B. 833, PG. 1526 EASEMENT IN FAVOR OF ST. JOHNS COUNTY
O.R.B. 1836, PG. 4 ASSIGNMENT OF DEVELOPMENT RIGHTS
O.R.B. 2073, PG. 513 AVIGATION EASEMENT
O.R.B. 4388, PG. 1822 AMENDMENT TO CONSERVATION EASEMENT

D. N. A. PLATTED LANDS
D. N. A. PLATTED LANDS SHOWN HEREON
BLANKETS PLATTED LANDS
BLANKETS PLATTED LANDS SHOWN HEREON



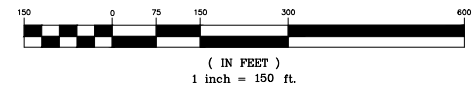
INTRACOASTAL WATERWAY
A.K.A. NORTH RIVER

VICINITY MAP
NOT TO SCALE



- LEGEND**
- R/W = RIGHT OF WAY
 - R = RADIUS
 - L1 = TABULATED LINE DATA
 - C1 = TABULATED CURVE DATA
 - P1 = RADIUS POINT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - M.B. = MAP BOOK
 - PG.(S) = PAGE(S)
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVE
 - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - P.D.E. = PRIVATE DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - ATB = APPROXIMATE TOP OF BANK
 - S.M.F. = STORMWATER MANAGEMENT FACILITY
 - JWL = JURISDICTIONAL WETLAND LINE
 - FLPE = FLORIDA POWER & LIGHT EASEMENT
 - T.L.O. = TRAVERSE LINE ONLY
 - D.E. = DRAINAGE EASEMENT
 - C.E. = CONSERVATION EASEMENT
 - NO. = NUMBER
 - CL = CENTERLINE
 - (R) = LOT LINE RADIAL TO R/W
 - S.F. = SQUARE FOOT
 - [FFLE] = BRACKETS INDICATE EASEMENTS RECORDED IN PREVIOUS MADEIRA AT ST. AUGUSTINE PLATS
 - = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE KNOWN)
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
 - = SET 5/8" REBAR STAMPED "P.R.M. LB 3731"
 - = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"

GRAPHIC SCALE



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

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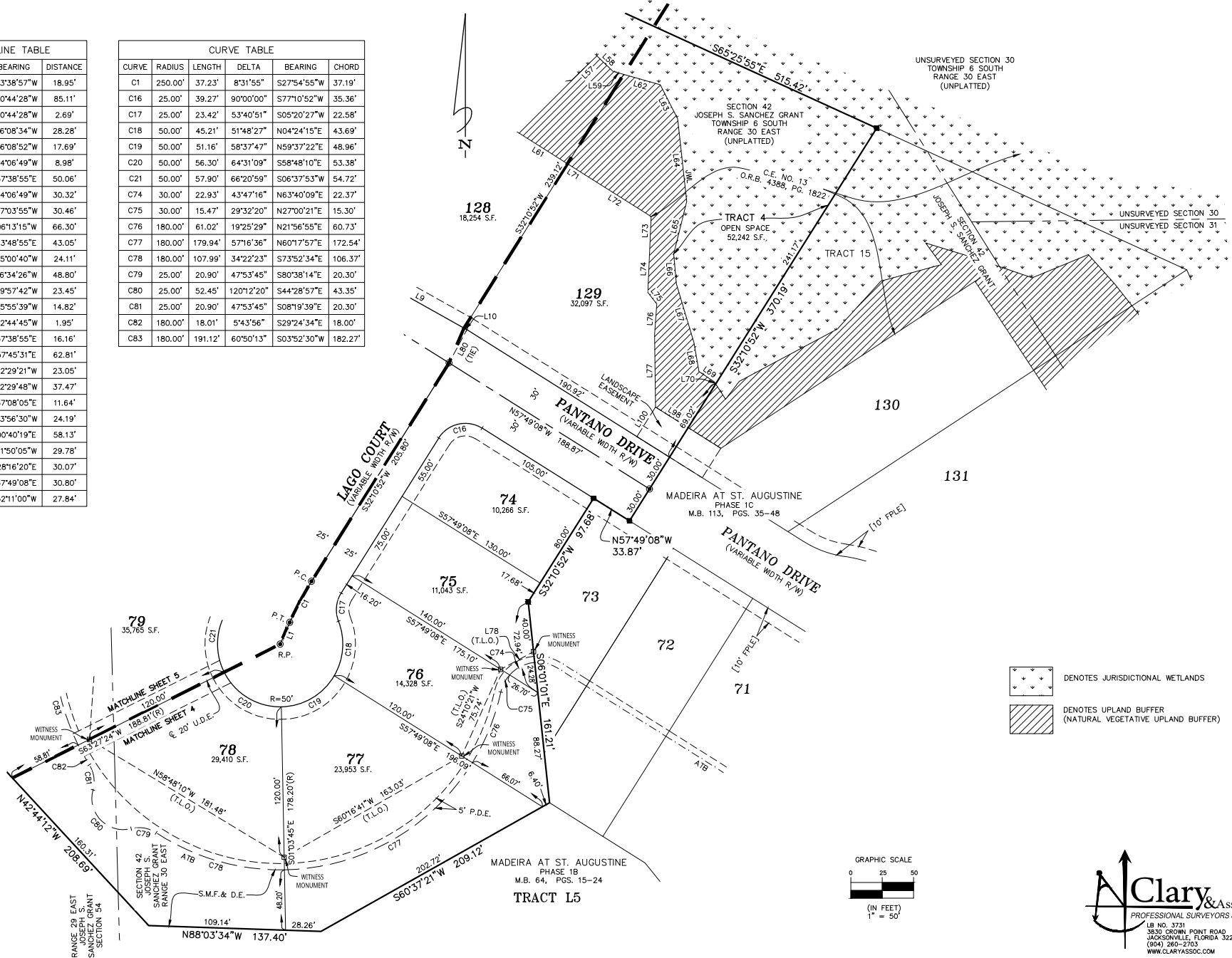
MAP BOOK PAGE

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SHEET 4 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L1	S23°38'57"W	18.95'
L9	N60°44'28"W	85.11'
L10	N60°44'28"W	2.69'
L57	S46°08'34"W	28.28'
L58	N46°08'52"W	17.69'
L59	N74°06'49"W	8.98'
L61	S57°38'55"E	50.06'
L62	N74°06'49"W	30.32'
L63	N27°03'55"W	30.46'
L64	N06°13'15"W	66.30'
L65	N13°48'55"E	43.05'
L66	N05°00'40"W	24.11'
L67	N16°34'26"W	48.80'
L68	N09°57'42"W	23.45'
L69	N55°55'39"W	14.82'
L70	N32°44'45"W	1.95'
L71	S57°38'55"E	16.16'
L72	S57°45'31"E	62.81'
L73	S02°29'21"W	23.05'
L74	S02°29'48"W	37.47'
L75	S37°08'05"E	11.64'
L76	S03°56'30"W	24.19'
L77	S00°40'19"E	58.13'
L78	S61°50'05"W	29.78'
L80	N28°16'20"E	30.07'
L98	S57°49'08"E	30.80'
L100	S32°11'00"W	27.84'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	37.23'	8°31'55"	S27°54'55"W	37.19'
C16	25.00'	39.27'	90°00'00"	S77°10'52"W	35.36'
C17	25.00'	23.42'	53°40'51"	S05°20'27"W	22.58'
C18	50.00'	45.21'	51°48'27"	N04°24'15"E	43.69'
C19	50.00'	51.16'	58°37'47"	N59°37'22"E	48.96'
C20	50.00'	56.30'	64°31'09"	S58°48'10"E	53.38'
C21	50.00'	57.90'	66°20'59"	S06°37'53"W	54.72'
C74	30.00'	22.93'	43°47'16"	N63°40'09"E	22.37'
C75	30.00'	15.47'	29°32'20"	N27°00'21"E	15.30'
C76	180.00'	61.02'	19°25'29"	N21°56'55"E	60.73'
C77	180.00'	179.94'	57°16'36"	N60°17'57"E	172.54'
C78	180.00'	107.99'	34°22'23"	S73°52'34"E	106.37'
C79	25.00'	20.90'	47°53'45"	S80°38'14"E	20.30'
C80	25.00'	52.45'	120°12'20"	S44°28'57"E	43.35'
C81	25.00'	20.90'	47°53'45"	S08°19'39"E	20.30'
C82	180.00'	18.01'	5°43'56"	S29°24'34"E	18.00'
C83	180.00'	191.12'	60°50'13"	S03°52'30"W	182.27'



Madeira At St. Augustine Phase 3

MAP BOOK

PAGE

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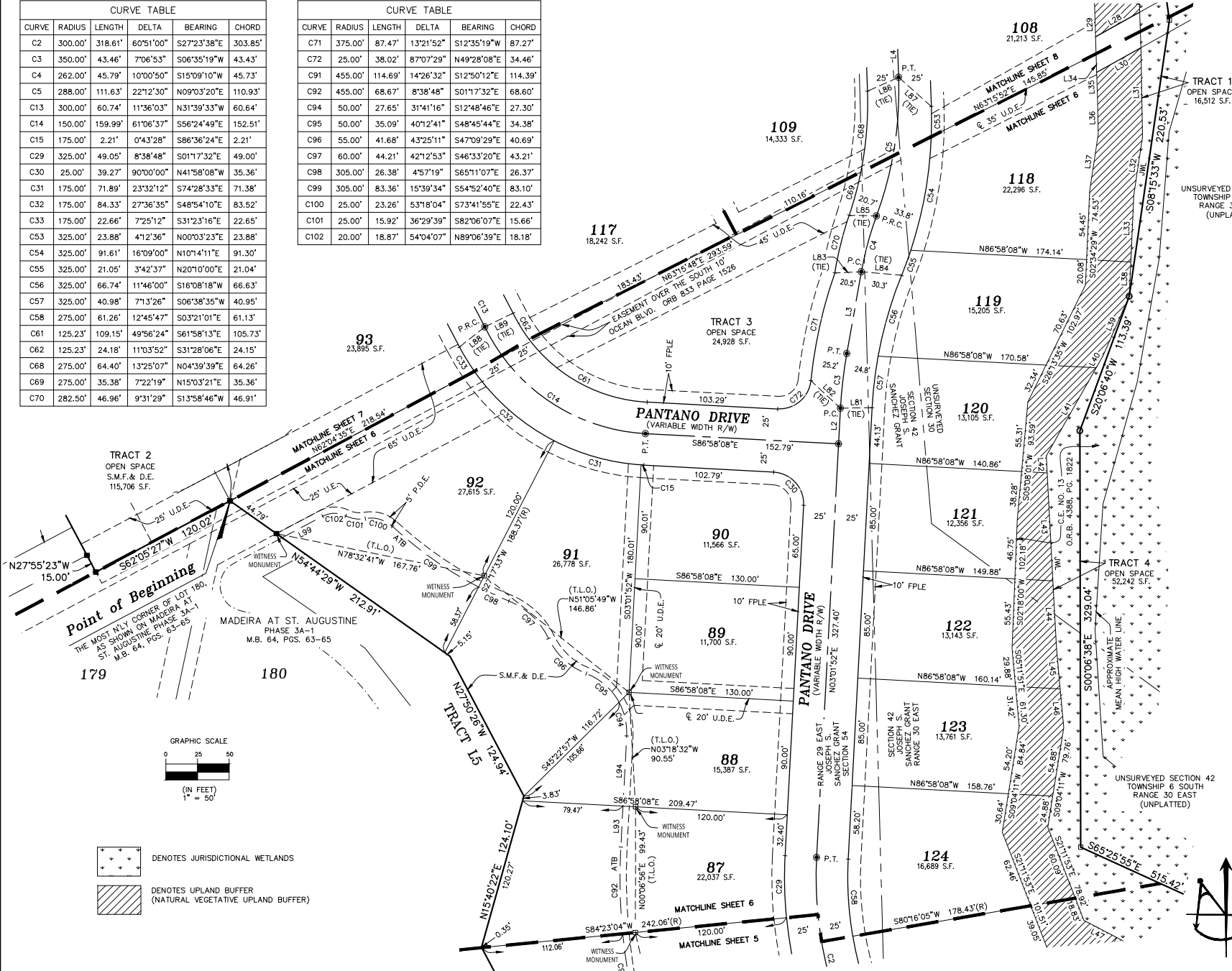
SHEET 6 OF 8 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	300.00'	318.61'	60°51'00"	S27°23'38"E	303.85'
C3	350.00'	43.46'	7°06'53"	S06°35'19"W	43.43'
C4	262.00'	45.79'	10°00'50"	S15°09'10"W	45.73'
C5	288.00'	111.63'	22°12'30"	N09°03'20"E	110.93'
C13	300.00'	60.74'	11°36'03"	N31°39'33"W	60.64'
C14	150.00'	159.99'	61°06'37"	S56°24'49"E	152.51'
C15	175.00'	2.21'	0°43'28"	S86°36'24"E	2.21'
C29	325.00'	49.05'	8°38'48"	S01°17'32"E	49.00'
C30	25.00'	39.27'	90°00'00"	N41°58'08"W	35.36'
C31	175.00'	71.89'	2°32'12"	S74°28'33"E	71.38'
C32	175.00'	84.33'	27°36'35"	S48°54'10"E	83.52'
C33	175.00'	22.66'	7°25'12"	S31°23'16"E	22.65'
C53	325.00'	23.88'	4°12'36"	N00°03'23"E	23.88'
C54	325.00'	91.61'	16°09'00"	N10°14'11"E	91.30'
C55	325.00'	21.05'	3°42'37"	N20°10'00"E	21.04'
C56	325.00'	66.74'	11°46'00"	S16°08'18"W	66.63'
C57	325.00'	40.98'	7°13'26"	S06°38'35"W	40.95'
C58	275.00'	61.26'	12°45'47"	S03°21'01"E	61.13'
C61	125.23'	109.15'	49°56'24"	S61°58'13"E	105.73'
C62	125.23'	24.18'	11°03'52"	S31°28'06"E	24.15'
C68	275.00'	64.40'	13°25'07"	N04°39'39"E	64.26'
C69	275.00'	35.38'	7°22'19"	N15°03'21"E	35.36'
C70	282.50'	46.96'	9°31'29"	S13°58'46"W	46.91'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C71	375.00'	87.47'	13°21'52"	S12°35'19"W	87.27'
C72	25.00'	38.02'	87°07'29"	N49°28'08"E	34.46'
C91	455.00'	114.69'	14°26'32"	S12°50'12"E	114.39'
C92	455.00'	68.67'	8°38'48"	S01°17'32"E	68.60'
C94	50.00'	27.65'	31°41'16"	S12°48'46"E	27.30'
C95	50.00'	35.09'	40°12'41"	S48°45'44"E	34.38'
C96	55.00'	41.68'	43°25'11"	S47°09'29"E	40.69'
C97	60.00'	44.21'	42°12'53"	S46°33'20"E	43.21'
C98	305.00'	26.38'	4°57'19"	S65°11'07"E	26.37'
C99	305.00'	83.36'	15°39'34"	S54°52'40"E	83.10'
C100	25.00'	23.26'	53°18'04"	S73°41'55"E	22.43'
C101	25.00'	15.92'	36°29'39"	S82°06'07"E	15.66'
C102	20.00'	18.87'	54°04'07"	N89°06'39"E	18.18'

LINE	BEARING	DISTANCE
L2	N03°01'52"E	28.25'
L3	N10°08'45"E	65.72'
L4	N02°02'55"W	75.38'
L28	S60°50'36"W	39.93'
L29	S01°48'50"E	46.21'
L30	N60°50'11"E	40.04'
L31	N01°01'55"W	70.68'
L32	N08°34'27"E	46.39'
L33	S02°34'29"W	52.90'
L34	S01°48'50"E	14.81'
L35	S01°48'58"E	22.90'
L36	S01°01'55"E	25.96'
L37	S08°34'27"W	45.28'
L38	N02°34'29"E	27.12'
L39	N23°49'07"E	51.79'
L40	N29°32'16"E	10.57'
L41	N29°32'16"E	80.02'
L42	N03°01'33"W	13.47'
L43	N03°01'33"W	85.48'
L44	N03°01'48"W	52.99'
L45	N05°11'27"W	32.65'
L46	N05°11'51"W	30.74'
L47	N62°17'32"W	29.42'
L81	N89°10'34"E	25.06'
L82	N47°05'14"W	31.96'
L83	N87°31'56"E	20.97'
L84	N84°57'06"W	31.87'
L85	N88°44'39"W	21.58'
L86	S66°08'46"W	26.93'
L87	S48°18'12"E	34.61'
L88	S51°34'13"W	25.52'
L89	N64°08'29"E	24.94'
L93	S03°01'52"W	32.40'
L94	S03°01'52"W	55.56'
L99	N62°04'35"E	36.31'



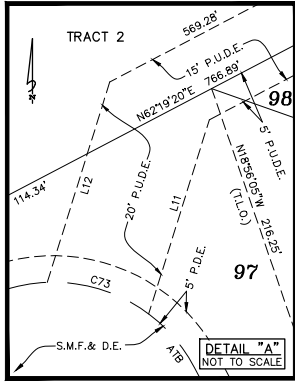
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Madeira At St. Augustine Phase 3

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SHEET 7 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

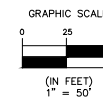


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	100.00'	85.09'	48°45'18"	S37°56'41"W	82.55'
C10	100.00'	71.99'	41°14'42"	S07°03'19"E	70.44'
C11	300.00'	50.43'	9°37'56"	N22°51'42"W	50.37'
C12	215.00'	72.85'	19°24'50"	S27°45'09"E	72.50'
C13	300.00'	60.74'	11°36'03"	N31°39'33"W	60.64'
C14	150.00'	159.99'	61°06'37"	S56°24'49"E	152.51'
C32	175.00'	84.33'	27°36'35"	S48°54'10"E	83.52'
C33	175.00'	22.66'	7°25'12"	S31°23'16"E	22.65'
C34	125.00'	15.51'	7°06'39"	S24°23'51"E	15.50'
C35	25.00'	12.18'	27°54'51"	N34°47'57"W	12.06'
C36	25.00'	12.46'	28°33'30"	N63°02'08"W	12.33'
C37	50.00'	103.91'	119°04'33"	S17°46'36"E	86.20'
C38	50.00'	56.29'	64°30'06"	S74°00'43"W	53.36'
C39	25.00'	27.37'	62°43'56"	N74°53'48"E	26.03'
C40	125.00'	15.97'	7°19'17"	S47°11'28"W	15.96'
C41	125.00'	25.02'	11°28'13"	S56°35'13"W	24.98'
C61	125.23'	109.15'	49°56'24"	S61°58'13"E	105.73'
C62	125.23'	24.18'	11°03'52"	S31°28'06"E	24.15'
C63	75.00'	117.81'	90°00'00"	S17°19'20"W	106.07'
C73	30.00'	20.39'	38°56'33"	N72°40'40"W	20.00'
C87	30.00'	47.00'	89°45'15"	S17°11'58"W	42.34'
C103	50.00'	23.70'	27°09'39"	S41°15'30"E	23.48'
C104	180.00'	170.66'	54°19'19"	S27°40'40"E	164.34'
C105	50.00'	23.70'	27°09'39"	S14°05'50"E	23.48'
C107	30.00'	47.12'	90°00'00"	S72°40'40"E	42.43'
C109	20.00'	31.51'	90°16'31"	N17°11'05"E	28.35'
C111	30.00'	47.11'	89°58'14"	N72°56'18"W	42.42'

LINE	BEARING	DISTANCE
L7	S76°25'58"E	33.48'
L11	N17°19'20"E	38.28'
L12	N17°19'20"E	39.50'
L88	S51°34'13"W	25.52'
L89	N64°08'29"E	24.94'
L95	S27°40'40"E	15.01'
L96	N62°19'20"E	94.75'
L97	S62°04'35"W	82.37'



DENOTES JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

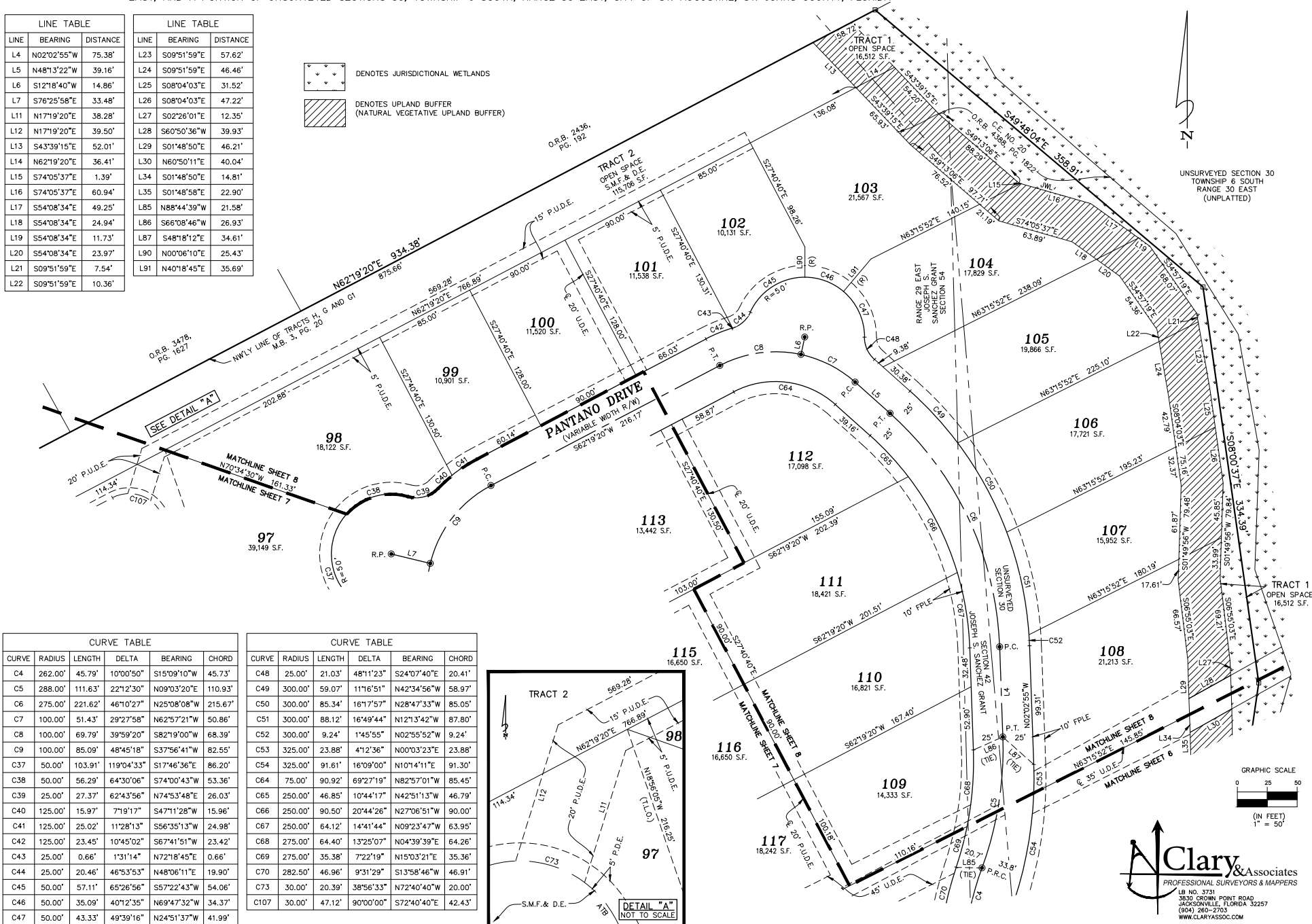
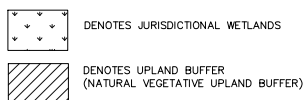


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MAP BOOK PAGE

SHEET 8 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	N02°02'55"W	75.38'	L23	S09°51'59"E	57.62'
L5	N48°13'22"W	39.16'	L24	S09°51'59"E	46.46'
L6	S12°18'40"W	14.86'	L25	S08°04'03"E	31.52'
L7	S76°25'58"E	33.48'	L26	S08°04'03"E	47.22'
L11	N17°19'20"E	38.28'	L27	S02°26'01"E	12.35'
L12	N17°19'20"E	39.50'	L28	S05°02'36"W	39.93'
L13	S43°39'15"E	52.01'	L29	S01°48'50"E	46.21'
L14	N62°19'20"E	36.41'	L30	N60°50'11"E	40.04'
L15	S74°05'37"E	1.39'	L31	S01°48'50"E	14.81'
L16	S74°05'37"E	60.94'	L35	S01°48'58"E	22.90'
L17	S54°08'34"E	49.25'	L85	N85°44'39"W	21.58'
L18	S54°08'34"E	24.94'	L86	S66°08'46"W	26.93'
L19	S54°08'34"E	11.73'	L87	S48°18'12"E	34.61'
L20	S54°08'34"E	23.97'	L90	N00°06'10"E	25.43'
L21	S09°51'59"E	7.54'	L91	N40°18'45"E	35.69'
L22	S09°51'59"E	10.36'			



February 25, 2025

Addressee:
Board of County Commissioners
Development Services
4020 Lewis Speedway
St. Augustine, Florida 32084

PLAT PROPERTY INFORMATION REPORT

Revised: 2/25/2025

Proposed Plat of: Madeira At St. Augustine Phase 3

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of St. Johns County, Florida, through February 23, 2025 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Ponce Associates, LLC, a Florida limited liability company by the Special Warranty Deed recorded in Official Records Book 1836, page 42

The search has revealed the following:

1. Mineral Reservations contained in instrument recorded in Deed Book 241, page 350; as affected by the Quit-Claim Deed recorded in Official Records Book 738, page 1267.
2. Easement in favor of St. Johns County recorded in Official Records Book 833, page 1526.
3. Assignment of Development Rights as set forth in instrument recorded in Official Records Book 1836, page 4.
4. Grant of Easement as set forth in instrument recorded in Official Records Book 2073, page 513.
5. Mortgage Deed and Security Agreement recorded in Official Records Book 2693, Page 222; Assignment of Rents recorded in Official Records Book 2693, page 259; as affected by the Mortgage Modification recorded in Official Records Book 3123 page 160; as assigned by the Assignment of Mortgage recorded in Official Records Book 3400 page 682; and as further affected by Amended and Restated Mortgage, Security Agreement and Financing Statement recorded in Official Records Book 3400 page 1381; affected by the Subordination Agreements recorded in Official Records Book 4616, page 1043 and Official Records Book 4692, page 1940 and by Joinder and Consent recorded in Official Records Book 4946, page 24 and Subordinated by Mortgage Subordination Agreement recorded in Official Records Book 5957, page 1737.

6. Terms, provisions and conditions as set forth in instrument recorded in Official Records Book 2728, page 784 as affected by Official Records Book 2961, page 1041 and Official Records Book 2961, page 1052.
7. Conservation Easement as set forth in instrument recorded in Official Records Book 2778, page 50; Official Records Book 2808, page 1469; Amendment to Conservation Easement recorded in Official Records Book 2928, page 1234; as further amended by Partial Release of and Amendment to recorded in Official Records Book 3121, page 886 as amended by Amendment to Conservation Easement recorded in Official Records Book 4388, page 1822 and Fourth Amendment recorded in Official Records Book 6036, page 1071.
8. Special Assessments due Madeira Community Development District as set out in Notice of Collection Agreement for Special Assessments recorded in Official Records Book 2927 page 703 and Lien recorded in Official Records Book 2939 page 781 and Official Records Book 2939 page 789 and Official Records Book 3322 page 1786.
9. Covenants, Conditions, Restrictions, Reservations, Easements and Provisions, including private charges and/or assessments, contained in the Declaration of Covenants and Restrictions recorded in Official Records Book 3095, page 900 and First Supplement recorded in Official Records Book 4095, page 1274; as affected by the Partial Release of Easement Parcel recorded in Official Records Book 4616, page 1025; Subordination Agreement recorded in Official Records Book 4616, page 1053; Subordination Agreement recorded in Official Records Book 4616, page 1056; Subordination Agreement recorded in Official Records Book 4692, page 1950; Subordination Agreement recorded in Official Records Book 4692, page 1953 and Second Supplement recorded in Official Records Book 4905, page 266, Joinder and Consent recorded in Official Records Book 4946, page 24; and Third Supplement recorded in Official Records Book 5573, page 406..
10. Notice of Disclosure by Madeira Community Development District as set forth in instrument recorded in Official Records Book 3158, page 553; Amended and Restated Disclosure as set forth by instrument recorded in Official Records Book 4711, page 1835.
11. Declaration of Easement as set forth in instrument recorded in Official Records Book 3242, page 382.
12. Notice of Environmental Resource Permit recorded in Official Records Book 4391, page 1792.
13. Joinder and Consent by Madeira Community Development District recorded in Official Records Book 4946, page 29.
14. Notice of Commencement recorded in Official Records Book 5905, Page 861.
15. Mortgage and Security Agreement recorded in Official Records Book 5957, Page 1715.

NOTE: All taxes for 2024 and prior years are paid.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 12106353

By: _____

Authorized Signature

Madeira At St. Augustine Phase 3

MAP BOOK PAGE

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 180, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, AS RECORDED IN MAP BOOK 64, PAGES 63 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 62°05'27" WEST, ALONG THE NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, A DISTANCE OF 120.02 FEET; THENCE NORTH 27°55'23" WEST, CONTINUING ALONG LAST SAID LINE, 15.00 FEET, TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE; THENCE NORTH 27°57'11" WEST, ALONG LAST LINE AND ALONG THE SOUTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE, 624.61 FEET TO THE NORTHWESTERLY LINE OF TRACT "H" OF SAID PLAT OF NORTH ST. AUGUSTINE; THENCE NORTH 62°19'20" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF TRACTS "G" AND "G1", BOTH AS SHOWN ON SAID PLAT OF NORTH ST. AUGUSTINE, AND THE NORTHEASTERLY PROLONGATION THEREOF, 934.38 FEET; THENCE SOUTH 49°48'04" EAST, 358.91 FEET; THENCE SOUTH 08°00'37" EAST, 334.39 FEET; THENCE SOUTH 08°15'33" WEST, 220.53 FEET; THENCE SOUTH 20°06'40" WEST, 113.39 FEET; THENCE SOUTH 00°06'38" EAST, 329.04 FEET; THENCE SOUTH 65°25'55" EAST, 515.42 FEET, TO THE NORTHWESTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, NORTHWESTERLY AND SOUTHERLY, ALONG SAID NORTHWESTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 32°10'52" WEST, 370.19 FEET; COURSE NO. 2: NORTH 57°49'08" WEST, 33.87 FEET; COURSE NO. 3: SOUTH 32°10'52" WEST, 97.68 FEET; COURSE NO. 4: SOUTH 06°01'01" EAST, 161.21 FEET, TO THE NORTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, AS RECORDED IN MAP BOOK 64, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG SAID NORTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1B, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 60°37'21" WEST, 209.12 FEET; COURSE NO. 2: NORTH 88°03'34" WEST, 137.40 FEET; COURSE NO. 3: NORTH 42°44'12" WEST, 208.69 FEET; COURSE NO. 4: NORTH 04°10'22" WEST, 166.16 FEET, TO THE NORTHEASTERLY LINE OF AFORESAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3A-1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: CONTINUE NORTH 04°10'22" WEST, 67.82 FEET; COURSE NO. 2: NORTH 27°50'48" WEST, 435.07 FEET; COURSE NO. 3: NORTH 15°40'22" EAST, 124.10 FEET; COURSE NO. 4: NORTH 27°50'26" WEST, 124.94 FEET; COURSE NO. 5: NORTH 54°44'29" WEST, 212.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 32.35 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

THE CITY OF ST. AUGUSTINE

BY: _____
MAYOR-COMMISSIONER

BY: _____
CITY CLERK

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

BY: _____
ST. JOHNS COUNTY CLERK

CERTIFICATE OF THE CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

CITY OF ST. AUGUSTINE, CITY ATTORNEY

CERTIFICATE OF CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

CITY OF ST. AUGUSTINE

CERTIFICATE OF CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

CITY OF ST. AUGUSTINE

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

CERTIFICATE OF CITY UTILITIES DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY UTILITIES DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

CITY OF ST. AUGUSTINE, DIRECTOR OF CITY UTILITIES

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

C. WILLIAM FAUST, III, PSM
LS# 6600

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THE _____ DAY OF _____, 2024, A.D.

MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257





TITLE INFORMATION BRINGDOWN

File No.: 12106353
Customer Reference: CH24-28 / Madeira Phase 3

February 25, 2025

Rogers Towers
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Re: St. Johns County, Florida
Buyer:
Seller: Ponce Associates, LLC, a Florida limited liability company

Pursuant to your request, the Company has caused a search to be made of the Public Records of St. Johns County, Florida, solely as revealed by its title plant indices, from November 14, 2024 at 5:00 PM through February 23, 2025 at 5:00 PM and said search reveals that the following documents have been recorded during said period:

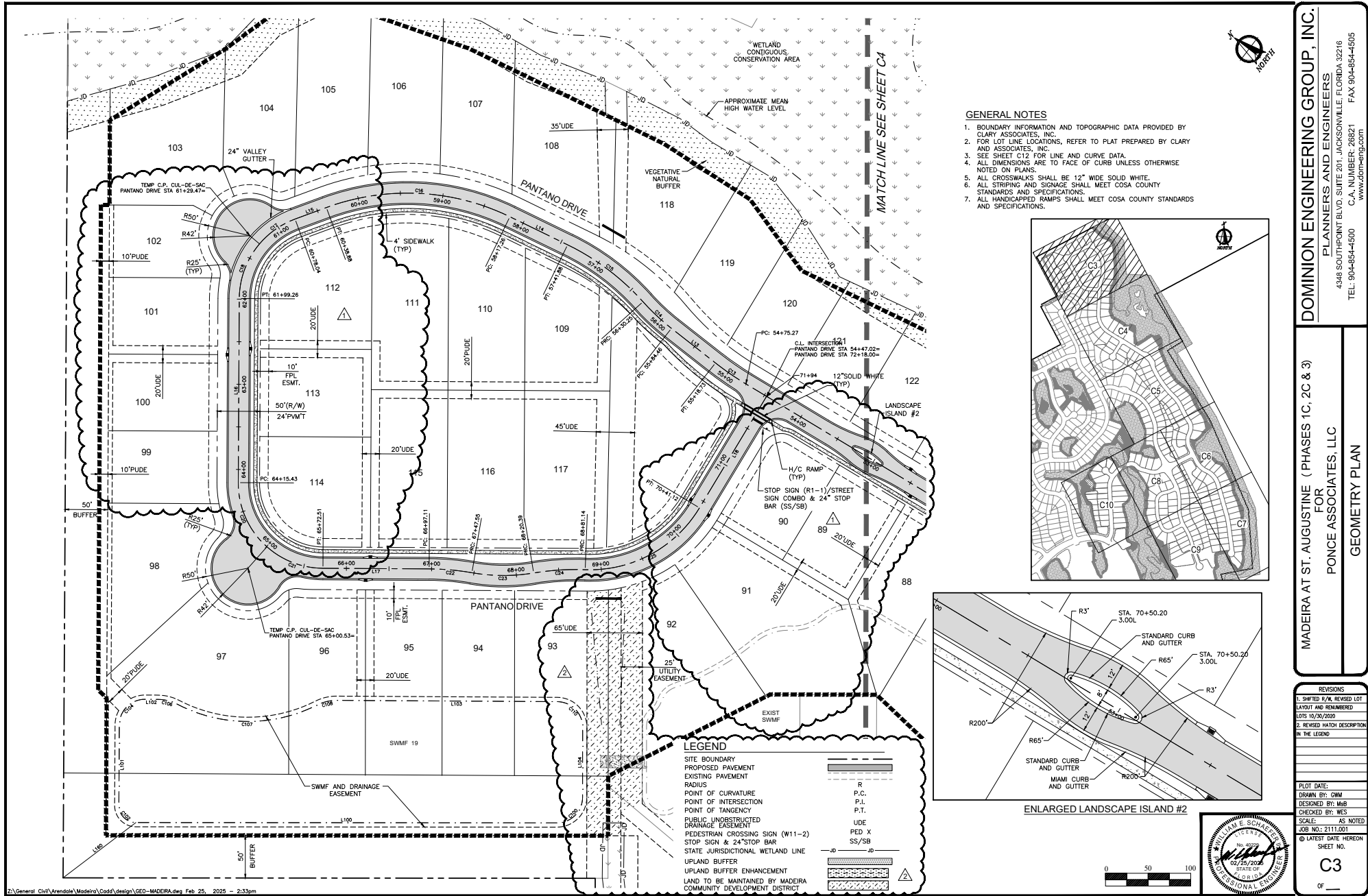
No Items Found

Taxes for the year 2024 are Paid

See Revised Plat Certificate

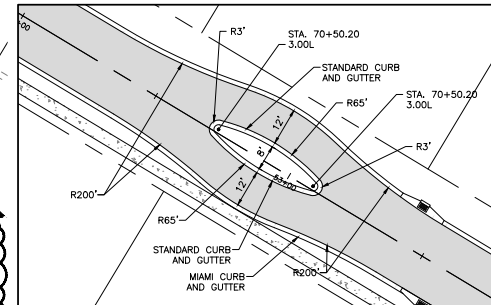
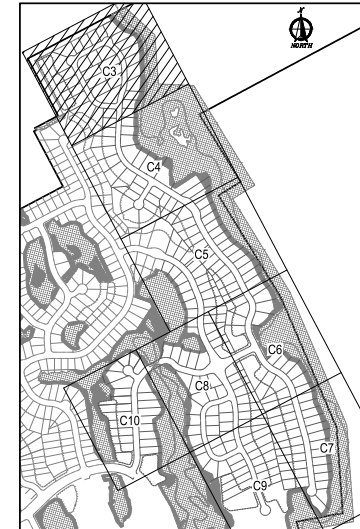
CAUTION: A determination of the validity and effect of any instrument listed above must be made before any commitment, policy, or endorsement is issued in reliance thereon.

By: _____
Authorized Officer or Agent



GENERAL NOTES

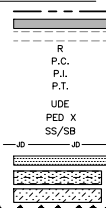
1. BOUNDARY INFORMATION AND TOPOGRAPHIC DATA PROVIDED BY CLARY ASSOCIATES, INC.
2. FOR LOT LINE LOCATIONS, REFER TO PLAT PREPARED BY CLARY AND ASSOCIATES, INC.
3. SEE SHEET C12 FOR LINE AND CURVE DATA.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
5. ALL CROSSWALKS SHALL BE 12" WIDE SOLID WHITE.
6. ALL STRIPING AND SIGNAGE SHALL MEET COCA COUNTY STANDARDS AND SPECIFICATIONS.
7. ALL HANDICAPPED RAMPS SHALL MEET COCA COUNTY STANDARDS AND SPECIFICATIONS.



ENLARGED LANDSCAPE ISLAND #2

LEGEND

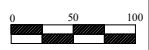
- SITE BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- RADIUS
- POINT OF CURVATURE
- POINT OF INTERSECTION
- POINT OF TANGENCY
- PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
- PEDESTRIAN CROSSING SIGN (W11-2)
- STOP SIGN & 24" STOP BAR
- STATE JURISDICTIONAL WETLAND LINE
- UPLAND BUFFER
- UPLAND BUFFER ENHANCEMENT
- LAND TO BE MAINTAINED BY MADEIRA COMMUNITY DEVELOPMENT DISTRICT

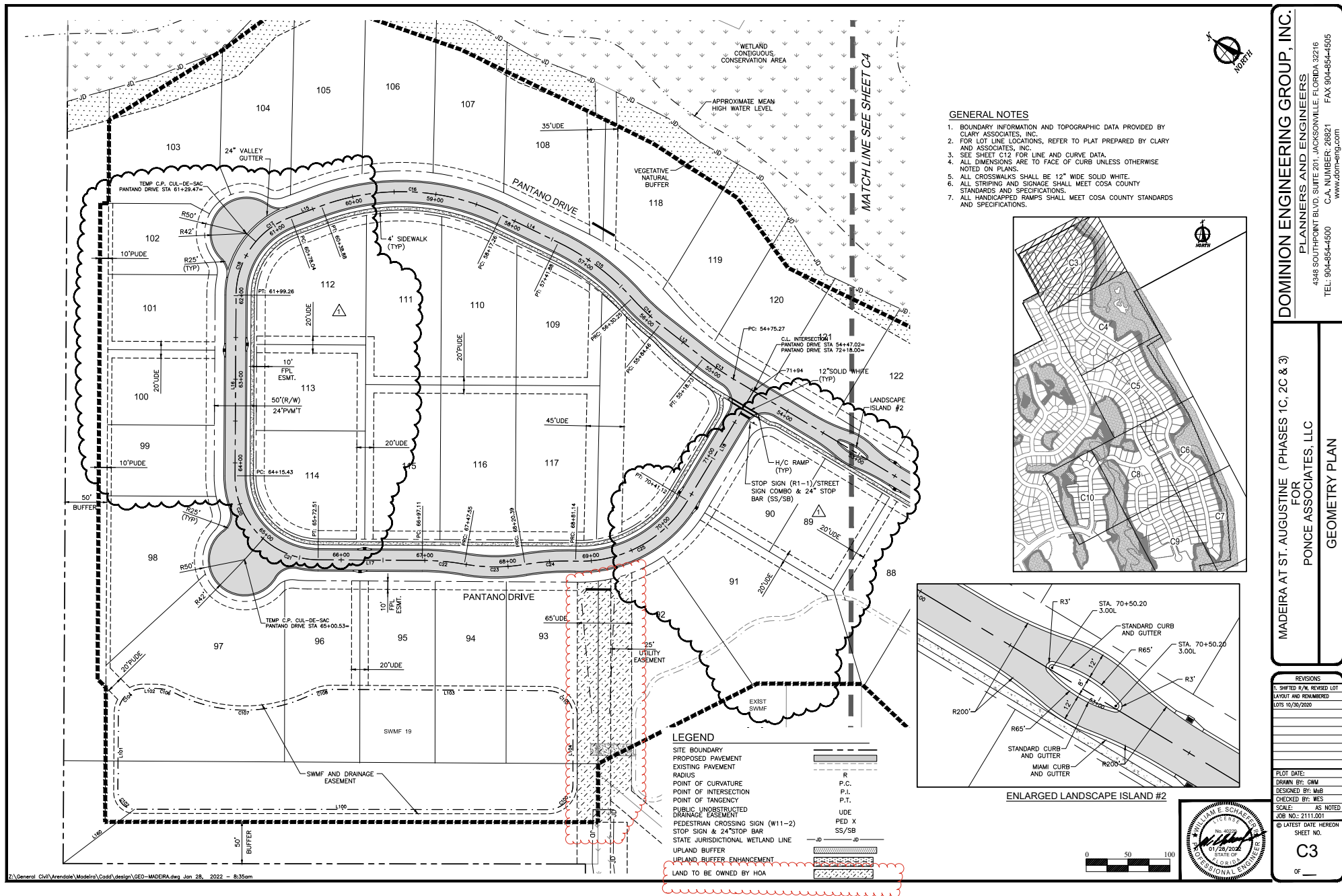


DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD. SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 26821 FAX: 904-854-4505
www.dome-eng.com

MADEIRA AT ST. AUGUSTINE (PHASES 1C, 2C & 3)
FOR
PONCE ASSOCIATES, LLC
GEOMETRY PLAN

REVISIONS	
1. SHIFTED R/W, REVISED LOT LAYOUT AND RENUMBERED LOTS 10/30/2020	
2. REVISED HATCH DESCRIPTION IN THE LEGEND	
PLOT DATE:	
DRAWN BY: GWM	
DESIGNED BY: MMB	
CHECKED BY: WES	
SCALE: AS NOTED	
JOB NO.: 2111.001	
SHEET NO.	
C3	
OF	





DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
 4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
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REVISIONS	
1. SHIFED R/W, REVISED LOT LAYOUT AND RENUMBERED LOTS 10/30/2020	
PLOT DATE:	
DRAWN BY: GWM	
DESIGNED BY: MMB	
CHECKED BY: MES	
SCALE: AS NOTED	
JOB NO.: 2111.001	
© LATEST DATE HEREON SHEET NO.	
C3	
OF	



Attachment 4:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

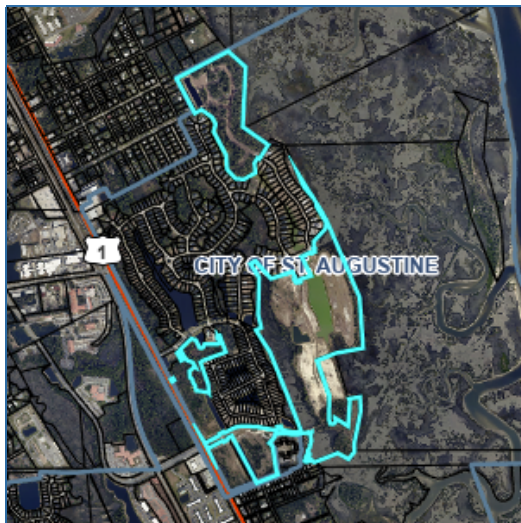
Summary

Parcel ID	0734300000	No Image Available
Location	4000 US HIGHWAY 1 N	
Address	SAINT AUGUSTINE 32095-0000	
Neighborhood	M&B ICW to San Sebastian Rvr/S of airport (DEV) (6430.69)	
Tax	1 ALL 54 & 36-06-29 49-07-29 42 & 31-06 -30 & 60-07-30 LYING E OF	
Description*	R/W US 1 N OF POINCIANA AVE S OF JACKSON PK & W OF MARSH LINE OF NORTH RIVER (EX 4.2AC IN OR764/1872) (EX PT TO CITY IN OR845/1935) (EX PTS EXCEPTED FROM CITY ANNEXATION IN OR1618/53 & 54)& MB3/20 NORTH ST AUG E202FT OF BLK D & ALL BLKS E F F-1 G G-1 & H (OR) MB3-51 JACKSON PARK ALL S OF OCEAN BLVD & E OF 6TH AVE S1/2 OF RESERVED BLK (EX W252FT) & N50FT OF 100FT OCEAN BLVD & E1/2 OF VACATED 6TH AVE LYING W OF E202FT OF BLK D (EX PTS IN OR2686/172) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1A) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1B) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 3A-1) (EX PT IN OR4095/1298) (EX PT IN OR4118/1433) (EX PT IN MB102/49-61) (EX PT IN OR5085/1272) (EX PT IN MB113/35-48) (EX PT IN MB123/80-85) OR1836/42 &1836/52	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Acreage Not Zoned Agricultural (9900)	
Subdivision	Jackson Park Revised Plat Of North St. A	
Sec/Twp/Rng	42-6-30	
District	Madeira Community Development District City (District 457)	
Millage Rate	18.72	
Acreage	135.550	
Homestead	N	

Owner Information

Owner Name	Ponce Associates LLC 100%
Mailing Address	1548 THE GREENS WAY SUITE 6 JACKSONVILLE BEACH, FL 32250-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$7,242,807
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$7,242,807
Total Deferred	\$2,262,176
Assessed Value	\$4,980,631
Total Exemptions	\$0
Taxable Value	\$4,980,631

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$12,594,160	\$0	\$0	\$12,594,160	\$7,873,243	\$4,720,917	\$7,873,243
2023	\$0	\$0	\$6,636,085	\$0	\$0	\$6,636,085	\$2,817,521	\$3,818,564	\$2,817,521
2022	\$0	\$0	\$5,360,095	\$0	\$0	\$5,360,095	\$4,075,558	\$1,284,537	\$4,075,558
2021	\$0	\$0	\$5,360,095	\$0	\$0	\$5,360,095	\$3,705,053	\$1,655,042	\$3,705,053
2020	\$0	\$0	\$4,155,620	\$0	\$0	\$4,155,620	\$4,155,620	\$0	\$4,155,620
2019	\$0	\$0	\$4,155,620	\$0	\$0	\$4,155,620	\$4,155,620	\$0	\$4,155,620
2018	\$0	\$0	\$4,155,620	\$0	\$0	\$4,155,620	\$4,155,620	\$0	\$4,155,620
2017	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2016	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2015	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2014	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	36.7	AC	\$4,587,500
Non-Ag Acreage	0	0	34.42	AC	\$2,581,500
Non-Ag Acreage	0	0	10.69	AC	\$53,450
Marshes & Tidal Lands	0	0	26.05	AC	\$6,512
Conservation Easements	0	0	27.66	AC	\$13,830
Conservation Easements	0	0	0.03	AC	\$15

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/15/2024	10/15/2024	\$0.00	CONSERVATION EASEMENT	6036	1071	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
6/14/2017	6/2/2017	\$0.00	CONSERVATION EASEMENT	4388	1822	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/8/2009	\$0.00	LIS PENDENS	3237	296	U	V	BANK ATLANTIC	PONCE ASSOCIATES LLC ETAL
	5/25/2007	\$0.00	CONSERVATION EASEMENT	2928	1234	U	V	PONE ASSC LL	ST JOHNS RIVER WATER MANAGEMENT DIST
	10/31/2006	\$100.00	CONSERVATION EASEMENT	2808	1469	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	\$100.00	CONSERVATION EASEMENT	2778	50	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	\$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	10/10/2002	\$100.00	QUIT CLAIM DEED	1836	52	U	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	10/10/2002	\$14,025,000.00	WARRANTY DEED	1836	42	Q	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	6/11/2001	\$0.00	ANNEXATION	1618	44	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	\$0.00		816	133	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	\$0.00		807	1448	U	I		
	1/1/1989	\$0.00		807	1442	U	I		
	3/1/1987	\$0.00		738	1267	U	V		
	11/1/1985	\$4,644,900.00		688	290	Q	I		

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/26/2025, 12:10:07 AM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: March 4, 2025

RE: Discussion and Recommendation related to the update of the city's 2014 Vision Plan.

As you may recall, the city engaged the Northeast Florida Regional Council (NEFRC) to help us update the 2014 Vision Plan. Since August of 2024 the city has held several workshops at several locations in the city to garner as much input as possible related to updating the 2014 Vision.

A citizen survey was also conducted between October and December of 2024, generating 495 responses including much appreciated input and feedback. The Appendices for the final Vision update report are attached for your information.

In September and November staff provided information regarding the public input to the Board(s), and in December a joint meeting with the Planning and Zoning Board (PZB), the Historic Architectural Review Board (HARB) and the Corridor Review Committee (CRC) was held. This joint meeting gave the Boards an opportunity to discuss proposed language and provided a general consensus on the direction of the update.

Attached please find draft language/text of the updated Vision Statement for the City of St. Augustine. Staff request that the PZB review this language and make a recommendation(s) to the City Commission.

This timeframe is important to the city as we approach the next required Evaluation and Appraisal Report (EAR) of the city's Comprehensive Plan which is due to the state in December of 2025. The city's Vision Plan sets the tone and direction of the Comprehensive Plan and other important documents such as the city's Strategic Plan.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com or Jacob Fredriksson at (904) 209-4331 or email at jfredriksson@citystaug.com.

The Northeast Florida Regional Council team can also be contacted at StAugustineVision@nefrc.org.



Amy McClure Skinner, AICP
Director
Planning and Building Department

Vision Statement

St. Augustine will remain a vibrant waterfront city with an authentic character that celebrates its rich history and protects its natural environment.

The city will foster a unique community characterized by a healthy economy, diverse population, and a variety of experiences for both residents and visitors, all while ensuring the city remains resilient for generations to come.

The Need for Balance

A quote from the 2014 and Beyond Vision Plan:

“St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community. St. Augustine certainly has those tensions.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.”

Ten years later, the city still needs to balance the benefits and costs of tourism for the residents and the local economy. It is evident that the pressures of the current level of tourism is a heavy burden on the city as a whole and especially the neighborhoods close to downtown. Additionally, balancing the needs of all residents and neighborhoods is imperative to create an equitable environment to create opportunities for all.

Defining the Themes

Throughout the public involvement process, it was clear that the four (4) themes identified in the 2014 visioning process - Livability, Authenticity, Character, and Vitality - were still important priorities for St. Augustine residents.

City staff and officials have made a good-faith effort to move forward supporting decision making that is consistent with all of the themes. Based on this priority the city has achieved many of the objectives and has incorporated Vision objectives into city standard policy proposed in 2014. However, many residents who participated in the public involvement process were unaware of the City's accomplishments over the last 10 years. The city should more clearly communicate its priority to promote the community vision through its work efforts.

Concerns about resiliency were much more pronounced during this public involvement process with flooding more common outside of major storm events and worsening impacts from recent hurricanes. St. Augustine must balance its unique responsibility to protect its irreplaceable historic, archaeological and architectural heritage while ensuring a positive quality of life for residents throughout its historic neighborhoods with development, redevelopment and commercial and tourism pressures.

The City has become a statewide leader in resiliency planning, but these projects require extensive research and planning to be effective and are expensive to design and construct. While resiliency is mentioned in the 2014 and Beyond Vision Plan, it became clear that resiliency needed to be elevated to one of the central pillars of an updated vision statement.

At the same time, through the public outreach efforts it became clear that the city's feeling of authenticity and character are important to maintain. Therefore, these themes have been combined into one referred to as Authentic Character for this Vision update.

The Vitality and Livability themes remain major concerns for city residents and also require balance. The city has made major strides by developing and adopting the Mobility Plan and continues to work toward implementing the priorities articulated in the Plan.

The City has also made significant efforts into developing a program and initiatives as well as partnering with the County and other groups to address homelessness issues.

The tension in the community due to the large tourism economy and pressures necessitates consideration of a better balance between residents' livability and the community's broader economic vitality. While tourism drives the economy in areas such as downtown St. Augustine, there are other opportunities to elevate other historic or commercial corridor areas of the city to spread economic activity and promote vitality across the city.

The Four Themes

Livability	The City of St. Augustine is a safe and pleasant place to live, where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all its senses. With livability as a core theme, St. Augustine will be an even more desirable place to live by offering the full range of opportunities that make a city livable for all residents.
Authentic Character	In the City of St. Augustine, the rich layers of history and people create the city's unique character. The city's built scale and architecture support the "small town" feel that draws people worldwide to live in and visit St. Augustine. The city has distinguished itself as an arts and cultural hub, which enriches the social and cultural character of the city. The Vision Plan intends to protect and enhance those features of the city which form St. Augustine's distinctive authentic character.
Vitality	The City of St. Augustine has a thriving economy and culture, creating a vibrant community. By elevating the community's pride, the city can advance projects to beautify itself and encourage new entrepreneurial drivers to support the diverse group of people who call St. Augustine home.
Resiliency	The City of St. Augustine is taking steps to increase its ability to thrive in the face of climate-related shocks and stressors. As a first step, the city will prioritize maintaining and restoring its rich and healthy ecosystem. Over time, the city will implement projects to adapt to and mitigate the impacts of climate-related changes, improving the community's safety for generations to come.

Livability

Highlight of Achievements

Throughout the past 10 years, the City of St. Augustine has focused on policies and resources to enhance livability. A notable first step was adopting the Mobility Plan 2040, hiring a mobility coordinator, and implementing a Mobility Fee. Additionally, the city offers discounted parking across St. Augustine to its residents.

The city has also supported the St. Johns County Continuum of Care (CoC) in advocating for people who are homeless or at risk of homelessness.

These initiatives demonstrate a commitment to improving the quality of life for all community members by addressing transportation, housing, and accessibility needs.

Goal

The City of St. Augustine will continue to promote city policies and direct resources to enhance residents' livability and quality of life.

Objectives

- **Continue Addressing Mobility**

To improve mobility, the City of St. Augustine should continue enhancing walkability by maintaining wide, obstacle-free sidewalks and ensuring safe street crossings with well-marked crosswalks and pedestrian signals.

Initiatives such as the shuttle service to downtown and the circulator around town reduce the number of cars on the road and parking demand, making downtown St. Augustine more accessible and easing traffic congestion.

- **Improving Safety Across the City**

Enhancing crosswalks with clear markings and pedestrian signals ensures safer crossings for everyone, especially in high-traffic areas located in under-resourced communities.

Upgrading street lighting in poorly lit areas will help deter crime and increase visibility, making residents feel more secure at night, as well as a higher sense of safety for pedestrians.

- **Provide Annual Reports on Vision Related Projects**

By sharing updates on milestones reached and resources allocated, the city can demonstrate accountability and commitment to its Vision goals. Additionally, these reports play a dual role: They offer an opportunity for residents to provide feedback and engage in the decision-making process and fulfill the City of St. Augustine's mission of creating a collaborative environment where community input is valued.

- **Collaborate on Solutions for Affordable Housing and Homelessness**

By prioritizing the development of affordable housing units for all income levels, the City of St. Augustine can ensure that all residents can access safe and stable living conditions.

Collaborating between government agencies, non-profits, and private sector partners is essential to create sustainable and practical solutions.

- **Address Food Deserts Across the City of St. Augustine**

Addressing food deserts in neighborhoods across the city is vital for ensuring all residents have access to nutritious and affordable food. Partnerships with nonprofit and community organizations can also play a crucial role in educating people on healthy eating, cooking and food distribution.

Authentic Character

Highlight of Achievements

The City of St. Augustine prioritizes distinctive places that honor its unique history, look, and feel. Tools such as the Neighborhood Zoning Workbooks empower neighborhoods to define and protect their community's unique characteristics.

Design Standards for Entry Corridors and the Corridor Review Committee ensure that entryways to the city maintain a welcoming, authentic aesthetic.

Goal

The City of St. Augustine will preserve its “small town” feel by preserving and maintaining the historic character that is consistent with the community's look and ambiance.

Objectives

- **Protect Historic Character in Building Designs and Preserve Historic Structures**

History is ingrained in the fabric of St. Augustine’s built environment, telling the story of how the city has been shaped over the past 450 or more years. To honor St. Augustine's authenticity, the city should take steps to preserve and rehabilitate historic structures in every neighborhood.

New or revitalized areas should also follow the look and feel of their respective neighborhoods to uphold the neighborhood’s authentic character.

- **Align City Efforts to Support a “Small Town” Feel Through Smart Growth Practices**

St. Augustine residents appreciate the city's “small town” size and scale. To curb urban sprawl and curate development consistent with its neighborhoods, the city should implement smart growth practices, such as improving walkability and encouraging redevelopment and infill development within existing neighborhoods.

- **Continue Strengthening the Uniqueness of Neighborhoods**

Every neighborhood in St. Augustine has a unique history. Some date back to the city’s founding, while others have a more recent, mid-century timeframe. The city should take steps to celebrate each neighborhood’s unique history, culture, and architecture.

Like considering implementing design standards, supplemental regulations and/or overlay districts in other neighborhoods and commercial corridors to support the distinctive character of all parts of the city.

- **Promote Culture and the Arts**

The residents—their stories, backgrounds, cultures, and traditions—shape St. Augustine’s authentic character. The city will make strides to promote its cultural elements to ensure residents enjoy a sense of place and community.

The city will also encourage the arts, including providing opportunities to local artists and increasing public art to celebrate the creativity and talent of St. Augustine residents. The city should consider methods to safeguard the unique people, culture, and art that thrive in the historic city environment.

Vitality

Highlight of Achievements

In the 2014 Vision Plan, the Vitality theme covered a number of economic development and environmental issues. The city has developed a deeper understanding of the tourism industry, which helps drive the local economy and creates unique challenges for residents. As part of the city's Comprehensive Plan update in 2020 the city included more detailed discussion and analysis of the impacts and contributions of tourism on the local economy including recognizing that it is the city that draws many tourists to the county.

Additionally, capital improvements are reviewed annually and are reviewed for potential deficiencies as well as increased efficiency over a five (5) year period. This review process is a way to ensure that improvements are planned with the city's Vision setting the priorities.

Several items that were previously discussed related to the environment are now highlighted under the new Resiliency theme.

Goal

Strengthen the local economy of St. Augustine to provide opportunities for residents and visitors alike through policies and practices that will support the prosperity of all community members.

Objectives

- **Support Locally Driven Economic Development**

The City of St. Augustine should enhance support for small businesses throughout its commercial corridors. By improving accessibility to small businesses in all parts of the city, residents will be encouraged to shop locally instead of traveling outside the city.

- **Foster a Diverse Business Environment**

By embracing diversity in the business community, the City of St. Augustine can help promote inclusive hiring practices and equal opportunities for advancement. Additionally, supporting minority-owned businesses and encouraging diverse partnerships can strengthen the local economy and build a more resilient business community.

- **Invest in St. Augustine's Workforce and Education**

The City of St. Augustine should invest resources in workforce development and education. As the City's population ages, the community must attract and train younger talent to fill the employment gap. Investing in workforce education will ensure that St. Augustine businesses can employ highly trained individuals. The City must consider options such as higher education and skill-based trade opportunities to create a robust, multigenerational workforce

- **Promote Beautification Across the City**

The City of St. Augustine will promote beautification across the city to improve the quality of life in neighborhoods and attract new business opportunities in commercial areas. The City will also find solutions to address blighted properties that have fallen into disrepair, prioritizing historic properties.

These strategies could include tree planting, urban tree management, property recognition awards, volunteer clean up days, and sidewalk repair to make the city more enjoyable to walk around and improve residents' perceptions of their neighborhoods.

Resiliency

Highlight of Achievements

The City of St. Augustine completed its Sustainability Plan in 2019, marking a significant step towards a more resilient and sustainable future. The City's efforts include comprehensive studies on the city's resiliency and qualifying for state and federal funding for future projects.

The city is one of only two local governments in the region to have a Chief Resilience Officer, and it has played a leading role in Resilient First Coast, the regional resiliency collaborative group. Now, the city is beginning to move past the planning stage and into designing and implementing projects that will improve local resiliency. This ongoing commitment highlights the City of St. Augustine's proactive approach to fostering a sustainable and resilient community.

Goal

Enhance the resilience of the City of St. Augustine to ensure the ability of individuals, communities, businesses, and the natural and built environment to survive, adapt, grow, and thrive in the face of climate-related shocks and chronic stressors.

Objectives

- **Focus on Protecting Historic and Cultural Assets**

The City of St. Augustine will focus resiliency efforts on historic and cultural assets and neighborhoods to preserve the unique identity and heritage of St. Augustine. By protecting historic landmarks and cultural sites, the city can ensure that future generations can appreciate and learn from the city's rich history.

- **Conserve the Natural Environment**

Conserving natural resources and ecosystems helps maintain the environmental health and sustainability of the whole city. These efforts safeguard the city's character and enhance its ability to withstand and recover from various environmental challenges.

- **Improve Education and Public Outreach on Resiliency, Sustainability, and City Projects**

Education and public outreach are crucial for fostering an informed and engaged community. The city can raise awareness about the importance of resilience and sustainable practices by offering educational opportunities such as workshops, seminars, and informational campaigns.

These initiatives can help residents understand how to prepare for and respond to various challenges, from natural disasters to everyday environmental impacts.

Engaging the community through educational efforts empowers individuals and strengthens the collective ability to build a more resilient and sustainable city.

- **Uphold the City of St. Augustine as a Regional Leader in Resiliency**

Upholding St. Augustine as a regional leader in resiliency requires a proactive approach to addressing immediate and long-term challenges. By implementing innovative strategies and best practices, the city can effectively manage risks and enhance its capacity to recover from adverse events.

This includes investing in resilient infrastructure, promoting sustainable development, and fostering strong community partnerships. By continuously adapting and improving its resilience strategies, the City of St. Augustine can inspire neighboring communities and set a benchmark for regional resilience.

- **Support Green Infrastructure**

Supporting green infrastructure, such as tree planting and preservation, low impact development (LID) stormwater techniques and other more resilient development practices, are crucial for creating sustainable and resilient urban environments. Green infrastructure investment is a proactive step towards a healthier, more sustainable future for all.



THE CITY OF

St. Augustine

2024 VISION PLAN UPDATE



Appendices



PREPARED BY:
NORTHEAST FLORIDA REGIONAL COUNCIL

Appendix A

PUBLIC ENGAGEMENT METHODOLOGY



IMAGES: CASSIDY TAYLOR PRESENTING AT THE ST. JOHNS COUNTY MAIN LIBRARY

Public Engagement

The City of St. Augustine contracted the Northeast Florida Regional Council (NEFRC) to update the City of St. Augustine 2014 and Beyond Vision Plan. The NEFRC was asked to hold community engagement meetings to create consensus on the vision's themes and develop goals and objectives.

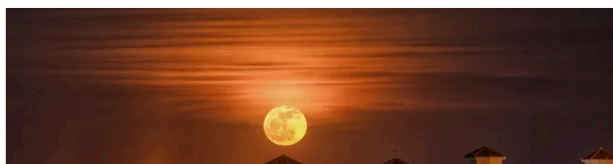
St. Augustine seeks public input on its current 2014 Vision Plan to update the 2025 Plan

The city will hold six workshops in various locations September - November



Lucia Viti
St. Augustine Record

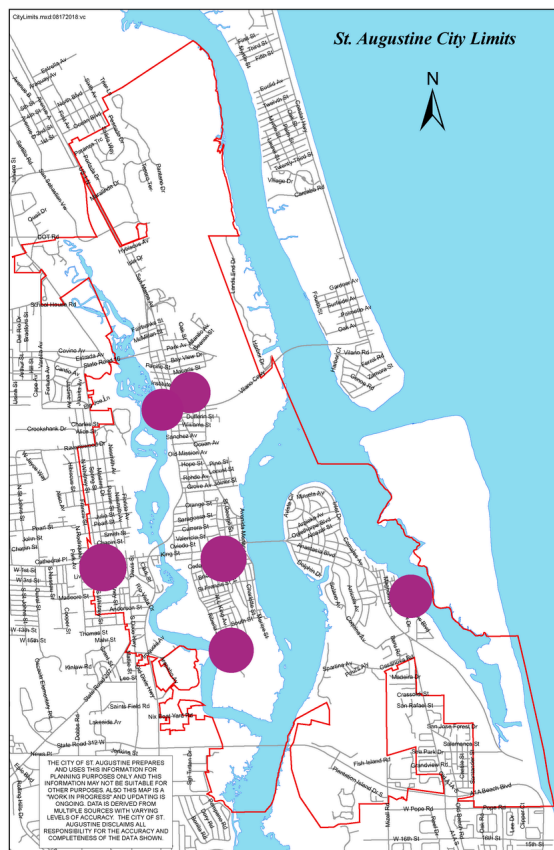
Published 6:26 p.m. ET Aug. 29, 2024 | Updated 6:27 p.m. ET Aug. 29, 2024



City of St. Augustine keeps residents' input for 'Vision Plan' update at the forefront



IMAGES: MEDIA COVERAGE OF THE ST. AUGUSTINE VISION PLAN



Several factors were considered to maximize public input. Six public meetings were scheduled, and the locations were carefully considered to ensure diversity of input. The meetings were held throughout the city in the St. Johns County Main Library, St. Augustine Yacht Club, Galimore Center, Waterworks Building, Shiloh Baptist Church, and the Alcazar Room in City Hall. In addition, NEFRC created an email address, staugustinevision@nefrc.org, to send out meeting invitations and gather further input. NEFRC was provided a list of emails from over 700 stakeholders, who were emailed invitations to each meeting.

In parallel, the City of St. Augustine sent out notices via its newsletter, notified media outlets about meetings, created posters and placed them around the city, and administered a survey for eight weeks. This survey gave residents who could not attend in-person meetings an opportunity to participate in the visioning process.



IMAGES: AN EXAMPLE OF A MENTIMETER WORD CLOUD AND PUBLIC INPUT USING A FLIP CHART

The format of the six meetings was standardized. The first part of the presentation set the stage by providing the meeting's objectives, a working definition for the theme(s) explored in the meeting, background on the City of St Augustine 2014 Vision Plan and Beyond, and an update on what the City has done to implement the 2014 Vision. The second part included gathering qualitative and quantitative input using the Mentimeter tool to make interactive polls and word clouds. Mentimeter enhances public engagement by providing immediate feedback on results. NEFRC also provided paper surveys for those who preferred to write their answers down. In the third part of the meeting, the public could offer direct input by approaching a flip chart staffed by a NEFRC staff member, who captured their comments and observations.



IMAGES: AN EXAMPLE OF MENTIMETER QUESTION AND RESULTS GATHERED DURING PUBLIC MEETINGS

Appendix B

RESULTS FROM MENTIMETER SURVEYS

Appendix B: Results from Mentimeter Surveys

During each public engagement meeting, the Northeast Florida Regional Council (NEFRC) utilized Mentimeter to ask questions and gain feedback on a variety of topics related to the Vision Plan. Meeting participants could either use their smartphone or a paper survey to submit results. Appendix B lists the Mentimeter results from each meeting. As requested by staff from the City of St. Augustine, only the responses from residents are recorded in this appendix. All survey responses are anonymous.

The NEFRC staff asked three types of questions in the Mentimeter surveys. First, the NEFRC asked open-ended questions, where meeting participants could type or write in a response. Appendix B displays this type of question as a list of responses. Then, the NEFRC asked multiple choice questions. The number of responses per multiple choice option is written next to each option. Third, the NEFRC asked meeting participants to rank a list of options. These responses are listed as an averaged ranking based on the number of answer options. An option ranked closer to 1 indicates a higher preference.

Meeting #1 – Themes Discussion	
What do you think were the four (4) themes of the 2014 Vision Plan?	• Safe_community Retain_authenticity Vibrant_economy • Mobility Livable traffic Tourist • Balance Mobility Tourism • Mobility Accessibility_to_all • Mobility • Mobility Tourism Community_members • Livability Vitality Authenticity Character • Mobility Transportation Green_ways • Livability Mobility History Residents_vs_neighbor • parking/transportation, quality of life, resilience, accessibility • livability, vitality, authenticity, character • livability, vitality, authenticity, character • traffic, sewer+water • livability, vitality, authenticity, character
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 0 c. 35 – 54 - 1 d. 55+ - 16
What is your employment status?	a. Retired - 14 b. Full-Time - 1 c. Part-Time - 2 d. Student – 0 e. Not Currently Employed - 0
What is your household income?	a. Under \$34k - 3 b. \$35 – 64.9k - 1 c. \$65 - \$99.9k - 1 d. \$100 - \$149.9k - 2 e. \$150 - \$199k - 0 f. Over \$200k – 2

What part of St. Augustine do you live in?	1. Ravenswood - 1 2. Oyster Creek - 0 3. Fort Mose Gardens - 1 4. Greater Fullerwood - 1 5. Nelmar Terrace - 2 6. Magnolia – 0 7. Uptown - 1 8. Flagler Model Land - 2 9. Spanish Quarters - 0 10. Lincolnville - 1 11. Old City South - 2 12. North Davis Shores - 1 13. South Davis Shores - 3 14. Lighthouse Park - 0 15. Different Neighborhood in St. Augustine - 2 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	• Madeira • Abbott Tract • Maderia • The preserve of Anastasia Island, of the edge of St. A. • Water St.
Do you own or rent your home in St. Augustine?	a. Own - 17 b. Rent - 0 c. I don't live in St. Augustine - 0 d. Prefer not to say - 0
How long have you lived in St. Augustine?	a. 1 year or less - 0 b. 2-5 years - 1 c. 6-10 years - 1 d. 11-15 years - 2 e. 16+ years - 13 f. I don't live in St. Augustine – 0

What does livability mean to you?	• Safe Opportunities • Respect • User_friendly • Flood_control Traffic_flow • Resident_focused • Residents_rule • Safety • Ease • Neighbors • No_tourists • safe; walkable and good environments - more concern for resident's issues. • ability to get around the city + enjoy the cultural offerings, work if needed, diversity, respect, safety, public transportation, affordable housing • safety • not sure • traffic flow • focus on the fact that people live and work here - it is NOT just a tourist town that people visit • shop_nearby • No_trolleys • Respect, safety, public transportation, affordable housing • Accessibility • Walking • Community
Over the next 10 years, should livability be a key theme for St. Augustine?	a. Yes - 15 b. No - 0 c. Undecided - 2

What does authenticity mean to you?	• Genuine • History • Not_commercialized • Honest_local_government • Historical_accuracy • History • Small • Historical_nature • Giving concern for the historical emphasis upon which the City relies based on the interests of tourism. • real history, cultural diversity, natural areas • Is what defined as 'historic' service and of relacence to the majority of the community • not sure - real history - not Disney • History • That the historic resources here are preserved & that we aren't full of fake history to attract tourists • That is what makes to tourism • Perserveration • Not_disney • A friendly place – easy to find where you are going • Preservation • Local_business • History
Over the next 10 years, should authenticity be a key theme for St. Augustine?	a. Yes - 12 b. No - 2 c. Undecided - 3
What does character mean to you?	• Cohesion • Historic_accuracy • Small_town Neighborliness • Transparency • Honesty • Panache • Mobility • Blend_in • Character pretains to originality to me. • Truthfulness in government, historical accuracy • Are residents and taxpayers first in the minds of the city? • Unique identity embodied/projected • Architecture • That we are a small southern town with a unique history. • Authentic • Like_no_other_town • Work_for_the_residents • Southern • Small town

Over the next 10 years, should character be a key theme for St. Augustine?	a. Yes - 14 b. No - 0 c. Undecided - 3
What does vitality mean to you?	• Healthy_Opportunities Healthy_relationships • Sustainability Local_energy • Responsible_growth_and_ac • Activitviez_for_locsls • Community_pride • Thriving • Variety_of_food • Vitality means "of importance" to me. • Diversity of opportunity, to work + play • Residents and taxpayers are primary to the city • vibrant; resilient? • That is an economically healthy town where its residents want to participate in the activities here. • Culture • Lively • Bike_lanes • Culture • Economically_healthy • Economic development
Over the next 10 years, should vitality be a key theme for St. Augustine?	a. Yes - 12 b. No - 0 c. Undecided - 4
Please rank the four themes in order of their importance for the future of St. Augustine.	• Livability: 1.58 • Authenticity: 2.33 • Character: 2.54 • Vitality: 3.23

Meeting #2 – Resiliency & Sustainability Discussion	
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 3 c. 35 – 54 - 8 d. 55+ - 27
What is your employment status?	a. Retired - 19 b. Full-Time - 10 c. Part-Time - 7 d. Student – 0 e. Not Currently Employed - 0
What part of St. Augustine do you live in?	1. Ravenswood - 0 2. Oyster Creek - 1 3. Fort Mose Gardens - 0 4. Greater Fullerwood - 2 5. Nelmar Terrace - 3 6. Magnolia – 0 7. Uptown - 0 8. Flagler Model Land - 0 9. Spanish Quarters - 0 10. Lincolnville - 2 11. Old City South - 4 12. North Davis Shores - 1 13. South Davis Shores - 6 14. Lighthouse Park - 12 15. Different Neighborhood in St. Augustine - 3 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	• North Davis Shores • N/A • Fullerwood • Madeira • Oyster Creek • Lighthouse park • Lighthouse park • The Preserve (SE edge of City –on Anastasia Island)
Do you own or rent your home in St. Augustine?	a. Own - 33 b. Rent - 2 c. I don't live in St. Augustine - 0 d. Prefer not to say - 1
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 36 b. Part-time resident – 0 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 2 b. 2-5 years - 7 c. 6-10 years - 4

	d. 11-15 years - 4 e. 16+ years - 20 f. I don't live in St. Augustine – 0
Should the City focus on adapting to or mitigating weather events?	a. Mitigating – 7 b. Adapting – 22 c. Unsure – 5
Should the City focus on improving aged infrastructure projects or build new resilient infrastructure?	a. Improve aged infrastructure - 20 b. Build new resilient infrastructure – 9 c. Unsure - 5
How would you prioritize what the City should focus on protecting?	a. Neighborhoods – 1.85 b. Cultural & Historic Resources – 2.06 c. Natural environment – 2.29 d. Businesses – 3.63
How should the City help local businesses become more resilient and sustainable?	• Awareness and education • Building codes • Assure safe environment for customers. • Improve infrastructure and utility resiliency. Better traffic flow • More parking options • Prioritize small, locally owned businesses and limited chain stores, big box stores. • Education • Parking • Fast response time after storm events • Improve the streets by paving them with new asphalt. Building side walks around oyster creek. • Safe environment • Traffic lights and cross walks • Educate • Education • Limit the number of businesses • Improve drainage in City especially south of King Street, on Cordova St, and Davis Shores - All areas that flood streets in a normal rain. • Building Codes Incentives • Educate & support & let them make their own creative solutions, there are smart people who want to do good for St. Aug • Education • Education • Cut red tape • Resources before storms • Improve infrastructure • Crime control

	• We need less bars - wine shops, more galleries and art related and cultural emphasis. • Education helps w/ funding • Recycling • More interested in helping residents. They are making a profit and can finance their own measures. • building roads • Improve the walkability/ bikeability on both sides of the bridge of lions • More walkability and bikeability • Improve flooding mitigation • Information • Offer incentives to become more energy efficient, resource efficient, etc. • Building Codes • Keep regular parking downtown - stop eliminating street parking. • Information • Parking • Tax benefits to increase • grants to improve buildings • improve drainage • Parking • Building Codes • Use shuttle/ hop on/hop off • better historical and cultural protective • enhancement • Partner program • Building codes • Promotion • employment • research new ways to pave streets etc • to mitigate global warming • affordable access • Parking garage • less parking requirement – • more biking /walkability • Mobility • Parking Traffic • Parking • Improve walking and bike paths mobility • Keep St. Augustin dog friendly
How would you prioritize these economic objectives?	a. Smart Growth Practices – 1.68 b. Protection of Culturally Significant Economic Assets – 2.29 c. Housing Stability – 2.62 d. Workforce Development – 3.33

How would you prioritize the City's efforts to focus on mobility and promote walkability?	a. More sidewalks and bike paths/trails – 2.17 b. More pedestrian-only corridors – 2.55 c. Complete streets/Traffic calming – 2.66 d. The City should make it easier to drive – 2.96 e. Higher density development – 4.07
Do you support green infrastructure?	a. Yes – 23 b. No – 0 c. Unsure – 8
How would you prioritize the following heat reduction strategies?	a. Tree planting and Tree restoration – 1.21 b. Smart Surfaces – 2.37 c. Reduce Concrete Surfaces – 2.41
How would you prioritize the following sustainable practices?	a. Conservation 1.52 b. Waste Reduction – 2.90 c. Building Design – 3.16 d. Renewable Energy – 3.50 e. Community Gardens/Reducing Greenhouse Gases – 3.61

Meeting #3 – Livability & Vitality Discussion	
What is your age?	e. 17 and Under - 0 f. 18 – 34 - 1 g. 35 – 54 - 2 h. 55+ - 11
What is your employment status?	f. Retired - 6 g. Full-Time - 6 h. Part-Time - 3 i. Student – 0 j. Not Currently Employed - 0
What part of St. Augustine do you live in?	17. Ravenswood - 0 18. Oyster Creek - 0 19. Fort Mose Gardens - 0 20. Greater Fullerwood - 3 21. Nelmar Terrace - 1 22. Magnolia – 0 23. Uptown - 2 24. Flagler Model Land - 0 25. Spanish Quarters - 3 26. Lincolnville - 4 27. Old City South - 0 28. North Davis Shores - 0 29. South Davis Shores - 0 30. Lighthouse Park - 1 31. Different Neighborhood in St. Augustine - 1 32. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	Flagler Model Land
Do you own or rent your home in St. Augustine?	a. Own - 12 b. Rent - 3 c. I don't live in St. Augustine - 0 d. Prefer not to say - 0
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 15 b. Part-time resident – 1 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 1 b. 2-5 years - 4 c. 6-10 years - 3 d. 11-15 years - 1 e. 16+ years - 7 f. I don't live in St. Augustine – 0

Is it easier to get downtown than it was a few years ago?	a. Yes – 3 b. No – 6 c. Same – 3 d. Unsure – 1
As St. Augustine consider mobility options for Downtown, would you rather:	a. Take a free and convenient shuttle to Downtown – 15 b. Pay to park Downtown - 0
What tourism experiences in St. Augustine would you like to promote?	• Culinary, Historic, • African American History, live jazz • Guided walking tours • Family life museums • Eco friendly • The Arts, Nature • Golf Cart tours • Beach shuttles • None. Stop promoting St Augustine. • Adult learning at Flagler • More public access for kayaking and canoeing. Trolley is great, Fountain of Youth, • Beauty of trees • Fishing tours • Walking tours • Historical visits • Cultural programs • History – walking/lecture exhibits • Guided walking tours • Treasure Chest hands on history experience • Electric eco-friendly vehicle tours • Beach shuttles • History Tours
Please prioritize ways St. Augustine can diversify its economy?	• Support small businesses – 1.53 • Promote tourism and culture – 2.79 • Invest in workforce development/education – 2.81 • Promote green technology – 3.53 • Develop advanced industries – 4.07
How can St. Augustine promote the diversity of people, places, and economic opportunities?	• Training, and programming • Encourage small businesses • By telling the stories of both longtime residents and those who are new to the area. • Greater homestead exemption so that the local community can continue to live here. • Ethnic festivals Merit based city and county hiring – not nepotism and good ole boy network • LGBTQIA+ Community center • Equal treatment for all people • Prioritizing community over tourism

	• More affordable housing for those who work on our City • Encourage historical and educational events • Attract people with a common interest in the uniqueness of this Historic town • Hire city and county jobs based on merit and not nepotism/ good ole boy network LGBTQ events • LGBTQIA+ equal rights [Home ownership assistance • Equal rights for all humans • Grants for small businesses owned by minority people • Disabled help
What should St. Augustine invest in?	• Community events – 1.86 • Support local artists – 2.20 • Public art – 2.79 • Art education – 2.93
Part A) How do you think St. Augustine prioritizes the following?	• Tourists/Visitors – 1.27 • Business – 2.00 • Recreation and Culture – 3.20 • Residents – 4.13 • Education – 4.40
Part B) How do you think St. Augustine should prioritize the following?	• Residents – 1.57 • Recreation and Culture – 2.71 • Business – 3.43 • Tourists/Visitors - 3.64 • Education – 3.64

Meeting #4 – Character and Authenticity Discussion	
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 1 c. 35 – 54 - 1 d. 55+ - 5
What is your employment status?	a. Retired – 5 b. Full-Time - 3 c. Part-Time - 0 d. Student - 0 e. Not Currently Employed - 0
What part of St. Augustine do you live in?	1. Ravenswood - 1 2. Oyster Creek - 0 3. Fort Mose Gardens - 0 4. Greater Fullerwood - 1 5. Nelmar Terrace - 0 6. Magnolia – 1 7. Uptown - 1 8. Flagler Model Land - 0 9. Spanish Quarters - 1 10. Lincolnville - 1 11. Old City South - 0 12. North Davis Shores - 0 13. South Davis Shores - 1 14. Lighthouse Park - 0 15. Different Neighborhood in St. Augustine - 0 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	N/A
Do you own or rent your home in St. Augustine?	a. Own - 5 b. Rent - 2 c. I don't live in St. Augustine - 0 d. Prefer not to say - 1
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 8 b. Part-time resident – 0 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 1 b. 2-5 years - 3 c. 6-10 years - 1 d. 11-15 years - 0 e. 16+ years - 3 f. I don't live in St. Augustine – 0

Are you aware of the following initiatives: Neighborhood Zoning Workbooks and Entry Corridor Design Standards?	a. Yes – All documents – 3 b. Yes – Neighborhood Zoning Workbook Only – 0 c. Yes – Entry Corridor Design Standards Only – 1 d. No – 3
Please prioritize how St. Augustine can create distinctive neighborhoods.	a. Develop policies/rules for each neighborhood – 1.71 b. Signage at neighborhood entrances – 2.33 c. Unique landscaping & sidewalk materials – 2.43 d. Neighborhood events – 3.00
Please tell us the name of your neighborhood and what makes it distinct	• Lincolnville, beautiful architecture and diversity. • Fullerwood – older homes, near the water, friendly neighbors • Uptown; Historic first neighborhood outside of old city, walkable to downtown, fort and water. • Ravenswood. Poor and neglected, no sidewalks. Now coveted by developers. • Magnolia...the hammock,thepeacocks,the FOY, unique architecture,near downtown and the beach.unique stores.restaurants history and by that you know a different type of architecture and then also • It is the older as it is part of the walled city • Fullerwood. Character Neighbors. • Fullerwood walkable easy walk to business & downtown • Proximity to island rest, venues, shops + downtown is w/in walking distance. • Still has quiet, safe, friendly neighborhood feel
Please prioritize which aesthetic characteristics you enjoy most in St. Augustine.	a. Historic building facades – 2.43 b. Small city feel – 2.43 c. Walkability and Bikeability – 2.57 d. Brick sidewalks and roads – 3.67 e. Park Spaces – 3.71
What is your opinion on St. Augustine hosting large scale events?	a. It's important that events are financially sustainable and don't burden the city's budget. – 0 b. Events should be planned to minimize disruption to residents' daily routines - 3 c. A mix of event types can cater to different interests and demographics - making the city a vibrant place to live. -3 d. I don't want more events - 3
Is it important to you that businesses promoting the historic nature of St. Augustine are historically accurate?	a. Yes, historical accuracy is important - 4 b. No, I support growing small businesses regardless of accuracy - 3 c. I'm not sure - 0

What could be done to make the entrances to St. Augustine more appealing?	• Clear signage and clear direct traffic patterns and directions. • Enforce standards for vacant buildings . Too many old closed buildings • Not have a Pawn shop at the entrance! • Trees, flowers big sign oldest city • Historic markers,good signage no art • Agree with all of the above • Better landscaping and appropriate signage. Beautiful enough so you want to stop for a photo op • Cool big art/sculptures from local artists (a collab?) • Agree with all of the above • Hx markers.good signage • Include Flagler college
Would you be willing to pay more for utilities to move overhead cabling underground?	a. Yes -2 b. No - 1 c. Unsure – 4

Meeting # 5 – Livability and Vitality Discussion	
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 1 c. 35 – 54 - 0 d. 55+ - 3
What is your employment status?	a. Retired - 2 b. Full-Time - 2 c. Part-Time - 0 d. Student – 0 e. Not Currently Employed - 0
What part of St. Augustine do you live in?	1. Ravenswood - 2 2. Oyster Creek - 2 3. Fort Mose Gardens - 0 4. Greater Fullerwood - 0 5. Nelmar Terrace - 0 6. Magnolia – 0 7. Uptown – 0 8. Flagler Model Land - 0 9. Spanish Quarters - 0 10. Lincolnville - 0 11. Old City South - 0 12. North Davis Shores - 0 13. South Davis Shores - 0 14. Lighthouse Park - 0 15. Different Neighborhood in St. Augustine - 0 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	N/A
Do you own or rent your home in St. Augustine?	a. Own - 2 b. Rent - 2 c. I don't live in St. Augustine - 0 d. Prefer not to say - 0
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 4 b. Part-time resident – 0 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 0 b. 2-5 years - 1 c. 6-10 years - 1 d. 11-15 years - 0 e. 16+ years - 2 f. I don't live in St. Augustine – 0

Is it easier to get downtown than it was a few years ago?	a. Yes – 0 b. No – 4 c. Same – 0 d. Unsure – 0
As St. Augustine consider mobility options for Downtown, would you rather:	a. Take a free and convenient shuttle to Downtown – 4 b. Pay to park Downtown – 0
What tourism experiences in St. Augustine would you like to promote?	• Family activities: puppet theater, street musicians, free movie in the park • History of the city • The various historical points, the different types of restaurant • Historic churches
Please prioritize ways St. Augustine can diversify its economy?	• Support small businesses – 3.00 • Promote tourism and culture – 2.00 • Invest in workforce development/education – 1.5 • Promote green technology – 3.50 • Develop advanced industries – 3.50
How can St. Augustine promote the diversity of people, places, and economic opportunities?	• Affordable housing, shuttles to downtown, shade for pedestrians • Support more services for the underserved populations • By better support of small businesses • Support home buying
What should St. Augustine invest in?	• Community events – 1.33 • Support local artists – 4.00 • Public art – 2.00 • Art education – 2.5
Part A) How do you think St. Augustine prioritizes the following?	• Tourists/Visitors – 1.25 • Business – 1.67 • Recreation and Culture – 3.00 • Residents – 4.67 • Education – 4.33
Part B) How do you think St. Augustine should prioritize the following?	• Residents – 1.00 • Recreation and Culture – 3.67 • Business – 3.00 • Tourists/Visitors – 4.33 • Education – 3.00

Appendix C

ADDITIONAL COMMENTS

Appendix C: Additional Comments

During each public meeting, participants had an opportunity to speak one on one with a Northeast Florida Regional Council (NEFRC) staff member. NEFRC staff captured the essence of these comments at each meeting. Appendix C lists all of the additional comments received at each meeting.

Meeting #1 Kickoff Meeting – September 12, 2024

Other Suggestions Regarding Outreach

- Need themes for the meetings / advertised/social media/ etc
- Other ways to participate

Public Comments “At Large”

- Flooding
- Aging Infrastructure
- Resiliency and Survivability of the town itself
- Enterprise Zones
- Resiliency
- Livability – should be currently focused
- Not Disney
- Need more Themes. Are we stuck to one?
- Is the city following the current 2014 Vision Plan
- Expand internal sustainability efforts (what is the city doing for residential, smaller projects)
- Drainage
- Issues of the city maintaining current issues
- Transportation issue (Parking garages to alleviate mobility)
- Connect STAR and the Black History Museum need to be on the route
- Overdevelopment of Multifamily
- Flooding – funding connects to best choices
- Strip malls
- NO DISNEY
- No Tourists
- Authenticity – Where do strip malls come in?
- Character – Authentic
- Vitality – Creativity
- Vibrancy – concerts, plaza, lively energy
- Current themes overlap
- City should provide annual detail on the current vision
- Public Transportation
- Current Vision should not change
 - Current vision not followed
- Nightlife Ordinance
 - Lost
 - Worked on it to maintain vitality
 - Strike a balance between residents vs. tourists
 - Amenities missing for resident

Meeting #2 Resiliency - September 16, 2024

- Raising seawalls – Davis Shores
- Some people are raising houses
- City denying some seawalls
- Providing a program for those who can't afford
- People wanting to put in development
- Approved only if they provide a sustainable environment – native plants
- Don't assume car traffic will disappear
- Improve flow of vehicle traffic
- Traffic light – A1A/ Anastasia Park Blvd
- Better healthcare – continuity often - hospital not being run well
- Integrated program for the homeless – dignified opportunities
- Healthcare, jobs, shelter
- Healthcare for the homeless (Baltimore)
- Building codes/smart growth
- Adapting and mitigating
- Restoration
- Building, implementing, and natural barriers
- Go beyond “sustaining” to regenerative development and restoration of what has already been degraded
- Use natural systems/ environmental services as a priority over using “manmade” fixes
- Connect with Chamber
- Engage the youth
- Stop promoting tourism as much. That will solve many of the problems
- Address traffic issues – increasing with population traffic circle @ A1A and Anastasia Park Rd.
- Flooding in downtown, all over, in neighborhoods (South Davis Shores)
- Displacement of residents
- Workforce housing, reduction in rent/owner prices
- Gold cars & access outside of traditional cars
- Bike racks – lighting & security cameras
- Reduction of vacation rentals
- Prioritize quality of life of residents (top priority)
- Prioritize local involvement to support businesses during slow or off-season vs promoting tourism year round
- More police – safety considerations
- Bridge of Lions – regular openings causes bottlenecks
- Traffic in the neighborhoods
- Parking
- Metrics to establish boundaries for flooding
- Building standards improved
- How can we use land used to create equity / density
- How do we get to interim improvement?
- Improved vehicle traffic flow
- Dog friendly

- Sidewalk
- Bike lanes
- Bike lane for bridge (pedestrians)
- Third spaces (open spaces)
- Strengthening preservation/ historic
- Protect our neighborhoods
- Make city livable for people who live here
- Less tourism
- Less fake history
- More preservation
- Tax break on historic properties
- How to make it easier?
- 1 electronic billboard advertisement for parking shuttle
- Create/improve/implement easily accessible mass transit
- Music, art, culture – support and connect
- Address flooding issues from normal rain
- St. George/ bridge/ Cordova/ Bridge- Cordova
- Keep diverse downtown stores – real business
- Impact of losing parking downtown
- Survey generic answers
- Promote people who live here -focusing walkers
- Mitigating/adapting – both
- Hard to say infrastructure improvements
- Survey...
- Tree planting
- Use more (vision)
- Better building design
- Survey not neutral
- No parking problem – where it is
- “Polar extremes” Nova special documentary
- 10 year window – need longer term with 10 year steps for longer term solutions ex Fort Lauderdale
- Tide station need local data
- Grant from FEMA/USGS
- Otherin floodplain – FEMA PROGRAM
- Contradiction with raising properties and heigh limits
- Local license plates/passes vs parking garage from tourist
- Covered walkways for shade/rain
- Long term maintenance trash breaks
- Run off causing flooding

Meeting #3 Livability and Vitality - October 2, 2024

Vitality

- Increase mobility, concept of breezeway trail/development
- Preserve existing natural space
- Balance tourism with residents' needs
- Commuter rail – access to JAX and airport
- Address blight, repair, clean up (business)
- Increase more pedestrian-only corridors (especially in historic district)
- Promote NE FL Regional Airport
- Safety in residential areas, deconflict from tourist use. Enhance dusk until dawn restrictions to maintain order: character of neighborhood.
- Maintain and enhance seawall
- Apply for and use more grant dollars, want more implemented in the community
- Preserve natural resources, create more access
- Maintain character, look, feel of community
- Balance of short-term rental vs residents
- Ensure zoning is consistent
- Residents should be allowed in age in place, if they choose
- We want younger families, schools should be accessible, funding, and improve the system
- Safe spaces to all people -diversity
- Potential center
- Sign/ design ordinance, maintain consistent look and feel

Livability

- Enforcement residential parking of the law – eg. Parking enforcement. Could fund additional projects
- Small businesses- San Marcos – beautification district? Maybe tax cuts?
- Flow of traffic
- Old houses of deceased folks to waste – squatter homes
- Keep homeless feeding out of parks
- Enforcements of noise ordinances
- Issues for tourists and residents
- 2014 Vision – need for pedestrian corridors in the historic area – Spanish St.
- Need low-income housing /housing that is affordable to people
- Homeless support – feeding folks inside not in the weather
- Expanding street outreach
- Medical care/water/ good more localized and closer to city center
- More recycling
- Last vision everyone wanted livability
- This is where residents live
- Living town – ppl live downtown
- *we want people to be able to live downtown longterm
- -regulation on airbnbs – killing neighborhoods
- Random businesses – something should be done

- Reduce homeless/presence in livability
- City doing fine
- City take over building
- Enforced maintenance on old buildings
- Already have strict regs on demolition
- Convert buildings to more positive uses
- Address homestead exemption (rn. Cap at 50K)
- non-homestead is at 10%
- TDD \$ - how can we bring this \$ to the city instead of just county – think about the impact on water, infrastructure; etc.
- Not enough public access for rec – paddling, fishing, rec.

What has your experience been opening/ expanding a business in St. Augustine?

- Great experience with business in City
- 36 years
- Promote City history/culture
- Expanded to museums
- Retail
- Balance growth of downtown w business challenges – ask other owners what their challenges are – work together to address them.
- Short- & long-term rentals. Had great experience working meeting the city. Always responsive to questions and concerns. Great leadership in the city. Always responsive to questions and concerns. Great leadership in the city.

Other comments

- Golf cart tour/ taxi
- Needs central location for taxis, pedicabs; etc
- City had answers, but didn't always know how to ask - need list
- Should be more regulations for consideration of residents seems pro-business /tourism – need more laws/rules on noise, times; etc.
- More support for independent tour guides
- Indy tour guide
- “no barriers” from city
- Need standards
- Non-profit – better interactions with tours and tour guides
- Museum
- To better represent authentic history
- To tell better stories that are FACTUAL
- Less tax burden on residents, increase on tourists
- Idea: water feature park – interactive park with water likes/increase seawall events
- Increase support other districts – not just downtown support move business for residents and tourists
- Better utilize downtown square – pop-ups/events – increase foot traffic for nearby businesses
- Water taxi? System may help alleviate traffic
- Reusable prices

- Peak season/major events
- Better pump out systems (availability and awareness) for visitors. Critical to environment.
- Short term rental restrictions negative impact
- Homeowners -limits their ability to add on for aging parents/ college kids
- For fear of short term rental properties

Meeting #4 Character and Authenticity – October 16, 2024

Character

- Stop issuing PUDs
- Stop development – need to handle current infrastructure
 - Build and maintain existing roads
- St. Augustine has a “small town” feel
 - Quaint/intimate feeling
- Lack of skyscrapers is a good thing
- Larger fines for demolition of historic properties
 - Properties need to be brought to a certain standard
- Enforce, enforce, enforce codes, laws, and regulations
- Empower code enforcement officer with the authority to enforce codes, laws, and regulations
 - Currently code enforcement officers need City Council approval on these issues
- Example: corner of Vannon and Court Theophilia – abandoned property
 - Owners/developers let the properties sit and dilapidate so they can be demolished
- **Abandoned** buildings (both residential and commercial) make the city look **rundown**
- No more permits for small mobility vehicles (i.e., scooters)
 - But this detracts from the City’s Mobility Plan which includes the addition of multi-modal transportation
- Bring back authentic history to St. George Street
- Maintain homes so they have historic character

Authenticity

- Protect all neighborhoods
- Recognize all historic neighborhoods
- Ravenswood has no protections
- Tear downs and incompatible new houses
- Enforce, enforce, enforce, current LODS, regs, and laws
- Empower code enforcement officers to write citations vs warnings
- More playgrounds/less bars
- More family oriented
- More family events
- Make sure development honors the authenticity of the city
- Give things time to develop
- Increase fines to deter demo and other work without permits
- Don’t change City’s character to increase profit
 - PUD’s
- Get vacant houses into use
- Too many gold carts tours
- App to congestion
- Look at closing streets and allowing outdoor dining and shopping

Meeting #5 Livability and Vitality – October 29, 2024

Livability

- Investment in alternate mobility options
 - Decrease cars
- Cathedral place – pedestrian only
- Affordable housing stock
- Authentic culture/history/design
- Love a lot of activities in a town of 15,000
- Promote areas outside of downtown
- Short term rental issues, too many
- Bring grocery store back King St
 - Businesses – minority
- Live/work in close proximity
- Address gentrification of w king community, new money pushing out residents
- Community events – to bring people/community together
- Affordable housing
- Street lights one Masters
- More trash cans
- Real side walks – proper widths
- Bike lanes need to feel safe
- More greenery make streets look alive
- Eye sore buildins – what happens?
- Cemeteries – highlight the history, clean up professionally
- Historic places need upgrade
- Veteran's cemetery no markers
- South Whitney water source impacts Shiloh Baptist Church

Vitality

- Invest in affordable housing, increase of units
- Elderly daycare in the city
 - Lots of elderly in the west
 - Assistance of elderly
 - Help with mowing lawns
 - Optical/medical
- Masters – green space – Polmar Park
 - Needs park
 - May not feel safe
- Swimming pool – easier access – free summer programming. Children should be bussed there.
- Reasonable programs for children with low or no fees
- Urgent care
- More transportation option – sunshine bus
- Help when someone's roof needs repair
- West city CRA

Other Comments

- Blight in neighborhoods and code enforcement is not responsive – are there other solutions?
- No sidewalks in neighborhoods (Ravenswood)
- Lots of bnbs – including brand new housing
- *** lots of traffic on Masters Drive – throughway to 216 and Kings Street (also called Palmer) and the railroad
 - Not a single pedestrian crosswalk on this road
 - Consider ADA option, especially for the blind/deaf school
- St Augustine Beach has flags for crossing the street
- Affordable elder care (urgent care) / transportation / shuttle
- Systems in place to support the people who live here
- West needs a grocery store (used to be Browdys), parking lot of Amars
- Promoting for Westside – small Publix/Winn Dixie
 - Healthy living
 - Jobs
- Live/work in same community
- Safety – police listen to complaints better and be respectful
- Racism in the job market
- Black people being run out of their neighborhoods
- Access to capital or resources to develop or promote minority business
- Start up center/program
- Car lot for downtown – that's business –
- Training for business promote culture/retains
- Affordable home of choice/options
- Just as St. Augustine was left out of the economic winning, so have the west side, left out of the St. Augustine winning

Meeting #6 Did we get it right? – November 13, 2024

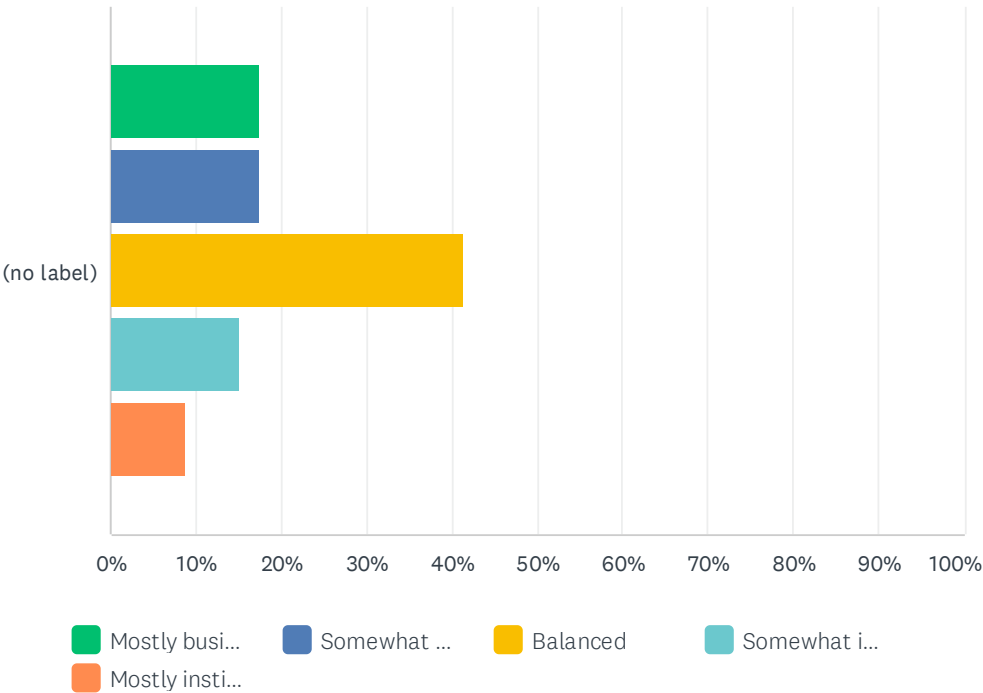
- Pushing info out to residents
 - FB groups
 - Texting servies
- Need for more public restrooms downtown (esp. at night)

Appendix D

ONLINE SURVEY RESULTS

Q1 Is St. Augustine more friendly towards businesses or institutions?

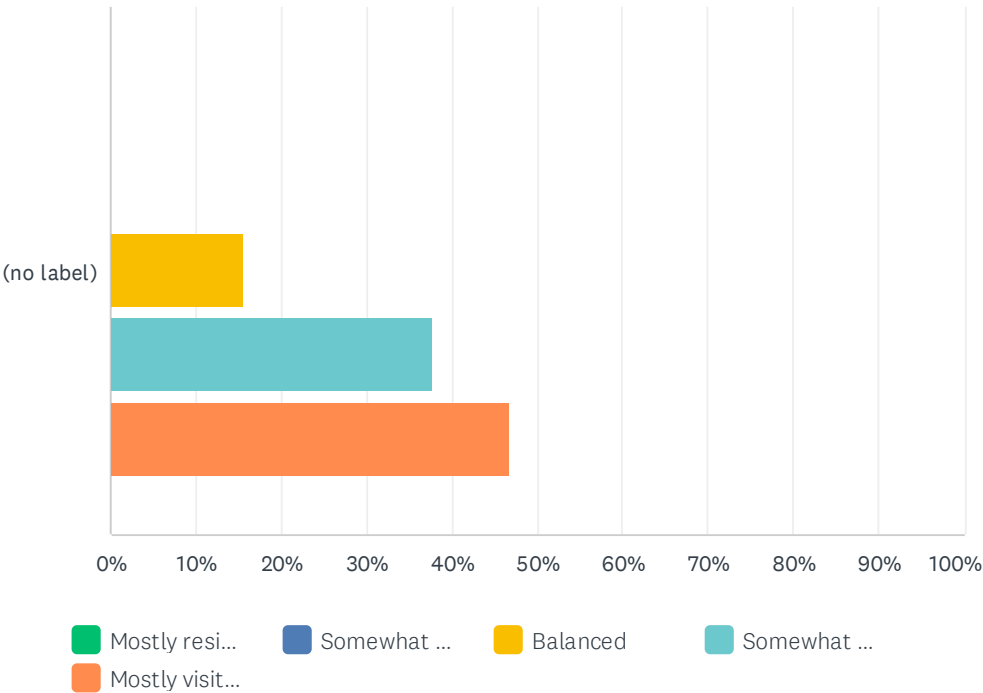
Answered: 46 Skipped: 0



	MOSTLY BUSINESS	SOMEWHAT BUSINESS	BALANCED	SOMEWHAT INSTITUTION	MOSTLY INSTITUTION	TOTAL	WEIGHTED AVERAGE
(no label)	17.39% 8	17.39% 8	41.30% 19	15.22% 7	8.70% 4	46	2.80

Q2 Is St. Augustine more friendly towards residents or visitors?

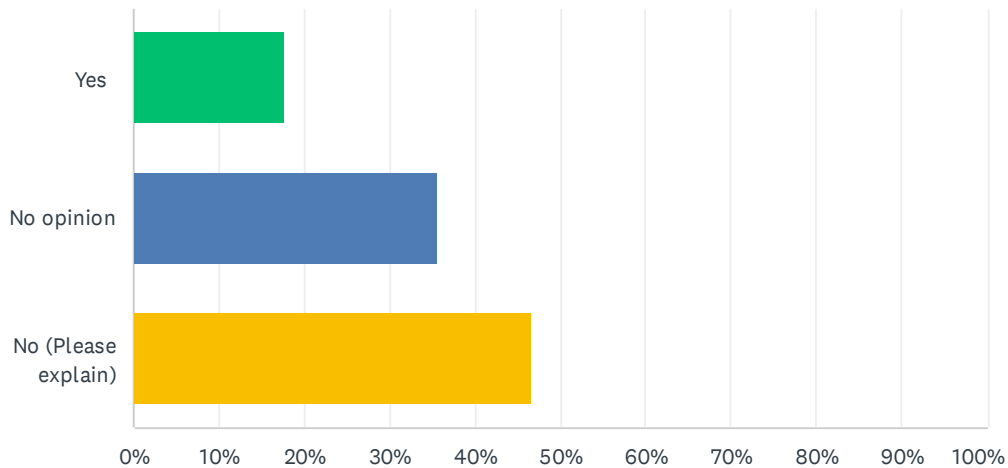
Answered: 45 Skipped: 1



	MOSTLY RESIDENTS	SOMEWHAT RESIDENTS	BALANCED	SOMEWHAT VISITORS	MOSTLY VISITORS	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	0.00% 0	15.56% 7	37.78% 17	46.67% 21	45	4.31

Q3 Do you feel the city is making its best effort to maintain balance?

Answered: 45 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	17.78%	8
No opinion	35.56%	16
No (Please explain)	46.67%	21
TOTAL		45

#	NO (PLEASE EXPLAIN)	DATE
1	The city needs to consider residents concerns when events take place such as N.O.L. traffic gridlock, there is NOT enough parking anywhere in downtown BUILD ANOTHER GARAGE!!!!!! The more houses you build on open land, the more space you keep taking away for residents to enjoy nature. This is one reason why I plan to move AWAY from here. I like downtown for its unique characteristics but outside of that I'm READY TO MOVE AWAY!!!!!!	12/21/2024 3:58 PM
2	As a resident, I am not likely to visit downtown during weekends or special events because of the cost of parking. Residents should have more of a discount or preferred parking areas.	12/20/2024 9:24 AM
3	It's getting over crowed not enough roads for everything that is coming in.	12/19/2024 10:18 PM
4	SHOULD BE MORE ACCESSIBLE AND LOWER COST FOR SJC RESIDENTS & CITY RESIDENTS	12/19/2024 3:28 PM
5	Parking and infrastructure are an issue	12/19/2024 8:01 AM
6	The city is geared towards Flagler and Visitors. Locals have to live and shop in surroundings.	12/18/2024 4:30 PM
7	Residents should have free parking. Or resident only parking. Most of us can't even go downtown during night of lights and if we do we pay a lot for parking	12/18/2024 2:42 PM
8	Homeless is a real issue for tourists and residents. Growth exploding makes traveling our roads a nightmare. Way too crowded in our historic city that cannot continue to increase. Recommend vehicles are restricted in the historic area to residents, those who work in town, delivery and maintenance crews. Turn the area into a pedestrian area.	12/18/2024 12:24 PM
9	Too many new hotels being planned, too much development, too much traffic downtown.	12/18/2024 11:17 AM
10	The city leaders have nothing to preserve the livability and heritage of St Augustine.	12/16/2024 3:59 PM

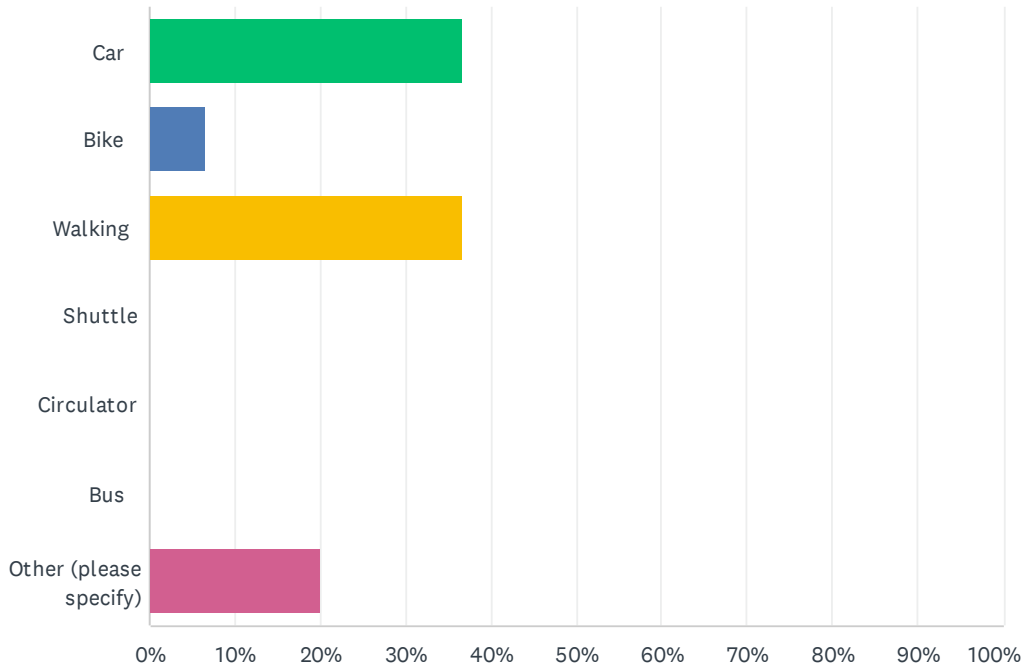
Vision Plan Update Community Input

Regulations for traffic, business (airBnB) are not in forced. I feel as a resident I am viewed as a source of tax revenue only. The City Council should come on and state the goal is to maximize business. St Augustine has a very successful business environment at the expense to the residents. An example is the crowed and poor traffic conditions. Another example is the high living expenses due to the expanding airBnBs.

11	Airbnb explosion on downtown residents	12/15/2024 2:59 PM
12	You can not get across town on holidays or Night of Lights especially weekends. It's frightening traffic and has been like that for too many years for residents. Don't tell we residents to come downtown during the week as it's insulting. The bay front is glitzy, not historic or in taste..lit up. Why are there camera pods now for picture taking? You made a beast and now must feed it. Traffic was difficult well over 50 yrs ago in the summer months. This traffic is not safe...and so your busses to alleviate do not help.	12/15/2024 5:54 AM
13	Parking on yellow, too close to stop signs, fire engines would have challenges	12/14/2024 1:05 PM
14	There is no balance between visitors and residence	12/14/2024 12:38 PM
15	Night of lights is way too long. The summer tourists season is long in itself but exceptable. Night of lights brings too many people in at once and clogs the traffic for way too long. Local families who aren't interested in Night of lights can enjoy season without so much traffic. Shorten the event by a week or 10 days. Too much for locals and if asked that would be the answer every local would give you. Traffic and over crowded!	12/14/2024 8:20 AM
16	Downtown is commercial without proper infrastructure for parking and traffic, and lacks things residents need like grocery stores, pharmacies, etc.	12/13/2024 4:20 PM
17	Living in the city is a traffic nightmare. Nothing is done on busy weekends to make it possible to leave my home or return to my home.	12/13/2024 3:32 PM
18	Nothing has been done to curb the masses of people. Events are too loud, Christmas trolleys shout all day long. It's too much.	12/13/2024 3:26 PM
19	The city has done nothing to help prevent flooding. As a business owner we struggle to find parking to even get to our business and have to provide parking stipends so that our employees can afford to come to work. The only suitable parking accommodations are the parking garage that fill up during tourist season and is way too far away for our employees to be walking in the dark to their car. Shame on you city of Saint Augustine.	12/10/2024 7:30 PM
20	Over development and abundance of STR are destroying our neighborhoods	11/19/2024 7:53 PM
21	The focus on visitors and spending on bed tax on destination marketing instead of arts culture and leisure/recreation is where the balance seems to be off. Our tourism revenue should be used to benefit the residents and encourage a better balance of private properties remaining long term residences rather than all short-term vacation rentals. Additionally the amount of private properties being acquired by Flagler College and Old town trolley is concerning as well.	11/6/2024 11:15 AM

Q4 Throughout a typical year which is the most convenient way to travel around St. Augustine? (choose one)

Answered: 30 Skipped: 16

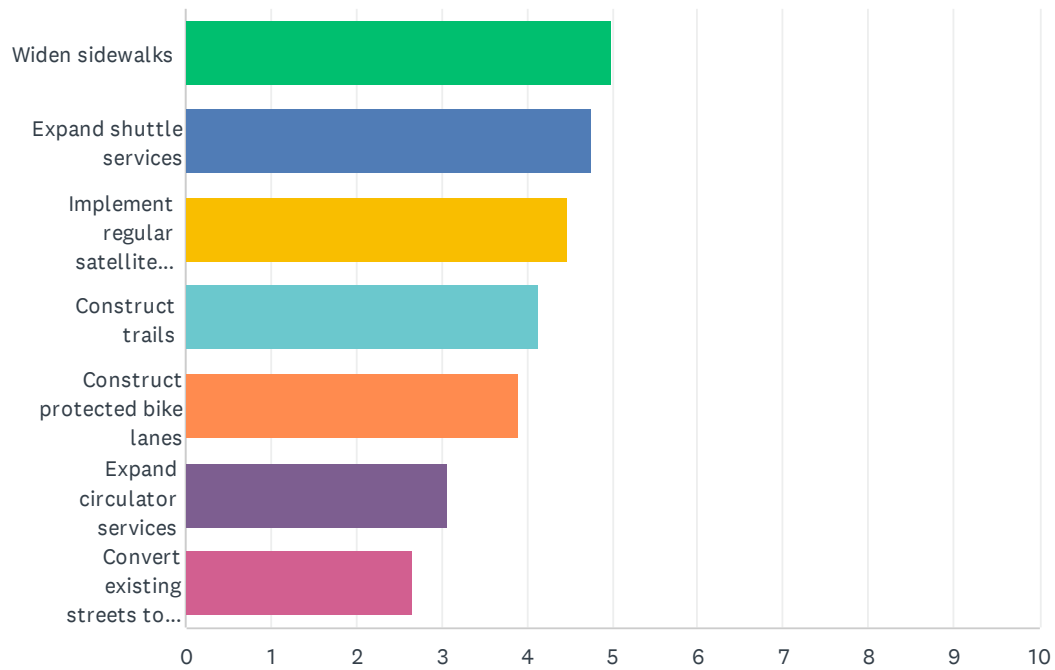


ANSWER CHOICES	RESPONSES	
Car	36.67%	11
Bike	6.67%	2
Walking	36.67%	11
Shuttle	0.00%	0
Circulator	0.00%	0
Bus	0.00%	0
Other (please specify)	20.00%	6
TOTAL		30

#	OTHER (PLEASE SPECIFY)	DATE
1	Outside the historic district, cars and bus. Inside the historic district, shuttles or walking.	12/18/2024 12:31 PM
2	Bike	12/16/2024 4:04 PM
3	Gridlock emerging	12/15/2024 3:05 PM
4	Yes, add to traffic.	12/15/2024 6:00 AM
5	Walking and car	12/14/2024 2:57 PM
6	We bike or walk downtown mostly, but there are times we need to drive.	12/13/2024 3:40 PM

Q5 Rank in order of importance ways the city could improve mobility

Answered: 29 Skipped: 17



	1	2	3	4	5	6	7	TOTAL	SCORE
Widen sidewalks	34.48% 10	17.24% 5	10.34% 3	17.24% 5	0.00% 0	13.79% 4	6.90% 2	29	5.00
Expand shuttle services	27.59% 8	3.45% 1	24.14% 7	20.69% 6	13.79% 4	6.90% 2	3.45% 1	29	4.76
Implement regular satellite parking operations	6.90% 2	27.59% 8	31.03% 9	10.34% 3	0.00% 0	13.79% 4	10.34% 3	29	4.48
Construct trails	10.34% 3	20.69% 6	10.34% 3	10.34% 3	31.03% 9	13.79% 4	3.45% 1	29	4.14
Construct protected bike lanes	13.79% 4	10.34% 3	13.79% 4	17.24% 5	20.69% 6	6.90% 2	17.24% 5	29	3.90
Expand circulator services	3.45% 1	13.79% 4	6.90% 2	13.79% 4	13.79% 4	20.69% 6	27.59% 8	29	3.07
Convert existing streets to shared streets	3.45% 1	6.90% 2	3.45% 1	10.34% 3	20.69% 6	24.14% 7	31.03% 9	29	2.66

Q6 What does "diversity in people, places, and economic development" mean to you? (140 character limit)

Answered: 23 Skipped: 23

#	RESPONSES	DATE
1	mix of people of different ages, ethnicities, races, religions, and socio-economic backgrounds who enhance the city's economic development	12/21/2024 7:24 PM
2	Persons with a divergence of opinions are welcomed.	12/20/2024 12:15 PM
3	Affordable housing for everyone.	12/20/2024 9:29 AM
4	Creating sustainable change that impacts all of the citizens	12/20/2024 9:08 AM
5	A lot more variety in experiences and the type of people who own businesses	12/20/2024 9:02 AM
6	Living in a community that is full of various backgrounds and opinions to improve the overall quality of life	12/20/2024 8:57 AM
7	IT MEANS LEFTIST CRAP TO ME.	12/19/2024 3:33 PM
8	Keep opportunities equal for people regardless of race or gender	12/19/2024 12:34 AM
9	Lots of different backgrounds, perspectives, and opinions	12/18/2024 4:37 PM
10	A community that welcome's everyone regardless of their skin color or ethnicity.	12/18/2024 4:13 PM
11	The free market will balance itself. Supply and demand will determine needs.	12/18/2024 3:01 PM
12	seeing a lot of brown, black and white people. See wide variety of restaurant types and services available	12/18/2024 2:31 PM
13	Affordable housing, a variety in industries, walkable communities for fun AND services.	12/18/2024 11:22 AM
14	Nothing but buzzword bingo	12/18/2024 6:21 AM
15	Small business, working class and long term homes historic preservation culture public spaces arts	12/17/2024 4:34 PM
16	This question is not relevant and should not be the priority	12/16/2024 4:04 PM
17	Balance in serving locals and visitors with inclusive, welcoming services and equitable opportunities	12/16/2024 3:55 PM
18	Avoid political division	12/15/2024 3:05 PM
19	People from different socioeconomic backgrounds with shared interests and values.	12/14/2024 2:57 PM
20	Better diversity, better pool of labor and goods and services	12/14/2024 1:24 PM
21	Expanding access to all people regardless of race, religion or economic situation	12/14/2024 10:58 AM
22	Everything is available to everyone	12/13/2024 3:40 PM
23	we need to expand on our downtown nightlife to bring a more diverse and younger crowd.	12/10/2024 7:43 PM

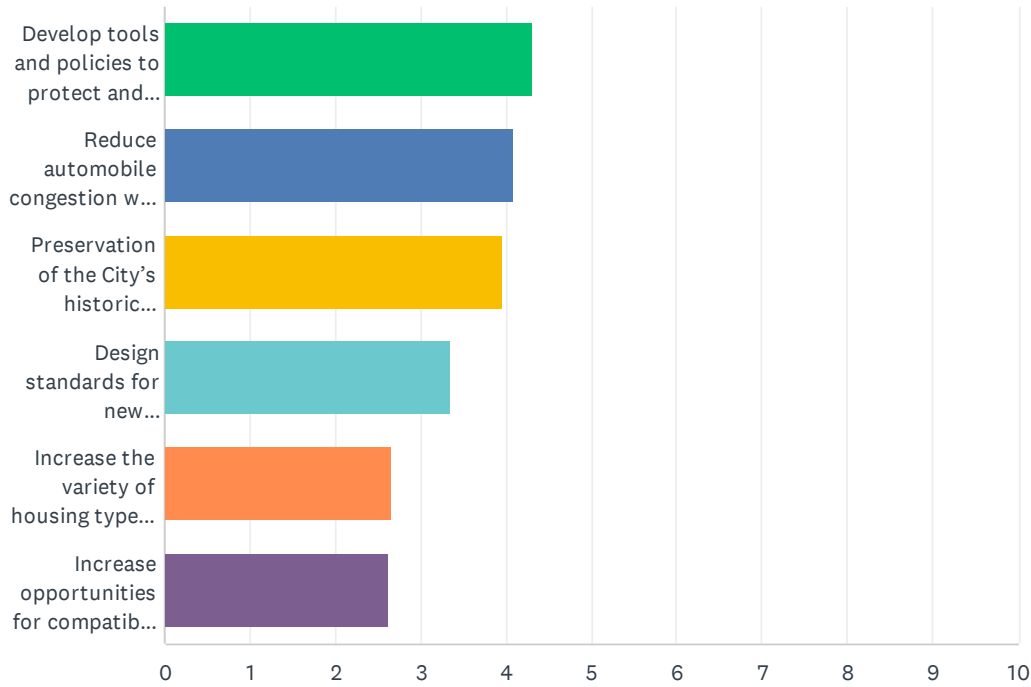
Q7 How can the City address diversity in people, places, and economic development? (140 character limit)

Answered: 23 Skipped: 23

#	RESPONSES	DATE
1	affordable housing and creating a more diverse community that is welcoming to all	12/21/2024 7:24 PM
2	No opinion.	12/20/2024 12:15 PM
3	Stop raising rent.	12/20/2024 9:29 AM
4	Many people who are stuck in their ways that are not receptive to evolving, or change and we could improve if we are open to grow	12/20/2024 9:08 AM
5	Offer more incentives for small businesses	12/20/2024 9:02 AM
6	Listen to the voices of the people!	12/20/2024 8:57 AM
7	BY DOING NOTHING.	12/19/2024 3:33 PM
8	Make info available in a public forum, events, seminars on subjects that will unify people such as small groups at coff	12/19/2024 12:34 AM
9	Meeting different needs of different groups and individuals	12/18/2024 4:37 PM
10	Just continue to be fair with everyone regardless of their financial status.	12/18/2024 4:13 PM
11	Let it address itself. Don't let vocal small activist agenda driven groups speak and choose for the majority.	12/18/2024 3:01 PM
12	Promote inclusion, provide assistance to businesses that provide services that economically develop the area in a diversified way	12/18/2024 2:31 PM
13	Find a way to make good housing affordable. Cultivate industries that aren't tourism based, stop building everywhere.	12/18/2024 11:22 AM
14	You can't. A decision to priority either people, place or economic development needs to be made - what comes first?	12/18/2024 6:21 AM
15	limit the amount of private property Old town tours of America and Flagler college	12/17/2024 4:34 PM
16	What does this mean?	12/16/2024 4:04 PM
17	Continue to support small businesses and embrace bilingual access especially with regard to the City's Spanish heritage	12/16/2024 3:55 PM
18	Avoid political division by drawing distinctions charged by these.	12/15/2024 3:05 PM
19	Incentivize small business initiatives and offer economic easement opportunities to locals. Local homeowner incentives too.	12/14/2024 2:57 PM
20	Shuttles should be available up to 5 miles away, run 3 times a day each way min	12/14/2024 1:24 PM
21	Have more public transportation.	12/14/2024 10:58 AM
22	Stop promoting a liberal agenda	12/13/2024 3:40 PM
23	Allow a downtown night scene. Provide more accessible parking.	12/10/2024 7:43 PM

Q8 Please rank the order of priority, 1 being highest priority, initiatives the City should pursue in establishing a greater sense of place.

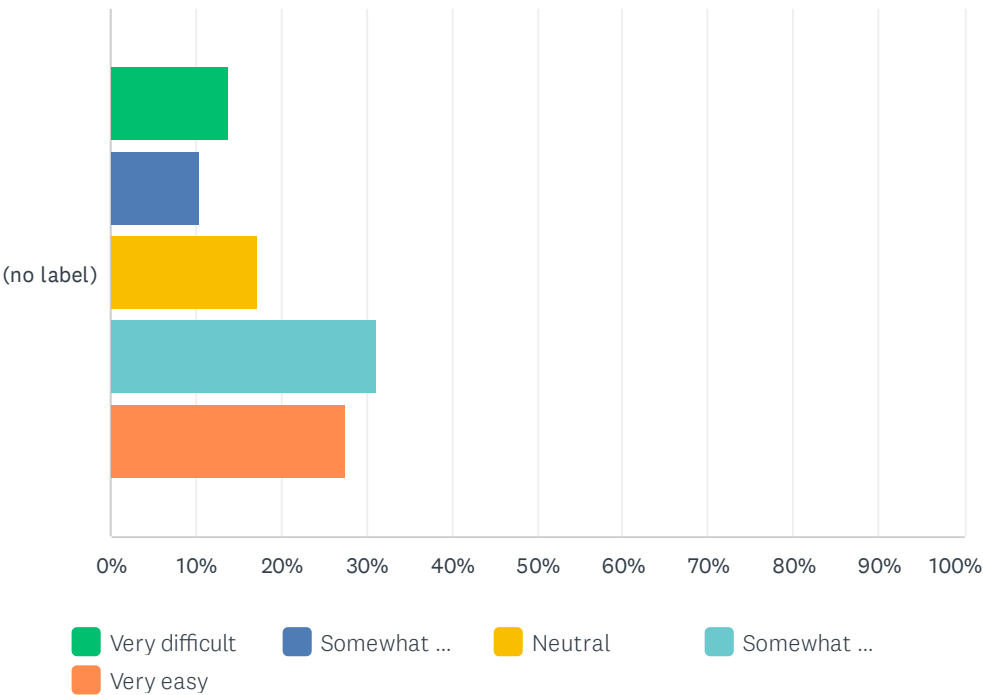
Answered: 29 Skipped: 17



	1	2	3	4	5	6	TOTAL	SCORE
Develop tools and policies to protect and enhance natural resources and ecological systems	20.69% 6	31.03% 9	20.69% 6	17.24% 5	6.90% 2	3.45% 1	29	4.31
Reduce automobile congestion with the development of safe and convenient alternative forms of transportation	24.14% 7	17.24% 5	27.59% 8	13.79% 4	10.34% 3	6.90% 2	29	4.10
Preservation of the City's historic skyline	20.69% 6	20.69% 6	20.69% 6	17.24% 5	13.79% 4	6.90% 2	29	3.97
Design standards for new construction to ensure compatibility of the City's built environment	13.79% 4	20.69% 6	13.79% 4	17.24% 5	6.90% 2	27.59% 8	29	3.34
Increase the variety of housing types to support diverse ages, income, family sizes, and lifestyles	10.34% 3	6.90% 2	13.79% 4	3.45% 1	37.93% 11	27.59% 8	29	2.66
Increase opportunities for compatible small-scale development	10.34% 3	3.45% 1	3.45% 1	31.03% 9	24.14% 7	27.59% 8	29	2.62

Q9 What is the level of ease in finding your way around the city

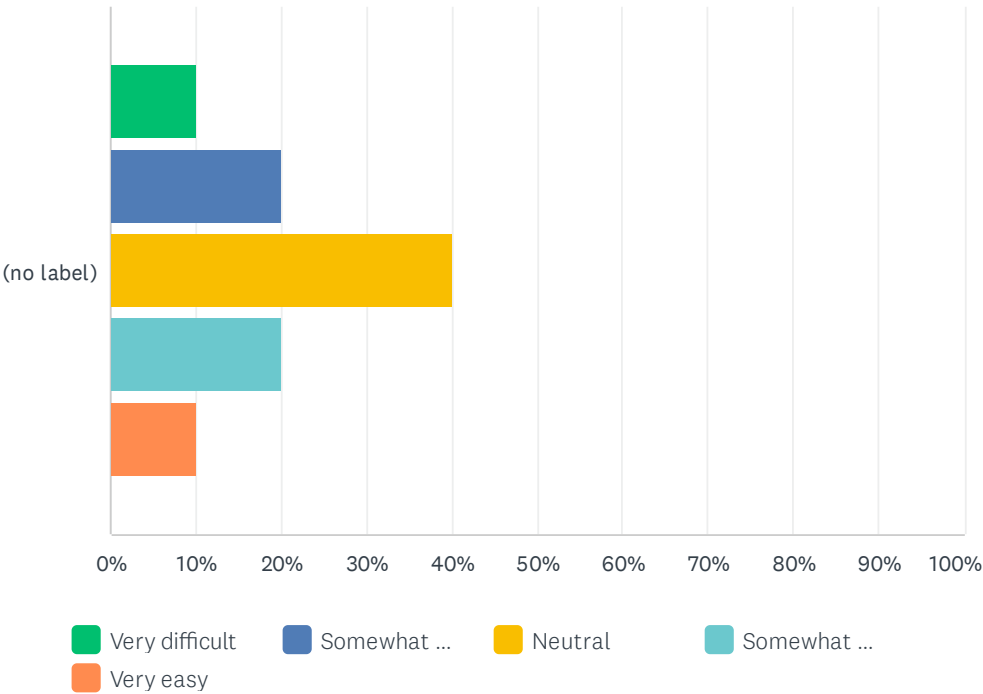
Answered: 29 Skipped: 17



	VERY DIFFICULT	SOMEWHAT DIFFICULT	NEUTRAL	SOMEWHAT EASY	VERY EASY	TOTAL	WEIGHTED AVERAGE
(no label)	13.79% 4	10.34% 3	17.24% 5	31.03% 9	27.59% 8	29	3.48

Q10 What is the level of ease in explaining to friends and family how to find their way around the city?

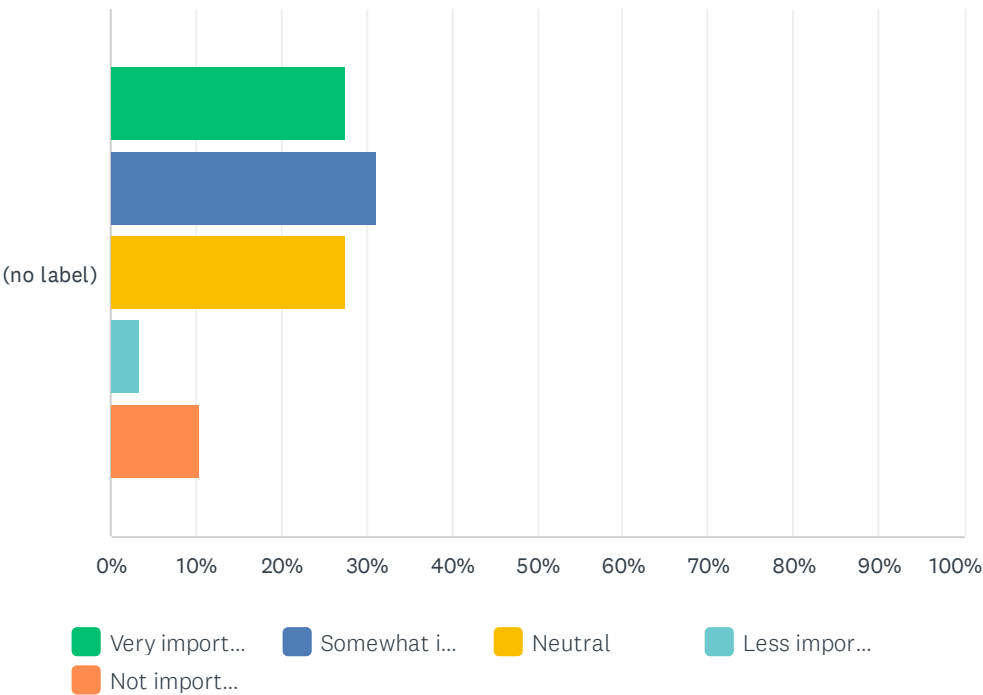
Answered: 30 Skipped: 16



	VERY DIFFICULT	SOMEWHAT DIFFICULT	NEUTRAL	SOMEWHAT EASY	VERY EASY	TOTAL	WEIGHTED AVERAGE
(no label)	10.00% 3	20.00% 6	40.00% 12	20.00% 6	10.00% 3	30	3.00

Q11 Priority for improving signage (finding your way around town)

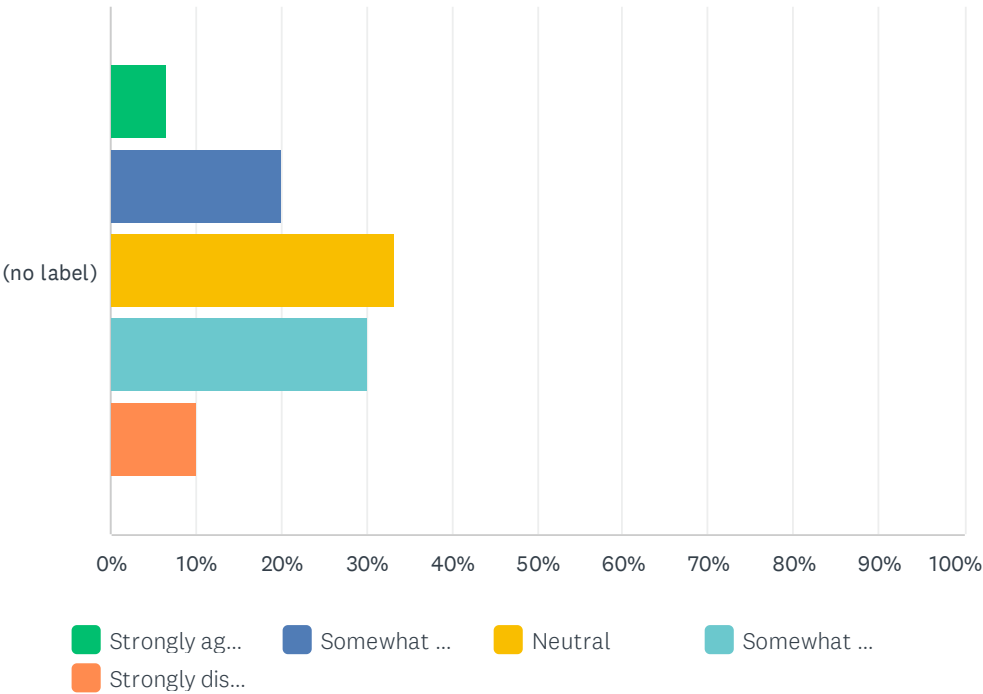
Answered: 29 Skipped: 17



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	LESS IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	27.59% 8	31.03% 9	27.59% 8	3.45% 1	10.34% 3	29	2.38

Q12 Do you agree the city has begun taking necessary steps to address homelessness?

Answered: 30 Skipped: 16



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	6.67% 2	20.00% 6	33.33% 10	30.00% 9	10.00% 3	30	3.17

Q13 The city has initiated an outreach program with addition of staff, investment in a resource center, improved policing, and providing shelter beds. What other steps should be taken by the City?

Answered: 20 Skipped: 26

ANSWER CHOICES	RESPONSES
Step 1	100.00% 20
Step 2	60.00% 12
Step 3	55.00% 11
Other	25.00% 5

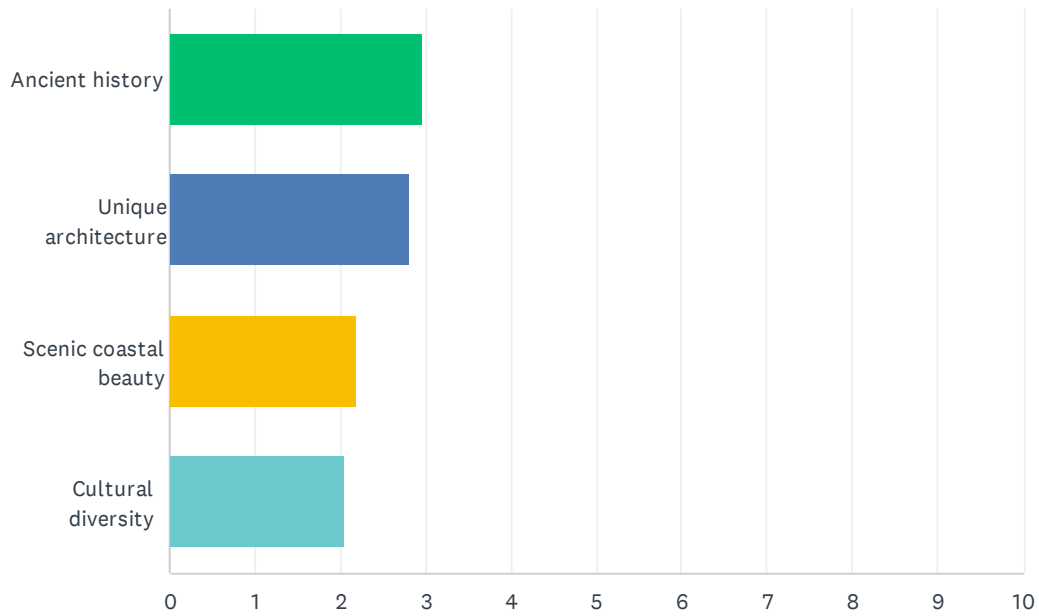
#	STEP 1	DATE
1	No thoughts to add.	12/20/2024 12:15 PM
2	Mental Health Resources	12/20/2024 9:08 AM
3	Keep working with homeless advocates to find solutions that are realistic	12/20/2024 9:02 AM
4	More affordable housing	12/20/2024 8:38 AM
5	Enforce no panhandling	12/19/2024 7:44 AM
6	Have volunteers or people that can talk to the homeless	12/19/2024 12:34 AM
7	Signage and cards telling visitors not to donate directly to beggars/homeless.	12/18/2024 4:37 PM
8	Determine the reason for homelessness and try to help those that can be helped	12/18/2024 4:13 PM
9	New laws have been passed to deal with the homeless. Enforce them.	12/18/2024 3:01 PM
10	Assess how many people are really homeless	12/18/2024 2:31 PM
11	Enforce no pan handling and sleeping in historic areas.	12/18/2024 12:31 PM
12	The city is doing all it can. The county needs to be on board and they aren't	12/18/2024 11:22 AM
13	Be more aggressive with removal	12/18/2024 6:21 AM
14	Why is this a priority?	12/16/2024 4:04 PM
15	More police dwntwn, esp. walk/bike patrol w goal to feel safe/welcome not like it is dangerous.Consider Gainesville's new Dwntwn Ambassadors	12/16/2024 3:55 PM
16	Incentivize stability via housing (grants to cover security deposit, help with rent, etc)	12/14/2024 2:57 PM
17	Start running Power lines underground	12/14/2024 1:24 PM
18	Actually enforce the codes the city has in place	12/13/2024 3:40 PM
19	Train city staff	12/13/2024 3:32 PM
20	We still need more police presence downtown.	12/10/2024 7:43 PM
#	STEP 2	DATE
1	Warming/ Cooling Centers	12/20/2024 9:08 AM
2	Provide a more effective way for people to deal with underlying causes of homelessness	12/20/2024 9:02 AM
3	More shelter beds	12/20/2024 8:38 AM

Vision Plan Update Community Input

4	No transient address for sex offenders	12/19/2024 7:44 AM
5	Send out information to the downtown residents via magazine or flyers	12/19/2024 12:34 AM
6	Offer visitors alternative donation options at store cashier areas and churches.	12/18/2024 4:37 PM
7	Don't be too ACCOMMODATING, they came from somewhere less accommodating, they can move again.	12/18/2024 3:01 PM
8	Learn why	12/18/2024 2:31 PM
9	Improve job opportunities and outreach	12/14/2024 2:57 PM
10	Airbnb 24/7 code enforcement	12/14/2024 1:24 PM
11	Make it a walking city to tourists	12/13/2024 3:32 PM
12	More employees hosing off the roads before shops open.	12/10/2024 7:43 PM
#	STEP 3	DATE
1	Initiatives to provide clothing, grooming, etc. to help people experiencing homelessness get prepped for job interviews.	12/20/2024 9:08 AM
2	The above refers to mental health and substance abuse treatment	12/20/2024 9:02 AM
3	Homeless people need help not policing	12/20/2024 8:38 AM
4	Bus ticket out of town	12/19/2024 7:44 AM
5	Plan events for residents to attend to inform them	12/19/2024 12:34 AM
6	Ensure drug rehab and mental health places are effective and compassionate.	12/18/2024 4:37 PM
7	There are many places without a homeless problem. See how they do it and emulate it.	12/18/2024 3:01 PM
8	Provide shelter and assistance	12/18/2024 2:31 PM
9	Encourage locals to spread wealth	12/14/2024 2:57 PM
10	Noise/music is loud from tour trains, obnoxious and annoying when really loud	12/14/2024 1:24 PM
11	Extend the star shuttle times and stops.	12/10/2024 7:43 PM
#	OTHER	DATE
1	Not the same thing, but I MISS THE STREET PERFORMERS ON ST GEORGE ST, sketchy or not!	12/20/2024 9:02 AM
2	Get a donation program set up for people to contribute to the program	12/19/2024 12:34 AM
3	Continue aggressive outreach to ensure homeless and street beggars know of options for help.	12/18/2024 4:37 PM
4	Cities have homelessness providing shelter and assistance may help. Away from the tourist areas so that the tourists aren't annoyed	12/18/2024 2:31 PM
5	Restrict Leisure buses from going on narrow streets with no lights	12/14/2024 1:24 PM

Q14 In your opinion how is the city currently prioritizing the following:

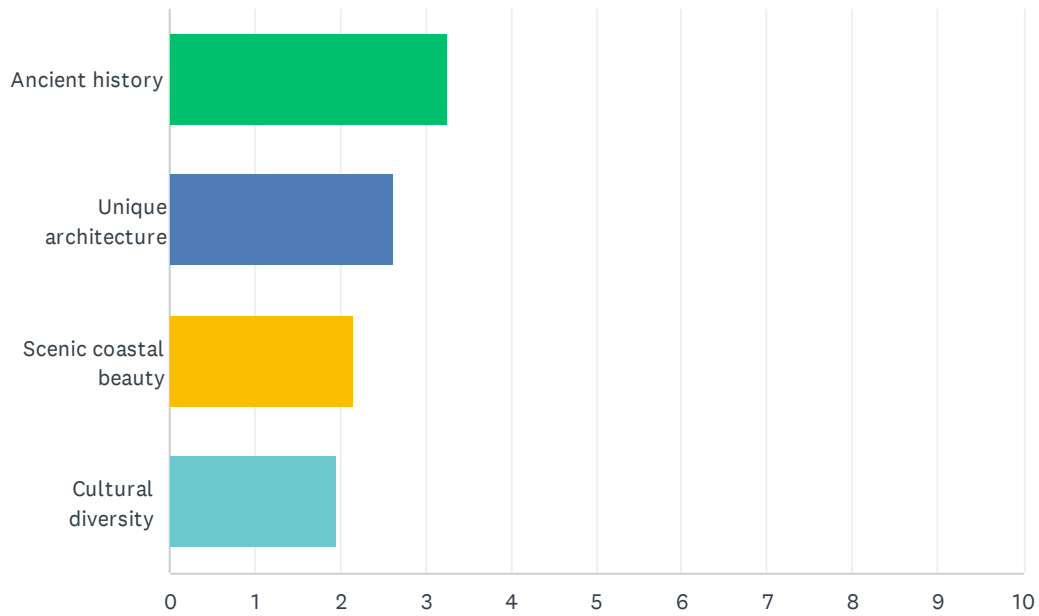
Answered: 26 Skipped: 20



	1	2	3	4	TOTAL	SCORE
Ancient history	42.31% 11	30.77% 8	7.69% 2	19.23% 5	26	2.96
Unique architecture	19.23% 5	42.31% 11	38.46% 10	0.00% 0	26	2.81
Scenic coastal beauty	15.38% 4	15.38% 4	42.31% 11	26.92% 7	26	2.19
Cultural diversity	23.08% 6	11.54% 3	11.54% 3	53.85% 14	26	2.04

Q15 In your opinion how should the city prioritize the following:

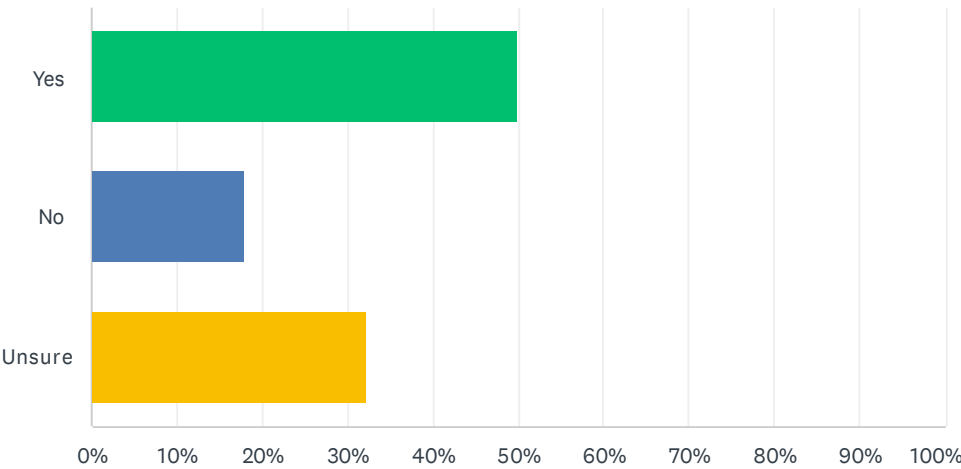
Answered: 26 Skipped: 20



	1	2	3	4	TOTAL	SCORE
Ancient history	53.85% 14	23.08% 6	19.23% 5	3.85% 1	26	3.27
Unique architecture	15.38% 4	42.31% 11	30.77% 8	11.54% 3	26	2.62
Scenic coastal beauty	11.54% 3	23.08% 6	34.62% 9	30.77% 8	26	2.15
Cultural diversity	19.23% 5	11.54% 3	15.38% 4	53.85% 14	26	1.96

Q16 Should the city develop a program and allocate resources towards recognizing businesses and tours which are historically accurate or that meet a standard set forth by the city?

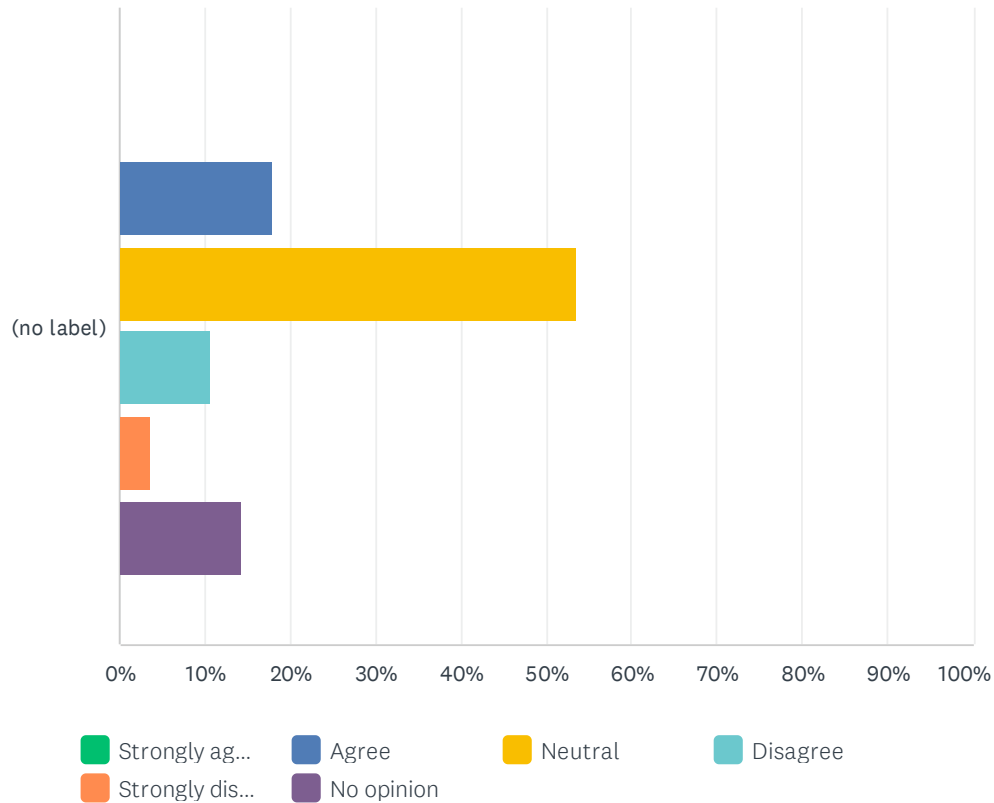
Answered: 28 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	50.00%	14
No	17.86%	5
Unsure	32.14%	9
TOTAL		28

Q17 Have the existing entry corridor design standards for King Street, San Marco Avenue, and Anastasia Boulevard been effective in maintaining authenticity of those areas?

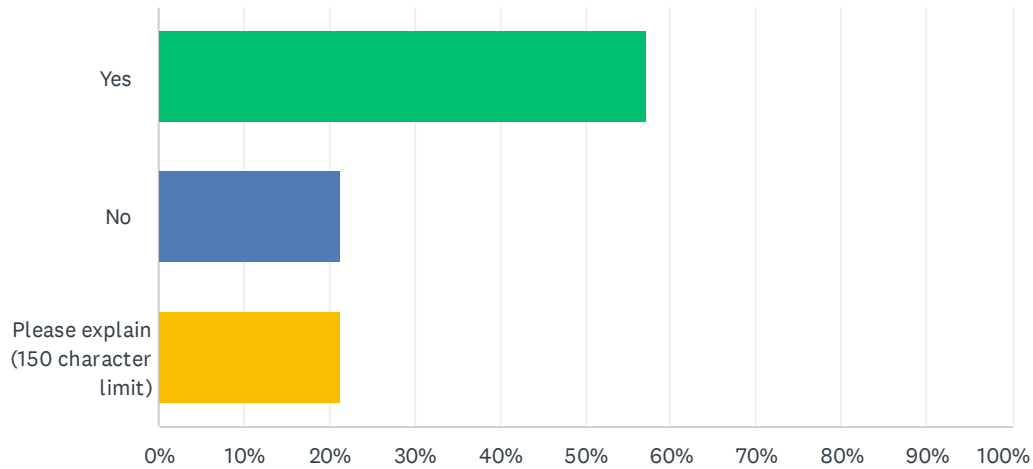
Answered: 28 Skipped: 18



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	NO OPINION	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	17.86% 5	53.57% 15	10.71% 3	3.57% 1	14.29% 4	28	3.43

Q18 Should the city implement design standards for commercial development in other commercial corridors such as US 1, Masters Drive, and South Dixie Highway?

Answered: 28 Skipped: 18

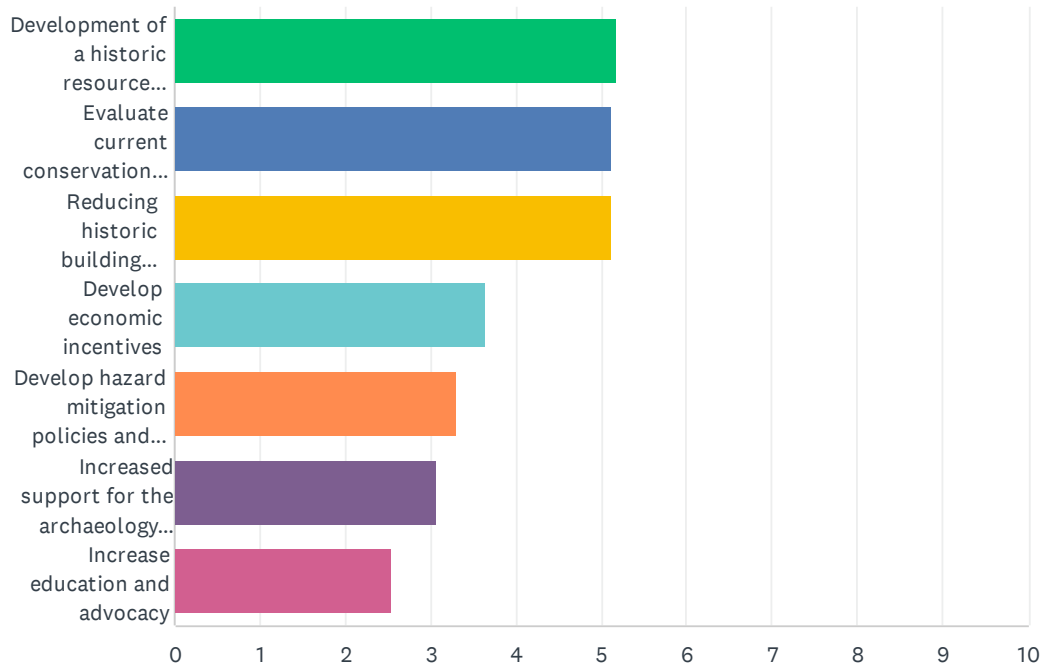


ANSWER CHOICES	RESPONSES	
Yes	57.14%	16
No	21.43%	6
Please explain (150 character limit)	21.43%	6
TOTAL		28

#	PLEASE EXPLAIN (150 CHARACTER LIMIT)	DATE
1	There are some atrocious modern buildings that are incongruent with downtown architecture being built.	12/20/2024 12:20 PM
2	Please, please clean up the many eyesores at US1 and King street	12/20/2024 9:04 AM
3	Only in regards to size-no oversized apartment complexes, car washes, etc	12/19/2024 7:49 AM
4	Yes, but I think that horse has already left the barn.	12/18/2024 4:42 PM
5	The question is too broad for 150 characters	12/18/2024 3:04 PM
6	Yes - not as stringent as in the downtown but the City has the right/responsibility to expect quality and good design	12/16/2024 4:00 PM

Q19 Rank in order of importance areas of implementation of the Historic Preservation Master Plan

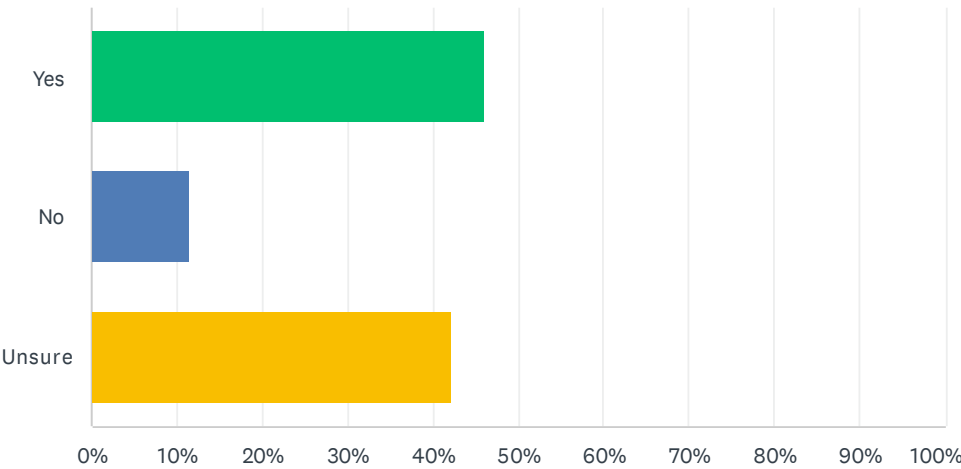
Answered: 26 Skipped: 20



	1	2	3	4	5	6	7	TOTAL	SCORE
Development of a historic resource inventory	26.92% 7	23.08% 6	26.92% 7	7.69% 2	3.85% 1	3.85% 1	7.69% 2	26	5.19
Evaluate current conservation and zoning requirements	23.08% 6	26.92% 7	11.54% 3	23.08% 6	11.54% 3	0.00% 0	3.85% 1	26	5.12
Reducing historic building demolition	19.23% 5	26.92% 7	30.77% 8	7.69% 2	3.85% 1	7.69% 2	3.85% 1	26	5.12
Develop economic incentives	3.85% 1	11.54% 3	11.54% 3	42.31% 11	3.85% 1	3.85% 1	23.08% 6	26	3.65
Develop hazard mitigation policies and/or programs	11.54% 3	3.85% 1	7.69% 2	11.54% 3	23.08% 6	30.77% 8	11.54% 3	26	3.31
Increased support for the archaeology program	11.54% 3	0.00% 0	7.69% 2	3.85% 1	34.62% 9	26.92% 7	15.38% 4	26	3.08
Increase education and advocacy	3.85% 1	7.69% 2	3.85% 1	3.85% 1	19.23% 5	26.92% 7	34.62% 9	26	2.54

Q20 Should the city implement overlay districts* in residential neighborhoods?(*Overlay districts : special zones that provide additional regulation or relaxation of current zoning requirements)

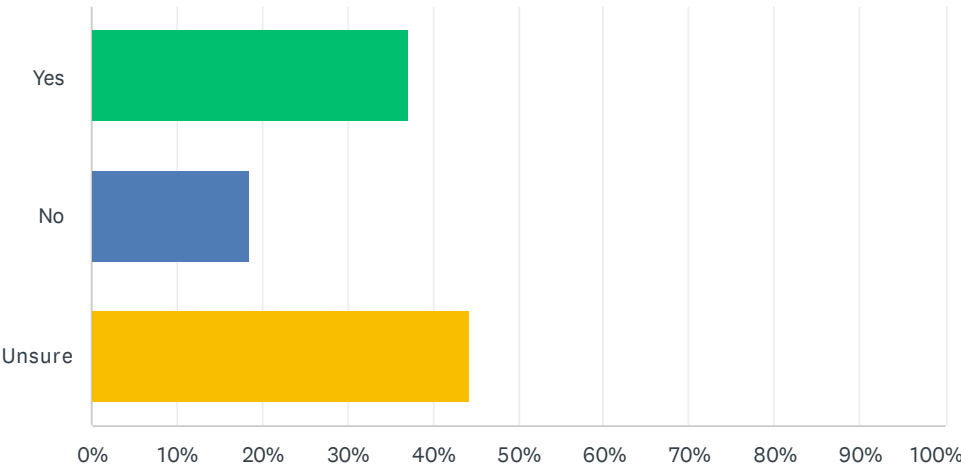
Answered: 26 Skipped: 20



ANSWER CHOICES		RESPONSES	
Yes		46.15%	12
No		11.54%	3
Unsure		42.31%	11
TOTAL			26

Q21 Should overlay districts be implemented in any other areas of St. Augustine such as US 1, Masters Drive, and South Dixie Highway?

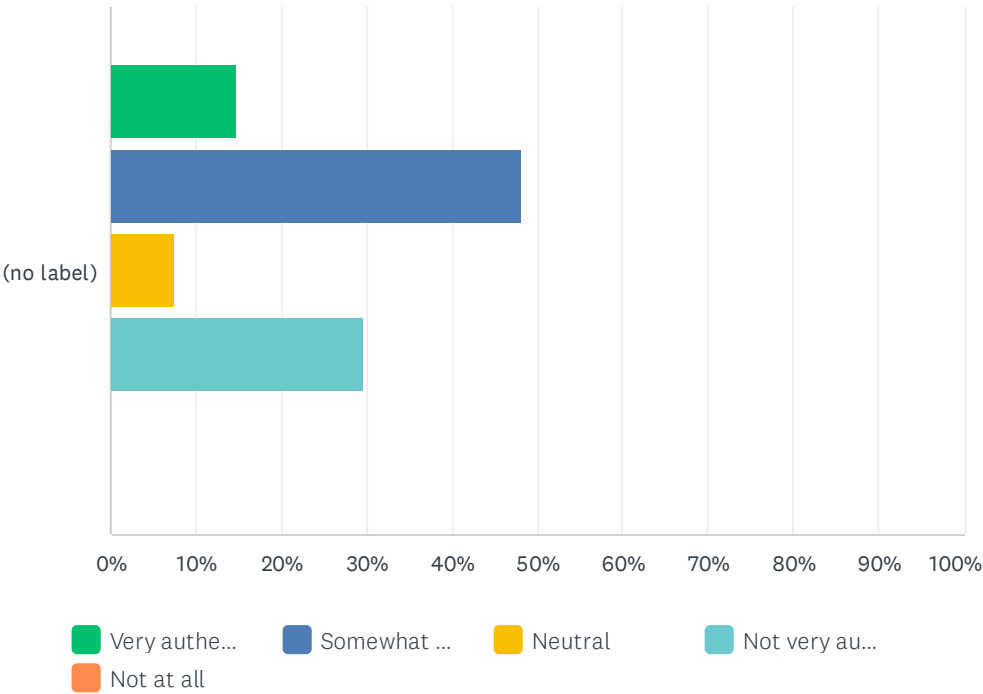
Answered: 27 Skipped: 19



ANSWER CHOICES		RESPONSES	
Yes		37.04%	10
No		18.52%	5
Unsure		44.44%	12
TOTAL			27

Q22 How would you rate the overall authentic historic 'feel' of the City of St. Augustine?

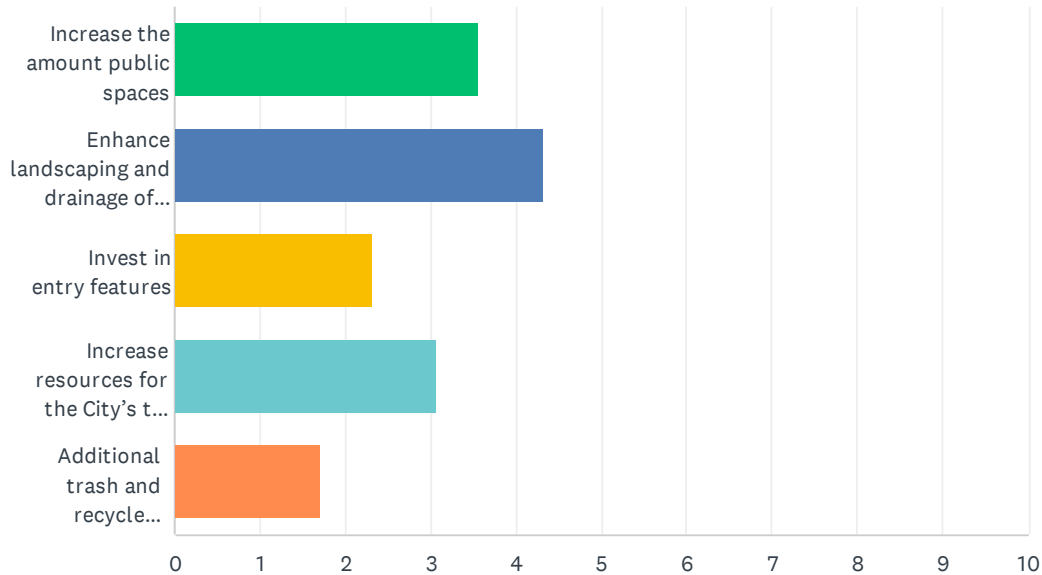
Answered: 27 Skipped: 19



	VERY AUTHENTIC	SOMEWHAT AUTHENTIC	NEUTRAL	NOT VERY AUTHENTIC	NOT AT ALL	TOTAL	WEIGHTED AVERAGE
(no label)	14.81% 4	48.15% 13	7.41% 2	29.63% 8	0.00% 0	27	2.52

Q23 Please rank the order of priority, 1 being highest, initiatives the City should pursue

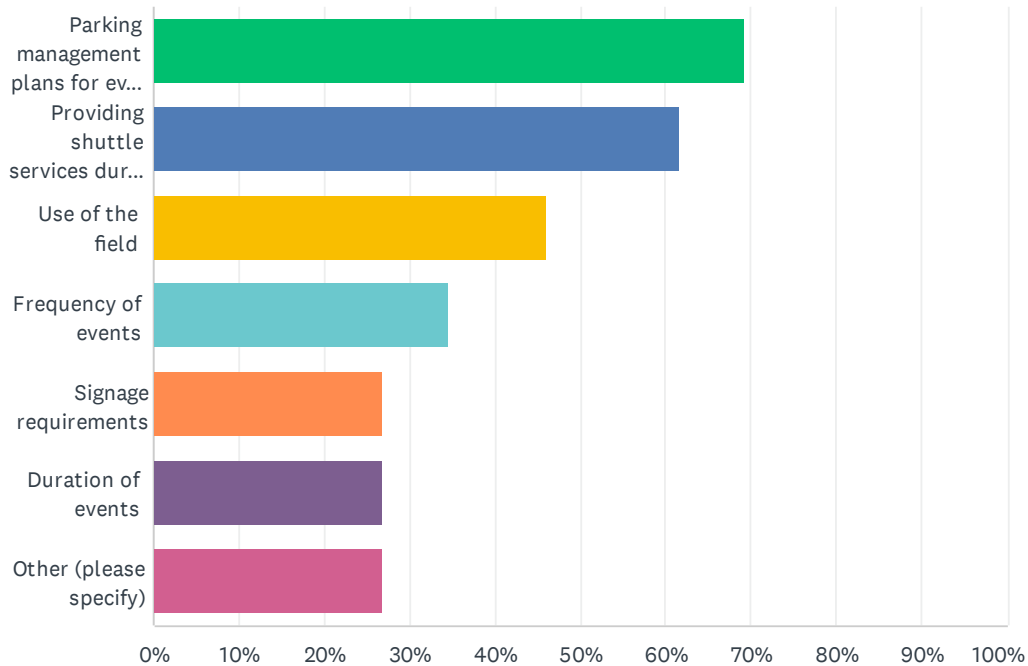
Answered: 27 Skipped: 19



	1	2	3	4	5	TOTAL	SCORE
Increase the amount public spaces	29.63% 8	22.22% 6	29.63% 8	11.11% 3	7.41% 2	27	3.56
Enhance landscaping and drainage of City streets	62.96% 17	22.22% 6	7.41% 2	0.00% 0	7.41% 2	27	4.33
Invest in entry features	3.70% 1	14.81% 4	14.81% 4	44.44% 12	22.22% 6	27	2.33
Increase resources for the City's tree canopy program	3.70% 1	33.33% 9	37.04% 10	18.52% 5	7.41% 2	27	3.07
Additional trash and recycle drop-off locations	0.00% 0	7.41% 2	11.11% 3	25.93% 7	55.56% 15	27	1.70

Q24 Which of the following should be a priority to address the impacts of events on Francis Field? (Select all that apply)

Answered: 26 Skipped: 20



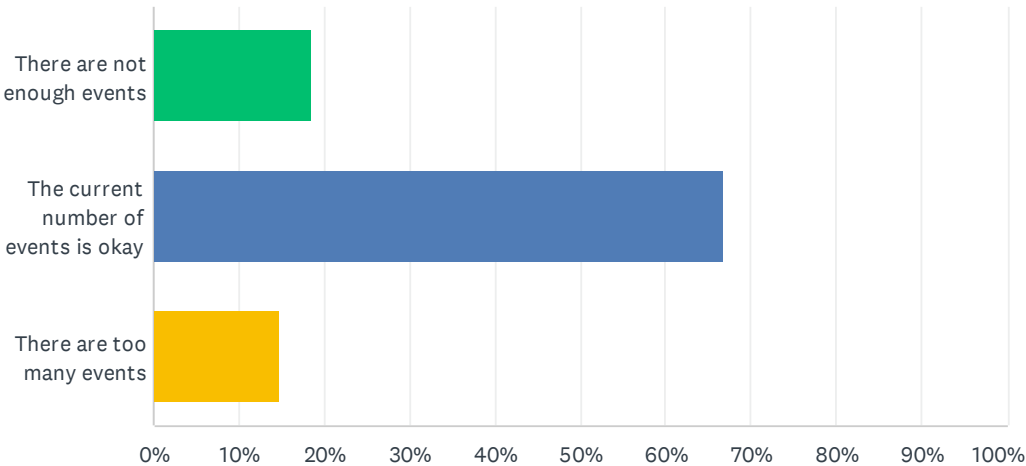
ANSWER CHOICES	RESPONSES	
Parking management plans for event organizations	69.23%	18
Providing shuttle services during seasons and specific events	61.54%	16
Use of the field	46.15%	12
Frequency of events	34.62%	9
Signage requirements	26.92%	7
Duration of events	26.92%	7
Other (please specify)	26.92%	7
Total Respondents: 26		

#	OTHER (PLEASE SPECIFY)	DATE
1	create more interpretation of the historic use of space of the field	12/21/2024 7:29 PM
2	I don't see the events as too much of a problem	12/20/2024 9:14 AM
3	Volume, timing, and direction of noise	12/18/2024 4:47 PM
4	Part of Francis field should be used to expand the parking garage	12/16/2024 4:10 PM
5	Notice to participants to stay on sidewalks streets and not cross private prop	12/14/2024 1:37 PM
6	There needs to be a parking garage built near downtown. Most problems would disappear with	12/13/2024 3:48 PM

	adequate parking.	
7	Move events out of Francis Field	12/13/2024 3:39 PM

Q25 Number of events (Select one)

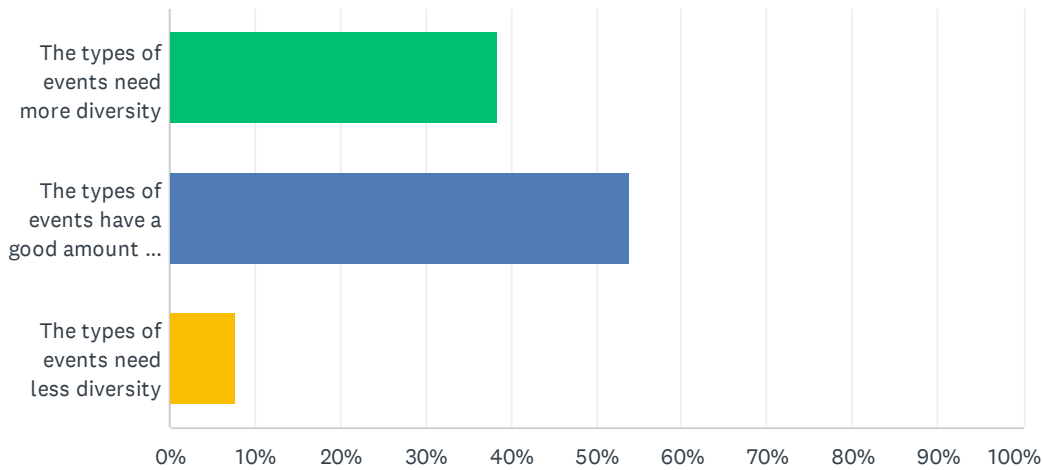
Answered: 27 Skipped: 19



ANSWER CHOICES	RESPONSES	
There are not enough events	18.52%	5
The current number of events is okay	66.67%	18
There are too many events	14.81%	4
TOTAL		27

Q26 Types of events (Select one)

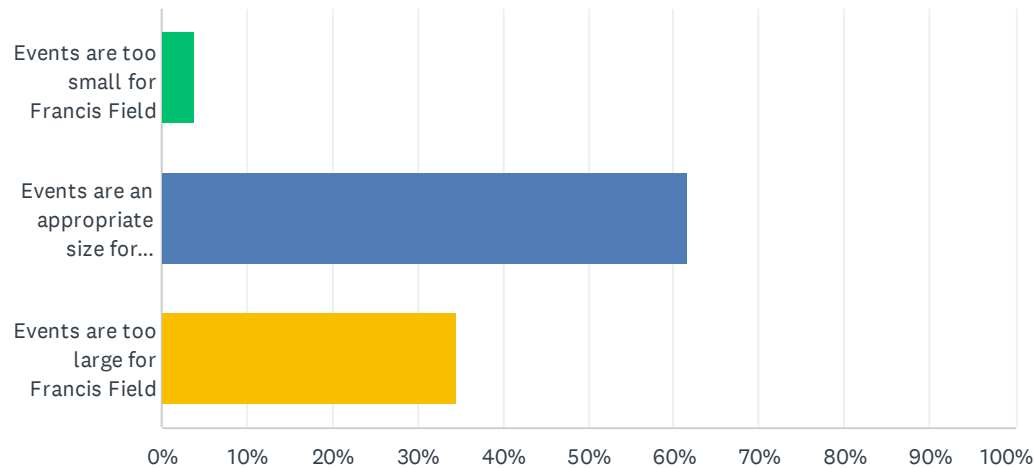
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
The types of events need more diversity	38.46%	10
The types of events have a good amount of diversity	53.85%	14
The types of events need less diversity	7.69%	2
TOTAL		26

Q27 Size of events (Select one)

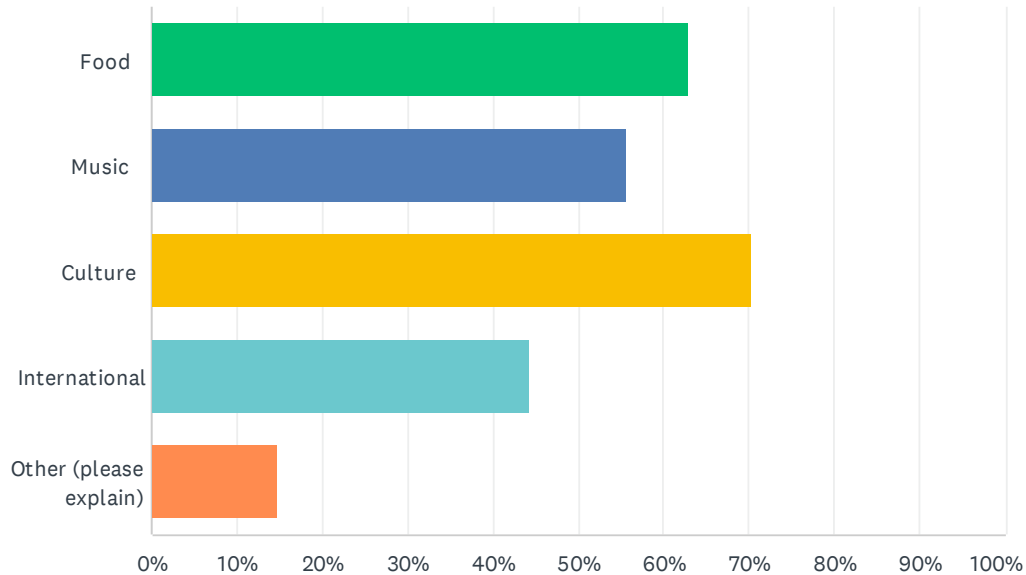
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
Events are too small for Francis Field	3.85%	1
Events are an appropriate size for Francis Field	61.54%	16
Events are too large for Francis Field	34.62%	9
TOTAL		26

Q28 For future types of events what type(s) are more authentic to St. Augustine? (Select all that apply)

Answered: 27 Skipped: 19

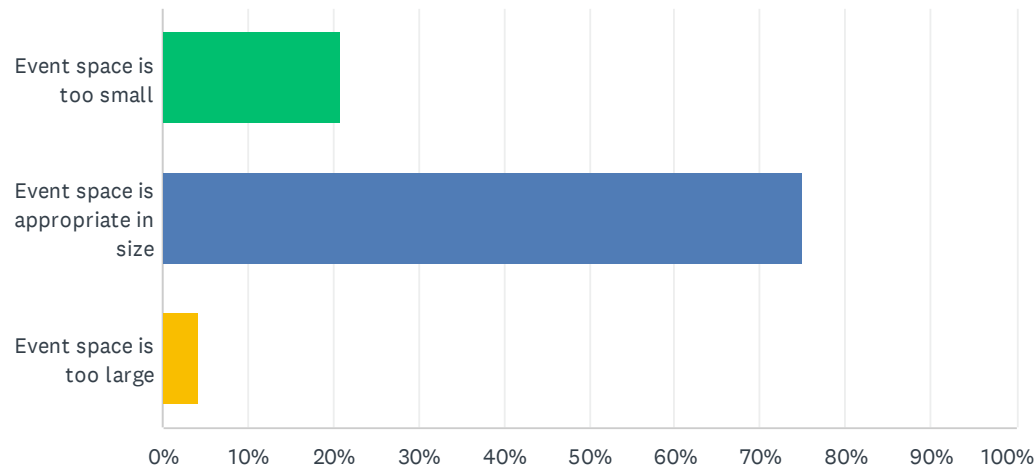


ANSWER CHOICES	RESPONSES	
Food	62.96%	17
Music	55.56%	15
Culture	70.37%	19
International	44.44%	12
Other (please explain)	14.81%	4
Total Respondents: 27		

#	OTHER (PLEASE EXPLAIN)	DATE
1	We should not take pride in hosting the Florida man games. Do not hold them in the city again. It's embarrassing.	12/20/2024 8:45 AM
2	Continue to be creative, like the Florida Man contest	12/18/2024 4:47 PM
3	Requiring a certain percent of vendors and acts be from local area	12/17/2024 4:38 PM
4	Craft markets	12/13/2024 3:48 PM

Q29 Size of Francis Field

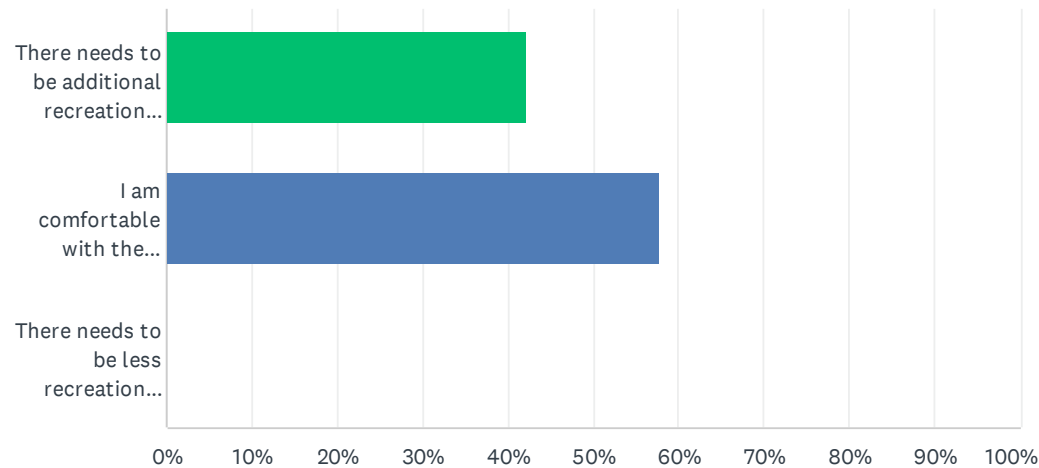
Answered: 24 Skipped: 22



ANSWER CHOICES	RESPONSES	
Event space is too small	20.83%	5
Event space is appropriate in size	75.00%	18
Event space is too large	4.17%	1
TOTAL		24

Q30 Additional facilities

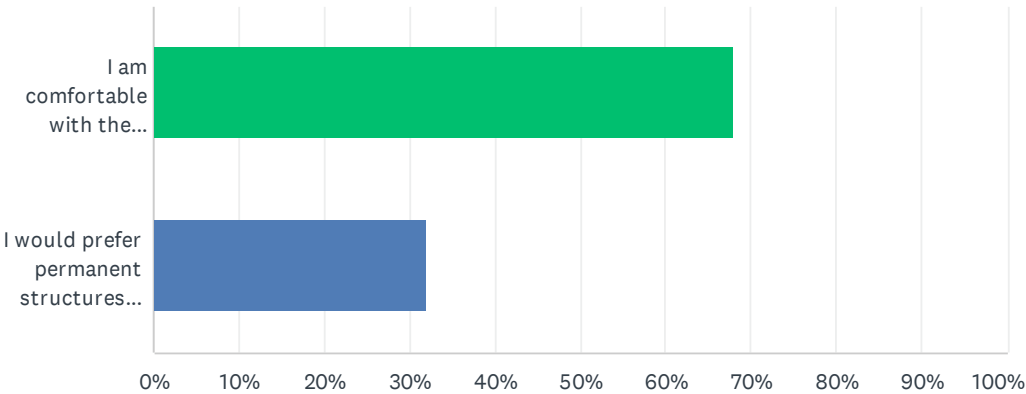
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
There needs to be additional recreation facilities	42.31%	11
I am comfortable with the current amount of recreation facilities	57.69%	15
There needs to be less recreation facilities	0.00%	0
TOTAL		26

Q31 Current configuration

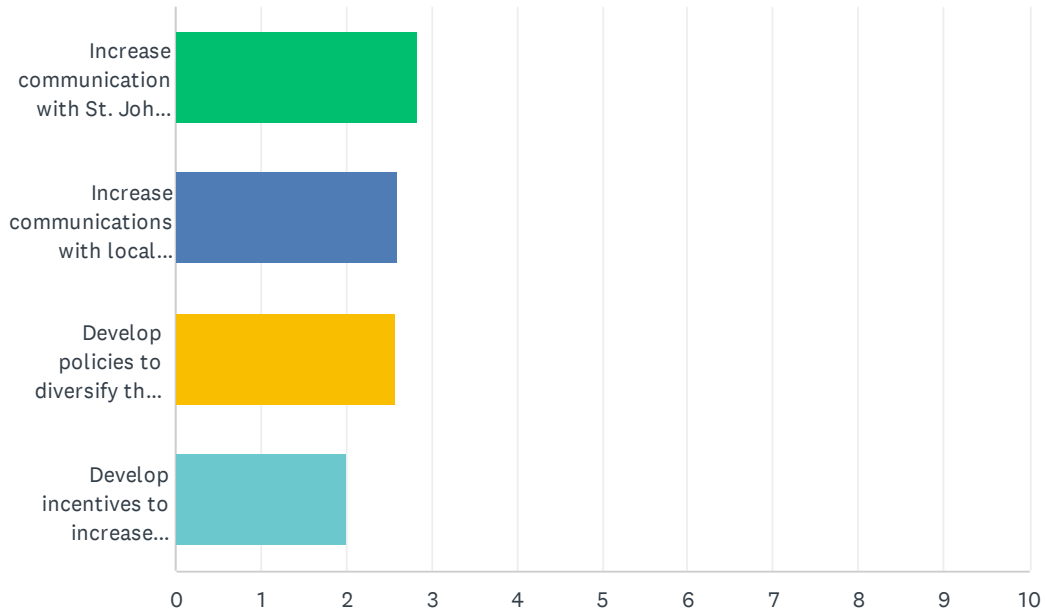
Answered: 25 Skipped: 21



ANSWER CHOICES	RESPONSES	
I am comfortable with the current configuration of an open field and temporary event setup	68.00%	17
I would prefer permanent structures which would be used to host events	32.00%	8
TOTAL		25

Q32 Please rank the order of priority, 1 being highest, how the City should participate in regional economic development.

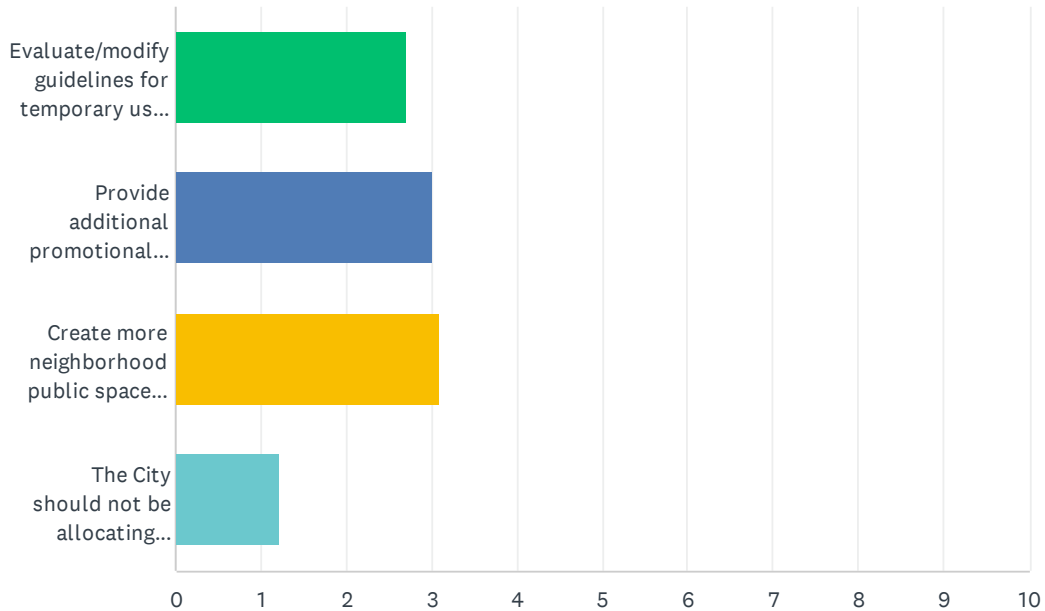
Answered: 23 Skipped: 23



	1	2	3	4	TOTAL	SCORE
Increase communication with St. Johns County	39.13% 9	17.39% 4	30.43% 7	13.04% 3	23	2.83
Increase communications with local business groups	17.39% 4	39.13% 9	30.43% 7	13.04% 3	23	2.61
Develop policies to diversify the local St. Augustine economy	26.09% 6	26.09% 6	26.09% 6	21.74% 5	23	2.57
Develop incentives to increase economic development	17.39% 4	17.39% 4	13.04% 3	52.17% 12	23	2.00

Q33 Please rank the order of priority, 1 being highest, how the City should promote arts and culture.

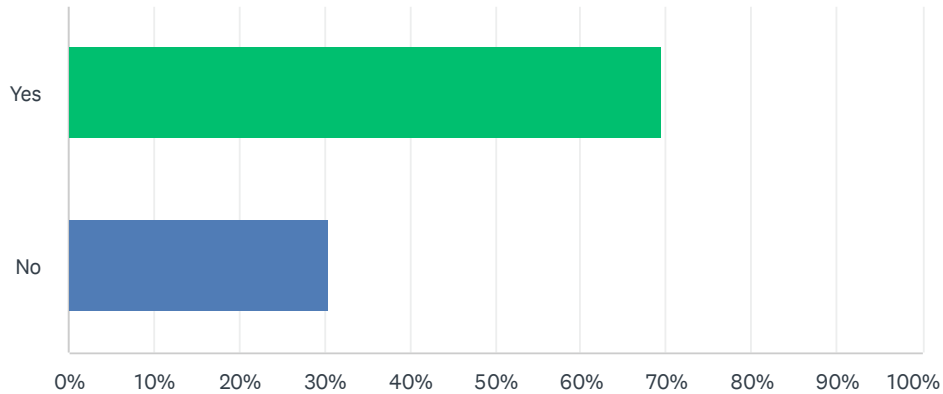
Answered: 23 Skipped: 23



	1	2	3	4	TOTAL	SCORE
Evaluate/modify guidelines for temporary uses within the City	17.39% 4	34.78% 8	47.83% 11	0.00% 0	23	2.70
Provide additional promotional support for local neighborhood events. (i.e. Carnival, Lincolnville Bluesfest, West King Wednesday)	43.48% 10	21.74% 5	26.09% 6	8.70% 2	23	3.00
Create more neighborhood public spaces (i.e. gardens, parks)	34.78% 8	43.48% 10	17.39% 4	4.35% 1	23	3.09
The City should not be allocating resources for arts and culture.	4.35% 1	0.00% 0	8.70% 2	86.96% 20	23	1.22

Q34 Should the City be allocating resources to promote diversity in the cultures and histories that comprise St. Augustine?

Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	69.57%	16
No	30.43%	7
TOTAL		23

#	PLEASE EXPLAIN (140 CHARACTER LIMIT)	DATE
1	with over 4000 years of occupation within city limits, there needs to be more focus on all the diverse histories of our community	12/21/2024 7:40 PM
2	An answer of no would imply it is not appropriate to support these types of projects or events, and that is not the case.	12/20/2024 12:29 PM
3	Perhaps a part of the cost could be passed to tourists/temporary visitors and residents	12/20/2024 9:16 AM
4	One of the biggest charms of the city is the melting pot of cultures. They should be celebrated.	12/20/2024 9:13 AM
5	Depends what diversity means. All relevant groups are important.	12/18/2024 4:50 PM
6	What do you mean by diversity?	12/16/2024 4:12 PM
7	variety of food and merchandise already part of a St Aug culture supports this	12/14/2024 1:52 PM

Q35 What incentives or programs could the city develop to ensure balance in business development, recreation, education, and culture?

Answered: 12 Skipped: 34

ANSWER CHOICES	RESPONSES	
1.	100.00%	12
2.	83.33%	10
3.	50.00%	6

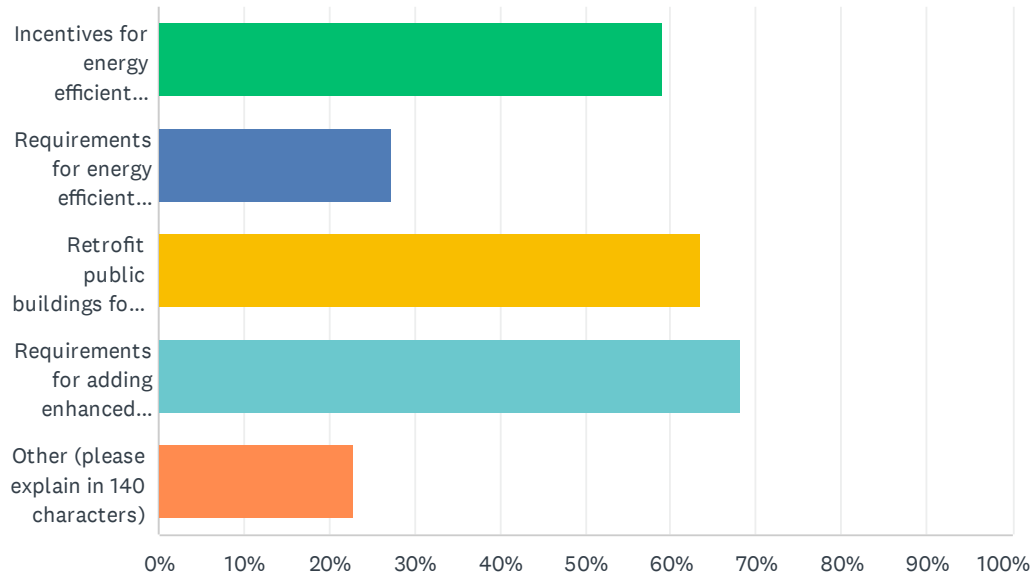
#	1.	DATE
1	offer incentives (e.g. reduced permit fees) for protecting/preserving historic building and archaeological sites	12/21/2024 7:40 PM
2	I'm not sure, but in the absence of a decent local newspaper, some sort of local news flyer would be helpful.	12/20/2024 12:29 PM
3	Incentives to rehab houses along West King and Masters Drive	12/20/2024 9:16 AM
4	Festivals	12/20/2024 9:01 AM
5	A civic center to host large events indoors	12/20/2024 8:47 AM
6	Seminars	12/19/2024 12:44 AM
7	Reduced unit connection and mobility fees for small business with extra incentives for new overlay districts i.e. masters/old dixie	12/17/2024 4:43 PM
8	What do you mean by diversity and balance?	12/16/2024 4:12 PM
9	Investing more in Lincolnville and its historical importance	12/14/2024 3:03 PM
10	Grants(ie \$500 match) for residents to improve curb appeal for home fronts to be historically appropriate to age of home	12/14/2024 1:52 PM
11	Invest in a walking city only	12/13/2024 3:43 PM
12	Allow artists to paint in the plaza	12/10/2024 7:56 PM
#	2.	DATE
1	expand the historic preservation department so the city can offer more educational and cultural programing	12/21/2024 7:40 PM
2	This is probably something more appropriate for the St. Johns Cultural Council, than the city.	12/20/2024 12:29 PM
3	Tax breaks or promise to promote events that benefits the city and businesses	12/20/2024 9:16 AM
4	Parks and rec areas for kids, teens, adults	12/20/2024 8:47 AM
5	Local neighborhood tours	12/19/2024 12:44 AM
6	Tougher guidelines for corporate developments and Old town tours/Flagler college	12/17/2024 4:43 PM
7	Investing more in Uptown	12/14/2024 3:03 PM
8	Grants for businesses to add bench & potted tree to fronts, space permitting	12/14/2024 1:52 PM
9	Advertise to a higher clientele	12/13/2024 3:43 PM
10	Allow musicians to play in the plaza	12/10/2024 7:56 PM
#	3.	DATE

Vision Plan Update Community Input

1	create an archaeology and history museum or permanent exhibit to tell an accurate store about the city's history	12/21/2024 7:40 PM
2	Do something about the trashy Trump house on the bay front	12/20/2024 8:47 AM
3	Book collaboration on historical neighborhoods	12/19/2024 12:44 AM
4	Deprioritizing tourist hot spots and embracing more local spots	12/14/2024 3:03 PM
5	No Political signs or flags larger than 12 x 16...we are a tourist destination, can give negative vibes	12/14/2024 1:52 PM
6	Allow performers back in the streets.	12/10/2024 7:56 PM

Q36 How should the City promote and enforce policies to maintain a rich and healthy built environment? (Select all that apply)

Answered: 22 Skipped: 24

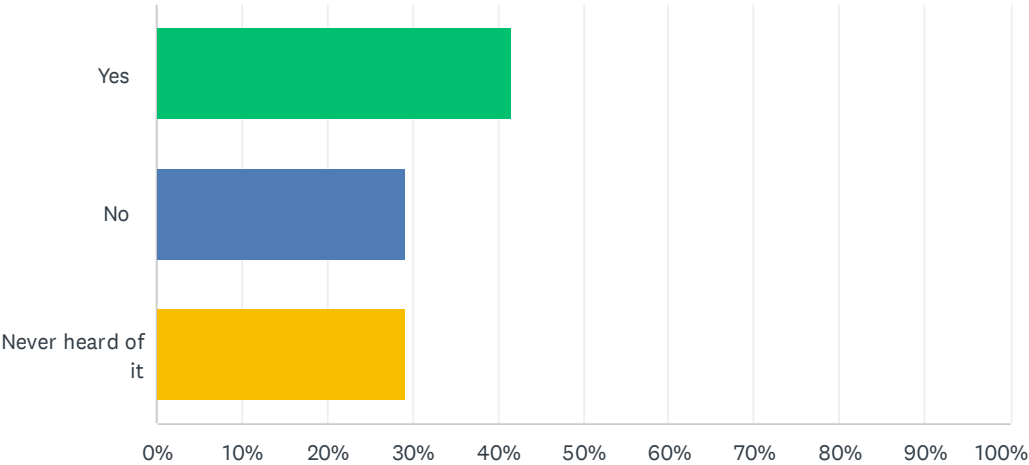


ANSWER CHOICES	RESPONSES	
Incentives for energy efficient buildings	59.09%	13
Requirements for energy efficient buildings	27.27%	6
Retrofit public buildings for increased sustainability	63.64%	14
Requirements for adding enhanced environmental considerations into City Capital Improvement Projects	68.18%	15
Other (please explain in 140 characters)	22.73%	5
Total Respondents: 22		

#	OTHER (PLEASE EXPLAIN IN 140 CHARACTERS)	DATE
1	Preserve what we have that makes our community rich. Best sustainable building is one that is already built.	12/21/2024 7:47 PM
2	incentives for maintaining historic building. steeper fines and penalties for unmaintained properties/demo by neglect	12/21/2024 7:40 PM
3	Why is this a priority?	12/16/2024 4:12 PM
4	Continue work to develop programs/policies/projects that address climate change	12/16/2024 4:10 PM
5	Plant trees to assist with drainage since we have a flooding issue	12/14/2024 1:52 PM

Q37 I subscribe to News & Notes, the City's weekly e-newsletter:(Click here to subscribe)

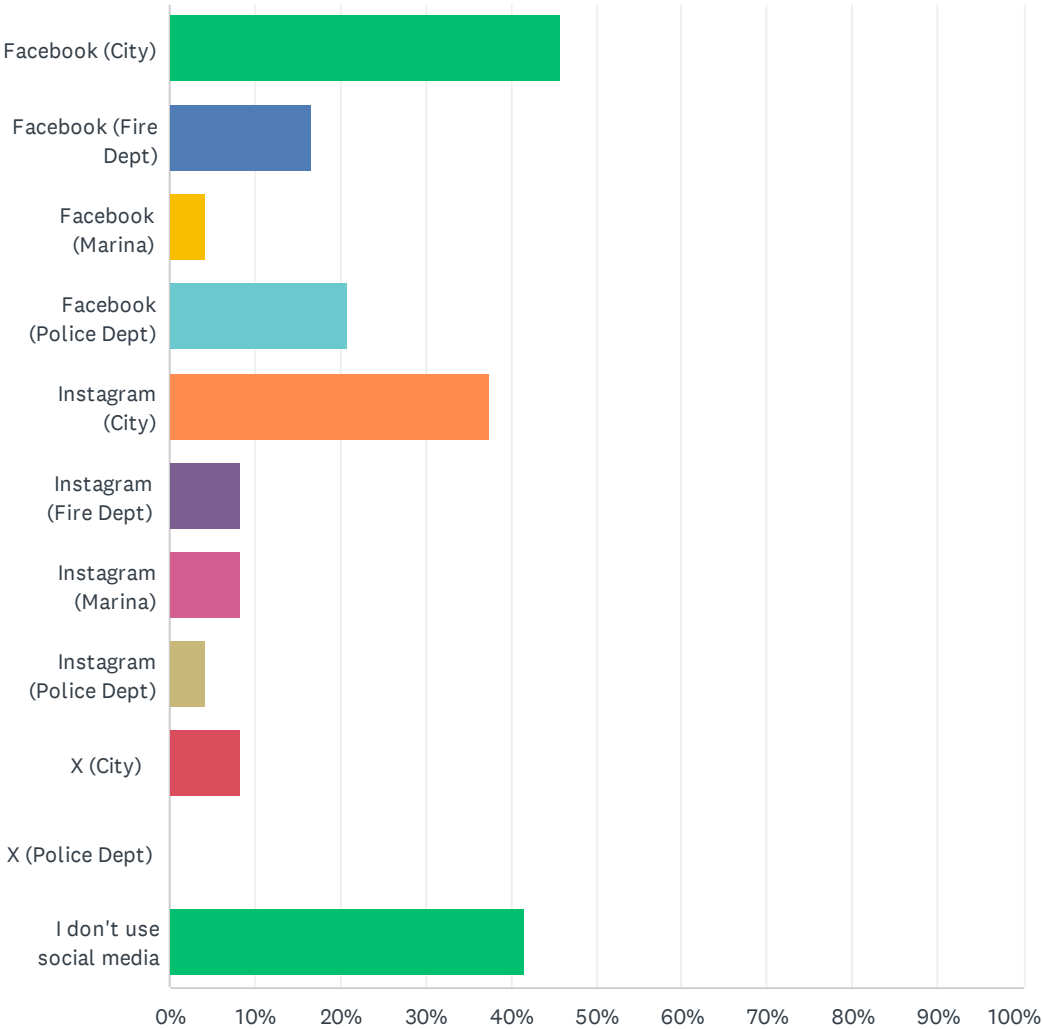
Answered: 24 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	41.67%	10
No	29.17%	7
Never heard of it	29.17%	7
TOTAL		24

Q38 I follow the City on the following social media platforms: (Select all that apply)

Answered: 24 Skipped: 22

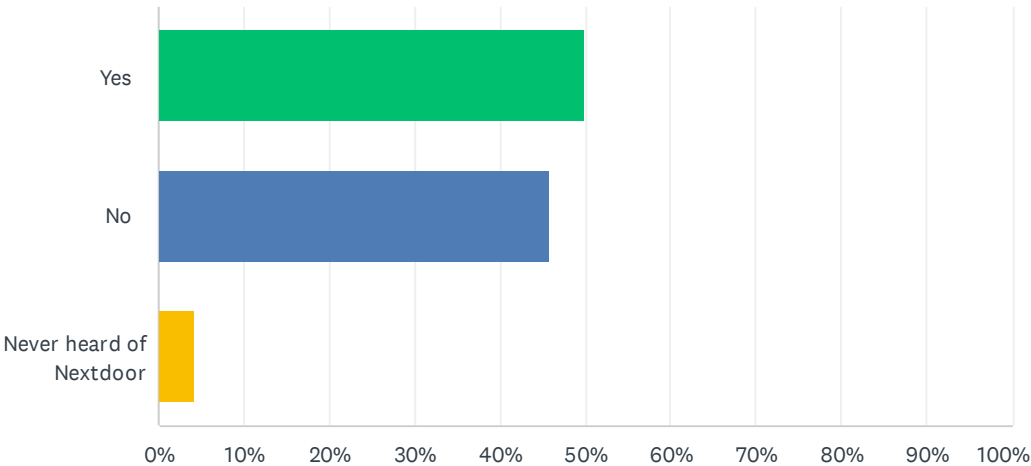


Vision Plan Update Community Input

ANSWER CHOICES	RESPONSES	
Facebook (City)	45.83%	11
Facebook (Fire Dept)	16.67%	4
Facebook (Marina)	4.17%	1
Facebook (Police Dept)	20.83%	5
Instagram (City)	37.50%	9
Instagram (Fire Dept)	8.33%	2
Instagram (Marina)	8.33%	2
Instagram (Police Dept)	4.17%	1
X (City)	8.33%	2
X (Police Dept)	0.00%	0
I don't use social media	41.67%	10
Total Respondents: 24		

Q39 I use Nextdoor as a source of information.

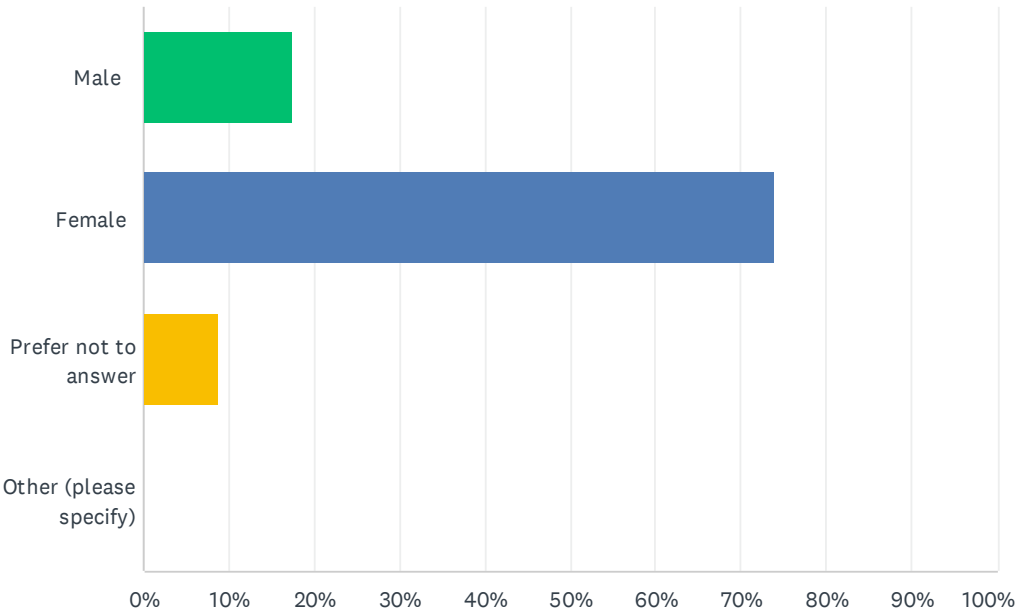
Answered: 24 Skipped: 22



ANSWER CHOICES		RESPONSES	
Yes		50.00%	12
No		45.83%	11
Never heard of Nextdoor		4.17%	1
TOTAL			24

Q40 What is your Gender?

Answered: 23 Skipped: 23

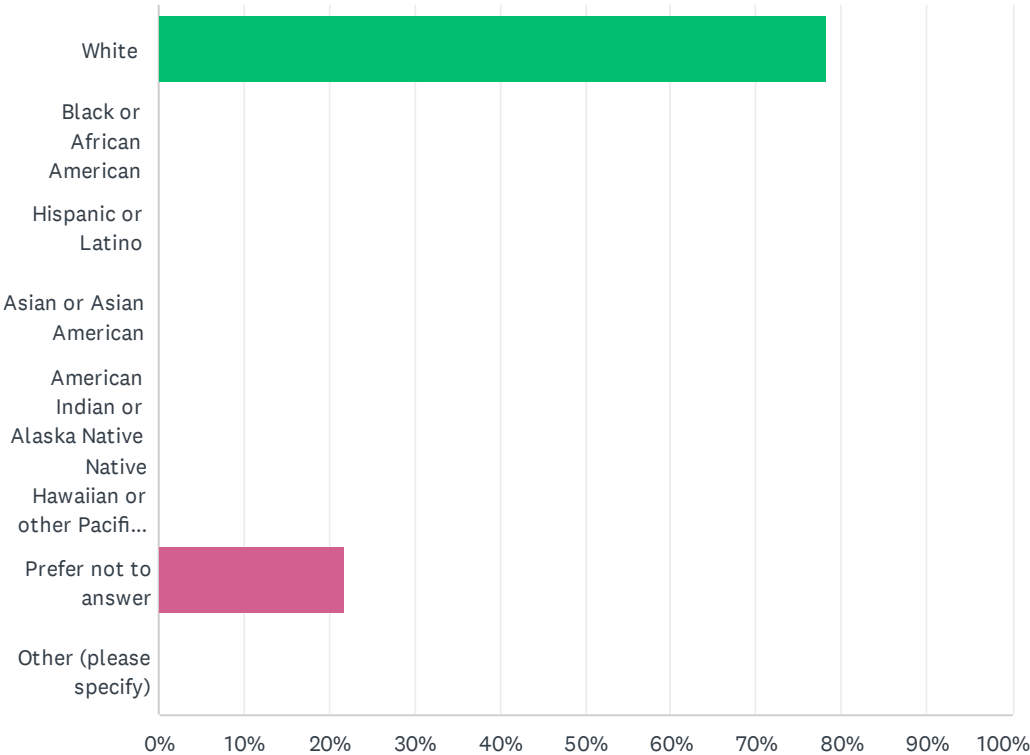


ANSWER CHOICES		RESPONSES	
Male		17.39%	4
Female		73.91%	17
Prefer not to answer		8.70%	2
Other (please specify)		0.00%	0
TOTAL			23

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q41 What is your race?

Answered: 23 Skipped: 23

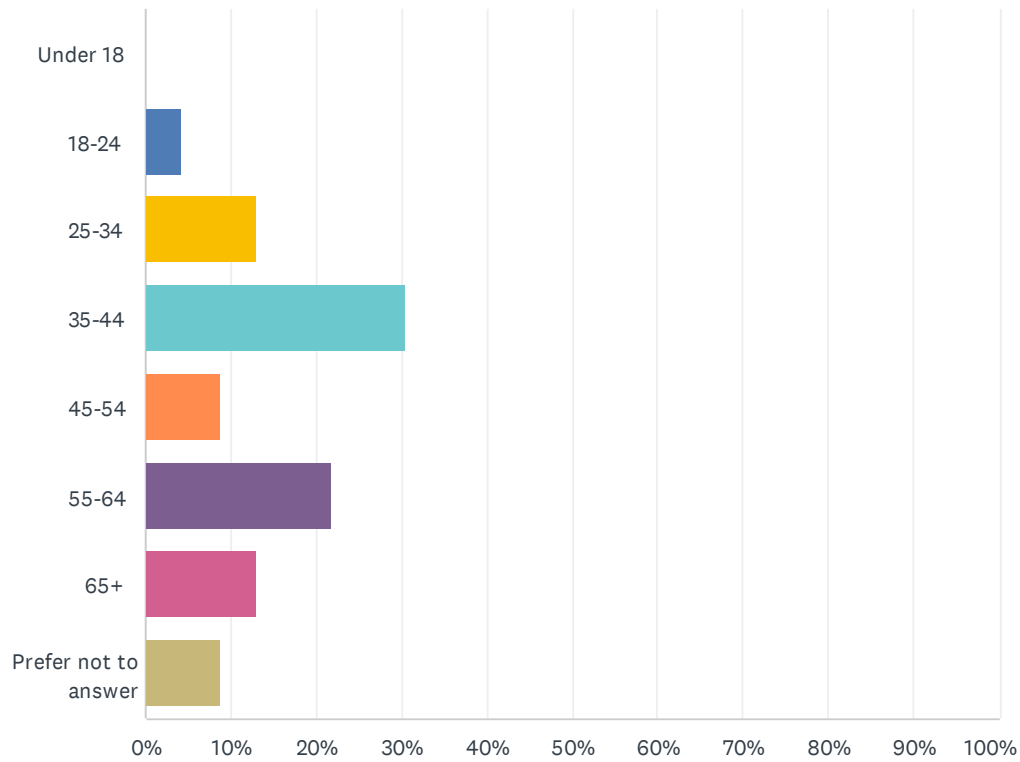


ANSWER CHOICES		RESPONSES	
White		78.26%	18
Black or African American		0.00%	0
Hispanic or Latino		0.00%	0
Asian or Asian American		0.00%	0
American Indian or Alaska Native		0.00%	0
Native Hawaiian or other Pacific Islander		0.00%	0
Prefer not to answer		21.74%	5
Other (please specify)		0.00%	0
TOTAL			23

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q42 What is your age group?

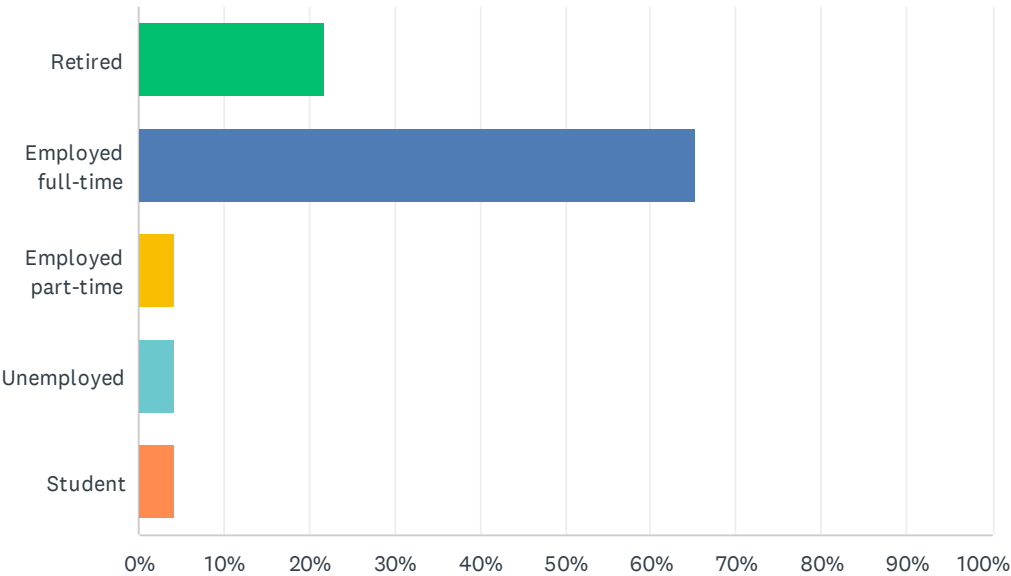
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	4.35%	1
25-34	13.04%	3
35-44	30.43%	7
45-54	8.70%	2
55-64	21.74%	5
65+	13.04%	3
Prefer not to answer	8.70%	2
TOTAL		23

Q43 What is your employment status?

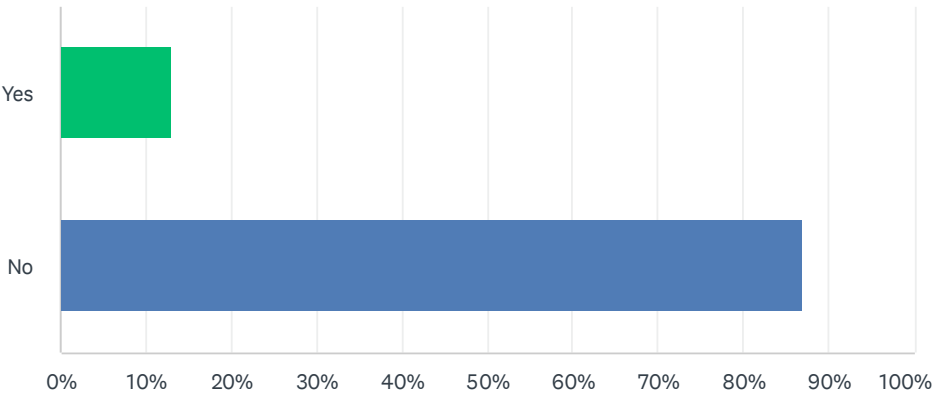
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Retired	21.74%	5
Employed full-time	65.22%	15
Employed part-time	4.35%	1
Unemployed	4.35%	1
Student	4.35%	1
TOTAL		23

Q44 Do you own a business in the City of St. Augustine?

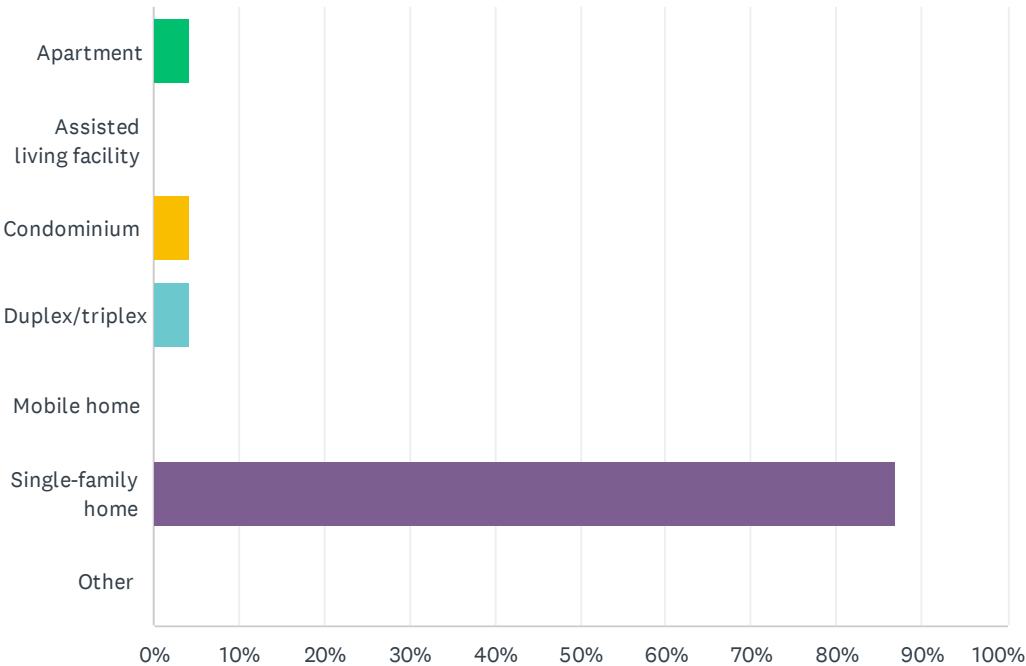
Answered: 23 Skipped: 23



ANSWER CHOICES		RESPONSES	
Yes		13.04%	3
No		86.96%	20
TOTAL			23

Q45 What type of house do you live in?

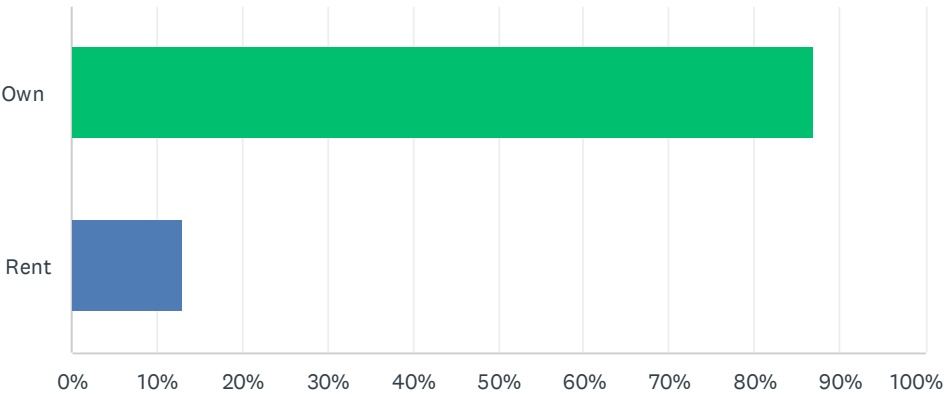
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Apartment	4.35%	1
Assisted living facility	0.00%	0
Condominium	4.35%	1
Duplex/triplex	4.35%	1
Mobile home	0.00%	0
Single-family home	86.96%	20
Other	0.00%	0
TOTAL		23

Q46 Do you own or rent your home?

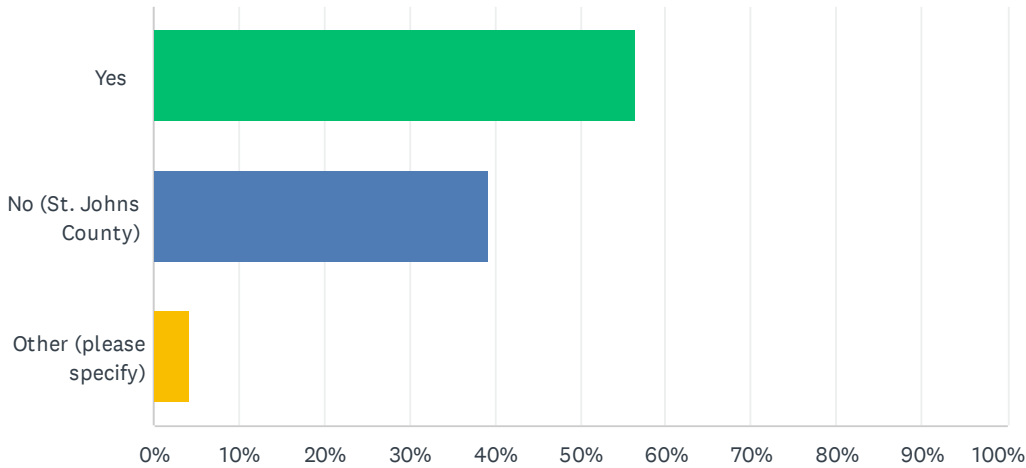
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Own	86.96%	20
Rent	13.04%	3
TOTAL		23

Q47 Are you a resident of the City of St. Augustine (within City Limits)?

Answered: 23 Skipped: 23

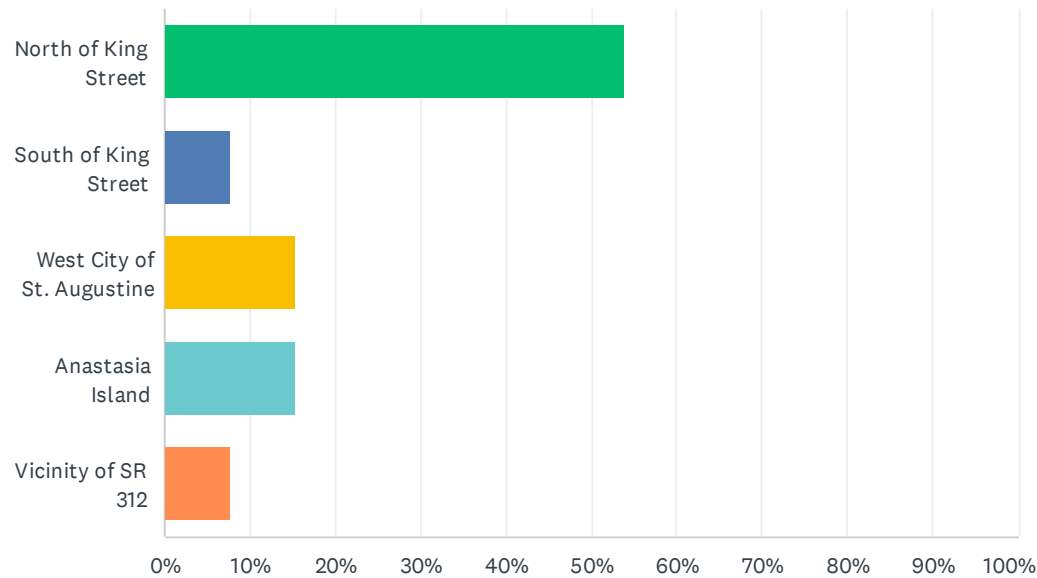


ANSWER CHOICES		RESPONSES	
Yes		56.52%	13
No (St. Johns County)		39.13%	9
Other (please specify)		4.35%	1
TOTAL			23

#	OTHER (PLEASE SPECIFY)	DATE
1	nearby County	12/16/2024 4:11 PM

Q48 Which area of the City do you live in?

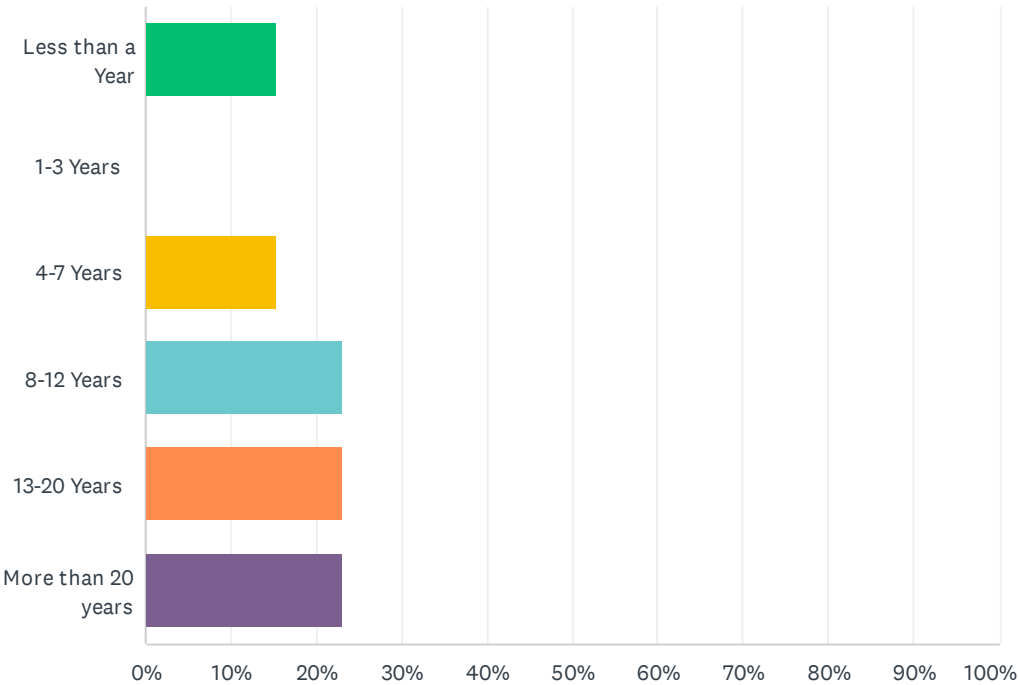
Answered: 13 Skipped: 33



ANSWER CHOICES	RESPONSES	
North of King Street	53.85%	7
South of King Street	7.69%	1
West City of St. Augustine	15.38%	2
Anastasia Island	15.38%	2
Vicinity of SR 312	7.69%	1
TOTAL		13

Q49 How long have you lived in the City?

Answered: 13 Skipped: 33



ANSWER CHOICES	RESPONSES	
Less than a Year	15.38%	2
1-3 Years	0.00%	0
4-7 Years	15.38%	2
8-12 Years	23.08%	3
13-20 Years	23.08%	3
More than 20 years	23.08%	3
TOTAL		13

Appendix E

DEMOGRAPHIC DATA

United States Census Data - QuickFacts

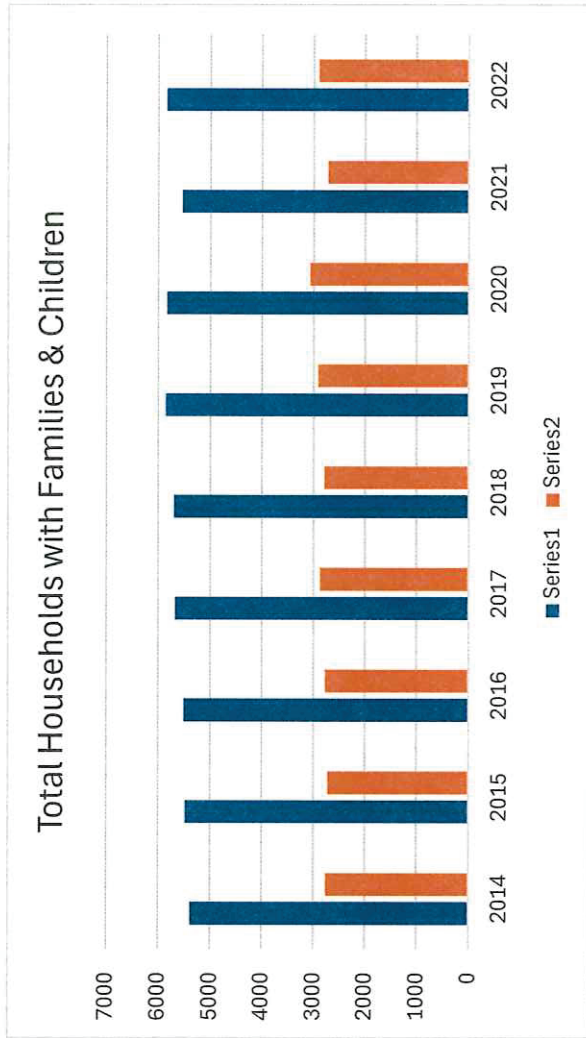
St. Augustine city, Florida

<u>Fact</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>
<u>Population</u>	12,899	14,329	15,596
<u>Age and sex</u>			
Persons under 5	417 (3.2%)		156 (1%)
Persons under 18	1,809 (14%)		1,185 (7.6%)
Persons over 65	2,767 (21.5%)		4,086 (26.2%)
Female, percent	7,165 (55.5%)		8,703 (55.8%)
Male, percent	5,734 (44.5%)		6,893 (44.2%)
<u>Race and Hispanic</u>			
White, alone	12,718 (98.6%)		13,272 (85.1%)
Black or African American, alone			764 (4.9%)
Asian, alone	115 (0.9%)		328 (2.1%)
Two or more races	181 (1.4%)		998 (6.4%)
Hispanic/Latino	541 (4.2%)		1,357 (8.7%)
<u>Characteristics</u>			
Veterans			1,104
Foreign born			1,310 (8.4%)
<u>Housing</u>			
Owner occupied	55.4%		65.9%
Median value	\$250,000		\$355,400
Median monthly costs	\$1,375		\$1,686
Median gross rent			\$1,355
<u>Families & Living Arrangements</u>			
Households	6,831		5,833
Persons per household	1.89		2.24
Living in same house 1 yr ago			74.9%
Language other than English			12.0%

<u>Fact</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>
<u>Computer and Internet</u>			
Households w/computer			94.9%
Households w/broadband			89.5%
<u>Education</u>			
High school graduate	90%		94.2%
Bachelor's degree or higher	38%		42.3%
<u>Health</u>			
With disability under 65			11.2%
Persons w/out health insurance			13.3%
<u>Economy</u>			
In labor force 16+ years	6,418 (49.7%)		8,593 (55.1%)
In labor force female 16+	3,182 (24.7%)		7,970 (51.1%)
Food service sales	191,883 (2012)		301,387(2017)
Total health care revenue	105,092 (2012)		143,098(2017)
Total transportation revenue	36,650 (2012)		41,703 (2017)
Total retail sales	545,501 (2012)		743,879(2017)
Total retail sales per capita	\$42,290		\$51,235
<u>Transportation</u>			
Mean travel time to work	17.1 minutes		20.5 minutes
<u>Income and Poverty</u>			
Median household income	\$45,612 (2016)		\$72,806
Per capita income	\$27,787 (2016)		\$42,903
Persons in poverty	20.4%		12.6%
<u>Businesses</u>			
All employer firms	3,431		1,279
Men-owned employer firms			697
Minority-owned employer firms			141
Nonminority owned			961
Nonveteran owned			1,015
<u>Geography</u>			
Population per sq-mile	1,376	1,505	
Land area in sq-miles	9.43	9.52	

2014	5383	2769
2015	5477	2726
2016	5505	2774
2017	5662	2874
2018	5689	2793
2019	5852	2919
2020	5828	3072
2021	5538	2726
2022	5833	2908

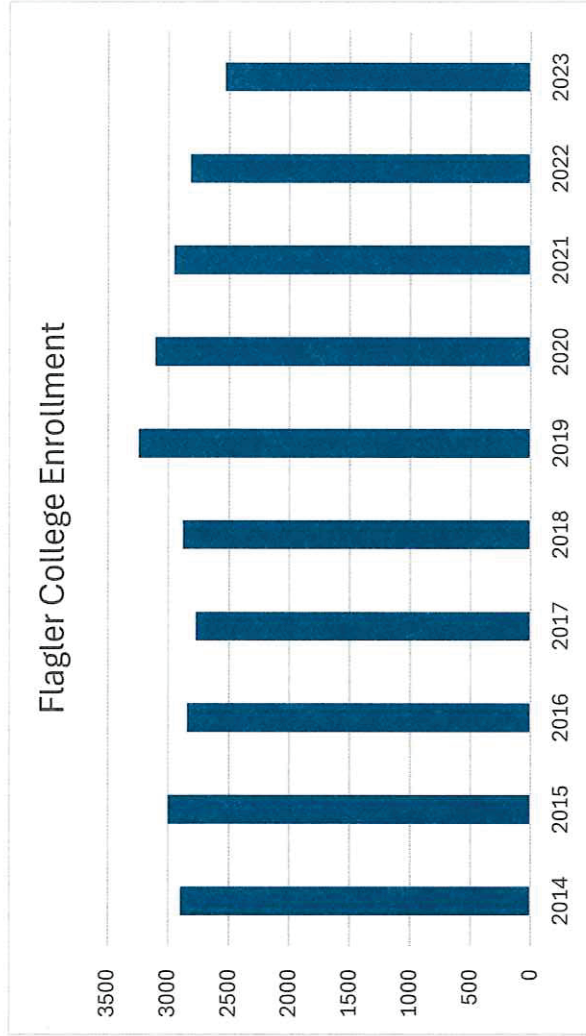
5641 avg 2840 avg



Source: US Census Bureau- American Community Survey

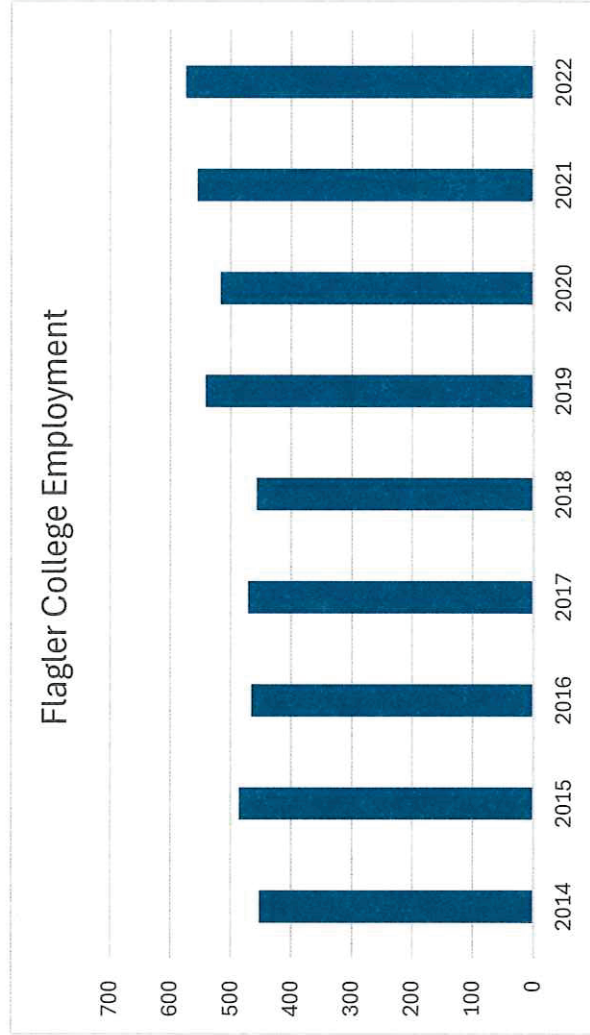
2014	2896
2015	2999
2016	2840
2017	2769
2018	2875
2019	3239
2020	3104
2021	2950
2022	2815
2023	2530

2902 avg



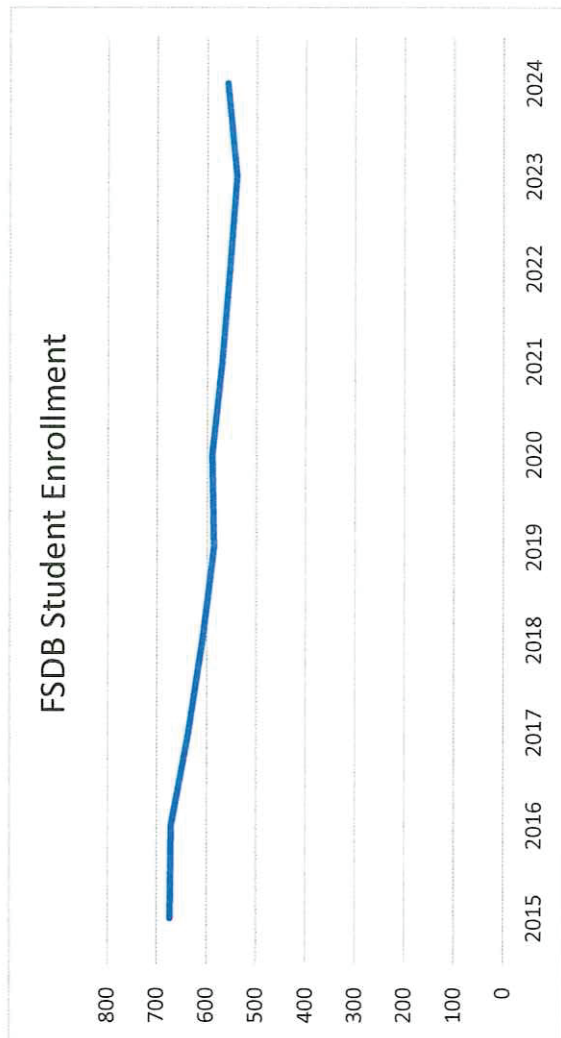
2014	453
2015	486
2016	466
2017	471
2018	457
2019	542
2020	517
2021	555
2022	574

502 avg



2015	673
2016	671
2017	636
2018	608
2019	585
2020	589
2021	569
2022	554
2023	540
2024	558

598 avg



Visitor Information Center (VIC) – Visitation Numbers/Vehicle Parking Count

<u>Year</u>	<u>Total</u>	<u>*Average</u>	<u>Highest Month</u>	<u>Lowest Month</u>	<u>Vehicles Parked</u>	<u>*Average</u>
2009	343,796	28,650	April	October	298,369	24,864
2010	306,026	25,502	July	January	331,678	27,640
2011	412,176	34,348	March	February	352,735	29,395
2012	382,986	31,916	December	August	297,815	24,818
2013	450,051	37,504	March	September	347,854	28,988
2014	466,015	38,835	March	September	372,784	31,065
**2015	507,518	42,293	*December	August	398,458	33,205
2016	518,178	43,182	December	October	414,386	34,532
2017	508,024	42,335	December	September	406,894	33,908
2018	497,417	41,451	December	January	400,321	33,360
2019	529,756	44,146	December	September	419,443	34,954
***2020	390,829	32,569	December	April/May	323,614	26,968
2021	597,699	49,808	December	February	455,998	38,000
2022	633,826	52,819	December	September	509,222	42,435
2023	658,205	54,850	December	September	521,657	43,471
	7,202,502				5,851,228	

480,167 15 yr annual average

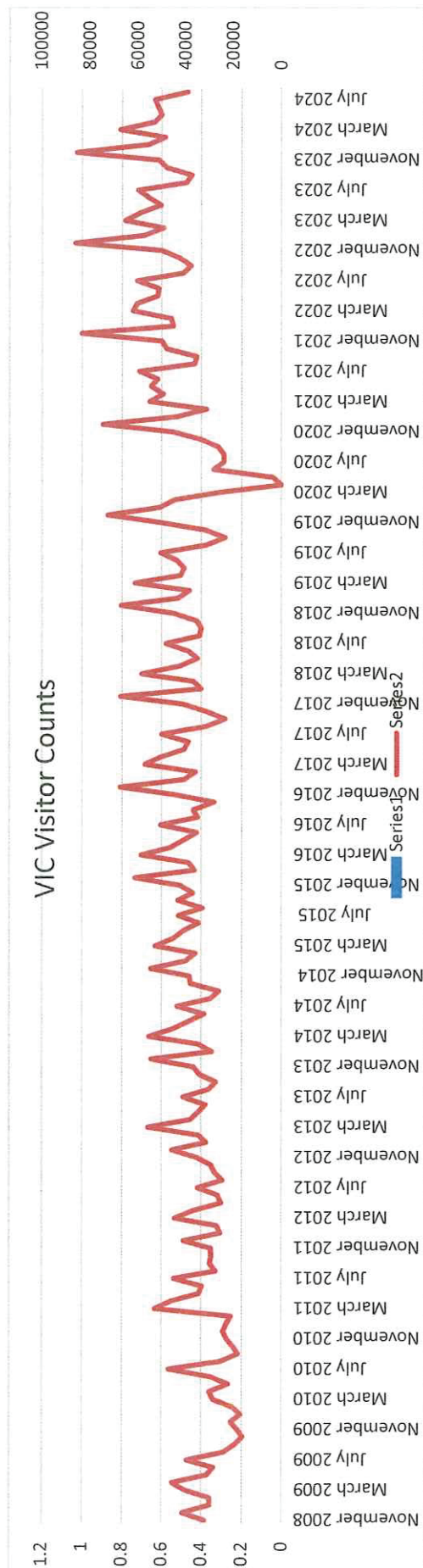
390,082 15 yr annual average

*Monthly average

**City of St. Augustine 450th Celebration

***Covid Pandemic Shutdowns

***Note:** Starting in 2015 through 2023 the highest month for visits to the VIC is December, but the second highest monthly visitation count within this same timeframe except for 2020 (Covid) and 2021 was March. In 2021 the second highest month for visitors to the VIC was July.



Net TDT Revenue to the Tourism Department by Fiscal Year

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
October	\$ 509,136	\$ 514,347	\$ 698,904	\$ 550,334	\$ 763,934	\$ 791,701	\$ 748,068	\$ 764,027	\$ 1,433,249	\$ 1,472,774	\$ 1,502,822
November	\$ 498,947	\$ 579,382	\$ 586,391	\$ 639,941	\$ 755,703	\$ 734,460	\$ 828,129	\$ 734,256	\$ 1,411,921	\$ 1,419,713	\$ 1,554,762
December	\$ 505,390	\$ 591,460	\$ 661,923	\$ 717,944	\$ 825,934	\$ 888,565	\$ 964,804	\$ 900,241	\$ 1,848,637	\$ 1,878,754	\$ 2,089,638
January	\$ 516,745	\$ 626,358	\$ 694,843	\$ 680,039	\$ 765,515	\$ 827,594	\$ 904,473	\$ 754,128	\$ 1,339,161	\$ 1,707,915	\$ 1,731,678
February	\$ 670,639	\$ 753,236	\$ 822,038	\$ 867,985	\$ 902,098	\$ 1,004,681	\$ 1,012,638	\$ 950,746	\$ 1,829,297	\$ 1,947,956	\$ 1,994,649
March	\$ 896,659	\$ 1,004,443	\$ 1,113,134	\$ 1,113,824	\$ 1,256,045	\$ 1,435,691	\$ 691,517	\$ 1,479,331	\$ 2,580,026	\$ 2,778,964	\$ 2,903,360
April	\$ 779,200	\$ 908,428	\$ 847,147	\$ 1,012,714	\$ 1,095,414	\$ 1,191,039	\$ 254,852	\$ 1,437,785	\$ 2,337,424	\$ 2,439,606	\$ 2,109,250
May	\$ 811,926	\$ 930,949	\$ 1,000,835	\$ 980,862	\$ 1,006,706	\$ 1,037,134	\$ 424,308	\$ 1,430,279	\$ 1,862,167	\$ 1,899,752	\$ 2,005,957
June	\$ 871,532	\$ 953,672	\$ 991,427	\$ 907,327	\$ 1,145,753	\$ 1,230,856	\$ 988,383	\$ 1,702,388	\$ 2,188,339	\$ 2,263,926	\$ 2,248,389
July	\$ 976,791	\$ 1,057,944	\$ 1,216,382	\$ 1,190,258	\$ 1,247,647	\$ 1,334,808	\$ 1,143,383	\$ 1,954,847	\$ 2,517,580	\$ 2,584,377	\$ 2,413,376
August	\$ 667,456	\$ 717,172	\$ 659,211	\$ 685,034	\$ 783,857	\$ 805,973	\$ 765,057	\$ 1,331,818	\$ 1,515,709	\$ 1,405,773	
September	\$ 457,387	\$ 557,588	\$ 586,244	\$ 558,117	\$ 736,935	\$ 563,578	\$ 708,515	\$ 946,292	\$ 1,336,608	\$ 1,392,580	
Total	\$ 8,161,807	\$ 9,194,979	\$ 9,878,478	\$ 9,904,379	\$ 11,285,541	\$ 11,846,081	\$ 9,434,127	\$ 14,386,139	\$ 22,200,117	\$ 23,192,091	\$ 20,553,881
Per Penny	\$ 2,040,452	\$ 2,298,745	\$ 2,469,619	\$ 2,476,095	\$ 2,821,385	\$ 2,961,520	\$ 2,358,532	\$ 3,596,535	\$ 4,440,023	\$ 4,638,418	
Per Penny Growth	10.6%	12.7%	7.4%	0.3%	13.9%	5.0%	-20.4%	21.4%*	23.5%	4.5%	0.8%

Yellow = Introduction of Category 5 and reallocation of 4% TDT revenue

Green = 5% TDT Levied

*FY21 per penny growth is compared to FY19 per penny growth