CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, MARCH 20, 2025 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) February 20, 2025 - Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	Certificate of Appropriateness HP2025-0018	Les Thomas, Architect - Applicant Patrick & Melissa Sullivan - Owner 103 Marine Street To add a two-story covered porch addition and over-door canopies to the existing garage apartment structure.
b)	Certificate of Demolition HP2025-0010	Elev8 Demolition - Applicant Sandra Russaw Fluitt, Jacquiline Russaw Allen, & Joyce Russaw Browne - Owner 53 Evergreen Avenue To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

6. Continued Items from the previous HARB meetings

*a)	Certificate of Appropriateness HP2024-0079 CONTINUED FROM JANUARY 16, 2025	Azman & Maria M Dayakli - Applicant and Owner 56 Charlotte Street To construct a storage shed in the rear yard. (No new information received)

*b)	Certificate of Demolition (Partial) HP2024-0081 CONTINUED FROM JANUARY 16, 2025 REQUESTING CONTINUANCE TO APRIL 17, 2025	Mary & Scott Siefken - Applicant and Owner 47 Abbott Street For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.
c)	Certificate of Demolition (Partial) HP2025-0006 CONTINUED FROM FEBRUARY 20, 2025	20/20 Commercial Holdings Washington LLC - Applicant and Owner 142 Washington Street For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors, after-the-fact replacement of wood windows with windows of a new material and design, and replacement of the front entry door in a new material and design.

7. Certificate of Appropriateness

a)	HP2025-0019	1 Palm Row LLC - Applicant and Owner 1 Palm Row To make modifications related to the rehabilitation of the residential building, including roof replacement in a different material and design, new siding on the existing rear addition, repairs and modifications to existing porches, windows, and doors, adding new lighting sconces and a new paver driveway, and reconstructing the existing masonry wall along the east property line in a new configuration.
b)	HP2025-0016	Casey Tafuri - Applicant Chip Shot Properties L.L.C. - Owner 32 St. Francis Street For after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

8. Certificate of Demolition and Partial Demolition

a) HP2025-0017 Grayanna Investments LLC - Applicant & Owner
186 Blanco Street
For partial demolition of a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new addition.

9. Certificate of Appropriateness – City owned property

a) HP2025-0011 CBVR Telecom Design Group and
Cellco Partnership Successor in Interest to Verizon Wireless - Applicant
Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations.

b) HP2025-0020 City of St. Augustine - Applicant and Owner
Various addresses throughout the city, including areas but not limited to HP-1 to HP-5, and within/adjacent to the existing right-of-way (PID 961500001 and 1960400001) along/at King, Aviles, Charlotte, Cuna, Cordova, and Granada Streets, Cathedral Place, Castillo Drive, the A1A, the VIC, Castillo de San Marcos parking lot, and City parking garage.
To install intelligent transportation systems improvements as part of the SMART St. Augustine project in St. Johns County. Proposed elements include new roadside units to existing mast arms, power service poles, pull boxes, pole mount cabinets, digital kiosks, arterial dynamic messaging signs, rapid flashing beacons, mobility hubs, parking information signs, electric vehicle charging stations, flood sensors, cell modems, bicycle racks, and information kiosks; and open trench and directional bore conduit installation.

10. Planning and Building Staff Communications

a) Staff Approved Permits Report

11. Other Business

    a) Request to move HARB regular business meeting from July 17 to Tuesday, July 15 at 1 pm, to allow staff and interested board members to attend the Preservation on Main Street (POMS) Conference. www.preservationonmainstreet.com

    b) Upcoming Historic Preservation training and conferences that may be of interest to board members.

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 HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0018 Address: 103 Marine Street

Applicant: Les Thomas, Architect

Property Owner: Patrick & Melissa Sullivan

Project description: To add a two-story covered porch addition and over-door canopies to the existing garage apartment structure.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01286 (house)
National Register:	St. Augustine NRHD: Contributing (House)	Construction date:	c. 1904-1905 (h) c. 2013 (g.a)
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2009100000		
Agenda Item:	5(a)	Previous Action(s):	COA 2013-0143

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Marine Street between St. Francis and San Salvador Streets along the Matanzas River.
2. The HARB has heard several applications for this property, most notably the 2013 approval of a new garage apartment building which is the subject of this application.
3. The applicant seeks to add an addition to the 2013 garage apartment that includes removing an existing shed and shower enclosure on the east elevation and constructing a new enclosed ground floor space with covered balcony above as described in the scope of work below. No alterations are proposed to the historic residence.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that post-1821 accessory structures and porches be compatible with the primary building in both design, materials and level of detail and ornamentation. The AGHP also recommends that accessory structures and garage apartments feature simple detailing and be clearly different from but compatible with the historic structure. The portions of the garage apartment visible from Marine Street will retain that simple detailing.
5. All elements of the addition to this accessory structure, including siding, roof material, porch details, and doors are proposed to match the existing structure and/or the primary residence. The addition is subordinate to the existing structure in both width and height, so the changes are not visible along Marine Street, meeting the AGHP recommendation that additions be placed on secondary elevations.
6. This property is in Archaeological Zone IC and ground disturbing activities, including new foundations for the proposed addition, will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **103 Marine Street** if the HARB finds that the scope of works meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design and alterations to the garage apartment are not visible from Marine Street.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing shed and shower on east elevation of existing garage apartment structure.
2. Construct a 48sf two-story addition with enclosed ground floor and covered balcony above off the east elevation of the existing garage apartment:
    a. Siding to match existing
    b. Ground floor door on south elevation of addition to match existing
        i. canopy above
    c. Balcony posts, balustrade, and brackets to match existing house
    d. Single French door access to balcony adjacent to existing windows to match house
    e. Shingle roof to match existing
3. Construct canopy over existing doors on south elevation

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, 9 and 10 apply.

2. **Retention of Distinguishing Architectural Character**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File (Primary Residence)
3. Sanborn Maps

Staff Photographs
103 Marine Street



Front Elevation of Historic House (Garage in background)

Staff Report, page 5

Staff Photographs
103 Marine Street



Front Elevation of Historic House

Staff Photographs
103 Marine Street





Front and South Elevations of Garage Structure (canopy over door entry door proposed)

Staff Report, page 7

Staff Photographs
103 Marine Street



Rear Elevation of Elevation of Garage Structure (project location)

Staff Report, page 8

Staff Photographs
103 Marine Street



Rear Elevation of Historic Structure and Garage Structure (project location)

Staff Photographs
103 Marine Street



Rear Elevation of Historic Structure (proposed porch elements to match)

Staff Report, page 10



Staff Report, page 11

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1286 1009==

Site Name: Goode House 830== Survey Date: 7808 820==

Address: 103 Marine Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 41 (block) pt. 3 (lot) 868==

868==

Owner of Site: Name: Goode, William and Ann ;

Address: 103 Marine Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 470140 (easting) 3306020 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1905 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: Capo, Phillip, St. Augustine 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Brick piers (stuccoed), with lattice infill 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story irregular porch on front 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape) 882==

Ornament Exterior: Turned spindle posts and railings, jigsawn brackets, spindle porch frieze 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Faces National Cemetery on west, Matanzas River on east 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Social/Humanitarian, Commerce, Hotels, Banking, Real Estate, Tobacco, Politics/Government, Women, Tourism 920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 103 Marine Street was one of two L-shaped Frame Vernacular dwellings constructed between 1904 and 1905 by Phillip Capo. These two houses sit side by side and occupy a commanding position on Marine Street with large two-story open porches facing the U. S. National Cemetery and on waterfront lots along the Matanzas River. This house has retained its original wood siding although the one next door has been wood shingled in the 1920's. It has turned spindle porch posts, balustrade, and porch frieze, and jigsawn brackets. Both this house and the duplicate next door at 101 Marine afford an excellent view of Anastasia Island from the rear.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

The house at 103 Marine Street, known as the Obe B. Goode House and its duplicate next door at 101 Marine, were built by Phillip Capo in the early 1900's for the children of William J. Sanchez. According to an article in the Evening Record in 1904:

> "Mr. William Sanchez will build two neat cottages on the sites of the old shacks which were recently torn down on Marine Street. Mr. Phillip Capo has the contract for the carpenter work, and Melcher and Capo will do the mason work. The dwellings will contain eight rooms each, including bath and kitchen."(4)

William J. Sanchez, whose father Venancio Sanchez servied as mayor after the Civil War and Spanish Consul in St. Augustine in the 1880's, operated a grocery and dry goods business with his father for many years; first on Hospital Street and later at 31-33 King Street. He was also the proprietor of the Plaza Hotel at 29 King Street. In a second career, Sanchez became the vice president of People's Bank for Savings, while continuing to run the Hotel. W. J. Sanchez Subdivision in North City is named for him.(5) While

he resided at the Plaza Hotel with his wife, he had Phillip Capo build the houses at 101 and 103 Marine Street for his children. His son, Alfred W. Sanchez, a clerk in the auditor's office at the Florida East Coast Railway Company, and his wife Madeline lived at 101 Marine. 103 Marine was the home of his daughter Carlota Sanchez Goode, and her husband Obe P. Goode. Mr. Goode was a cigar maker living at 29 King Street, the Sanchez-owned Plaza Hotel, at the turn of the century before moving with his wife to the newly completed house at 103 Marine. In addition to serving as city councilman from the Third Ward in 1911-12, and being a member of the Relief of the Poor, Ordinance and Sanitary committees, Goode was clerk of the Circuit Court for many years. In 1934 he was the auditor for St. Johns County and in 1940 served as postmaster of the city. After her husband's death, Carlota Sanchez Goode occupied the house, and in the early 1960's the house was occupied by Mrs. Kathryn Goode Cowherd, widow of Thomas R. Cowherd, connected with the Pincus Furniture Company, and lecturer at the Fountain of Youth.(6) Since the mid-1970's the house at 103 Marine Street has been the residence of William Goode, grandson of William J. Sanchez and his wife Ann, who currently operate The British Shop on Castillo Drive.(7)

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4. St. Augustine Evening Record, July 28, 1904, p. 2.

5. Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1886); St. Augustine City Directory, 1899, 1904, 1907-08, 1911-12, 1914-15, 1920-21, 1927-28.

6. Interview by Roberta H. Monteith with William Goode, March 7, 1908; City Directory, 1904, 1907-08, 1911-12, 1924-25, 1927-28, 1930, 1934, 1937, 1940, 1947, 1962, 1966, 1976; Historic Properties Inventory Research File.

7. HPI Research File; City Directory, 1976, 1977.

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ001286
Field Date 5-11-2016
Form Date 5-11-2016
Recorder # _____

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

Site Name(s) (address if none) 103 MARINE STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
103		Marine	Street	

Address: 103 Marine Street
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 2009100000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1905 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use _____ — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☒unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature rear first floor
Architect (last name first): _____ — **Builder** (last name first): Capo, Phillips, St. Augustine
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** L-shaped — **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Composition shingles 2. _____ 3. (diamond shape)
Roof secondary strucs. (dormers etc.) 1. _____ 2. porches
Windows (types, materials, etc.) single wood DHS 2/2

Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle posts and railings, jigsawn brackets, spindle porch frieze

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) fenced yard and side drive with detached two car garage and apartment

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 SJ001286

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Brick 2. stuccoed; lattice infill

Main Entrance (stylistic details) single wood door with decorative light and transom with diamond pattern tucked into L

Porch Descriptions (types, locations, roof types, etc.) 2-story L-shaped porch on front

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☒occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity and would contribute to a district

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

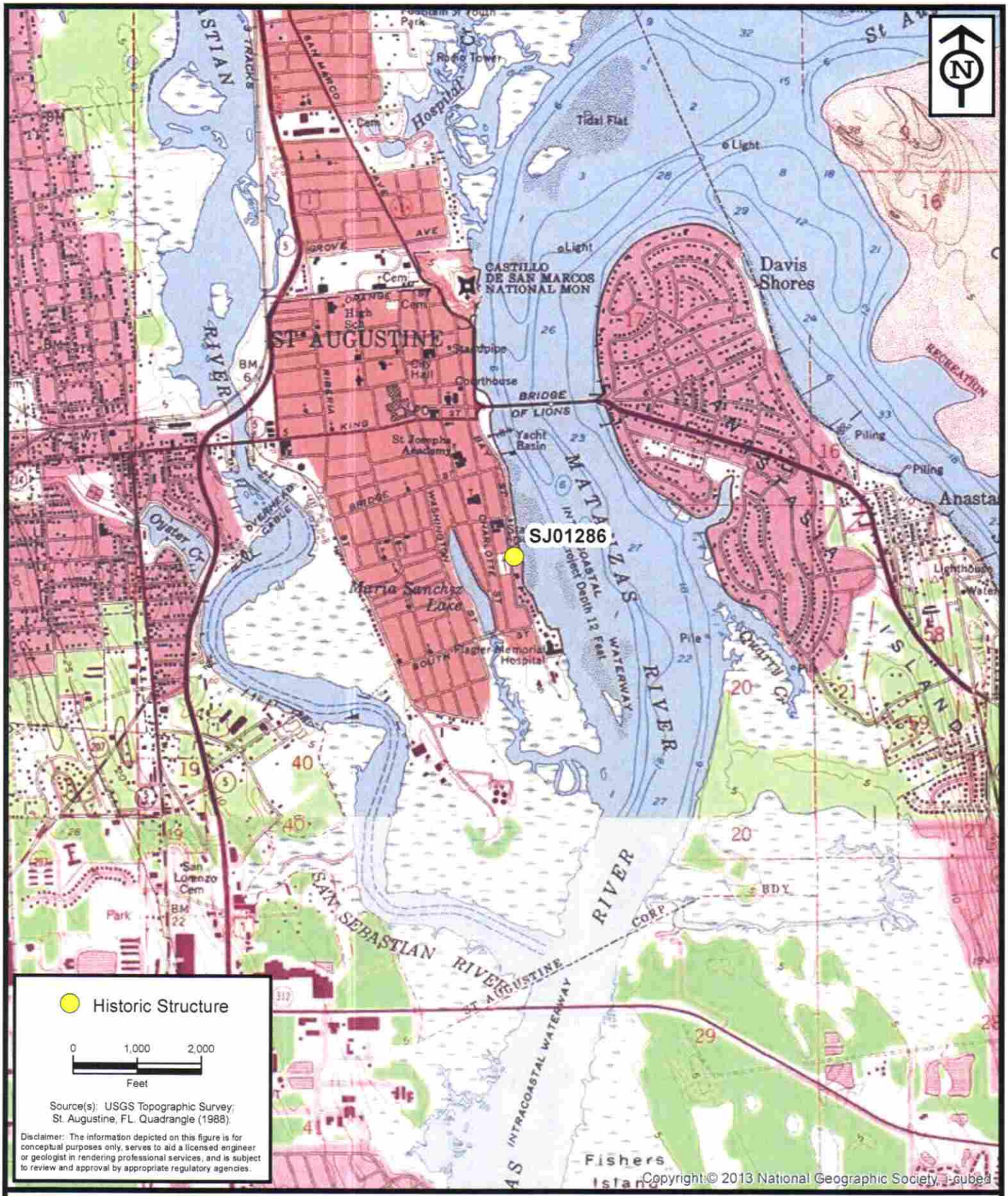
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ01286

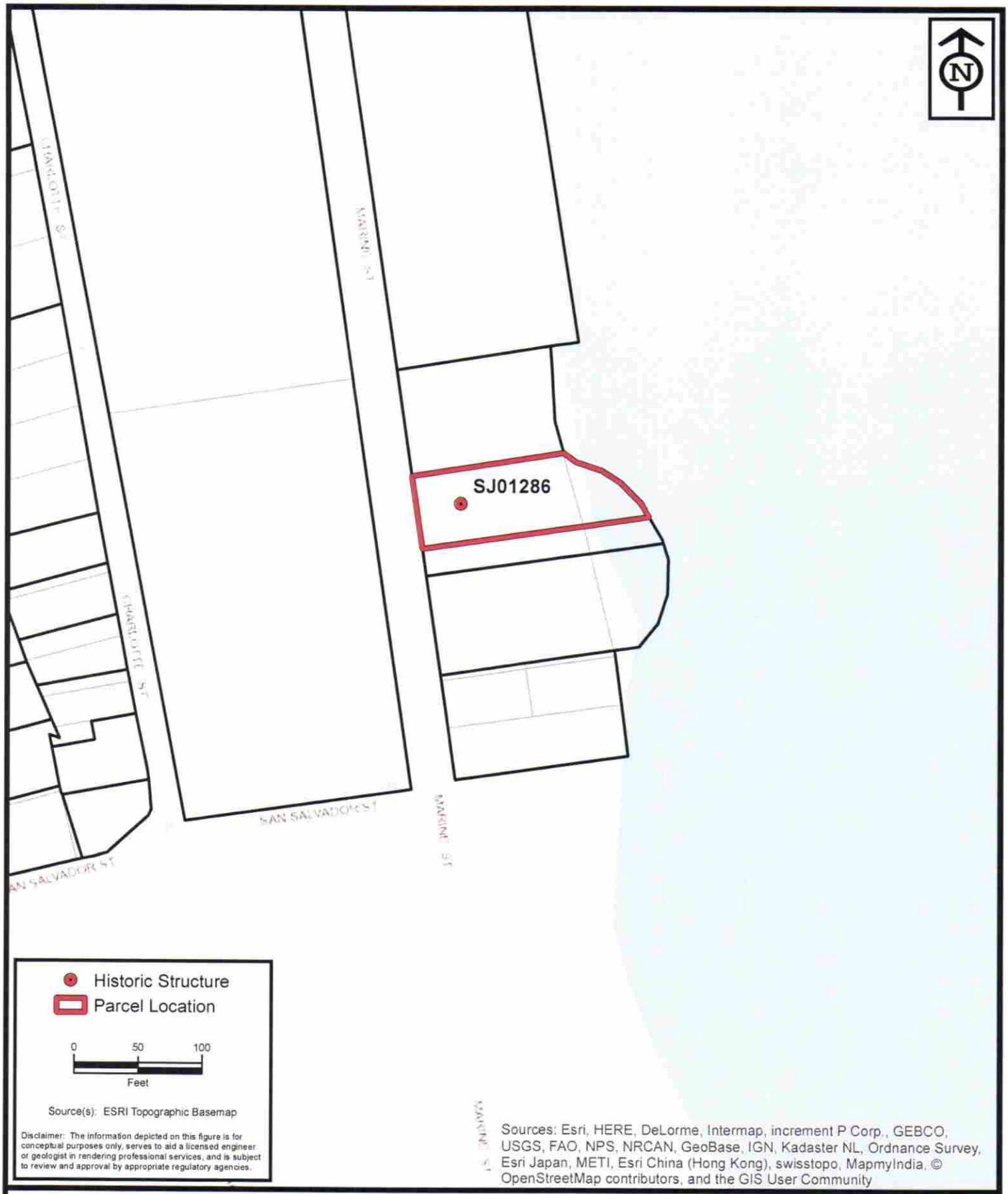
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01286\Location.mxd Date: 1/29/2016 8:46:29 AM

SJ001286



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01286

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01286\Parcel.mxd Date: 5/31/2016 9:47:27 AM

SJ001286

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01286
Field Date 6-10-2021
Form Date 6-21-2021
Recorder #

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

Site Name(s) (address if none) Obe B. Goode House — **Multiple Listing** (DHR only)
Survey Project Name PhaseI CRAS St. Francis Barracks Erosion Control — **Survey #** (DHR only) 27853
National Register Category (please check one) ☐building ☒structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
103		Marine	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1972 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☐yes ☐no ☐unknown — **County** St. Johns
Township 7S **Range** 30E **Section** 20 ¼ section: ☐NW ☐SW ☐SE ☐NE **Irregular-name:**
Tax Parcel # 2009100000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1905 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1905 — To (year): 2021
Current Use — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — **Original address**
Alterations: ☐yes ☒no ☐unknown Date: — **Nature**
Additions: ☒yes ☐no ☐unknown Date: — **Nature** rear one-story
Architect (last name first): — **Builder** (last name first): Capo, Phillip
Ownership History (especially original owner, dates, profession, etc.)

Constructed for children of William J. Sanchez. Occupied by Corleta Sanchez Goode and Obe. B. Goode to 1960s.

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

DESCRIPTION

Style Folk Victorian, Frame — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Clapboard 2. 3.
Roof Type(s) 1. Gable-intersecting 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Hip extension 2.
Windows (types, materials, etc.)

Single 2/2 wooden sash windows, single 1/1 wooden sash windows.

Distinguishing Architectural Features (exterior or interior ornaments)

Asymmetrical fenestration and massing, turned spindle columns, decorative knee brackets.

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

Two-story outbuilding to rear.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☒yes ☐no ☐insufficient info	Date 9-17-2021 Init. JHA
☐Owner Objection	KEEPER – Determined eligible: ☐yes ☐no	Date
	NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 SJ01286

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. 2. masonry

Main Entrance (stylistic details)

On front (west) elevation, composed of a wooden door with a full glass light with a diamond grid with same pattern.

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

Two-story, wrap-around, hip roof, turned spindle columns, decorative knee brackets, exposed rafter tails, wood deck and stairs.

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

8SJ01286 is a previously recorded Folk Victorian style two-story single-family residence. It was built c. 1905 and is 4,180-square-feet with an L-shaped plan and a composite shingle intersecting gable roof

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☐ other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Does not meet Criteria A or B, as no significant historical associations determined. Eligible under Criterion C, as it is an exemplary sample of Folk Victorian style. Not eligible under Criterion D as does not possess potential for future information.

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

1. Architecture 3. 5.

2. 4. 6.

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization PaleoWest Archaeology
Document description Field Notes File or accession #'s Proj # 21-0069

2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Althea Wunderler-Selby **Affiliation** PaleoWest Archaeology

Recorder Contact Information 916 E Park Ave, Tallahassee, FL/401.450.1229/awunderlerselby@paleowest.com
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

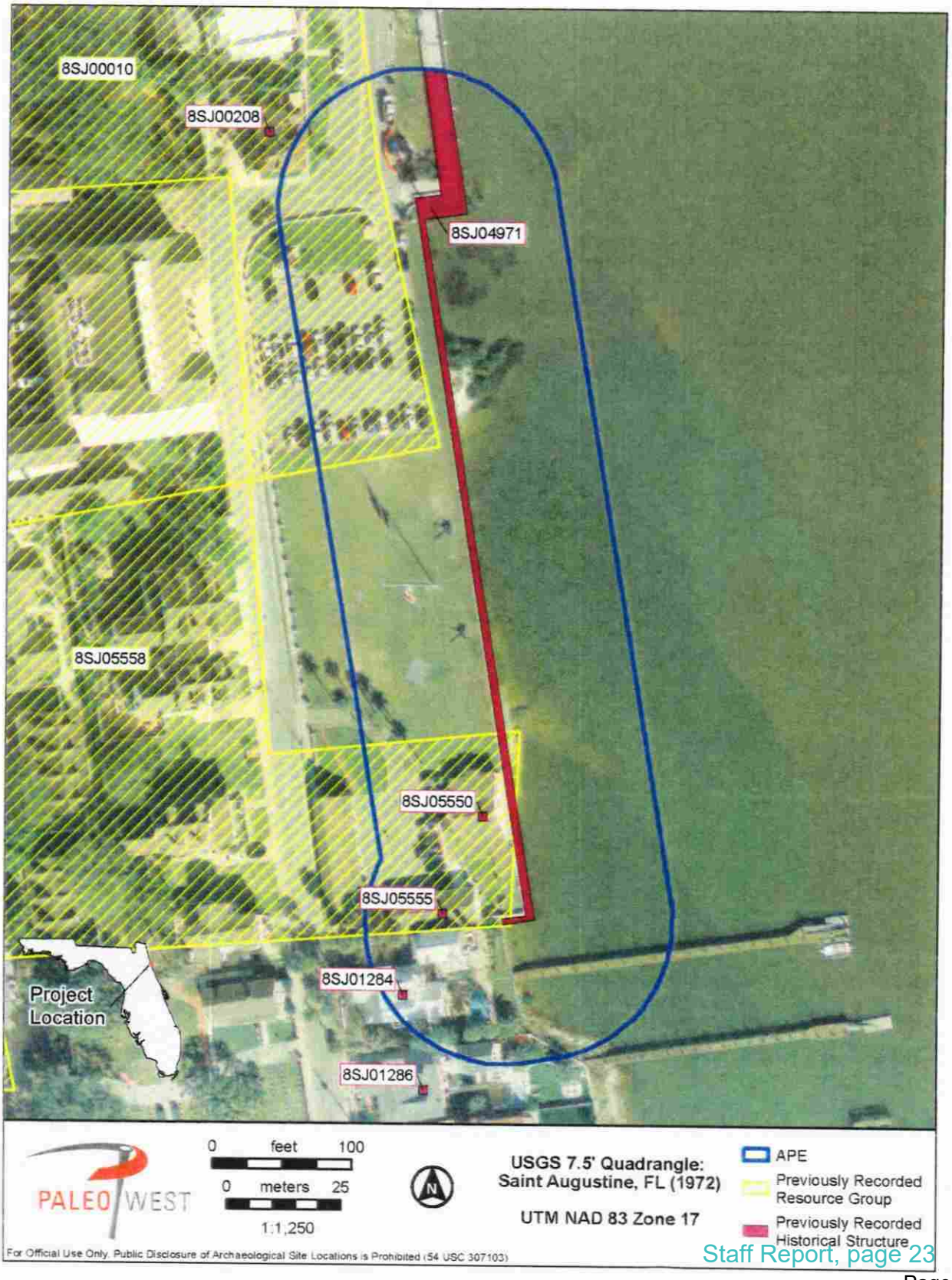
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

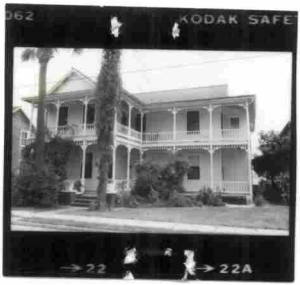
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

HISTORICAL STRUCTURE FORM

Site #SJ01286

AERIAL MAP




062
KODAK SAFE
22
22A


103


103


103



Staff Report, page 28



Staff Report, page 29

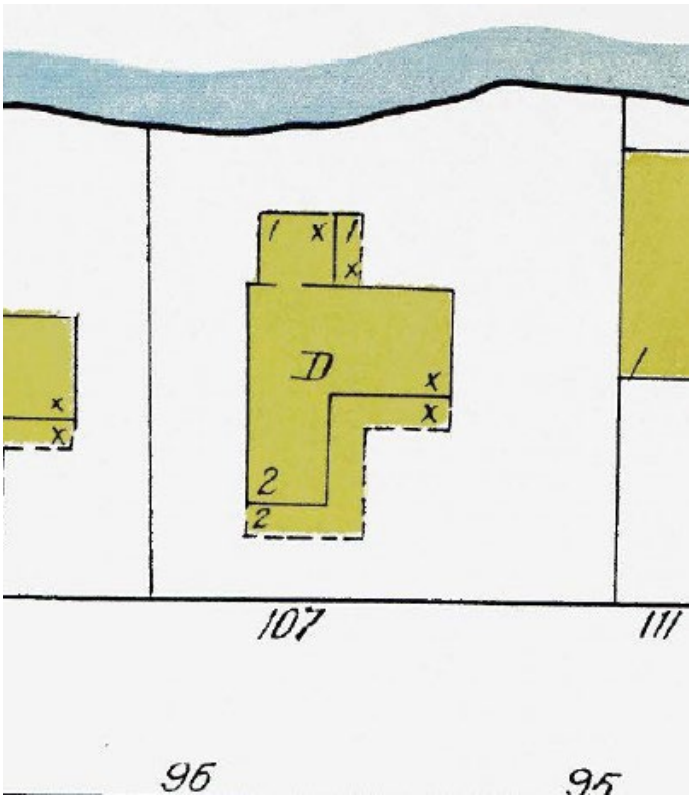


Staff Report, page 30

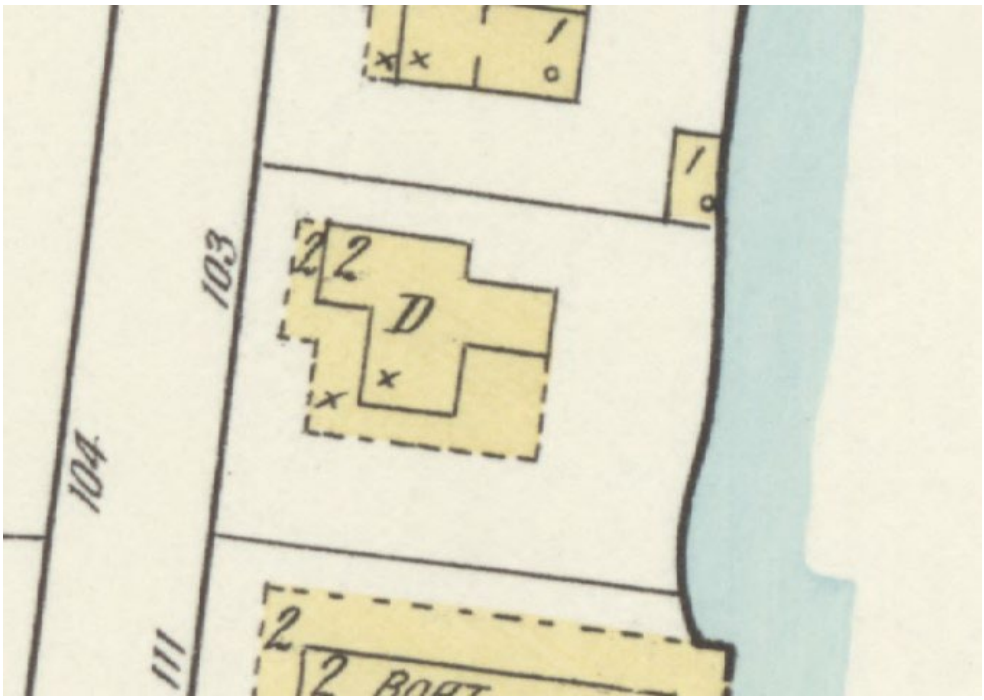


Staff Report, page 31

SANBORN MAPS
103 Marine Street

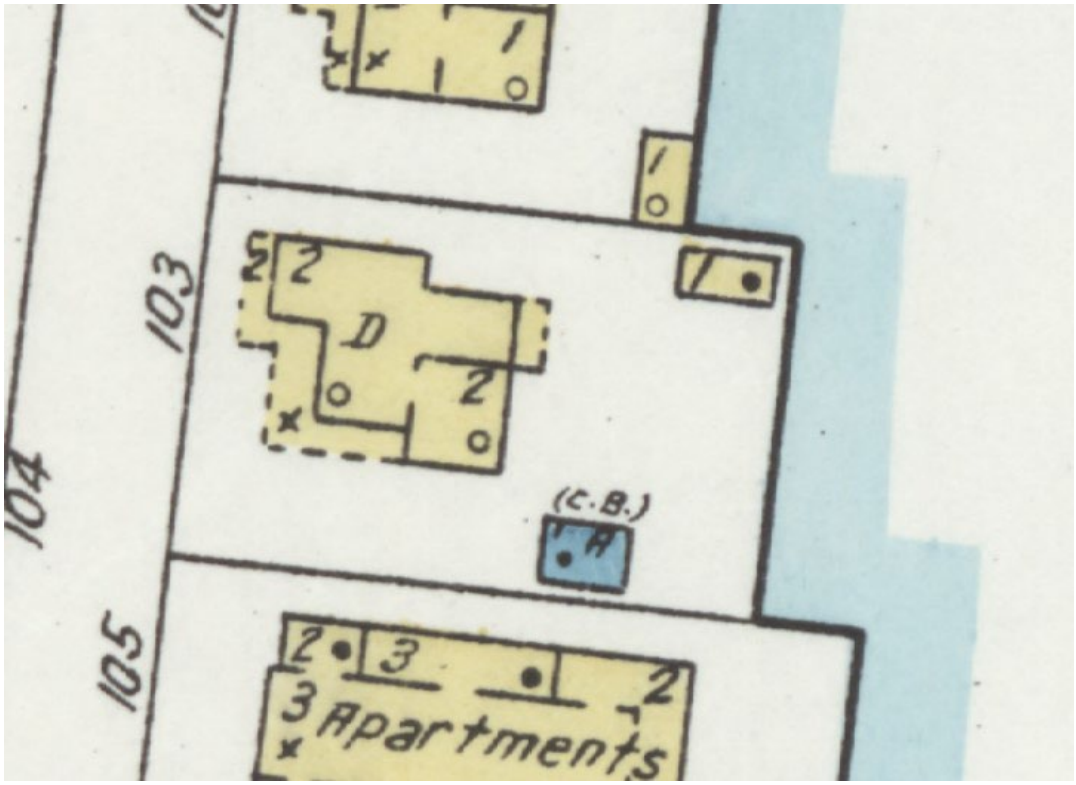


1910

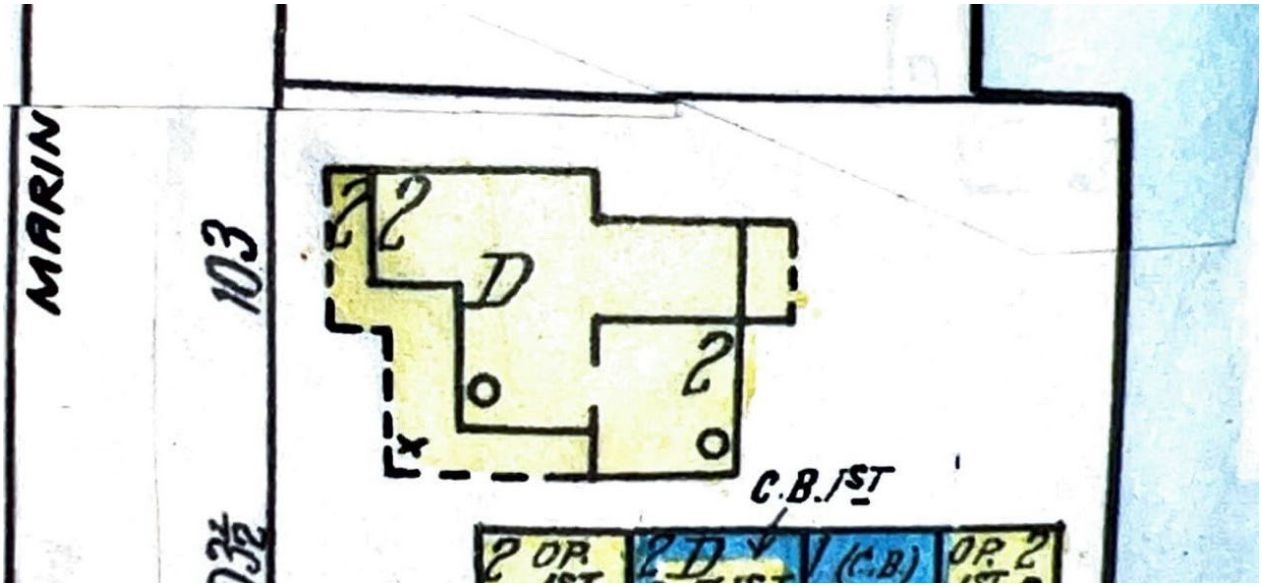


1917

SANBORN MAPS
103 Marine Street



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0018 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Les Thomas
   Business (if applicable):
   Address: 32 Cordova Street
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9043150507 E-Mail Address: lesthomasarchitect@gmail.com

2. NAME OF PROPERTY OWNER: Patrick Sullivan
   Business (if applicable):
   Address: 103 Marine Street
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9043150507 E-Mail Address: psullivan@chestnuthillplantation.com

3. PROJECT LOCATION: 103 Marine St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 3 (EX S21FT) BLK 41 & FILLED LANDS ADJ & RIP RIGHTS OR 3862/1174(CITY DEED) OR5971/939

5. SCOPE OF WORK: To add a two-story covered porch addition and over-door canopies to the existing garage apartment structure.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans

Received 2/18/2025
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 103 Marine St., St. Augustine, FL 32084

Applicant's Name: Les Thomas Applicant's Signature: [signature]

Owner's Name: Patrick Sullivan Owner's Signature: Patrick Sullivan

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

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

(Can add additional signature page if needed)

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.

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2025-0018
103 Marine St, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	Additional photographs of the project are would be helpful. Photos will also be taken by staff.
AWNING/CANOPY - Photographs of existing	Photographs of existing awning/canopy or location of proposed awning/canopy	Need	It is unclear whether one of the canopies is existing or both are newly proposed.
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	
AWNING/CANOPY - Documentation of justification for changing	Documentation of justification for changing the existing awning/canopy and the extent of the affected area	Need	
EXTERIOR DOORS - Photographs of existing	Photographs of existing door(s) or location of proposed new door opening(s)	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	Need photo of existing fixture that will be matched.
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	Site plan must show setback measurements for proposed addition.
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	If applicable

Other Details Necessary for Review

N/A

Received 2/18/2025
Planning & Building Department

Google Maps 103 Marine St

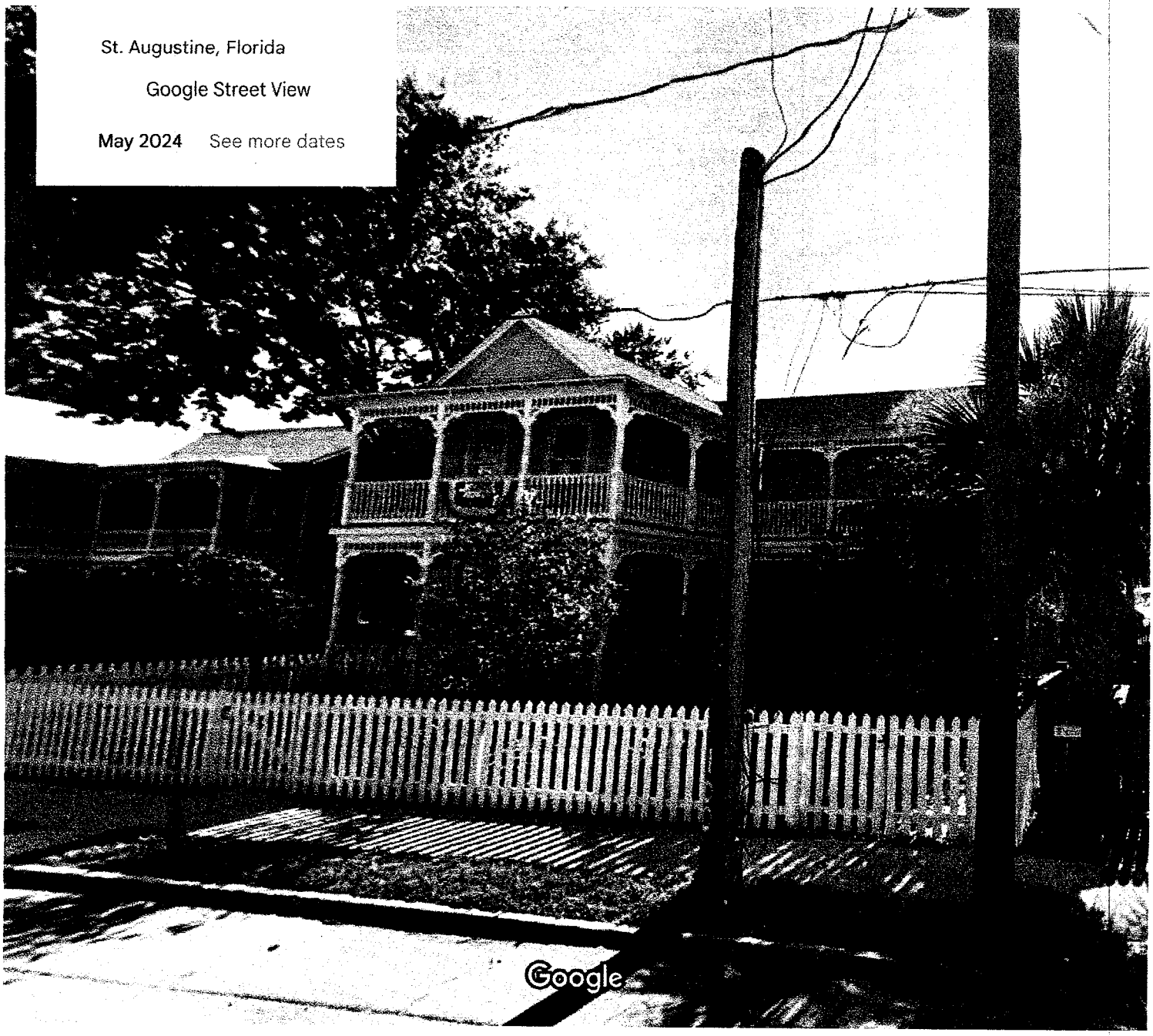


Image capture: May 2024 © 2025 Google



Application Packet, page 4

Received 2/18/2025
Planning & Building Department

BUILDING FOOTAGE INFORMATION

EXISTING FOOT PRINT ——— 1802 + 498 = 2300 SF
PROPOSED FOOTPRINT ——— 2395 SF
LOT SIZE ——— 9586 SF
EXISTING LOT COVERAGE ——— 24%
PROPOSED LOT COVERAGE ——— 25%

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— 23'
TOTAL ROOF HEIGHT ——— 26'
NUMBER OF STORIES ——— 2

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

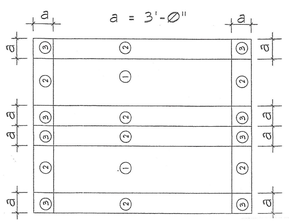
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

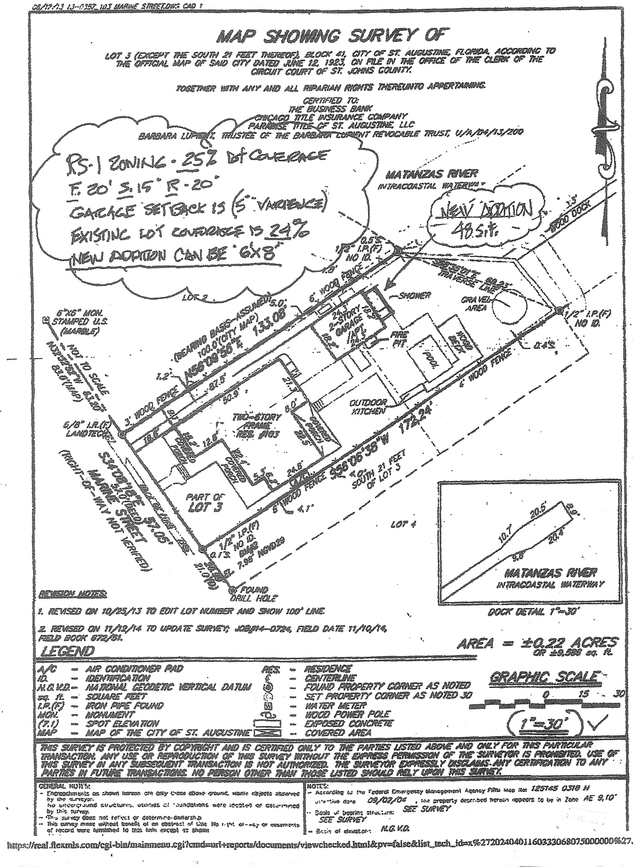
1. BASIC WIND SPEED (3 SECOND GUSTS) ——— 130 M.P.H.
2. WIND IMPORTANCE FACTOR ——— 1.0
3. WIND EXPOSURE CATEGORY ——— B
4. INTERNAL PRESSURE COEFFICIENT ——— +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS ——— Lbs./Sq.FT.

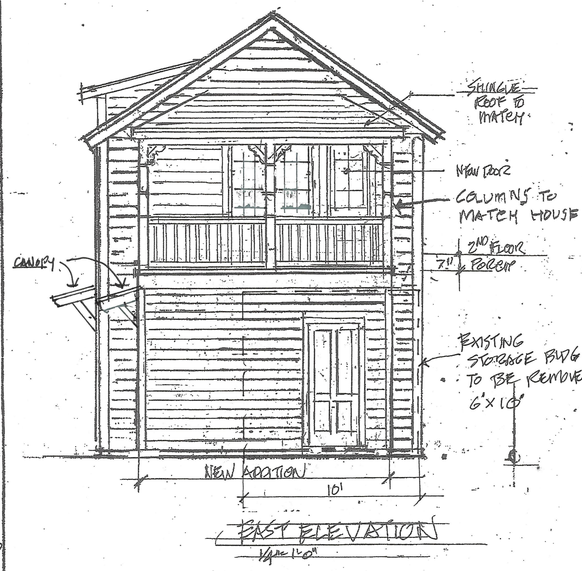
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

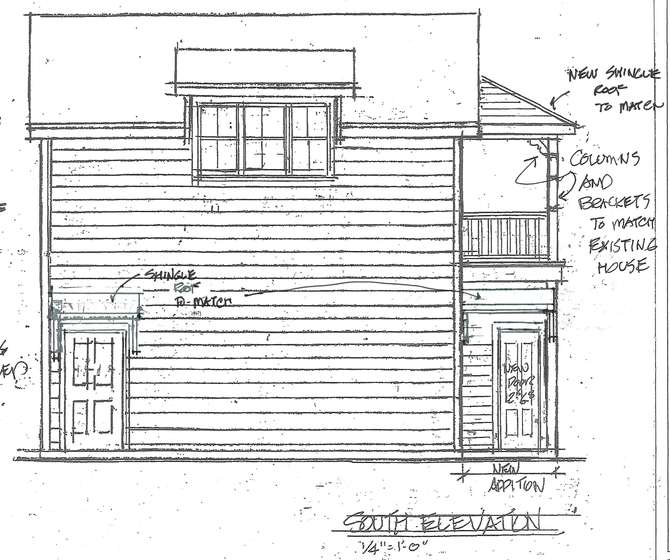
EFFECTIVE WIND AREA Ft. Sq.								
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6

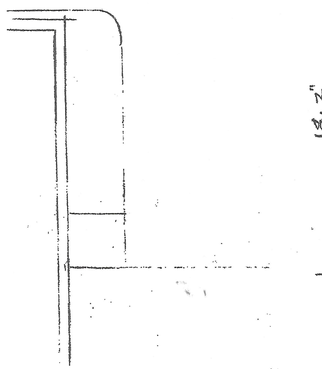


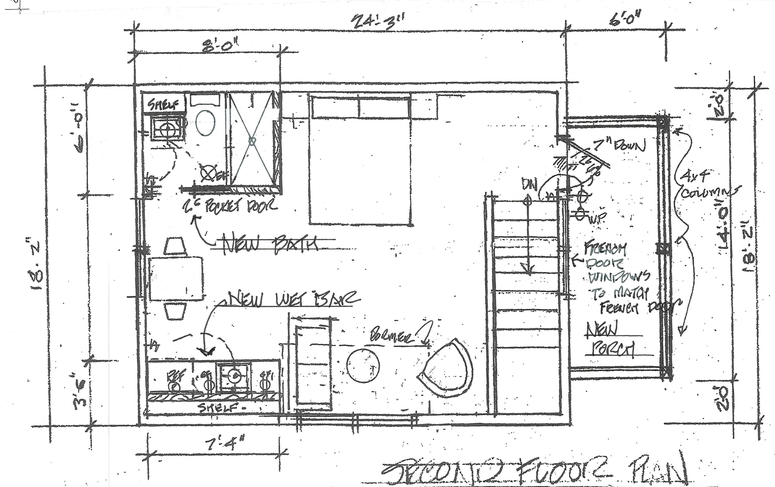


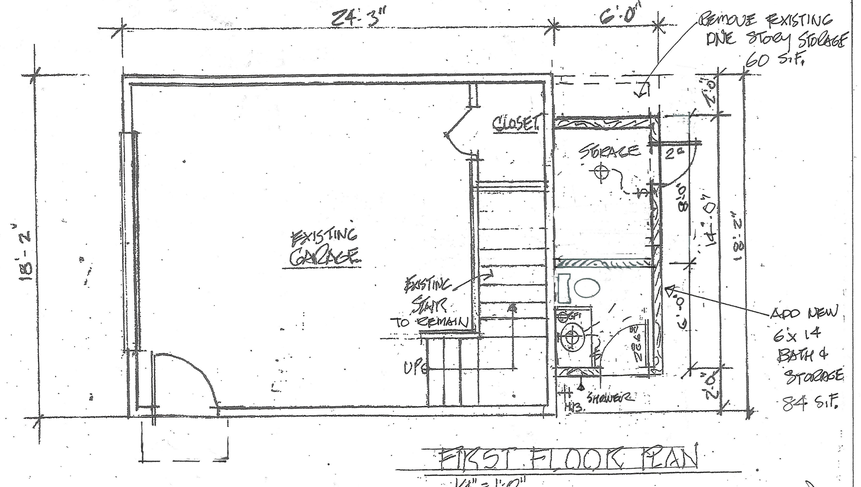




11-15-24







LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

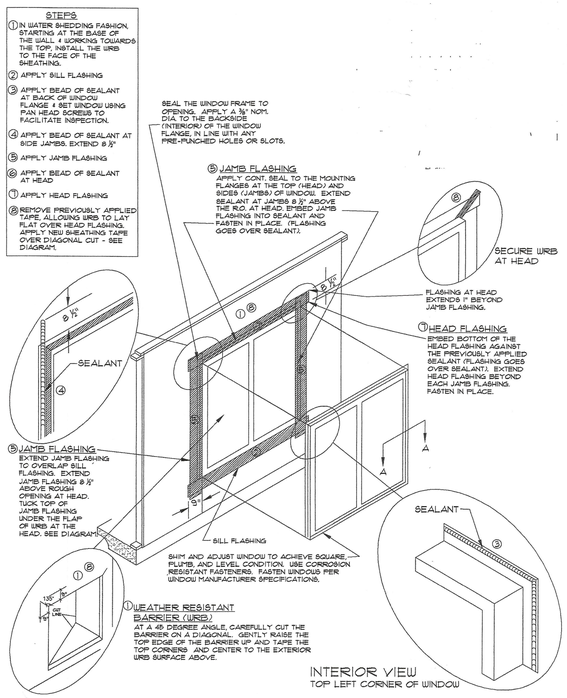
REMODEL AND ADDITION TO
GUEST HOUSE - 103 MARINE ST.
ST. AUGUSTINE, FL.

Date:	2-18-25
Scale:	As Noted
Drawn:	JT
File:	

SHEET
A-1

Received 2/18/2025
Planning & Building Department

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

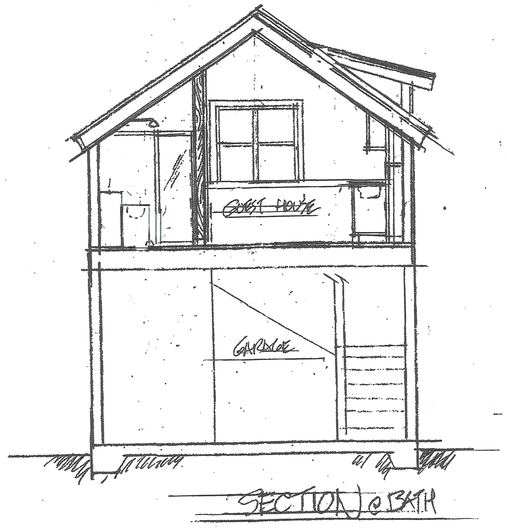


Header Schedule

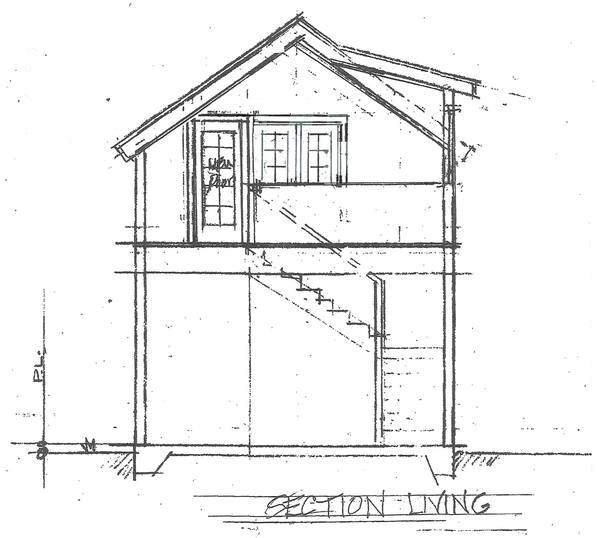
OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
0'- 0" TO 3'- 0"	(2) 2"X 8"	(2) 2"X 6"	1 J - 2 K
3'- 1" TO 5'- 0"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- 0"	(2) 2"X 12"	(2) 2"X 10"	2 J - 3 K
7'- 1" TO 10'- 0"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:

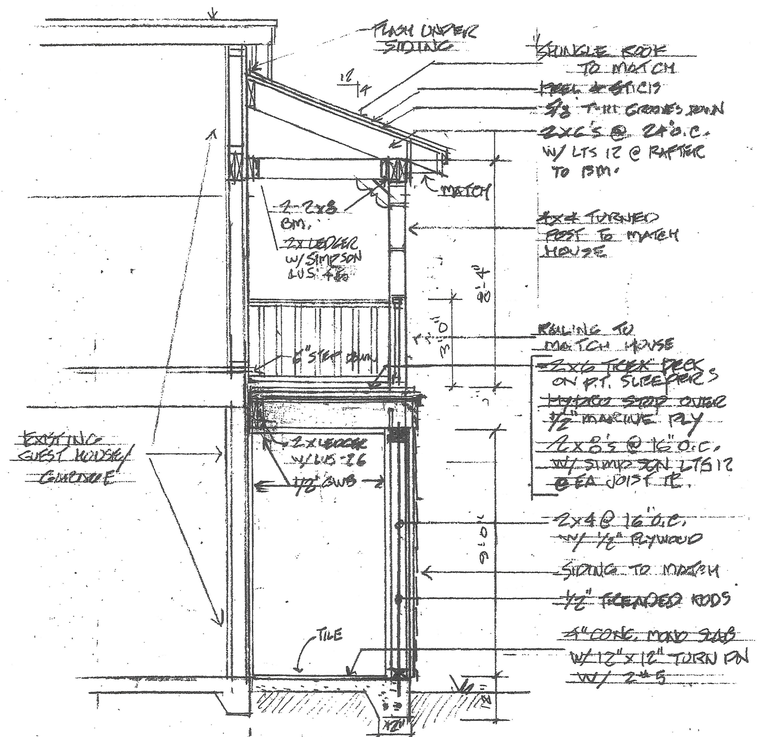
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY



SECTION @ BATH



SECTION LIVING



TYPICAL ADDITION SECTION 3/16"=1'0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL AND ADDITION TO
GUEST HOUSE - 103 MARINE ST.
ST. AUGUSTINE, FL.

Date: 2-18-25
Scale: As Noted
Drawn: JT
File:

SHEET
A-2

Instr #2024048441 BK: 5971 PG: 939, Filed & Recorded: 6/20/2024 11:04 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $23,800.00

Prepared By and Return To:
J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204

Order No.: 24-0557-15

Property Appraiser's Parcel I.D. (folio) Number:
200910-0000

WARRANTY DEED

COPY

THIS WARRANTY DEED dated May 15, 2024, by David P. Pignolet and Elizabeth A. Pignolet, husband and wife, whose post office address is 109 Washington St., Saint Augustine, Florida 32084 (the "Grantor"), to Patrick Sullivan and Melissa Sullivan, a married couple, whose post office address is 103 Marine Street, Saint Augustine, Florida, 32084 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Johns, State of Florida, viz:

Lot 3 (except the South 21 feet thereof), Block 41, CITY OF ST. AUGUSTINE, according to the Official Map of said City dated June 12, 1923, on file in the Office of the Clerk of the Circuit Court of St. Johns County.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

2141 Park Street

Jacksonville, FL 32204
Mailing Address of First Witness

Witness Signature

Printed Name of Second Witness

2141 Park Street

Jacksonville, FL 32204
Mailing Address of Second Witness

David P. Pignolet by Elizabeth A. Pignolet, his attorney in fact

Elizabeth A. Pignolet

COPY

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or _____ Online Notarization this 15th day of May, 2024 by David P. Pignolet by Elizabeth A. Pignolet, his attorney in fact and Elizabeth A. Pignolet who provided Valid ID as identification.

Notary Public

Print Name: _____

My Commission Expires:

KINSEY BASFORD
MY COMMISSION EXPIRES NOVEMBER 11, 2024
#HH 062237
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

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

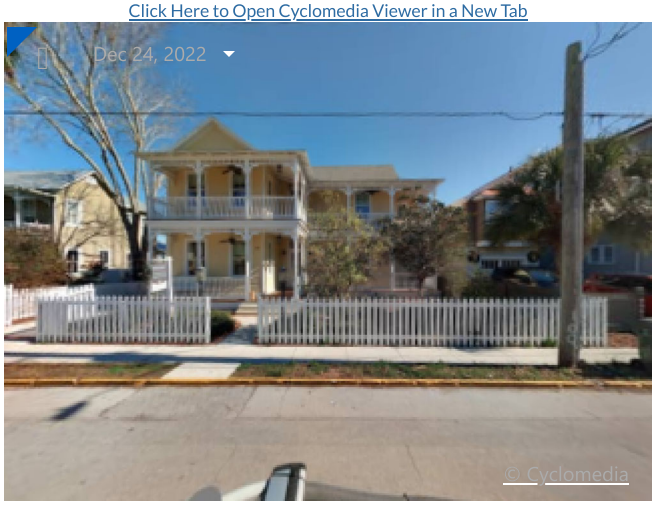
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2009100000
Location	103 MARINE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUG LOT 3 (EX S21FT) BLK 41 & FILLED LANDS ADJ & RIP RIGHTS OR 3862/1174(CITY DEED) OR5971/939 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.210
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Sullivan Patrick,Melissa 100% Sullivan Melissa 100%
Mailing Address	103 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Valuation Information

	2025
Building Value	$868,015
Extra Features Value	$101,785
Total Land Value	$1,239,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,208,800**
Total Deferred	$0
Assessed Value	**$2,208,800**
Total Exemptions	$50,722
Taxable Value	**$2,158,078**

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	$842,267	$105,484	$1,239,000	$0	$0	$2,186,751	$2,186,751	$50,000	$2,136,751
2023	$1,285,252	$74,879	$877,800	$0	$0	$2,237,931	$1,676,334	$561,597	$1,676,334
2022	$853,748	$85,803	$625,632	$0	$0	$1,565,183	$1,523,940	$41,243	$1,523,940
2021	$740,997	$85,803	$558,600	$0	$0	$1,385,400	$1,385,400	$0	$1,385,400
2020	$623,077	$85,803	$478,800	$0	$0	$1,187,680	$1,187,680	$0	$1,187,680
2019	$478,649	$75,948	$478,800	$0	$0	$1,033,397	$1,033,397	$50,500	$982,897
2018	$484,088	$79,966	$478,800	$0	$0	$1,042,854	$1,042,854	$50,500	$992,354
2017	$489,527	$80,350	$478,800	$0	$0	$1,048,677	$1,041,310	$57,867	$990,810
2016	$494,967	$79,974	$478,800	$0	$0	$1,053,741	$1,019,892	$84,349	$969,392
2015	$450,382	$83,620	$478,800	$0	$0	$1,012,802	$1,012,802	$50,000	$962,802
2014	$99,114	$1,459	$432,915	$0	$0	$533,488	$533,488	$0	$533,488

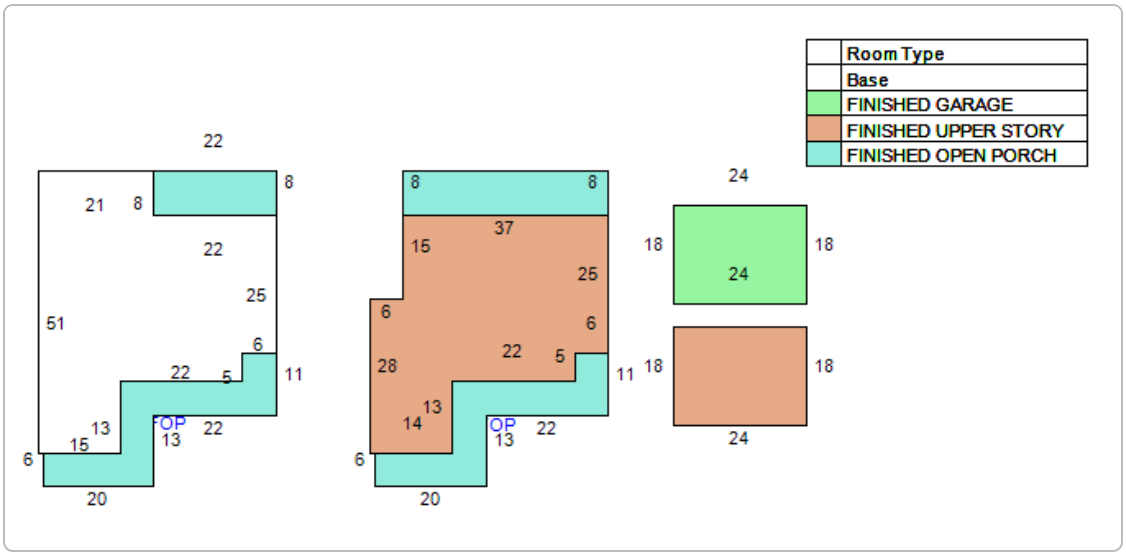
Building Information

Building	1
Building Value	$868,015
Year Built	1906
Actual Area	5044
Conditioned Area	3420
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3.5

Description	Square Footage
FINISHED OPEN PORCH	296
FINISHED UPPER STORY	432
FINISHED GARAGE	432
FINISHED UPPER STORY	1365
FINISHED OPEN PORCH	360
BASE AREA	1623

Description	Square Footage
FINISHED OPEN PORCH	360
FINISHED OPEN PORCH	176
Total SqFt	5044

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		37060
Bulkhead - Excellent (Mix)		18375
Summer Kitchen - Excellent (RES)		7200
Pool - Average (RES)		39150

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	59	123	59	FF	$1,239,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/20/2024	5/15/2024	$3,400,000.00	WARRANTY DEED	5971	939	Q	I	PIGNOLET DAVID P,ELIZABETH A	SULLIVAN PATRICK,MELISSA
1/17/2023	1/13/2023	$2,650,000.00	WARRANTY DEED	5695	202	Q	I	AUGGIE 103 LLC	PIGNOLET DAVID P,ELIZABETH A
10/30/2020	10/30/2020	$1,700,000.00	WARRANTY DEED	5086	717	Q	I	LUPIENT BARBARA REVOCABLE TRUST	AUGGIE 103 LLC
4/1/2014	3/31/2014	$28,000.00	WARRANTY DEED	3862	1174	U	I	CITY OF ST AUGUSTINE FL	LUPIENT BARBARA REVOCABLE TRUST
6/20/2013	6/17/2013	$0.00	WARRANTY DEED	3749	1407	U	I	LANE BARBARA ANN LIVING TRUST	LUPIENT BARBARA REVOCABLE TRUST
6/18/2013	6/17/2013	$808,000.00	WARRANTY DEED	3747	1475	Q	I	LANE BARBARA ANN LIVING TRUST	LUPIENT BARBARA REVOCABLE TRUST
	9/10/2010	$0.00	WARRANTY DEED	3353	1659	U	I	LANE BARBARA ANN	LANE BARBARA ANN LIVING TRUST
	5/3/2010	$0.00	TRUSTEES DEED	3310	1809	U	I	LANE RAYMOND L TRUSTEE	LANE BARBARA ANN
	3/12/2004	$0.00	WARRANTY DEED	2162	1823	U	I	LANE BARBARA ANN	LANE RAYMOND L TRUSTEE
	3/12/2004	$100.00	WARRANTY DEED	2162	1821	U	I	LANE RAYMOND L & BARBARA ANN	LANE BARBARA ANN
	6/1/1986	$182,500.00		707	69	Q	I		LANE RAYMOND L,BARBARA ANN
	4/1/1983	$155,000.00		580	672	Q	I		

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application: HP2025-0010 Address: 53 Evergreen Avenue

Elev8 Demolition – Applicant

Sandra Russaw Fluitt, Jacquiline Russaw Allen, & Joyce Russaw Browne - Owner

Project description: To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	8SJ6884
National Register:	N/A	Construction date:	c. 1950
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1034250030		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the southwest corner of Evergreen and Nesbit Avenues. The Masonry Vernacular residence was constructed c. 1950 and features an L shaped plan with cross gable shingle roof. Sanborn Maps and the existence of two front entry doors suggest the eastern portion of the structure, with a front gable roof and front gable enclosed porch, is the original portion of the building and the western ell with secondary entrance covered by an aluminum awning is a later addition. Aluminum and vinyl windows are seen throughout, and the exterior is a painted stucco finish.

The applicant is seeking full demolition of the residential structure. An attached carport, detached carport, and shed are also extant on the property and will be demolished.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **53 Evergreen Avenue** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building and associated outbuildings.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale , when viewed from the street, as the numerous one-story residential buildings that are in the neighborhood with a similar age; however, the later addition makes the building footprint one of the largest on this block.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other Masonry Vernacular structures in the area.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to consider the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File but is not located in a district. No known historic or cultural associations are known that would qualify the building for listing individually and the 2019 Survey of West Augustine suggests the building would not contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of simple post-WWII masonry construction that has seen alterations and additions over time.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine particularly in the West Augustine and Davis Shores neighborhoods.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The concrete brick building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant does not have plans to redevelop the property at this time. Based upon the note submitted with the application, the owners are hoping to have the building demolished prior to taxes being due. The applicant has stated that the building is not livable, however, no evidence was provided to confirm this claim.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(5), CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1950 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements for review have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

Staff Photographs
53 Evergreen Avenue



Front (North) Elevation

Staff Report, page 7

Staff Photographs
53 Evergreen Avenue



Front (North) Elevation

Staff Report, page 8

Staff Photographs
53 Evergreen Avenue



West Elevation

Staff Report, page 9

Staff Photographs
53 Evergreen Avenue



West Elevation

Staff Report, page 10

Staff Photographs
53 Evergreen Avenue



East Elevation

Staff Report, page 11

Staff Photographs
53 Evergreen Avenue



East Elevation

Staff Report, page 12.

Staff Photographs
53 Evergreen Avenue



East Elevation and Detached Carport

Staff Report, page 13

Staff Photographs
53 Evergreen Avenue



South Elevation

Staff Report, page 14

Staff Photographs
53 Evergreen Avenue



Southwest Elevation

Staff Photographs
53 Evergreen Avenue



Shed



Staff Report, page 16

Staff Photographs
53 Evergreen Avenue





Interior Photographs

Staff Photographs
53 Evergreen Avenue





Interior Photographs

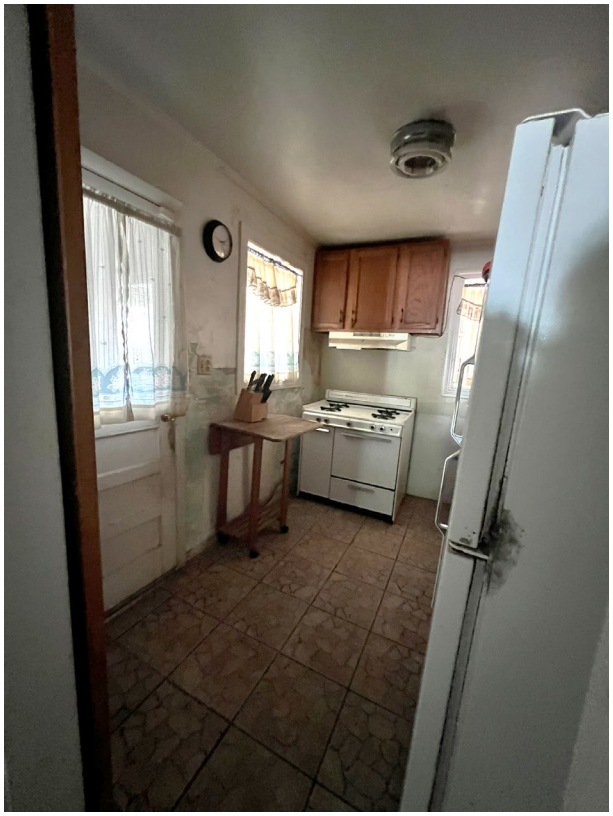
Staff Photographs
53 Evergreen Avenue



Interior Photographs

Staff Report, page 19

Staff Photographs
53 Evergreen Avenue

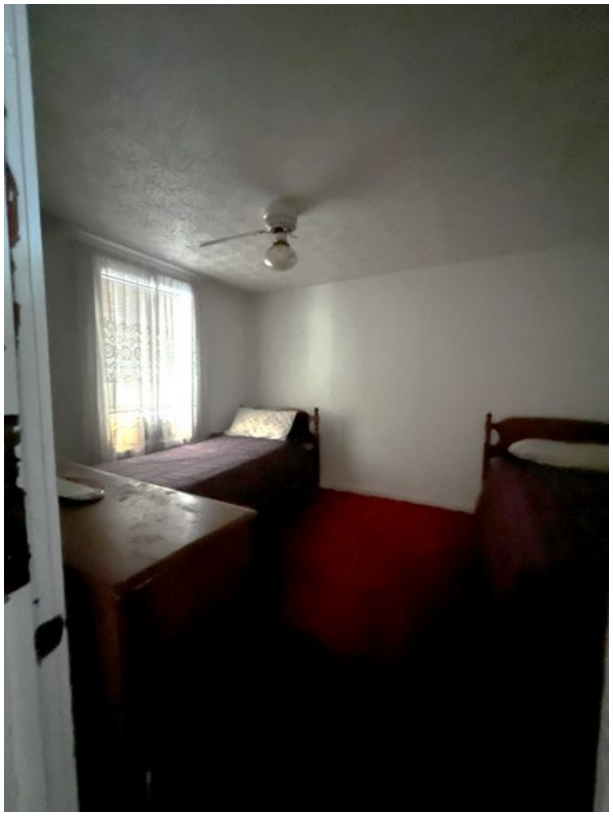




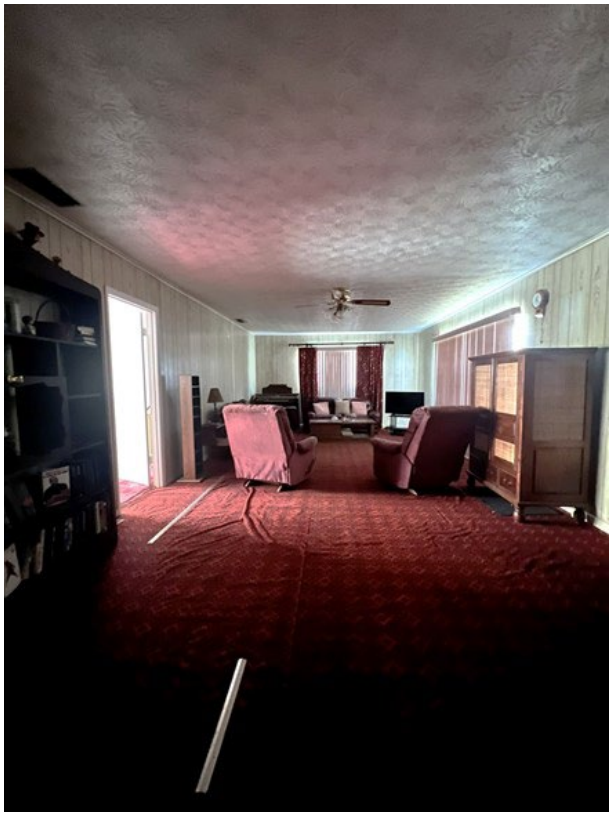


Interior Photographs

Staff Photographs
53 Evergreen Avenue







Interior Photographs

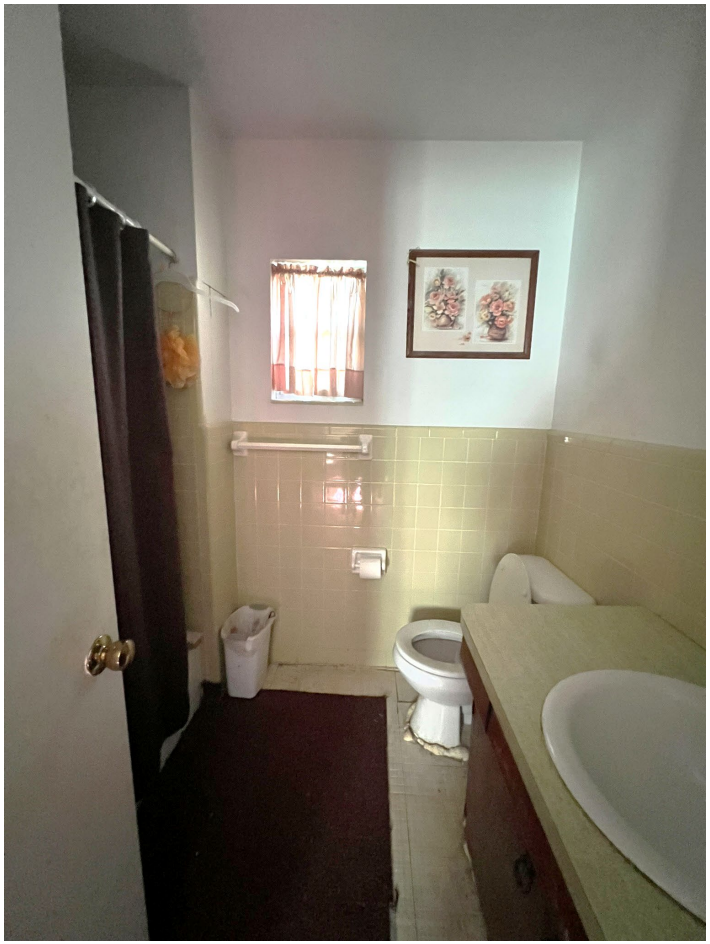
Staff Photographs
53 Evergreen Avenue





Interior Photographs

Staff Photographs
53 Evergreen Avenue





Interior Photographs

Staff Report, page 23

Cultural Resource Detailed Report

2/26/2025

SJ6884 - 53 EVERGREEN AVE

Historic Structure

SHPO Evaluation

Ineligible for NRHP (Jul 22, 2020)

Address

53 EVERGREEN AVE

Year Constructed

1950

Condition

Fair

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Masonry Vernacular

Stories

1

Exterior Plan

L-shaped

Structural Systems

Wood frame

Foundation Materials

Concrete, Generic

Exterior Fabrics

Drop siding
Stucco

Roof Type

Cross-gabled

Quad Map Names

ST. AUGUSTINE

City

St. Augustine

Township | Range | Section

07S | 29E | 41

Associated Manuscripts

27071

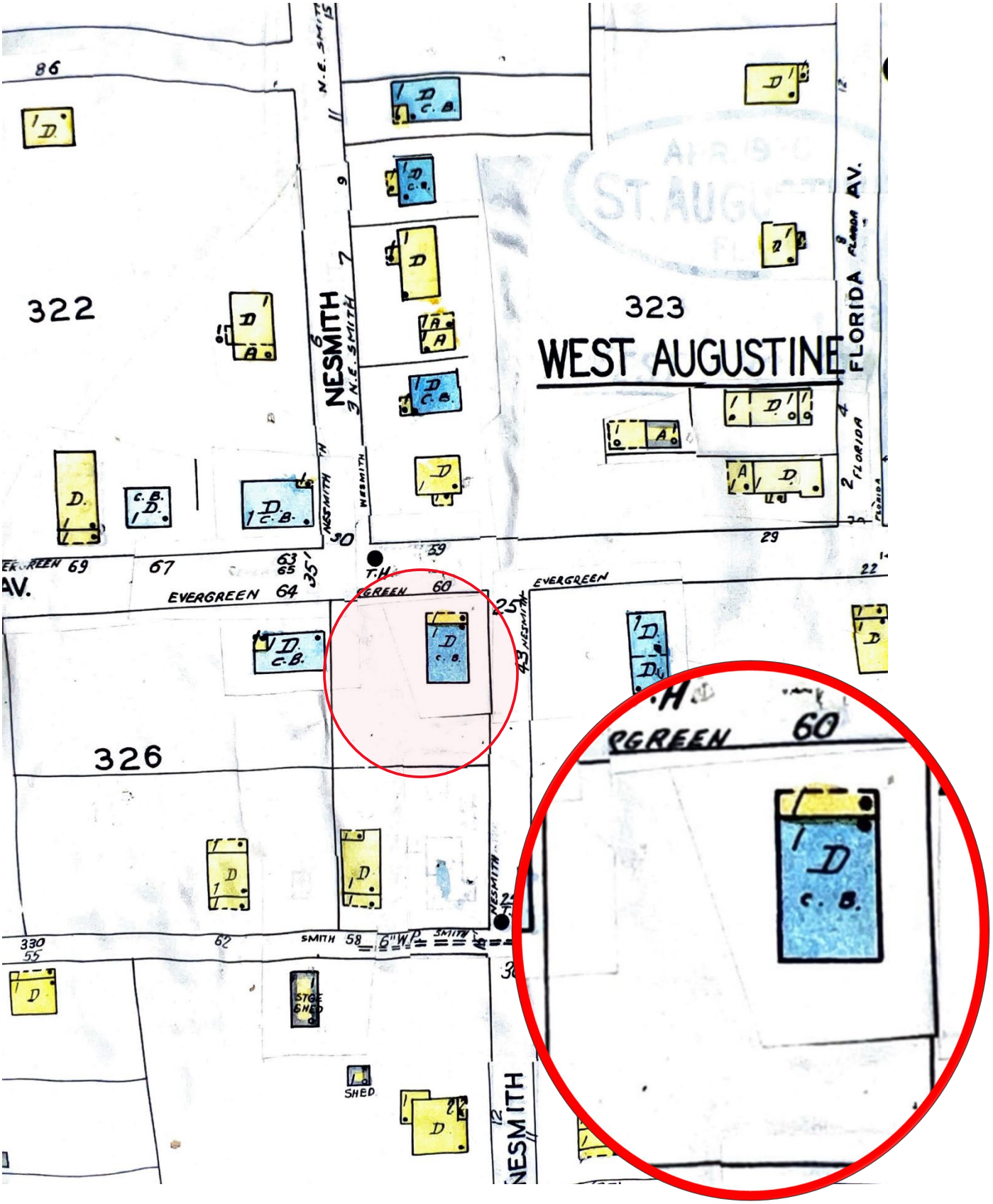
Field Visit Dates

January 2020

Narrative Description

This 1950 Masonry Vernacular building is in fair condition. It has a Intersecting gables roof, Stucco, and is 1 story.

SANBORN MAP
53 (formerly 60) Evergreen Avenue



53 (formerly 60) Evergreen Avenues (c. 1950)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1951	William D. Battle Mrs. Gladys E. Battle	(c)	Student Nurses Aide, Flagler Hospital
1955	Mrs. Daisy S. Russaw (widow Melvin L.)	(o)	Teacher, Public School
1960	Mrs. Daisy S. Russaw	(o)	Teacher, Webster Elementary
1965	Mrs. Daisy S. Russaw Sandra Russaw	(o)	Teacher, Webster Elementary Student
1970	James L. Colbert (wife: Daisy S.)	(o)	Manager, Star Cleaners Teacher, Crookshank Elementary
1975	James L. Colbert (wife: Daisy S.)	(o)	Star Cleaners Teacher, Orange Street 5th Grade Center
1979-80	James L. Colbert (wife: Daisy S.)	(o)	Teacher, Brentwood Elementary Teacher, Crookshank Elementary
1984-85	James L. Colbert (wife: Daisy S.)	(o)	Manager, Star Cleaners Teacher, Evelyn Hamblen

\+ First entry found for this address
(o) Owner
(c) Colored

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0010 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Ben Pfotenhauer
   Business (if applicable):
   Address: 4627 Heckscher Dr
   City: Jacksonville State: FL Zip Code: 32226
   Daytime Telephone: 9045241769 E-Mail Address: amber@elev8jax.com

2. NAME OF PROPERTY OWNER: Jacqueline Russaw Allen
   Business (if applicable):
   Address: 66 Kellet Way
   City: St Johns State: FL Zip Code: 32259
   Daytime Telephone: 8134802681 E-Mail Address: kallens@verizon.net

3. PROJECT LOCATION: 53 EVERGREEN AVE, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-56 BOVEE SUB E100FT OF UNPLATTED PT BLK A (FORMERLY (3 & 4) GREENO TRACT E100FT OF LOT 1 BLK 3) DB173/170 & OR3073/1671(L/A) & 3139/1930(H/R) & 6018/977(Q/C) & 6053/465(C/D)

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

Received 1/27/2025
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 53 Evergreen Ave

Applicant's Name: Ben Pfotenhauer Applicant's Signature: Ben Pfotenhauer

Owner's Name: Jacqueline Russaw Allen Owner's Signature: Jacqueline R. Allen

Owner's Name: Sandra Russaw Fluitt Owner's Signature: Sandra R. Fluitt

Owner's Name: Joyce B. Russaw Owner's Signature: Joyce B. Russaw

(Can add additional signature page if needed)

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.

Received 1/07/2025
Planning & Building Department

Received 10/7/2025
Planning & Building Department

Received 10/7/2025
Planning & Zoning Department

Document ID: 45355
Housing & Building Department

Received 9/27/2024
Planning & Building Department

Received 1/27/2025
Planning & Building Department

Received: 10/2/2025
Planning & Zoning Department



Received 1/27/2025
Planning & Building Department



Received 1/27/2025
Planning & Building Department

Received 1/27/2025
Planning & Building Department



There are no plans for redevelopment of 53 Evergreen Ave at the moment. The owners are trying to have it taken down before taxes are due in March. It is not livable.

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	1034250030
Location Address	53 EVERGREEN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Bovee's (473)
Tax Description*	2-56 BOVEE SUB E100FT OF UNPLATTED PT BLK A (FORMERLY (3 & 4) GREENO TRACT E100FT OF LOT 1 BLK 3) DB173/170 & OR3073/1671(L/A) & 3139/1930(H/R) & 6018/977(Q/C) & 6053/465(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Bovee, Plat Showing Subdivision Of Prope
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.280
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Fluitt Sandra Russaw Et AL 33.33% Allen Jacqueline Russaw 33.33% Browne Joyce Russaw 33.33%
Mailing Address	66 KELLET WAY SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2025
Building Value	$184,450
Extra Features Value	$2,340
Total Land Value	$111,720
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$298,510**
Total Deferred	$0
Assessed Value	**$298,510**
Total Exemptions	$0
Taxable Value	**$298,510**

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

Historical Assessment Information

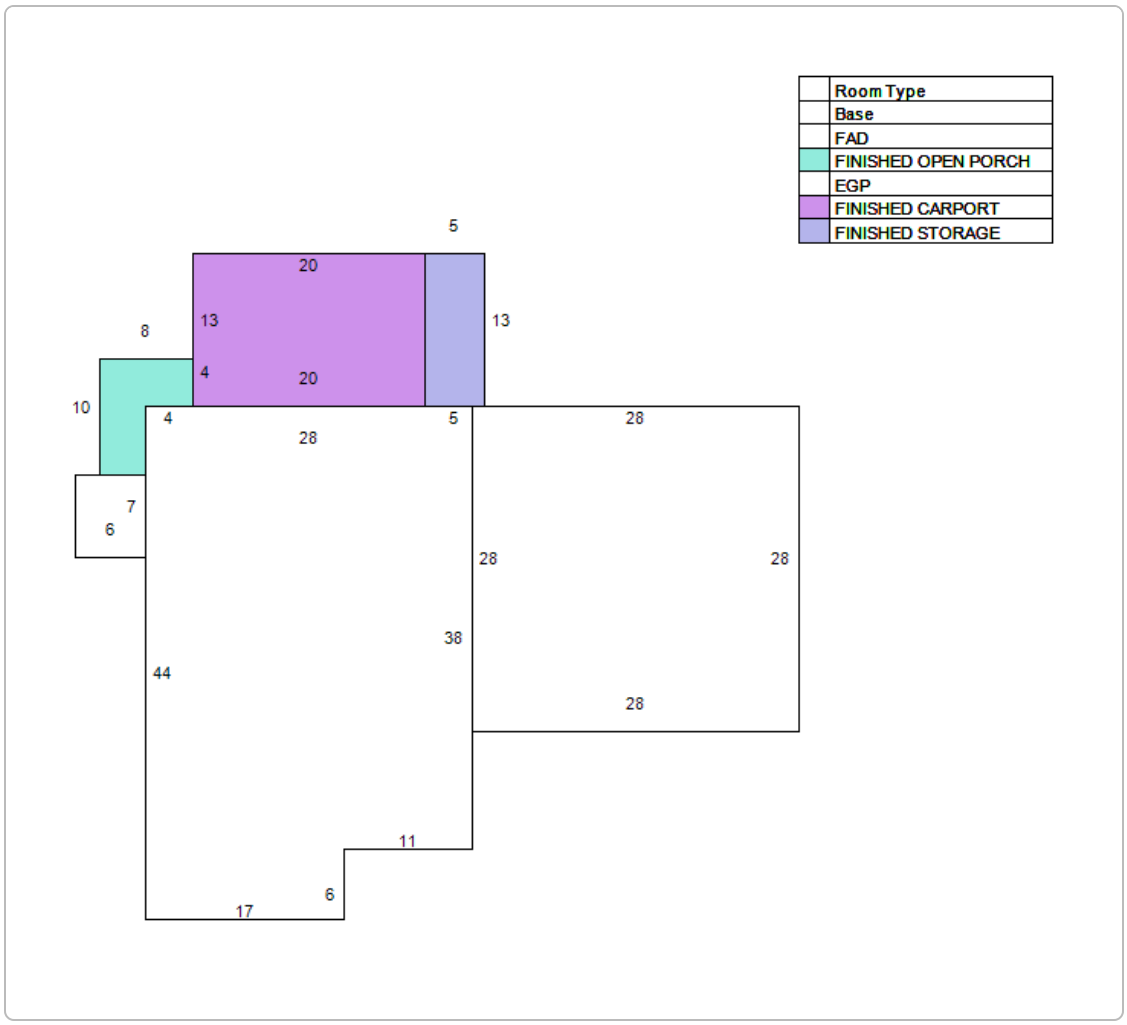
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$181,576	$2,430	$111,720	$0	$0	$295,726	$295,726	$0	$295,726
2023	$173,521	$2,520	$93,100	$0	$0	$269,141	$49,118	$250,023	$19,118
2022	$150,083	$2,148	$91,630	$0	$0	$243,861	$47,687	$221,674	$22,187
2021	$120,937	$2,148	$55,370	$0	$0	$178,455	$46,298	$157,657	$20,798
2020	$124,776	$2,148	$41,650	$0	$0	$168,574	$45,659	$148,415	$20,159
2019	$119,304	$1,942	$41,650	$0	$0	$162,896	$44,632	$143,764	$19,132
2018	$120,985	$2,015	$31,850	$0	$0	$154,850	$43,800	$136,550	$18,300
2017	$103,389	$2,435	$31,360	$0	$0	$137,184	$42,899	$119,785	$17,399
2016	$91,407	$2,480	$24,990	$0	$0	$118,877	$42,017	$102,360	$16,517
2015	$77,372	$2,525	$22,540	$0	$0	$102,437	$41,725	$86,212	$16,225
2014	$73,805	$2,570	$22,540	$0	$0	$98,915	$41,394	$83,021	$15,894

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$184,450	**Roof Structure**	Gable Hip
Year Built	1950	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	2373	**Interior Wall**	Drywall
Conditioned Area	1950	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1166
FINISHED OPEN PORCH	56
FINISHED CARPORT	260
FINISHED STORAGE/UTILITY	65
UNFINISHED ENCLOSED PORCH	42
ADDITION	784
Total SqFt	2373

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		2340

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	120	100	EF	$111,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2024	11/12/2024	$0.00	CORRECTIVE DEED	6053	564	U	I	COLBERT JAMES L	FLUITT SANDRA RUSSAW ET AL
9/10/2024	9/10/2024	$0.00	QUIT CLAIM DEED	6018	977	U	I	COLBERT JAMES	FLUITT SANDRA RUSSAW ET AL
12/19/2011	12/1/2011	$0.00	PERSONAL REP	3505	1879	U	I	FLUITT SANDRA RUSSAW AS PER/REP OF DAISY COLBERT ESTATE	FLUITT SANDRA RUSSAW,ALLEN JACQUELINE RUSSAW & JOYCE RUSSAW BROWN
	4/25/2008	$0.00	WILL	3073	1668	U	I	COLBERT DAISY SELMORE RUSSAW DEC'D	
	4/22/2008	$0.00	LETTERS OF ADMN	3073	1671	U	I	RUSSAW DAISY SELMORE DEC'D	FLUITT SANDRA RUSSAW P/R
11/13/2008	4/15/2008	$0.00	ORDER DET HX REAL P	3139	1930	U	I	COLBERT DAISY SELMORE RUSSAW ESTATE	COLBERT JAMES ***
	10/25/2007	$0.00	OTHER INSTRUMENT	2999	242	U	I	RUSSAW MELVIN L DEC'D	RUSSAW DAISY SELMORE DEC'D
10/18/2007	10/4/2007	$0.00	SUMMARY ORDER ADMIN	2996	536	U	I		RUSSAW MELVIN L DEC'D

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/5/2007	10/4/2007	$0.00	SUMMARY ORDER ADMIN	2991	1004	U	I	RUSSAW MELVIN L DEC'D 8-15-1954	

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/20/2025, 12:12:24 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Instr #2024089638 BK: 6053 PG: 564, Filed & Recorded: 11/15/2024 11:46 AM #Pgs:3 Doc M: Exempt
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $27.00

Prepared by and when recorded return to:

David D. Naples, Jr., Esq.
D. Naples Law, PLLC
2807 North Tenth Street
St. Augustine, Florida 32084

Property Appraiser's Parcel Identification No. 103425-0030

(Space above this line reserved for recording office use only)

COPY

CORRECTIVE[1] QUITCLAIM DEED[2]

THIS INDENTURE made on this the 12th day of November, 2024, by **JAMES L. COLBERT, by his Guardian of the Property, GRACIE GARDNER[3],** a single man conveying non-homestead property (hereinafter referred to as "Grantor"), who resides at 219 Phoenetia Drive, St. Augustine, Florida 32086, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration in hand paid, to **SANDRA RUSSAW FLUITT,** who resides at 66 Kellet Way, St. Johns, Florida 32259, to **JACQUELINE RUSSAW ALLEN**, who resides at 4296 Caveat Court, Fairburn, Georgia 30213, and to **JOYCE RUSSAW BROWN**, who resides at 4296 Caveat Court, Fairburn, Georgia 30213 (hereinafter collectively referred to as "Grantee"). Grantor hereby REMISES, RELEASES and QUITCLAIMS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of St. Johns and State of Florida:

> Commencing at the northeast corner of Evergreen and Nesmith Streets which is also the northeast corner of lot one (1), Block three (3) of the Greeno Subdivision of the City of St. Augustine, Florida, run along the north line of lot 1 and bordering Evergreen Street, 50 feet thence 100 feet south and parallel with Nesmith Street thence east 50 feet and parallel with Evergreen Street thence 100 feet north and along Nesmith Street to the point of beginning.

---

[1] This corrective deed is intended to correct the addresses of the Grantees and the legal description contained in the Quitclaim Deed recorded at Book 6018, Page 977, of the Public Records of St. Johns County, Florida.

[2] The intent of this Quitclaim Deed is to extinguish the Grantor's life estate interest by transferring said interest to the remainder beneficiaries (the Grantees). The Grantor and Grantees' respective interests in this property were established via Court Order in the Estate of Daisy Selmore Colbert, Case No. CP07-605, in and for St. Johns County, Florida, and recorded at Book 3139, Page 1930, of the Official Records of St. Johns County, Florida.

[3] Pursuant to a Court Order in the Guardianship of James L. Colbert, Case No. GA23-186.

More commonly known as 53 Evergreen Avenue, St. Augustine, Florida 32084.

This deed was prepared without the benefit of title insurance.

The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in St. Johns County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

COPY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Witness 1 Signature

Liliana González Pérez
Witness 1 Print

38 Grant Street
St. Augustine, FL 32084
Witness 1 Address

Witness 2 Signature

Amanda L. Sekel
Witness 2 Print

38 Grant Street
St. Augustine, FL 32084
Witness 2 Address

Gracie L. Gardner
JAMES L. COLBERT, by his Guardian of the Property, GRACIE GARDNER, Grantor

STATE OF FLORIDA §
§
COUNTY OF ST. JOHNS §

The foregoing instrument was acknowledged before me, the undersigned authority, by **JAMES L. COLBERT, by his Guardian of the Property, GRACIE GARDNER**, Grantor, who produced FLDL that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, and whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 12th day of November, 2024.

Notary Public State of Florida
Amanda L Sekel
My Commission HH 407828
Expires 6/16/2027

Amanda L Sekel
Notary Public

COPY

For the March 20, 2025 HARB Meeting

Item 6(a) – Certificate of Appropriateness Application: HP2024-0079
Address: **56 Charlotte Street**
Applicant & Property Owner: **Azman & Maria Dayakli**
Project description: **To construct a storage shed in the rear yard.**

1. This application was continued at the January 16, 2025 to allow the applicant time to redesign the proposed shed in a more appropriate architectural style.
2. The applicant received reminders that additional information was due by March 10, 2025; however, no new information was submitted by the deadline. If the applicant attends the meeting and submits new information, it may be reviewed during the meeting at the Board's discretion.
3. Per Sec. 28-88(6)e. If an owner/applicant fails to appear for three (3) consecutive HARB meetings, the application may be considered withdrawn. This is the second meeting where no communication has been received from the applicant.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Appropriateness** at **56 Charlotte Street** to allow the applicant additional time to provide necessary information including redesigned plans for the proposed shed.

Candice Seymour
Candice Seymour, Historic Preservation Planner

Candice Seymour

From: Verizon.Notification.no_reply <swsiefken@att.net>
Sent: Tuesday, March 11, 2025 8:48 PM
To: Candice Seymour
Cc: Julie Courtney
Subject: March HARB meeting

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.

Candice,

My updated plans for the new addition are with the architect and not completed in time for the March HARB meeting. I am requesting a continuance to the April meeting at which time the plans should be complete.

Thank you very much.

Scott Siefken

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2025-0006 Address: 142 Washington Street

20/20 Commercial Holdings Washington LLC – Applicant & Owner

Project description: For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors, after-the-fact replacement of wood windows with windows of a new material and design, and replacement of the front entry door in a new material and design.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ02352
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	2113400000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is seeking partial demolition as described in the updated scope of work below.

At the previous HARB meeting, the Board reviewed the proposed new balcony design and replacement of original 6/1 wood windows with new 4/1 vinyl windows with interior muntins. No final determination was made regarding the balcony, though concerns were voiced regarding the new design's impacts to the overall scale of the building. The Board suggested replacement windows could be mitigated by forgoing the installation of French doors and retaining the remaining original windows on the front elevation, replacing the surrounding four primary façade windows with a 6/1 window, with exterior muntins, to match the original pattern and two existing original windows, and adding an exterior muntin to the remaining 4/1 replacement windows. The applicant has found an exterior muntin kit for the 4/1 windows, but has not made any other changes to the completed window replacement or the balcony design.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District that does not meet the threshold for administrative approval requires review and approval by the HARB for removal of historic features as well as new replacement features.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition for Partial Demolition** at **142 Washington Street:**

1. **APPROVE** the application as presented or modified by the HARB if the Board finds that the propsoed modifications maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope in accordance with SOIS for Rehabilitation #9; OR,
2. **CONTINUE** the application to allow time for the applicant to provide plans for a more appropriate design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include (Changes from original application in Red):
    a. Replacement of hipped entry porch roof with a balcony:
        i. Maintaining existing 11'10" x 6' 8" footprint
        ii. Adding two additional load-bearing columns to match existing, one exterior to each existing column
        iii. White Aluminum Handrail
    b. Replace two existing 6/1 windows (paired) with pair of 10-lite French doors (exterior muntins)
    c. Wholesale replacement of existing 6/1 wood windows with 4/1 vinyl windows with exterior muntins applied.
    d. Replacement of existing front door with ¼ lite door (material not specified)

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The symmetrical façade, columned entry porch, and 6/1 windows are distinct features of the building and its architectural style. The Sanborn Maps do not show the covered entry porch, suggesting the porch, while architecturally appropriate, may be a later addition.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building is one of few Colonial Revival Structures in Lincolnville and the only one of this style on the immediate streetscape. Alteration of the columned entry porch can be mitigated by utilizing appropriate matching column and railing designs consistent with the architectural style. Replacement of the appropriate 6/1 wood windows with an alternative interior muntin pattern alters a distinct Colonial Revival feature.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. Construction of the balcony with additional support columns is consistent with the Colonial Revival style. At the previous hearing, the Board voiced concerns that the balcony may alter the scale of the façade; however, no updated plans have been submitted to address this concern. A simple wood baluster or turned spindle railing may be more appropriate than the aluminum railing proposed. Archaeological review may be triggered by construction of footers for the new column. Replacement of the paired windows on the second story with paired French doors is also consistent with the architectural style if the proposed French doors are a simulated divided lite with exterior muntins.

Vinyl replacement windows that have been installed appear to be consistent in framing and depth; however, the original windows were 6/1 while the replacements are 4/1 with an interior muntin. The Architectural Guidelines for Historic Preservation (AGHP) states that Colonial Revival windows in St. Augustine may be 6/6 or 6/1 with functional shutters but continue stating the most common window configuration is 1/1 while 9/1, 8/8, 8/1, 6/6, 6/1, 4/4, 4/1, 3/1, 2/2, and 2/1 are also used. The HARB should advise whether the 4/1 lite pattern is a compatible design that maintains the historic character and integrity of the structure if a raised exterior muntin could be applied. See details of previous Board discussion regarding window replacement on page 2 of this staff report.

The existing front door is an ornate wood design with lites on either side of 3 central panels. The applicant seeks to replace the door with a ¼ lite panel door (material not specified) as shown in the rendering provided in the application packet. The reason for the door replacement is the current condition of the existing door which has several cracks and splits in the wood.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although the structure contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. At the previous hearing, the HARB indicated that alterations to the covered entry porch do not appear to maintain the historic integrity of the structure and more thought should be given to the scale of the design. Replacement of the existing windows removes part of the building original fabric but can be mitigated if replacement windows are an appropriate design.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is one of few Colonial Revival Structures in Lincolnville and the only one of this style on the immediate streetscape. The symmetrical façade, columned entry porch, and 6/1 windows are distinct features of the building and its architectural style.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is found throughout St. Augustine particularly in the Model Land Company and Old City South neighborhoods.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The architectural elements being altered do not have a unique architectural style or characteristics that would be difficult to reproduce but new elements may be significantly different in appearance as is evident with the replacement windows with interior muntins.

11. ***The justification for the proposed partial demolition.*** The applicant proposes these changes in conjunction with interior renovations. The applicant stated that window replacement was necessary due to the condition of the windows and for energy efficiency purposes. A floorplan with numbered windows was provided by the applicant; however, no documentation of original window conditions was provided and would now be difficult to obtain since the work has been completed.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(3)d., CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(4), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

~~~~~

The building was built by 1924, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The new balcony design and replacement windows installed do not use in-kind features or materials.

The requirements for review have been sufficiently met.
~~~~~

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps

Staff Photographs
142 Washington Street



Front (East) Elevation

Staff Report, page 7

Staff Photographs
142 Washington Street



South Elevation

Staff Report, page 8

Staff Photographs
142 Washington Street



South Elevation

Staff Report, page 9

Staff Photographs
142 Washington Street



South Elevation

Staff Photographs
142 Washington Street





Rear (West) Elevation

Staff Report, page 11

Staff Photographs
142 Washington Street





North Elevation

Staff Photographs
142 Washington Street





Window Details

Staff Photographs
142 Washington Street





Window Details

Staff Photographs
142 Washington Street





Porch Details

Staff Report, page 15

Staff Photographs
142 Washington Street





Porch Details

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2352 1009==

Site Name: 142 Washington Street 830== Survey Date: 7901 820==

Address: 142 Washington Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Keith Subdivision (subdivision) H (block) 4, 9, pt. 10 (lot) 868==

Merrill est 8J3248 868==

Owner of Site: Name: Mason, Robert L. and Isabelle M.;

Address: 142 Washington Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Mason, Robert L 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469883 (easting) 3305749 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

Map Reference: USGS St.Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip hood 942==

Porches & Balconies: 942==

Chimney Location: End, exterior, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence was constructed between 1917 and 1924. Significant details include round wood posts.

Keith Subdivision is a later development than the areas surrounding it. The 1885 and 1894 Birdeye maps of St. Augustine show it as an orange grove with an old plantation house and few other buildings. Over the years the orange grove was subdivided and developed, and most buildings there date from the first third of the twentieth century. One wing of the old plantation house survives today at 55 Keith Street. Aside from churches, the development is mostly residential. Most of the homes are modest woodframe structures, though there are also some houses built of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. Threats to the area include traffic along South and Riberia Streets and Central Avenue. There is also a problem of housing deterioration in the area.

HISTORY

The southwestern end of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promotor, attempted but failed to promote residential construction on the northern fringes of the estate. In the 1870's, William Keith of Boston, Massachusetts, president of the St. Augustine City Council, purchased this northern section where he established his residence and cultivated citrus. His widow, Harriet, and son, Benjamin, began subdividing the estate in 1901. The east-west streets, Lovett [originally Cyprian after the Episcopal Church of the same name] and Keith, were cut through by 1910 and 1917 respectively. The area north of Keith Street was developed primarily by Blacks as an early 20th century expansion of Lincolnville while the section to the south was developed generally as a White neighborhood, contiguous to the racially similar neighborhood in the Buena Esperanza Subdivision.[2]

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

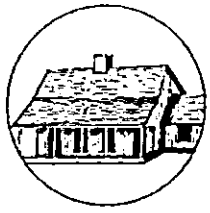
2. Deed Records, Book K, pp. 101 and 288; Book R, p. 46; Book X, p. 233; Map Book Q, pp. 20 and 27; Sanborn Fire Insurance Map, 1910, 1917; St. Augustine City Directory, 1904, 1910, 1917.

3. St. Augustine City Directory, 1899, 1911-12, 1924-25.

In 1899, 142 Washington Street was the residence of the Reverend W. D. Certain [Black], pastor of the St. Paul A. M. E. Church. In 1911 the house was occupied by Charles T. Meakins, superintendent for Southern Mutual Association, and in 1924 it was the resident of Stephen C. Middleton, State and County Tax Collector.[3]


SAFETY FILM 5062

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ02352
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # MAP

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

Site Name(s) (address if none) 142 Washington Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
142		Washington	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2113400000 — Landgrant _____
Subdivision Name Keith Subdivision — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature possible side addn
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Mason Isabelle M

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

DESCRIPTION

Style Colonial Revival — Exterior Plan Central Block, 1 wing — Number of Stories 2
Exterior Fabric(s) 1. Shingles-wood 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. flat extension
Windows (types, materials, etc.)

symmetrical fenestration, single & paired 6/1 wood sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

low pitch hip roof, wide overhanging eave, wood shingles, beltcourse, single story wing to south elevation w flat roof, hip extension over entry

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

central walkway from entry to street, single car drive, manicured lawn

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ02352

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Masonry 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details)

centrally located multi panel & light wood door, under hip extension roof

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

centrally located hip extension over entry stoop w rounded columns on masonry deck, masonry steps and iron railings

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

This 1930 2 story Colonial Revival style building is in good condition, and has a Hip roof and Wood shingles siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

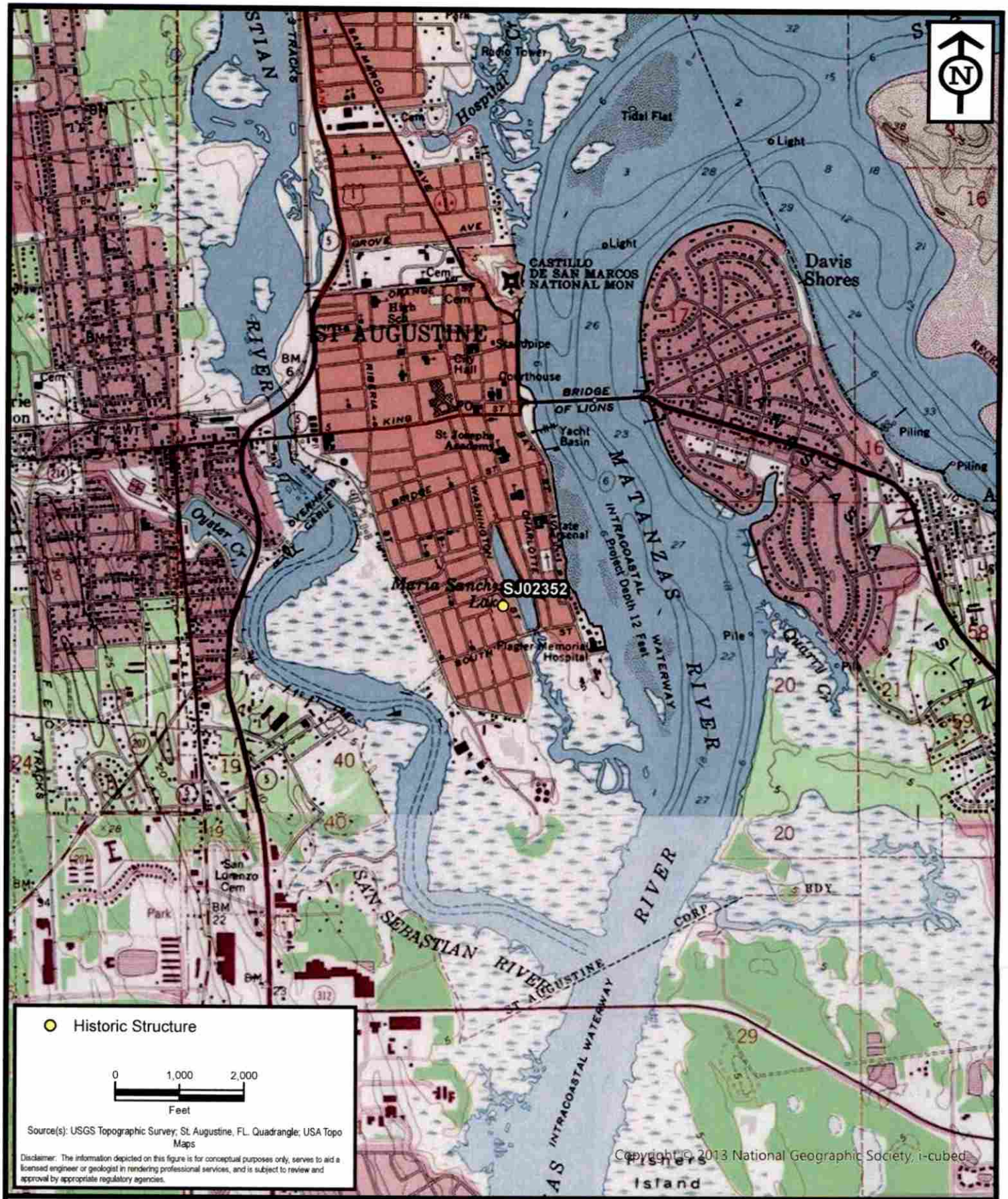
Parcel Location - SJ02352

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/18/2021 12:21 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02352

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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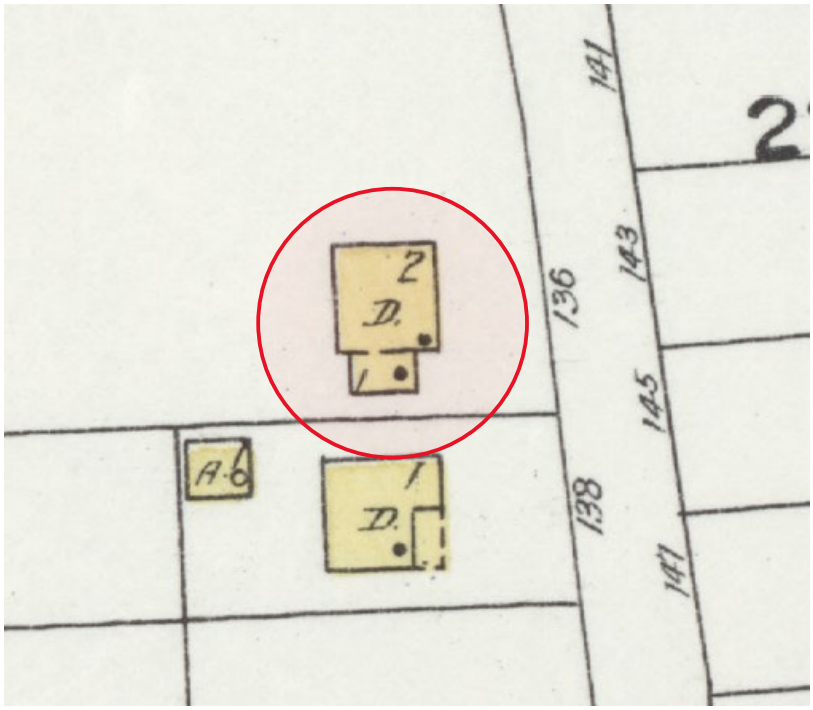



142

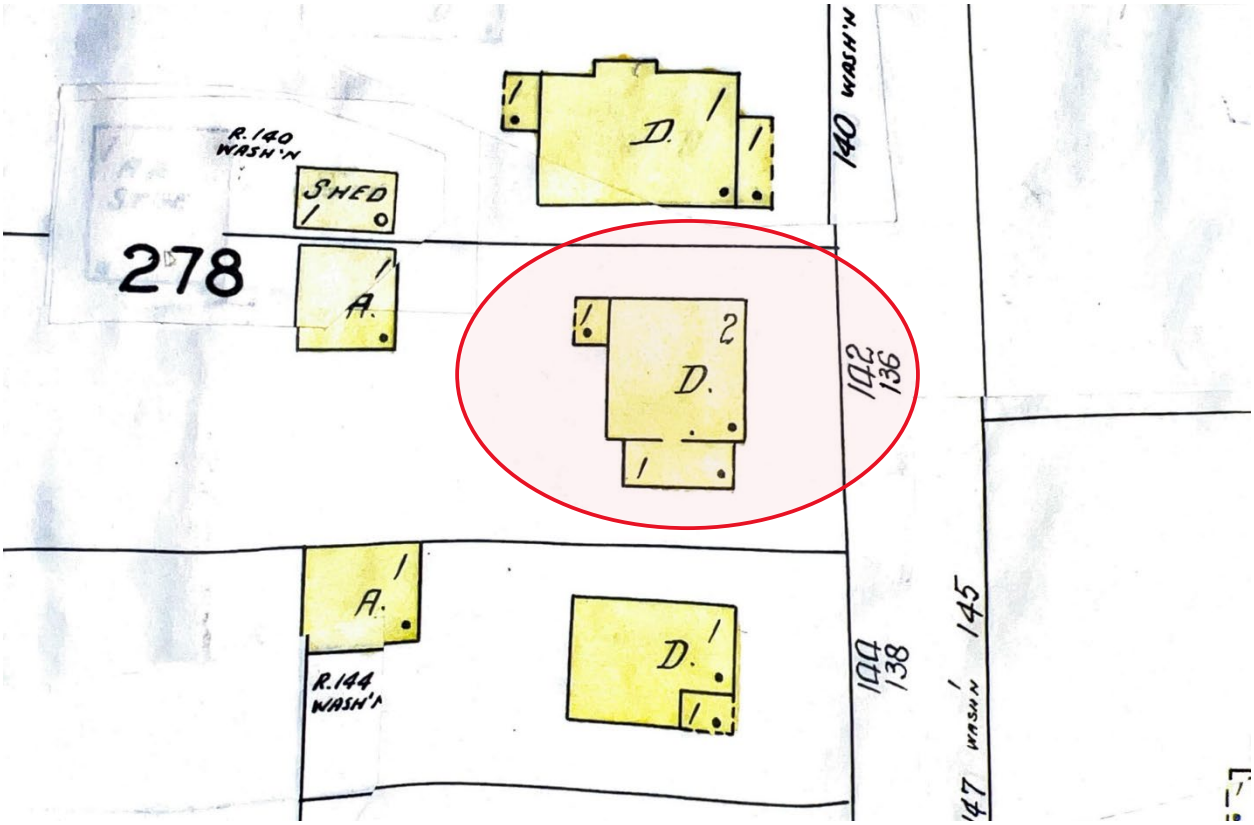


Staff Report, page 29

SANBORN MAPS
142 Washington Street



1924



1930 Updated to 1965

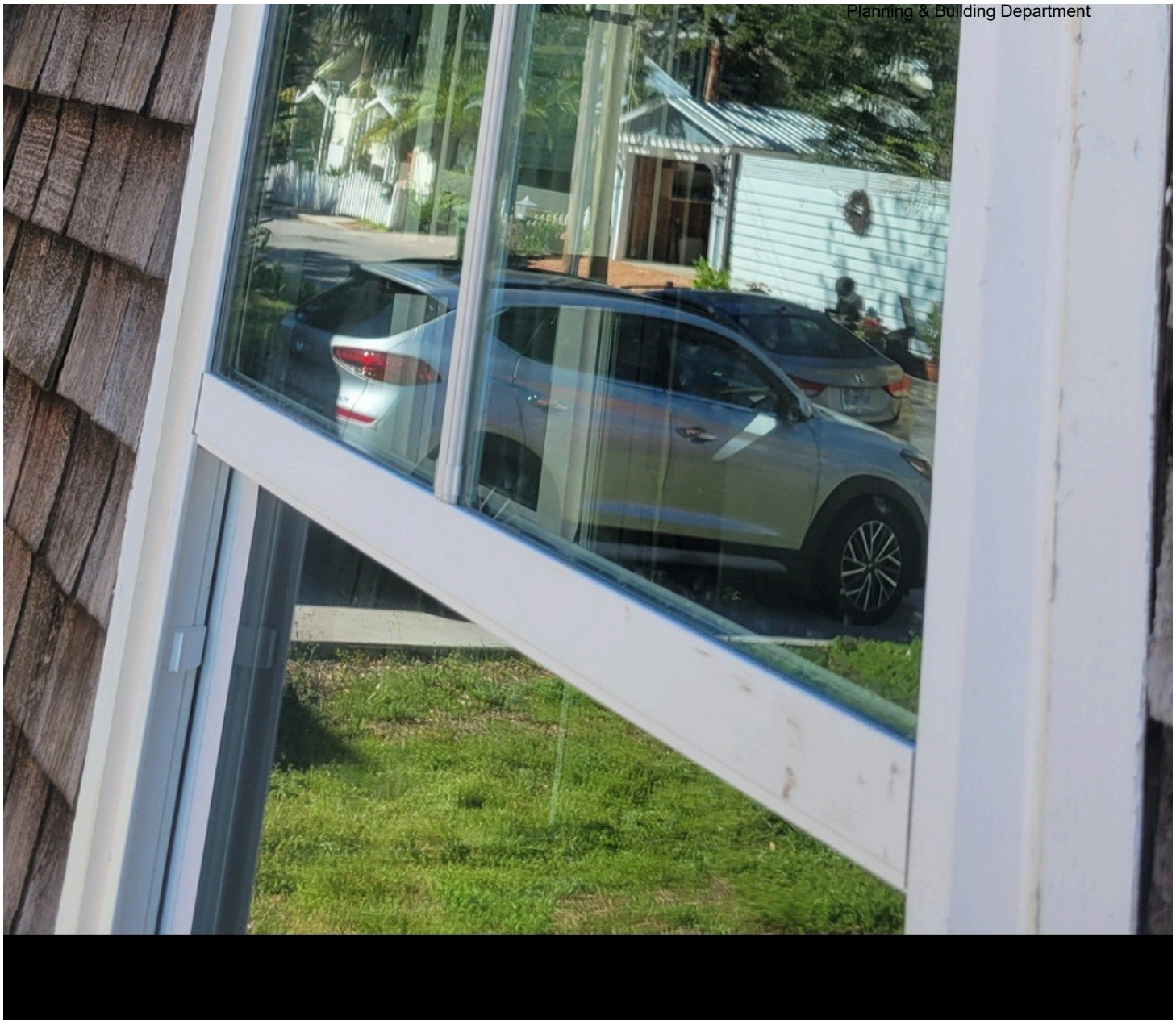
FOR THE MARCH 20, 2025 HARB MEETING

COD-P HP2025-0006
142 WASHINGTON STREET

New Information Submitted by the Applicant


(no muntin)
Muntin installed


High quality grid kit.
Looks factory great!




Installed muntin


UPPER DOOR PANELS
Continuos split top to bottom


Front door is separating due to weakened panels and door is "flexing" when opened or shut due to being almost split in half.
The upper and lower left side of door has been further weakened by shaving that end to keep natural sag of failing door from rubbing frame


LOWER DOOR PANEL
continuous split


Inside view of split

Balcony railing: White aluminum





Balcony french door

F-3500 60-IN X 80-IN X 4-9/16-IN JAMB LOW-E EXTERNAL GRILLES , PRIMED FIBERGLASS RIGHT-HAND O...

DESCRIPTION

Item #: 624794 Model #: LOWOLJW182300082

- Features long term cost saving Low-E glass with an external grille
- Fiberglass doors have registration lines that simulate the construction and look of a true wood Door
- Fiberglass will not dent, warp or rot and resists water and insect damage; this durable alternative material comes without the maintenance and wear worries of wood
- Unfinished doors have a lightly brush-stroked surface allowing for optimal paint adherence
- AuraLast infused primed jambs provide surface to core wood protection and protects against rot
- Eco-conscious ENERGY STAR® qualified product
- Limited lifetime warranty for peace of mind

CA Residents: Prop 65 Warning(s)


Option 2: SW Colonial revival blue


Option 1: SW Colonial revival green

February 21, 2025

EDWARD JACKSON
2380 DEERWOOD ACRES DR
ST AUGUSTINE, FL 32084

Re: Certificate of Demolition (Partial) - HP2025-0006

Dear EDWARD JACKSON,

On February 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the March 20, 2025, meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by March 10, 2025.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2025-0006
Applicant:	EDWARD JACKSON
Owner:	EDWARD JACKSON
Address:	142 WASHINGTON ST, ST AUGUSTINE, FL 32084
Parcel Number:	2113400000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, FEBRUARY 20, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, February 20, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.

3. The subject property has a zoning classification of RS-2

4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors..

Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Recommended Remediation of windows: 1. Replace Front Facade windows w/ 6/1, retain original windows
- 2. Apply Exterior Muntins to secondary elevations
-
- To March 20, 2025
-

DONE AND ORDERED, at a public hearing on the 20th day of February, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0006 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [+ physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of February, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

ORIGINAL APPLICATION SUBMITTAL

COD-P HP2025-0006
142 WASHINGTON STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0006 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: EDWARD JACKSON
   Business (if applicable):
   Address: 2380 DEERWOOD ACRES DR
   City: ST AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9043477863 E-Mail Address: sjackson2020plumbingllc@gmail.com

2. NAME OF PROPERTY OWNER: EDWARD JACKSON
   Business (if applicable):
   Address: 2380 DEERWOOD ACRES DR
   City: ST AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9043477863 E-Mail Address: sjackson2020plumbingllc@gmail.com

3. PROJECT LOCATION: 142 Washington St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors.

Information attached by applicant includes:

- Application Agreement
- Photograph of Existing Conditions
- Inspiration Photograph
- Proposed Replacement Building/Feature Drawings
- Floorplan with Window Locations*
- Replacement Window Specifications*

* For after-the-fact window replacement not included in original scope of work.

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 142 Washington St, St Augustine, FL 32084

Applicant's Name: 20|20 Commercial Holdings Washington LLC Applicant's Signature: [signature]

Owner's Name: Edward Jackson Owner's Signature: [signature]

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

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

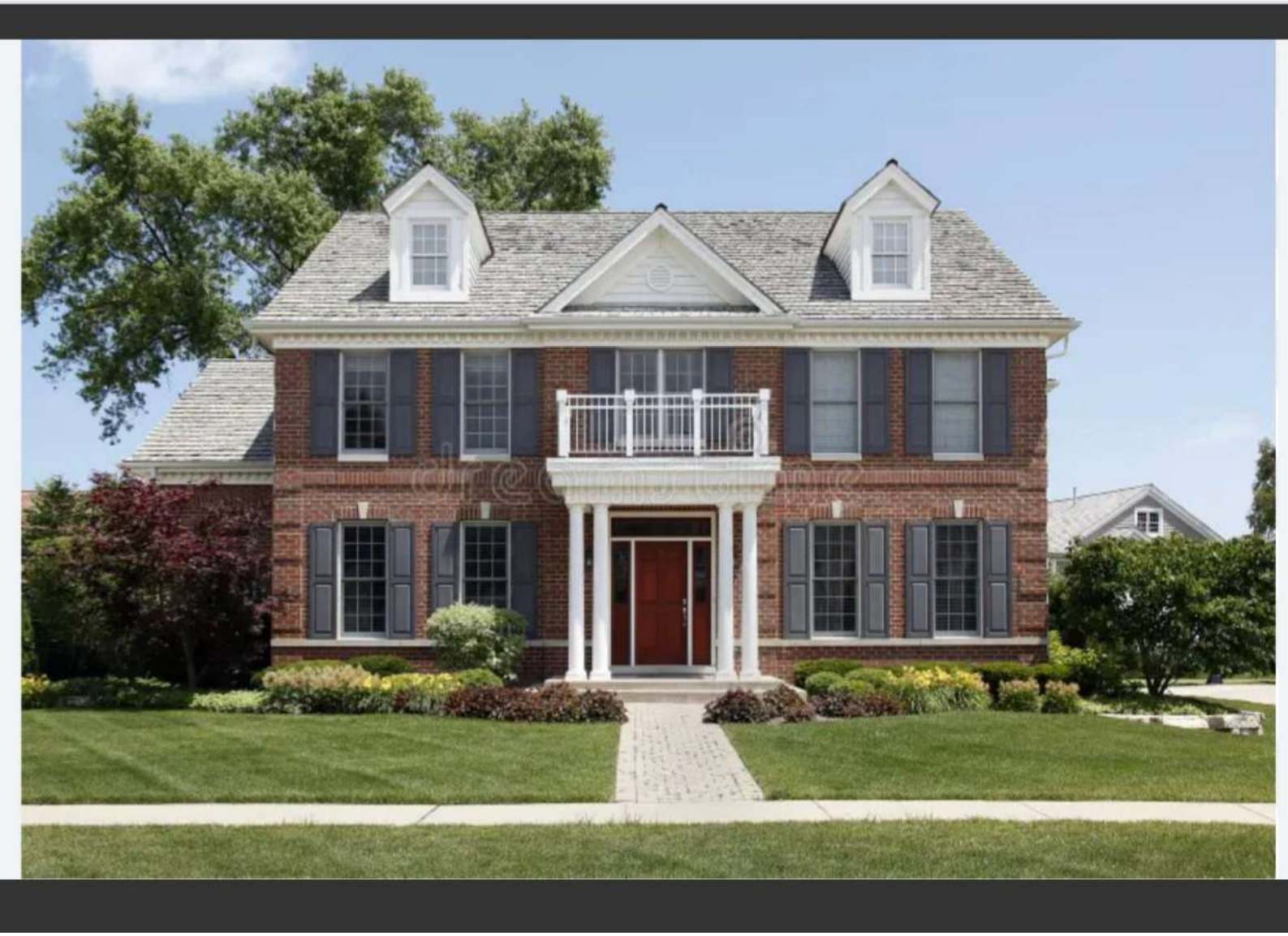
(Can add additional signature page if needed)

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.

PREVIOUSLY EXISTING WINDOWS AND EXISTING ENTRY CONFIGURATION



INSPIRATIONAL PHOTOGRAPH (NOTE BALCONY DOES NOT APPEAR TO HAVE ACCESS DOORS)



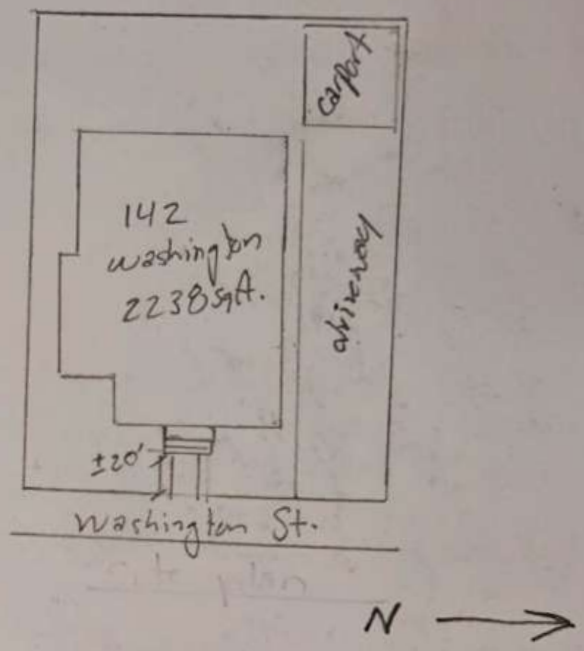
Owner: 20/20 Comm. Holdings Wash.

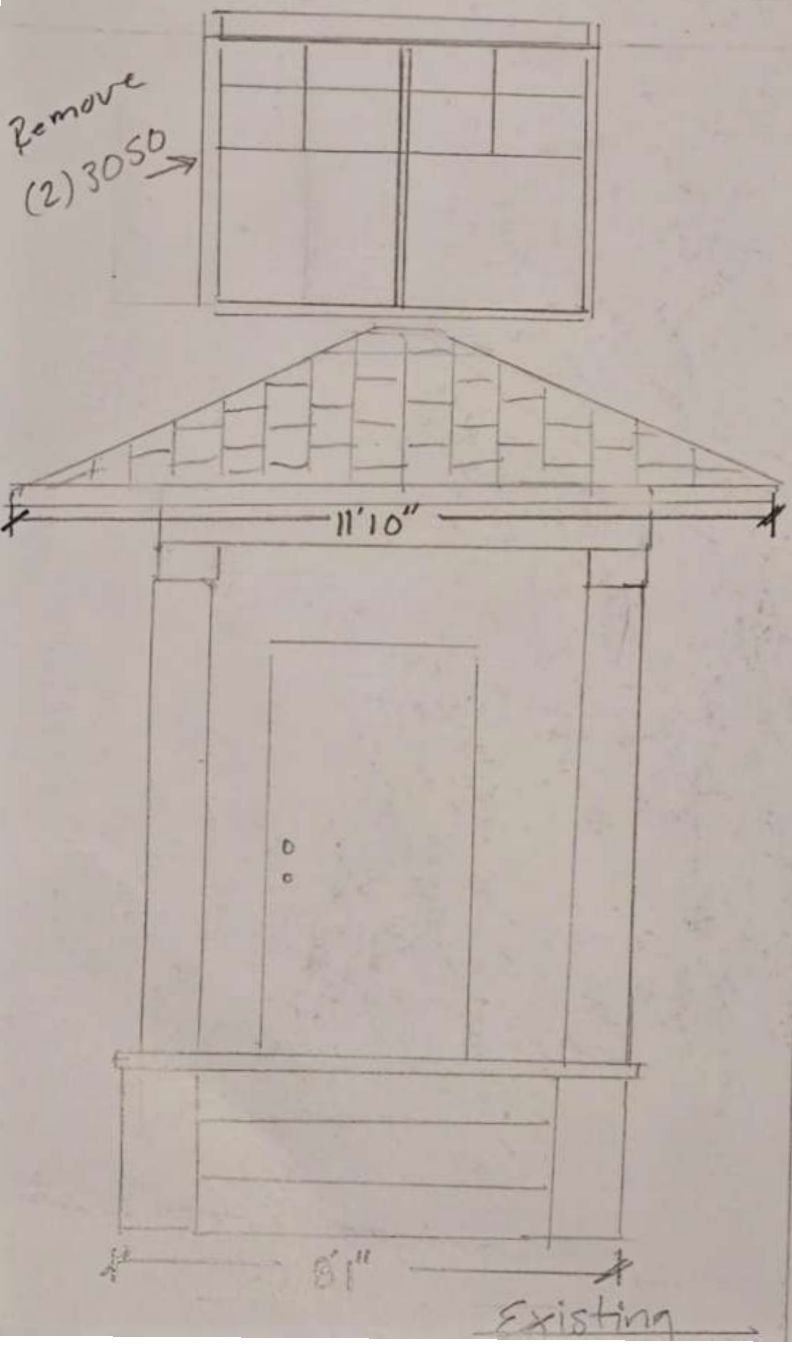
Address: 142 Washington St.

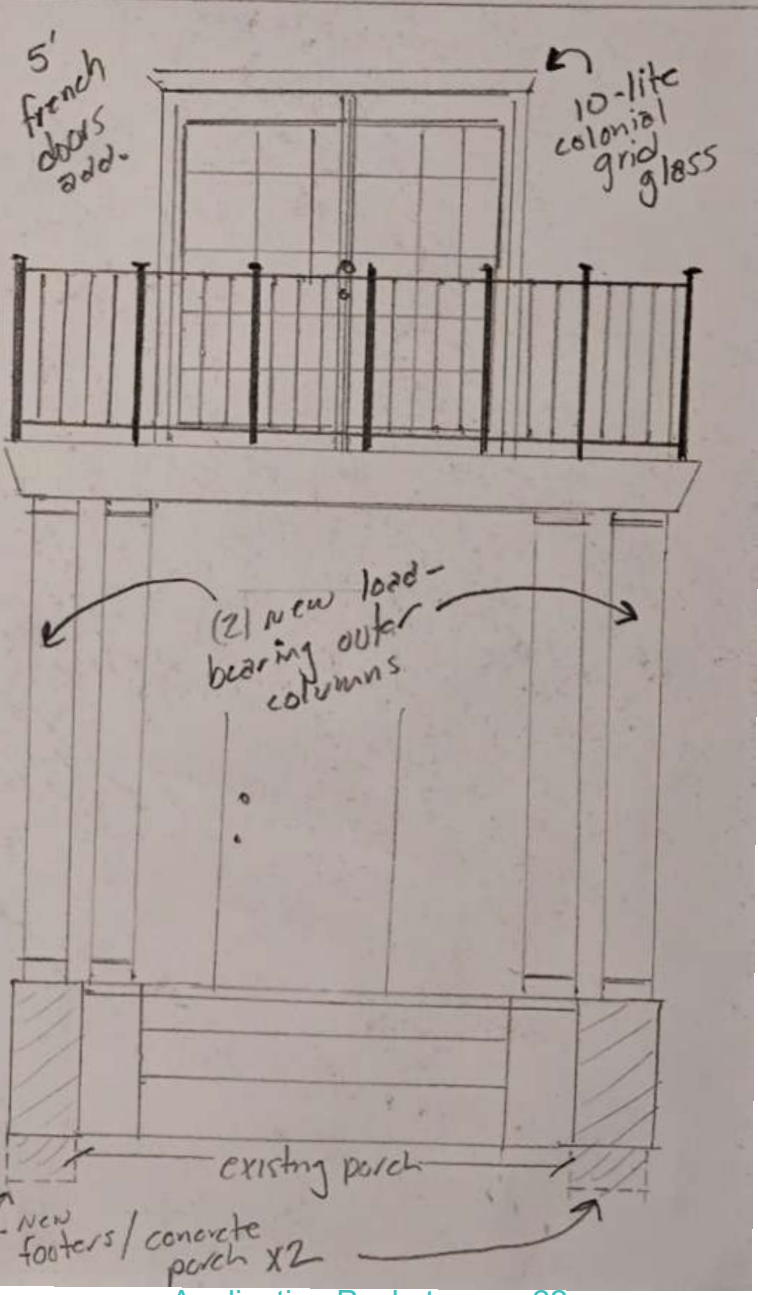
Scope: Covered porch to balcony mod.

Notes: Existing width & depth of roof line to remain the same for proposed open balcony. New footers/column pads added for support.

Roof/balcony size: 11'10" x 6' 8"







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Sun Room
17'3" x 9'11"

Bathroom
6'2" x 7'0"

Laundry Room
9'10" x 7'0"

Closet
3'9" x 3'8"

Closet
5'4" x 2'6"

Kitchen
14'10" x 11'9"

Dining Room
13'11" x 15'2"

Bedroom
9'9" x 16'8"

Stairs (Up)

Living Room
29'1" x 12'8"

Fireplace

Entry

Bedroom
12'9" x 14'9"

Bathroom
7'3" x 5'7"

Closet
1'11" x 4'9"

Closet

Bedroom
11'2" x 8'11"

Stairs (Down)

Open To Below

Bedroom
18'10" x 12'8"

Bathroom
6'1" x 12'8"

Closet

Closet Not
Shown

Received February 5, 2025
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1500 **Vinyl** Collection

Single Hung Windows

BUILDER



Building choice into every view.

Ply Gem® WINDOWS

Application Packet, page 25

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1500 Single Hung Windows



Upgrade your view

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

Color options

New exterior colors are on brickmould and flat casing only. *Some restrictions may apply.



Grille types

Also available with no grilles.

GBG Grilles



3/4" Flat, 5/8" or 1" Sculptured

SDL Grilles



7/8" or 1-1/4" SDL with Shadow Bar

Frame Options



Brickmould



Beveled



Flat

Window Anatomy



Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation *(optional double utility trim)*

Glass options

Compare U-Factor ratings

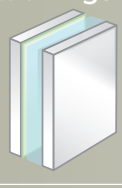
Visit 1500vinylcollection.com for more detailed information

Low-E



7/8" Low-E	.35	SHGC .29
One lite of Low-E		
7/8" Low-E^{SC}	.35	SHGC .22
One lite of solar cooling Low-E		
7/8" Low-E2+	.30	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E		

Low-E with Argon



7/8" HP	.32	SHGC .28
One lite of Low-E with argon		
7/8" HP^{SC}	.32	SHGC .22
One lite of solar cooling Low-E with argon		
7/8" HP2+	.28	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E with argon		

Triple-Glazed



7/8" HP2$_{Max}$	.25	SHGC .25
Two lites of Low-E with two chambers of argon		
7/8" HP3$_{Max}$	.23	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		
1" HP3$_{Max}$	.22	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, WarmEdge Spacer, no grilles.

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easyinstall

for a quick, correct fit

- Alignment clips
- Double utility trim
- Integral J-channel or flange
- Jamb extensions or drywall receiver options
- Accessory grooves
- Protective construction film

WindowHighlights

LIMITED LIFETIME WARRANTY

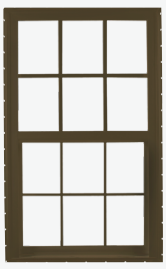
20 YEAR GLASS WARRANTY

H-LC 35 CERTIFIED

Optional H-LC 50 Upgrade in Limited Sizes



Interior



Exterior



Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



Removable Meeting Rail

Patent pending meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent #: 9624713



Integral Mulls

Twins and triples with continuous head and sill frame allows a mix of operating and fixed windows.

Patent #: 9038333



Interlocking Sashes

Sashes lock tightly together to help keep out intruders and inclement weather.



Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA and auto-lock options available.



ADA Lock



Auto Lock

Application Packet, page 27

Building a Vue into every view.

Received February 5, 2025
Planning and Building Department



ENERGY STAR PARTNER

WindowSpecs

FRAME

3 1/2" dual wall brickmould frame depth
2 7/8" beveled frame depth
1 3/8" integral nail fin set back
Optional 1/2" flush flange for block installs
Optional 3 1/2" flat casing for rectangles and arches
Optional double utility trim simplifies siding installation
Custom and traditional sizing to meet your needs
Integral J-pocket simplifies siding installations
Interior/exterior accessory grooves
Sloped sill for water management
Screen clip Patent #: 61738783
Mixed operating and fixed integral mulls Patent #: 9038333

SASH

Interior glazed top glass
Exterior glazed bottom glass
Interlocking sash with dual pile weatherstripping
Inverted block & tackle or constant force coil balances
Recessed tilt-latch
Dual lift rails for easy operation
Easy to remove meeting rail Patent #: 9624713
Half screens (shipped separately)

GLASS

Double: Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}
LE^{PS}, LE2+^{PS}, HP^{PS} and HP2+^{PS}
Triple: HP2$_{Max}$, HP2$_{MAX}^{SC}$, HP3$_{MAX}$, HP3$_{MAX}^{SC}$
Optional Warm Edge+ spacers
Configurable STC values up to 35
Impact, tempered, obscure and rain options
Bronze Tint, Grey Tint and Black Spandrel options
EZ Clean option

GRILLES

GBG (Grilles Between Glass) 3/4" Flat, 5/8" or 1" Sculptured
SDL (Simulated Divided Lite) 7/8" or 1 1/4" with Shadow Bar
Colonial, Plaza, Prairie, Diamond, Gothic patterns available

LOCKS

Standard forced entry resistant cam lock
Self-latching forced entry resistant auto-lock option
ADA forced entry resistant auto-lock option

PERFORMANCE CERTIFICATIONS

FLORIDA APPROVED FL16103
For a list of Ply Gem's Florida approved products visit floridabuilding.org.

CANADIAN STANDARDS ASSOCIATION CERTIFIED

TDI TEXAS DEPARTMENT OF INSURANCE
WIN1769 non-impact, WIN1771 impact

		NAFS Product Performance								Housing Performance	
Product Type	Test Unit Size (inches)	Overall Rating	Air Infiltration (scfm/ft^2)	Air Exfiltration (scfm/ft^2)	Water Pressure (psf)	Structural Pressure (psf)	Test Standard(s)	Florida Approval	TDI Approval	AAMA 1701.2 Wind Zone	AAMA 1704 Egress Rated
Single Hung	36 x 62	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103			
	35.5 x 73.5	H-LC30	0.17	0.16	4.59	+30/-30	NAFS 05, 08, 11	FL16103			
	40 x 72	H-LC25	0.13	0.11	3.76	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ II	Yes
	44 x 77.125	H-LC25	0.13	0.11	3.76	+25/-25	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	35.5 x 73.5	H-LC35	0.17	0.16	7.52	+35/-35	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC50	0.13	0.11	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC35	0.13	0.11	5.43	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	36 x 74	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103		WZ II	Yes
	36 x 74	H-LC50	0.17	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	36 x 84	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	40 x 72	H-LC50	0.11	0.05	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC40	0.11	0.05	7.52	+40/-40	NAFS 05, 08, 11	FL16103	*In Process*	WZ III	Yes
	48 x 72	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	48 x 96	H-LC30	0.11	0.06	7.52	+30/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	48 x 96 (7-0 sash)	H-R25	0.16	0.06	3.76	+25/-30	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103			
	53 x 77.125	H-LC40	0.28	0.19	7.52	+40/-40	NAFS 05, 08, 11	FL16103		WZ III	Yes
	53 x 77.125	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	38 x 77.125	H-LC50	0.11	0.05	7.52	+50/-60	AAMA 506-06, 08	FL16103	WIN-1771	NA	NA
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-60	AAMA 506-06, 08	FL16103		NA	NA
	52.125 x 71	H-LC50	0.28	0.19	7.52	+50/-50	AAMA 506-06, 08	FL16103			
Fixed Window	48 x 96	FW-LC55	0.01	0.01	12.11	+55/-55	NAFS 05, 08, 11	FL16104	WIN-1770	WZ III	No
	72 x 96	FW-CW40	0.02	0.01	12.11	+40/-45	NAFS 05, 08, 11	FL16104	WIN-1770	WZ III	No
	120 x 56	FW-LC45	0.00	0.00	12.11	+45/-50	NAFS 05, 08, 11	FL16104	WIN-1770	WZ III	No
	60 x 72	FW-LC50	0.00	0.00	12.11	+50/-60	AAMA 506-06, 08	FL16104	WIN-1768	NA	NA
Integral Mull (Twin)	71.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	72 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100	*In Process*	WZ II	Yes
	71.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100	*In Process*	WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100	*In Process*	WZ III	Yes
Integral Mull (Triple)	107.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	109 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100	*In Process*	WZ II	Yes
	107.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZII	Yes
	107.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	121 x 77.125	H-LC45	0.16	0.14	7.52	+45/-45	NAFS 05, 08, 11	FL16100	*In Process*	WZ III	Yes

Compression Tape Glazing
Two-Sided Tape Glazing
Requires Tempered Glass
Impact Rated
Can contain any combination of Fixed or Single Hung units

Test Standards
ANSI/AAMA/NWWDA 101/I.S.2-97
ANSI/AAMA/WDMA 101/I.S.2-02 (NAFS-02)
AAMA/WDMA/CSA 101/I.S.2/A440-05 (NAFS-05)
AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS-08)
AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS-11)
AAMA 506-06
AAMA 506-08

Performance Class Designations
R- Residential
LC - Light Commercial

MADE IN USA

For more information, call 888-9PLYGEM.

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3711125191103/Revl/MS/CG/0918

Instr #2024083636 BK: 6041 PG: 1545, Filed & Recorded: 10/25/2024 3:35 PM #Pgs:2 Doc. D $3,640.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Rec: $18.50 Doc: $3640.00 ($520,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
211340-0000
File No.: 65155

WARRANTY DEED

COPY

This Warranty Deed, Made the 25th day of October, 2024, by **ROBIN MASON**, aka Robin Retzlaff unmarried whose post office address is:

142 Washington ST St Augustine FL 32084,,
hereinafter called the "Grantor", to

20/20 COMMERCIAL HOLDINGS WASHINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is:

2380 Deerwood Acres Dr St Augustine FL 32084,,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT NINE (9) AND THE SOUTH ONE THIRD (S 1/3) OF LOT TEN (10), BLOCK "H", KEITH SUBDIVISION OF THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS AND STATE OF FLORIDA AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 30 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

ROBIN MASON

aka Robin Retzlaff

Witness 1 Printed Name and Post Office Address:
Carol A Lagasse
71 Carrera St
St Augustine FL 32084

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Shelby Hodges
100 Southpark Blvd Suite 201
St Augustine FL 32086

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of October, 2024 by ROBIN MASON aka Robin Retzlaff. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

CAROL A. LAGASSE
Notary Public
State of Florida
Comm# HH538205
Expires 7/21/2028

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	2113400000
Location Address	142 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	20/20 Commercial Holdings Washington LLC 100%
Mailing Address	2380 DEERWOOD ACRES DR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$356,812
Extra Features Value	$1,176
Total Land Value	$292,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$650,488**
Total Deferred	$0
Assessed Value	**$650,488**
Total Exemptions	$0
Taxable Value	**$650,488**

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

Historical Assessment Information

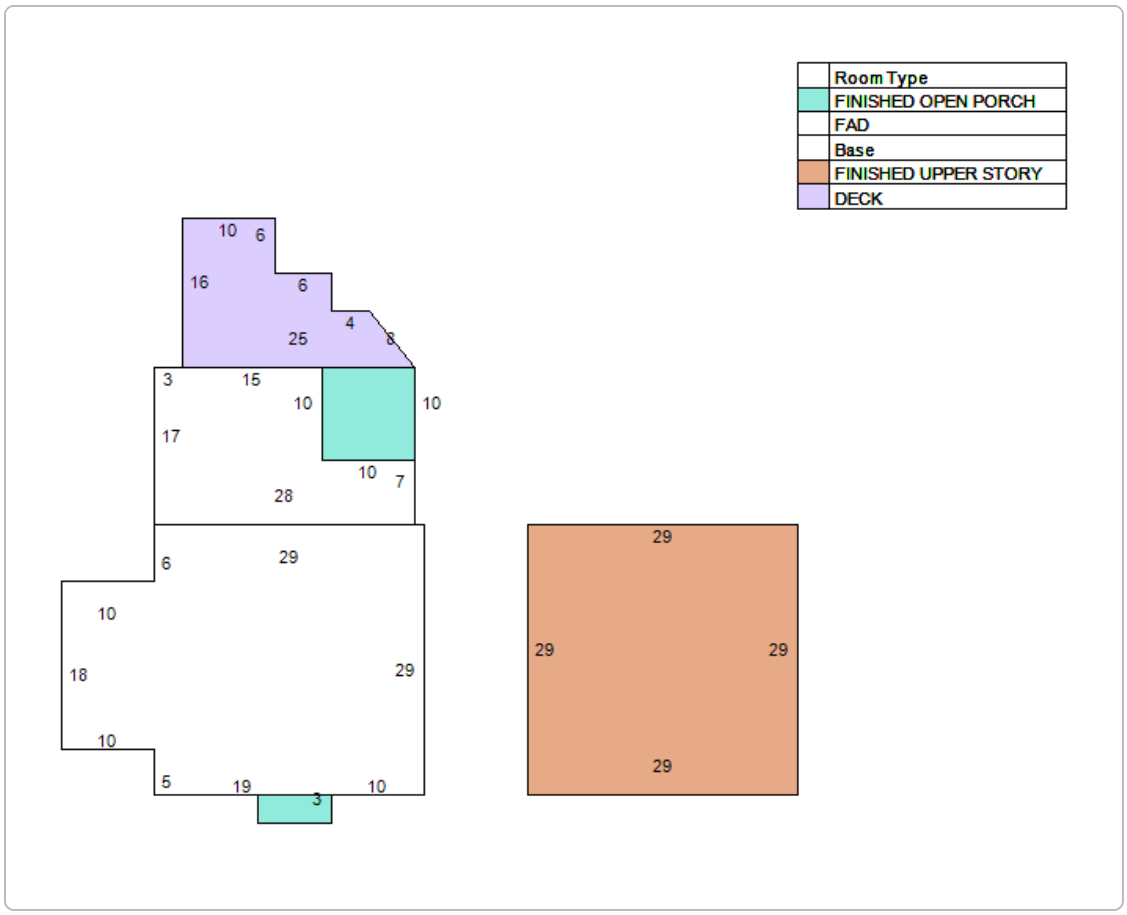
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$361,634	$1,176	$292,500	$0	$0	$655,310	$634,100	$121,210	$534,100
2023	$366,455	$1,176	$436,000	$0	$0	$803,631	$803,631	$100,000	$703,631
2022	$289,094	$2,156	$415,072	$0	$0	$706,322	$77,490	$679,332	$26,990
2021	$178,190	$2,156	$354,250	$0	$0	$534,596	$75,233	$509,863	$24,733
2020	$180,598	$2,156	$283,400	$0	$0	$466,154	$74,194	$441,654	$24,500
2019	$143,257	$1,401	$283,400	$0	$0	$428,058	$72,526	$403,558	$24,500
2018	$131,154	$1,401	$261,600	$0	$0	$394,155	$71,174	$369,655	$24,500
2017	$133,001	$1,929	$235,440	$0	$0	$370,370	$69,710	$345,870	$24,500
2016	$136,695	$1,929	$204,375	$0	$0	$342,999	$68,276	$318,499	$24,500
2015	$93,418	$3,532	$163,500	$0	$0	$260,450	$67,801	$235,950	$24,500
2014	$76,342	$3,532	$130,800	$0	$0	$210,674	$67,263	$186,174	$24,500

Building Information

Building	1
Building Value	$356,812
Year Built	1929
Actual Area	2621
Conditioned Area	2238
Use	Single Family Residence
Style	01
Exterior Wall	Wood, Wood Shingle
Roof Cover	Cement Fiber Shingle, Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
FINISHED DECK	259
FINISHED UPPER STORY	841
BASE AREA	1021
ADDITION	376
FINISHED OPEN PORCH	100
FINISHED OPEN PORCH	24
Total SqFt	2621

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		336
Carport (Mix)		840

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	123	65	EF	$292,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/25/2024	10/25/2024	$520,000.00	WARRANTY DEED	6041	1545	U	I	MASON ROBIN	20/20 COMMERCIAL HOLDINGS WASHINGTON LLC
1/17/2023	4/9/2022	$0.00	ORDER DET HX REAL P	5695	679	U	I	MASON ISABELLE M ESTATE	MASON ROBIN
6/2/2009	9/5/1996	$0.00	DEATH CERTIFICATE	3201	15	U	I	MASON ROBERT LEROY (DECD)	MASON ISABELLE M

No data available for the following modules: Exemption Information.

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0019 Address: 1 Palm Row

Applicant & Owner: 1 Palm Row LLC

Project description: To make modifications related to the rehabilitation of the residential building, including roof replacement in a different material and design, new siding on the existing rear addition, repairs and modifications to existing porches, windows, and doors, adding new lighting sconces and a new paver driveway, and reconstructing the existing masonry wall along the east property line in a new configuration.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01583
National Register:	St Augustine NRHD: Contributing	Construction date:	C. 1905
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1994200000		
Agenda Item:	7(a)	Previous Action(s):	COD HP2022-0024

STAFF SUMMARY AND ANALYSIS:

1. Located on the southwest corner of Palm Row and St. George Street in the Historic Preservation-One (HP-1) zoning district, this Frame Vernacular residence was constructed c. 1905 and is a contributing building in the St. Augustine National Register Historic District.
2. The applicant is seeking modifications to the building as described in the scope of work below.
3. A Certificate of Demolition application was submitted in April of 2022 and subsequently approved by the HARB to demolish the rear masonry addition on the building and widen the opening of the existing block wall. These alterations were not completed. A similar wall configuration is proposed with this application.
4. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement materials that match the existing or historic materials of a structure in both material and design; however, alternative materials may be considered if they are compatible in quality, color, texture, finish and dimension to existing materials. The following details the proposed use of materials that do not match existing or AGHP recommended materials/designs:
    1. Existing 5v metal panels are utilized for the primary roof with asphalt shingles utilized on porches and additions. The applicant proposes to replace these materials with a standing seam metal panel roof in a copper finish. While the eastern portion of the primary roof was replaced with a 5v panel with galvalume finish, the remainder of the roof is an unidentified rusted metal that may be copper. The AGHP pre-approved roof material for Frame Vernacular roofs is a 5v crimp non-striated metal panel in a galvalume finish. The proposed standing seam roof has become a popular metal roof re placement panel due to the concealed fasteners which reduce the likelihood for water intrusion.
    2. The existing masonry addition features a painted CMU exterior. The applicant proposes a wood exterior cladding for the rear addition to match the rest of the structure. The AGHP recommends that additions be complimentary in design but not designed in such a way as to suggest it is original to the building. The low sloping roof on this portion of the building may be enough to differentiate the addition from the primary structure. The addition was constructed between 1965 and the mid-1980s since it does not appear on the 1965 update of the 1930 Sanborn Map but is also not recorded in city permit records which begin around 1984.
    3. Aluminum and wood windows on the rear masonry and wood additions are proposed for replacement with Marvin Ultrex fiberglass windows to fit existing openings. Windows in Frame Vernacular structures and throughout the HP-1 district are generally wood. Most of the windows proposed for replacement are not visible from Palm Row or St. George Street. The remaining wood windows are to be restored.
    4. Driveway pavers proposed appear to be a Tremron concrete paver designed to look like 4x8 bricks. The AGHP states appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance.
5. One window on the south elevation, the frame of which is partially obstructed by the existing masonry addition, is proposed for relocation to align it with the window above.
6. The east elevation screen porch will be repaired and re-decked. A screen door and access steps are proposed on the south side of the screened porch.
7. Screened lattice, brackets, and opposing bench seats are proposed for the front entry porch to match adjacent entry porches along Palm Row. It is unclear whether 1 Palm Row shared these elements with its neighbors along the streetscape. The AGHP cautions against creating a false historical appearance because the new elements of the entrance are based on insufficient historical, pictorial and physical documentation.

8. The following items require clarification from the applicant:
    1. Replacement decking material and design for screened porch
    2. Design and material for proposed replacement door on south elevation
    3. Confirmation that replicated shutters will be wood
    4. Details regarding how existing wood windows will be restored
    5. Lighting sconce design example with propose finish
    6. Brick paver pattern
    7. Porch handrail detail with design and material (existing metal rails appear to be deteriorated and may require replacement)
9. This property is located within Archaeological Zone IB and ground-disturbing activities including paving, and footers for the repaired/reconstructed wall may trigger archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **1 Palm Row**:

1. **APPROVE** if the Board finds that proposed alterations and substitute materials as presented or modified by the HARB meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs; OR,
2. **CONTINUE** to allow the applicant time to modify the proposed plans per HARB recommendations.

Candice Seymour

SUMMARY SCOPE OF WORK:

1. Replace existing 5v crimp metal and asphalt shingle roofs with TCM-Lok standing seam metal roof in a copper finish
2. Apply wood novelty siding to match the existing structure to the exterior of the masonry addition
3. Modify east elevation screened porch:
    a. Repair flooring system and decking (replacement decking not specified)
    b. Add access stair and screened door on north elevation of screened porch
4. Modify Front Porch:
    a. Add opposing bench seats
    b. Add bracket and lattice detailing to match porches on adjacent Palm Row residences
    c. Add new lighting sconces
5. Replace door on masonry addition (style and material not specified)
6. Replace existing aluminum and wood windows on rear additions with Marvin Ultrex fiberglass windows size-for size.
7. Shift one window on the south elevation to align with window above
8. Reconstruct/repair existing masonry wall with wider opening along east property line (previously approved by HARB under application 2022-0024)
9. Pave driveway at southeast property corner with Tremron 4x8 Antiquated brick paver in color Tan (a medium red shade; brick pattern should be clarified)
10. Associated landscaping shown on the plans may be administratively approved if pre-approved plant materials are used.

Note: a site plan provided by the applicant notes demolition of the masonry addition—this is not being proposed—the site plan was provided to show the driveway and wall configuration.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.

- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821
Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Exterior Finishes

Masonry
Do...
- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...
- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.

- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Wood
Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821
Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821
Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.
American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.

Post-1821

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weathervanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weather-tight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair or replace when necessary, dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes and other distinctive architectural or stylistic features that give a roof its essential character.

- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Replace an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.
- Fail to reuse intact slate or tile when only the roofing substrate needs replacement.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- Remove a feature of the roof that is unrepairable, such as a chimney or dormer, and not replace it; or replace it with a new feature that does not convey the same visual appearance.
- Construct additional stories so that the historic appearance of the building is radically changed.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.

- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps

Staff Photographs
1 Palm Row



Front (North) Elevation

Staff Report, page 12

Staff Photographs
1 Palm Row



Front (North) Elevation – Location of New Steps and Screen Door

Staff Report, page 13

Staff Photographs
1 Palm Row



East Elevation

Staff Report, page 14

Staff Photographs
1 Palm Row



East Elevation

Staff Report, page 15

Staff Photographs
1 Palm Row



South Elevation

Staff Report, page 16

Staff Photographs
1 Palm Row



South Elevation

Staff Report, page 17

Staff Photographs
1 Palm Row



Southwest Elevation

Staff Photographs
1 Palm Row



West Elevation

Staff Report, page 19

Staff Photographs
1 Palm Row





West Elevation

Staff Report, page 20

Staff Photographs
1 Palm Row





West Elevation Details

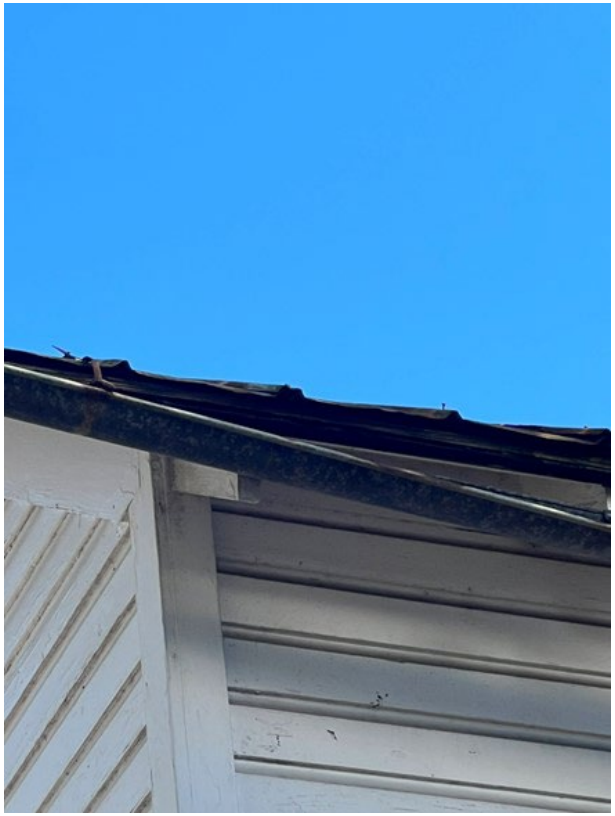
Staff Photographs
1 Palm Row



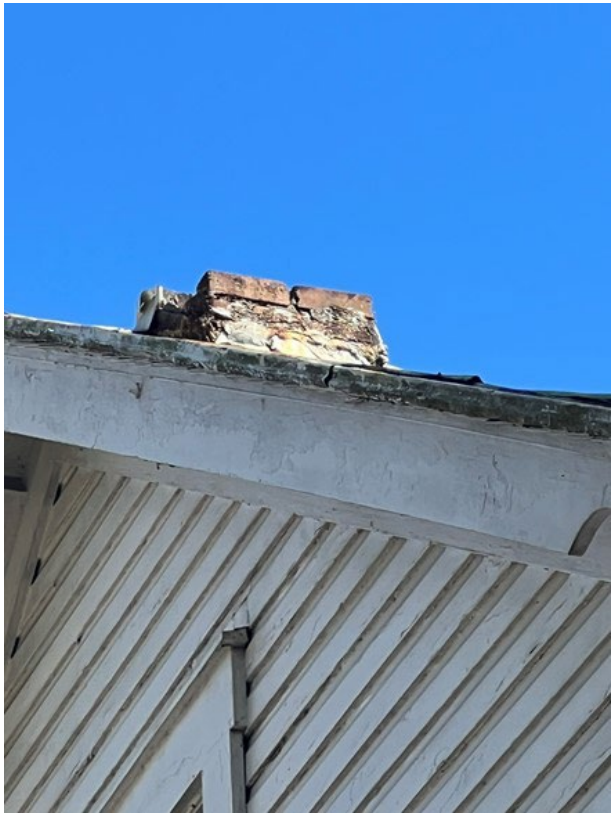
West Elevation Details



Staff Photographs
1 Palm Row







Roof Conditions and Two Existing Chimneys (one to be restored to match the other)

Staff Report, page 23

Staff Photographs
1 Palm Row







Other Details that will require repair

Staff Photographs
1 Palm Row







Context Photographs: Palm Row

Staff Photographs
1 Palm Row





Context Photographs: Palm Row

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1583 1009==

Site Name: 1 Palm Row 830== Survey Date: 7808 820==

Address: 1 Palm Row, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36 (block) pt 4 (lot) 868==

868==

Owner of Site: Name: Gannon, Mary Lee;

Address: 1 Palm Row

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469810 (easting) 3306540 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1905 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, blinds, moveable louvers 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porch, hip; hood, gable 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition roll; metal 882==

Ornament Exterior: Etched glass in doors; jigsawn brageboards chamfered posts. 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Residential building, part of distinctive neighborhood cut through block, facing common green. Across from Church groungs 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Hotels, Education, Law, Women, Tourism, Military, Literature, Religion 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular building at 1 Palm Row was constructed in 1905. This house has a contemporary concrete block addition at the rear. A one-story frame rear section was added to the house between 1910 and 1917. Between 1917 and 1924 a one-story open rear porch was added, as well as an open two-story porch on the northwest corner, which has since been modified and enclosed.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots or other facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

This distinctive residential neighborhood adjacent to the downtown area is unique in the annals of St. Augustine architecture. Designed in late Victorian style, maximum advantage was taken of lot size and configuration, providing privacy from the public roadways and a kind of common green for the houses in the neighborhood. Palm Row was built in 1904 and 1905 for Henry Philip Ammidown by contractor S. Clarke Edminster, a prominent turn-of-the century builder in St. Augustine. Edminster also built the Bigelow Villa--called "Aloha"--which stood across St. George Street from Palm Row, until its

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

demolition. Several of his buildings still stand along Central Avenue and Sanford Street, as well as a noteworthy Victorian house at 142 Avenida Menendez which is linked at the back to a colonial house facing Marine Street. In an early Mediterranean Revival style, he built the St. Augustine Record Building, a couple of years after Palm Row. Edminster served as a St. Augustine City Councilman in the early 20th century, and he had a brother, Charles Edminster, who was an architect here.

Certain common architectural features link the Palm Row buildings and, along with their layout, contribute to their uniqueness: gable roofs, novelty wood siding, gable hoods over doors, shuttered windows, corbelled brick chimneys, brick pier foundations, balconets on the attic level, etched glass in doors, jigsawn brackets and bargeboards, chamfered wood posts, and double hung 1/1 windows. Several of the houses were built on a basic cross plan, which made sense for air circulation in the days before air conditioning. The buildings have survived relatively intact over theirthree-quarters of a century. Most additions have been to the rear of buildings and thus are not visible from the Palm Row side. There have been some changes over the years affecting the street-scape. All of the buildings originally had wood shingle roofs. These were outlawed in the city as a fire hazard in 1925, and people were given until 1930 to replace them with noncombustible materials. Today there are both metal and composition shingle roofs on the Palm Row buildings. The original fence along St. George Street has been replaced by a concrete block wall. Some of the buildings have lost one or another of their distinctive architectural features over the years. Consideration should be given to replacing them, given the architectural importance of the area. All of the Palm Row houses were designed with wooden novelty siding, marked by a distinctive groove at the top of each board, that was popular in St. Augustine construction from the 1880's through the 1920's. In recent years, 2 Palm Row was re-sided on the front with natural-finish wood shingles, which clashed with the architectural harmony of the neighborhood. A request to install aluminum siding on the house was turned down by the Historic Architectural Review Board in 1979. The Review Board decision was overturned by a 3-2 vote of the City Commission, and the aluminum siding was put on by Jack Wilson Roofing of St. Augustine.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover,

the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

In the summer of 1978 a team of archaeologists led by Dr. Kathleen Deagan of Florida State University were digging on property belonging to Mr. William Blanchard and Mrs. Mary Lee Gannon on Palm Row. They were looking for evidence of the house of Francisco Ponce de Leon, a high military official of the late first Spanish period. They found a well, which when excavated, produced pottery fragments dating back to the late 1500's. It is said to be one of the oldest wells showing European occupancy of North America. A 1588 map of St. Augustine shows a house located somewhere in this vicinity. Later maps of the first Spanish period also show a building or buildings on the site. Three surviving colonial buildings are located on this block of St. George Street, but any buildings on this particular site went down during the British period. Later maps show the area being used for an orange grove, and archaeologists found evidence of this in their digging.

The first purchaser of the property during the American territorial period was Dr. William Simmons (1784-1870), who bought it from the de Castro family in 1832.(4) Dr. Simmons had earlier served on the two-man commission that selected Tallahassee as the site for the Florida State capital. He had also written a book, Notices of East Florida, published in 1822, which is still in print today as part of the Bicentennial Floridiana reprint series of the University of Florida Press. Dr. Simmons sold the property in 1834 to Hannah Douglas, wife of the District Attorney for East Florida.(5) Judge Thomas Douglas (in 1853 he became a Florida Supreme Court Justice) wrote of this transaction and its aftermath in his autobiography published posthumously in 1856:

"Mrs. Douglas also bought a very fine large lot of Madam de Castro on which there were about one hundred and fifty trees, several of which were bearing. These purchases were thought by good judges to have been well made and seemed a prosperous beginning; but on the nights of the 7th and 8th of the following month of February, there came a frost 'a killing frost'--which destroyed every orange, lime and lemon tree in Florida, a circumstance that could not have been foreseen, as such a thing had never occurred before, although the orange had been raised in East Florida for several hundred years, and there were trees in St. Augustine more than one hundred years old. This was a severe blow to East Florida and especially to the 'Ancient City,' orange culture being one of its principal resources and one which, with the poorer classes, could not be easily supplied. But young trees sprang up from the old roots, grew vigorously and the groves were rapidly recovering from the effects of frost when in 1835, an insect made its appearance upon the grove of Dr. Robinson at Mandarin, which treatened to destroy it. They soon afterward made their appearance in the grove of Gen. Peter S. Smith, in St. Augustine. Mr. Robinson, in the year 1834, procured from Usina a box of lime trees. These he placed for a while in a greenhouse in New York and late in that year sent them out by Mr. Calvin Read to Mandarin on the St. Johns River. General Smith procured some of these trees and had them set out on his lot in St. Augustine and, from the fact that these insects first made their appearance in the groves of these gentlemen, it has been supposed that they were imported in them."(6)

As if these difficulties were not enough, the newspaper on June 24, 1835 reported that Douglas narrowly escaped death when a gun loaded with slugs was discharged at his window.(7) On August 27, 1835 there was a second attempt made with shots fired into his bedroom window. This time the Mayor offered a $300 reward for capturing the culprit.(8) Judge Douglas died in 1855, but his widow kept the property until 1873 when it was sold to a wealthy New Yorker named John P. Howard, who began vacationing here after the Civil War.(9) Howard transferred this property along with many others in 1880 to Amos C. Spear of Burlington, Vermont, a relative by marriage.(10) In 1886 Spear sold the property to Dr. E. M. Alba, a physician and pioneer druggist, who had also served as Mayor of St. Augustine in 1883-84.(11)

The property was purchased after the turn of the century by Theodore Parsons Hall of Detroit, a winter visitor to St. Augustine. The Tatler, the society newspaper of the Flagler Era, reported in 1902:

"So pleased are they with the possibilities of St. Augustine as a winter home that Mr. Hall purchased the

vacant lot between the property of Mrs. S. C. Stanbury and Mr. H. P. Ammidown, extending from St. George street to Cordova, and is preparing to build a winter home. Mr. and Mrs. Hall spent part of last winter at Palm Beach, rounding out the season at the Ponce de Leon. Their summer home is on the banks of the St. Clair River, near Detroit, and is one of the most beautiful country seats in the country. It has been the property of Mr. Hall's family since James Madison was President, he having signed the grant that was attested by James Monroe, Secretary of State."(12)

Two months later is was reported that Mr. Hall was making improvements to the property:

"An old coquina-walled well, on Mr. T. P. Hall's lot, on St. George Street, will be made an ornament to the property, and Mr. F. F. Andreu is at work building on to it. The wall will be raised several feet by the addition, on new blocks of coquina. A gravel circular path from Cordova to St. George Street is also in course of construction. Mr. Hall admires rough coquina buildings, and has expressed his intention of erecting a house on his property, providing he can obtain sufficient coquina to build the first-story walls."(13)

A week later there was this further report:

"The lot, recently purchased by Mr. T. P. Hall, has been considerably improved recently, but no building will be erected thereon until next fall, when Mr. Hall expects to build a winter residence. The lot is one of the highest in the city and will admit building a cellar. In a conversation with a Record representative Mr. Hall said he will build a house suitable to local conditions. He has given considerable attention to the matter, and will make his winter home a model of convenience."(14)

But Hall never built his cottage. Instead he sold the lot in 1904 to the man who owned the adjoining property to the north, Henry Philip Ammidown.(15) Mr. Ammidown's father, Holmes Ammidown (1801-83) was a prominent merchant in Boston and New York who came to St. Augustine and built a mansion on the site now occupied by the Webb Parking Lot on St. George Street. Holmes Ammidown had served in the Massachusetts legislature in the 1830's and helped to establish the Board of Education in that state. In St. Augustine,

he promoted public education and beautified the plaza area by planting orange trees there.

There were no buildings on the property when Henry Philip Ammidown acquired it, but in short order he produced one of St. Augustine's architectural treasures: Palm Row.

Contemporary newspaper accounts tell of the building of Palm Row. The St. Augustine Evening Record of March 4, 1904 reported:

> "Definite information has been obtained relative to the proposed improvements on the lot recently purchased from Mr. T. P. Hall by Mr. H. P. Amidown (sic). A street is to be cut through the center of the lot from St. George to Cordova Street, and three cottages are to be built on each side. The street will be paved and will add another very desirable improvement to the city, as it cuts in two the largest block in town. The cottages will be ornaments to the city and will be most attractive in design and models of convenience."(16)

A week later, information about further details and some changes in plan were given:

> "As time passes more information is obtained about the improvements contemplated by Mr. H. P. Amidown (sic) on the lot recently purchased from Mr. T. P. Hall.
>
> "An outline of the proposed work was published in The Record a few days ago but since then the contract has been awarded to Mr. S. C. Edminister to build 12 cottages on the lot. The dwellings will be artistic in appearance, and will be equipped with baths, hot and cold water, and all other modern conveniences. The street will be 20 feet in width, and will be paved with vitrified brick at Mr. Amidown's expense. It will be a public thoroughfare, but will probably be used more by pedestrians and bicyclists than teams.
>
> "At the rear of the cottages an alley will be cut for the use of delivery wagons, so nothing objectionable will offend the eye in front of the cottages.
>
> "The dwellings will all be two story buildings and some of them will be modern flats.
>
> "A row of stately palms will be converted into a veritable beauty spot."(17)

Although it was planned to build 12 cottages, in fact only six were erected on the Palm Row site. The rest of the land was used for a kind of common green on the north side of the property. This green has been an integral part of the charm of the area ever since.

While the trees were being planted along Palm Row, a discovery was

made that presaged the work of future archaeologists on the site. The St. Augustine Evening Record reported in November, 1905:

> "While digging a hole on Palm Row in which to plant a palmetto tree last Saturday afternoon, the workmen stumbled on an old hidden treasure.
>
> "About $6 in Spanish and Mexican coins were unearthed and these were quickly seized by a group of a half dozen or more present. The largest coin was a silver dollar. The others ranged from a half dollar to a dime. The coins seemed to be in an enclosure formed by pieces of slate. Evidently the crowd were not inspired with avarice by their find, as no attempt was made to search further."(18)

In the 1907-08 St. Augustine City Directory, we find the first listing of buildings on Palm Row. The residents of Palm Row during its first decade included a pharmacist, a physician, a Florida East Coast Railway station engineer, a clothier, a real estate broker, and an architect. The beauty of the Palm Row area led to its becoming one of the popular picture postcard scenes of St. Augustine. The widely reprinted view focused on the tropical plantings, the row of palm trees, the consistent Victorian architectural features, and the brick walk.

Henry Philip Ammidown died in New York City in 1913 and left the property to his nephew Philip Homes Ammidown, who died in 1914. It then passed to another Henry Philip Ammidown, this one the son of Philip Holmes Ammidown. The property remained in the Ammidown family continuously from 1904 until 1941. Then it was sold and eventually subdivided to individual owners. Two prominent St. Augustine politicians played a role in the sale of the properties to individual owners: the late State Representative F. Charles Usina, and the late State Senator Verle Pope.(19)

During the second World War, some of the Palm Row buildings were occupied by military representatives of the United States Navy and Coast Guard.

Some of the buildings have been used for non-residential purposes over the years. The 1922-23 City Directory lists 4½ Palm Row as the Christian Science Reading Room. During the Depression, 2 Palm Row was used as the Palm Row School and Kindergarten, as it had earlier been used as the Beckley School for Boys and Girls. 3 Palm Row was once used as a beauty shop.

Today the buildings are all used as private residences or apartments, with the exception of No. 3-4 (a duplex), which is used as a law office.

The City Directories for 1911-12 and 1914-15 list 1 Palm Row as the residence of Frank B. Stephens, partner in the Stephens and Speer drug stores at 49 King Street and 53 Washington Street. Mr. Speer also lived on Palm Row.

From 1916-25 it is listed as the residence of G. H. Dyer. His wife, Margaret, had previously been married to Philip Holmes Ammidown, who inherited Palm Row from its original owner.

In 1930 it was the home of Malcolm H. Westberry, assistant treasurer of the Florida East Coast Hotel Company. In 1934 it was the residence of Nannie P. Hart, who owned the Palm Row Kindergarten. The 1937 and 1940 Directories list it as the home of attorney M. Leslie Stephens.

This covers the period when the house was owned by the Ammidowns and used as rental property.

In 1941 Palm Row was purchased by F. Charles Usina and W. I. Drysdale, who operated the St. Augustine Alligator Farm.(20) They sold this house to Mrs. Mary Lee Gannon(21), widow of Captain Michael V. Gannon of the United States Army, who moved to St. Augustine with her three sons. Mrs. Gannon had grown up in China, where her father was a doctor.(22)

One of her sons, Dr. Michael Gannon of the University of Florida, currently serves as chairman of the Historic St. Augustine Preservation Board. He is the author of two books: Rebel Bishop (1964), a biography of Augustin Verot, the first Bishop of St. Augustine; and The Cross in the Sand (1965), a history of the early Catholic Church in Florida.(23)

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. St. Johns County Court House, Deed Records, Book LJ, p. 365.
5. Deed Book L, p. 15.
6. Thomas Douglas, The Autobiography of Thomas Douglas (New York, 1856), pp. 109-110.
7. Florida Herald and Southern Democrat, June 24, 1835.
8. Ibid., August 27, 1835.
9. Deed Book N, p. 34.
10. Deed Book Z, p. 117.
11. Deed Book JJ, p. 680.
12. Tatler, January 22, 1902, p. 3.
13. St. Augustine Evening Record, Wednesday, March 12, 1902, p. 1.
14. Ibid., Monday, March 17, 1902, p. 3.
15. Deed Book 7, p. 227.
16. Evening Record, March 4, 1904, p. 1.
17. Ibid., March 10, 1904, p. 2.
18. Ibid., November 6, 1905, p. 4.
19. Deed Book 128, p. 262; Book 134, p. 460.
20. Deed Book 128, p. 262.
21. Deed Book 130, p. 362.
22. The Traveler, February 7, 1979, p. 5.
23. Florida Times-Union and Journal (Jacksonville), Sunday, July 8, 1979.

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ01583
Field Date 5-11-2016
Form Date 5-11-2016
Recorder # _____

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

Site Name(s) (address if none) 1 Palm Row — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	1		Palm Row	–	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1994200000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1905 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — **Original address** _____
Alterations: ☐yes ☐no ☒unknown — Date: _____ — **Nature** _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — **Nature** rear first floor 1 room
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2-3
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip; hood, gable
Windows (types, materials, etc.) Single + paired 1/1 SHS trim + sill

Distinguishing Architectural Features (exterior or interior ornaments) gable facade w/ wood rafters side porch- extended 2nd floor overhang

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Private road access. concrete block wall on St. George Street-- Single Car carport across ROW, on extra lot.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 SJ01583

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Single wood door w/ square light

Porch Descriptions (types, locations, roof types, etc.) side-screened porch in NE corner of bldg

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☒occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity and would contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

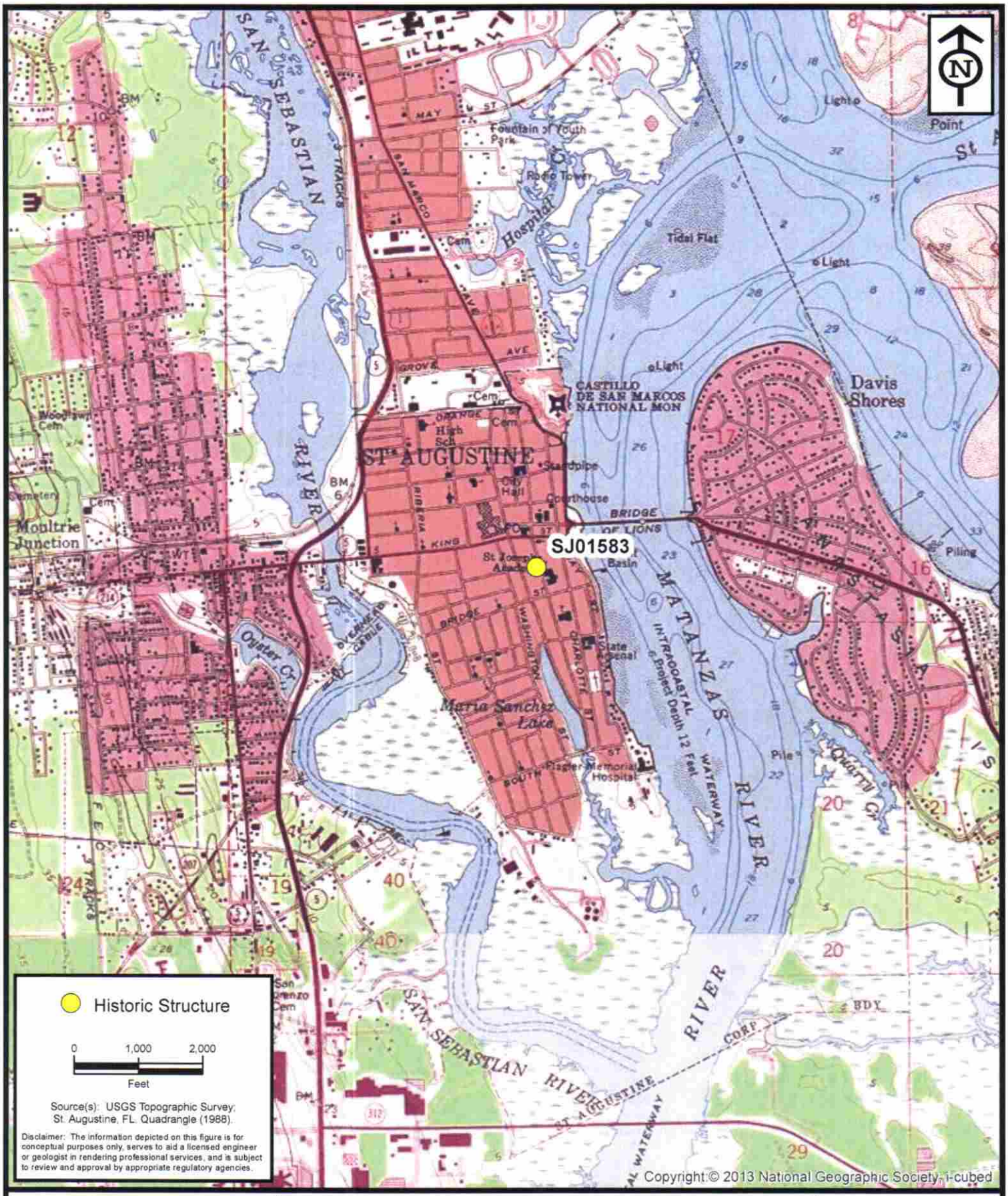
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ01583

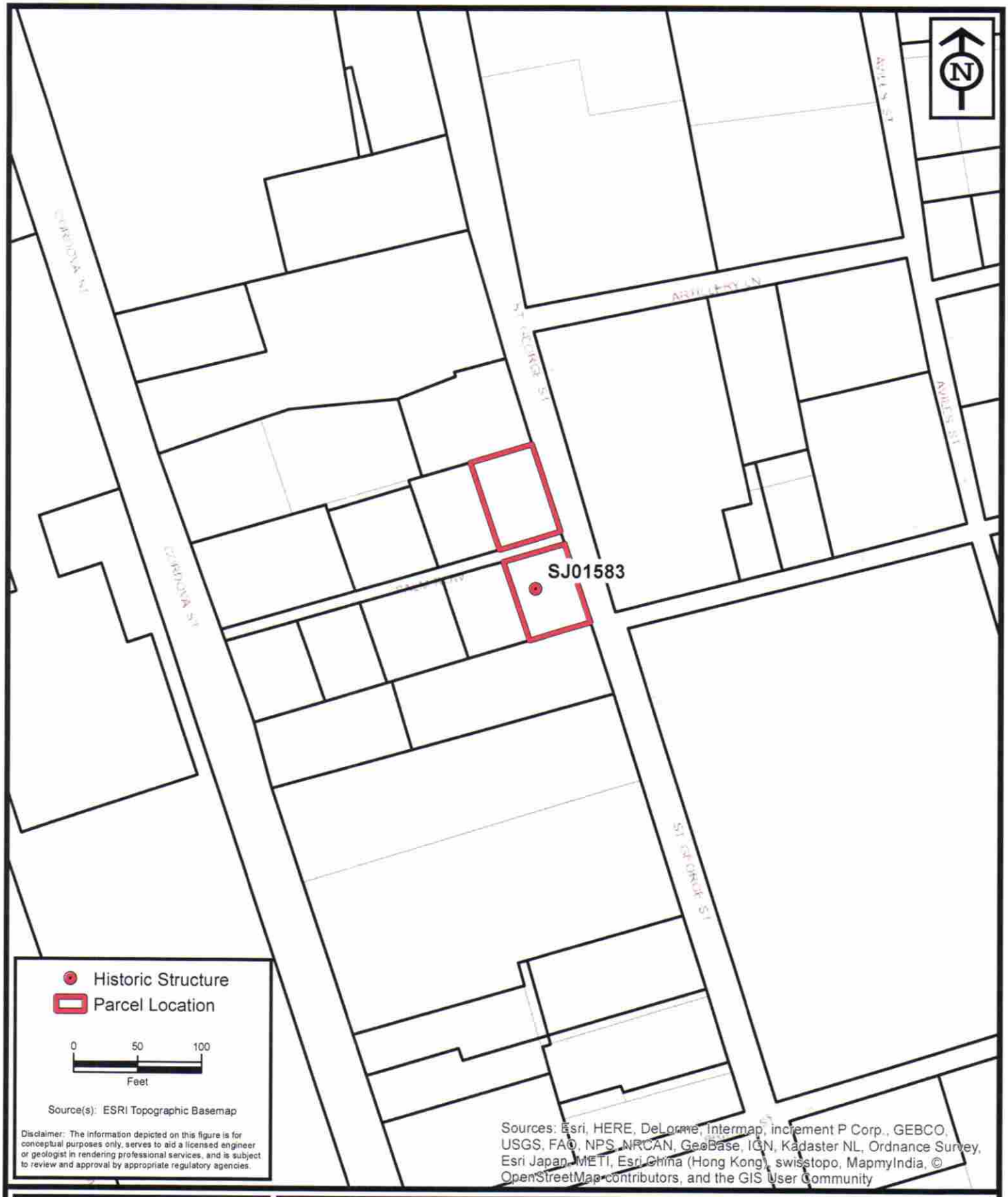
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01583\Location.mxd Date: 1/29/2016 9:03:34 AM

SJ01583



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01583

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01583\Parcel.mxd Date: 2/1/2016 12:54:00 PM

SJ01583


25A
26

OLD TOWN
St. George St.
NO THRUWAY
PRIVATE
DRIVEWAY

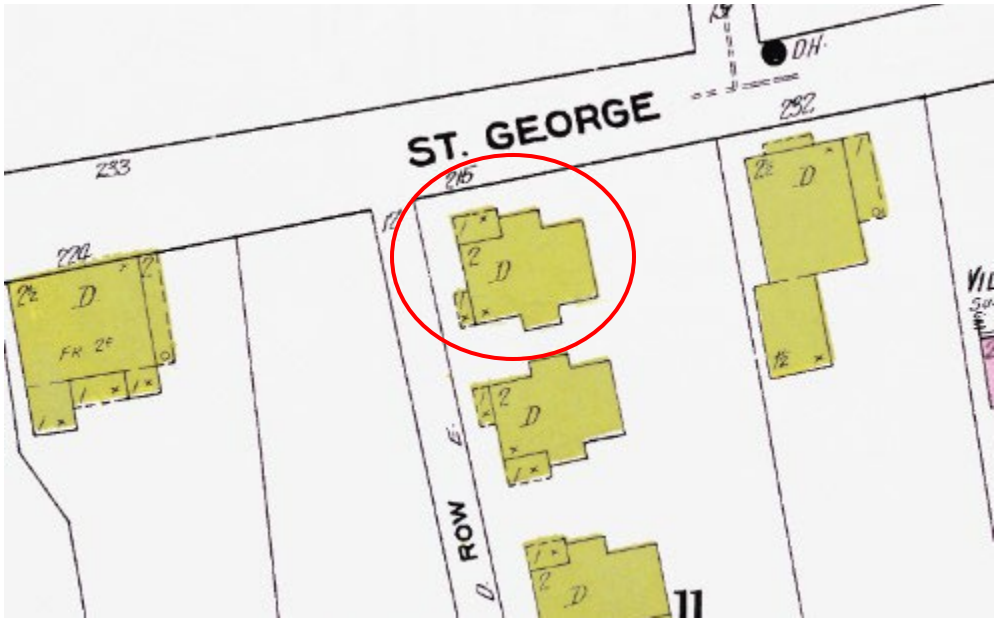

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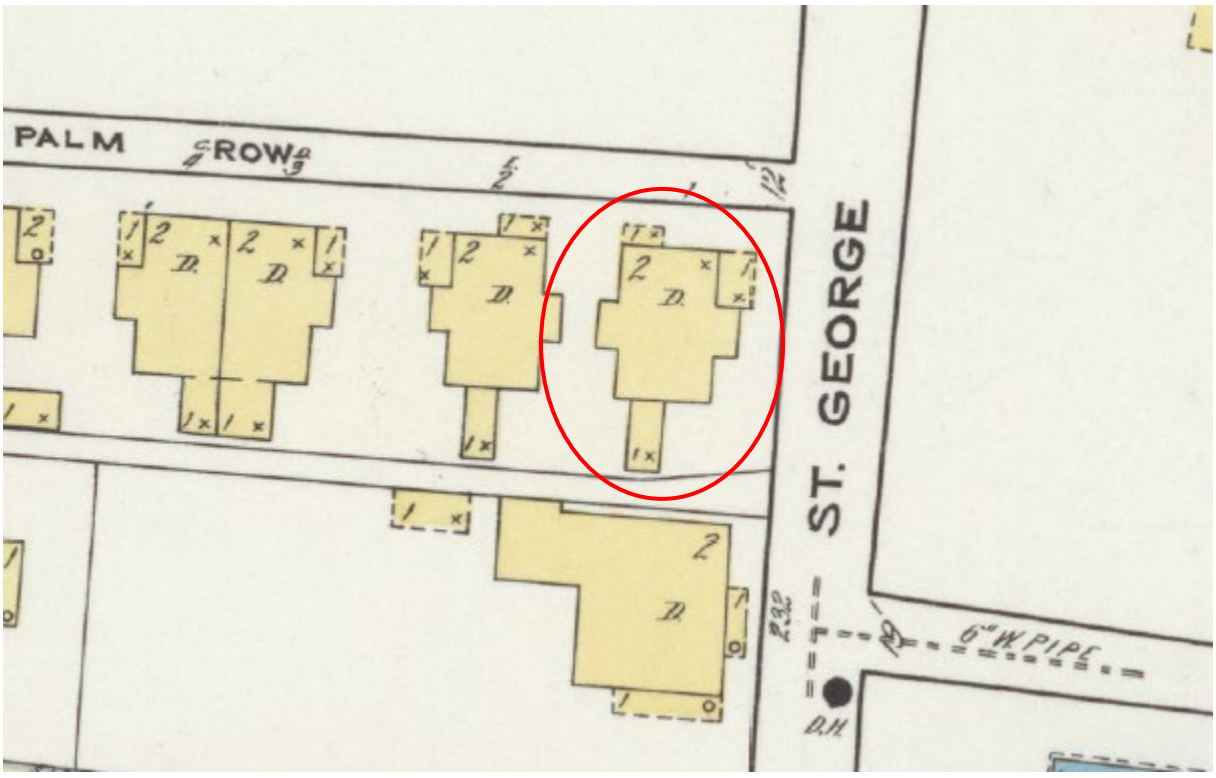


SANBORN MAPS
1 Palm Row

1910

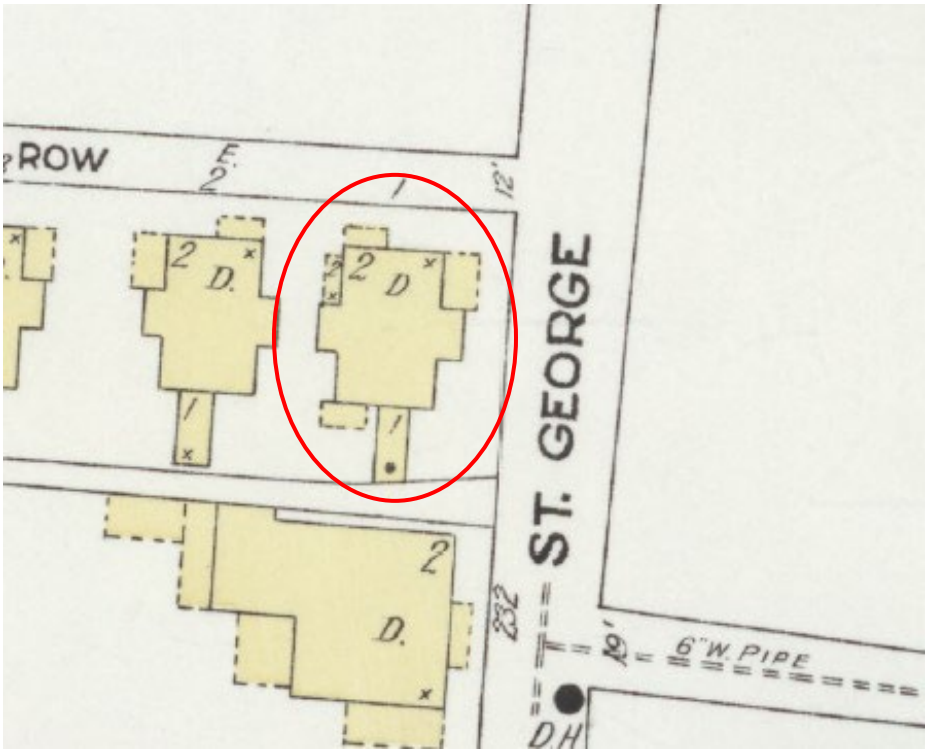


1917

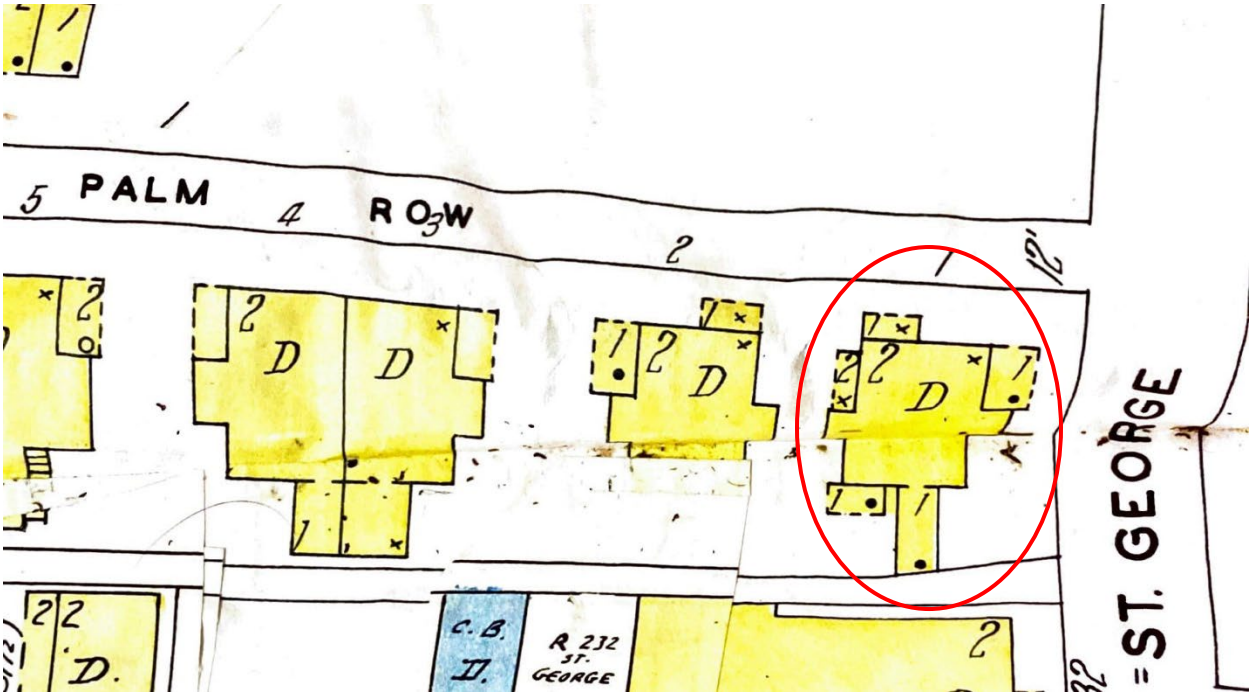


SANBORN MAPS
1 Palm Row

1924



1930 updated to 1965



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0019 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Hunter Hayden
   Business (if applicable):
   Address: 814 N A1A Blvd #101
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: 9047422658 E-Mail Address: hunterfho@gmail.com

2. NAME OF PROPERTY OWNER: Hunter Hayden
   Business (if applicable):
   Address: 814 N A1A Blvd #101
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: 9047422658 E-Mail Address: hunterfho@gmail.com

3. PROJECT LOCATION: 1 Palm Row, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: PALM ROW SUBD CITY LOT E OR6041/1781

5. SCOPE OF WORK: To make modifications related to the rehabilitation of the residential building, including roof replacement in a different material and design, new siding on the existing rear addition, repairs and modifications to existing porches, windows, and doors, adding new lighting sconces and a new paver driveway, and reconstructing the existing masonry wall along the east property line in a new configuration.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Site Plan
- Architectural Plans
- Product Specifications

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 1 Palm Row St Augustine FL 32082

Applicant's Name: Hunter Hayden Applicant's Signature: 

Owner's Name: 1 Palm Row LLC Owner's Signature: 

Owner's Name: Hunter Hayden Owner's Signature: _____

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

(Can add additional signature page if needed)

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.

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2025-0019
1 Palm Row, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Documentation of justification for changing	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	Provide justification for copper finished roof. Existing roof does not appear to be copper, just rusted.
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Specifications for the proposed new exterior cladding on the CMU walls should be provided
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	A site plan showing setbacks from the property line should be provided.
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Proposed replacement door designs and specifications should be provided.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Specifications for replacement windows are needed.
FENCES/WALLS/GATES - Photographs of existing site area	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate	Need	
FENCES/WALLS/GATES - Scaled site plan showing the property line	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)	Need	Site plan should include property line indicated. A marked survey would be most accurate.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If applicable
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	If applicable.

Other Details Necessary for Review

N/A

Received 3/11/2025
Planning & Building Department

BOUNDARY SURVEY

LEGAL DESCRIPTION: PARCEL 1:
COMMENCING AT A U. S. MARBLE MONUMENT AT THE SOUTHEAST CORNER OF THE UNITED STATES POST OFFICE AND CUSTOMS HOUSE LOT IN THE CITY OF ST. AUGUSTINE, FLORIDA, THENCE RUN ALONG AND WITH THE WEST LINE OF ST. GEORGE STREET 580.95 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE PROPERTY COMMONLY KNOWN AS THE AMMIDOWN PROPERTY, FORMERLY OWNED BY HENRY PHILIP AMMIDOWN AND NOW OWNED BY F. CHARLES USINA, JR. AND W. I. DRYSDALE, AND THE POINT OF BEGINNING OF THIS SURVEY. THENCE RUN WESTERLY ALONG AND WITH THE SOUTH LINE OF SAID AMMIDOWN PROPERTY 49.7 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF THIS SURVEY, THENCE RUN NORTH 18 DEGREES 45 MINUTES WEST 64.8 FEET TO AN IRON STAKE SITUATE IN THE SOUTH LINE OF PALM ROW, THE NORTH WEST CORNER OF THIS SURVEY, THENCE RUN EASTERLY ALONG AND WITH THE SOUTH LINE OF PALM ROW NORTH 73 DEGREES 47 MINUTES EAST 50 FEET TO AN IRON STAKE IN THE WEST LINE OF ST. GEORGE STREET, THE NORTHEAST CORNER OF THIS SURVEY, THENCE RUN ALONG AND WITH THE WEST LINE OF ST. GEORGE STREET SOUTH 18 DEGREES 29 MINUTES EAST 64.4.FEET TO THE POINT OF BEGINNING OF THIS SURVEY, THE SOUTHEAST CORNER OF THIS SURVEY. SAID LAND BEING PART AND PARCEL OF THE SOUTH HALF (S 1/2) OF LOT FOUR (4) OF BLOCK THIRTY-SIX (36) OF THE CITY OF ST. AUGUSTINE, FLORIDA.
TOGETHER WITH A PERPETUAL EASEMENT OF INGRESS, EGRESS AND REGRESS OVER AND UPON PALM ROW AS SHOWN ON THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA DATED JUNE 12TH, 1923 AND FILED OCTOBER 4TH, 1923 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA FROM ST. GEORGE STREET TO CORDOVA STREET AND FROM CORDOVA STREET TO ST. GEORGE STREET AS SHOWN ON SAID MAP.

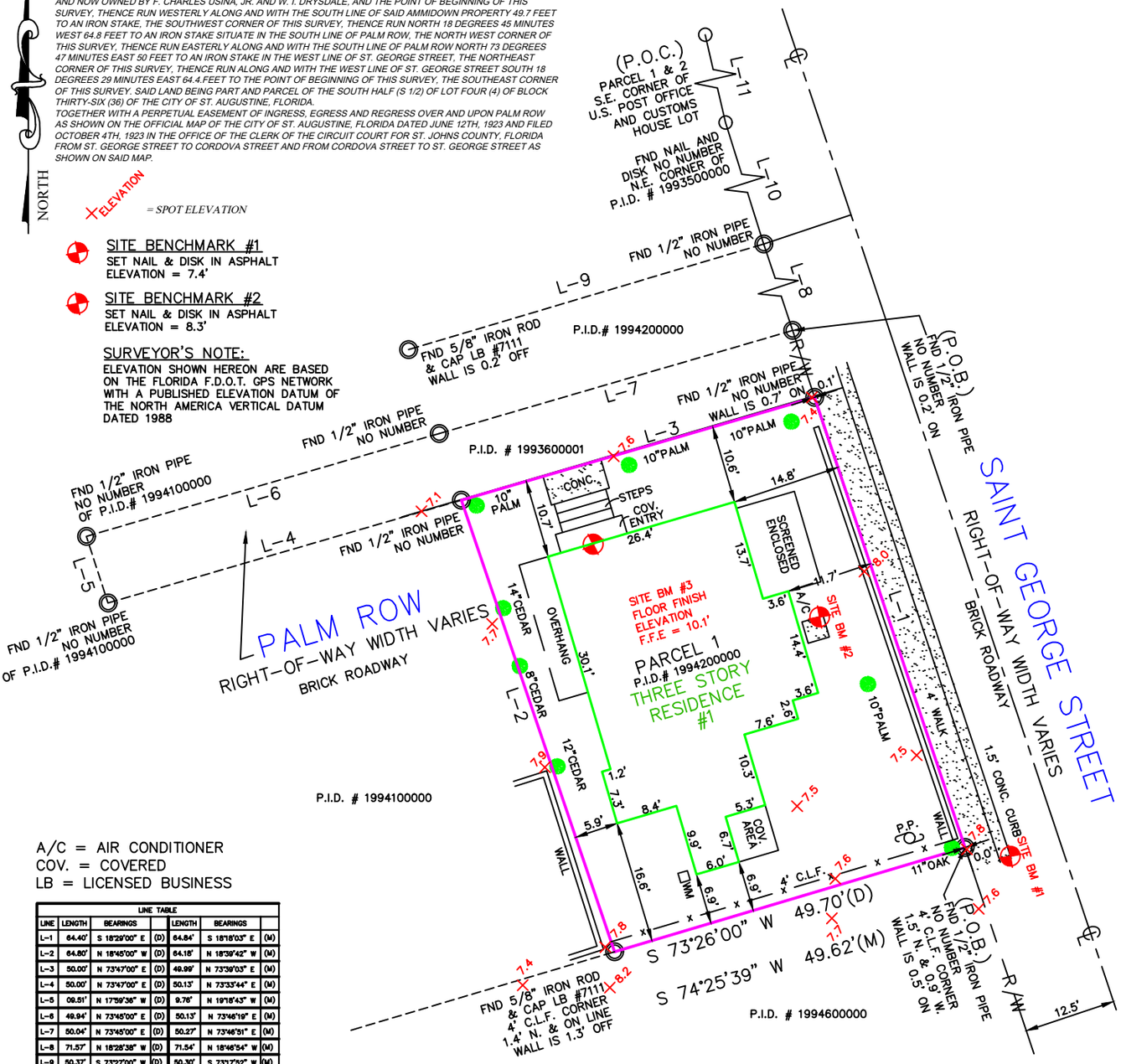
NORTH

ELEVATION = SPOT ELEVATION

SITE BENCHMARK #1
SET NAIL & DISK IN ASPHALT
ELEVATION = 7.4'

SITE BENCHMARK #2
SET NAIL & DISK IN ASPHALT
ELEVATION = 8.3'

SURVEYOR'S NOTE:
ELEVATION SHOWN HEREON ARE BASED ON THE FLORIDA F.D.O.T. GPS NETWORK WITH A PUBLISHED ELEVATION DATUM OF THE NORTH AMERICA VERTICAL DATUM DATED 1988



A/C = AIR CONDITIONER
COV. = COVERED
LB = LICENSED BUSINESS

LINE TABLE

LINE	LENGTH	BEARINGS		LENGTH	BEARINGS	
L-1	64.40'	S 18°29'00" E	(D)	64.84'	S 18°18'03" E	(M)
L-2	64.80'	N 18°45'00" W	(D)	64.18'	N 18°39'42" W	(M)
L-3	50.00'	N 73°47'00" E	(D)	49.99'	N 73°39'03" E	(M)
L-4	50.00'	N 73°47'00" E	(D)	50.13'	N 73°33'44" E	(M)
L-5	09.51'	N 17°59'36" W	(D)	9.76'	N 19°18'43" W	(M)
L-6	49.94'	N 73°45'00" E	(D)	50.13'	N 73°46'19" E	(M)
L-7	50.04'	N 73°45'00" E	(D)	50.27'	N 73°46'51" E	(M)
L-8	71.57'	N 18°28'38" W	(D)	71.54'	N 18°46'54" W	(M)
L-9	50.37'	S 73°27'00" W	(D)	50.30'	S 73°17'52" W	(M)
L-10	70.00'	N 17°30'00" W	(D)	70.33'	N 16°38'27" W	(M)
L-11	365.33'	S 13°00'00" E	(D)	–	–	–

PROPERTY ADDRESS: 1 PALM ROW, ST. AUGUSTINE, FLORIDA 32084

LEGEND

P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
(P)	= PLAT
(M)	= MEASURE
(D)	= DESCRIPTION
(CF)	= CALCULATED FROM FIELD DATA
(CR)	= CALCULATED FROM RECORDED DATA
P.C.P.	= PERMENANT CONTROL POINT
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.I.	= POINT OF INTERSECTION
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
℄	= CENTER LINE
R/W	= RIGHT OF WAY
R	= RADIUS
L	= ARC LENGTH
Δ	= CENTRAL ANGLE
C	= CHORD
C.B.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT

WOOD | BRICK/PAVER/TILE
ASPHALT | CONCRETE

FIRST CHOICE SURVEYING, INC.

POINTS OF INTEREST:
NONE VISIBLE

GRAPHIC SCALE: 1" = 20'
0' 10' 20' 40'

LEGAL DESCRIPTION:
SEE BOUNDARY PAGE

CERTIFIED TO:
HUNTER HAYDEN

CLIENT NO: ____
JOB NO: 63071
FIELD DATE: 12/10/2021
APPROVED BY: J.S.
CHECKED BY: L.C.
DRAWN BY: G.I.
DRAWN DATE: 12/27/21

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

CERTIFIED BY: JON SHOEMAKER PSM NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470978, LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.320.5453 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 12/27/21

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X AND AE(BFE 7'), PER F.I.R.M MAP NUMBER 12109C0314J, DATED 12/07/2018.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION PROVIDED BY OTHERS.
2. UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF SAINT GEORGE STREET, AS BEING, S 18°29'00" E, PER DEED, ASSUMED.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. FENCE OWNERSHIP NOT DETERMINED.
6. THE LAND(S) SHOWN HERON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

Received 3/11/2025
Planning & Building Department

AERIAL VIEW



PROPERTY ADDRESS: 1 PALM ROW, ST. AUGUSTINE, FLORIDA 32084

LEGEND

A.E.	= ACCESS EASEMENT
L.E.	= LANDSCAPE EASEMENT
M.E.	= MAINTENANCE EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT
P.V.U.E.	= PRIVATE UTILITY EASEMENT
L.M.E.	= LANDSCAPE MAINTENANCE EASEMENT
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
N&D	= NAIL AND DISK
WM	= WATER METER
WV	= WATER VALVE
B.F.P.	= BACKFLOW PREVENTER
B.P.V.	= BACKFLOW PREVENTER VALVE
COV.	= COVERED
E/P	= EDGE OF PAVEMENT
C.T.V.	= CABLE TV BOX
E.B.	= ELECTRIC BOX
E.M.	= ELECTRIC METER
G.V.	= GATE VALVE
G.T.	= GREASE TRAP
L.P.	= LIGHT POLE
M.H.	= MANHOLE
M.W.	= MONITOR WELL
R.S.R.	= RISER
S.V.	= SEWER VALVE
T.B.	= TELEPHONE BOX
OHU	= OVERHEAD UTILITY LINE
C/S	= CONCRETE SLAB
P.P.	= POWER POLE
P/E	= POOL EQUIPMENT
CONC.	= CONCRETE
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
B.W.F.	= BARBED WIRE FENCE
H.W.F.	= HOG WIRE FENCE
P.V.C.F.	= PLASTIC VINYL FENCE
P/L	= PROPERTY LINE
INST.	= INSTRUMENT NUMBER
D.B.	= DEED BOOK
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.I.D.	= PARCEL IDENTIFICATION NUMBER
B.S.L.	= BUILDING SETBACK LINE
E.O.W.	= EDGE OF WATER

AERIAL PROVIDED IS FOR VIEWING ONLY

AERIAL IS NOT TO SCALE

ORDERED BY:

LEGAL DESCRIPTION:
SEE BOUNDARY PAGE

CERTIFIED TO:
HUNTER HAYDEN

CLIENT NO:	
JOB NO:	63071
FIELD DATE:	12/10/2021
APPROVED BY:	I.S.
CHECKED BY:	L.C.
DRAWN BY:	G.I.
DRAWN DATE:	12/27/21

FIRST CHOICE SURVEYING, INC.
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WWW.FIRSTCHOICESURVEYING.COM



Screened Porch on East Elevation showing floor system failure and exterior door to be restored and metal screen removed.



Screened Porch on East Elevation showing floor system failure and exterior door to be restored and metal screen removed.



Screened Porch on East Elevation / Section of new stairs to porch.



Screened Porch at New location of steps and screen door.



South Elevation at 1st Floor window relocation to align with 2nd floor window.



South Elevation at 1st Floor window relocation to align with 2nd floor window.





East Elevation where new novelty siding to be applied to CMU block,



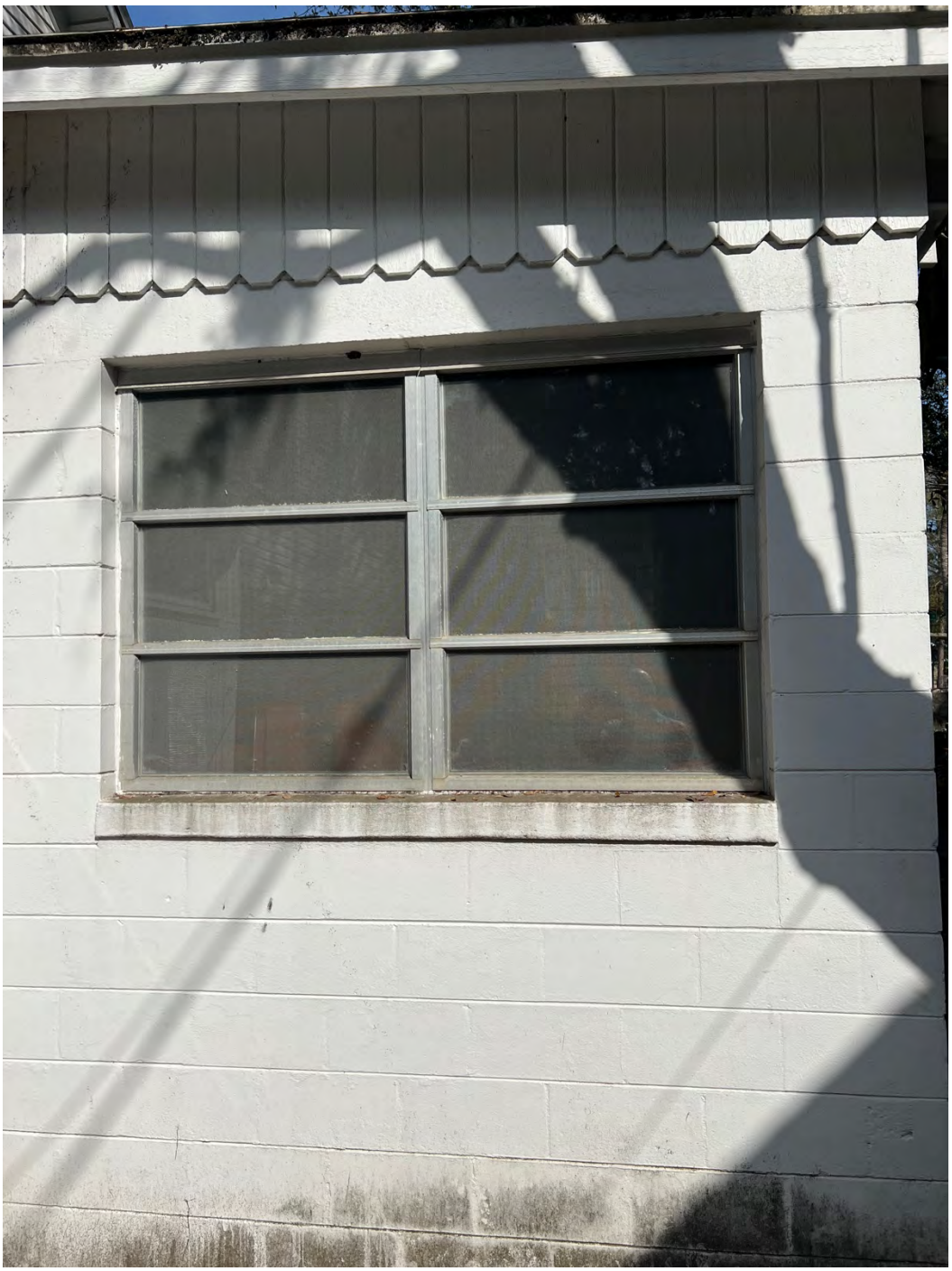
South Elevation at Aluminum window replacement.



South Elevation at Door replacement



South Elevation at Aluminum Window Replacement at Wood Addition.



West Elevation at Replacement of Aluminum Window



West Elevation at Kitchen replacement of aluminum window.



West Elevation at Window on wood addition



Existing Metal Roof



7 Palm Row stoop for front stoop bench reference







Existing Shutters to be restored and replicated at north and east elevations.





East Elevation Needs two pair of louvered shutters

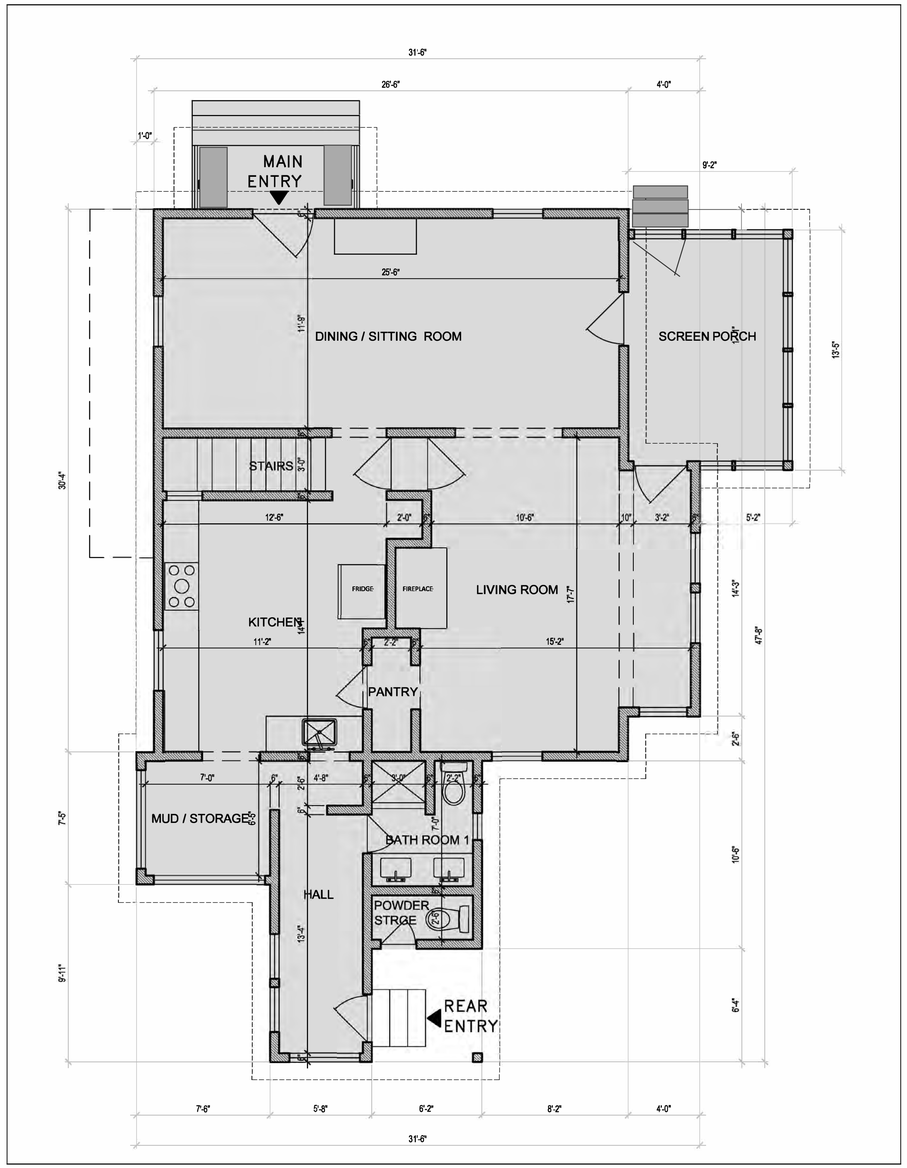


Repair and add new Louvered Shutter on East elevation

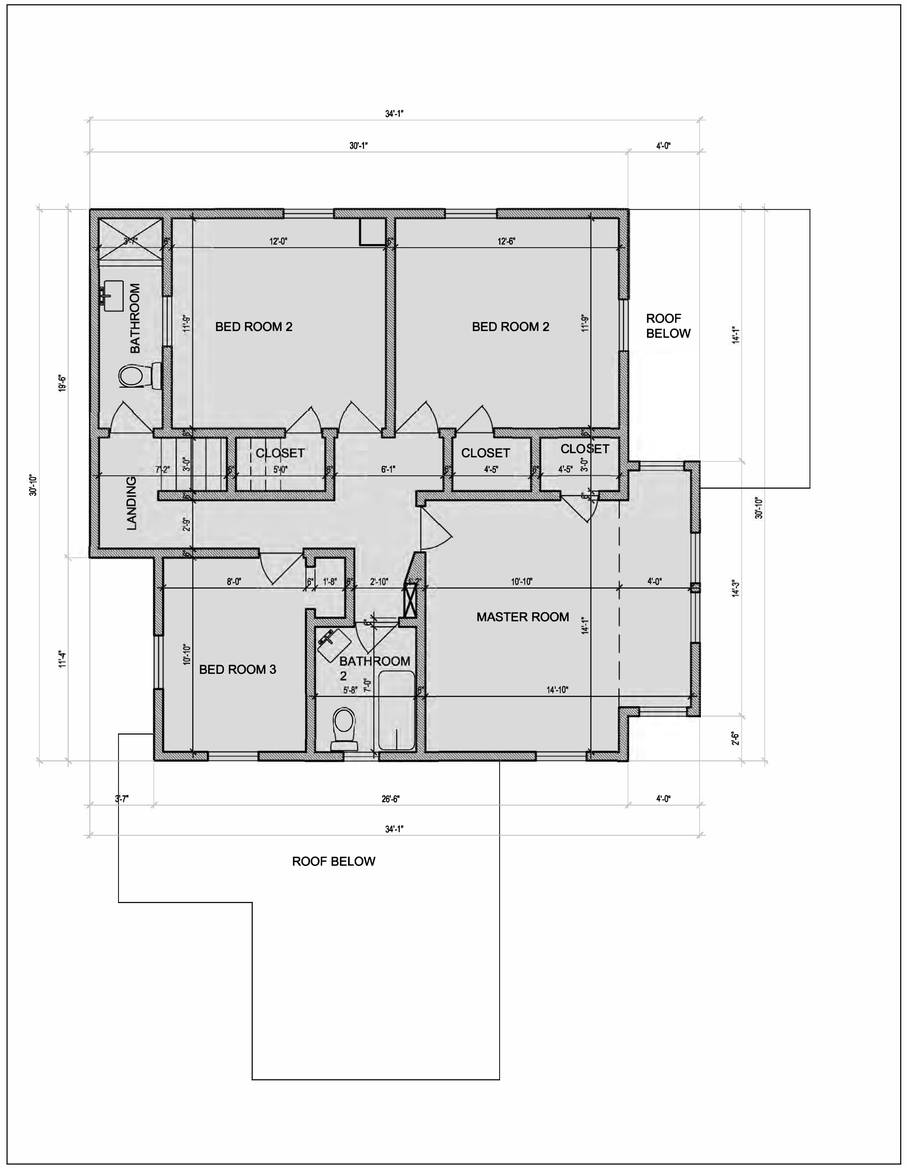
Received 2/21/2025
Planning & Building Department

49.95'

64.44'



64.44'
PALM ROW



49.95'

SYMBOL LEGEND			
	EXISTING WALL		
	EXISTING HOUSE		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

EXISTING PLANS - OPTION D
1/4"=1'0"

EXISTING CONDITIONS
FIRST FLOOR PLAN
1/4"=1'0"

EXISTING CONDITIONS
SECOND FLOOR PLAN
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

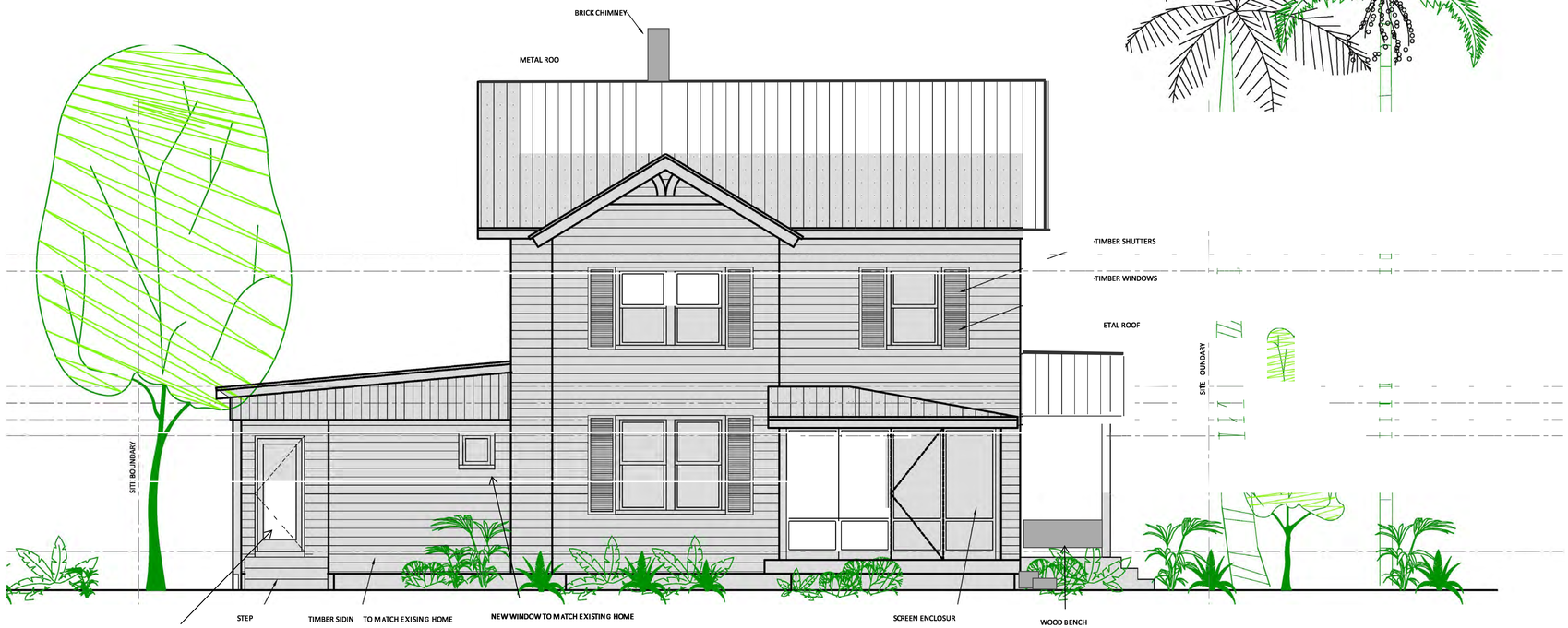
EXISTING CONDITIONS PLAN

FOR REVIEW
DRAFT
12/19/2021

ExD1

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Planning & Building Department

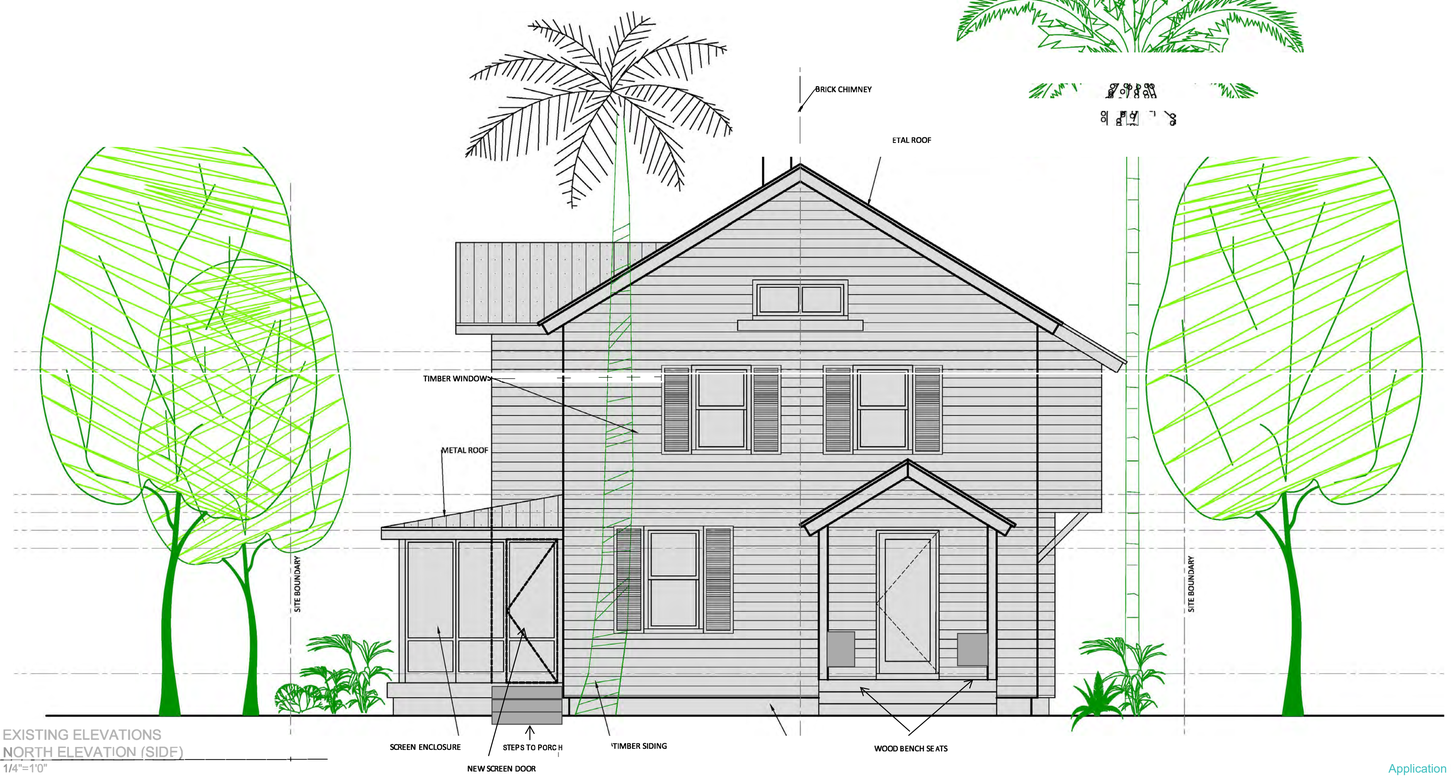
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NY
516-884-1730
SH@SANDRA-HERRERA.COM



1 EXISTING ELEVATIONS
EAST ELEVATION FRONT)
1/4"=1'0"

SYMBOL LEGEND	
	EXISTING WALL
	EXISTING HOUSE
	NEW PROPOSED WALL
	DEMOLISHED WALL
	WATER
	GRASS

EXISTING ELEVATIONS - OPTION D
EXTERIOR ELEVATIONS
1/4"=1'0"



2 EXISTING ELEVATIONS
NORTH ELEVATION (SIDE)
1/4"=1'0"

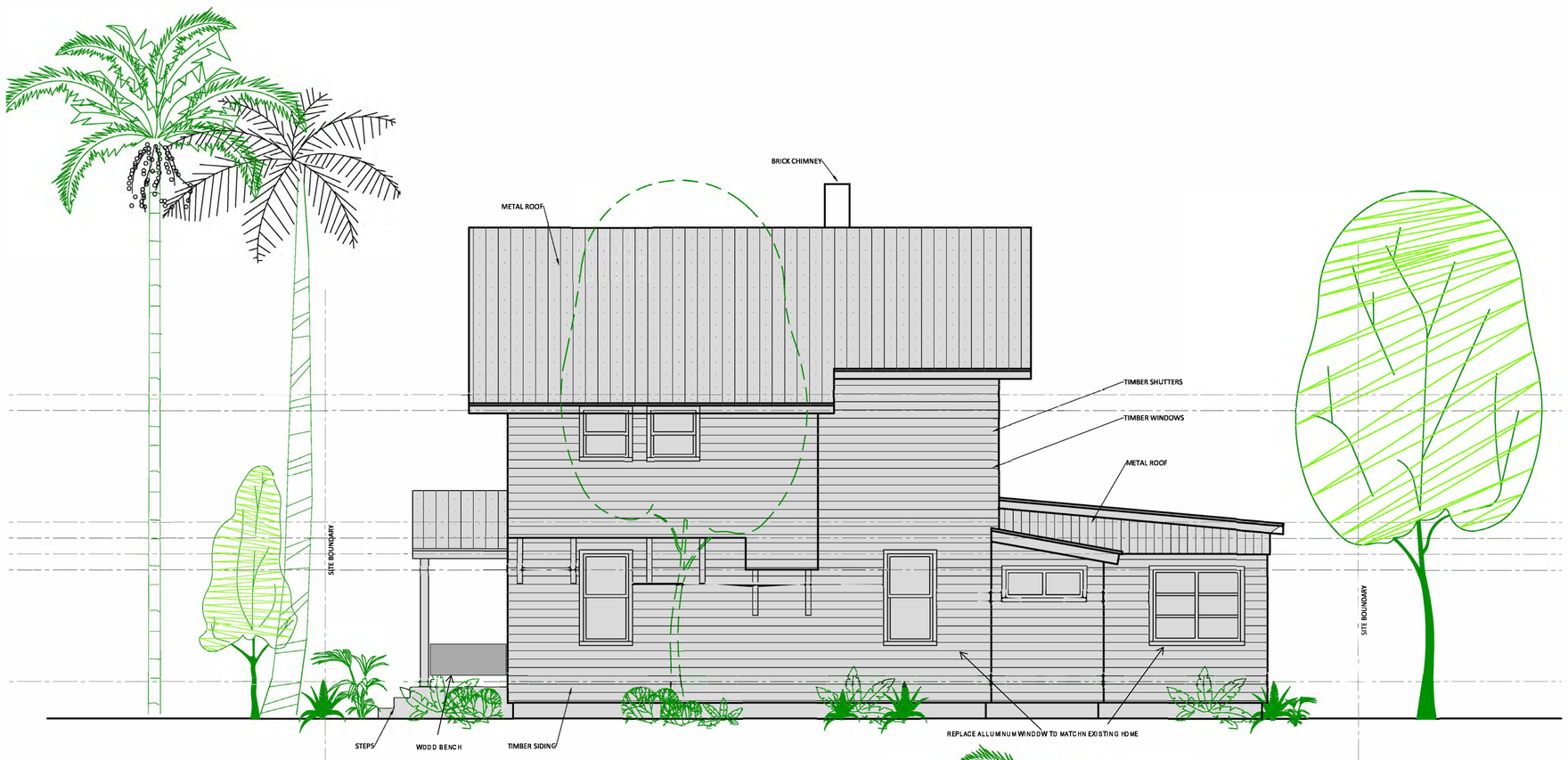
HAYDEN RESIDENCE
Pam Ro San Agus ne 32207

DESIGN
PROPOSAL
EXTERIOR
ELEVATIONS

FOR REVIEW
DRAFT
12/19/2021

EXD2

Received 2/21/2025
Planning & Building Department



1 EXISTING ELEVATIONS
WEST ELEVATION (SIDE)
1/4"=1'0"



2 EXISTING ELEVATION
SOUTH ELEVATION (REAR)
1/4"=1'0"

SYMBOL LEGEND			
	EXISTING WALL		
	EXISTING HOUSE		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

EXISTING ELEVATIONS - OPTION D
EXTERIOR ELEVATIONS
1/4"=1'0"

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HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

DESIGN PROPOSAL EXTERIOR ELEVATIONS

FOR REVIEW
DRAFT
12/19/2021

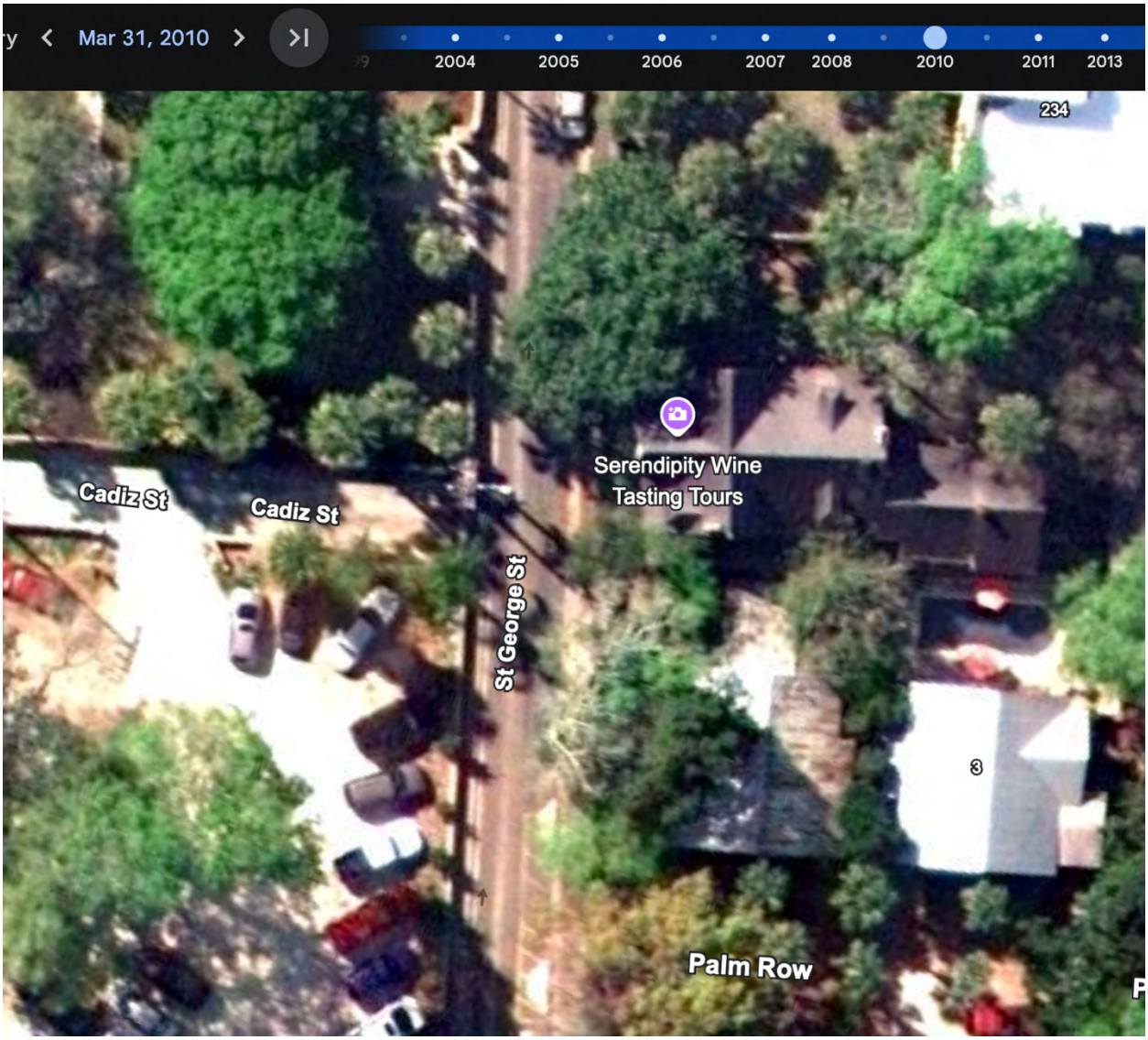
EXD3



EXISTING GREEN SHINGLES TO MATCH THE PATINA COPPER ROOF ON THE WEST ELEVATION ROOF







2010 Arial Photo of the entire roof was the same metal as existing west elevation.



178 AVINEDA MENENDEZ : GOOGLE STREET VIEW 2024

AGED COPPER WITH GREEN PATINA AND COPPER DOWNSPOUTS



178 AVINEDA MENENDEZ : GOOGLE EARTH 2024



172 AVINEDA MENENDEZ : STREET VIEW 2024



172 AVINEDA MENENDEZ : GOOGLE EARTH 2024



172 AVINEDA MENENDEZ : GOOGLE EARTH 2016

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5V COLORS

26 GA CORE DEFENDER paint system
24 GA MAX DEFENDER paint system
032 Alum. COASTAL DEFENDER paint system

TRI COUNTY METALS

ALL PAINT SYSTEMS REPRESENTED

From our CORE Defender, SMP formulation, to our Best-In-Class MAX and COASTAL Defender, our 5V line has all paint systems represented.

Enjoy the longevity of our CORE Defender paint on all 26 GA 5V material. Or step up the paint and panel thickness to 24 GA and enjoy the benefits of our MAX Defender paint. Or, if you are on the coast or near brackish water, you'll want that Best-In-Class paint on our 032 Aluminum panel and get the very best for your project.

Visit our Warranty Site

Learn more about our warranties on our warranty site:
warranty.tricountymetals.com

877-766-3309 TriCountyMetals.com

26 GA CORE DEFENDER paint system

BLACK SR: .31 E: .84	**DARK GRAY** SR: .39 E: .86	**BRONZE** SR: .34 E: .86	
COCOA BROWN SR: .35 E: .86	**POLAR WHITE** SR: .64 E: .86	**COPPER** SR: .48 E: .85	**GALVALUME** SR: .67 E: .14

24 GA MAX DEFENDER paint system

REGAL WHITE SR: .68 E: .86	**GALVALUME** SR: .67 E: .14

032 Aluminum COASTAL DEFENDER paint system

REGAL WHITE SR: .68 E: .86	**SILVER METALLIC** SR: .60 E: .77

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS. Coil Coatings

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Tri County Metals TCM-LOK Metal Roofing Panel.pdf
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TRI COUNTY METALS
Make Your Next Roof Your Last

TCM-LOK



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English

OVERVIEW

The most popular residential standing seam metal roofing panel on the market today. The panel screws are actually concealed underneath the panel and are not visible. That is what makes this panel unique. Available in 24 Gauge.

- Suitable for any roof with a pitch greater than 1/4″ /12.
- Applications: Residential and light commercial
- 1″ Rib Height available in 24 or 26 Gauge, or .032 Aluminum
- Aluminum panels available in 1″ rib height
- 1.5″ Rib Height version available in 24 Gauge only
- Panel Profile: 16″ wide with 1″ high ribs
- Substrate: Steel and Aluminum
- Finish: Max Defender, Core Defender, Coastal Defender and Acrylic coated Galvalume® AZ55
- Warranty: Galvalume® – 25 years and 6 months, Core Defender painted – 40

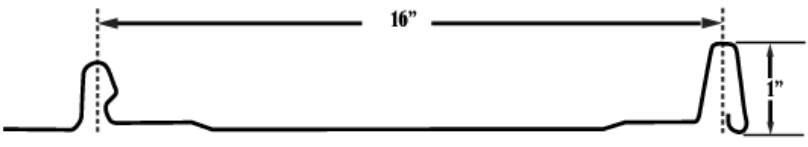
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years, Max Defender painted – 35 years, Coastal Defender (aluminum) painted – 25 years with no set back minimum needed.

- Available in: Flat, Ribbed, or Striated
- Minimum Slope shall comply with Florida Building Code, including Sections 1507.4.2, greater than .25/12 with recommending sealant under 2/12

Florida Product Approvals







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NEW!

Try out Florida Product Approval Tool for the TCM LOK panel.

Launch Our TCM-LOK FPA Tool



RECOMMENDED ACCESSORIES

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COLOR OPTIONS





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Sandstone
SR: .54 E: .86

Ash Gray
SR: .39 E: .84

Evergreen
SR: .27 E: .86

Aged Copper
SR: .47 E: .85

Patina Green
SR: .29 E: .87

Colonial Red
SR: .33 E: .85

Regal Blue
SR: .26 E: .85

Dove Gray
SR: .48 E: .87

Terra Cotta
SR: .35 E: .87

Regal Red
SR: .42 E: .83

Slate Gray
SR: .36 E: .86

Dark Bronze
SR: .26 E: .84

Charcoal Gray
SR: .29 E: .84

Regal White
SR: .68 E: .86

Mansard Brown
SR: .27 E: .86

Matte Black
SR: .25 E: .85

Sierra Tan
SR: .35 E: .86

Medium Bronze
SR: .30 E: .87

Copper
SR: .49 E: .85

Silver Metallic
SR: .60 E: .77

Preweathered Galvalume
SR: .30 E: .79

Galvalume
SR: .67 E: .14

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- Actual color chips available upon request
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- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS.
Coil Coatings
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COASTAL DEFENDER
paint system

SHERWIN-WILLIAMS.
Coil Coatings
PVDF ON ALUMINUM

TRI COUNTY METALS

ABOUT THIS PAINT SYSTEM

Florida's beach waters have a higher salt content than most U.S. beaches. The sea water around Florida can be a challenge for coastal homes. Within 1,500 feet of the coast, most other roofing panels aren't even covered by warranty. Our aluminum panels using our Coastal Defender paint system have a 25-year limited warranty, and are perfect for coastal applications.

Visit our Warranty Site

Learn more about our warranties on our warranty site:
warranty.tricountymetals.com

877-766-3309 TriCountyMetals.com

REGAL BLUE SR: .26 E: .86

SLATE GRAY SR: .37 E: .87

DOVE GRAY SR: .43 E: .87

AGED COPPER SR: .43 E: .87

CHARCOAL GRAY SR: .31 E: .87

REGAL WHITE SR: .65 E: .87

SIERRA TAN SR: .29 E: .87

MEDIUM BRONZE SR: .30 E: .88

DARK BRONZE SR: .30 E: .89

MATTE BLACK SR: .05 E: .88

COPPER SR: .40 E: .88

SILVER METALLIC SR: .52 E: .87



- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

BROCHURES

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TRI COUNTY METALS

TCM 2022

INSTALL GUIDES

INSTALL GUIDES IN SPANISH

EXPLORE OUR WARRANTIES

Click on the image below to visit our Warranty Site

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TELL US ABOUT YOUR PROJECT

Get Started

Get a Quote

Corporate Office
Trenton, Florida

301 SE 16th St.,
Trenton, FL 32693

PO Box 1120,
Trenton, FL 32693

LOCATIONS

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- Trenton
- Live Oak
- Ocala
- Tallahassee
- Brooksville
- Deland
- Jacksonville
- Winter Haven
- Okeechobee

TRI COUNTY METALS

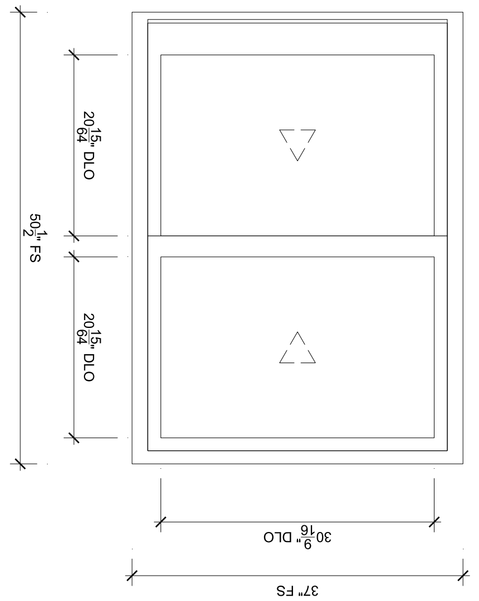
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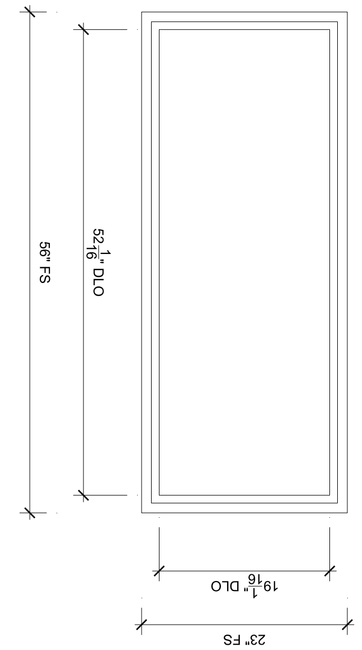
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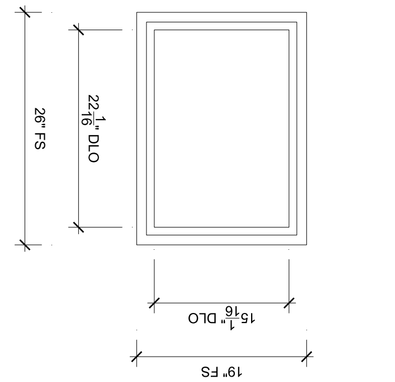
ALUMINUM REAR (DH)
SCALE: 1" = 1'-0"



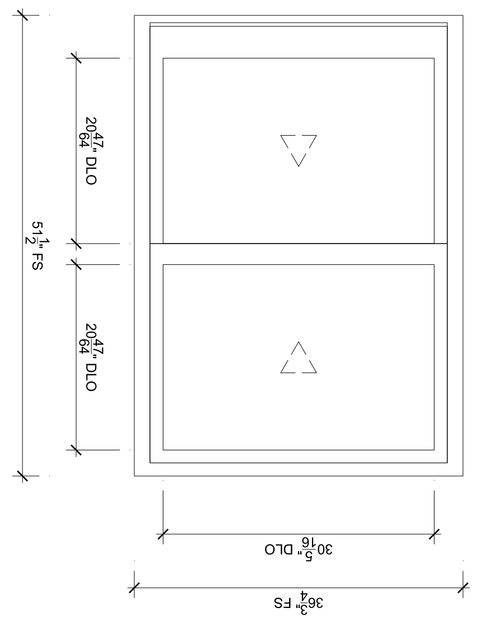
GLASS INSERT (FX)
SCALE: 1" = 1'-0"



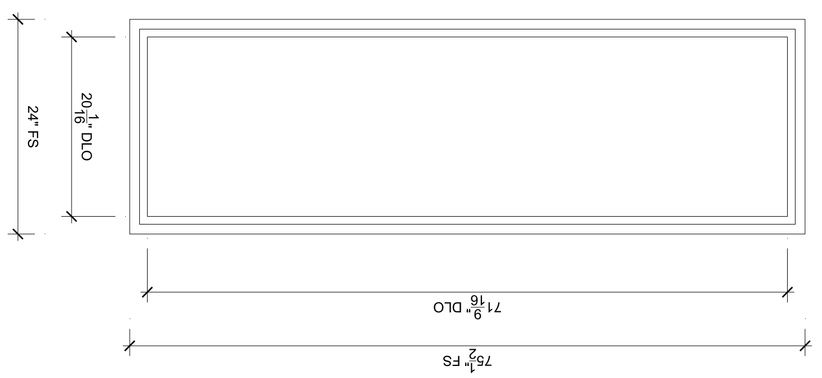
ALUMINUM AT BATH (FX)
SCALE: 1" = 1'-0"



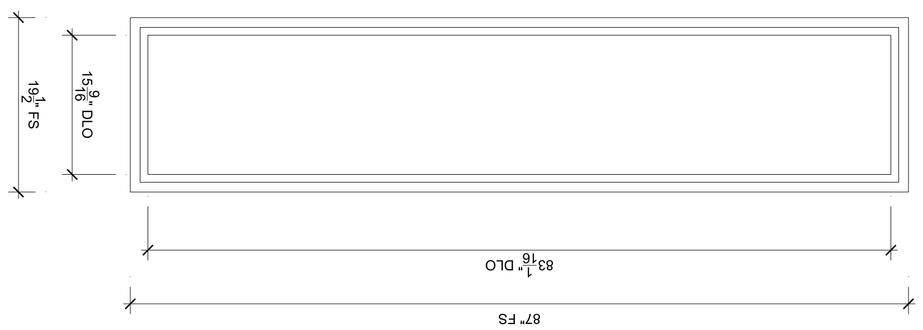
KITCHEN (DH)
SCALE: 1" = 1'-0"



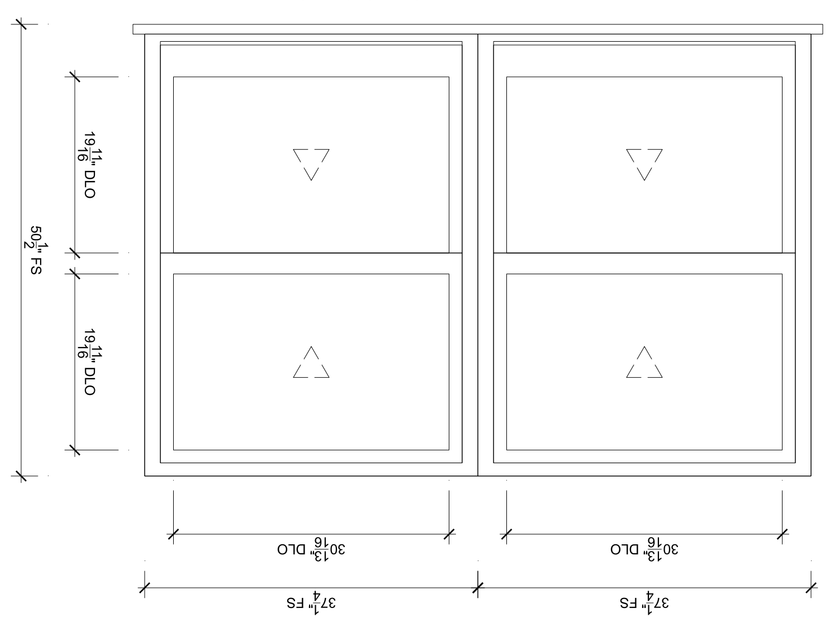
WOOD LAUNDRY (FX)
SCALE: 1" = 1'-0"



ALUMINUM LAUNDRY (FX)
SCALE: 1" = 1'-0"



ALUMINUM HALL (2W) (DH)
SCALE: 1" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

SHEET 1 OF 1

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WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



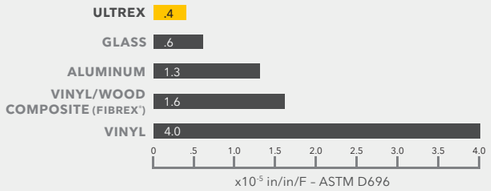
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.



INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.

PULTRUDED FIBERGLASS

Thin strands of strong glass cables saturated with compounded resins create a durable material.

DURABLE FINISH

The proprietary finishing process applies a durable, long-lasting AAMA 624 verified factory finish.





Double Hung windows in Stone White

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COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

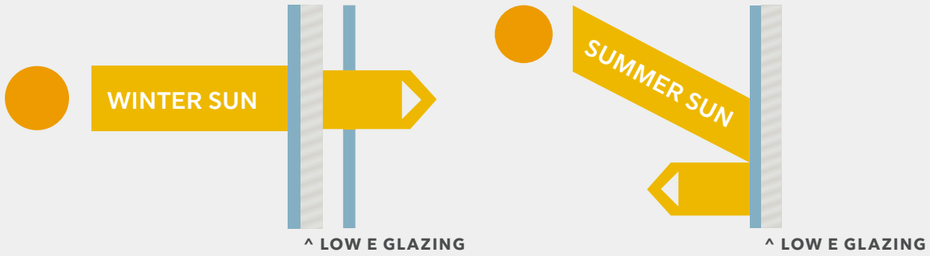
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



* ENERGY STAR® at energystar.gov



Double Hung windows in Stone White

A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

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CASEMENT + AWNING



Casement windows in Ebony with Matte Black hardware



Awning and Picture windows in Ebony

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, direct glaze rectangle and picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 7 feet high.
- Awning available in standard and special sizes up to 5 feet wide by 4 feet high.
- Coordinating Casement Picture window available up to 7 feet high and Casement Transom window available up to 6 feet wide by 2 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

Application Packet, page 55

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DOUBLE HUNG



Double Hung windows in Stone White



Double Hung windows in Stone White

DOUBLE HUNG

- Two movable sashes with versatility to create ventilation at the top, bottom, or both.
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Up to PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sashes provide a variety of looks and checkrail heights.
- Factory, reinforced, and field-mulling kits available.
- Available in standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Direct Glaze Rectangle windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



TILT MODE FOR EASY CLEANING

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PICTURE



Picture windows in Ebony



Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
  - Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
  - Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
  - Designed to match profiles of operable windows in the Essential collection.
  - Casement Picture window available in sizes up to 7 feet high
  - Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



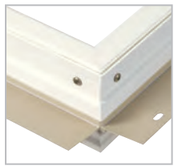
INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

Application Packet, page 57

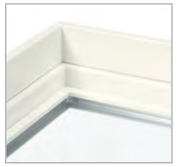
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INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.



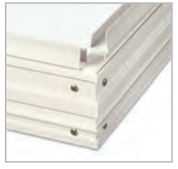
NAILING FIN
Snaps out for easy installation.



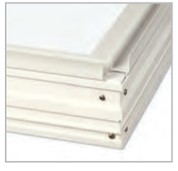
JAMB EXTENSION
Allows for easy finishing with traditional molding and trim.



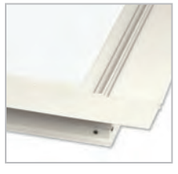
J-CHANNEL
Quickly and easily finishes the exterior.



SHEETROCK RETURN
Accommodates ½"–⅝" drywall installations.



3/4" RECEIVER
Works with thicker installation methods, including box jambs.



FRAME EXPANDER
Provides installation flexibility.



CASEMENT/AWNING 3" SASH LIMITER
Permanently limits sash movement for safety and security.



DOUBLE/SINGLE HUNG SASH LIMITER
Permanently limits sash movement for safety and security.



NON-OPERABLE LOCK
Renders sash inoperable.



GLIDER WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



CASEMENT WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



DOUBLE/SINGLE HUNG WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

EXTERIOR TRIM

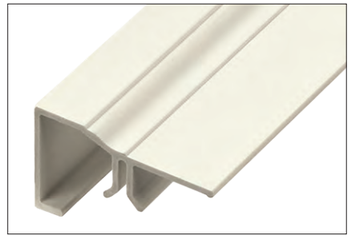
Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in six exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 ⅛" sill nosing.

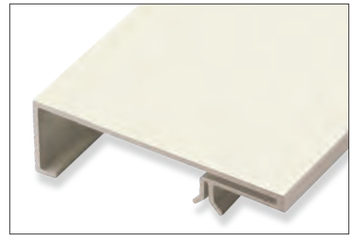
FLAT
3 ½" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 ⅛" sill nosing.

SILL NOSE
2 ⅛" Sill Nose provides authentic sill appearance.

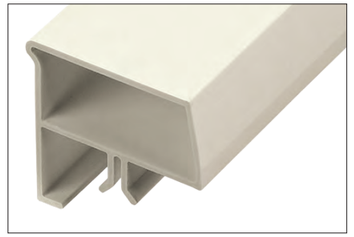
CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



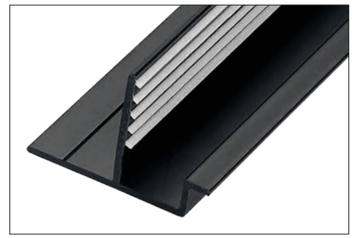
BRICK MOULD



FLAT



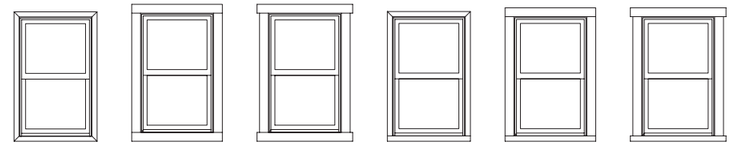
SILL NOSE



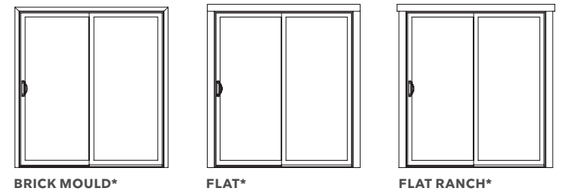
CONNECTION BARB

TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Essential collection exterior colors.



BRICK MOULD | FLAT | FLAT RANCH | BRICK MOULD WITH SILL NOSE | FLAT WITH SILL NOSE | FLAT RANCH WITH SILL NOSE



BRICK MOULD* | FLAT* | FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

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DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

GUNMETAL
Available when paired with Gunmetal exterior finish

EBONY
Available when paired with Ebony exterior finish

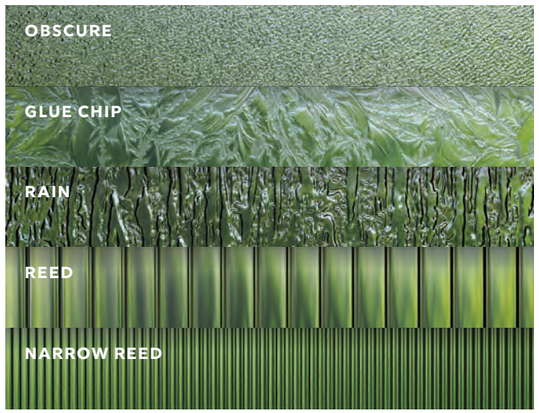
FIBERGLASS EXTERIOR COLORS

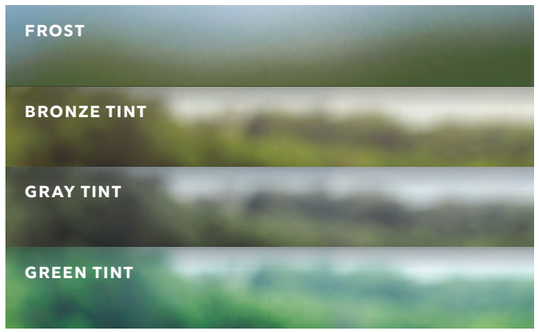
- STONE WHITE
- CASHMERE
- PEBBLE GRAY
- BRONZE
- GUNMETAL
- EBONY

GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS





DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, Gunmetal, or Ebony interior finish and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal, or Ebony exterior finish.*



GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE



Casement window with Low E2 glass

* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

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Planning & Building Department

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.



SASH LOCK + KEEPER
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning

DOOR HANDLE

Sliding Patio Doors feature classic profile durable hardware, a perfect blend of safety and security.



CAMBRIDGE

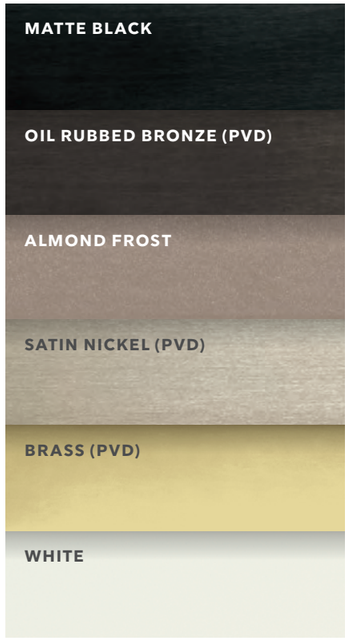


SLIM LINE EXTERIOR HANDLE

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES





Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze



Essential Direct Glaze windows in Ebony and Ultimate Sliding Patio door in Designer Black

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Sliding Patio door with Cambridge hardware in Satin Nickel

Application Packet, page 60

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MARVIN

Since 1912, Marvin has been a family-owned and -led company, with a legacy of innovation and commitment to the highest quality. We understand the unique opportunity windows and doors have to improve our spaces and how we feel in them. That's why we never stop pushing what's possible and inventing new solutions to channel fresh air, enhance light quality, and connect with the world around us.

MARVIN.COM

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®Registered trademark of Marvin Lumber and Cedar Co., LLC.
ENERGY STAR® and the ENERGY STAR certification mark are registered US marks.

Cover Image: Essential Casement, Specialty Shapes, and Direct Glaze windows

Part #19981901. June 2024. [MUT]

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

Drop Siding – Pattern #105

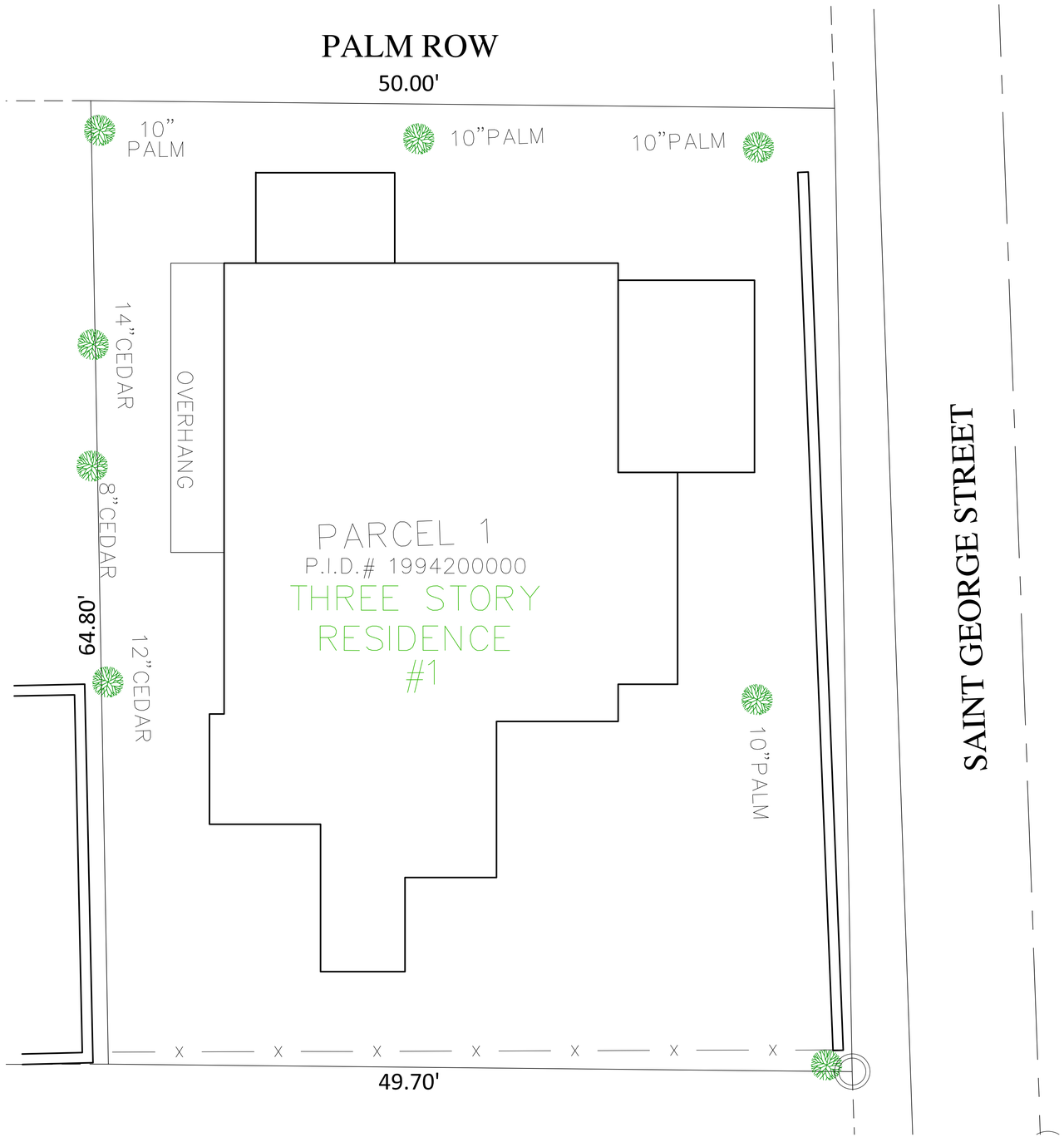
- *#2 Knotty Southern Pine
- *¾” thick
- *1×6 covers 5”
- *Treated MCA Above Ground

Goes by names: Dutchlap, Germanlap, Cove Siding, Novelty Siding, and more. The official name in the Southern Pine Pattern book is pattern #105.



Link to Supplier:
https://www.southernwoodspecialties.com/product/drop-siding-pattern-105/

Received 3/11/2025
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EXISTING CONDITIONS
SITE PLAN
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

EXISTING CONDITIONS PLAN

FOR REVIEW
DRAFT
04/05/2022

ExF1

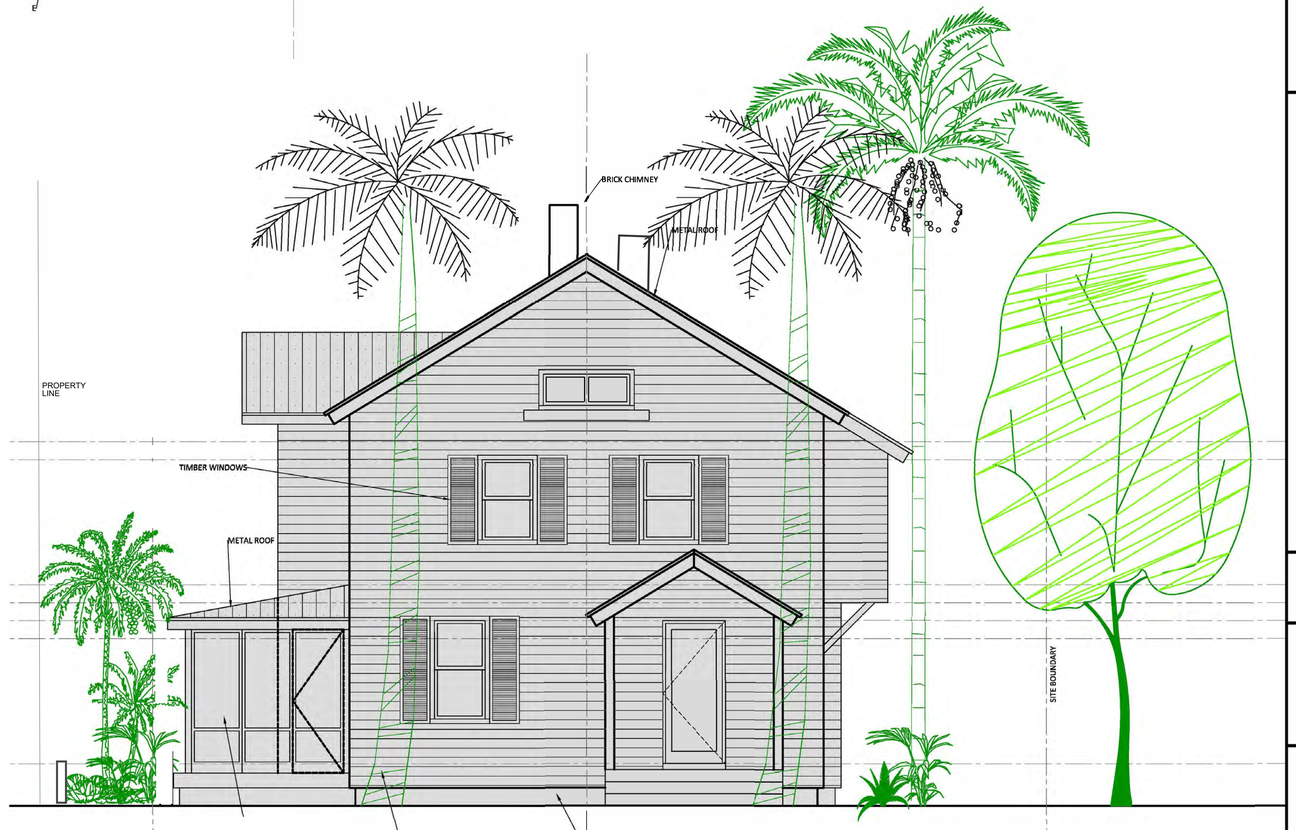
Received 3/11/2025
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1 EXISTING ELEVATIONS
EAST ELEVATION (FRONT)
1/4"=1'0"

SYMBOL LEGEND			
	EXISTING HOUSE		
	EXISTING WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

EXISTING ELEVATIONS
EXTERIOR ELEVATIONS
1/4"=1'0"



2 EXISTING ELEVATIONS
NORTH ELEVATION (SIDE)
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
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516-884-1730
SH@SANDRA-HERRERA.COM

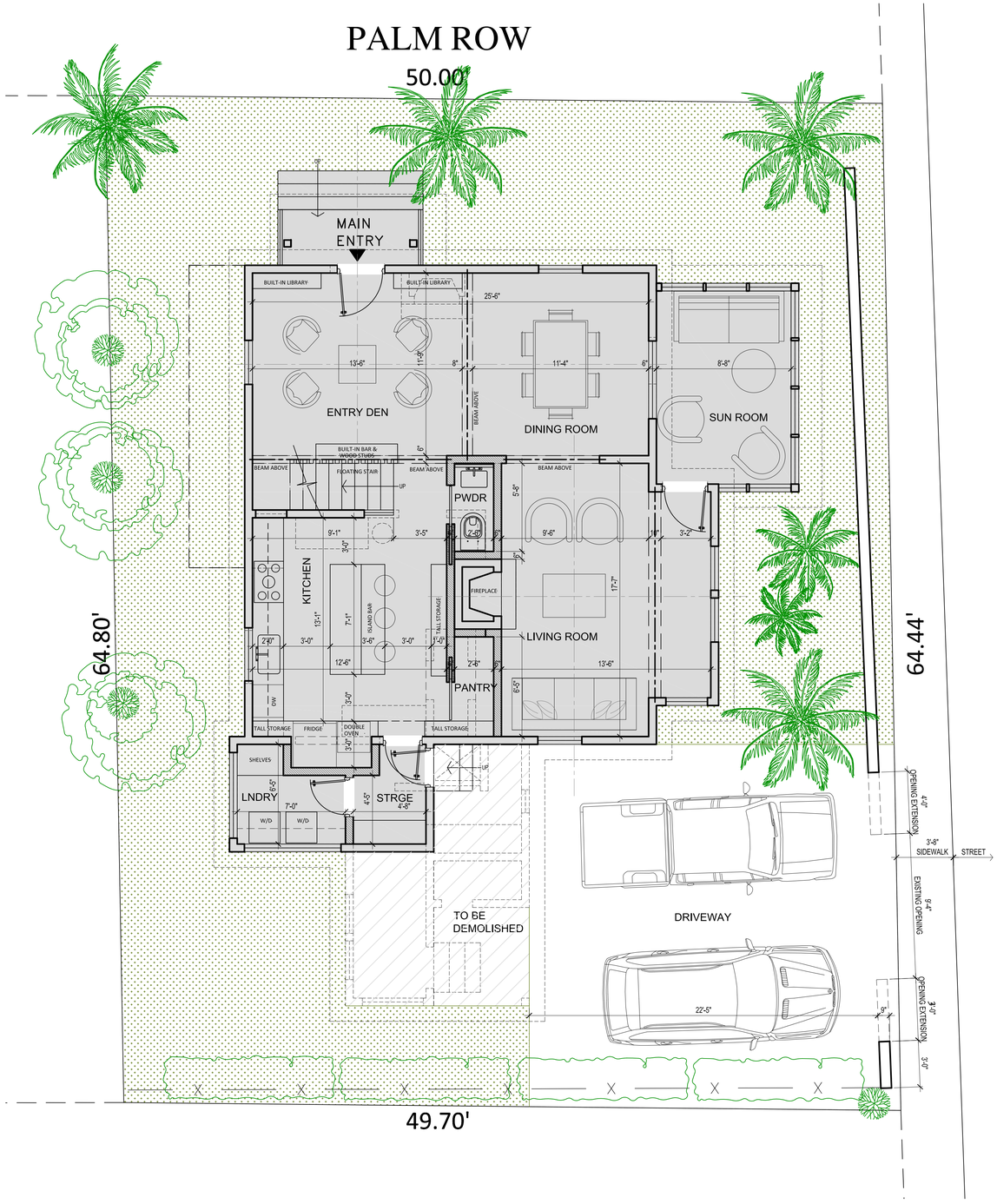
HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

DESIGN PROPOSAL EXTERIOR ELEVATIONS

FOR REVIEW
DRAFT
04/05/2022

EX2

Received 3/11/2025
Planning & Building Department



DESIGN PROPOSAL
FIRST FLOOR PLAN - OPTION Q
1/4"=1'0"

SYMBOL LEGEND	
	EXISTING WALL
	NEW PROPOSED WALL
	DEMOLISHED WALL
	GRASS

SANDRA HERRERA
SH - BULDING DESIGN
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SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

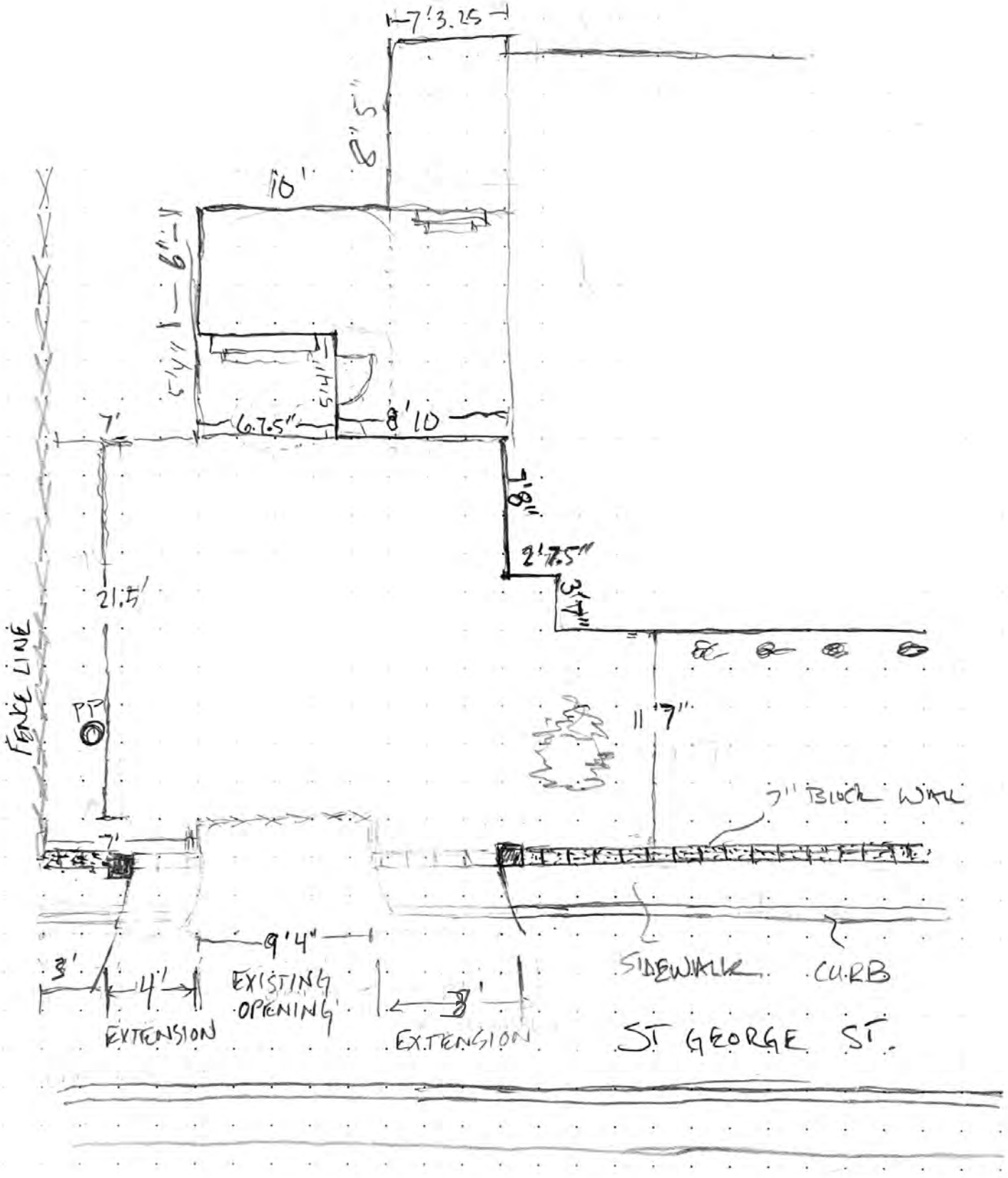
EXISTING CONDITIONS PLAN

Q-1



HOUSE DESIGN PROPOSAL

Received 2/21/2025
Planning & Building Department



OFFERED COLORS



CHARCOAL ANTIQUED
Grey Solid



GRANITE
Blend: Grey



HERITAGE
Blend: Grey



LION'S BRIDGE
Blend: White



NATURAL GREY
Grey Solid



SANDSTONE
White Solid



SANTA FE
Blend: Grey



TAN
Grey Solid



TAUPE
Grey Solid



WHITE
White Solid

Received 3/11/2025
Planning & Building Department

Instr #2024083705 BK: 6041 PG: 1781, Filed & Recorded: 10/28/2024 8:39 AM #Pgs:2 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared by and return to:
Tahnya Gary
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2024-8629

Parcel Identification No 199420-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **25th day of October, 2024** between **Oasis Equity Holdings LLC, a Florida Limited Liability Company**, whose post office address is **814 A1A North, Suite 101, Ponte Vedra Beach, FL 32082**, Grantor to **1 Palm Row, LLC, a Florida Limited Liability Company**, Grantee, whose address is **814 A1A North, Suite 101, Ponte Vedra Beach, FL 32082**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Commencing at a U. S. marble monument at the Southeast corner of the United States Post Office and Customs House lot in the City of St. Augustine, Florida, thence run along and with the West line of St. George Street 580.95 feet more or less to the Southeast corner of the property commonly known as the Ammidown property, formerly owned by Henry Philip Ammidown and now owned by F. Charles Usina, Jr. and W. I. Drysdale, and the point of beginning of this survey, thence run Westerly along and with the South line of said Ammidown property 49.7 feet to an iron stake, the Southwest corner of this survey, thence run North 18 degrees 45 minutes West 64.8 feet to an iron stake situate in the South line of Palm Row, the North west corner of this survey, thence run Easterly along and with the South line of Palm Row North 73 degrees 47 minutes East 50 feet to an iron stake in the West line of St. George Street, the Northeast corner of this survey, thence run along and with the West line of St. George Street South 18 degrees 29 minutes East 64.4.feet to the point of beginning of this survey, the Southeast corner of this survey. Said land being part and parcel of the South Half (S1/2) of Lot Four (4) of Block Thirty-six (36) of the City of St. Augustine, Florida.

Together with a perpetual easement of ingress, egress and regress over and upon Palm Row as shown on the official map of the City of St. Augustine, Florida dated June 12th, 1923 and filed October 4th, 1923 in the office of the Clerk of the Circuit Court for St. Johns County, Florida from St. George Street to Cordova Street and from Cordova Street to St. George Street as shown on said map.

AND

Commencing at a U. S. marble monument at the southeast corner of the United States Post Office and Customs House lot in the City of St. Augustine, Florida, run thence South 13 degrees East magnetic 365 feet 4 inches along the West property line of St. George street to the northeast corner of the property of Amey M. Macmillan; thence South 17 degrees 30 minutes East 70 feet to the southeast corner of the aforesaid Amey M. Macmillan property; thence run South 18 degrees 29 minutes East 71.57 feet to the North side of Palm Row and the point of beginning; thence run South 73 degrees 45 minutes West along the North side of Palm Row 50.04 feet to a point; thence run North 18 degrees 45 minutes West to the south line of Amey M. Macmillan 71.28 feet; thence run North 73 degrees 27 minutes East along the South line of Amey M. Macmillan property 50.37 feet to the West line of St. George Street: thence run South 18 degrees 29 minutes East along the West line of St. George Street 71.57 feet to the Point of Beginning.

Subject to driveway easement over the north ten feet of above property in favor of Amos E. Pilgrim and Ruth L. Pilgrim, as particularly described in that certain deed recorded in Deed Book 126 at page 467, public records of St. Johns County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

NOTE TO CLERK: This is a transfer of property between the Grantor and its wholly owned Grantee without consideration and without proportional change in the Grantor's interest in the real property. Pursuant to the Crescent Miami case 903 So. 2d 913, only minimum documentary stamps are being paid hereon.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Oasis Equity Holdings LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, Manager

Witness #1 Signature

Kim Collins
Witness #1 Printed Name

2225 A1A South Suite C8
Witness #1 Street Address

Saint Augustine, FL 32080
Witness #1 City, State & Zip

Witness #2 Signature

Tahnya Gary
Witness #2 Printed Name

2225 A1A South Suite C8
Witness #2 Street Address

Saint Augustine, FL 32080
Witness #2 City, State & Zip

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization this 25th day of October, 2024, by Hunter Hayden, Manager of Oasis Equity Holdings LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company

Signature of Notary Public

TAHNYA GARY
MY COMMISSION # HH 310362
EXPIRES: October 23, 2026

Tahnya Gary
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: x
Type of Identification Produced: a Driver's License

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	1994200000
Location Address	1 PALM ROW SAINT AUGUSTINE 32084-0000
Neighborhood	Palm Row/St George St (610.14)
Tax Description*	PALM ROW SUBD CITY LOT E OR6041/1781 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Palm Row
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.070
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	1 Palm Row LLC 100%
Mailing Address	814 A1A N STE 101 PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2025
Building Value	$179,116
Extra Features Value	$813
Total Land Value	$195,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$374,929**
Total Deferred	$0
Assessed Value	**$374,929**
Total Exemptions	$0
Taxable Value	**$374,929**

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

Historical Assessment Information

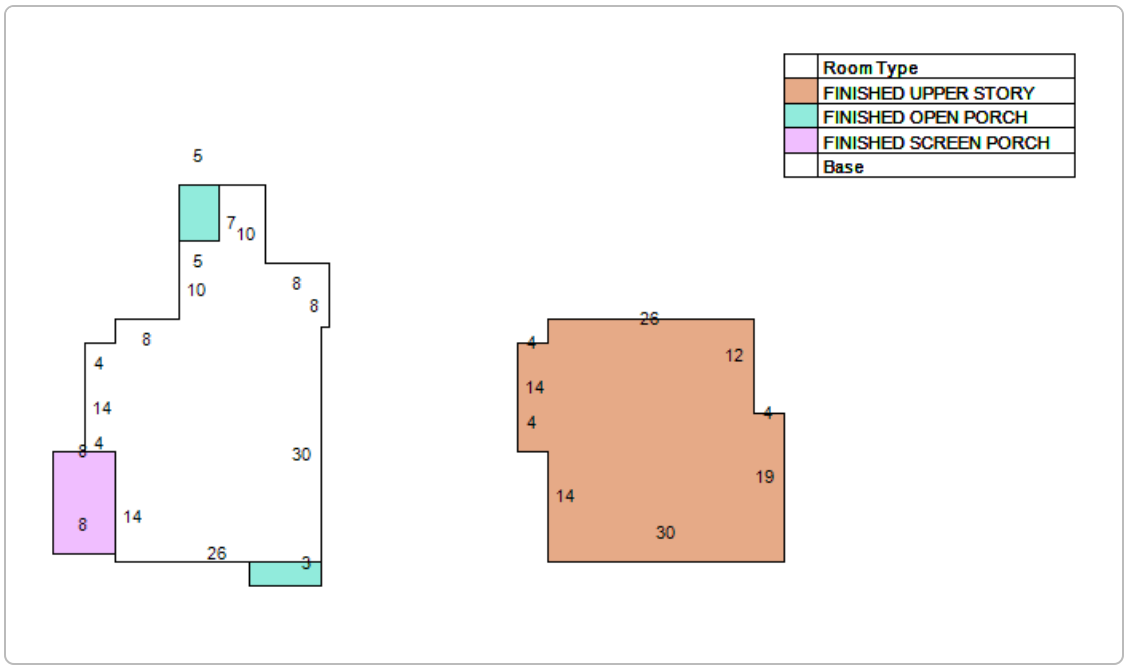
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$173,656	$813	$390,000	$0	$0	$564,469	$564,469	$0	$564,469
2023	$178,689	$813	$364,000	$0	$0	$543,502	$543,502	$0	$543,502
2022	$176,336	$1,493	$364,000	$0	$0	$541,829	$541,829	$0	$541,829
2021	$146,176	$1,493	$325,000	$0	$0	$472,669	$277,110	$246,059	$226,610
2020	$148,326	$1,493	$325,000	$0	$0	$474,819	$273,284	$252,035	$222,784
2019	$131,463	$1,337	$325,000	$0	$0	$457,800	$267,140	$241,160	$216,640
2018	$92,773	$2,010	$167,376	$0	$0	$262,159	$262,159	$50,500	$211,659
2017	$94,476	$2,010	$167,376	$0	$0	$263,862	$263,862	$50,000	$213,862
2016	$97,339	$2,010	$167,376	$0	$0	$266,725	$266,725	$50,000	$216,725
2015	$98,770	$2,010	$167,376	$0	$0	$268,156	$267,160	$50,996	$217,160
2014	$95,654	$2,010	$167,376	$0	$0	$265,040	$265,040	$50,000	$215,040

Building Information

Building	1
Building Value	$179,116
Year Built	1910
Actual Area	2175
Conditioned Area	2009
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal, Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1071
FINISHED SCREEN PORCH	104
FINISHED OPEN PORCH	35
FINISHED OPEN PORCH	27
FINISHED UPPER STORY	938
Total SqFt	2175

Sketch Information



Extra Feature Information

Code Description	Status	Value
Canopy (Mix)		431
Masonry Wall (Mix)		382

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	65	3250	SF	$195,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/28/2024	10/25/2024	$100.00	WARRANTY DEED	6041	1781	U	I	OASIS EQUITY HOLDINGS LLC	1 PALM ROW LLC
10/18/2021	10/13/2021	$550,000.00	WARRANTY DEED	5396	917	Q	I	GANNON DONNA M	OASIS EQUITY HOLDINGS LLC
	3/6/1996	$0.00	QUIT CLAIM DEED	1162	287	U	I	GANNON PATRICK T,DONNA M ETAL	GANNON PATRICK T & DONNA M
	1/30/1996	$72,000.00	WARRANTY DEED	1152	1624	U	I	GANNON MICHAEL V ETAL	GANNON PATRICK T,DONNA M ETAL
	8/1/1986	$0.00		712	1953	U	I		GANNON MICHAEL V ETAL
	4/1/1986	$0.00		702	313	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/22/2025, 12:10:11 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
1 PALM ROW LLC

Filing Information

Document Number	L24000428583
FEI/EIN Number	NONE
Date Filed	10/04/2024
Effective Date	10/02/2024
State	FL
Status	ACTIVE

Principal Address

814 N A1A BLVD
101
PONTE VEDRA BEACH, FL 32082

Mailing Address

814 N A1A BLVD
101
PONTE VEDRA BEACH, FL 32082

Registered Agent Name & Address

OASIS EQUITY HOLDINGS LLC
814 N A1A BLVD
101
PONTE VEDRA BEACH, FL 32082

Authorized Person(s) Detail

Name & Address

Title MGR

HAYDEN, HUNTER
814 N A1A BLVD STE 101
PONTE VEDRA BEACH, FL 32082

Annual Reports

No Annual Reports Filed

Document Images

10/04/2024 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0016 Address: 32 St. Francis Street

Applicant: Casey Tafuri

Property Owner: Chip Shot Properties L.L.C.

Project description: For after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01866
National Register:	St. Augustine NRHD: Contributing	Construction date:	C. 1865-1885
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991800000		
Agenda Item:	7(b)	Previous Action(s):	COA 2001-0443

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the north side of St. Francis Street on the block between St. George and Charlotte Streets in the Historic Preservation-One (HP-1) zoning district.
2. The applicant is seeking approval for after-the-fact replacement of windows and fenestration changes to existing window openings on the sides and rear of the building as well as replacement of an existing canopy and balcony decking as detailed in the scope of work below.
3. According to the applicant, windows previously existing on the property were wood sash windows with aluminum storm windows on the original structure and aluminum windows on the rear addition. The 1980 Florida Master Site File form lists DHS 6/6, 6/1, 1/1 and blinds-moveable louvers as the previously extant windows. While the Architectural Guidelines for Historic Preservation (AGHP) does allow alternative materials if they are compatible in quality, color, texture, finish and dimension to existing materials, the vinyl 1/1 windows installed do not meet these criteria.
4. The applicant has proposed the following potential mitigation measures for the Board's consideration:
    1. Recess the vinyl replacement windows so they appear more like wood windows; or,
    2. Install similar storm windows over the vinyl replacements so they appear more like the windows on the front elevation that are protected in a similar fashion; or,
    3. Replace existing vinyl windows with Pella wood frame windows.
5. The replacement canopy is proposed to match the existing canopy, but measured drawings should be provided to illustrate how this will be accomplished.
6. Proposed replacement balcony decking is a composite material which would be visible from the existing porch below and St. Francis Street. The applicant proposes to mitigate the visual impact by installing beadboard in the porch ceiling to screen the composite deck boards above. Beadboard is generally an appropriate material for porch ceilings.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for an after-the-fact Certificate of Appropriateness at **32 St. Francis Street**:

1. **CONTINUE** to allow the applicant time to choose more appropriate window and/or decking materials and designs; OR,
2. **APPROVE** if the Board finds that the application, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Already completed replacement of wood and aluminum windows on the east, north, and west elevations with Jeld-Wen 1/1 vinyl windows, some of different sizes than the original window openings.
2. Replacement of existing canopy with same design
3. Replacement of second story front balcony decking with a composite material
    a. Can screen underside with beadboard if recommended by the Board.
4. Repair stucco to match existing.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 6, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.

- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps

Staff Photographs
32 Saint Francis Street



Front (South) Elevation

Staff Photographs
32 Saint Francis Street



Front (South) Elevation

Staff Photographs
32 Saint Francis Street



Soutwest Elevation

Staff Photographs
32 Saint Francis Street



East Elevation

Staff Photographs
32 Saint Francis Street



East Elevation

Staff Photographs
32 Saint Francis Street



North Elevation

Staff Photographs
32 Saint Francis Street



North Elevation



Staff Photographs
32 Saint Francis Street



West Elevation

Staff Photographs
32 Saint Francis Street







Canopy to be Replaced

Staff Photographs
32 Saint Francis Street





Canopy Details

Staff Photographs
32 Saint Francis Street





Canopy Details

Staff Photographs
32 Saint Francis Street





Existing and Proposed Decking

Staff Photographs
32 Saint Francis Street



Example of Extant Storm Windows



Installed New Window Detail

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1866 1009==

Site Name: 32 St. Francis Street 830== Survey Date: 7808 820==

Address: 32 St. Francis Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 32 (block) 12 (lot) 868==

868==

Owner of Site: Name: Chester, Linda W.;

Address: 32 St. Francis Street

St. Augustine,FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469970 (easting) 3306200 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1885 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6,6/1,1/1, blinds-moveable louvers 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormers, shed 942==

Porches & Balconies: Two-story, open, front porch. 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Stuccoed posts, iron brackets 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 2 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Across from restored Liambias House and near Oldest House and St. Francis Barracks, now Headquarters Department of Military Affairs and National Guard. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Minorcans, Maritime, Commerce, Blacks, Women, Literature, Railroads, Law, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 32 St. Francis Street was constructed between 1865 and 1885. The 1893 Sanborn Fire Insurance Map shows a rectangular structure abutting the street with a one-story porch on the north (rear) side. By 1899 a front porch extended into the street and what appears to be an open walkway linked the main house with an out-building. A photograph circa 1903 shows a one-story porch on the front with a wooden railing and gable hoods at each end. Between 1924 and 1930 the out-building and extension were removed but the porch still appears to extend into the street. The current appearance consists of a two-story porch with stuccoed posts and iron brackets. The exterior of the house has also been stuccoed. The house faces the restored Llambias House and is near the Oldest House and St. Francis Barracks, now the Headquarter of the Department of Military Affairs and National Guard.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This house at 32 St. Francis Street is on the approximate site of the wooden frame house of Antonio Proctor, a "freeman of color" who spanned the British Period (1763-1783), Second Spanish Regime (1784-1821) and Territorial Era (1821-1845) in St. Augustine. The Indian interpreter owned a house and lots 9, 11, 12, and 13 from 1820 until 1830.(3) Proctor sold the "wooden home" to Waters Smith who conveyed the "ground and house" to Joseph Charles Lawton in 1831. No structure appears on the site on the 1833 map, and no house is listed in 1836 land transaction between Samuel Blair, a marshall, and Joshua Joyner, developer of North City.(4) Joyner sold to Mateo Solana in 1838 a "lot of ground with all the buildings, fences, trees, and improvements thereon". The lot dimensions are the same as those in the Proctor/Smith transaction and the price is a substantial $1,100, indicating the existance of a house on the lot in question now known to be the adjacent building, 28 St. Francis.(5) In 1872 John L. Wilson acquired the property along with adjacent lots purchased about the same time. The property remained in his name until sold by his heirs in 1923.(6) Frances and John L. Wilson were winter residents of St. Augustine who became deeply involved with the community. A Record article describes Wilson business interests after his marriage in 1837 and the couple's introduction to St. Augustine.

> "The couple went to live in Philadelphia, where Mr. Wilson was engaged in the West Indies trade. When an earthquake destroyed Cape Haytien, Hayti, where Mr. Wilson held extensive business interest, he lost every dollar, but he

went to that country with his bride. He was soon engaged in exporting coffee and logwood to the firm of A. S. and W. G. Lewis, in Boston, brothers of Mrs. Wilson, and was commission merchant for the Boston firm for the sale of foodstuff in the West Indies. For many years Mr. Wilson was United States consul in Hayti. Mrs. Wilson made thirty voyages in sailing vessels between the West Indies and Boston, visiting her native city nearly every summer. They maintained a yellow fever hospital in Cape Haytien. Gradually Mr. Wilson closed out his interest in the West Indies and retired. In 1855 they came to Framingham and erected an extensive country house on Prospect street, where the woman lived until her death. For many years subsequently to 1868, an account of Mrs. Wilson's health, she and her husband passed the winters in St. Augustine, Florida. There they built a fine home and displayed their interest in the city by presenting a free library to its people, also a selection of choice volumes in it. They had supervision of a home for old colored folk, and gave to the city a clock which was placed in the belfry of the Roman Catholic Cathedral. Mr. Wilson further showed his generosity by causing to be built the first road of oyster shells in St. Augustine.

"In Framingham they generously gave of their fortune to the First Parish (Unitarian) Church, the Home for Aged Men and Women, and endowed a free bed in Framingham Hospital.

"Mr. Wilson died in St. Augustine, April 7, 1899, but it was several years afterward before Mrs. Wilson gave up her winter residence. In the past few years she remained the year round on her estate on Prospect street, and daily enjoyed a drive in her carriage to town, rain or shine."(7)

A Tatler article aptly describes the Wilson's influence and industry in establishing a library in the city.

"St. Augustine may well pride herself upon her public library, practically free, as the small sum of twenty-five cents a year and five cents for renewing a card is the only cost. It is quite true that comparatively few books of reference are on its shelves, nevertheless the library has done incaluculable good in the community.

"Mr. and Mrs. John L. Wilson may well be regarded as benefactors, as they first conceived it, interesting others and crowning the good work with the gift of the building the library now occupies, thus preserving one of the old

landmarks of the city, and giving the library a home that will last a century. In addition to this, several rooms of the building have been given for the scientific and historical collections, and the doners are greatly interested in securing one worthy of the place.

"The Library Association was first suggested by Mrs. John L. Wilson, who interested winter residents and visitors, who held a meeting on the 26th of April, 1874, when an organization was effected, with the first object to advance knowledge and general intelligence by establishing a free public library, and also to form a historical society to collect and preserve everything pertaining to the history of the city and State. It was also intended to establish a museum of natural history, to erect an edifice with rooms suitable for the different objects to be attained, and also to have a hall for public lectures and social entertainments.

"Mr. Holmes Ammidown was the first president, with Mr. John L. Wilson secretary and treasurer. At the time of the organization, it was necessary to pay $25 in order to become a member; that rule, however, has been modified, as members passed away and it became necessary to fill the places. This, however, does not increase the revenue of the association, while the needs of the library are constantly increasing. The library greatly needs a new dictionary and encyclopedia and other books of reference. There are no doubt many visitors to the city who would gladly contribute to such a worthy object were the matter brought to their notice. Will not some of the visitors take that matter in hand and aid the good work?

"The library building is a perfectly free gift from Mr. and Mrs. Wilson, in addition to many other generous gifts of money and books, besides managing the library for more than twenty years, and it seems only just that others should endeavor to supplement the good work."

Both the Wilson's worked closely with the Colored Industrial School, John as president and Frances as vice president of the Ladies Executive Board.(8) Early residents of the house include G. W. Corbett, a fisherman, and the Mrs. Millies Bearman, a miliner.(9) In the 1920's contractor Charles Leyvraz occupied the house. Leyvraz, an expert carpenter and builder also served on the city commission in 1946.(10) Residents in the 1930's included the Canova family: Catherine, a stenographer with the Florida East Coast Railway and secretary of the public relations bureau of the company, and Kate, a dressmaker. Members of the Canova family descend from colonists of the predominantly Minorcan New Smyrna colony who migrated to St. Augustine in 1777. David Parker, a local lawyer, purchased the house around 1975 extensively remodeling the interior.(11)

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

3. Malcom B. Johnson, Red, White, and Bluebloods (Tallahassee, 1976), pp. 118-128; St. Johns County Courthouse Deed Records, Book I-J, p. 13.
4. Deed Book I-J, p. 13; Book I-J, p. 191; Anonymous map, 1883; Book N, p. 72.
5. Deed Book N, p. 71.
6. Ibid., T, p. 503; Book 49, p. 363.
7. St. Augustine Record, March 8, 1920.
8. Tatler, March 13, 1897, p. 3; City Directory, 1885.
9. City Directory, 1899, 1904.
10. Ibid., 1920-21, 1947.
11. Ibid., 1930 through 1934; Record, Rebruary 1-2, 1975, p. 12.

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

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

Site #8 SJ01866
Field Date 5-19-2016
Form Date 5-19-2016
Recorder # _____

Site Name(s) (address if none) 32 St Francis Street — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	32		Francis	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 1991800000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1885 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use apartments — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature ext. fabric, windows, doors
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature rear two story addition
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe _____

DESCRIPTION

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 2.5
Exterior Fabric(s) 1. Stucco — 2. Brick — 3. _____
Roof Type(s) 1. Gable — 2. Hip — 3. _____
Roof Material(s) 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer — 2. _____
Windows (types, materials, etc.) DHS 6/6, 6/1, 1/1, blinds-moveable louvers

Distinguishing Architectural Features (exterior or interior ornaments) Stuccoed posts, iron brackets; four bay facade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and multi-car carport in rear

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ01866

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) single wood panel door with divided lights and sidelights on east elevation

Porch Descriptions (types, locations, roof types, etc.) Two-story open, front porch

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☒occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1._____ 3._____ 5._____
2._____ 4._____ 6._____

DOCUMENTATION

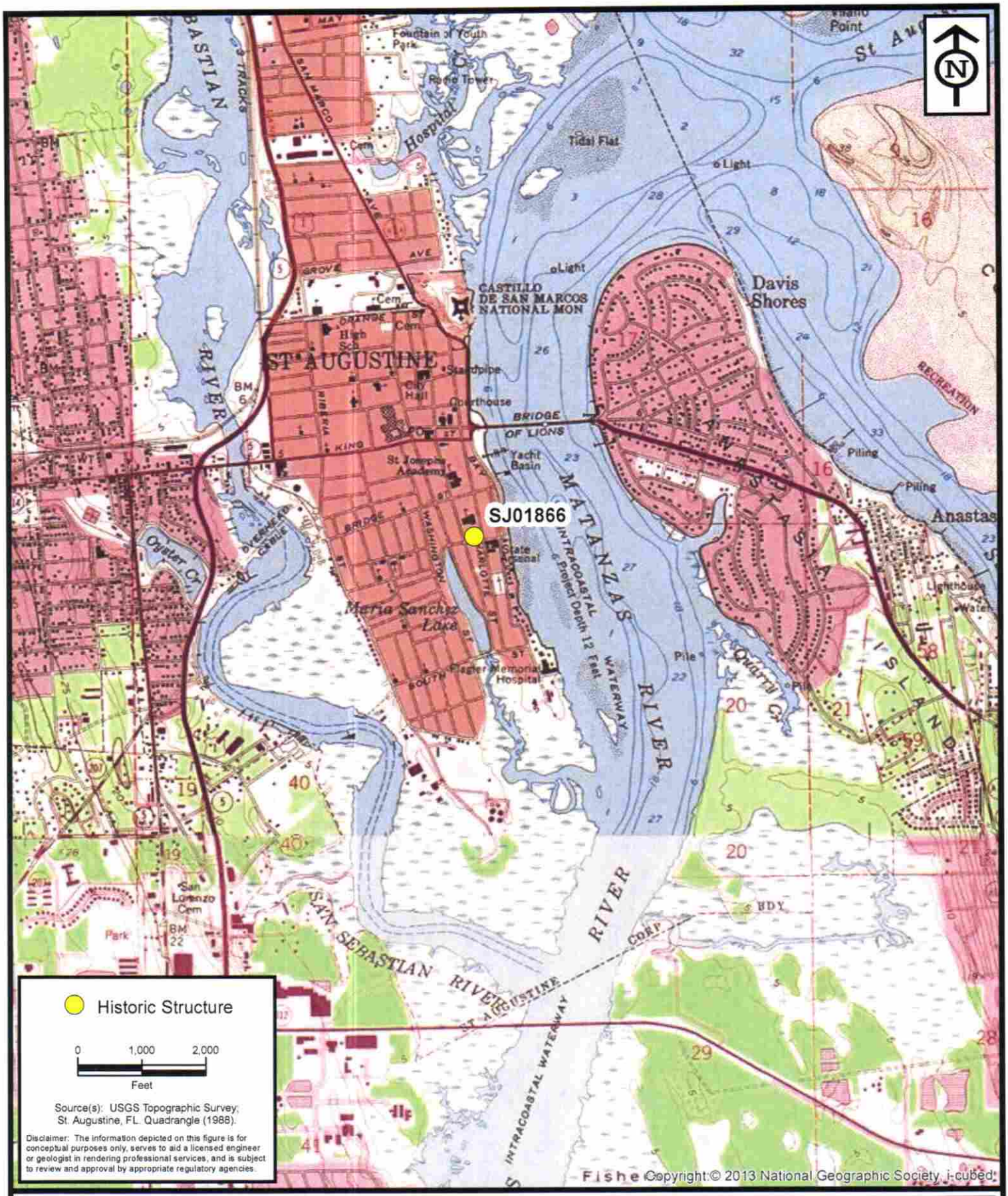
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ01866

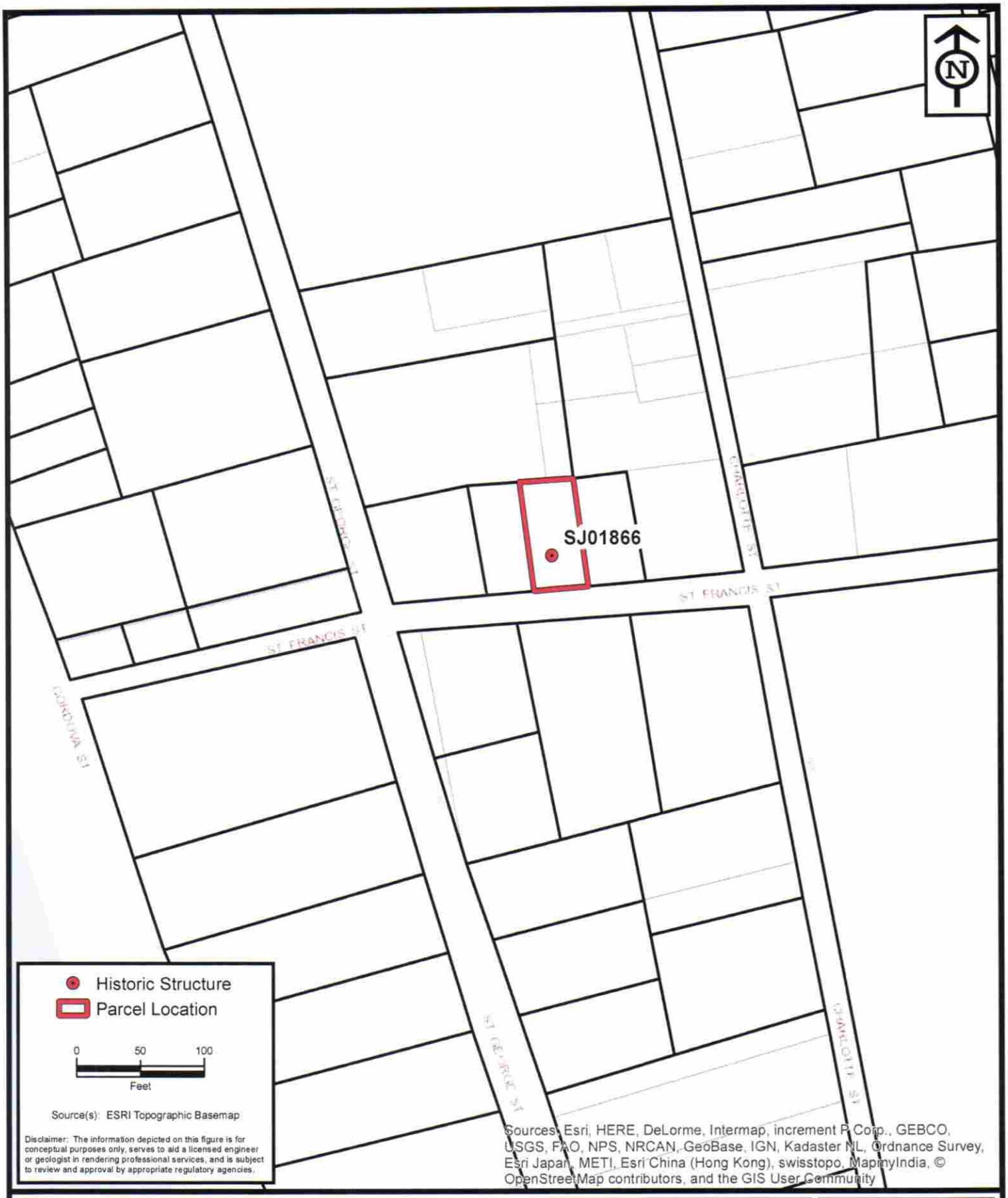
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

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SJ01866



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01866

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
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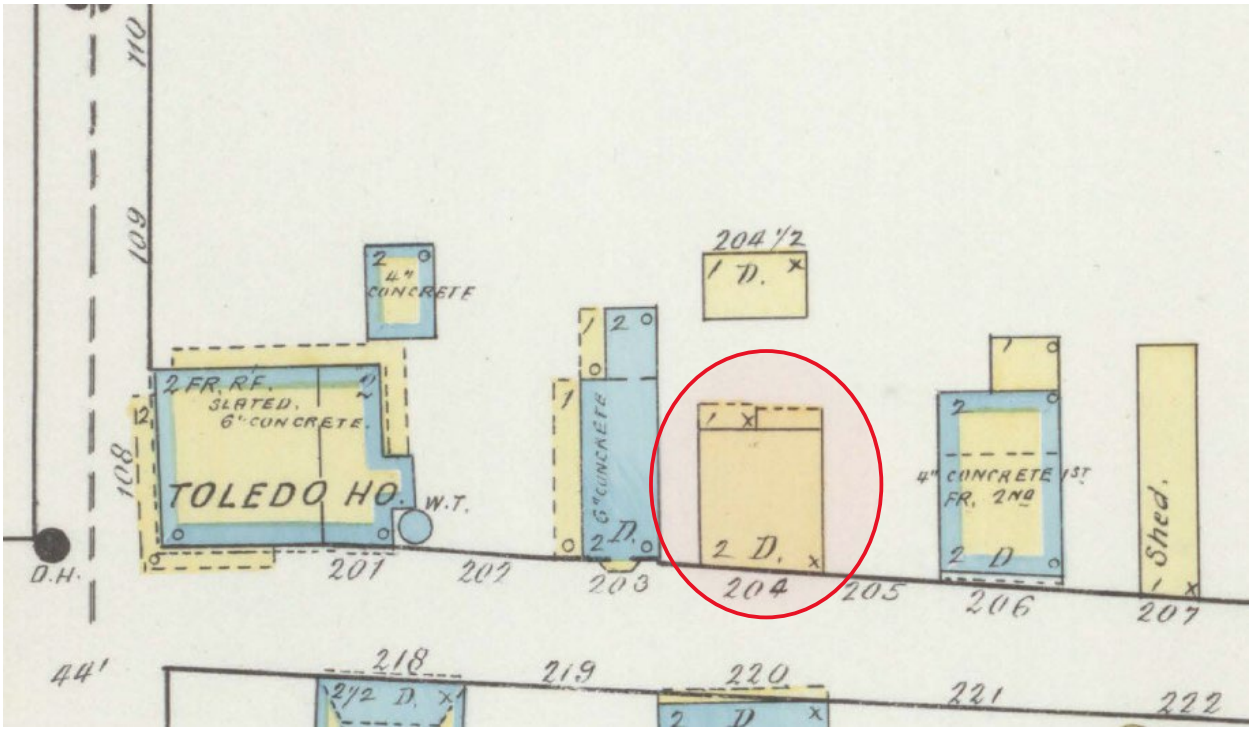
SJ01866


>8A


ST FRANCIS INN
B&B
LODGING



SANBORN MAPS
32 St. Francis Street



1893



1899

SANBORN MAPS
32 St. Francis Street

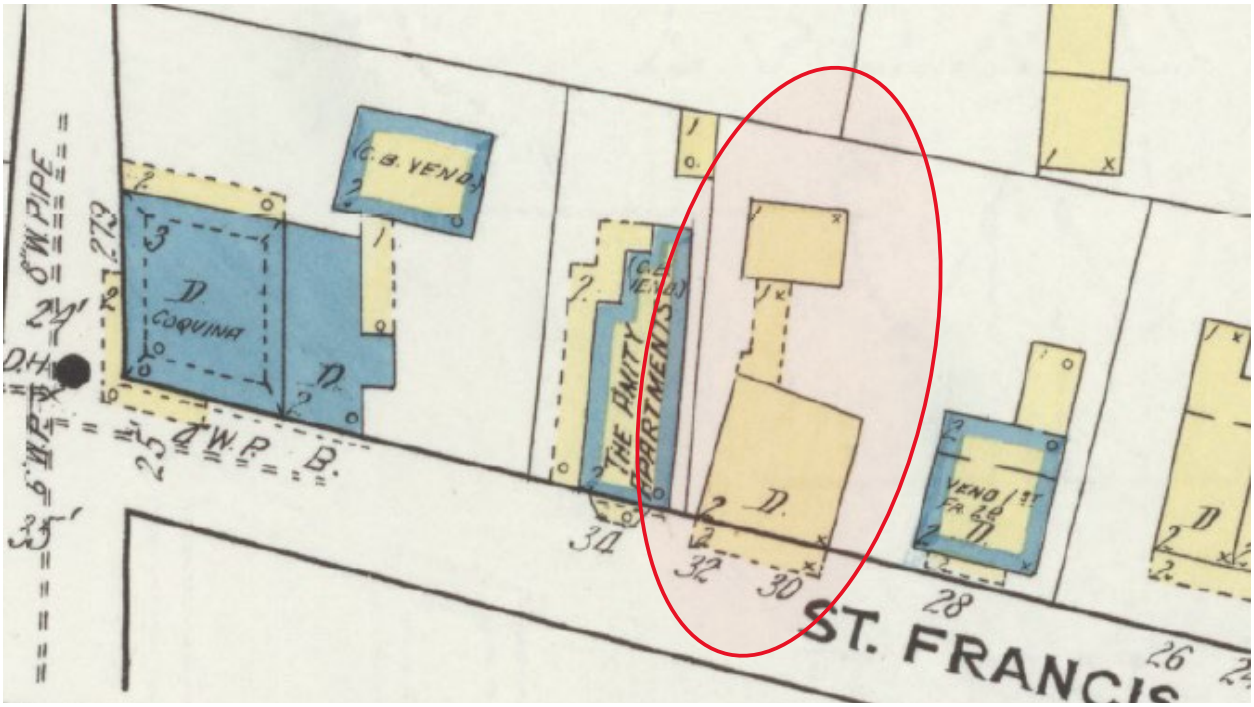


1904

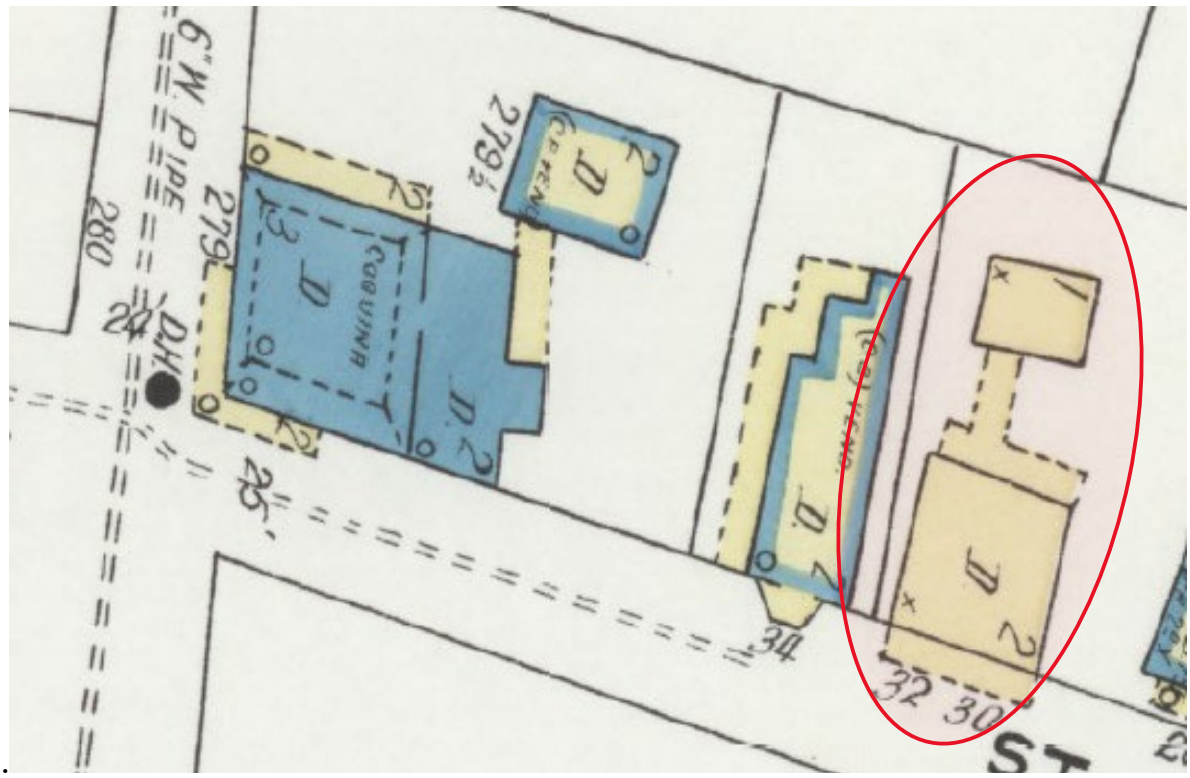


1910

SANBORN MAPS
32 St. Francis Street

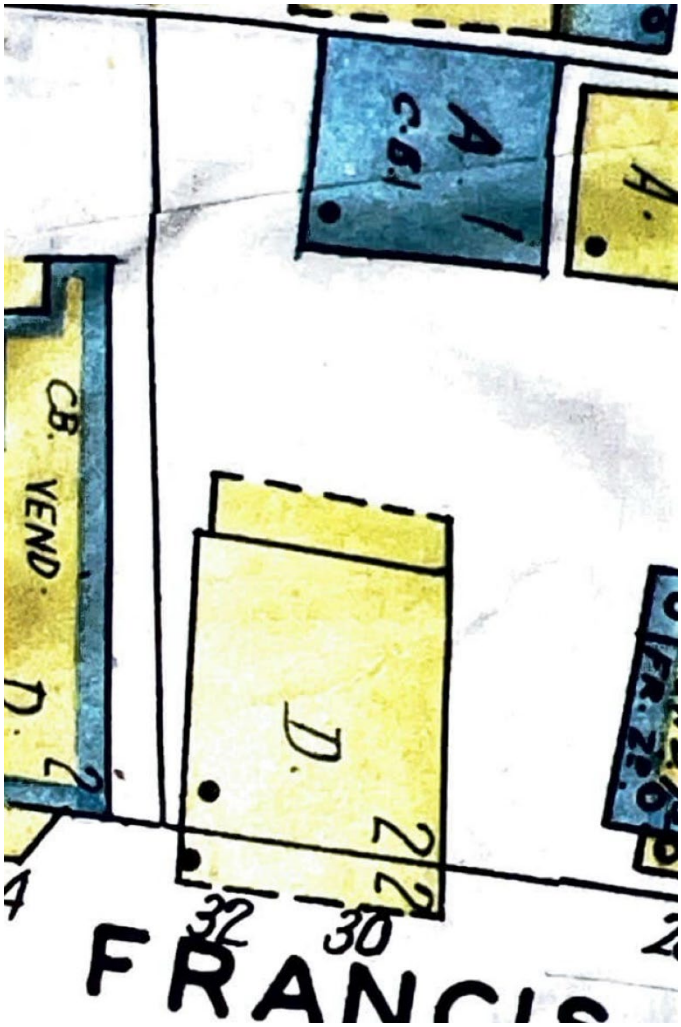


1917



1924

SANBORN MAPS
32 St. Francis Street



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0016 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Casey Tafuri
   Business (if applicable):
   Address: 2650-2 Rosselle Street
   City: Jacksonville State: FL Zip Code: 32204
   Daytime Telephone: 850-766-4016 E-Mail Address: Casey@psrps.com

2. NAME OF PROPERTY OWNER: Mark Wainwright
   Business (if applicable):
   Address: 2650-2 Rosselle Street
   City: Jacksonville State: FL Zip Code: 32204
   Daytime Telephone: 904-728-1085 E-Mail Address: mark@psrps.com

3. PROJECT LOCATION: 32 Saint Francis St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

5. SCOPE OF WORK: For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Information attached by applicant includes:

- Application Agreement
- Scope of Work w/ photographs
- Existing Windows
- Optional Wood Replacement Windows

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 32 St. Francis Street St. Augustine, FL 32084

Applicant's Name: Casey Tafuri Applicant's Signature: [signature]

Owner's Name: Mark Wainwright Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0016

32 SAINT FRANCIS ST, Saint Augustine, 32084

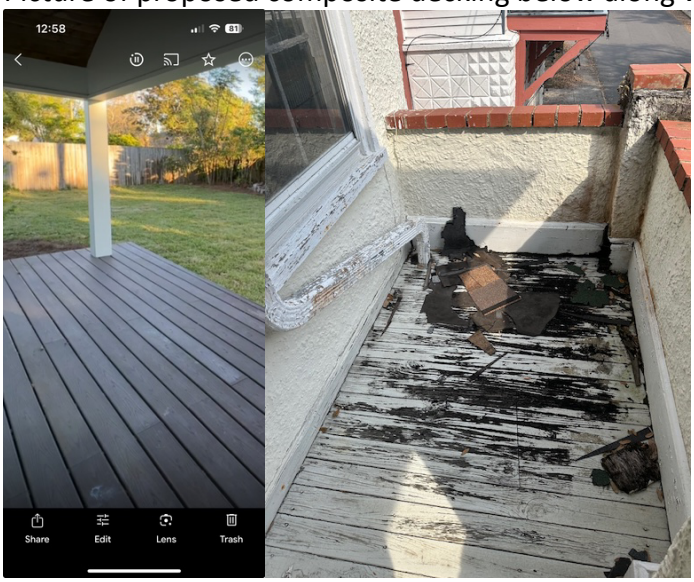
Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	More detailed photos of balcony deck damage would be helpful for the Board.
AWNING/CANOPY - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable	Need	A site plan should be provided showing the location of the awning, the existing and proposed size, and setbacks.
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	Please provide a drawing or other visual example of what the replacement canopy will look like.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	Need further details regarding where sizes were altered, and whether new windows were added or existing were enclosed.
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	A Window Condition Assessment Form can be found linked on the HARB Applications page of the city's website. Details regarding the original windows should be listed on this form and the photographs provided numbered to correspond with the list. This helps us understand the extent of the replacement.

Other Details Necessary for Review

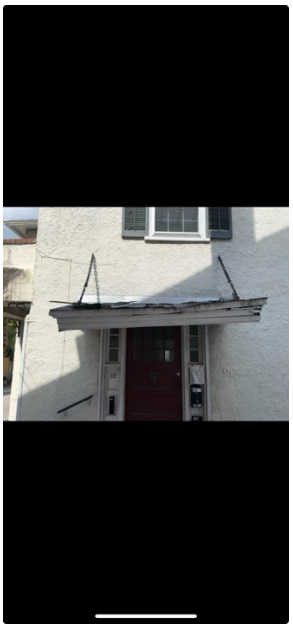
N/A

32 ST Francis Street: Exterior Improvements

- Proposing to remove existing rotted deck on the balcony along the front of building. Replace rotted framing and install composite decking. Decking not visible from the street. Can cover underside of balcony with beadboard or other approved product. Picture of proposed composite decking below along with existing rotted deck:



- Proposing to replace existing awning on driveway side of building with new. New awning to be in the exact location and size as existing awning. Picture of existing awning below:



- Windows along sides and back of building were replaced with Jeld-Wen vinyl windows, which gives a similar look to the storm windows that were over previous windows (Product information on existing vinyl windows attached to email). Per our on site meeting with Candice, we would like to suggest the following solutions to meet the requirement if the existing windows are not approved:
  1) Recess the existing vinyl windows to match look of other properties in area

2) And/or install storm windows over the existing vinyl windows to give same look as previous windows
3) Replace existing vinyl windows with Pella wood frame windows. Product information attached to email.

All siding repairs will be done to match existing stucco finish and will be re-painting with color to match existing color of building.

Please let us know if you need anything else in preparation for the meeting scheduled for 3/20/25. Thanks

Casey Tafuri
904-398-1044

Received 2/14/2025
Planning & Building Department



Received 2/14/2025
Planning & Building Department



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Received 2/14/2025
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Received March 10, 2025
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Volume Savings Program

Quote#:	14079342
Volume Savings Expiration Date:	11/24/2024
Customer Name:	Casey Tafuri
Selling System Quote Project Description:	JELD WEN WINDOWS
Customer Phone #:	8507664016
Pricing is per Lowe's Store at:	Store #1699
	JACKSONVILLE,FL
Store Phone #:	(904) 486-4701
Store Contact:	Pedro Beltran

Item #	Quantity	Item Description	VSP Unit Price	Extended VSP Price
937066	3	JW Premium Atlantic Vinyl 51.875	595.06	1785.18
959472	2	JW V-2500 22.5 x 44.5 Sngl Hung	227.32	454.64
937066	1	JW Premium Atlantic Vinyl 33 x 52	380.40	380.40
937066	2	JW Premium Atlantic Vinyl 50 x 36	512.00	1024.00
959472	1	JW V-2500 24.5 x 35.5 Sngl Hung	209.54	209.54
937066	2	JW Premium Atlantic Vinyl 52 x 37	512.00	1024.00
959472	1	JW V-2500 22.5 x 46.5 Sngl Hung	234.92	234.92
959472	2	JW V-2500 31.5 x 51.5 Sngl Hung	293.65	587.30
959472	6	JW V-2500 29.5 x 40.5 Sngl Hung	252.53	1515.18

VSP Total:	$7,215.16
Total Savings for this Quote is:	$1,583.73
You Save:	17.99%

*All items requested for volume savings may not be listed if they did not qualify for VSP savings.

MANAGER SIGNATURE

DATE

*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS.

*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT.

*SPECIAL ORDER CONFIGURED PRODUCTS RETURNED OR CANCELED AFTER 72 HOURS FROM PURCHASE ARE SUBJECT TO A 20% RESTOCKING FEE.

*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INDICATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE PENDING LEGAL REVIEW.

Received March 10, 2025
Planning and Building Department

*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

Visit Lowes.com/pro

Learn About All the Ways Lowe's Saves Your Business Time & Money

* Business Credit

* Delivery

* Volume Pricing

* Order Ahead

* Account Management in the Store

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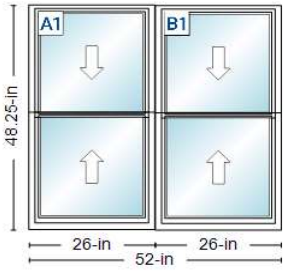
Lowe's Custom Order Quote

Quote # 216604210
Quote Name: Pella Wood Windows White
Date Printed: 3/10/2025

Customer:	Casey Tafuri
Email:	Casey@psrps.com
Address:	2650-2 Rosselle St Jacksonville, FL 32204
Phone:	(850) 766-4016

Store:	(1699) LOWE'S OF N.E. JACKSONVILLE, FL
Associate:	WILLIAM WISTER (3221822)
Address:	12945 ATLANTIC BLVD. JACKSONVILLE, FL 32225-3121
Phone:	(904) 486-4701

Item Total:	**74**
PreSavings Total:	**$26,926.05**
Freight Total:	**$0.00**
Labor Total:	**$0.00**
Pre-Tax Total:	**$20,194.57**
Savings Total:	**($6,731.48)**



Pella Lifestyle Series | 2-Wide Double Hung | 52 X 48.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series | 2-Wide Double Hung | 52 X 48.25 | Without HGP | White	26 days		$1,850.54	$1,387.91	3	($1,387.89)	$4,163.73
				Valid thru: 03/12/2025				
100-2	Screen Hidden Screen Bottom Sash Only White	26 days		$131.05	$98.29	3	($98.28)	$294.87
				Valid thru: 03/12/2025				
100-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	3	($10.14)	$30.42
				Valid thru: 03/12/2025				
100-4	Screen Hidden Screen Bottom Sash Only White	26 days		$131.05	$98.29	3	($98.28)	$294.87
				Valid thru: 03/12/2025				
100-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	3	($10.14)	$30.42
				Valid thru: 03/12/2025				

Received March 10, 2025
Planning and Building Department

Begin Line 100 Descriptions

---- Line 100-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 26 X 48 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 22.812 Clear Opening Height 20.875 Clear Opening Area 3.306948 Egress Does not meet typical United States egress but may comply with local code requirements. Yes	Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 26 X 48 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50	Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 22.812 Clear Opening Height 20.875 Clear Opening Area 3.306948 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 201".

---- Line 100-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 100-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 100-4 ----

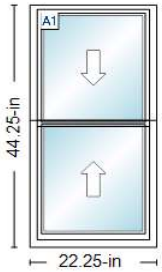
Screen Hidden Screen Bottom Sash Only White		

---- Line 100-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 100 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 22.25 X 44.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series | Double Hung | 22.25 X 44.25 | Without HGP | White	21 days		$825.32	$618.99	2	($412.66)	$1,237.98
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-2	Screen Hidden Screen Bottom Sash Only White	21 days		$118.82	$89.12	2	($59.40)	$178.24
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 22 1/4 X 44 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 19.062 Clear Opening Height 18.875 Clear Opening Area 2.498578 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 133".

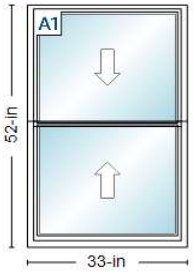
---- Line 200-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 200-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 200 Descriptions



Pella Lifestyle Series | Double Hung | 33 X 52 |
Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	Pella Lifestyle Series | Double Hung | 33 X 52 | Without HGP | White	21 days		$998.57	$748.93	1	($249.64)	$748.93

Valid thru: 03/12/2025

Received March 10, 2025
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Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-2	Screen Hidden Screen Bottom Sash Only White	21 days		$148.53	$111.40	1	($37.13)	$111.40
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Begin Line 300 Descriptions

---- Line 300-1 ----

A1: Non-Standard Size Double Hung Equal. Frame Size: 33 X 52. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 40 Calculated Positive DP Rating 40 Calculated Negative DP Rating 40 FPA FL12952 STC 27 OITC 23 Clear Opening Width 29.812 Clear Opening Height 22.75 Clear Opening Area 4.709882 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 170".

---- Line 300-2 ----

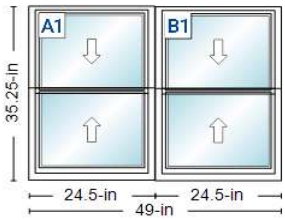
Screen Hidden Screen Bottom Sash Only White		

---- Line 300-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 300 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | 2-Wide Double Hung | 49 X 35.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-1	Pella Lifestyle Series | 2-Wide Double Hung | 49 X 35.25 | Without HGP | White	26 days		$1,565.19	$1,173.89	2	($782.60)	$2,347.78
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-2	Screen Hidden Screen Bottom Sash Only White	26 days		$106.59	$79.94	2	($53.30)	$159.88
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-4	Screen Hidden Screen Bottom Sash Only White	26 days		$106.59	$79.94	2	($53.30)	$159.88
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 400 Descriptions

---- Line 400-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 24 1/2 X 35 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 24 1/2 X 35 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC	PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 169".

---- Line 400-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 400-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 400-4 ----

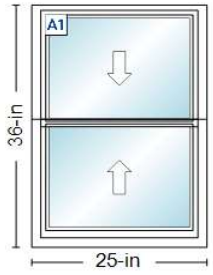
Screen Hidden Screen Bottom Sash Only White		

---- Line 400-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 400 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 25 X 36 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-1	Pella Lifestyle Series | Double Hung | 25 X 36 | Without HGP | White	21 days		$753.99	$565.49	1	($188.50)	$565.49
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-2	Screen Hidden Screen Bottom Sash Only White	21 days		$106.59	$79.94	1	($26.65)	$79.94
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 500 Descriptions

---- Line 500-1 ----

A1: Non-Standard Size Double Hung Equal. Frame Size: 25 X 36. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 21.812 Clear Opening Height 14.75 Clear Opening Area 2.234215 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 122".

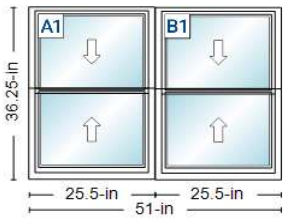
---- Line 500-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 500-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 500 Descriptions



Pella Lifestyle Series | 2-Wide Double Hung | 51 X 36.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-1	Pella Lifestyle Series | 2-Wide Double Hung | 51 X 36.25 | Without HGP | White	26 days		$1,605.95	$1,204.46	2	($802.98)	$2,408.92

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-2	Screen Hidden Screen Bottom Sash Only White	26 days		$110.09	$82.57	2	($55.04)	$165.14
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-4	Screen Hidden Screen Bottom Sash Only White	26 days		$110.09	$82.57	2	($55.04)	$165.14
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 600 Descriptions

---- Line 600-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 25 1/2 X 36 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 25 1/2 X 36 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC	PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 175".

---- Line 600-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 600-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 600-4 ----

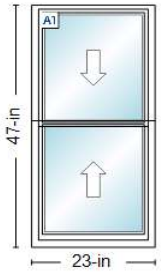
Screen Hidden Screen Bottom Sash Only White		

---- Line 600-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 600 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 23 X 47 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-1	Pella Lifestyle Series | Double Hung | 23 X 47 | Without HGP | White	21 days		$845.71	$634.28	1	($211.43)	$634.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-2	Screen Hidden Screen Bottom Sash Only White	21 days		$122.32	$91.74	1	($30.58)	$91.74
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 700 Descriptions

---- Line 700-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 23 X 47. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 19.812 Clear Opening Height 20.25 Clear Opening Area 2.786062 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 140".

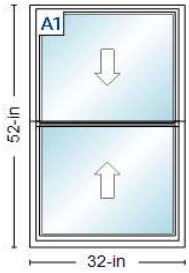
---- Line 700-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 700-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 700 Descriptions



Pella Lifestyle Series | Double Hung | 32 X 52 |
Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-1	Pella Lifestyle Series | Double Hung | 32 X 52 | Without HGP | White	21 days		$988.38	$741.29	2	($494.18)	$1,482.58

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-2	Screen Hidden Screen Bottom Sash Only White	21 days		$146.79	$110.09	2	($73.40)	$220.18
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Begin Line 800 Descriptions

---- Line 800-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 32 X 52. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 40 Calculated Positive DP Rating 40 Calculated Negative DP Rating 40 FPA FL12952 STC 27 OITC 23 Clear Opening Width 28.812 Clear Opening Height 22.75 Clear Opening Area 4.551896 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 168".

---- Line 800-2 ----

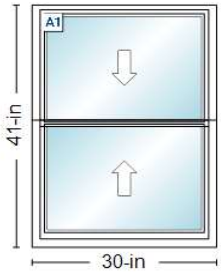
Screen Hidden Screen Bottom Sash Only White		

---- Line 800-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 800 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 30 X 41 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-1	Pella Lifestyle Series | Double Hung | 30 X 41 | Without HGP | White	21 days		$855.89	$641.92	6	($1,283.82)	$3,851.52
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-2	Screen Hidden Screen Bottom Sash Only White	21 days		$124.07	$93.05	6	($186.12)	$558.30
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	6	($20.28)	$60.84
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 900 Descriptions

---- Line 900-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 30 X 41. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 26.812 Clear Opening Height 17.25 Clear Opening Area 3.211854 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 142".

---- Line 900-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 900-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 900 Descriptions

Accepted by: _____ **Date:** 3/10/2025

Pre-Tax Total	**$20,194.57**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Instr #2022068630 BK: 5596 PG: 1364, Filed & Recorded: 7/13/2022 1:17 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,130.00

Prepared by:
Lynette Snell
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-1030-JM

Parcel ID: 199180-0000

Warranty Deed

This Indenture made this **1st day of July, 2022** BETWEEN **Donna McDowell, a single woman conveying her separate non-homestead property, Individually and as Successor Trustee of the Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999**, GRANTOR*, whose post office address is c/o Life Management Advisors, Inc., 52 Tuscan Way, #202-119, St. Augustine, FL 32092, and **Chip Shot Properties L.L.C., a Florida Limited Liability Company**, GRANTEE*, whose post office address is 2650-2 Rosselle Street, Jacksonville, FL 32204.

Copy

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

In the City of Saint Augustine, Florida, Commencing at a point on the North line of Saint Francis Street, 124 feet and 9 inches Westerly from the Northwest corner of said Saint Francis Street and Charlotte Street; thence run Westerly along and with the North line of Saint Francis Street 42 feet and 9 inches; thence run Northerly 84 feet; thence run Easterly 42 feet and 7 inches to a point; which point is 121 feet and 9 inches distant Westerly from the West property line of Charlotte Street; thence run Southerly to the North line of said Saint Francis Street and the Point of Beginning, said property being a part of Block 32 of the City of Saint Augustine, Florida.

Subject to an easement for a driveway over part of the Easterly 4 feet of the above described property, from the North line of Saint Francis Street to a depth of 18 feet and together with the privilege of a driveway easement for a like width and distance over the Westerly 4 feet of Lot 13 in said Block 32, as said mutual easement and privilege are described in certain agreement dated April 28, 1925, and recorded in Deed Book 58, Page 192 of the Public Records of Saint Johns County, Florida.

Together with that certain easement granted in Official Records Book 503 at Page 552.

Subject to those easements granted in that certain Grant of Easement recorded in Official Records Book 503 at Page 554.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Donna McDowell, trustee

Donna McDowell, Individually and as Trustee of the Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999

WITNESSES

Witness: LYNETTE SNELL

Witness: Jolene C. Maffyn

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **July 1, 2022** by **Donna McDowell, Individually and as Trustee of Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:_____
My commission expires:_____

LYNETTE A. SNELL
Commission # HH 111414
Expires March 30, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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	1991800000
Location	32 ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Chip Shot Properties LLC 100%
Mailing Address	2650-2 ROSSELLE ST JACKSONVILLE, FL 32204-0000

Map



Valuation Information

	2025
Building Value	$266,827
Extra Features Value	$3,080
Total Land Value	$240,048
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$509,955**
Total Deferred	$0
Assessed Value	**$509,955**
Total Exemptions	$0
Taxable Value	**$509,955**

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	$262,103	$3,080	$240,048	$0	$0	$505,231	$505,231	$0	$505,231
2023	$256,757	$3,080	$240,048	$0	$0	$499,885	$499,885	$0	$499,885
2022	$200,305	$6,328	$170,583	$0	$0	$377,216	$267,032	$160,184	$217,032
2021	$150,531	$6,328	$152,306	$0	$0	$309,165	$248,941	$110,224	$198,941
2020	$164,348	$6,328	$127,474	$0	$0	$298,150	$243,560	$104,590	$193,560
2019	$139,223	$6,206	$127,474	$0	$0	$272,903	$234,439	$88,464	$184,439
2018	$123,454	$6,206	$127,474	$0	$0	$257,134	$223,186	$83,948	$173,186
2017	$126,197	$4,644	$127,474	$0	$0	$258,315	$213,279	$95,036	$163,279
2016	$131,685	$4,644	$115,885	$0	$0	$252,214	$200,224	$101,990	$150,224
2015	$120,981	$4,644	$89,397	$0	$0	$215,022	$189,427	$75,595	$139,427
2014	$94,373	$4,644	$80,457	$0	$0	$179,474	$179,474	$50,000	$129,474

Building Information

Building 1
Building Value $110,055
Year Built 1900
Actual Area 1028
Conditioned Area 840
Use Duplex
Style 01
Exterior Wall Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

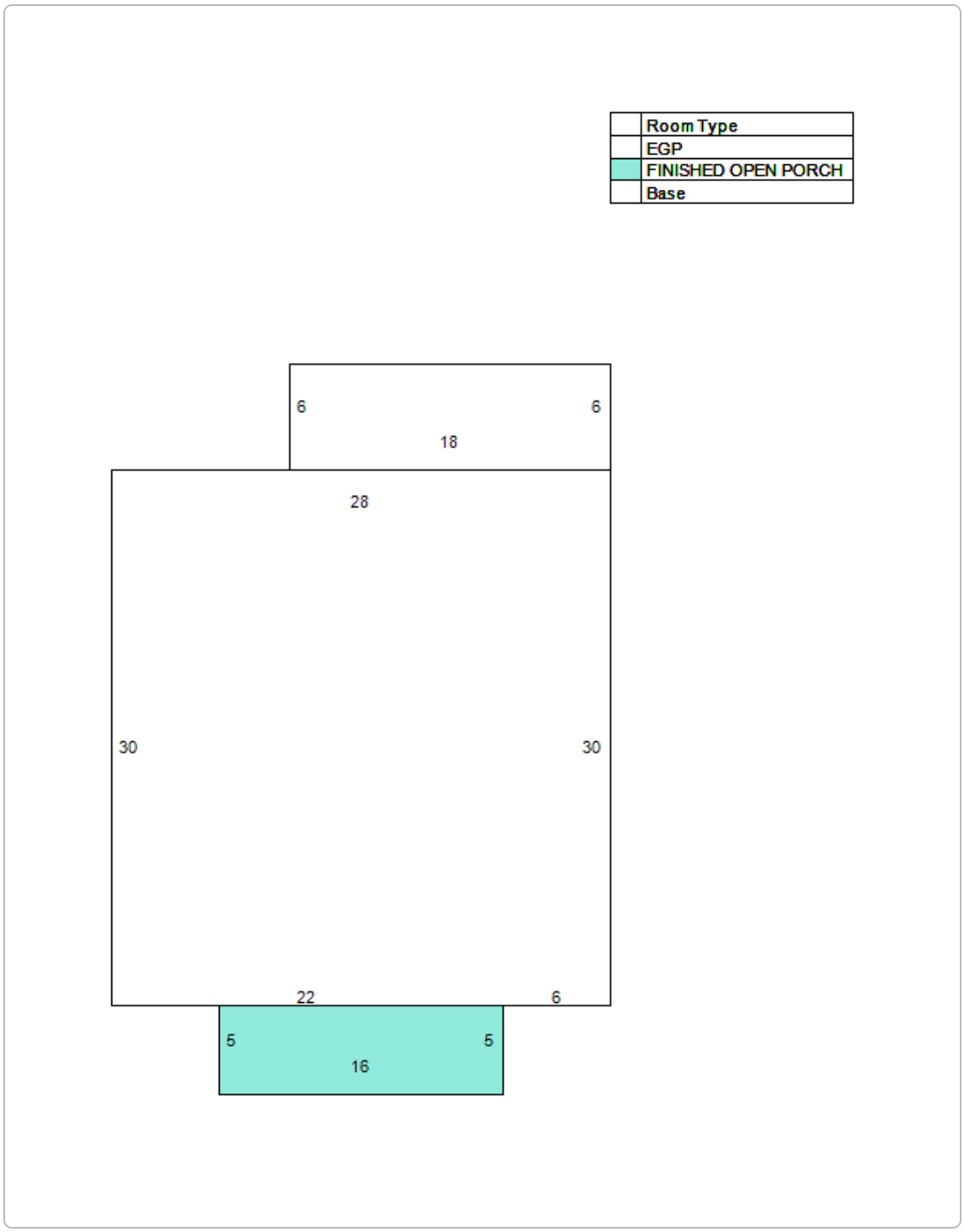
Description	Square Footage
BASE AREA	840
FINISHED OPEN PORCH	80
UNFINISHED ENCLOSED PORCH	108
Total SqFt	1028

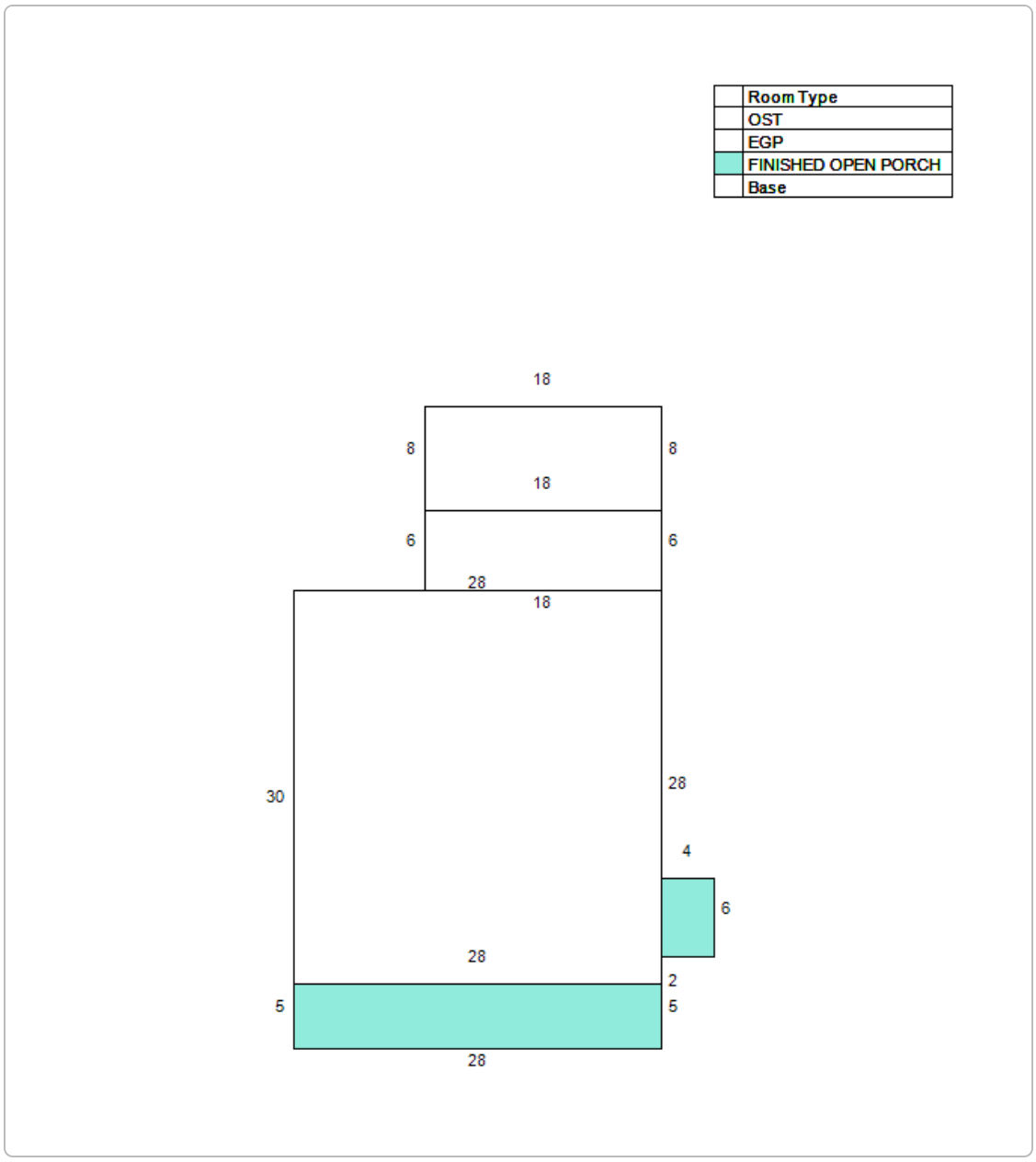
Building 2
Building Value $156,772
Year Built 1900
Actual Area 1676
Conditioned Area 1260
Use Duplex
Style 01
Exterior Wall Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
BASE AREA	840
FINISHED OPEN PORCH	24
FINISHED OPEN PORCH	140
UNFINISHED ENCLOSED PORCH	108
OUTSIDE STAIRS	144
BASE AREA	420
Total SqFt	1676

Sketch Information


Room Type
EGP
FINISHED OPEN PORCH
Base
6
6
18
28
30
30
22
6
5
5
16



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		3080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	23	70	23	EF	$128,398
Multi-Family (Less than 10 Units)	20	70	20	EF	$111,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/13/2022	7/1/2022	$590,000.00	WARRANTY DEED	5596	1364	Q	I	CHESTER LINDA W REV LIV TRUST	CHIP SHOT PROPERTIES LLC
7/13/2022	7/1/2022	$0.00	AFFIDAVIT	5596	1361	U	I	CHESTER LINDA W	PARKER LINDA W
1/28/2022	1/11/2022	$0.00	AFFIDAVIT	5480	535	U	I	CHESTER LINDA W (DEC'D)	CHESTER LINDA KAY (DEC'D)
10/21/1999	9/23/1999	$100.00	TRUSTEES DEED	1449	1114	U	I	CHESTER LINDA W	CHESTER LINDA W TRUSTEE

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/25/2025, 12:11:52 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
CHIP SHOT PROPERTIES L.L.C.

Filing Information

Document Number	L22000074451
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Principal Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Mailing Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Registered Agent Name & Address

HUDMON, STANTON W
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Authorized Person(s) Detail

Name & Address

Title AMBR

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Title AMBR

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Title AMBR

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2650-2 ROSSELLE STREET
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Title AMBR

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Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	01/09/2024
2025	01/13/2025

Document Images

01/13/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
02/14/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0017 Address: 186 Blanco Street

Grayanna Investments LLC – Applicant & Owner

Project description: For partial demolition of a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new addition.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ0306
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2127700000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the northeast corner of Blanco and Cerro Streets on an irregular lot, this Frame Vernacular residence with Bungalow features was constructed between 1924 and 1930 and is a contributing building to the Lincolnville National Register Historic District.

The applicant is seeking partial demolition approval as described in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District that does not meet the threshold for administrative approval requires review and approval by the HARB for removal of historic features as well as new replacement features.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **186 Blanco Street** if the Board finds the proposed replacement windows, door, and rear addition maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of two coquina concrete and wood posts to allow for an addition on the south elevation will not compromise the overall historic character and integrity of the structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Wholesale replacement of existing vinyl 1/1 windows with new PGT Winguard 4/4 vinyl windows with exterior muntins
    b. Removal of the existing 23'9" x 6'1" rear addition and replacement with new larger addition:
        i. 29'5" x 12'
        ii. Siding to match existing
        iii. Six-panel rear door
        iv. Windows to match proposed replacements
    c. Removal of two damaged coquina concrete block and wood posts on south elevation to allow for a new addition:
        i. 8' x 12'
        ii. Siding to match existing
        iii. Window to on south elevation to match propose replacements
    d. New porch railings (None originally extant based upon FMSF documentation)

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age. Removal of the rear addition does remove the only remaining wood windows on the building, though the addition was likely added post-1965 based upon Sanborn Map research. The windows proposed for replacement are currently vinyl installed within the original framing to create the depth of a wood window. It is unclear when this replacement was one and there are no permits on file for the window replacement. The two wood and coquina concrete posts proposed for removal are located where the existing porch wraps around the south side of the building and an addition is proposed. These posts are currently damaged, with the farthest one missing the battered wood post, the corner braced by a board wedged into the ground. The front four porch posts will be retained and repaired.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Loss of the elements proposed for removal may be mitigated with appropriate replacement.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The existing shed-roofed rear addition is proposed to be replaced with a larger rear addition which, although still subordinate to the original structure, is taller, tying into the hipped roof rather than below it. The Board should consider whether this alteration to the roof form is appropriate for the structure since the change, while on the rear elevation, is highly visible from the street. The applicant should ensure that setbacks are appropriately met for this rear addition since the existing structure sits close to the property line at that corner. Adjustments to the rear addition to meet the 10' side setback may be required since the addition appears to extend beyond the existing addition's footprint. Alternatively, a variance from the Planning and Zoning Board may be sought.

The new vinyl windows proposed to replace existing vinyl windows are 4/4 lite sash windows with exterior muntins which, according to the 1980 Florida Master Site File form, was the original window style and lite pattern. The windows should be installed similar to existing to create depth and shadow lines similar to that of a wood window.

While two of the existing coquina concrete block and battered wood posts will be removed to make allow for an addition on the wrapped portion of the porch, the remaining posts will be retained and repaired. The Board may consider adding salvage of the coquina blocks as a condition if approval is granted.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district. The structure has seen alterations over time aside from the rear addition, including replacement of the original 5v metal roof resulting in removal of a chimney and dormer window which can be seen in the 1980 Florida Master Site File Photo. The locally produced coquina concrete block is a common feature throughout St. Augustine on structures built around the same time period; however, it is not longer produced and should be retained if possible.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The original windows were already removed and replacement of the existing windows with new, if appropriately installed would restore the original muntin pattern of the windows. Replacement of the existing addition with new will look different and will increase the mass and scale of the structure along Cerro Street.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The coquina concrete block and battered wood posts are a common feature of Frame Vernacular and Bungalow stile structure in St. Augustine. Other elements proposed for modification are not representative of a style, type of architecture, or method of construction.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** None of the architectural elements being removed or replaced are the last surviving examples of their style or type or architecture; however, retention and/or salvage of the coquina concrete blocks is recommended.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** Existing features of the building are not of such design or craftsmanship that they could not be reproduced, though replacement features and new construction will appear different.

11. ***The justification for the proposed partial demolition.*** The applicant is seeking these modifications to the building in conjunction with rehabilitation of the building.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

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The building was built by 1930, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement windows and new additions do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements for review have been sufficiently met.
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UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map

Staff Photographs
186 Blanco Street



Front (East) Elevation

Staff Report, page 7

Staff Photographs
186 Blanco Street



South Elevation

Staff Report, page 8

Staff Photographs
186 Blanco Street



South Elevation



Staff Photographs
186 Blanco Street



West Elevation

Staff Photographs
186 Blanco Street



Northwest Elevation

Staff Report, page 11

Staff Photographs
186 Blanco Street



North Elevation

Staff Photographs
186 Blanco Street





Window and Damage Details

Staff Photographs
186 Blanco Street





Damage Details, Interior of Rear Addition

Staff Photographs
186 Blanco Street





Posts Proposed for Removal, Location of Addition

Staff Report, page 15

Staff Photographs
186 Blanco Street







Porch Details

Staff Photographs
186 Blanco Street



Context Photographs



Staff Report page 17

Staff Photographs
186 Blanco Street



Context Photographs

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ306 1009==

Site Name: 186 Blanco Street 830== Survey Date: 7901 820==

Address: 186 Blanco Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 11 (block) pt. 8 and 9 (lot) 868==

868==

Owner of Site: Name: Dupree, William and Jerealease;

Address: 186 Blanco Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469860 (easting) 3305285 (northing) 890== Location: T07S (T) R30E (R) S19 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
( ) Good 863==
(x) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 4/4 942==

Foundation: Concrete block piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porches 942==

Porches & Balconies: One story L-shaped porch on front; coquina concrete block porch posts 942==

Chimney Location: Offset, lateral slope; end, exterior, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Battered wood posts 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1 950==

Other: 956==

Surroundings: Mixed residential/recreational 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 186 Blanco Street was constructed between 1924 and 1930, and is one of the later houses built in this neighborhood. Situated on a corner lot, it has a one-story L-shaped porch on the front with battered wood posts atop coquina concrete block posts.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minor-

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

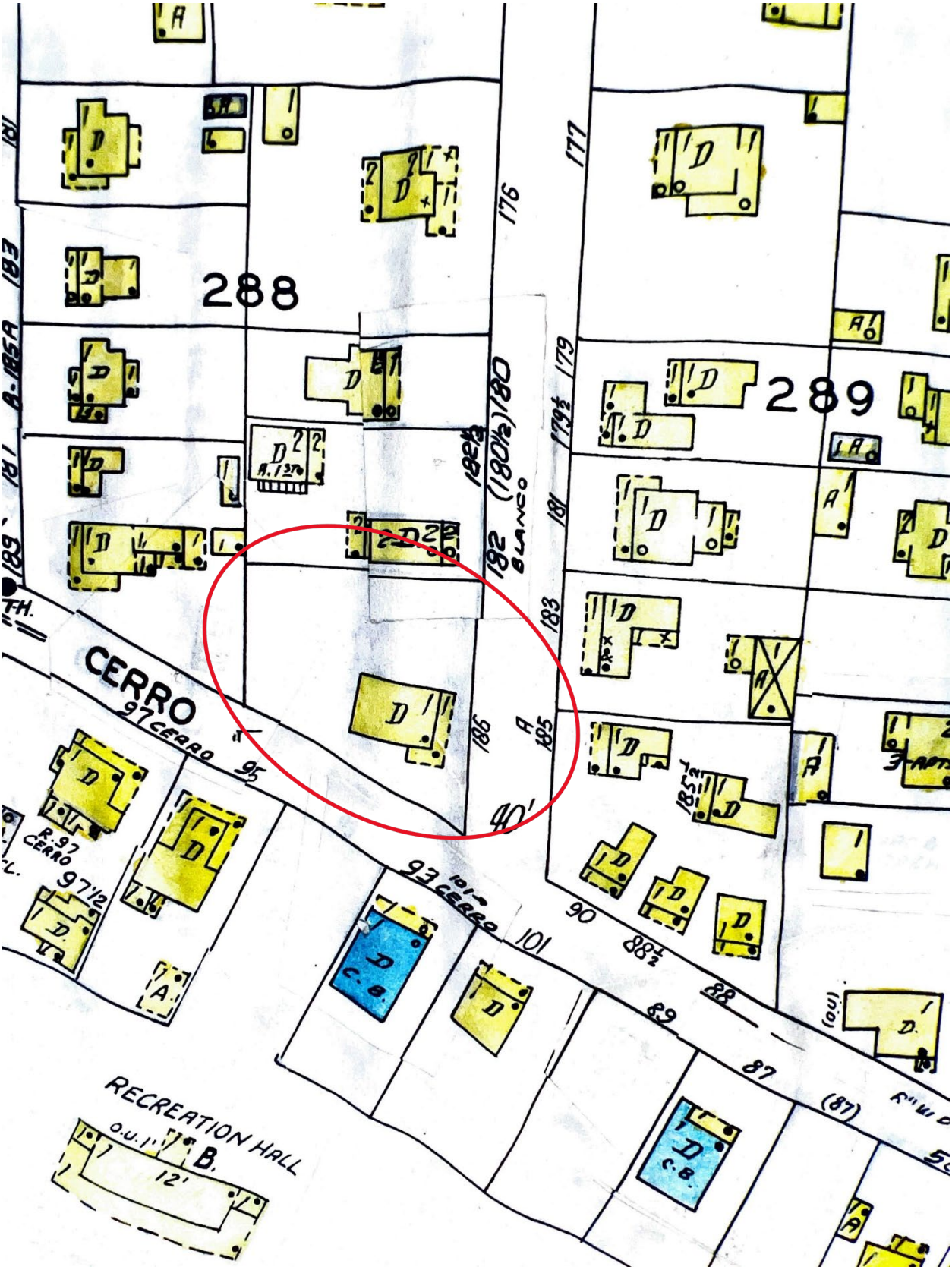
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

can merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]



Staff Report, page 23

1930 SANBORN MAP UPDATED TO 1965
186 Blanco Street



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0017 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Grayson Katz
   Business (if applicable):
   Address: 4020 Coyte Court
   City: Marietta State: GA Zip Code: 30062
   Daytime Telephone: 7702960592 E-Mail Address: graysonkatz@gmail.com

2. NAME OF PROPERTY OWNER: Grayson Katz
   Business (if applicable):
   Address: 4020 Coyte Court
   City: Marietta State: GA Zip Code: 30062
   Daytime Telephone: 7702960592 E-Mail Address: graysonkatz@gmail.com

3. PROJECT LOCATION: 186 Blanco St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: BUENA ESPERANZA ALL LOT 7 & FRACTIONAL LOTS 8 & 9 BLK 11
   DB254/309(LOT 7) OR6084/1878

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new addition.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings
- Window Condition Assessment Form
- Replacement Window Specs
- Replacement Door

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 186 Blanco Street, Saint Augustine FL 32084

Applicant's Name: Grayson Katz Applicant's Signature: Grayson Katz

Owner's Name: Grayson Katz Owner's Signature: Grayson Katz

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

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

(Can add additional signature page if needed)

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.

Dear Historic Architectural Review Board Members,

I am writing to provide an explanation regarding the unauthorized demolition work that was performed at **186 Blanco Street, Saint Augustine Fl 32084**. Prior to inheriting the property, my late mother unknowingly engaged an unlicensed and unpermitted individual, Willis White, who claimed to be a contractor. Without proper authorization or permits, he demolished the existing side porch, removed the entire back porch flooring, and gutted the existing primary bathroom inside the home. In the process, he also damaged the supporting pillars.

Upon my mother's passing, I discovered the extent of this unauthorized work and informed Mr. White that we would not be proceeding further. At that point, he disappeared, taking with him a $6,000 deposit that my mother had paid. Additionally, he disposed of one of the existing pillars at the side porch, further compromising the structure. Since then, no additional work has been performed on the property.

I wanted to ensure the board is aware that this demolition was not undertaken with my knowledge or approval, and I am now seeking the appropriate approvals to restore and improve the property in accordance with historic preservation guidelines.

Please let me know if any further information is required. I appreciate your time and consideration.

Sincerely,

Grayson Katz

[Current Property Owner]

Received 2/12/2025
Planning & Building Department



Received 2/12/2025
Planning & Building Department



Received 2/12/2025
Planning & Building Department



Received 2/12/2025
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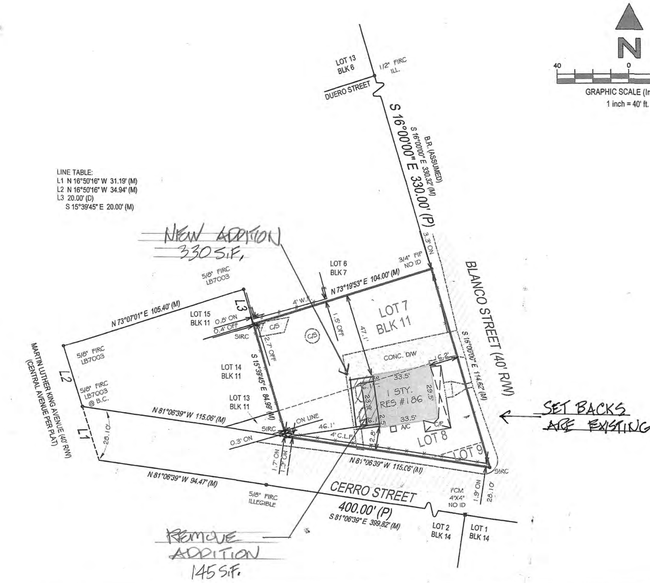
EXISTING EAST ELEVATION 1/4"=1'0"

ZONING — RS-2
FRONT — 15'
SIDE — 10'
REAR — 10'
LOT COVERAGE 30%

LOT SIZE — 10,565 S.F.
EXISTING HOUSE: 1380 S.F. (13%)
REMOVE - ADDITION 145 S.F.
NEW EXISTING — 1235 S.F.
NEW ADDITION — 330 S.F.
NEW TOTAL — 1565 S.F. (15%)

IMPERVIOUS AREA — 2480 S.F. (23%)

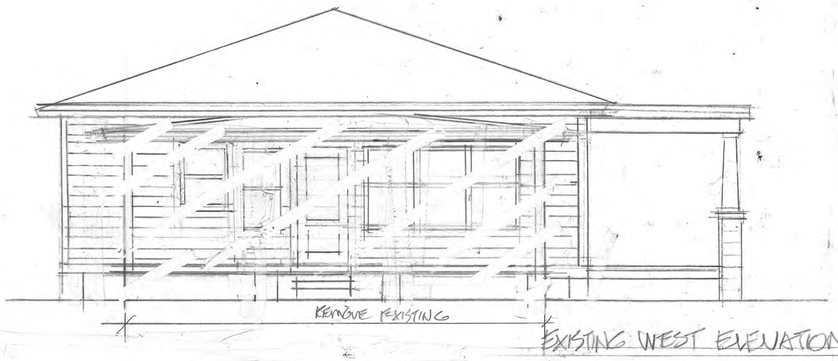
2101.2991
BOUNDARY SURVEY
ST. JOHNS COUNTY



SITE PLAN 1"=40'



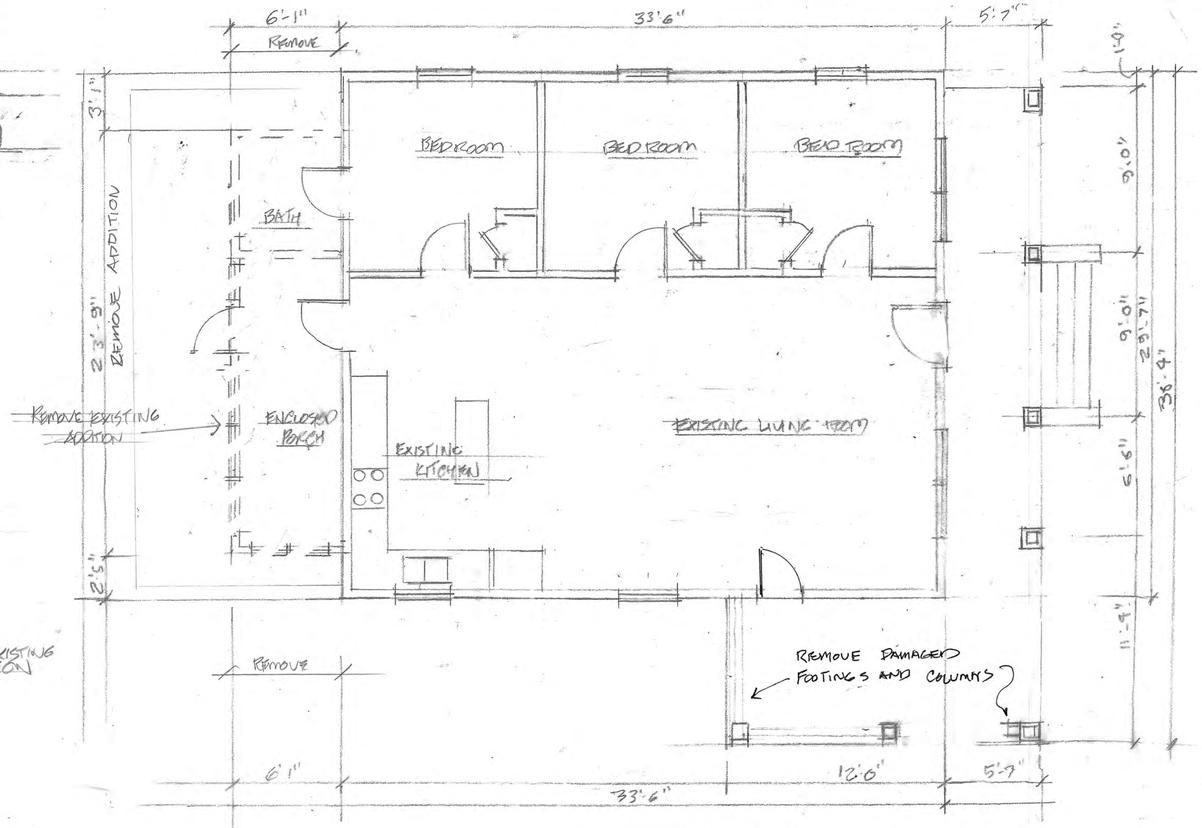
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING FLOOR PLAN & DEMO PLAN 1/4"=1'0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW ADDITION, REMODEL & FACADE
186 BLANCO STREET
LINCOLNVILLE ST. AUGUSTINE, FL.

Date: 2-18-25
Scale: As Noted
Drawn: JT.
File:

SHEET
A-1

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EAST ELEVATION 1/4"=1'0"



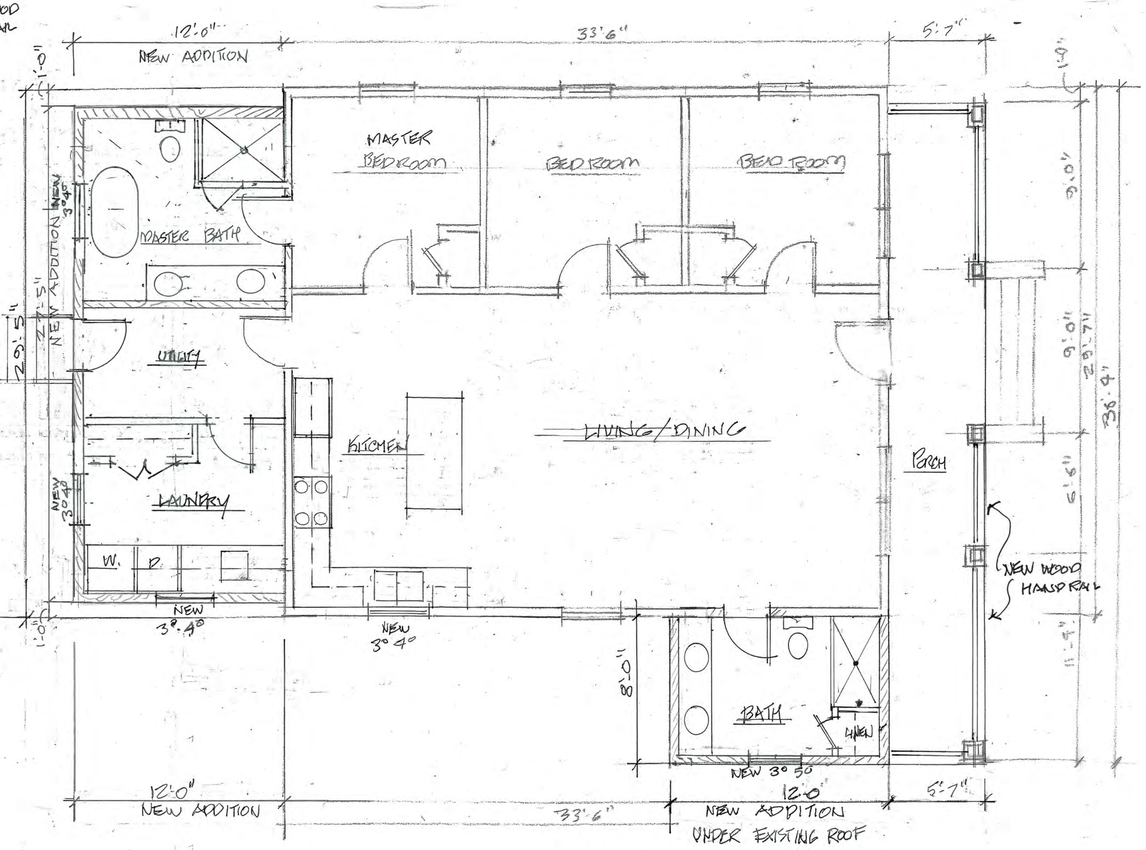
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



PROPOSED FLOOR PLAN 1/4"=1'0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW ADDITION, REMODEL & RENOVATIONS
186 BLANCO STREET
LINCOLNVILLE ST. AUGUSTINE, FL.

Date:	2-18-25
Scale:	As Noted
Drawn:	2.
File:	

SHEET
A-2

Property Address: 186 Blanco Street, St. Augustine Fl
Applicant Name: Grayson Katz

Assessment Date: 3/05/2026
Assessed by: Grayson Katz

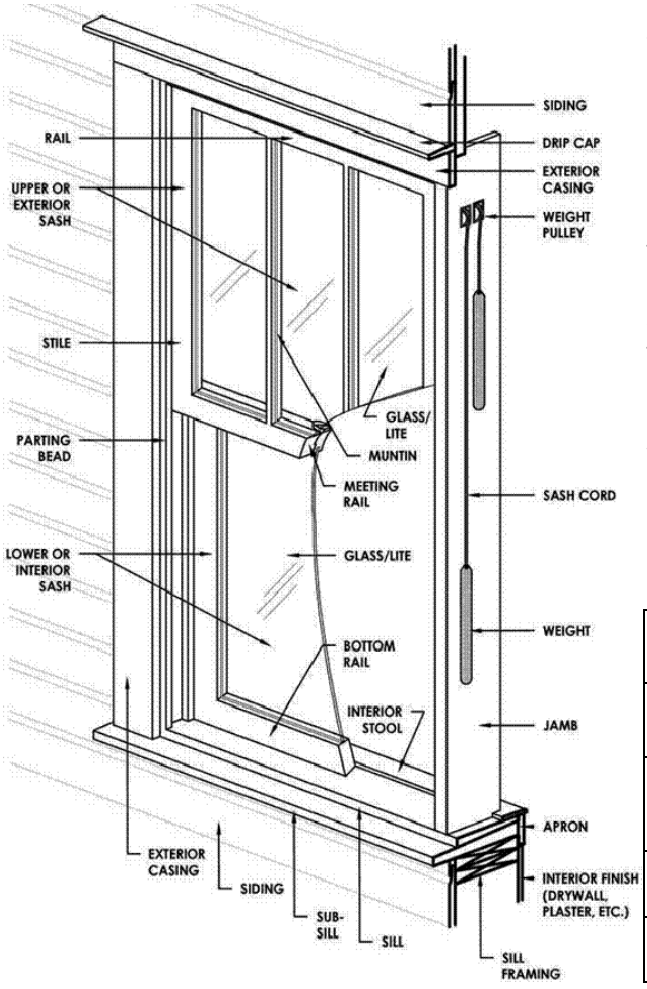
Received 3/9/2025
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Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☑	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☑	6. Elevation drawings that show proposed alterations to window openings (if applicable)
☑	7. Photos detailing window frame and face and side of trim
☑	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/ conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, additional information may be required to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	9
Number of Historic Windows on the Structure	1
Number of Existing Replacement/Non-Historic Windows	8
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	9

Received 3/9/2025
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Property Address: 186 Blanco Street, St. Augustine Fl
Applicant Name: Grayson Katz

Assessment Date: 3/5/2025
Assessed by: Grayson Katz

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Single Pane Vinyl - Not Original to house - Broken Glass
2	Single Pane Vinyl - Not Original - Mold Growth/broken seals
3	Single Pane Vinyl - Not Original - Mold Growth/broken seals
4	Single Pane Vinyl - Not Original - Mold Growth/broken seals
5	Single Pane Vinyl - Not Original - Mold Growth/broken seals
6	Single Pane Vinyl - Not Original - Mold Growth/broken seals
7	Single Pane Vinyl - Not Original - Mold Growth/broken seals
8	Single Pane wood - Broken Glass - Was replaced from larger window
9	Single Pane Vinyl - Not Original - Mold Growth/broken seals
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	Cont #6 - Improper installation, foggy, and glazy
27	Cont #7 - Glazy painted window
28	Cont #8 - Rotted Wood, Mold Growth/broken seals
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

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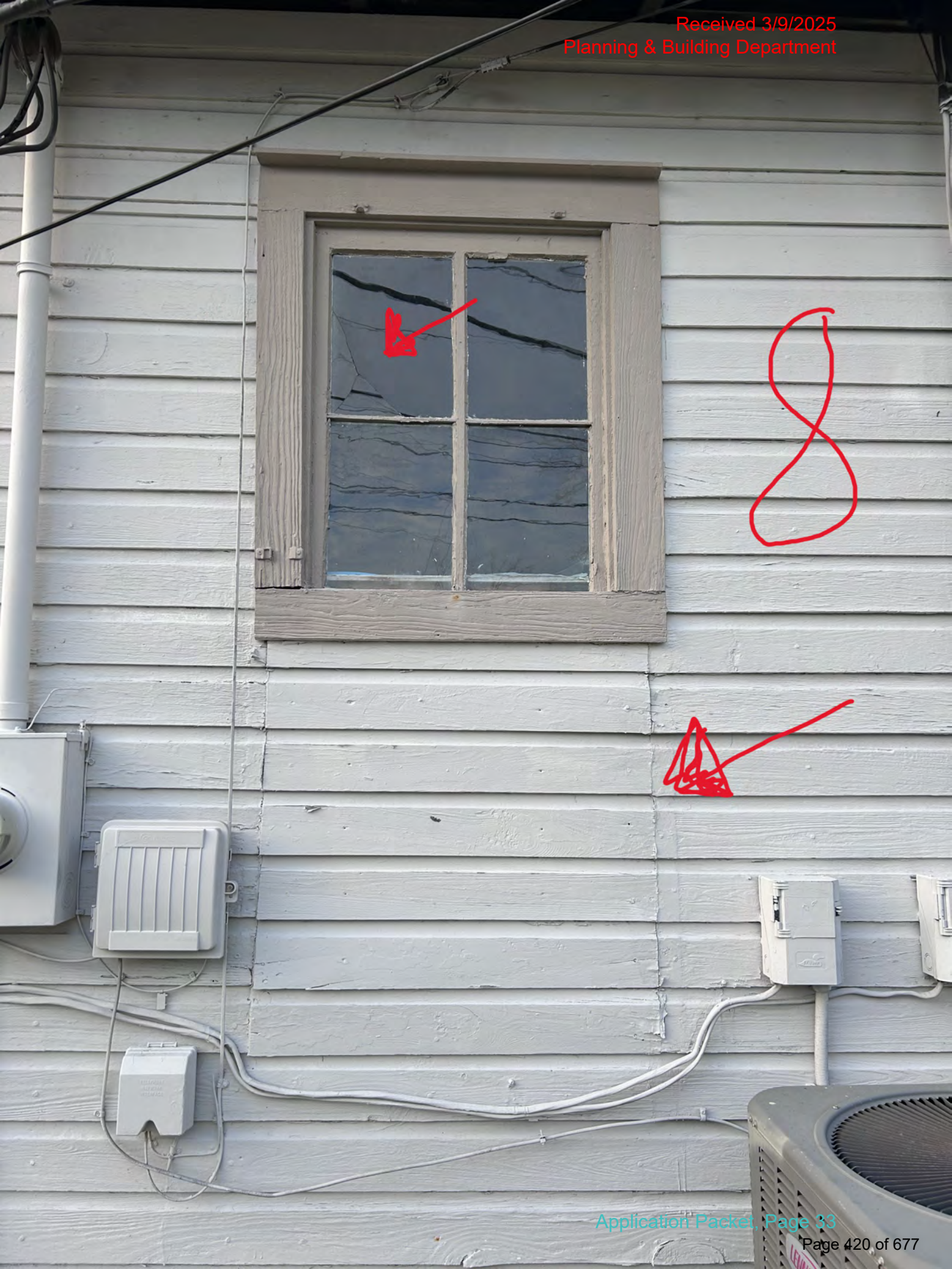
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GLASS OPTIONS

With over 7,200 glazing options possible, you can create the right look for any window shape, size, or style. WinGuard® Vinyl products offer superior energy efficiency and many options to achieve ENERGY STAR® ratings with customized glass options like gas fills, tints, and coatings.

Argon Gas
(Laminated insulating glass only)
Windows can be filled with colorless and odorless argon gas to help insulate a room and minimize the transfer of heat through the window

Low-E (Emissivity) Glass
High performance coated glass that reflects and filters heat to keep your home comfortable

Impact Laminated Glass
Laminated glass for effortless impact resistance

Impact Laminated Insulating Glass
Highly customizable option that delivers increased energy efficiency and sound dampening

Privacy Glass
White Interlayer, Obscure glass, Obscure with White Interlayer, or Textured glass options

GRID TYPES



Traditional Simulated Divided Lite Grid
7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar



Flat Grid
9/16" wide or 13/16" wide grid between the glass

Contour Grid
1" wide grid between the glass

GLASS TINTS



Clear



Bronze



Gray



Green



Azure Blue

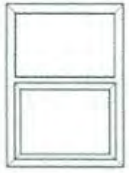


Solarcool® Bronze



Graylite® II

GRID STYLES



None



Colonial
(Many options available)

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Single Hung Window

Raised from the bottom with a fixed top half, our single hung window offers ventilation and effortless protection in a traditional style that can be used throughout the home.

Page 24



Double Hung Window

Removable top and bottom sashes maximize ventilation in your home and make exterior cleaning easier than ever. An ideal match for lanais, patios, and sunrooms.

Page 25



Casement Window

Fixed Lite Casement Picture Window

The foldaway handles of these windows prevent interference with your curtains. Pair them beautifully with matching Awning and Fixed Lite Picture windows.

Pages 26-27



Horizontal Roller Window

Blending modern style and top-notch protection, this easily operated window is perfect for kitchens, bathrooms, and more.

Page 28



Awning Window

Designed for use in high spaces, this beautiful-yet-functional window is designed to block rain from entering.



Fixed Lite Picture Window

A non-operable window that enhances the look of living rooms, kitchens, and master bedrooms with maximum,



Fixed Lite Architectural Window

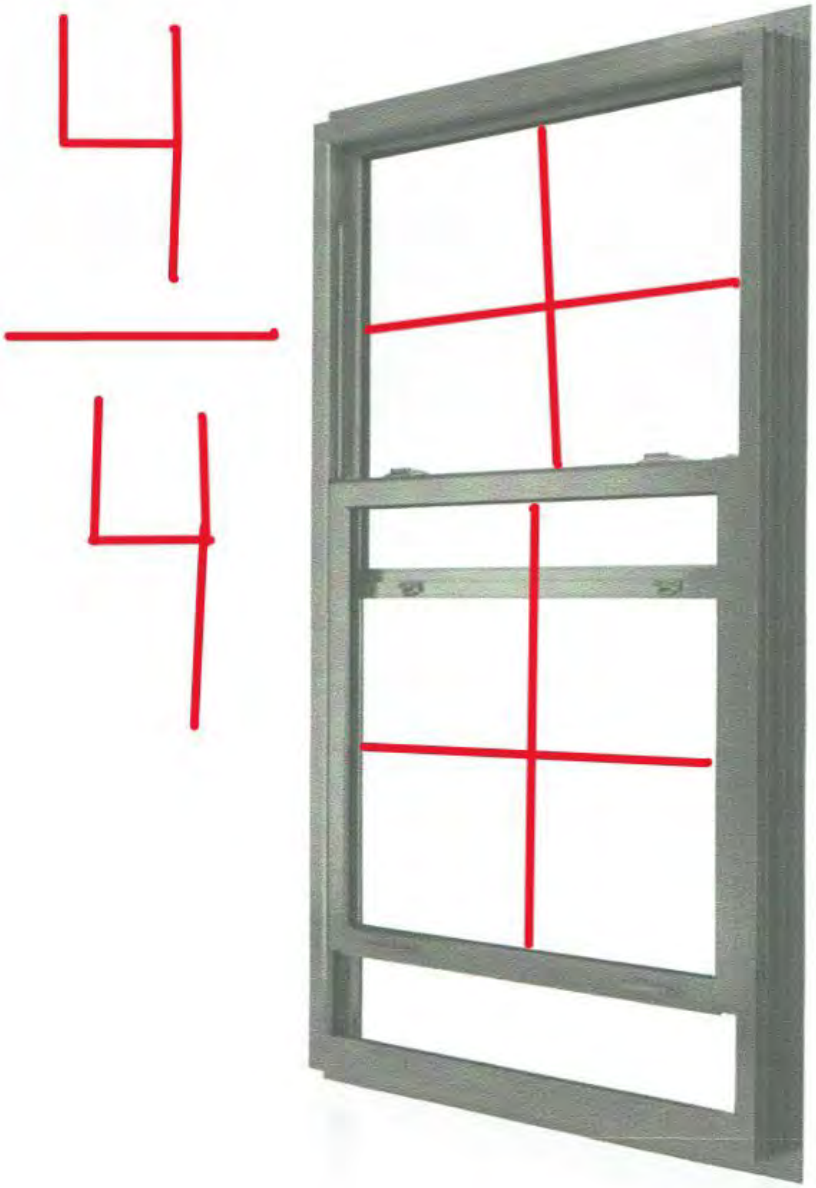
Our wide selection of unique shapes and styles will help allow natural light, improve

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Single Hung Window

Flexible Design
Custom design configurations with exceptional strength

Easy Opening
Heavy-duty, pre-tensioned balance system



Configurations

Equal | Proview | Cottage

Easy Opening & Closing

- ComfortLift handles
- Various balancing systems for large, small, and heavy sashes ensures effort less operation
- Constant Force or spiral balance system

Exceptional Strength

- Welded sash corners create a strong seal
- SecureConnect corner keys ensure optimal performance on any sized window
- Aluminum interlock enhances strength on larger sizes/design pressures

Hardware Options

- Vent latch allows fresh air in without opening window completely
- Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



Single hung radius top with equal sash

Single hung arch top with proview/ oriel sash

*Window opening control devices are designed to meet the [illegible] American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Escape (Egress) Release Mechanisms.

Received 3/10/2025
Planning & Building Department



Received 3/10/2025
Planning & Building Department



Instr #2025003855 BK: 6084 PG: 1878, Filed & Recorded: 1/16/2025 1:02 PM #Pgs:1 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $10.00

Prepared by & return to:
Sherman & Phalen, LLC
1165 Northchase Parkway SE
Suite 450
Marietta, GA 30067

STATE OF GEORGIA
COUNTY OF COBB

Parcel ID: 2127700000
186 Blanco Street, FL

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 29 day of November, 2024, by and between **Bronson Abraham Katz and Grayson Alexander Katz** (hereinafter called "Grantor"), and **Grayanna Investments**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) DOLLARS in hand paid, before the sealing and delivery of these presents, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL OF LOT 7 AND FRACTIONAL LOTS 8 AND 9, BLOCK 11, OF THE BUENA ESPERANZA SUBDIVISION OF THE CITY OF ST AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JANUARY 1, 1905, AND ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons holding by, through, or under the grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Witness

(SEAL)
Bronson Abraham Katz

Notary Public

(SEAL)
Grayson Alexander Katz

David M. Sherman
NOTARY PUBLIC

Cobb County, State of Georgia
My Commission Expires August 1, 2027

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	2127700000
Location	186 BLANCO ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA ALL LOT 7 & FRACTIONAL LOTS 8 & 9 BLK 11 DB254/309(LOT 7) OR6084/1878 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.240
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Grayanna Investments 100%
Mailing Address	186 BLANCO ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$161,089
Extra Features Value	$0
Total Land Value	$364,560
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$525,649**
Total Deferred	$0
Assessed Value	**$525,649**
Total Exemptions	$0
Taxable Value	**$525,649**

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

Historical Assessment Information

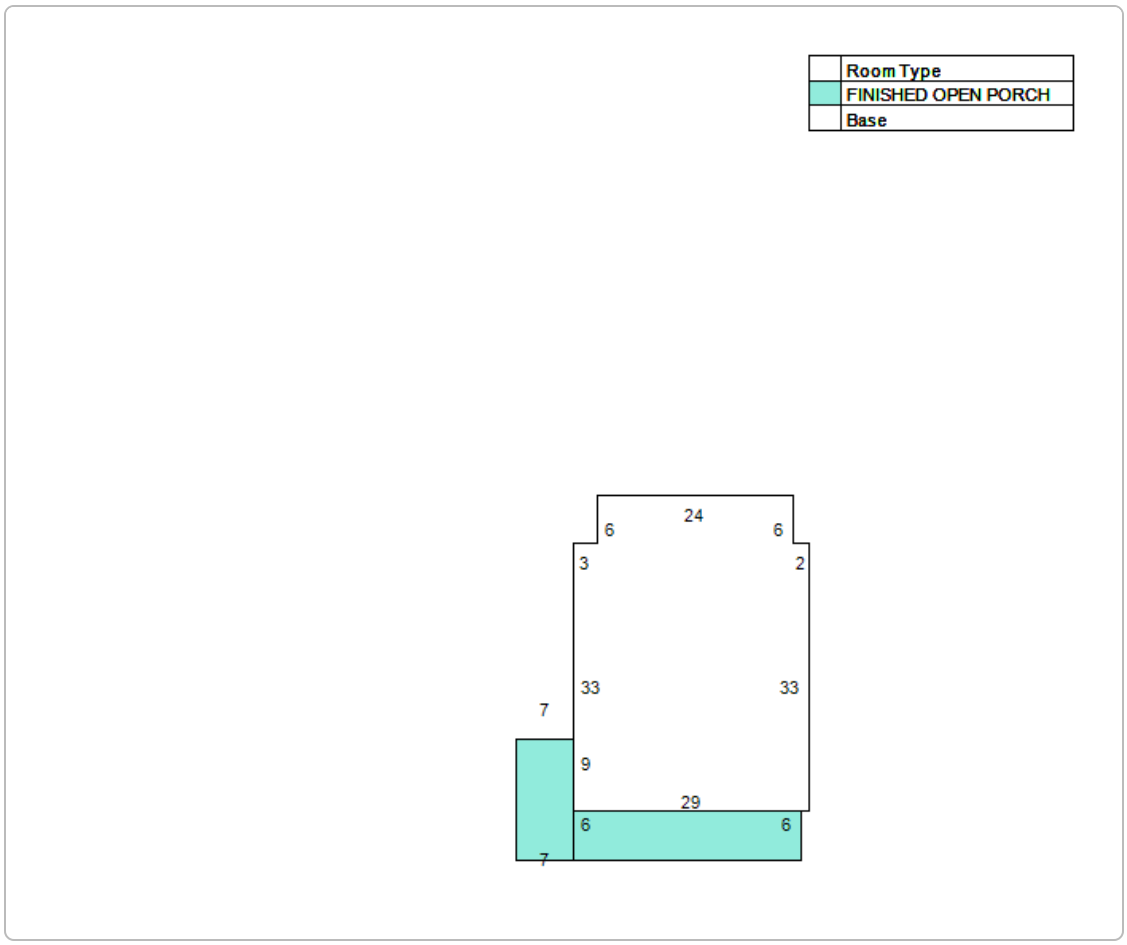
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$33,765	$0	$364,560	$0	$0	$398,325	$398,325	$0	$398,325
2023	$28,697	$0	$364,560	$0	$0	$393,257	$393,257	$0	$393,257
2022	$20,254	$0	$347,061	$0	$0	$367,315	$367,315	$0	$367,315
2021	$53,569	$0	$296,205	$0	$0	$349,774	$69,671	$324,774	$25,000
2020	$79,412	$0	$236,964	$0	$0	$316,376	$68,709	$291,876	$24,500
2019	$73,379	$0	$236,964	$0	$0	$310,343	$67,164	$285,843	$24,500
2018	$72,968	$0	$218,736	$0	$0	$291,704	$65,912	$267,204	$24,500
2017	$75,083	$449	$196,862	$0	$0	$272,394	$64,556	$247,894	$24,500
2016	$64,523	$128	$170,888	$0	$0	$235,539	$63,228	$211,039	$24,500
2015	$61,285	$154	$147,870	$0	$0	$209,309	$36,998	$197,811	$11,498
2014	$50,018	$180	$118,296	$0	$0	$168,494	$36,704	$157,290	$11,204

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$161,089	**Roof Structure**	Gable Hip
Year Built	1920	**Interior Flooring**	None
Actual Area	1374	**Interior Wall**	Drywall
Conditioned Area	1101	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Wood	**Baths**	1

Description	Square Footage
BASE AREA	1101
FINISHED OPEN PORCH	105
FINISHED OPEN PORCH	168
Total SqFt	1374

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	93	119	93	EF	$364,560

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/16/2025	11/29/2024	$100.00	WARRANTY DEED	6084	1878	U	I	KATZ BRONSON ABRAHAM ETAL	GRAYANNA INVESTMENTS
5/20/2024	5/20/2024	$100.00	WARRANTY DEED	5952	690	U	I	KATZ RADEANNA ESTATE	KATZ BRONSON ABRAHAM ETAL
3/22/2021	3/19/2021	$320,000.00	WARRANTY DEED	5214	661	Q	I	BARRAGAN VERA D ET AL	KATZ RADEANNA
6/19/2015	6/19/2015	$0.00	CORRECTIVE QUITCLAIM	4044	1836	U	I	DUPREE JEREALEASE E	DUPREE JEREALEASE ET AL
3/27/2015	3/27/2015	$100.00	QUIT CLAIM DEED	4005	213	U	I	DUPREE JEREALEASE	DUPREE JEREALEASE ET AL

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.
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GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME (/)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**Grayanna Investments LLC**	Control Number:	**24208680**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
NAICS Code:	**Real Estate and Rental and Leasing**	NAICS Sub Code:	**Other Activities Related to Real Estate**
Principal Office Address:	**4020 Coyte Court, Marietta, GA, 30062, USA**	Date of Formation / Registration Date:	**11/5/2024**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2026**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**Grayson Katz**
Physical Address:	**4020 Coyte Court, Marietta, GA, 30062, USA**
County:	**Cobb**

Back

Filing History Name History

Return to Business Search

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Report a Problem?

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0011

Address: Various areas within / adjacent to the City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and **98 St. George Streets**

Applicant: CBVR Telecom Design Group
and Cellco Partnership Successor in Interest to Verizon Wireless

Property Owner: City of St. Augustine

Project description: To install a new cell antenna and related cellular equipment in each of the locations.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Town Plan NHL, St. Augustine NRHD	Construction date:	N/A
Archaeology Zone:	IA, IB (17 King)	Zoning District:	HP 2 (17 King); HP-3 (98 St. George); facing HP-3 (43 Cordova)
Parcel number:	961500001		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application was to review three different locations for proposed "Small Cell Antennas" in the historic downtown. However, after a recent Right-of-Way (ROW) Utilities review by City staff, two of the locations (17 King Street and 43 Cordova Street), were determined to not meet the City's requirements for a ROW permit, so are not approvable locations. HARB may take formal action on the proposed 98 St. George Street antenna and its location at the March meeting, but should not formally review the other two antennas until alternative locations that can be approved by the Utilities Department are found.
2. While the HARB can provide feedback on the overall design, height, finish color, and other elements of the three proposed antennas, other important considerations should be also be reviewed.
3. Attention should be given to the appropriateness of the proposed placement within the historic context of the Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NRHD). A NHL is the highest federal designation given to cultural resources, and the Town Plan contains resources relating to the period of national significance of circa 1572 -1821. The St. Augustine NRHD has a "mosaic of architectural styles and periods of development," with a period of significance that extends to 1930, with a number of Colonial reconstructions from the 1960-70s more recently added.
4. In addition, the HARB should consider the visual impact of the proposed antennas (a 33' high antenna is shown for 98 St. Geroge Street) at the specified locations to the adjacent architecture, streetscape, and viewshed for all three locations, but should only make a formal determination on the antenna proposed at the 98 St. George Street location at the March meeting, unless the Board finds the proposed designs do not comply with the design requirements.
5. **Archaeological Impact:** The proposed locations are in the most highly sensitive archeological zones. All ground disturbance for the underground lines and 9' embedment of the pole centered within a 2' diameter hole will need to be hand-excavated by the city archaeologists in order to document the historic resources of an NHL that the proposed equipment will be destroying. This will require much longer maintenance of traffic (MOT) / street closures, as the archaeological field work will likely take a few weeks to do at each site, and will result in a lengthy and costly endeavor.
6. **According to the Architectural Guidelines for Historic Preservation (AGHP):**
   a. "Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority."
   b. Cellular antennas and related equipment should be reviewed under the Electrical and Mechanical Equipment section of the AGHP, which has recommendations for both pre-1821 and post-1821 applications. The proposed 98 St. George Street location is within HP-3.
   c. For both pre-1821 or post-1821 applications, mechanical equipment "should not be visible from the street and should not be located on street facades" and "be placed in an inconspicuous location behind buildings or where it is screened." Post-1821 recommendations also state character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. When considering alternative locations, the AGHP states that mechanical equipment "may only be installed when it does not damage or conceal important architectural features, and is not located on significant facades. This equipment is not appropriate on visible roof locations."

7. The antenna poles have decorative Depending on the location, the "small cell antennas" are nearly as high or higher than the maximum allowed heights of buildings within the downtown, and only cover approximately just over half of a mile radius. This drives the carrier's perceived need for cell antennas to be placed at regular intervals throughout an area. Therefore, the proposed locations for the three antennas related to this application are just the beginning of the many antennas this carrier is planning to place within the city and our downtown, and this is only representative of just one of multiple carriers.
8. **Necessity for additional cell antennas in St. Augustine:** The applicant has provided information on coverage and rationale for the necessary spacing of antennas for optimal coverage. Justification from the application materials include network densification through adding more small cells, which ensures capacity and coverage "to handle the surge in communications during large-scale events or emergencies," thus providing reliable communication. However, the case for the real necessity for additional antennas within our historic downtown has not been adequately made.
   a. Public safety does not appear to be at risk due to the existing cellular coverage within the city limits. Cellular access to critical services does not seem limited by the existing cellular infrastructure within the city. Staff conferred with the City's Police and Fire Chiefs and Director of IT. The St. Johns Sheriff Office 911 communications center, who is responsible for St. Augustine, provided feedback to staff's question if the public was unable to make 911 calls from within the downtown or other areas inside city limits both during normal times and peak season events like Nights of Lights.
   b. The 911 staff who indicated they had not received complaints and explained, "a 911 call from a mobile phone should ping to the nearest cell tower. If that tower is saturated it should route to another tower and so forth regardless of which carrier the person uses." A map of the carrier tower and antenna sites throughout the city is provided in the attachments section.
   c. The Director of IT stated that he never heard of complaints that a 911 call couldn't go through. He did state that the City switched to FirstNet (a nationwide network that provides priority for services and a secure network) for essential personnel.
   d. While the recreational use of cell phones is not critical, to counter limitations to services in the downtown during peak events or high tourist visitation, the City can encourage the carriers to use temporary cell booster antennas, which has been done at Francis Field for certain events that draw big crowds.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for **a CERTIFICATE OF APPROPRIATENESS at the proposed location adjacent to 98 St. George Street, 43 Cordova Street, and 17 King Street:**

1. **Continue** the application for all three proposed antennas to allow for an analysis of other potential designs, locations, or other technology that would less visibly impactful, or to provide more clarifying information on the real visual impact if located in this or other historically significant areas.
   or
2. **Deny** the application if the HARB determines any of the following:
   a. The proposed overall design of the cell antennas and related equipment is inappropriate within the historic context of its proposed location and the high visibility within the right-of-way will have a negative impact to the architectural, historical, and cultural integrity of the significant Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NRHD)
   b. The cellular equipment does not meet the criteria of the Secretary of the Interior's Standards (SOIS) for Rehabilitation 2, 5, 8, or 9
   c. The proposed design and location can not be mitigated in a desirable way that would meet the requirements of the AGHP and/or SOIS.

   Per State Statute 337.401(7)(k), HARB's authority is not limited to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority under 47 U.S.C.s.332(c)(7) (see language in attachments).

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To install a "small cell antenna" at the specified location at 98 St. George Street, which includes:
    a. Steel pole with decorative bases, one of the 3 locations show a decorative light fixture also mounted
        i. to be embedded 9' into the ground with a 2' perimeter hole dug
        ii. painted black to match light poles in the city

    **The applicant should verify the dimensions provided on C-3 of , which states the pole is 36' H but shows the overall height above ground level at 33'.

    b. Commscope antennas at top and three Ericsson antennas around the perimeter
    c. Equipment enclosure box 5' high that hangs from the pole, to be located 12' above ground level
    d. Electrical meter and breaker at base of the pole

CITY CODE

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.

2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Post-1821
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

LIST OF ATTACHMENTS:

1. Google StreetView images
2. Map showing cellular antenna and tower locations in St. Augustine
3. State Statute 337.401(7)(k)

98 St George Antenna Location (Spanish Street Looking North)
Google StreetView



98 St George Antenna Location (Spanish Street Looking South)
Google StreetView



98 St George Antenna Location (Spanish Street Looking North)
Google StreetView



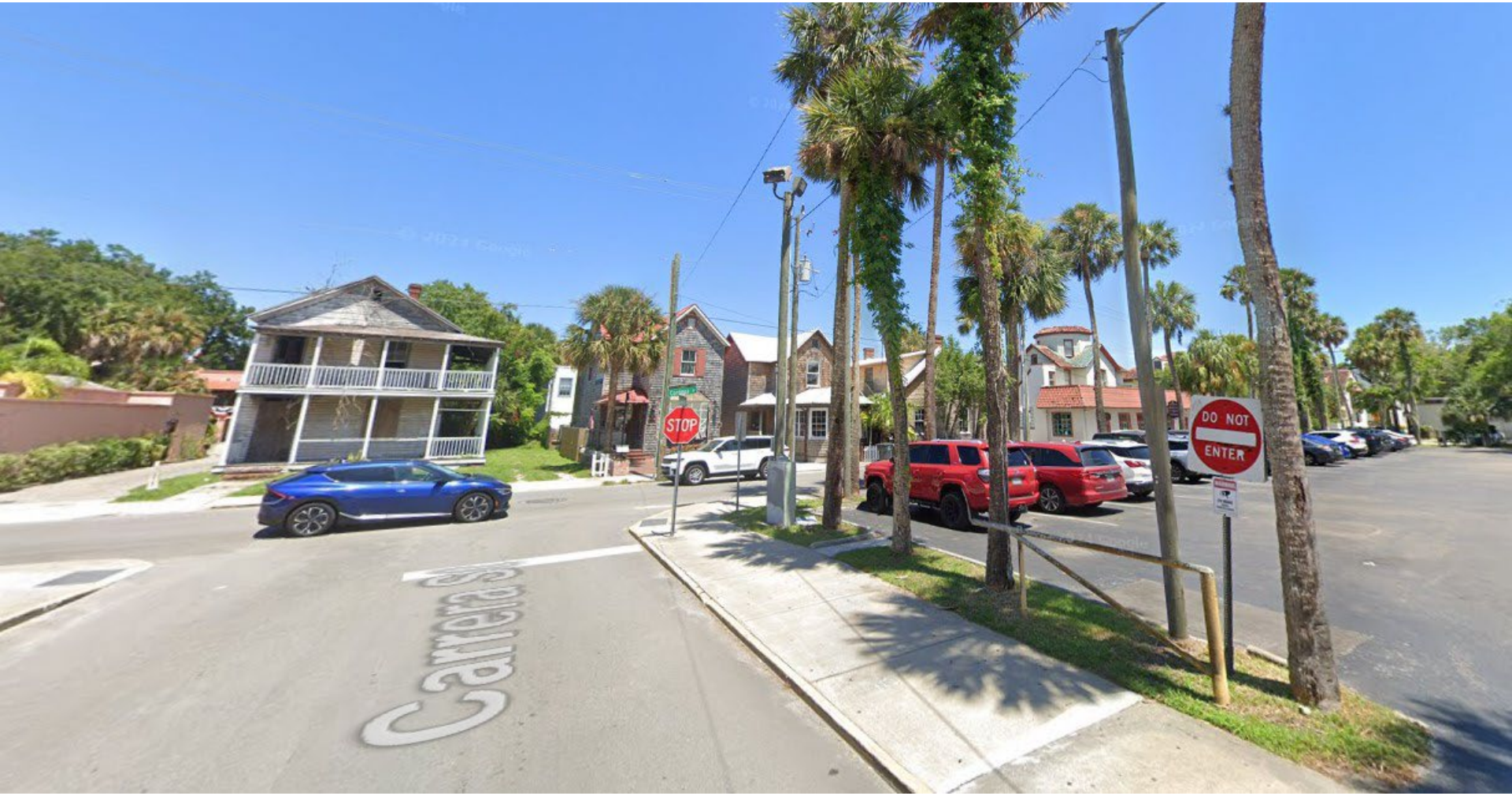
98 St George Antenna Location (Spanish Street Looking South)
Google StreetView



43 Cordova Street Antenna Location near intersection with Carrera Street
Google StreetView



43 Cordova Street Antenna Location near intersection with Carrera Street
Google StreetView



17 King Street: Looking West
Google StreetView

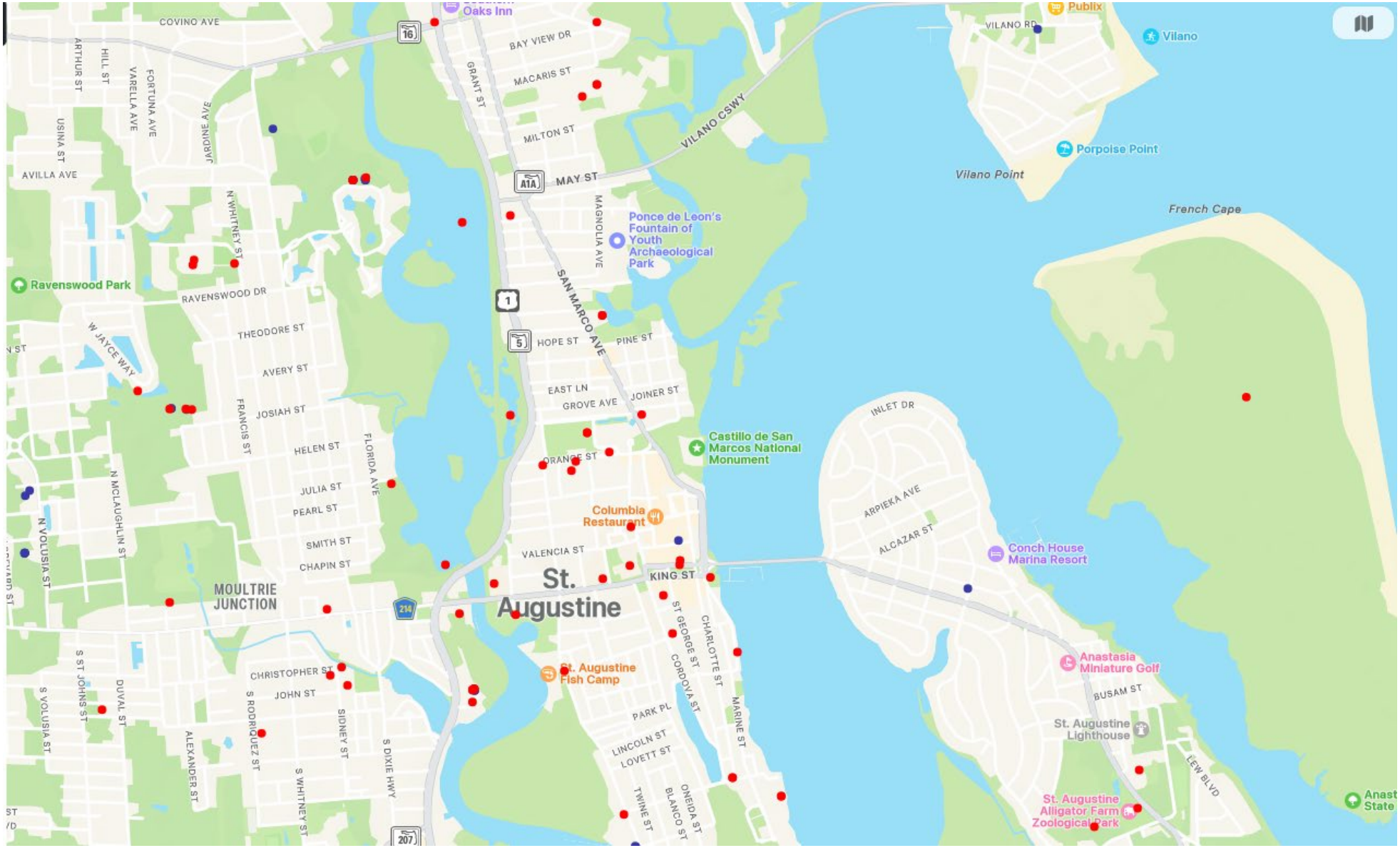


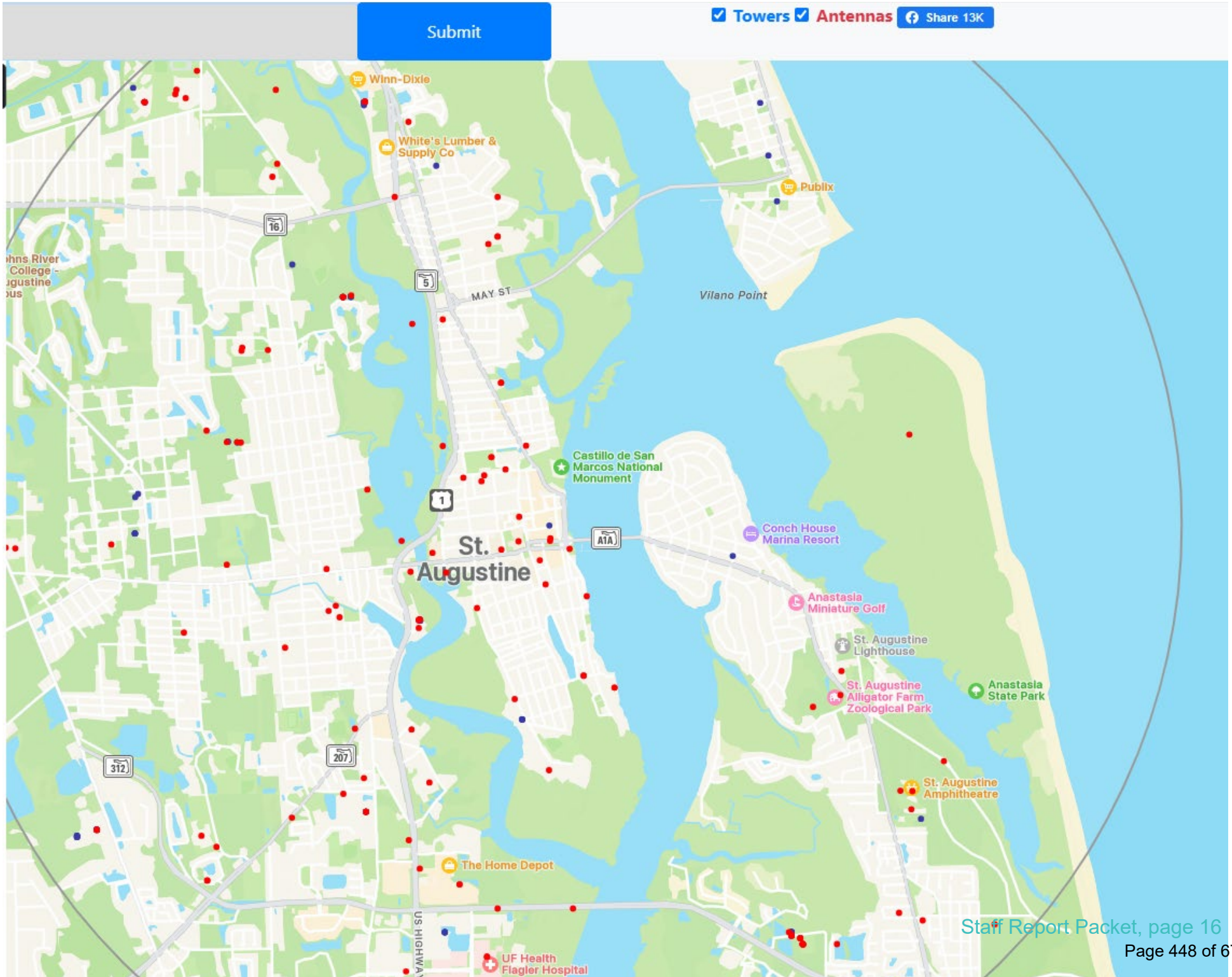
17 King Street: Looking East
Google StreetView



☑ Towers ☑ Antennas

March 14, 2025:




Submit
Towers
Antennas
Share 13K
Winn-Dixie
White's Lumber & Supply Co
Publix
16
5
MAY ST
Vilano Point
Castillo de San Marcos National Monument
1
A1A
St. Augustine
Conch House Marina Resort
Anastasia Miniature Golf
St. Augustine Lighthouse
St. Augustine Alligator Farm Zoological Park
Anastasia State Park
312
207
St. Augustine Amphitheatre
The Home Depot
US HIGHWAY
UF Health Flagler Hospital

antennasearch.com/HTML/search/search.php?address=32084

ST AUGUSTINE VIEW | Cityworks - Office C... | NRHD Properties/A... | St. Augustine Histor... | FMSFweb Login | Landmark Web Offi... | St. Augustine, FL | O... | Permits, Forms & A... | Preapproved-Colors... | https://acco

44 Avenida Menendez, Saint Augustine, FL 32084, United States

Submit

Towers Antennas Share

Results Summary

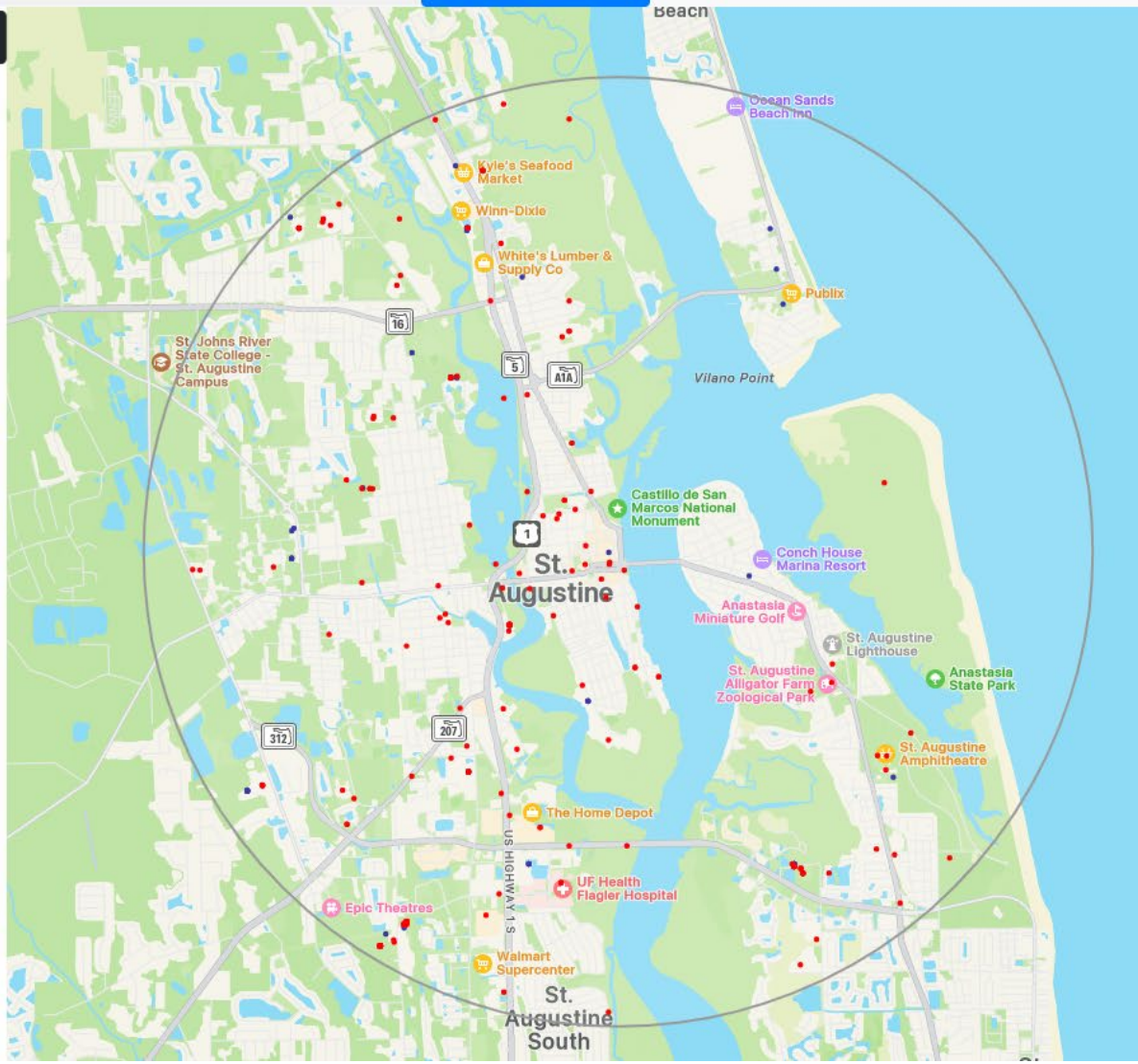
89 *towers and* ***235*** *antennas within a 3.0 mile radius of 44 Avenida Menendez, Saint Augustine, FL 32084, United States.*

Registered Towers

ID	Carrier/Owner	Distance
0	Sprint Nextel	0.8 mi
1	Crown Castle Towers 06-2 Llc	1.5 mi
2	Comcast Of Arkansas/louisiana/minnesota/mississippi/tennessee, Llc	1.7 mi
3	Saint Johns County, Florida	1.7 mi
4	American Towers Llc	2.1 mi
5	Diamond Towers Iv Llc	2.1 mi
6	T-mobile	2.3 mi
7	Verizon	2.3 mi
8	Sba Towers Iii, Llc	2.3 mi
9	AT&T	2.7 mi
10	Pinnacle Towers Llc	2.9 mi
11	Saint Johns, County Of	3.0 mi

Non-registered Towers

ID	Carrier/Owner	Distance
12	Jacksonville University Comm	0.1 mi



Fl. Stat. 337.401(7)(k)

This subsection **does not limit a local government's authority to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority** under 47 U.S.C. s. 332(c)(7), the requirements for facility modifications under 47 U.S.C. s. 1455(a), or the National Historic Preservation Act of 1966, as amended, and the regulations adopted to implement such laws. **An authority may enforce local codes, administrative rules, or regulations adopted by ordinance in effect on April 1, 2017, which are applicable to a historic area designated by the state or authority.** An authority **may enforce pending local ordinances, administrative rules, or regulations applicable to a historic area designated by the state if the intent to adopt such changes has been publicly declared on or before April 1, 2017.** An authority may waive any ordinances or other requirements that are subject to this paragraph.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0011 **Meeting Date: March 20, 2025**

1. NAME OF APPLICANT: Nikki Nechtem
   Business (if applicable):
   Address: 6505 N Himes Avenue
   City: Tampa State: FL Zip Code: 33614
   Daytime Telephone: 8134507450 E-Mail Address: Nikki.nechtem@cbvrtelecom.com

2. NAME OF PROPERTY OWNER: Christopher Milnes
   Business (if applicable):
   Address: 3503 Technological Ave
   City: Orlando State: Fl Zip Code: 32817
   Daytime Telephone: 407-795-4626 E-Mail Address: Christopher.milnes@verizonwireless.com

3. PROJECT LOCATION: 98 SAINT GEORGE ST, Saint Augustine, FL, 32084, 43 Cordova Street, Saint Augustine, FL, 32084, and 17 King Street, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses listed above.
5. SCOPE OF WORK: To install a new cell antenna and related cellular equipment in each of the locations.

Information attached by applicant includes:

- Application Agreement
- HARB Presentation
- Photo-rendering of proposed project
- Existing Photographs
- Proposed Plans
- Site Plan
- Individual Information included for 3 proposed locations

HARB APPLICATION AGREEMENT

In filling out this application:

- **I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.**
- **I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.**
- **Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 43 Cordova St (adjacent parcel) - St AUG SC021

Applicant's Name: Nikki Nechtem - authorized agent Applicant's Signature: Nikki Nechtem (authorized agent)

Christopher Milnes(Cellco partnership Successor in Interest to Verizon Wireless)
Owner's Name: _____ Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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.

Received 3/11/2025
Plannig & Building Department

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

03/20/2025



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Table of Contents

Small Cell Network Densification
Current Small Cell Installations
HARB Review Sites

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Small Cell Network Densification

Network Densification is the process of increasing the number of cell sites or access points within a given area to enhance network capacity, coverage, and performance, particularly in densely populated areas or high-traffic zones.

Why Network Densification Needed

The public safety sector relies on network solutions to protect people from preventable injuries and dangers. All aspects of public safety operations can be enhanced by 4G and 5G network solutions that improve response times and increase day-to-day efficiency. Network densification helps ensure that there's enough capacity and coverage to handle the surge in communication needs during large-scale events or emergencies. By adding more small cells, network densification can provide more reliable communication.

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Current Small Cell Installations in Florida & Their Benefits

Small cells are a critical piece of Verizon's network plan – both for our 4G & 5G networks. In addition to helping us enhance our 4G LTE coverage and capacity in locations where usage demands are highest – their deployment on our 5G network will help unleash innovation on a massive scale, delivering superior coverage and signal penetration in even the densest areas.

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City of Orlando
Sign Node/Pole



Winter Park
Decorative Light Node/Pole



City of Orlando
Acorn Light Node/Pole with radio cabinet/trash can



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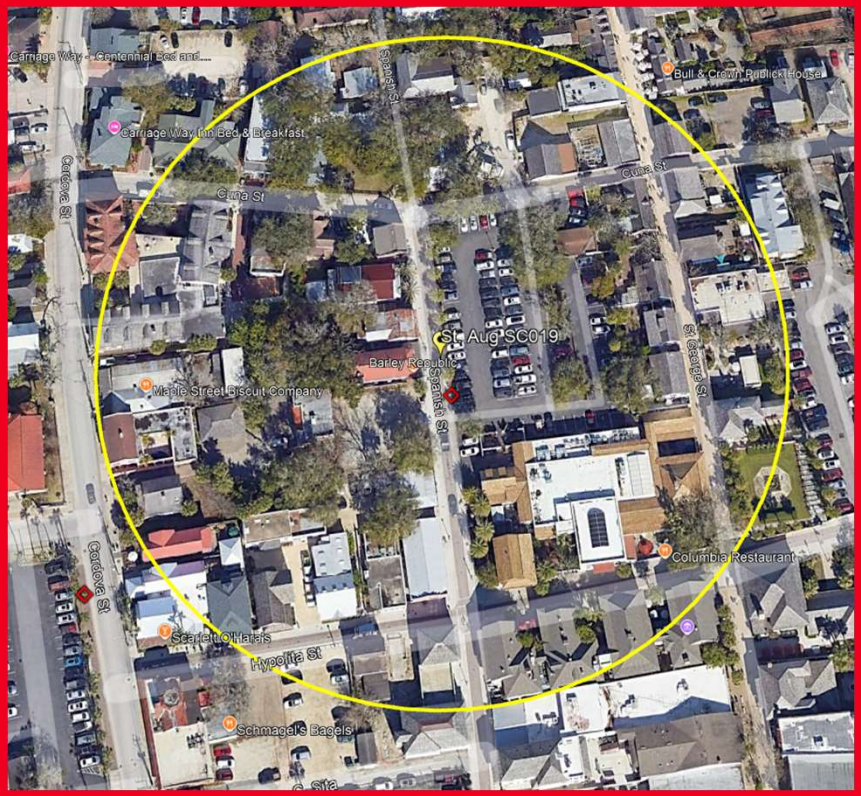
ST AUG SC019

98 St George

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to the central section of St George St., Spanish St., and Hypolita St. .

This small cell footprint at 33' overall height will cover a .06 mile circumference.



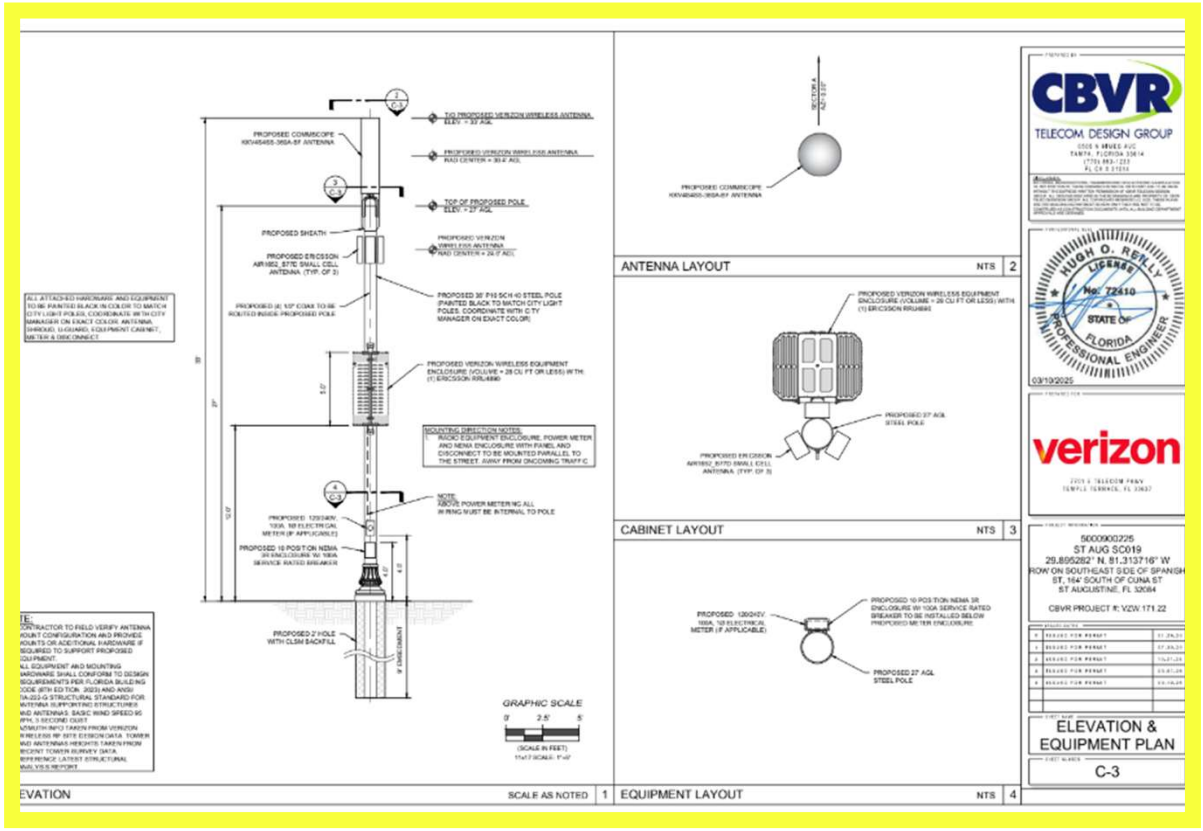
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ST AUG SC019

98 St George

Please reference Site Designed CDs



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ST AUG SC019

98 St George

Site Photo-simulation

View Looking North



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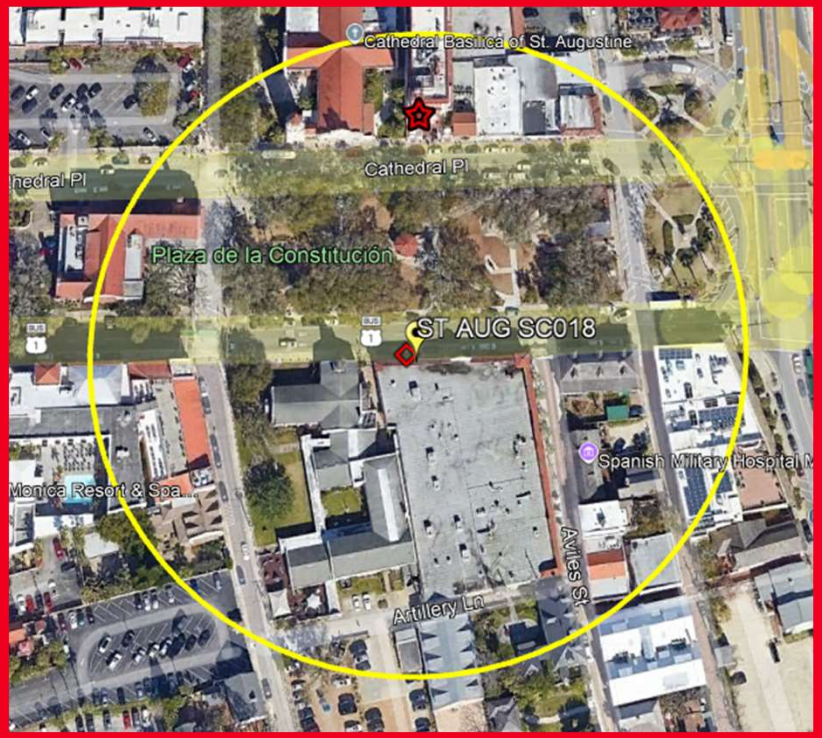
ST AUG SC018

17 King Steet

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity for the downtown section of King St., Cathedral Pl., St. George St., Aviles St., Artillery Ln., the Trinity Parish Church, and the Nights of Lights Plaza.

This small cell footprint at 35' overall height will cover a .07 mile circumference.

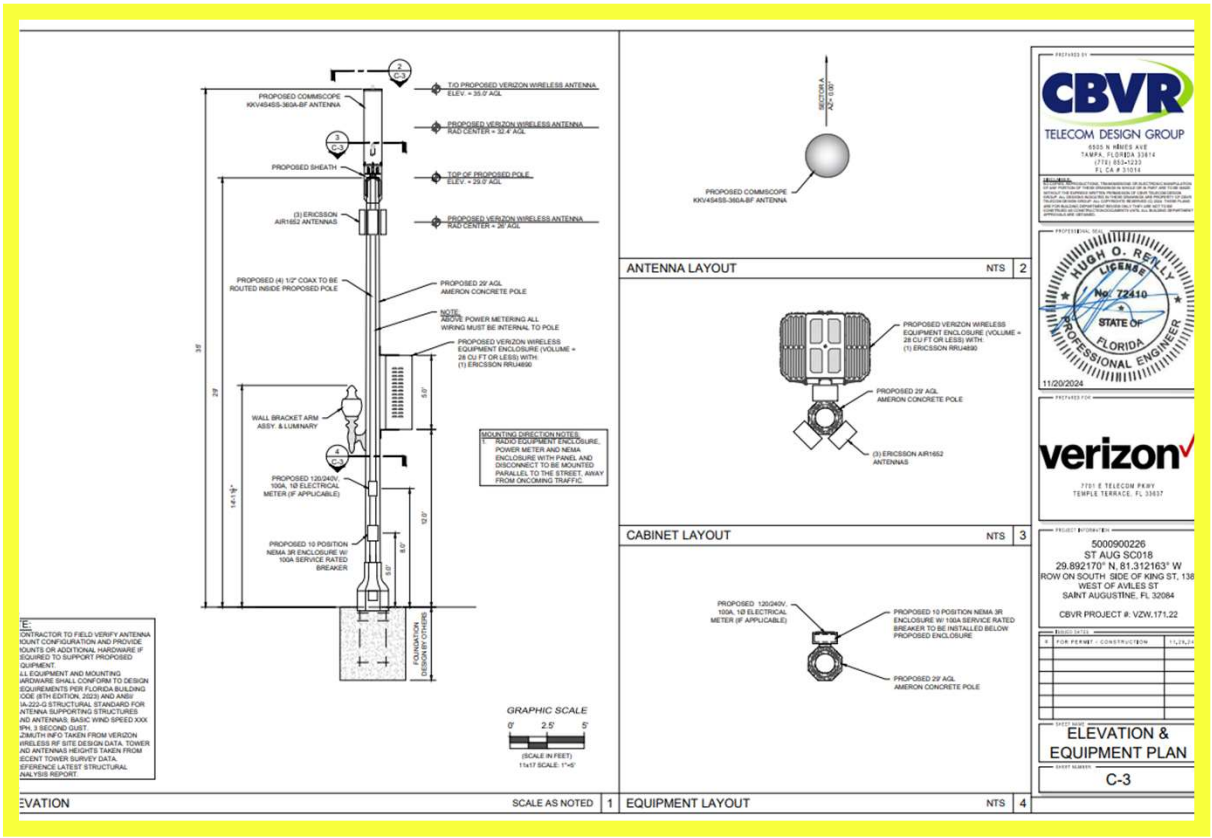


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ST AUG SC018

17 King Steet

Please reference Site Designed CDs



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ST AUG SC018

17 King Steet

Site Photo-simulation

View Looking South



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ST AUG SC015

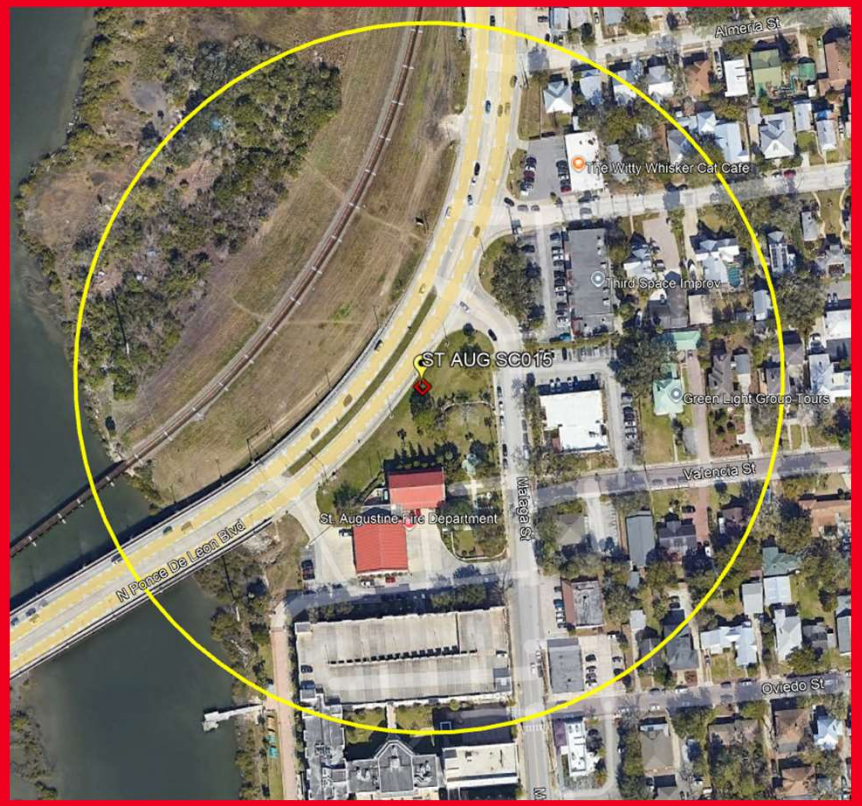
81 San Marco

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity for the north section of Abare Hall Residence Hall, Malaga St., N Ponce De Leon Blvd., Valencia St., Carrera St., and the St. Augustine Fire Department.

This small cell footprint at 45' overall height will cover a .10 mile circumference.

verizon



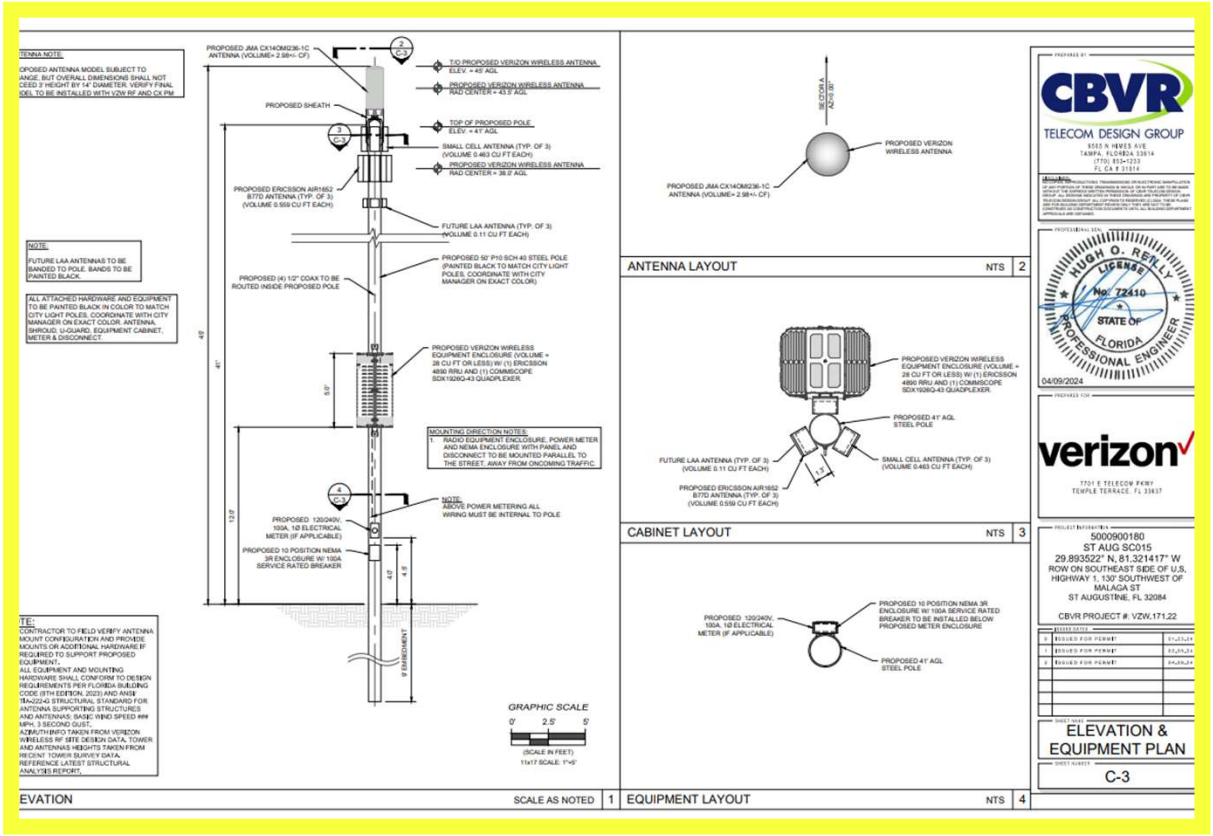
11

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ST AUG SC015

81 San Marco

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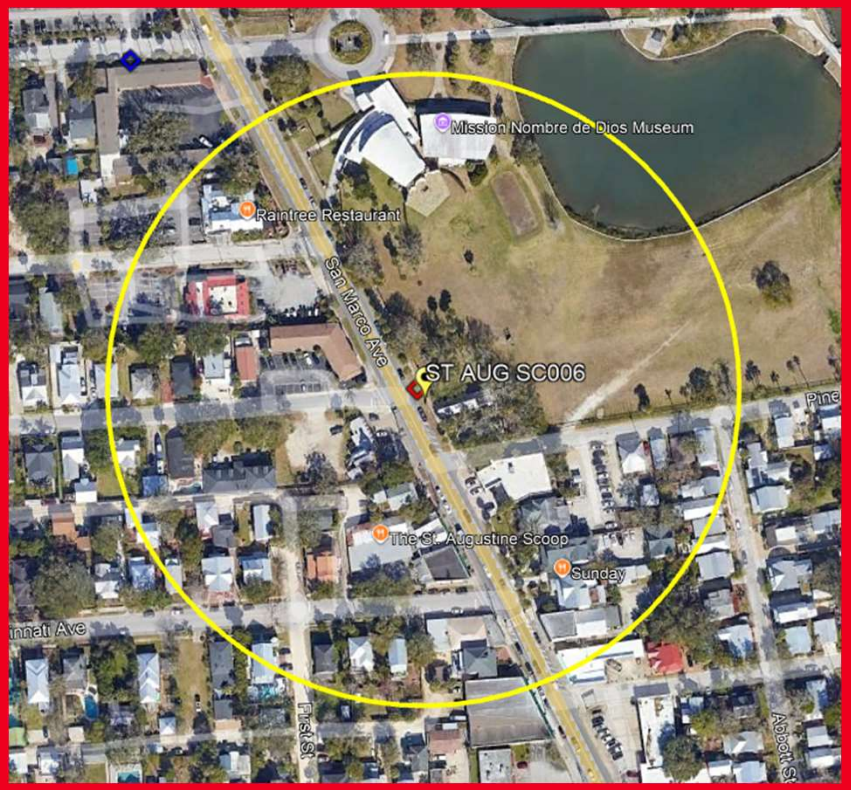
ST AUG SC006

180 North Ponce

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity for the central section of San Marco Ave., Bernard St., Cincinnati Ave., Pine St., and the Mission Nombre de Dios Museum.

This small cell footprint at 45' overall height will cover a .08 mile circumference.

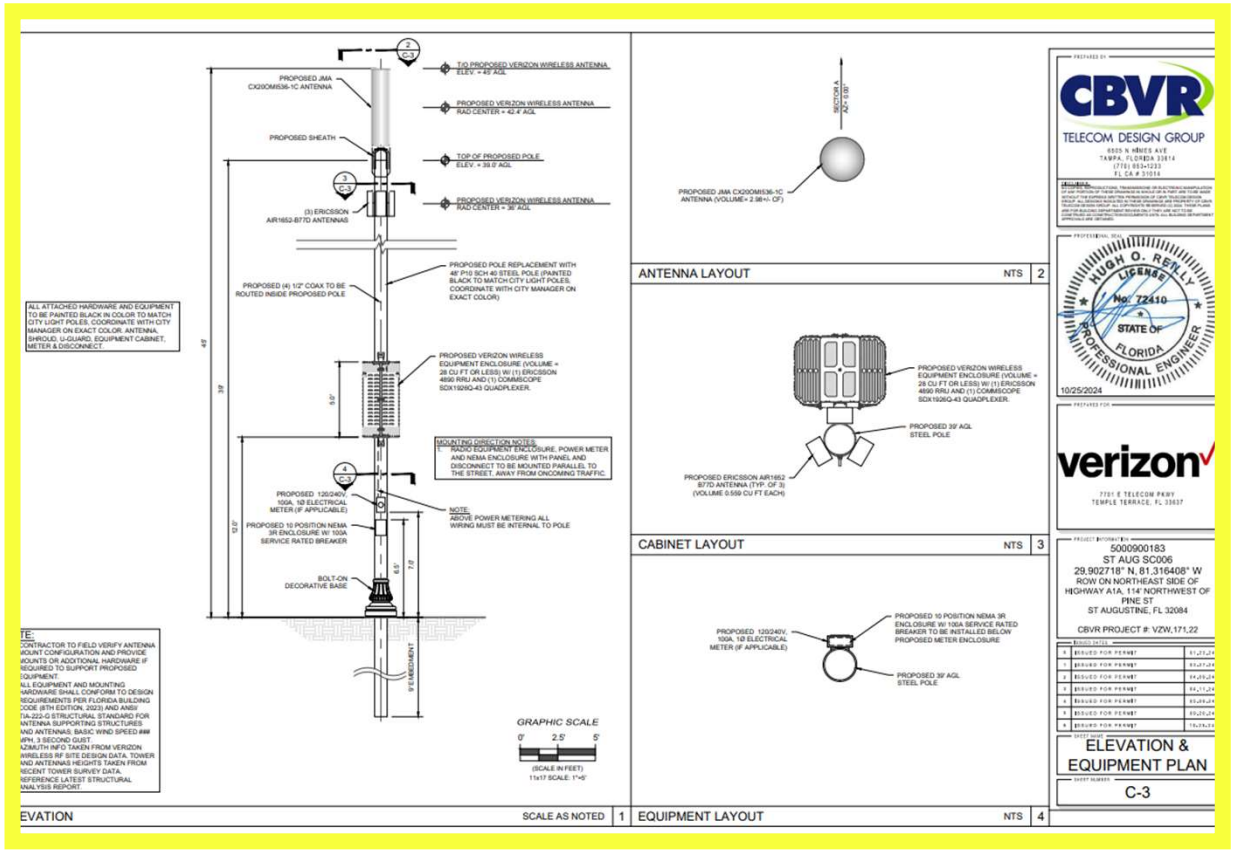


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ST AUG SC006

180 North Ponce

Please reference Site Designed CDs



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ST AUG SC006

180 North Ponce

Site Photo-simulation

View Looking East



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98 ST. GEORGE STREET
Saragossa St
Saint Andrews Ct
Carrera St
Valencia St
Cathedral Pl
King St
Bridge of Lions
Bridge of Lions
Ceda St
Oneida St
Dumas St
Sanford St


BARLEY
REPUBLIC
PUB & CULTURE
ONE WAY
PARKING
ENTRANCE
Curbside
Pickup
OPEN!
Daily 11 a.m. - 10 p.m.
We Missed You

Received 2/10/2025
Planning & Building Department

SITE SELECTION WORKSHEET PACKET

360 Degree Aerial Photo





Looking South

Received 2/10/2025
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SITE SELECTION WORKSHEET PACKET

Directional Photos



Looking North from Site



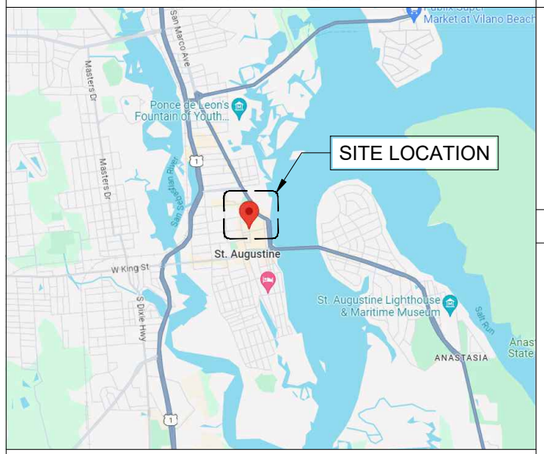
Looking East

verizon

SITE NAME: ST AUG SC019
MDG #: 5000900225

LOCATION: ROW ON SOUTHEAST SIDE OF SPANISH ST, 164'
SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & I-95 (Jacksonville):

1. Head north on US-1 N (go 16.4 mi)
2. Turn right onto Carrera St (go 0.4 mi)
3. Turn right onto Cordova St (go 0.1 mi)
4. Turn left onto Treasury St (go 233 ft)
5. Turn left onto Spanish St (go 0.1 mi)
6. Destination will be on the right

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

CITY OF ST AUGUSTINE NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION: ST AUGUSTINE
PARCEL ID #: N/A (R.O.W.)
LATITUDE: 29° 53' 43.02" NORTH
29.895282° N
LONGITUDE: 81° 18' 49.38" WEST
81.313716° W

SCOPE OF WORK

INSTALLATION OF PROPOSED SMALL CELL EQUIPMENT ON POLE:

A. INSTALLATION OF PROPOSED POLE
B. INSTALLATION OF ANTENNAS ON POLE
C. INSTALLATION OF ENCLOSURE CABINET ON POLE
D. INSTALLATION OF UNDERGROUND ELECTRICAL SERVICE BY WAY OF DIRECTIONAL BORE TO PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS	
T-1	TITLE SHEET
N-1	NOTES
S-1	SURVEY
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS (1 OF 2)
C-5	DETAILS (2 OF 2)
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
E-4	GROUNDING DETAILS
E-5	ELECTRICAL ROUTING PLAN
E-6	ELECTRICAL DETAILS
E-7	ELECTRICAL PROFILE
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-660
MOT-4	MUTCD TA-20

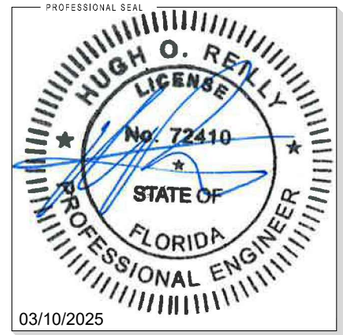
811 Know what's below. Call before you dig.

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
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(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	01.29.24
1	ISSUED FOR PERMIT	07.30.24
2	ISSUED FOR PERMIT	10.21.24
3	ISSUED FOR PERMIT	03.07.25
4	ISSUED FOR PERMIT	03.10.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

CITY OF ST AUGUSTINE NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

GENERAL NOTES

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS. THE FOLLOWING DEFINITIONS SHALL APPLY:
   OWNER - VERIZON WIRELESS
   ENGINEER - CBVR TELECOM DESIGN GROUP
   CONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 9-FOOT (MIN) HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS. INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS, EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS. CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS. KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION. LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS. ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES. ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES. USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS. METHODS. TECHNIQUES. SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATNE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS. SWEEP TEST. CYLINDER TESTS. LIEN RELEASES. AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.
16. THE PROPOSED INSTALLATION WILL NOT:
   - INTERFERE WITH THE SAFE OPERATION OF TRAFFIC CONTROL EQUIPMENT;
   - INTERFERE WITH SIGHT LINES OR CLEAR ZONES FOR TRANSPORTATION, PEDESTRIANS, OR PUBLIC SAFETY PURPOSES;
   - INTERFERE WITH COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR SIMILAR FEDERAL OR STATE STANDARDS

   VERIZON WIRELESS MEETS ALL FCC PLANNING IN REGARDS TO FREQUENCY AND POWER ASSIGNMENTS. THIS TAKES INTO ACCOUNT PUBLIC SAFETY AS WELL AS COMMERCIAL DEPLOYMENTS OF WIRELESS SYSTEMS. IN DOING SO, ISSUES WITH INTERFERENCE ARE VERY RARE BY DESIGN AND VERIZON WIRELESS ADHERES, TO ESTABLISHED FCC PROCEDURES SHOULD ANYTHING ARISE.

SITE WORK NOTES

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS. ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CITY AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT AND POLE AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

STRUCTURAL STEEL NOTES

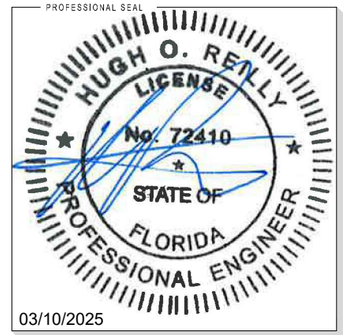
1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES. AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy-42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON-STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.
3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.
4. ALL BOLTS SHALL BE GALVANIZED 3/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.
5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.
7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED. THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.
11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
12. SUBMIT ORIGINAL SHOP DRAWINGS. INCLUDING COMPLETE DETAILS. SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

PREPARED BY

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FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

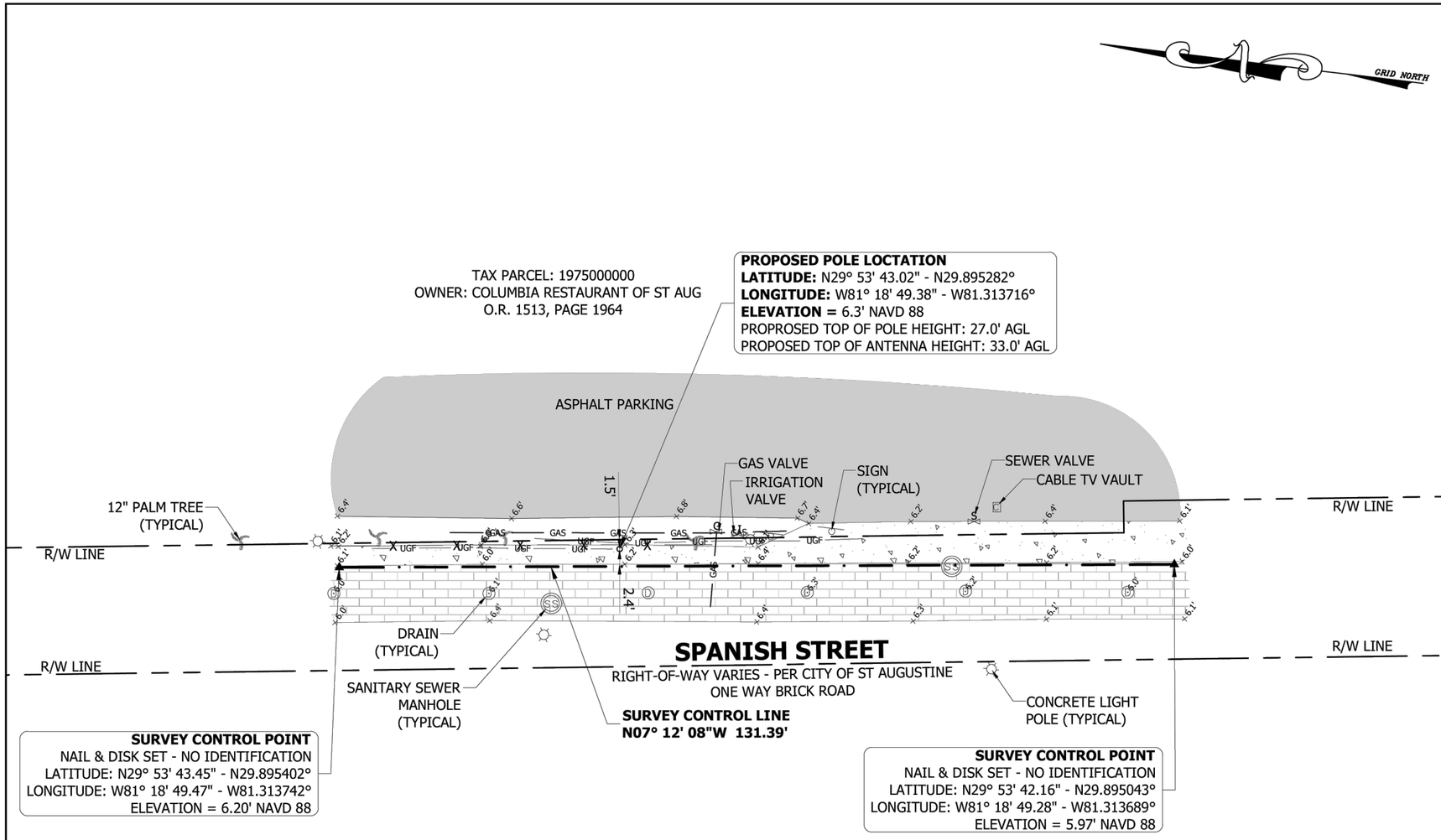
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4	ISSUED FOR PERMIT	03.10.25

SHEET NAME

NOTES

SHEET NUMBER

N-1





VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE GRID BASED ON STATE PLANE ZONE FLORIDA EAST (NAD 83/2011) AS ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK AT TIME OF SURVEY.

2. THE SPECIFIC PURPOSE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 28, 2023.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. LATITUDES & LONGITUDES SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED POLE LOCATION LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 1988 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

6. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY AND ESTABLISH THE LOCATION FOR A FUTURE INSTALLATION OF A UTILITY POLE.

7. UNDERGROUND UTILITIES DEPICTED HEREON WERE FIELD SURVEY LOCATED BY STONECYPHER SURVEYING INC. BASED ON THE FIELD DELINEATION BY "SUNSHINE STATE ONE CALL - 811", TICKET NUMBER: 076302443. CONTACT 1-800-852-8057 FOR MORE INFORMATION.

UNDERGROUND UNKNOWN UTILITY	UK	UK
UNDERGROUND ELECTRIC	UGE	UGE
UNDERGROUND FIBER	UGF	UGF
UNDERGROUND GAS	GAS	GAS
UNDERGROUND CATV	CATV	CATV
UNDERGROUND SANITARY SEWER	SS	SS
UNDERGROUND STORM SEWER	ST	ST
UNDERGROUND WATER	W	W
UNDERGROUND RECLAIMED WATER	RCW	RCW
OVERHEAD UTILITY WIRES	OH	OH

UTILITY LINE LEGEND

0 20 40

SCALE: 1"=20'

ABBREVIATIONS LEGEND

NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83/2011	NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT
AGL	ABOVE GROUND LEVEL
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

FLOOD ZONE NOTE

THE HEREON DEPICTED PROPOSED UTILITY POLE APPEARS TO LIE IN FLOOD ZONE AE (EL 7) BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0314J DATED DECEMBER 7, 2018.

REVISION: 3/7/2025 - UPDATED PROPOSED POLE LOCATION.
REVISION: 11/26/2024 - UPDATED PROPOSED POLE HEIGHT.
REVISION: 1/22/2024 - UPDATED PROPOSED POLE LOCATION.

Sunshine 811 Always call 811 before you dig.

SUNSHINE STATE ONE CALL
TICKET: 076302443

MITCHELL R. JARRELLS LICENSE NUMBER 6438 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
E-mail: dws@stone-survey.com
Professional Surveying & Mapping
Certificate of Authorization No.: LB 7810

BOOK/PAGE	53/2	SCALE	1"=20'
DRAWN	MRJ	DATE	MARCH 28, 2023
CHECKED	MRJ	PROJECT #	23-0029

THIS MAP PREPARED BY: 3/7/2025
MITCHELL R. JARRELLS
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438

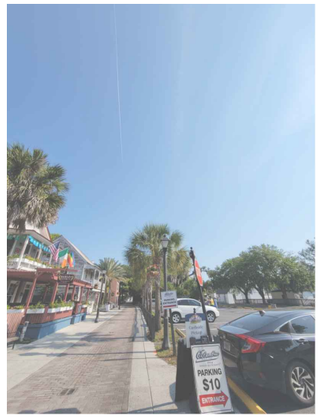
SPECIFIC PURPOSE SURVEY

VERIZON SMALL CELL - ST AUG SC019
SPANISH STREET, SAINT AUGUSTINE, FL 32084

FOR: VERIZON WIRELESS

DRAWING # ST AUG SC019.survey.dwg

SHEET # 1 OF 1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

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- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF UGF
EXISTING UNDERGROUND ELECTRIC	UG/E UG/E
EXISTING UNDERGROUND GAS	GAS GAS
EXISTING UNDERGROUND SANITARY SEWER	SS SS
EXISTING UNDERGROUND STORM SEWER	ST ST
EXISTING UNDERGROUND WATER	WTR WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW RCW
EXISTING OVERHEAD UTILITY WIRES	OH OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

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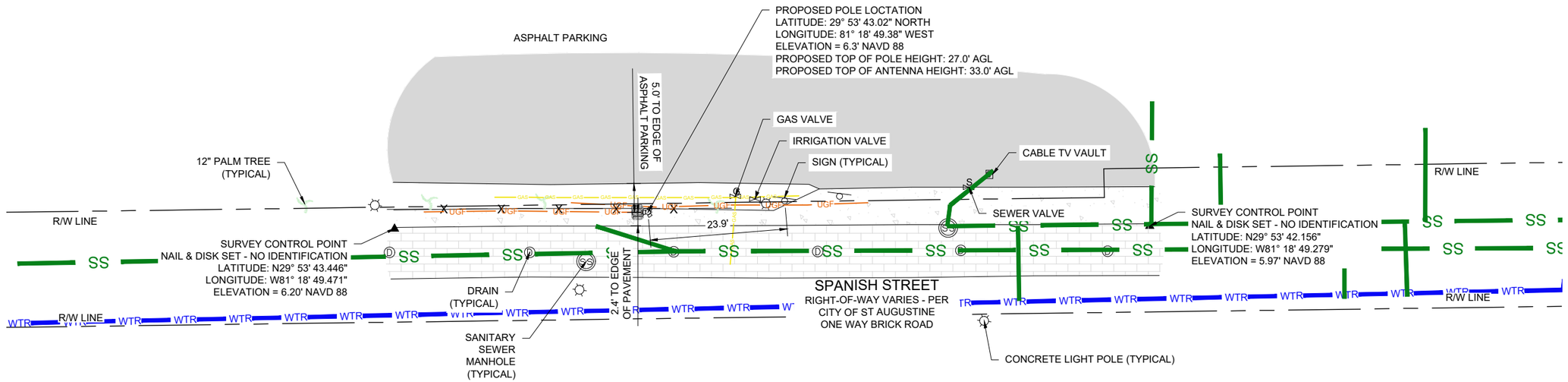
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SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1



CONSTRUCTION NOTE:

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- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF UGF
EXISTING UNDERGROUND ELECTRIC	UG/E UG/E
EXISTING UNDERGROUND GAS	GAS GAS
EXISTING UNDERGROUND SANITARY SEWER	SS SS
EXISTING UNDERGROUND STORM SEWER	ST ST
EXISTING UNDERGROUND WATER	WTR WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW RCW
EXISTING OVERHEAD UTILITY WIRES	OH OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH OH

PREPARED BY

CBVR

TELECOM DESIGN GROUP

6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	01.29.24
1	ISSUED FOR PERMIT	07.30.24
2	ISSUED FOR PERMIT	10.21.24
3	ISSUED FOR PERMIT	03.07.25
4	ISSUED FOR PERMIT	03.10.25

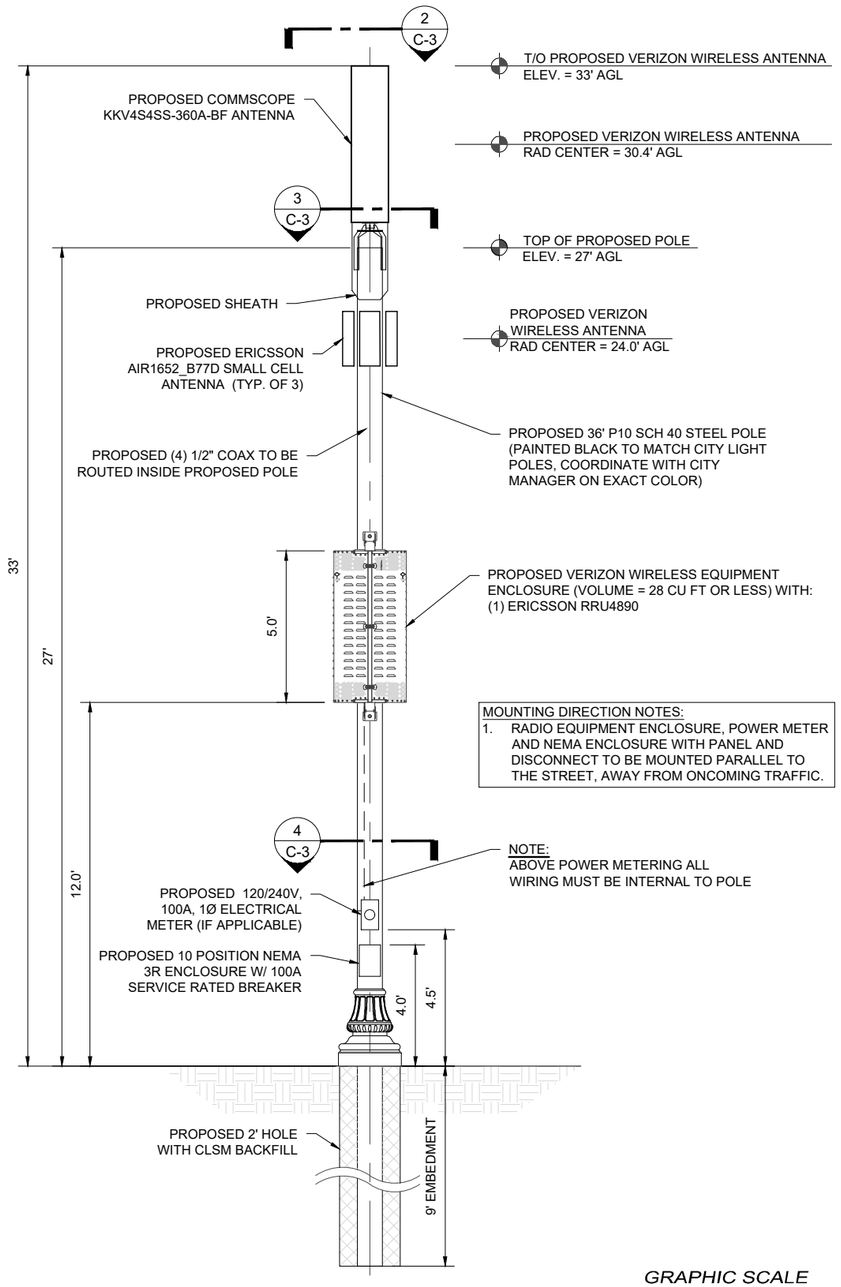
SHEET NAME

SITE PLAN

SHEET NUMBER

C-2

ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.



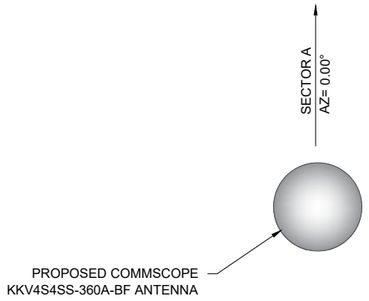
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND ANSI/ TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE

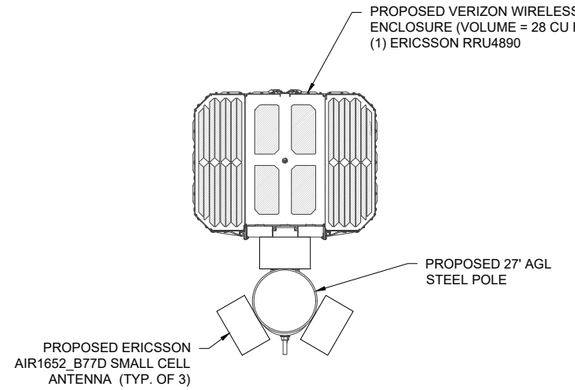
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

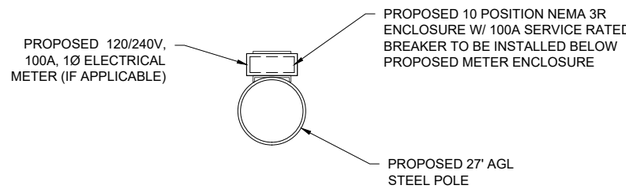
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

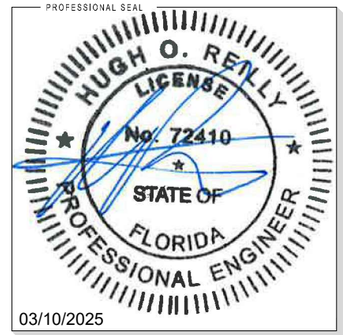


EQUIPMENT LAYOUT — NTS | 4

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SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3

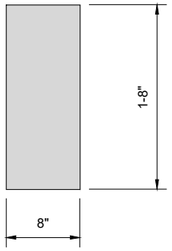
SMALL CELL ANTENNAS TO BE
FLUSH MOUNTED TO POLE.
CONTRACTOR TO PROVIDE MOUNT.

SMALL CELL ANTENNA

DIMENSIONS (LxWxD)..... 20"x8"x5"

ANTENNA WEIGHT..... 53 LBS

VOL IN CUBIC FT. 0.463



SMALL CELL ANTENNA — NTS | 1

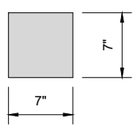
LAA ANTENNAS TO BE BANDED TO POLE.
CONTRACTOR TO PROVIDE MOUNT.

LAA ANTENNA

DIMENSIONS (LxWxD)..... 7"x7"x4"

ANTENNA WEIGHT..... 12.24 LBS

VOL IN CUBIC FT. 0.11

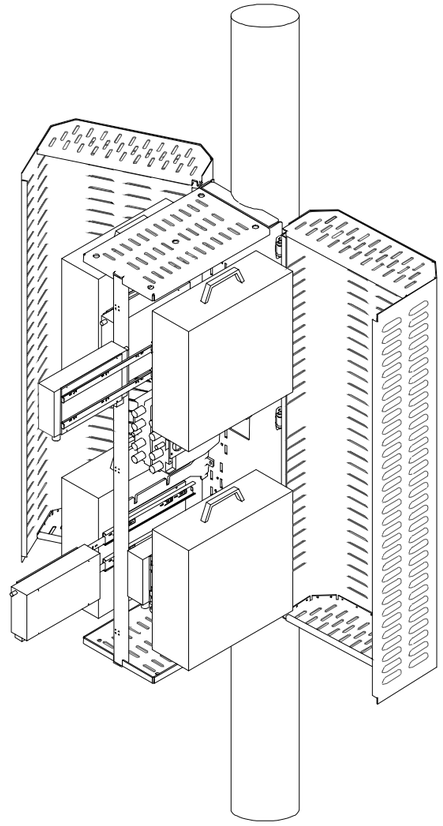


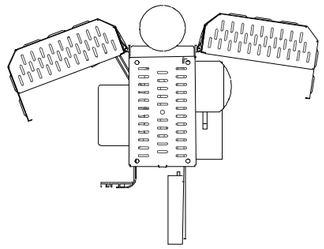
LAA ANTENNA — NTS | 2

HB687 - DEFINED CABINET BELOW OR SIMILAR
NOT TO EXCEED 28 CUBIC FEET.

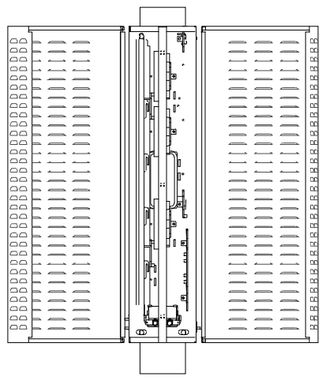
ENCLOSURE:

DIMENSIONS (HxWxD)	60"x28.64"x21.75"
CUBIC FEET	21 CU FT
WEIGHT	SEE STRUCTURAL ANALYSIS BY MANUFACTURER

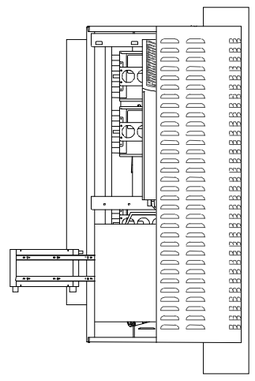




TOP VIEW



FRONT VIEW



SIDE VIEW

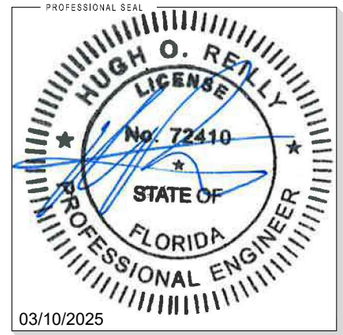
ENCLOSURE SPECIFICATIONS — NTS | 3

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SHEET NAME

DETAILS (1 OF 2)

SHEET NUMBER

C-4

HB687 - DEFINES ANTENNA NOT TO EXCEED 6 CUBIC FEET.

CONTRACTOR TO SUPPLY ANTENNA MOUNT. CONTRACTOR TO COORDINATE WITH ANTENNA MANUFACTURER.

KKV4S4SS-360A-BF



24-port small cell antenna, 4x 617-960, 8x 1695-2690, 8x 3400-4000 MHz beamformer, 4x 3100-4200 MHz, 360° Horizontal Beamwidth, fixed tilt.

- Array configuration provides capability for 4T4R (4X MIMO) on Low Band, dual 4T4R (4X MIMO) on Mid Band and 4T4R (4X MIMO) on High Band
- 8T8R omni beamforming array with calibration port for 3.5 GHz (Bands 48, 77, 78)

General Specifications

Antenna Type	Small Cell
Band	Multiband
Calibration Connector Interface	4.3-10 Female
Calibration Connector Quantity	1
Color	Light Gray (RAL 7035)
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	ASA, UV stabilized
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	12
RF Connector Quantity, mid band	8
RF Connector Quantity, low band	4
RF Connector Quantity, total	24

Dimensions

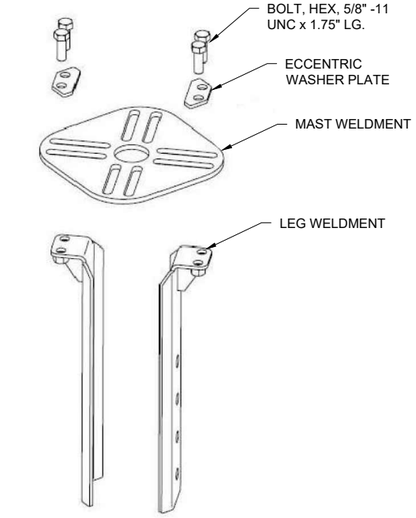
Length	1574 mm | 61.969 in
Net Weight, antenna only	35.5 kg | 78.264 lb
Outer Diameter	370 mm | 14.567 in

Port Configuration

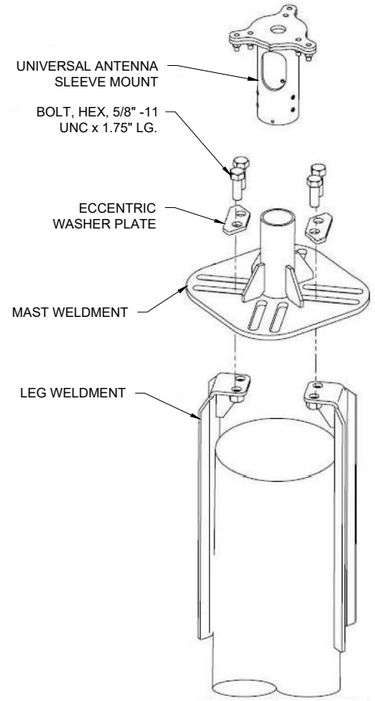
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COMMSCOPE

ANTENNA SPECIFICATIONS | NTS | 1



ALTERNATIVE LEG ARRANGEMENT TO FIT SMALLER POLES 5-1/4" Ø TO 7-1/8" Ø (MAST REMOVED FOR CLARITY)



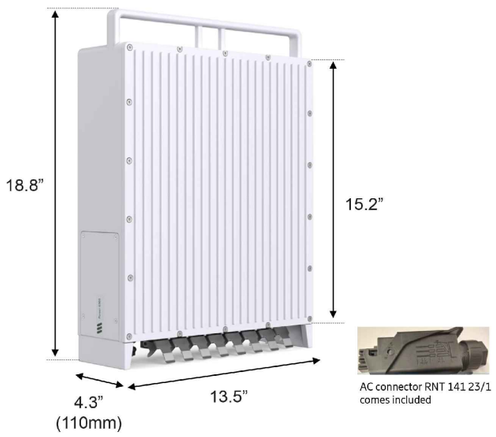
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

ANTENNA MOUNTING BRACKET DETAIL | NTS | 2

Power 6308 Data sheet

Input voltage	2P+PE: 208/120-220/127 VAC 1P+N+PE: 200-240 VAC 1P+N+PE: 100-140 VAC
Recommended AC external fuse/CB (for full capacity)	40A
Rectifier unit power capacity	6 kW @ 200 – 240VAC input Peak 3.5 kW, average 3.0kW @ 100-127VAC input
Input power limitation	Input power can be limited to support smaller incoming AC feeds
Rectifier unit efficiency	>96% @ 200 – 240VAC input
AC SPD	4kA 10/350µs
AC cable conductor	2.5 mm² to 8.36 mm² (8 awg)
EMI emissions	EN 55022 Class B, CISPR 22 Class B
# of DC power outputs	7
# of battery input ports	2
DC SPD	4kA 10/350µs
Fuse size on DC output (A)	6, 20, 25, 30, 35, 40, 45, 50 (50A is max)
DC cable conductor	2.5 to 16 mm² (6 awg)
Body Size (HxWxD) (bookshelf mount)	385x110x343 mm
Size incl foot and handle (HxWxD) (bookshelf mount)	477x110x343 mm
Weight	14kg (31 lbs)
External alarm output ports	2 ports
Northbound network interface	APC-Light serial communication port
Management system	Integrated with ENM
Safety	IEC 62368-1:2014 Ed. 3, EN 62368-1 UL 62368-1: Ed.3 CSA C22.2 No. 62368-1-14 Ed.2
Telecom Network EMC	ETSI EN 300 386 V2.1.1*
Telecom Power Supply interface AC	ETSI EN 300 132-1*
NEBS	GR-1089-CORE, GR-3178-CORE, GR-3108-CORE



AC connector RNT 141 23/1 comes included

p/n BML 901 480/1

POWER 6308 DATA SHEET | NTS | 3

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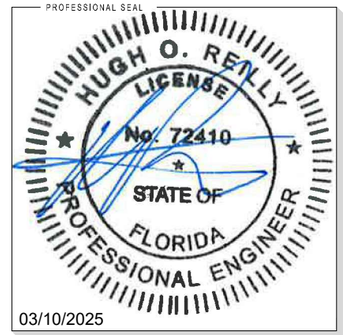
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SHEET NAME

DETAILS (2 OF 2)

SHEET NUMBER

C-5

GENERAL

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
2. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
3. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
4. ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THHW. AND 90 DEGREES C RATED.
5. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE. TIN COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED. UNLESS OTHERWISE NOTED.
6. ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT. PVC. OR FLEXIBLE LIQUIDTIGHT CONDUIT. AS INDICATED.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS. PAY PERMIT FEES. AND SCHEDULE INSPECTIONS.
8. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS. SERVICE ROUTING. AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
9. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
10. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING. AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
11. WHERE LONG POWER CABLE RUNS PREVAIL. CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CONDUIT ACCORDINGLY.
12. WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE. TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C.. ARTICLE 250-26.
13. REFER TO SITE SPECIFIC DRAWINGS FOR ELEVATIONS.
14. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT HUBS. NEMA 3R TYPICAL
15. CONTRACTOR SHALL COIL CABLES AT HANDHOLE WITH LENGTHS AS REQUIRED BY ELECTRICAL UTILITY FOR CONNECTION.
16. ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.

POWER CABLE AND SERVICE

1. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO BTS AND VERIFY EXACT CONDUIT ROUTING. RACEWAY SYSTEM MATERIALS AND DEVICES FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI. NEMA. AND UL. RACEWAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE N.E.C.
2. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
3. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
4. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLEMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
5. WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED. CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF. DENOTING ALL OTHER SERVICE ENTRANCES. LOCATION OF EACH AND THE AREAS SERVED BY EACH.
6. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM. THE FOLLOWING SHALL APPLY:
   A. CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35
   B. CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220-35
   C. EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
   D. PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
   E. IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE. A BRANCH CIRCUIT MAY BE TAPPED FROM EXISTING FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND METER BASE PER N.E.C. ARTICLE 240-21 WITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.

RF (COAX) AND LOW VOLTAGE CABLE

1. RF CABLES AND LOW VOLTAGE CABLING BETWEEN BTS. LNA OR TMA AND ANTENNA SHALL BE SUPPORTED USING ANDREW "SNAP-IN" HANGERS OR ACCEPTABLE EQUAL.

IDENTIFICATION

1. LOCATE NAMEPLATE. MARKING. OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.
2. PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CABINETS, ETC.
3. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

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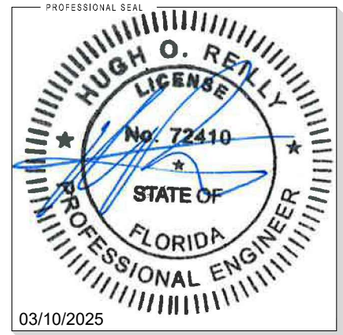
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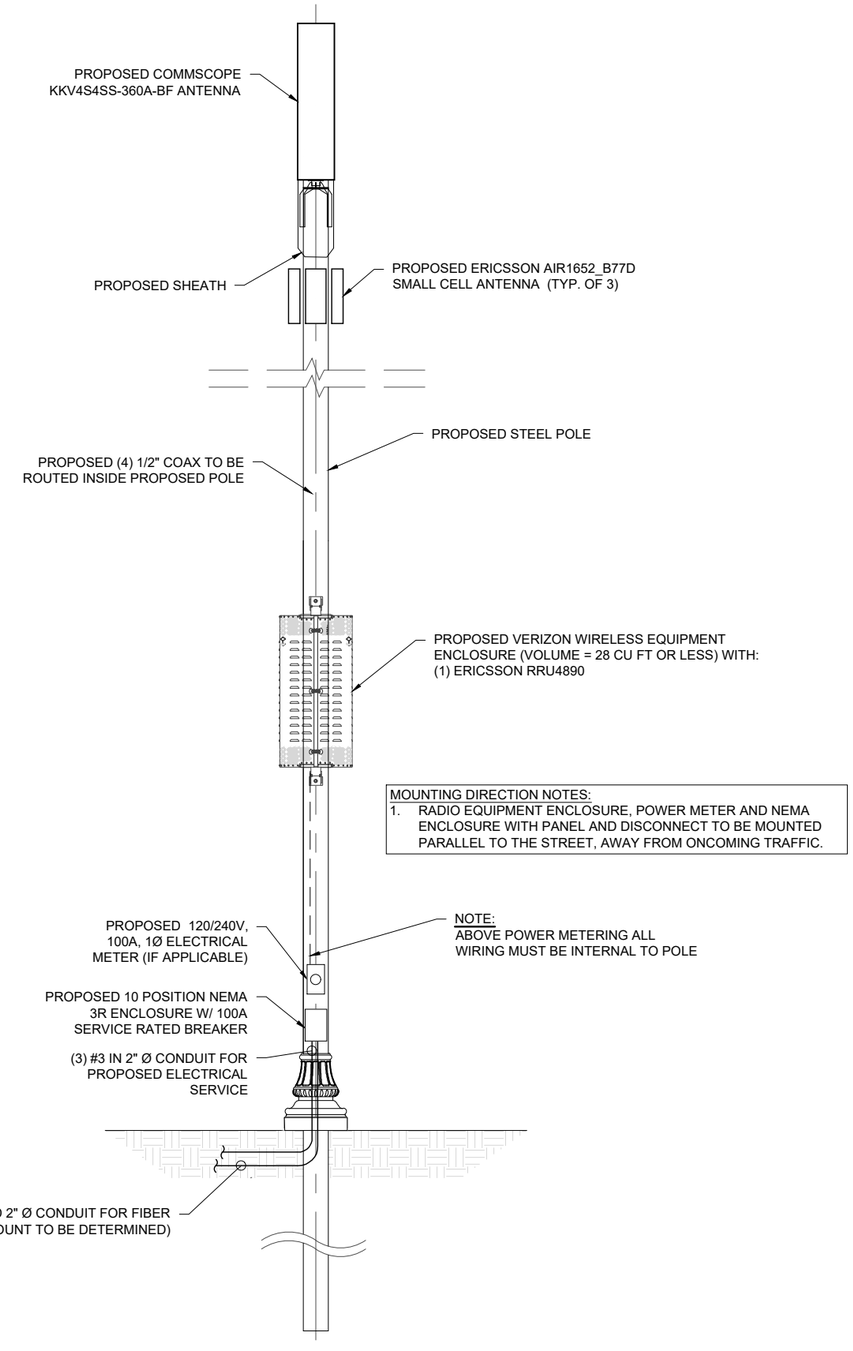
0	ISSUED FOR PERMIT	01.29.24
1	ISSUED FOR PERMIT	07.30.24
2	ISSUED FOR PERMIT	10.21.24
3	ISSUED FOR PERMIT	03.07.25
4	ISSUED FOR PERMIT	03.10.25

SHEET NAME

ELECTRICAL NOTES

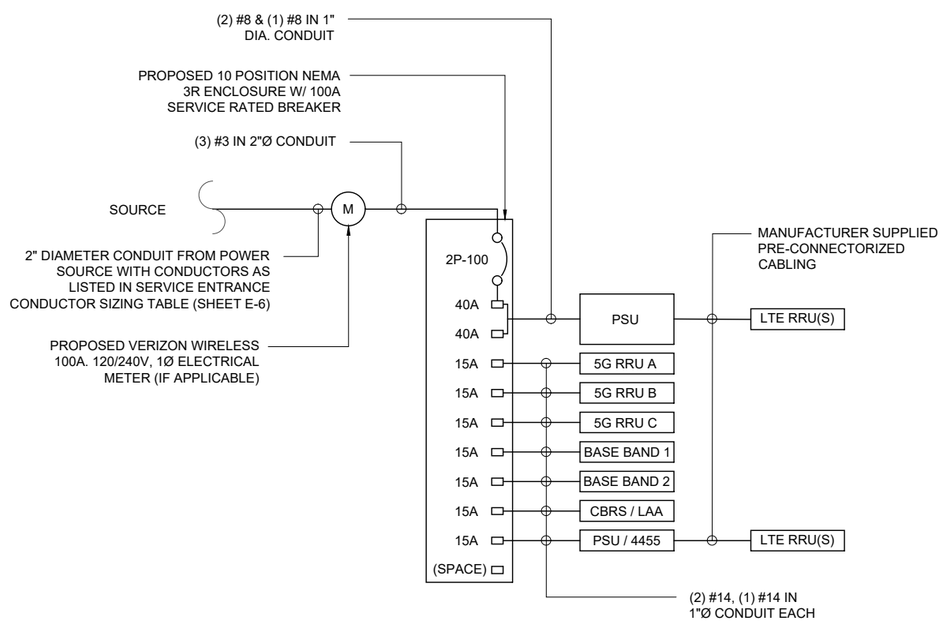
SHEET NUMBER

E-1



MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

UTILITY ROUTING — NTS — 1



ELECTRICAL NOTE:
VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, BREAKERS, CONDUITS, AND CONDUCTORS WITH VERIZON CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

ONE-LINE DIAGRAM — NTS — 2

PANEL NAME: VERIZON WIRELESS LOCATION: ST AUG SC019 - 5000900225			PANEL RATING				100 AMPS 120/240 VOLTS		
PHASE 1			X	MCB	100	AMP			
WIRE 3			MAIN LUG ONLY						
CKT NO.	DESCRIPTION		KVA		AMP	WIRE	GND	COND.	
			A	B	POLE				
1	PSU		4.0	-	40/2	#8	#8	1"	
2			-	4.0					
3	5G RRU A		0.40	-	15/1	#14	#14	1"	
4	5G RRU B		-	0.40	15/1	#14	#14	1"	
5	5G RRU C		0.40	-	15/1	#14	#14	1"	
6	BASE BAND 1		-	0.30	15/1	#14	#14	1"	
7	BASE BAND 2		0.30	-	15/1	#14	#14	1"	
8	CBRS / LAA		-	0.20	15/1	#14	#14	1"	
9	PSU / 4455		0.85	-	15/1	#14	#14	1"	
10	SPACE		-	-					
SUB TOTAL KVA (CONT)			5.95	4.90					
SUB TOTAL KVA (NON-CONT)			0.0	0.0					
TOTAL KVA NON-CONT + 125% CONT.			13.6						
TOTAL AMPS			56.7						

NOTE:

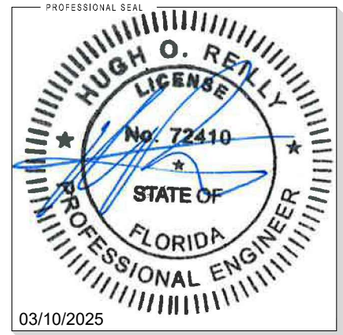
THE ELECTRICAL SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM DEMAND LOAD OF 60A. IF ADDITIONAL EQUIPMENT IS INSTALLED THAT EXCEEDS THE DESIGN DEMAND LOAD, THE SYSTEM SHALL BE REEVALUATED AND MODIFIED AS NECESSARY.

PANEL SCHEDULE — NTS — 3

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

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4	ISSUED FOR PERMIT	03.10.25

SHEET NAME
UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE

SHEET NUMBER
E-2

GENERAL

1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
2. GROUNDING CONDUCTORS SHALL BE 2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE. UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
4. ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM. COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAME AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
12. CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
    * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).
    * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
    * NON-SURGING OBJECTS (EGB GROUND IN BTS).
13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

PREPARATION

1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

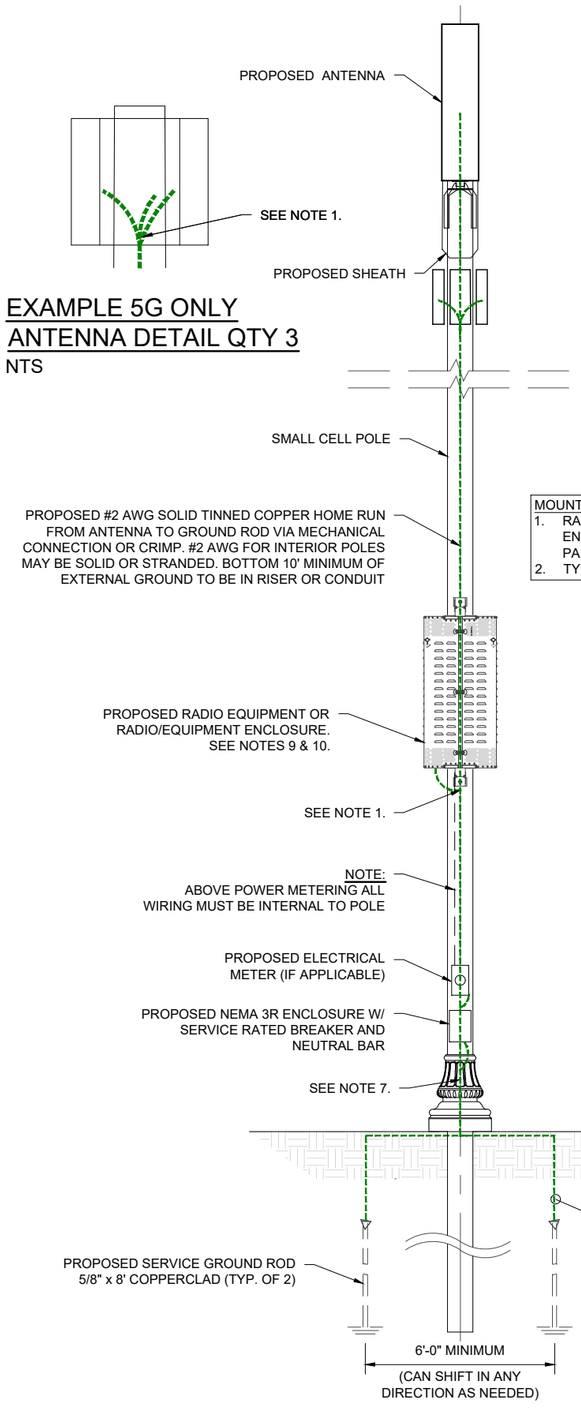
LAND BUILDS AND CO-LOCATE

1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 96" X 10'-O' COPPER CLAD STEEL INTERCONNECTED WITH 2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS. TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBTTED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

GROUNDING REQUIREMENTS

1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS. INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 1OO FEET BETWEEN GROUNDING KITS.

GROUNDING NOTES NTS 1



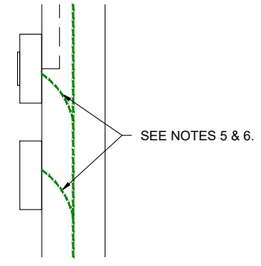
EXAMPLE 5G ONLY ANTENNA DETAIL QTY 3

NTS

TYPICAL GROUNDING DETAIL NTS 2

NOTES:
1. ALL CONNECTIONS SHALL BE MADE USING UL RATED COMPRESSION CONNECTIONS AS FIRST PREFERRED OR MECHANICAL IF SPACE CONSTRAINTS EXIST. BELOW GRADE CONNECTIONS MAY BE COMPRESSION OR CAD WELD.
2. NO EXTERNAL GROUND BARS.
3. ALL GROUND LEADS TO BE ROUTED DOWNWARDS TO NEAREST TIE IN POINT TO MAIN HOME RUN GROUND.
4. IF POLE TO GROUND ROD IS >6' ADD 3RD GROUND ROD AT BASE OF POLE.
5. BOND METER ENCLOSURE PER UTILITY REQUIREMENTS. BOND NEUTRAL BAR TO GROUNDING ELECTRODES (GROUND RODS) WITH #2 AWG PER NEC ARTICLE 250. PROVIDE MAIN BONDING JUMPER BETWEEN SERVICE DISCONNECT SWITCH /GROUND BAR AND NEUTRAL PER NEC ARTICLE 250 (SEE NOTE 6).
6. IF INCOMING POWER SOURCE IS NON-SEPARATELY DERIVED (E.G. FED FROM ANOTHER BUILDING OR A BRANCH CIRCUIT) THEN DISCONNECT / PANELBOARD NEUTRAL BAR SHALL NOT BE BONDED TO GROUND. REFER TO NEC ARTICLE 250 IF APPLICATION IS NOT CLEAR.
7. WHEN PRESENT, BOND VERIZON GROUND DOWN CONDUCTOR TO UTILITY POLE GROUND BELOW ANY ANCILLARY EQUIPMENT BOND.
8. GROUND SYSTEM RESISTANCE 25 OHMS OR LESS.
9. ALL EXTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED DOWNWARD TO HOME RUN GROUND WIRE.
10. ALL INTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED TO INSIDE CABINET OR SHROUD GROUND POINT.
11. GROUND SYSTEM INSPECTION/TEST WELLS NOT REQUIRED BY VERIZON.
12. IF NON VZ OWNED POLE MAY MODIFY GROUNDING PER POLE OWNER OR AHJ REQUIREMENTS

MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.
2. TYPICAL GROUNDING DETAIL SHOWN, APPLY FOR ALL POLE TYPES.



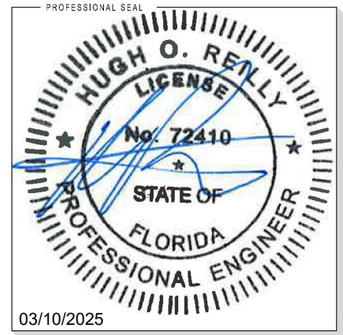
METER/PANEL GROUNDING DETAIL (SIDE VIEW)

NTS

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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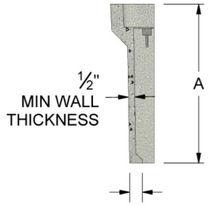
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SHEET NAME

GROUNDING DETAIL & NOTES

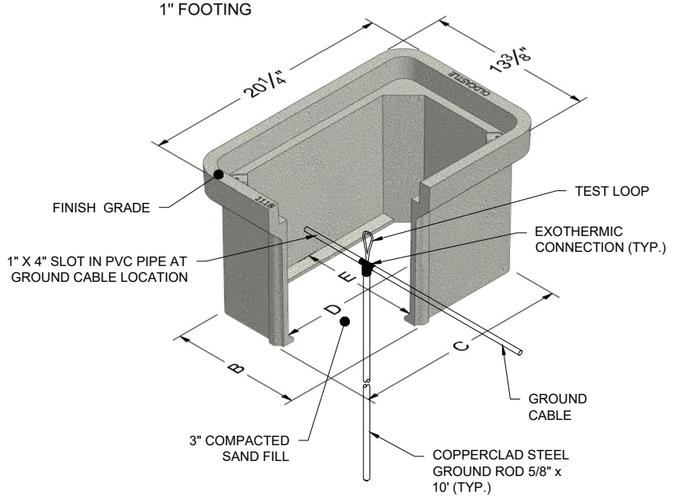
SHEET NUMBER

E-3



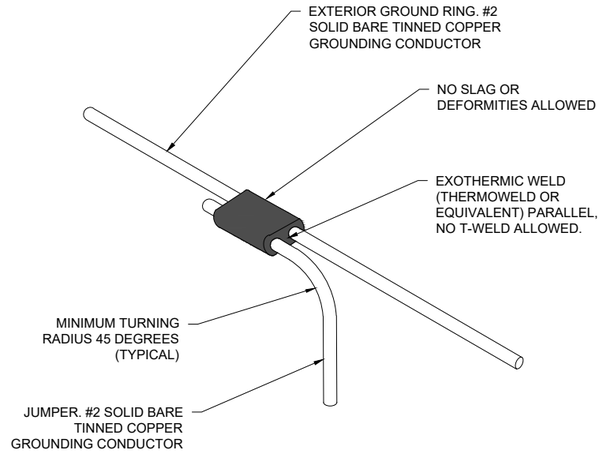
NOTE:

1. CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON TRAFFIC RATED LID WHEN WELL WILL BE IN AN AREA WHERE CAN BE DAMAGED.
2. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY

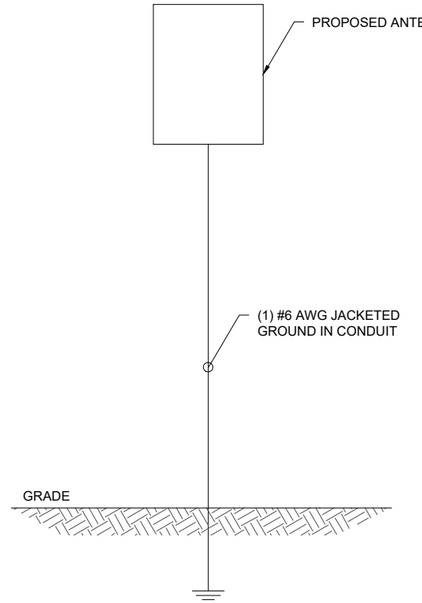


	A	B	C	D	E
1118-12	12	11-3/16	18-1/16	16-7/16	9-9/16
1118-18	18	11-1/16	17-15/16	16-3/16	9-5/16

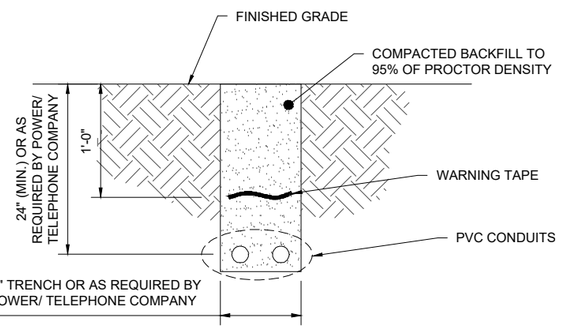
HAND HOLE DETAILS NTS 1



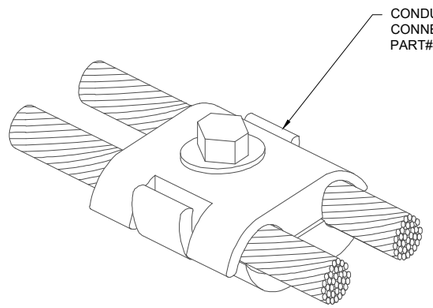
WELD CONNECTION DETAIL NTS 2



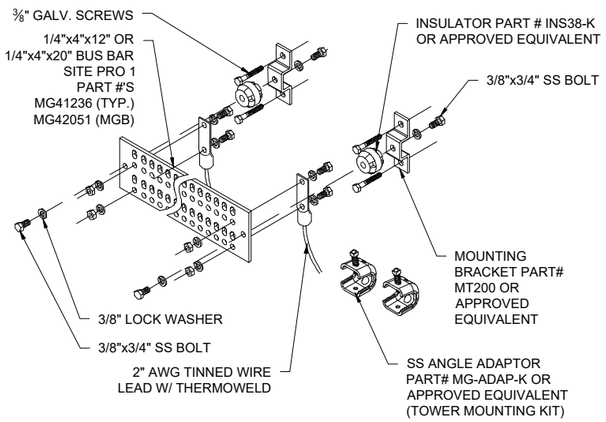
ANTENNA GROUNDING DIAGRAM NTS 3



TRENCH DETAILS NTS 4



CONDUCTOR CABLE CONNECTOR ISOMETRIC NTS 5



NOTE:

CONTRACTOR TO APPLY COPPERSHIELD OR NO-OX

TYPICAL GROUND BAR DETAIL NTS 6

PREPARED BY

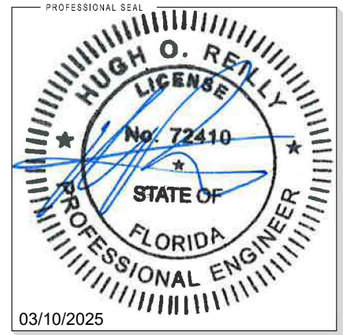
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PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

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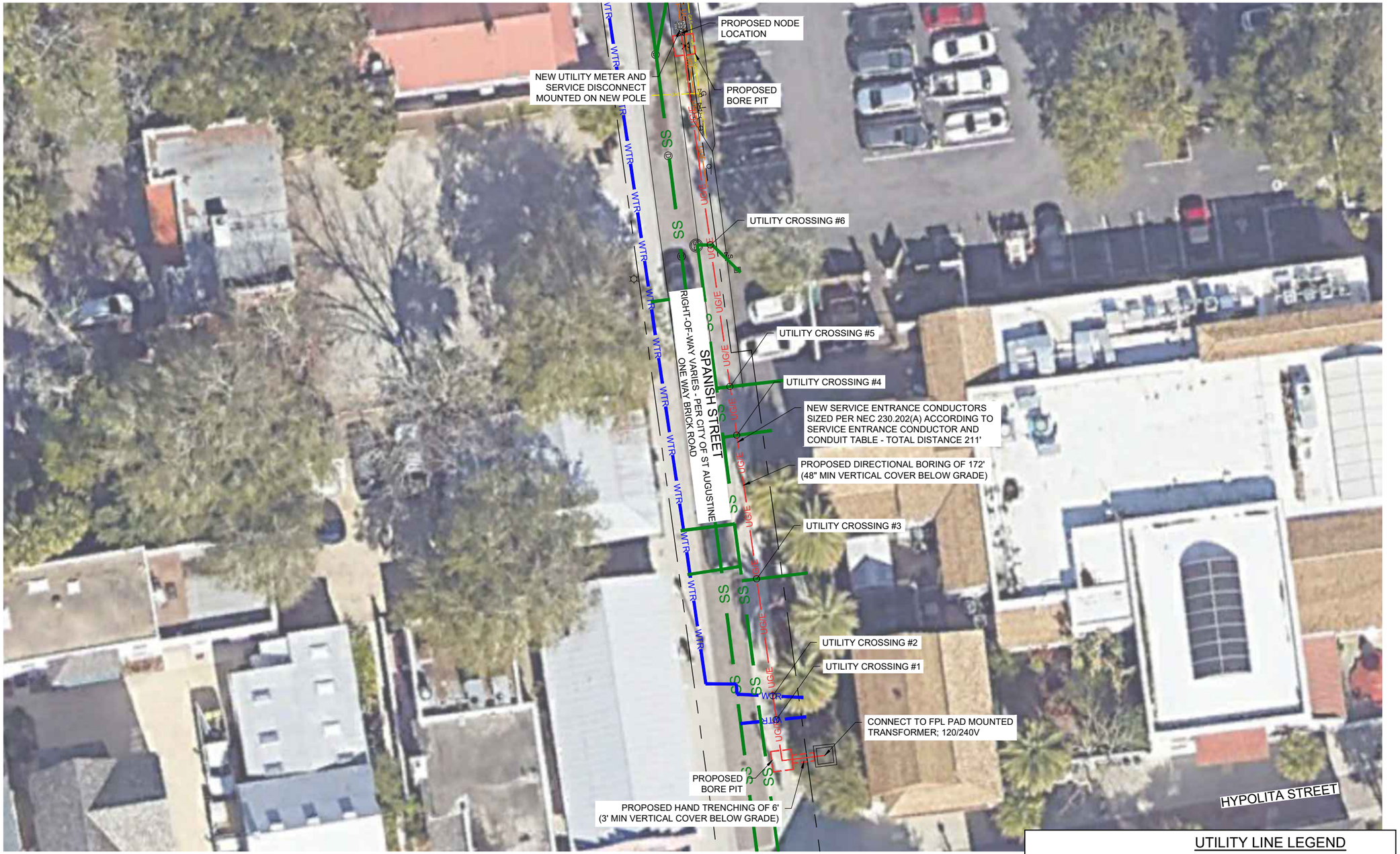
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SHEET NAME

GROUNDING DETAILS

SHEET NUMBER

E-4



ELECTRICAL ROUTING PLAN

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	– –
PROPOSED OVERHEAD ELECTRIC	OH

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HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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SHEET NAME

ELECTRICAL ROUTING PLAN

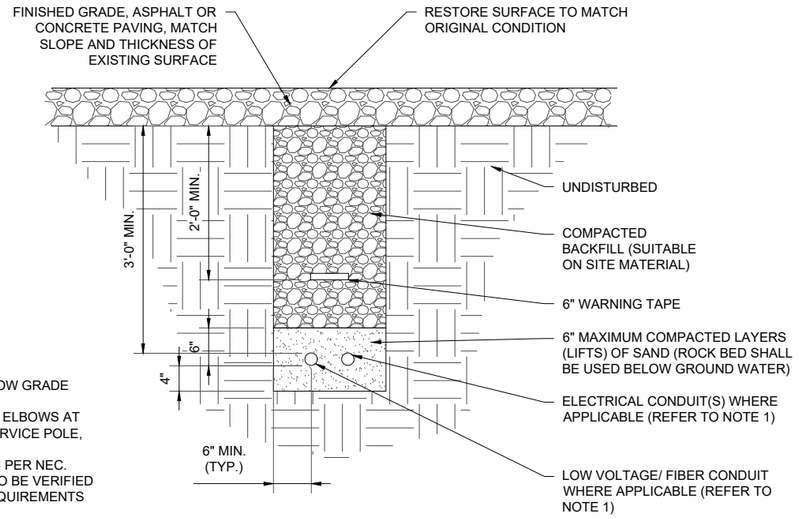
SHEET NUMBER

E-5

SERVICE ENTRANCE CONDUCTOR AND CONDUIT TABLE FOR 100A, 120/240V-1P-3W SERVICE, BASED ON A MAX OF 3% VOLTAGE DROP (15A MAX DEMAND LOAD)		
DISTANCE (FEET)	**MIN. CONDUCTORS**	**MIN. CONDUIT**
0 - 500	(3) #3 AWG	2" PVC SCH 40
500 - 650	(3) #2 AWG	2" PVC SCH 40
651 - 800	(3) #1 AWG	2" PVC SCH 40
801 - 925	(3) #1/0 AWG	2" PVC SCH 40

1 / E-6 ELECTRICAL FEEDER SIZING TABLE

NOTE: VERIFY FINAL CONDUIT/CONDUCTOR WITH VZW CX PM PRIOR TO INSTALLATION.

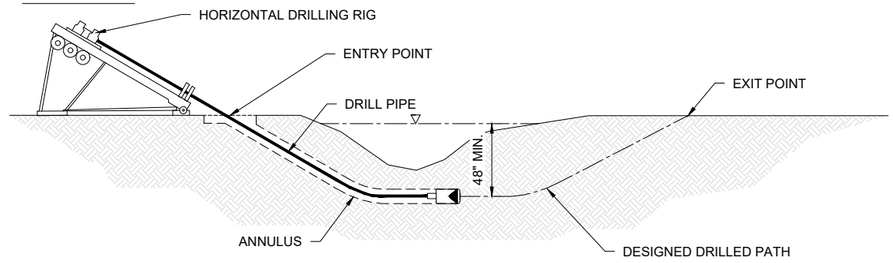


NOTE:

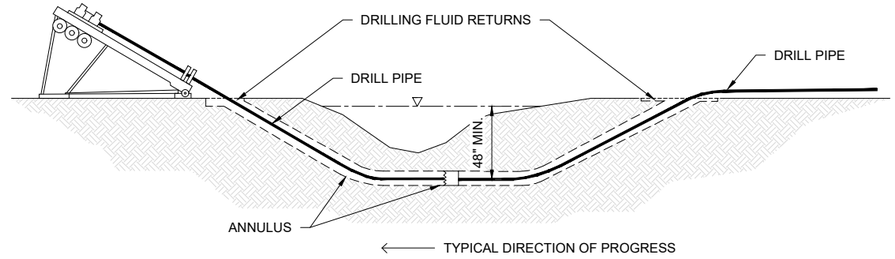
1. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
2. PROVIDE RCS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLE, BTS EQUIPMENT, ETC.)
3. INSTALL UTILITY PULLBOXES PER NEC.
4. SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY CO. REQUIREMENTS

2 / E-6 CONDUIT TRENCHING DETAIL (TYP.)
SCALE : N.T.S.

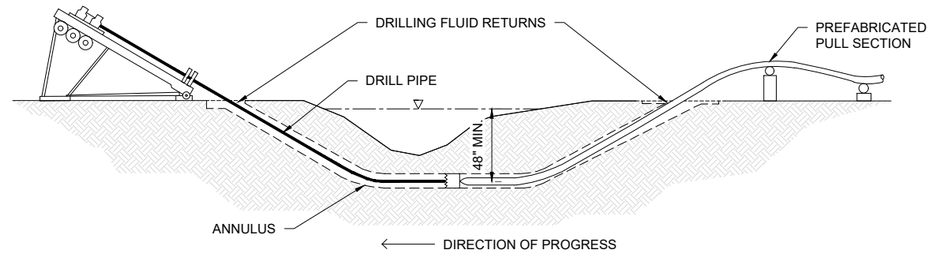
PILOT HOLE



PREREAMING

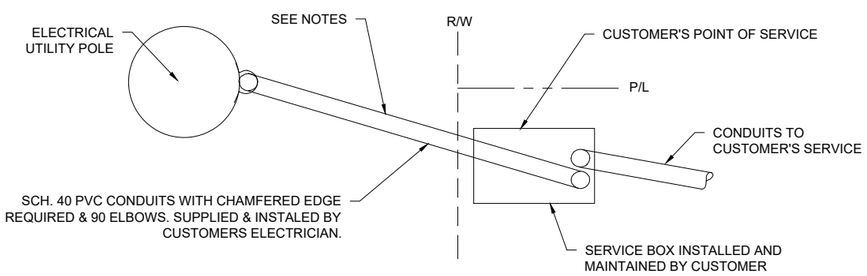


PULLBACK

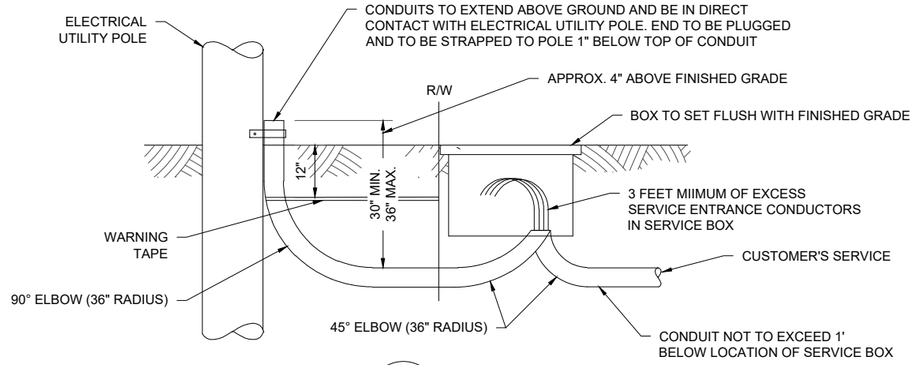


NOTE:
DIRECTIONAL BORE DRILL BIT AND BACK REAMER ARE 4.5" DIAMETER. THE BORE SHALL BE A MINIMUM OF 10 TIMES THE DIAMETER BELOW GRADE (45"). VERIFY SIZES AND DEPTHS WITH DIRECTIONAL BORE CONTRACTOR.

3 / E-6 DIRECTIONAL BORE DETAIL
SCALE : N.T.S.



4 / E-6 PLAN VIEW
SCALE : N.T.S.

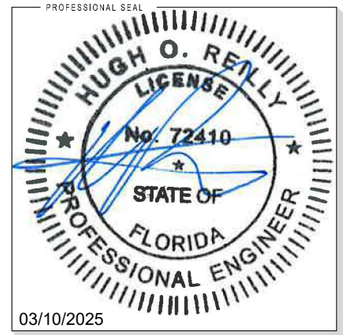


5 / E-6 PROFILE VIEW
SCALE : N.T.S.

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000900225
ST AUG SC019
29.895282° N, 81.313716° W
ROW ON SOUTHEAST SIDE OF SPANISH ST, 164' SOUTH OF CUNA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

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4	ISSUED FOR PERMIT	03.10.25

SHEET NAME
ELECTRICAL DETAILS

SHEET NUMBER
E-6

UNDERGROUND UTILITY NOTES PER UAM:

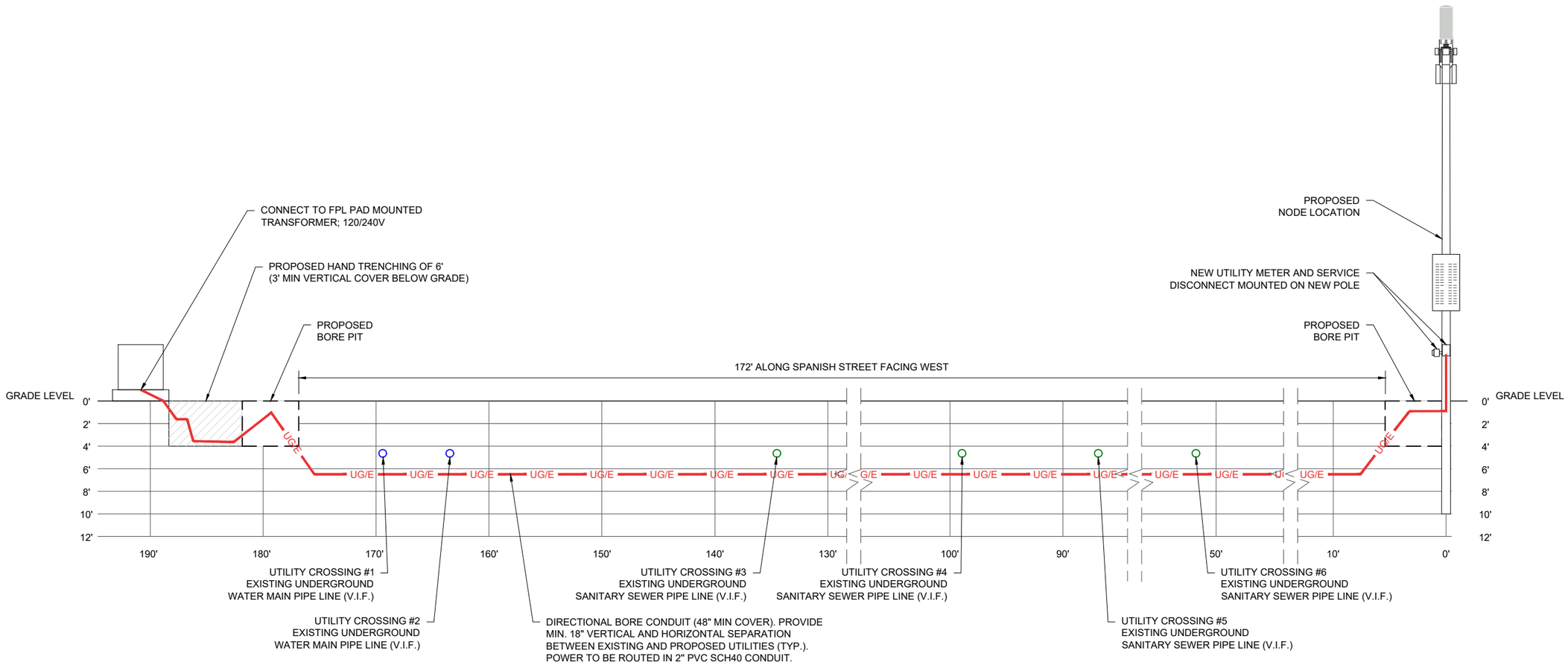
1. MAINTAIN A CLEARANCE, FROM ANY EXISTING VITRIFIED CLAY SANITARY PIPE LINE OR EXISTING GAS LINES, OF AT LEAST 3.5 TIMES THE BORED DIAMETER.
2. WHEN BORING UNDER ROADWAY PAVEMENT, THE UAO SHALL MAINTAIN A BORE DEPTH EQUAL TO TEN (10) TIMES THE BORED DIAMETER OR GREATER AS MEASURED FROM THE TOP OF PAVEMENT TO THE TOP OF THE BORE.
3. MINIMUM VERTICAL CLEARANCE BELOW THE TOP OF PAVEMENT OR EXISTING UNPAVED GROUND.
   - 3.1. 48" BELOW PAVEMENT AND PAVED ROADS
   - 3.2. 36" BELOW UNPAVED GROUND
4. PROVIDE MIN 12" VERTICAL SEPARATION BETWEEN EXISTING AND PROPOSED UTILITIES
5. SOFT DIGGING AND VACUUM EXCAVATION TO BE USED IN THE 24" TOLERANCE ZONE TO CONFIRM ELEVATION OF EXISTING UNDERGROUND FACILITIES PRIOR TO DIRECTIONAL BORING & INSTALLATION OF NEW UNDERGROUND UTILITIES

NOTE:
NO ELEVATION RECORDS AVAILABLE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS BEFORE BORING.

NOTE:
UNDERGROUND COMMUNICATION LINES/FIBER INSTALLATION DESIGN UNDER SEPARATE PERMIT

DIRECTIONAL BORING CONTRACTOR REQUIREMENTS:

1. DETERMINE ORIENTATION AND TRACKING OF THE DRILL BIT
2. UTILIZE RELIEF HOLES AS NECESARY TO RELIEVE EXCESS PRESSURE DOWN HOLE
3. PREVENT HEAVING DURING PULL BACK
4. KEEP THE DRILL PIPE IN THE BORE HOLE UNTIL THE FINAL PRODUCT IS PULLED INTO PLACE
5. WHEN BORING UNDER ROADWAY PAVEMENT, INSTALL THE PRODUCT INTO A BORE HOLE WITHIN THE SAME DAY THAT THE PRE-BORE IS COMPLETED



ELECTRICAL PROFILE

GRAPHIC SCALE

0' 5' 10'

(SCALE IN FEET)
11x17 SCALE: 1"=10'

NOTES:
UTILITIES SHOWN ARE BASED ON FIELD SURVEYED 811 LOCATE MARKINGS, AND AVAILABLE ONLINE RESOURCES; UNDERGROUND IMPROVEMENTS WERE NOT FIELD LOCATED. THERE IS NO GUARANTEE THAT ALL UTILITIES AND DEPTHS ARE SHOWN OR IDENTIFIED. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 AND SHALL FIELD VERIFY UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION.

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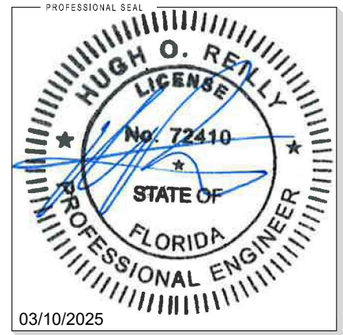
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03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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4	ISSUED FOR PERMIT	03.10.25

SHEET NAME
ELECTRICAL PROFILE

SHEET NUMBER
E-7



To be setup in accordance with Standard Plans 102-660 & TA20 of the MUTCD

TABLE 1
CHANNELIZING DEVICE SPACING

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

TABLE 3
WORK ZONE SIGN SPACING "X"

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

TONY@MOTPLANS.COM

FDOT

This Certifies that
ANTHONY BRITTEN SR.
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.

Date Expires: 03/25/2026 Certificate # 83590
Instructor: Messler R. Gilchrist FDOT Provider # 140

Metro Florida Safety Council
Phone: 954-603-1900
Tri-County
Dade,Broward,Palm Beach, FL 33441
metrofloridasafetycouncil.com
mlyons@metrofloridasafetycouncil.com

METRO FLORIDA SAFETY COUNCIL

DRAWN BY: Tony Britten	MOT Plans 631 NE 45 Street Oakland Park, Fl 33334 (954) 560-0450	DATE: 9/28/2023	SITE LOCATION: ST AUG SC019

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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SHEET NAME

MOT DETAILS

SHEET NUMBER

MOT-1

SHEET	TABLE OF CONTENTS
1	General Notes, TTC Tables
2	Definitions Temporary Traffic Control Devices Overhead Work Railroads Sight Distance Above Ground Hazard
3	Clear Zone Widths For Work Zones Superelevation Length Of Lane Closures Overweight/Oversize Vehicles Lane Widths High-Visibility Safety Apparel Speed Reduction Signing
4	Flagger Control Survey Work Zones Signs
5	Work Zone Sign Supports
6	Commonly Used Warning and Regulatory Signs In Work Zones
7	Manholes/Crosswalks/Joints Truck Mounted Attenuators Signals Channelizing Devices Channelizing Devices Consistency Advanced Warning Arrow Boards
8	Drop-Offs In Work Zones
9	Business Entrance Temporary Asphalt Separator
10	Channelizing Devices Notes Temporary Barrier Notes
11	Pavement Markings

GENERAL NOTES:

1. This Index contains information specific to the Federal and State guidelines and standards for the preparation of traffic control plans and for the execution of traffic control in work zones, for construction and maintenance operations and utility work on highways, roads and streets on the State Highway System. Certain requirements in this Index are based on the high volume nature of State Highways. For highways, roads and streets off the State Highway System, the local agency (City/County) having jurisdiction may adopt requirements based on the minimum requirements provided in the MUTCD.

2. Use this Index in accordance with the Plans and Indexes 102-601 through 102-680. Indexes 102-601 through 102-680 are Department-specific typical applications of commonly encountered situations. Adjust device location or number thereof as recommended by the Worksite Traffic Supervisor and approved by the Engineer. Devices include, but are not limited to, flaggers, portable temporary signals, signs, pavement markings, and channelizing devices. Comply with MUTCD or applicable Department criteria for any changes and document the reason for the change.

3. Except for emergencies, any road closure on State Highway System must comply with Section 335.15, F.S.

TABLE 1
CHANNELIZING DEVICE SPACING

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

TABLE 2
TAPER LENGTH "L"

Work Zone Speed (mph)	Min. Length (feet)
≤ 40	$L = \frac{WS^2}{60}$
≥ 45	$L = WS$
Where: W = width of offset in feet S = speed in mph	

TABLE 3
WORK ZONE SIGN SPACING "X"

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500
* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.	

TABLE 4
BUFFER LENGTH "B"

Work Zone Speed (mph)	Min. Length (feet)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730
Note: When Buffer Length "B" cannot be attained due to geometric constraints, use the greatest length possible, but not less than 155 feet.	

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/20			FDOT	FY 2023-24 STANDARD PLANS	102-600	1 of 11

GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES

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03/10/2025

PREPARED FOR

verizon

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SHEET NAME

FDOT MOT INDEX 102-600

SHEET NUMBER

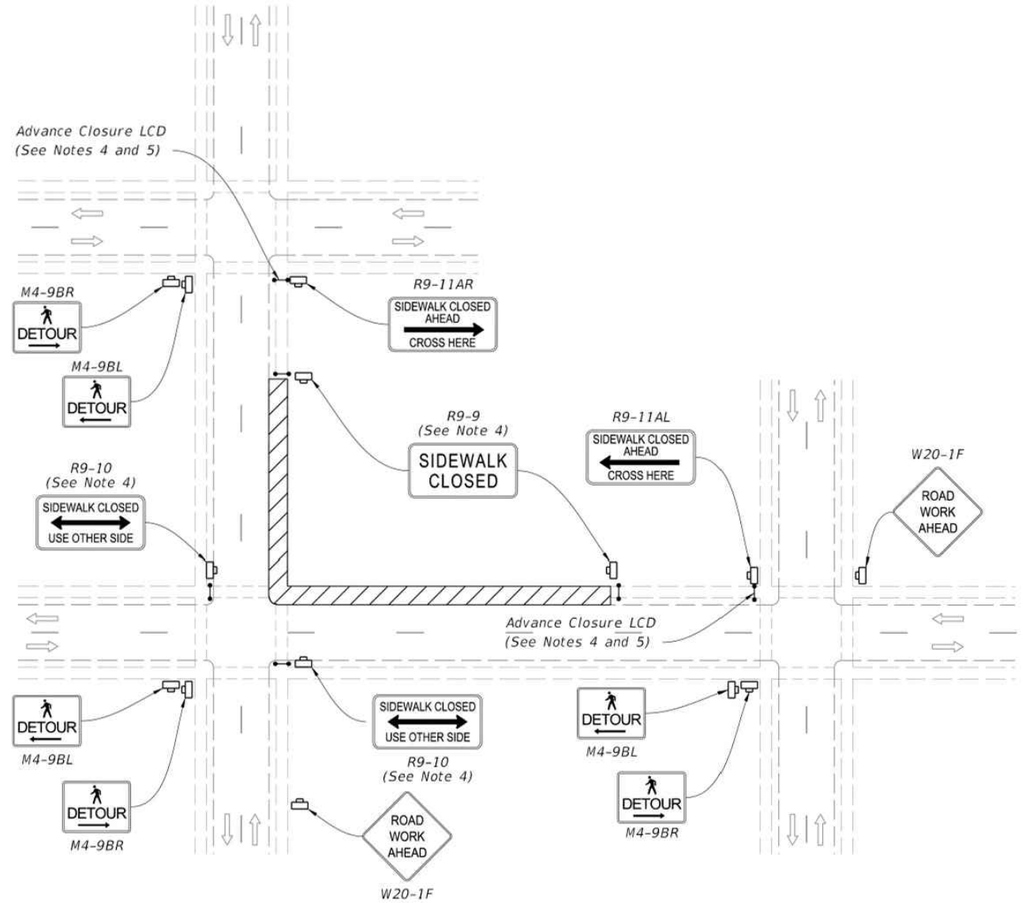
MOT-2

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g,, transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20						102-660	1 of 2

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SHEET NAME

FDOT MOT INDEX 102-660

SHEET NUMBER

MOT-3

Notes for Figure 6H-20—Typical Application 20
Detour for a Closed Street

Guidance:

1. *This plan should be used for streets without posted route numbers.*
2. *On multi-lane streets, Detour signs with an Advance Turn Arrow should be used in advance of a turn.*

Option:

3. Flashing warning lights and/or flags may be used to call attention to the advance warning signs.
4. Flashing warning lights may be used on Type 3 Barricades.
5. Detour signs may be located on the far side of intersections. A Detour sign with an advance arrow may be used in advance of a turn.
6. A Street Name sign may be mounted with the Detour sign. The Street Name sign may be either white on green or black on orange.

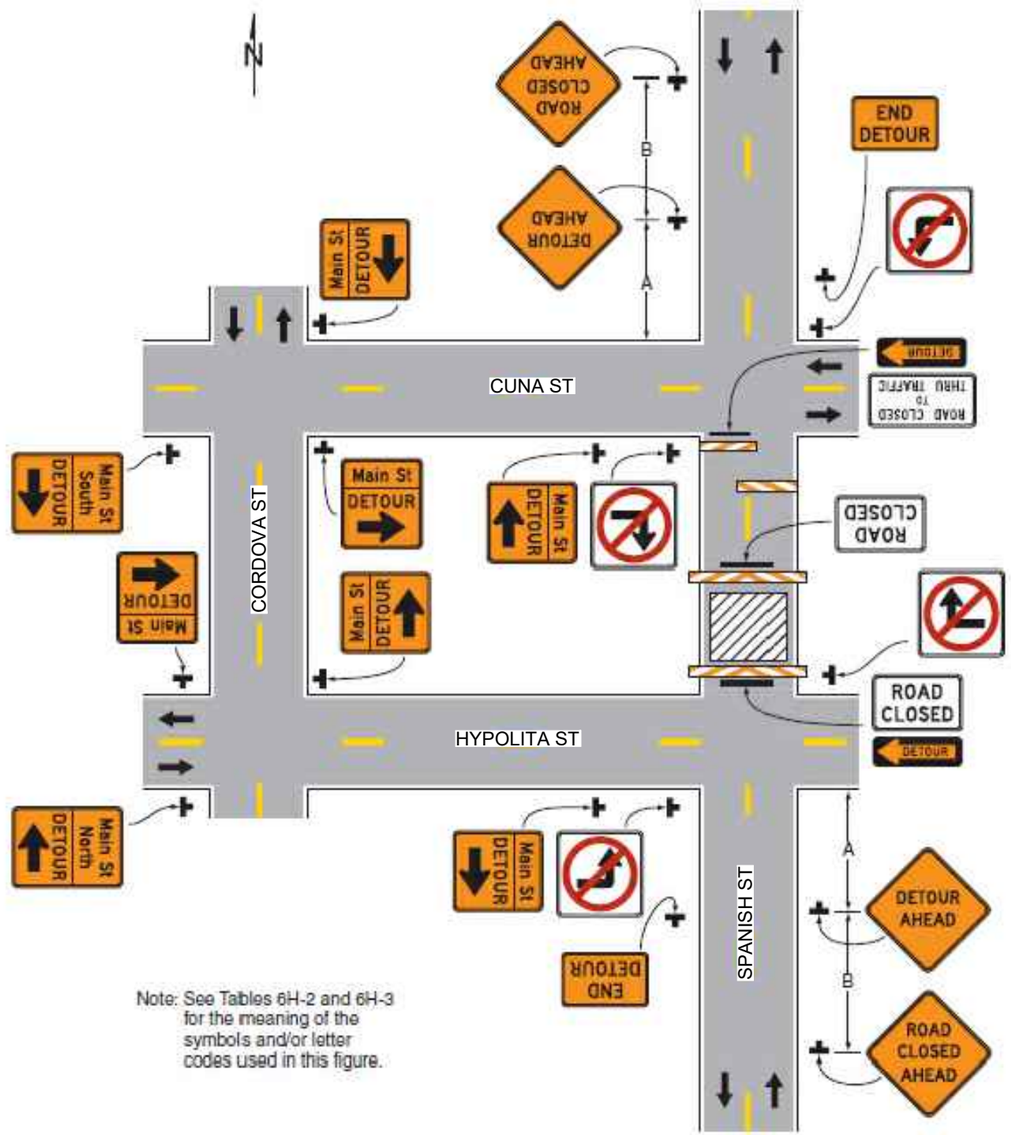
Standard:

7. When used, the Street Name sign shall be placed above the Detour sign.

Support:

8. See Figure 6H-9 for the information for detouring a numbered highway.

Figure 6H-20. Detour for a Closed Street (TA-20)



Note: See Tables 6H-2 and 6H-3 for the meaning of the symbols and/or letter codes used in this figure.

Typical Application 20

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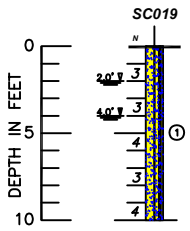
MUTCD TA-20

SHEET NUMBER

MOT-4

Received 2/10/2025
Planning & Building Department

SOIL BORING LOG



LEGEND

① = TAN, BROWN, GRAY FINE TO SLIGHTLY SILTY FINE SANDS (SP)/(SP–SM)

(SP) = UNIFIED SOIL CLASSIFICATION GROUP SYMBOL

N = STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT

0.0' ▽ = ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL

0.0' ▽ = ESTIMATED EXISTING GROUNDWATER LEVEL (IF ENCOUNTERED)

NOTES: BORING DRILLED ON MAY 16, 2024.

BORING PERFORMED BY HAND AUGER WITH CPT DUE TO NO DRILL RIG ACCESS AND/OR BURIED MARKED UTILITIES.

SITE LOCATION



29.895550, -81.313754

DESIGN SOIL PARAMETERS

Boring No. ST AUG SC019 Soil Layer Depths			Soil Type	USCS Soil Symbol	Raw SPT-N	Total Unit Weight	Effective Unit Weight	Effective Stress	Internal Angle of Friction	Undrained Shear Strength Cohesion	Uniaxial Compressive Strength	Elastic (Young's) Modulus	Shear Modulus	Poisson's Ration	Lateral Soil Modulus	Strain Factor E50	MFAD Deformation Modulus	MFAD Concrete / Rock Bond Strength	Rankine Active Lateral Earth Pressure	Rankine Passive Lateral Earth Pressure	At-Rest Lateral Earth Pressure	LPILE p-y Curve Model	Axial Shaft Capacity At Layer Mid-Point (Shaft Diameter = 1 ft)		
top (ft)	bottom (ft)	mid-point (ft)			N (blows/ft)	γ_{wet} (pcf)	γ' (pcf)	σ'_v (psf)	Φ (deg)	c_u (tsf)	q_u (tsf)	E (ksi)	G (ksi)	ν	k (psi/in)	ε_{50} (in/in)	E_p (ksi)	(ksf)	K_a	K_p	K_o	p-y	Ultimate Side Shear F_s (tons)	Ultimate End Bearing Q_b (tons)	Total Ultimate Capacity P_u (tons)
0	2	1	1	SP / SP-SM	3	102	97	97	27.7	-	-	0.59	2.00	0.25	20	-	0.275	-	0.37	2.74	0.76	5 or 6	0.0	1.4	1.5
2	4	3	1	SP / SP-SM	3	102	40	234	27.7	-	-	0.59	2.00	0.25	15	-	0.275	-	0.37	2.74	0.76	5 or 6	0.2	1.4	1.6
4	6	5	1	SP / SP-SM	4	103	41	314	28.5	-	-	0.88	3.00	0.25	20	-	0.56	-	0.35	2.83	0.82	5 or 6	0.4	1.9	2.3
6	8	7	1	SP / SP-SM	3	102	40	394	27.7	-	-	0.59	2.00	0.25	15	-	0.275	-	0.37	2.74	0.76	5 or 6	0.7	1.4	2.2
8	10	9	1	SP / SP-SM	4	103	41	474	28.5	-	-	0.88	3.00	0.25	20	-	0.56	-	0.35	2.83	0.82	5 or 6	1.1	1.9	3.0

BJ Rock, LLC
BJR FL Authorization Cert No. 29100



John C. Peak, P.E.
SR. Geotechnical Engineer
FL P.E. License No. 57018
5/21/2024

BJ ROCK GEOENGINEERING

ST. AUG SC019
GEOTECHNICAL SOIL DATA RESULTS
ST. JOHNS COUNTY, FL

DATE:	SCALE:	JOB NO.
5-21-24	AS SHOWN	24-158
DRAWN BY: E. COLON		SHEET
CK'D BY: J. PEAK		1 OF 1

Application Packet, page 42

Received 2/10/2025
Planning & Building Department

CBVR TELECOM DESIGN GROUP

Date: **June 17, 2024**

Mr. Adam Oliver
Verizon Wireless
7701 E Telecom Pkwy
Temple Terrace, FL 33637

CBVR Telecom Design Group
6505 N Himes Ave
Tampa, FL 33614

Subject:	**Structural Analysis Report**	
Carrier Designation:	**Verizon Wireless**	
	Node Name:	ST AUG SC019
	MDG No.:	TBD
	CBVR Project No.:	VZW.171.22
	CBVR Eng. File No.:	24-01622
Location Data:	50 Block of Spanish Street, St. Augustine St. Johns County, FL 32084 Lat: 29° 53' 42.7"; Long: -81° 18' 49.33" **40' Steel Pole with 9' Embedment (31' AGL)**	

Dear Mr. Oliver,

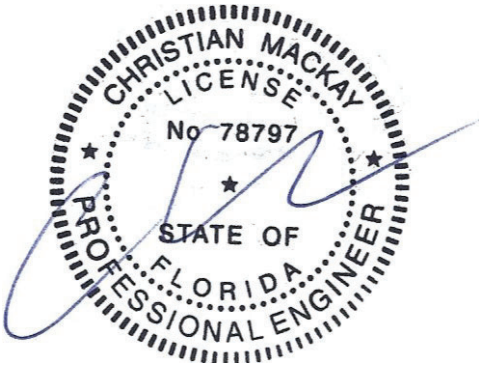
CBVR Telecom Design Group is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above-mentioned structure. The purpose of this analysis is to determine whether the proposed pole can support the proposed appurtenance configuration. This analysis has been performed in accordance with 2023 NESC, AASHTO, ASCE 7-22, ASCE 74-20 4th Edition, and the Florida Building Code, 8th Edition, 2023 based on a basic wind speed of 98 MPH.

The analysis indicates that the proposed pole and its embedment are adequate for supporting the proposed loading configuration.

Results:	**Pole Capacity:**	**36.8%**	**Pass**
	Foundation Capacity:	**84.0%**	**Pass**

Please do not hesitate to contact us with any comments or concerns.

Sincerely,



6/18/24

Christian MacKay, P.E.
Lead Structural Engineer
FL P.E. No. 78797

Hugh Reilly, P.E.
Principal
FL P.E. No. 72410

Received 2/10/2025
Planning & Building Department

Date: June 17, 2024

TBD - ST AUG SC019
VZW.171.22 / 24-01622

CBVR TELECOM DESIGN GROUP

Index Sheet

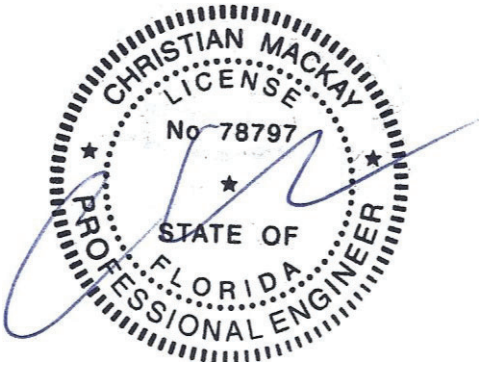
Deliverable:	Pole Structural Analysis
Structure:	31-ft AGL Embedded Steel Pole
Site Address:	50 Block of Spanish Street, St. Augustine St. Johns County, FL 32084
Building Code:	Florida Building Code, 8th Edition, 2023
Computer Programs:	O-Calc Pro version 7.0.0.9, Microsoft Excel

Index:

Cover Page	1
Index	2
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Analysis Criteria	3
Proposed Equipment and Feed Lines	3
Analysis Procedure	4
Source Documents	4
Analysis Methods	4
Assumptions	4
Analysis Results	5
Section Capacities	5
Embedment Capacity	5
Conclusion	5
Disclaimer of Warranties	6
Appendix A - Analysis Software Output	3 Pages

All items were completed by CBVR Telecom Design Group unless noted otherwise.

Professional Engineer in Responsible Charge:



6/18/24

Christian MacKay, P.E.
Lead Structural Engineer
Florida P.E. No. 78797

Hugh Reilly, P.E.
Principal
Florida P.E. No. 72410

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

Summary

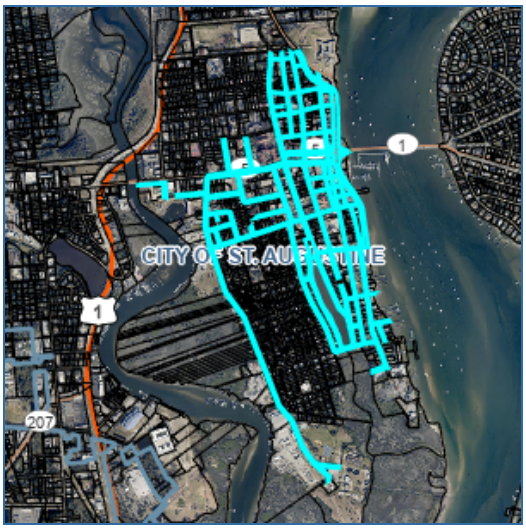
Parcel ID	1961500001
Location	ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (610)
Tax Description*	CITY OF ST AUGUSTINE SUB ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential Common Elements (0900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	43.560
Homestead	N

No Image Available

Owner Information

Owner Name	City Of St Augustine Sub 100%
Mailing Address	,

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$0	$326,700	$0	$0	$0	$0	$0	$0
2023	$0	$0	$326,700	$0	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	43.56	AC	$326,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2014	7/22/2014	$0.00	FINAL JUDGMENT	3907	677	U	V	SAN SEBASTIAN RETAIL LLC	CITY OF ST AUGUSTINE SUB
5/15/2013	5/13/2013	$0.00	OTHER INSTRUMENT	3731	21	U	V	CITY OF ST AUGUSTINE SUB	CITY OF ST AUGUSTINE SUB

No data available for the following modules: Sales Questionnaire Form, 2024 TRIM Notice, 2023 TRIM Notice, 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: 2/25/2025, 12:11:52 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL


43 Cordova Street
Saragossa St
Saint Andrews Ct
Sevilla St
Carrera St
Valencia St
Bridge of Lions
Bridge of Lions
King St
Cedar St

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SITE SELECTION WORKSHEET PACKET

360 Degree Aerial Photo





Looking South

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SITE SELECTION WORKSHEET PACKET

Directional Photos



Looking North from Site



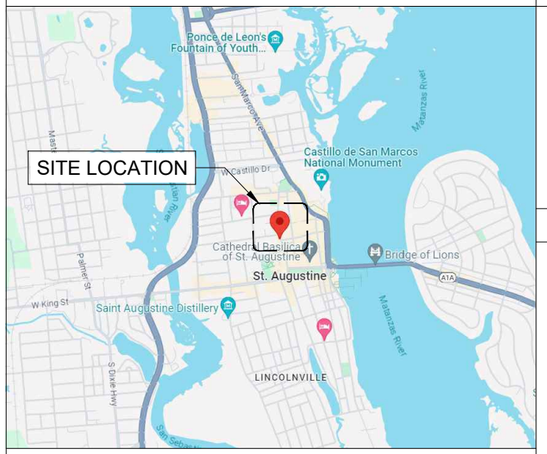
Looking East

REVISED PLANS RECEIVED MARCH 10, 2025
Planning & Building Department

SITE NAME: ST AUG SC021
MDG #: 5000900177

LOCATION: ROW ON WEST SIDE OF CORDOVA ST, 54' SOUTH OF CARRERA ST
ST AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & I-95 (Jacksonville):

1. Head north on US-1 N (go 16.4 mi)
2. Turn right onto Carrera St (go 0.4 mi)
3. Turn right onto Cordova St (go 62 ft)
4. Destination will be on the right

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

CITY OF ST AUGUSTINE NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION:	ST AUGUSTINE
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 40.96" NORTH 29.894711° N
LONGITUDE:	81° 18' 52.74" WEST 81.314650° W

SCOPE OF WORK

INSTALLATION OF PROPOSED SMALL CELL EQUIPMENT ON POLE:

A. INSTALLATION OF PROPOSED POLE
B. INSTALLATION OF ANTENNAS ON POLE
C. INSTALLATION OF ENCLOSURE CABINET ON POLE
D. INSTALLATION OF OVERHEAD ELECTRICAL SERVICE TO PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

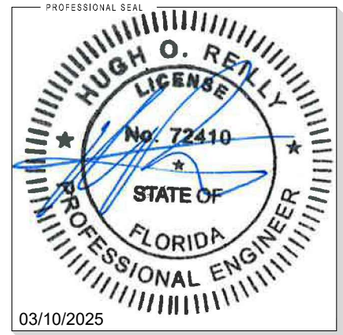
SITE GENERAL ARRANGEMENT PLANS	
T-1	TITLE SHEET
N-1	NOTES
S-1	SURVEY
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS (1 OF 2)
C-5	DETAILS (2 OF 2)
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
E-4	GROUNDING DETAILS
E-5	ELECTRICAL ROUTING PLAN
E-6	ELECTRICAL PROFILE
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-602
MOT-4	FDOT MOT INDEX 102-604
MOT-5	FDOT MOT INDEX 102-660

811 Know what's below. Call before you dig.

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CBVR TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900177
ST AUG SC021
29.894711° N, 81.314650° W
ROW ON WEST SIDE OF CORDOVA ST,
54' SOUTH OF CARRERA ST
ST AUGUSTINE, FL 32084

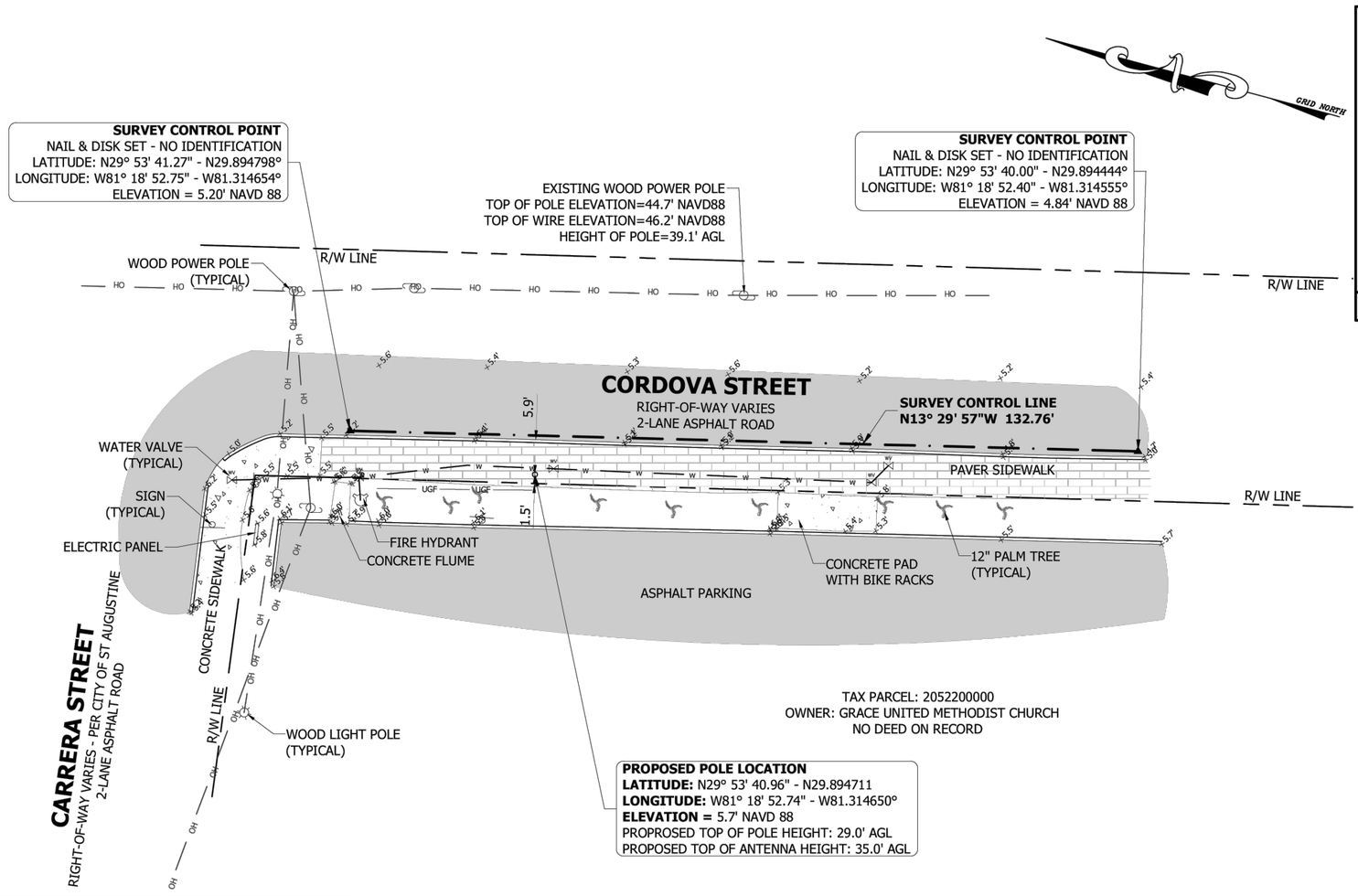
CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	01.23.24
1	ISSUED FOR PERMIT	02.05.24
2	ISSUED FOR PERMIT	07.18.24
3	ISSUED FOR PERMIT	09.03.24
4	ISSUED FOR PERMIT	11.14.24
5	ISSUED FOR PERMIT	03.07.25
6	ISSUED FOR PERMIT	03.10.25

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1





VICINITY MAP — NOT TO SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE GRID BASED ON STATE PLANE ZONE FLORIDA EAST (NAD 83/2011) AS ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK AT TIME OF SURVEY.

2. THE SPECIFIC PURPOSE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 28, 2023.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. LATITUDES & LONGITUDES SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED POLE LOCATION LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 1988 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

6. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY AND ESTABLISH THE LOCATION FOR A FUTURE INSTALLATION OF A UTILITY POLE.

7. UNDERGROUND UTILITIES DEPICTED HEREON WERE FIELD SURVEY LOCATED BY STONECYPHER SURVEYING INC. BASED ON THE FIELD DELINEATION BY "SUNSHINE STATE ONE CALL - 811", TICKET NUMBER: 076302500. CONTACT 1-800-852-8057 FOR MORE INFORMATION.

UTILITY LINE LEGEND		
UNDERGROUND UNKNOWN UTILITY	UK	UK
UNDERGROUND ELECTRIC	UGE	UGE
UNDERGROUND FIBER	UGF	UGF
UNDERGROUND GAS	GAS	GAS
UNDERGROUND CATV	CATV	CATV
UNDERGROUND SANITARY SEWER	SS	SS
UNDERGROUND STORM SEWER	ST	ST
UNDERGROUND WATER	W	W
UNDERGROUND RECLAIMED WATER	RCW	RCW
OVERHEAD UTILITY WIRES	OH	OH

0 — 20 — 40

SCALE: 1"=20'

ABBREVIATIONS LEGEND

NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83/2011	NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT
AGL	ABOVE GROUND LEVEL
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

FLOOD ZONE NOTE

THE HEREON DEPICTED PROPOSED UTILITY POLE APPEARS TO LIE IN FLOOD ZONE AE (EL 7) BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0314J DATED DECEMBER 7, 2018.

REVISION: 3/7/2025 - UPDATED PROPOSED POLE LOCATION.
REVISION: 9/3/2024 - UPDATED PROPOSED POLE HEIGHT.
REVISION: 4/16/2024 - UPDATED LATITUDE AND LONGITUDE.
REVISION: 1/22/2024 - UPDATED PROPOSED POLE LOCATION.

Sunshine 811 — Always call 811 before you dig

SUNSHINE STATE ONE CALL
TICKET: 076302500

MITCHELL R. JARRELLS — LICENSE NUMBER 6438 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
E-mail: dws@stone-survey.com
Professional Surveying & Mapping
Certificate of Authorization No.: LB 7810

BOOK/PAGE	53/3	SCALE	1"=20'
DRAWN	MRJ	DATE	MARCH 28, 2023
CHECKED	MRJ	PROJECT #	23-0029

THIS MAP PREPARED BY: 3/7/2025
MITCHELL R. JARRELLS
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438

SPECIFIC PURPOSE SURVEY
VERIZON SMALL CELL - ST AUG SC021
CORDOVA STREET, SAINT AUGUSTINE, FL 32084

FOR: VERIZON WIRELESS

DRAWING # ST AUG SC021.survey.dwg

SHEET # 1 OF 1

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TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
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FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY — LICENSE No. 72410 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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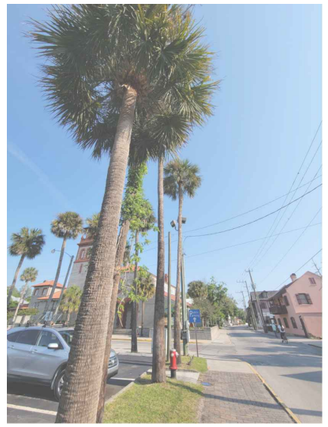
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6	ISSUED FOR PERMIT	03.10.25

SHEET NAME
SURVEY

SHEET NUMBER
S-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH

PREPARED BY

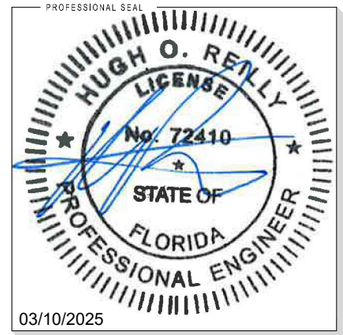
CBVR

TELECOM DESIGN GROUP

6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900177
ST AUG SC021
29.894711° N, 81.314650° W
ROW ON WEST SIDE OF CORDOVA ST,
54' SOUTH OF CARRERA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	01.23.24
1	ISSUED FOR PERMIT	02.05.24
2	ISSUED FOR PERMIT	07.18.24
3	ISSUED FOR PERMIT	09.03.24
4	ISSUED FOR PERMIT	11.14.24
5	ISSUED FOR PERMIT	03.07.25
6	ISSUED FOR PERMIT	03.10.25

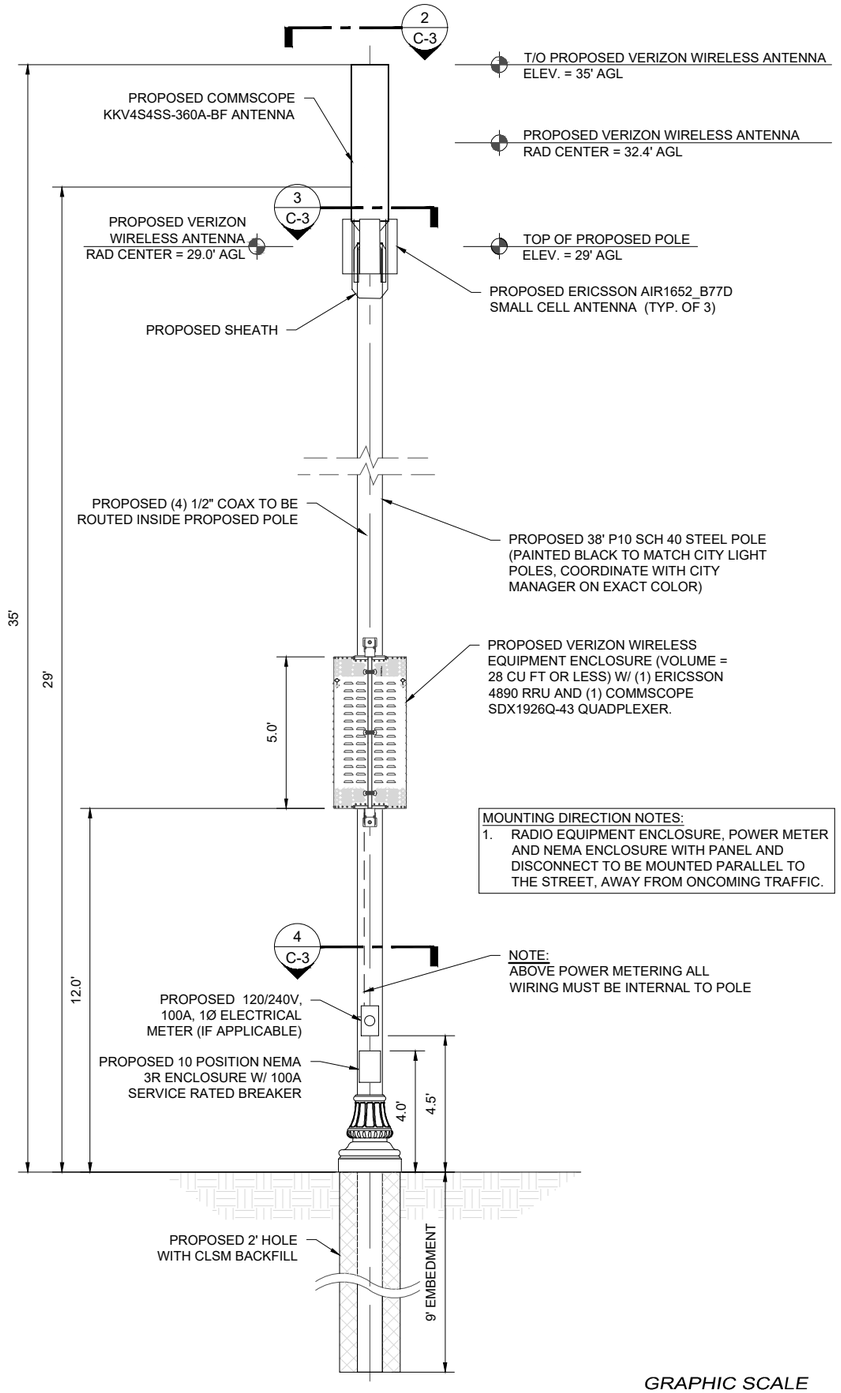
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.



MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

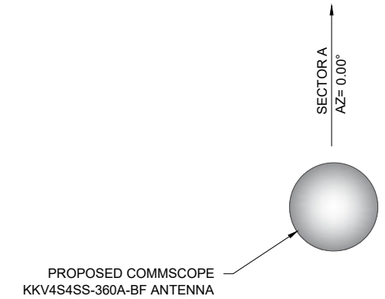
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND ANSI/ TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE

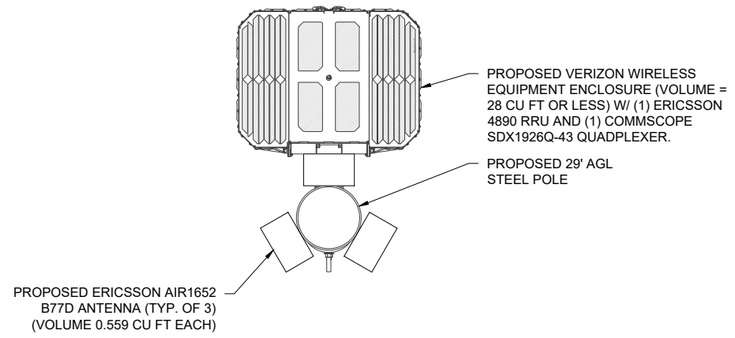
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

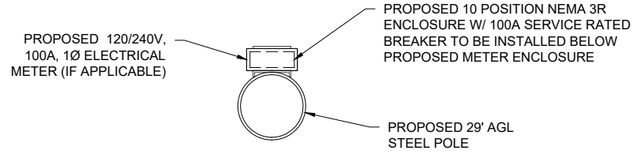
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

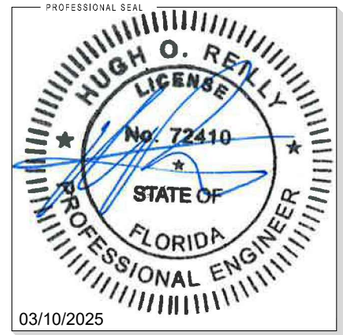


EQUIPMENT LAYOUT — NTS | 4

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TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL



03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

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29.894711° N, 81.314650° W
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54' SOUTH OF CARRERA ST
ST AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

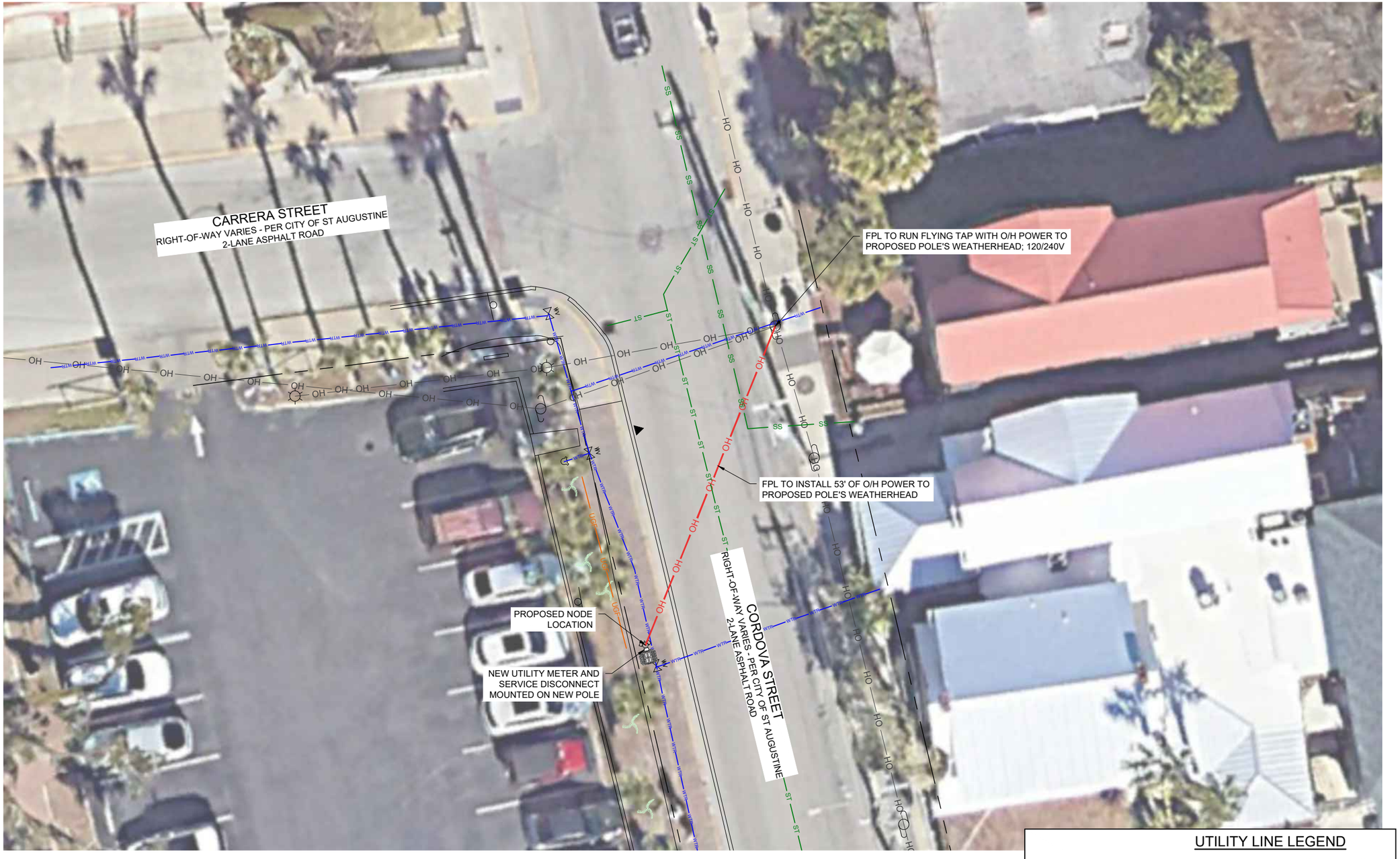
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SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-3



ELECTRICAL ROUTING PLAN

GRAPHIC SCALE

0' 7.5' 15'

(SCALE IN FEET)

11x17 SCALE: 1"=15'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/10/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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SHEET NAME

ELECTRICAL ROUTING PLAN

SHEET NUMBER

E-5

UNDERGROUND UTILITY NOTES PER UAM:

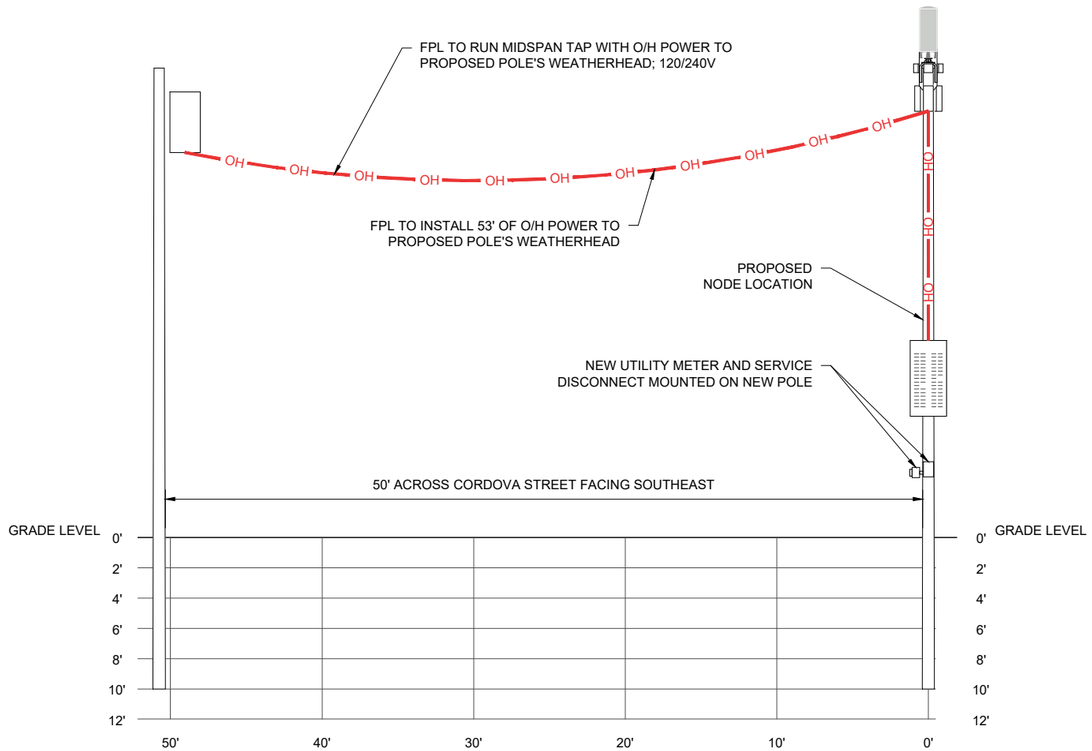
1. MAINTAIN A CLEARANCE, FROM ANY EXISTING VITRIFIED CLAY SANITARY PIPE LINE OR EXISTING GAS LINES, OF AT LEAST 3.5 TIMES THE BORED DIAMETER.
2. WHEN BORING UNDER ROADWAY PAVEMENT, THE UAO SHALL MAINTAIN A BORE DEPTH EQUAL TO TEN (10) TIMES THE BORED DIAMETER OR GREATER AS MEASURED FROM THE TOP OF PAVEMENT TO THE TOP OF THE BORE.
3. MINIMUM VERTICAL CLEARANCE BELOW THE TOP OF PAVEMENT OR EXISTING UNPAVED GROUND.
   - 3.1. 48" BELOW PAVEMENT AND PAVED ROADS
   - 3.2. 36" BELOW UNPAVED GROUND
4. PROVIDE MIN 12" VERTICAL SEPARATION BETWEEN EXISTING AND PROPOSED UTILITIES
5. SOFT DIGGING AND VACUUM EXCAVATION TO BE USED IN THE 24" TOLERANCE ZONE TO CONFIRM ELEVATION OF EXISTING UNDERGROUND FACILITIES PRIOR TO DIRECTIONAL BORING & INSTALLATION OF NEW UNDERGROUND UTILITIES

NOTE:
NO ELEVATION RECORDS AVAILABLE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS BEFORE BORING.

NOTE:
UNDERGROUND COMMUNICATION LINES/FIBER INSTALLATION DESIGN UNDER SEPARATE PERMIT

DIRECTIONAL BORING CONTRACTOR REQUIREMENTS:

1. DETERMINE ORIENTATION AND TRACKING OF THE DRILL BIT
2. UTILIZE RELIEF HOLES AS NECESARY TO RELIEVE EXCESS PRESSURE DOWN HOLE
3. PREVENT HEAVING DURING PULL BACK
4. KEEP THE DRILL PIPE IN THE BORE HOLE UNTIL THE FINAL PRODUCT IS PULLED INTO PLACE
5. WHEN BORING UNDER ROADWAY PAVEMENT, INSTALL THE PRODUCT INTO A BORE HOLE WITHIN THE SAME DAY THAT THE PRE-BORE IS COMPLETED



ELECTRICAL PROFILE

GRAPHIC SCALE

0' 5' 10'

(SCALE IN FEET)
11x17 SCALE: 1"=10'

NOTES:

UTILITIES SHOWN ARE BASED ON FIELD SURVEYED 811 LOCATE MARKINGS, AND AVAILABLE ONLINE RESOURCES; UNDERGROUND IMPROVEMENTS WERE NOT FIELD LOCATED. THERE IS NO GUARANTEE THAT ALL UTILITIES AND DEPTHS ARE SHOWN OR IDENTIFIED. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 AND SHALL FIELD VERIFY UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION.

PREPARED BY

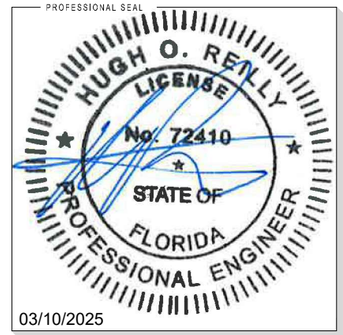
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03/10/2025

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SHEET NAME

ELECTRICAL PROFILE

SHEET NUMBER

E-6

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

Summary

Parcel ID	1961500001
Location	ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (610)
Tax Description*	CITY OF ST AUGUSTINE SUB ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential Common Elements (0900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	43.560
Homestead	N

No Image Available

Owner Information

Owner Name	City Of St Augustine Sub 100%
Mailing Address	,

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$0	$326,700	$0	$0	$0	$0	$0	$0
2023	$0	$0	$326,700	$0	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	43.56	AC	$326,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2014	7/22/2014	$0.00	FINAL JUDGMENT	3907	677	U	V	SAN SEBASTIAN RETAIL LLC	CITY OF ST AUGUSTINE SUB
5/15/2013	5/13/2013	$0.00	OTHER INSTRUMENT	3731	21	U	V	CITY OF ST AUGUSTINE SUB	CITY OF ST AUGUSTINE SUB

No data available for the following modules: Sales Questionnaire Form, 2024 TRIM Notice, 2023 TRIM Notice, 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: 2/25/2025, 12:11:52 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL


17 KING STREET
Carrera St
Sevilla St
Valencia St
Calle Sin
Cathedral Pl
King St
Bridge of Lions
Bridge of Lions
Arpieka Ave
Anastasia Blvd
Cedar St
Oneida St
Dumas St
M.L.K.

Received 3/13/2025
Planning & Building department



Received 2/10/2025
Planning & Building Department

SITE SELECTION WORKSHEET PACKET

360 Degree Aerial Photo





Looking South

Received 2/10/2025
Planning & Building Department

SITE SELECTION WORKSHEET PACKET

Directional Photos



Looking North from Site



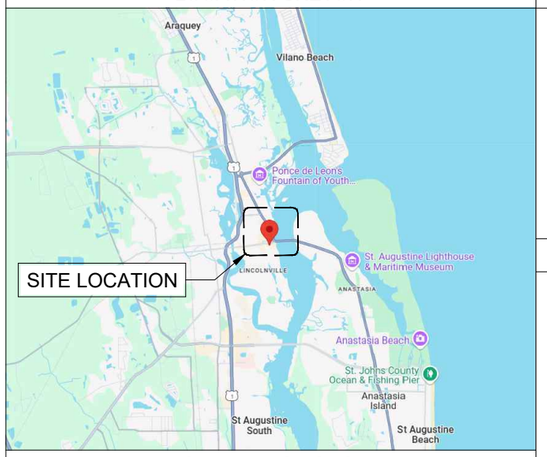
Looking East

Received February 10, 2025
Planning & Building Department

SITE NAME: ST AUG SC018
MDG #: 5000900226

LOCATION: ROW ON SOUTH SIDE OF KING ST, 138' WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 S & I-95 (Jacksonville):

1. Head southeast on US-1 S (go 4.0 mi)
2. Keep right to stay on US-1 S (go 20.9 mi)
3. Turn left onto Malaga St (go 0.2 mi)
4. Turn left onto King St (go 0.5 mi)
5. Destination will be on the right

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

CONSTRUCTION NOTES

A. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
B. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
C. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
D. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
E. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
F. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
G. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
H. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
I. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
J. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
K. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

SITE INFORMATION

JURISDICTION:	FDOT
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 31.81" NORTH
	29.892170° N
LONGITUDE:	81° 18' 43.79" WEST
	81.312163° W

SCOPE OF WORK

INSTALLATION OF PROPOSED SMALL CELL EQUIPMENT ON POLE:

A. INSTALLATION OF PROPOSED POLE
B. INSTALLATION OF ANTENNAS ON POLE
C. INSTALLATION OF ENCLOSURE CABINET ON POLE
D. INSTALLATION OF UNDERGROUND ELECTRICAL SERVICE BY WAY OF DIRECTIONAL BORE TO PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: NEC 2020
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2020 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF XXX MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS	
T-1	TITLE SHEET
N-1	NOTES
S-1	SURVEY
ARCHITECTURAL/ CIVIL PLANS	
C-1	SITE PLAN W/ AERIAL
C-2	SITE PLAN
C-3	ELEVATION & EQUIPMENT PLAN
C-4	DETAILS (1 OF 2)
C-5	DETAILS (2 OF 2)
ELECTRICAL PLANS	
E-1	CITY AND ELECTRICAL NOTES
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3	GROUNDING DETAIL & NOTES
E-4	GROUNDING DETAILS
E-5	ELECTRICAL ROUTING PLAN
E-6	ELECTRICAL DETAILS
E-7	ELECTRICAL PROFILE
MOT-1	MOT DETAILS
MOT-2	FDOT MOT INDEX 102-600
MOT-3	FDOT MOT INDEX 102-602
MOT-4	FDOT MOT INDEX 102-660

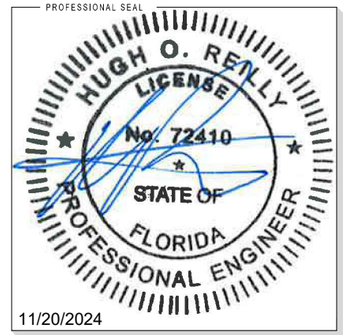
Know what's below. Call before you dig.

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PROFESSIONAL SEAL



11/20/2024

PREPARED FOR

verizon

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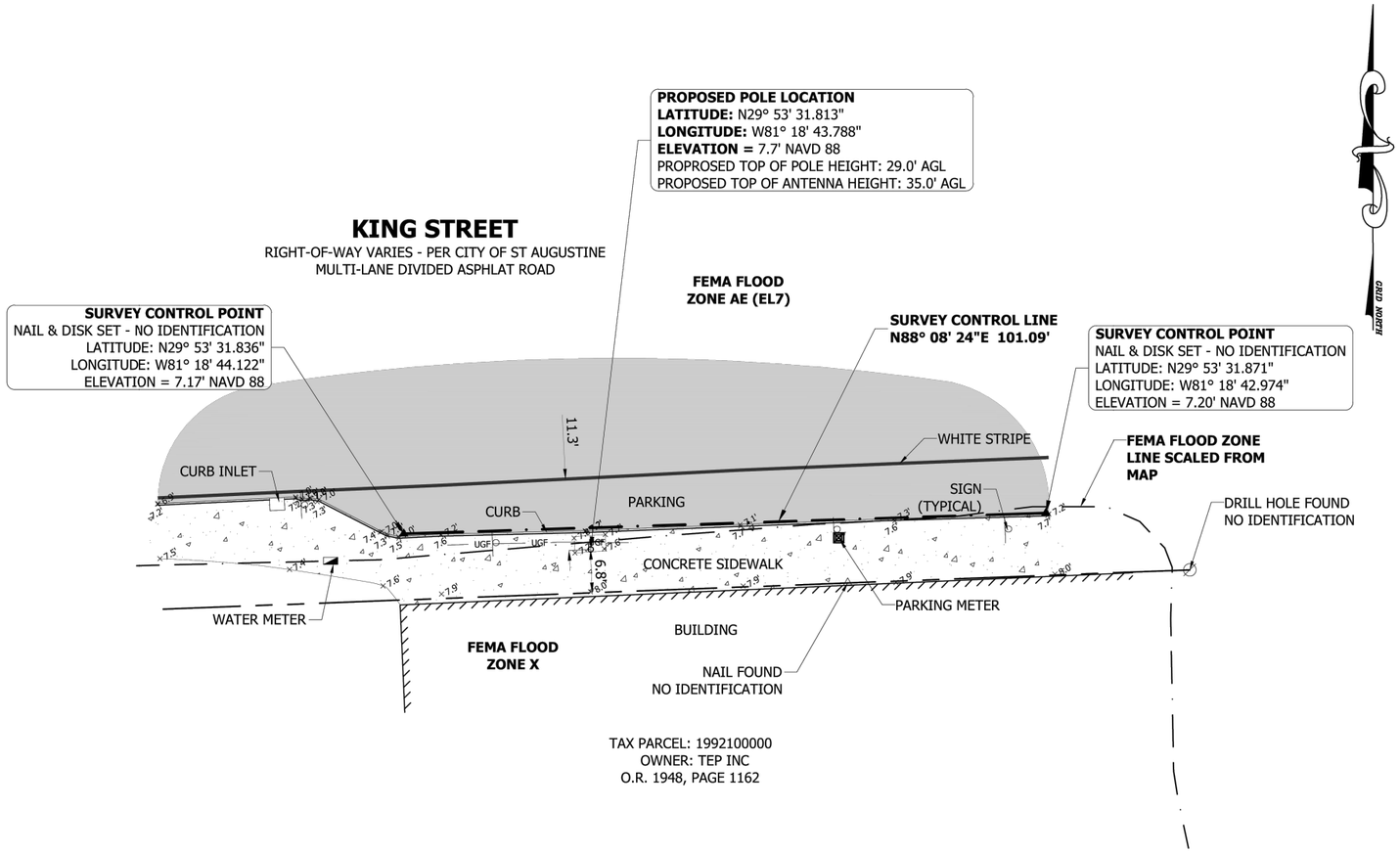
0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



TAX PARCEL: 1992100000
OWNER: TEP INC
O.R. 1948, PAGE 1162



VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE GRID BASED ON STATE PLANE ZONE FLORIDA EAST (NAD 83/2011) AS ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK AT TIME OF SURVEY.

2. THE SPECIFIC PURPOSE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 28, 2023.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. LATITUDES & LONGITUDES SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED POLE LOCATION LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 1988 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

6. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY AND ESTABLISH THE LOCATION FOR A FUTURE INSTALLATION OF A UTILITY POLE.

7. UNDERGROUND UTILITIES DEPICTED HEREON WERE FIELD SURVEY LOCATED BY STONECYPHER SURVEYING INC. BASED ON THE FIELD DELINEATION BY "SUNSHINE STATE ONE CALL - 811", TICKET NUMBER: 076302391. CONTACT 1-800-852-8057 FOR MORE INFORMATION.

UTILITY LINE LEGEND		
UNDERGROUND UNKNOWN UTILITY	UK	UK
UNDERGROUND ELECTRIC	UGE	UGE
UNDERGROUND FIBER	UGF	UGF
UNDERGROUND GAS	GAS	GAS
UNDERGROUND CATV	CATV	CATV
UNDERGROUND SANITARY SEWER	SS	SS
UNDERGROUND STORM SEWER	ST	ST
UNDERGROUND WATER	W	W
UNDERGROUND RECLAIMED WATER	RCW	RCW
OVERHEAD UTILITY WIRES	OH	OH

0 20 40

SCALE: 1"=20'

ABBREVIATIONS LEGEND

NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83/2011	NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT
AGL	ABOVE GROUND LEVEL
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

FLOOD ZONE NOTE

THE HEREON DEPICTED PROPOSED UTILITY POLE APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0318J DATED DECEMBER 7, 2018.

Sunshine811 Always call 811 before you dig.

SUNSHINE STATE ONE CALL
TICKET: 076302391

MITCHELL R. JARRELLS LICENSE NUMBER 6438 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
E-mail: dws@stone-survey.com
Professional Surveying & Mapping
Certificate of Authorization No.: LB 7810

BOOK/PAGE	51/79	SCALE	1"=20'
DRAWN	MRJ	DATE	MARCH 28, 2023
CHECKED	MRJ	PROJECT #	23-0029

THIS MAP PREPARED BY: 4/11/2023
MITCHELL R. JARRELLS
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6438

DRAWING # ST AUG SC018.survey.dwg

SPECIFIC PURPOSE SURVEY
VERIZON SMALL CELL - ST AUG SC018
KING STREET, SAINT AUGUSTINE, FL 32084
FOR: VERIZON WIRELESS

SHEET # 1 OF 1

PREPARED BY
CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(770) 853-1233
FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY LICENSE No. 72410 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900226
ST AUG SC018
29.892170° N, 81.312163° W
ROW ON SOUTH SIDE OF KING ST, 138' WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

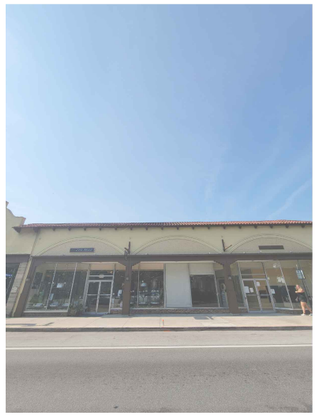
0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

SURVEY

SHEET NUMBER

S-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)
11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF — UGF
EXISTING UNDERGROUND ELECTRIC	UG/E — UG/E
EXISTING UNDERGROUND GAS	GAS — GAS
EXISTING UNDERGROUND SANITARY SEWER	SS — SS
EXISTING UNDERGROUND STORM SEWER	ST — ST
EXISTING UNDERGROUND WATER	WTR — WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW — RCW
EXISTING OVERHEAD UTILITY WIRES	OH — OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH — OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900226
ST AUG SC018
29.892170° N, 81.312163° W
ROW ON SOUTH SIDE OF KING ST, 138'
WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

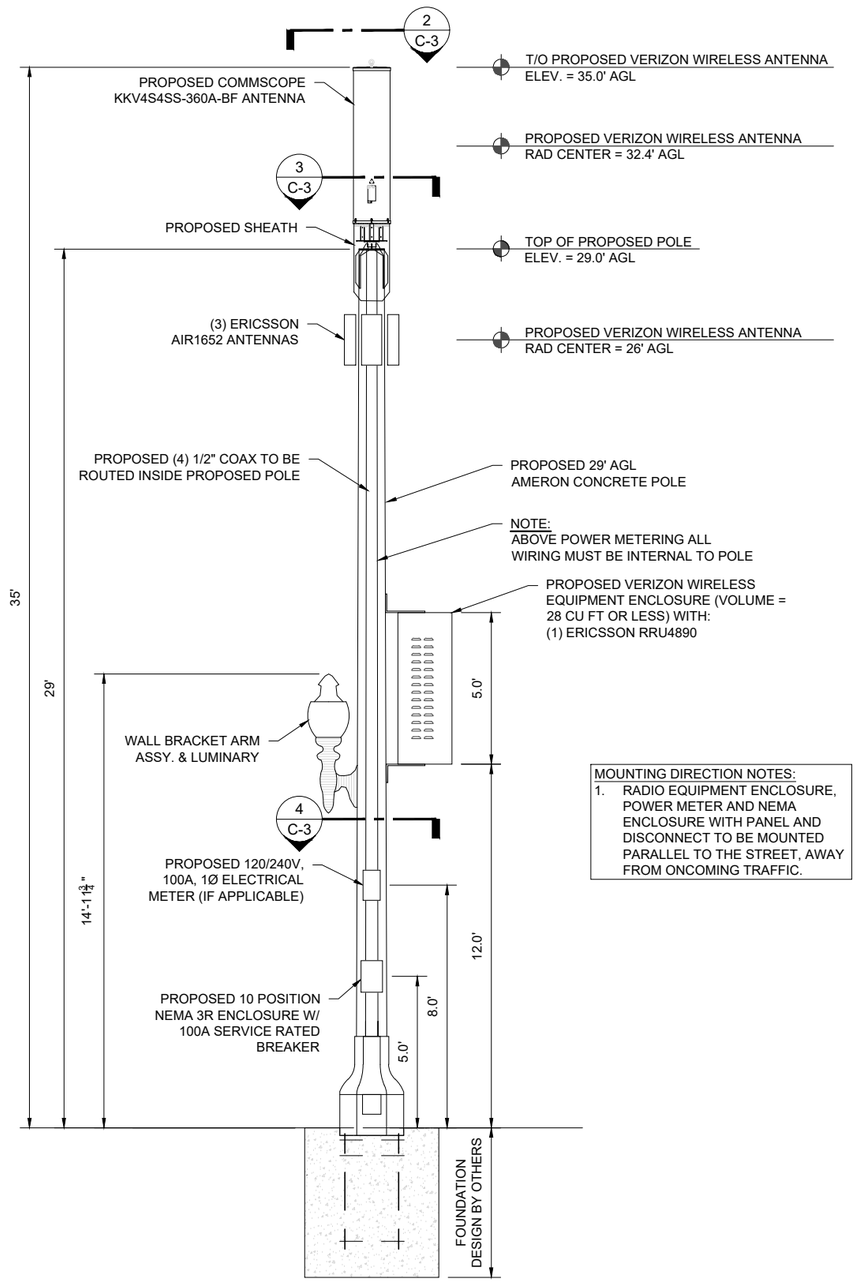
0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

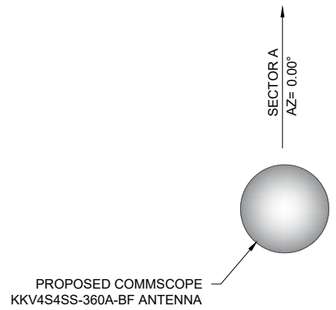


MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

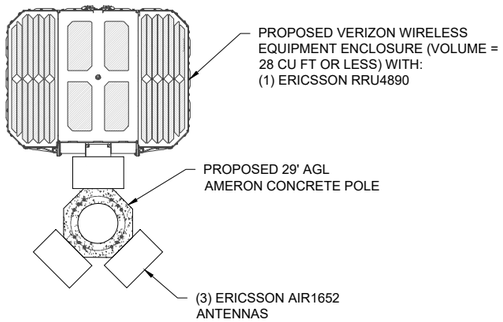
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND ANSI/ TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED XXX MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE
0' 2.5' 5'
(SCALE IN FEET)
11x17 SCALE: 1"=5'

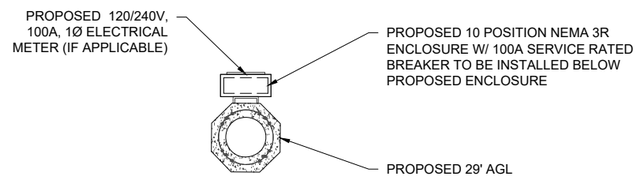
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

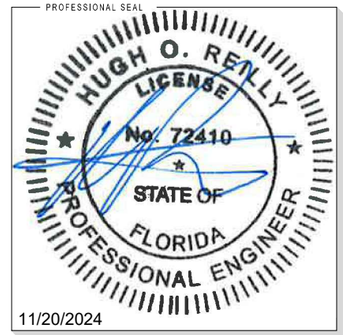


EQUIPMENT LAYOUT — NTS | 4

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PROFESSIONAL SEAL



11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900226
ST AUG SC018
29.892170° N, 81.312163° W
ROW ON SOUTH SIDE OF KING ST, 138'
WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME
ELEVATION & EQUIPMENT PLAN

SHEET NUMBER
C-3



ELECTRICAL ROUTING PLAN

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)
11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900226
ST AUG SC018
29.892170° N, 81.312163° W
ROW ON SOUTH SIDE OF KING ST, 138' WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME

ELECTRICAL ROUTING PLAN

SHEET NUMBER

E-5

UNDERGROUND UTILITY NOTES PER UAM:

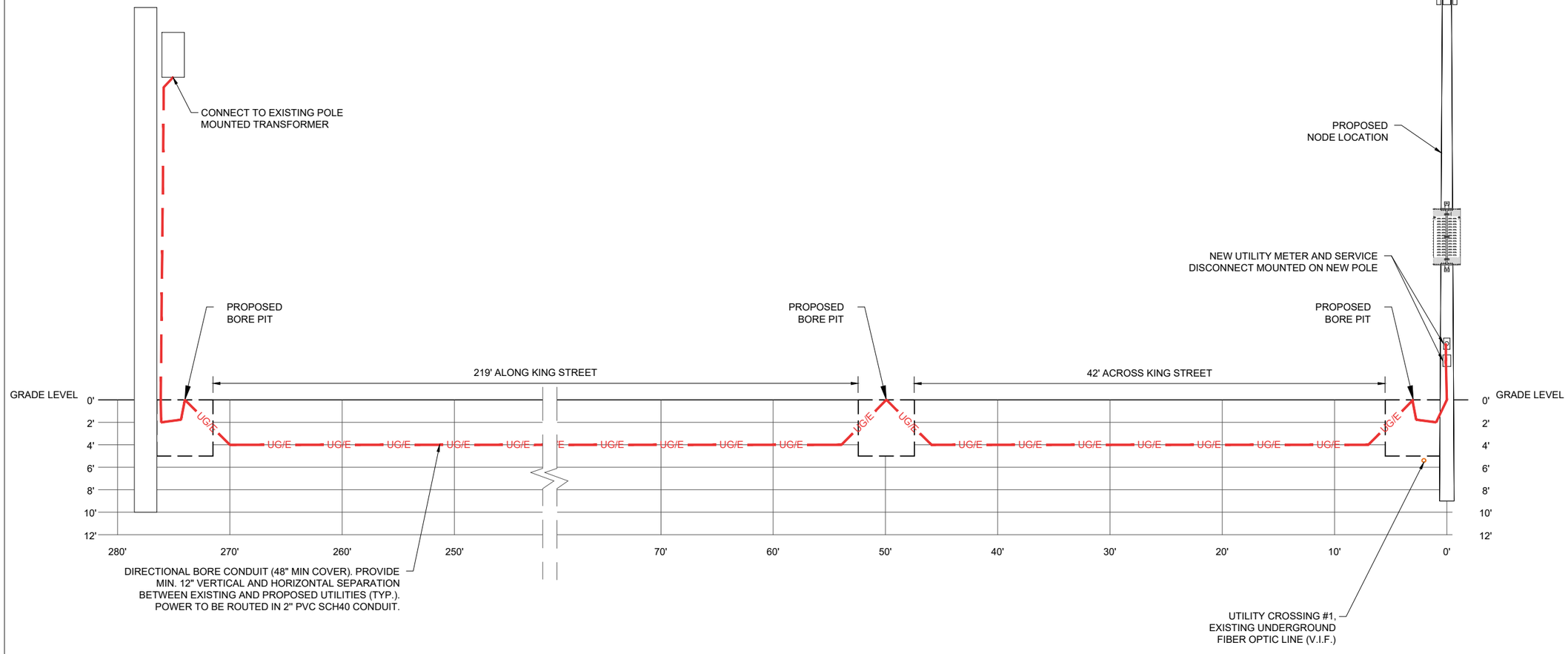
1. MAINTAIN A CLEARANCE, FROM ANY EXISTING VITRIFIED CLAY SANITARY PIPE LINE OR EXISTING GAS LINES, OF AT LEAST 3.5 TIMES THE BORED DIAMETER.
2. WHEN BORING UNDER ROADWAY PAVEMENT, THE UAO SHALL MAINTAIN A BORE DEPTH EQUAL TO TEN (10) TIMES THE BORED DIAMETER OR GREATER AS MEASURED FROM THE TOP OF PAVEMENT TO THE TOP OF THE BORE.
3. MINIMUM VERTICAL CLEARANCE BELOW THE TOP OF PAVEMENT OR EXISTING UNPAVED GROUND.
   - 3.1. 48" BELOW PAVEMENT AND PAVED ROADS
   - 3.2. 36" BELOW UNPAVED GROUND
4. PROVIDE MIN 12" VERTICAL SEPARATION BETWEEN EXISTING AND PROPOSED UTILITIES
5. SOFT DIGGING AND VACUUM EXCAVATION TO BE USED IN THE 24" TOLERANCE ZONE TO CONFIRM ELEVATION OF EXISTING UNDERGROUND FACILITIES PRIOR TO DIRECTIONAL BORING & INSTALLATION OF NEW UNDERGROUND UTILITIES

NOTE:
NO ELEVATION RECORDS AVAILABLE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS BEFORE BORING.

NOTE:
UNDERGROUND COMMUNICATION LINES/FIBER INSTALLATION DESIGN UNDER SEPARATE PERMIT

DIRECTIONAL BORING CONTRACTOR REQUIREMENTS:

1. DETERMINE ORIENTATION AND TRACKING OF THE DRILL BIT
2. UTILIZE RELIEF HOLES AS NECESARY TO RELIEVE EXCESS PRESSURE DOWN HOLE
3. PREVENT HEAVING DURING PULL BACK
4. KEEP THE DRILL PIPE IN THE BORE HOLE UNTIL THE FINAL PRODUCT IS PULLED INTO PLACE
5. WHEN BORING UNDER ROADWAY PAVEMENT, INSTALL THE PRODUCT INTO A BORE HOLE WITHIN THE SAME DAY THAT THE PRE-BORE IS COMPLETED



ELECTRICAL PROFILE

GRAPHIC SCALE

0' 5' 10'

(SCALE IN FEET)
11x17 SCALE: 1"=10'

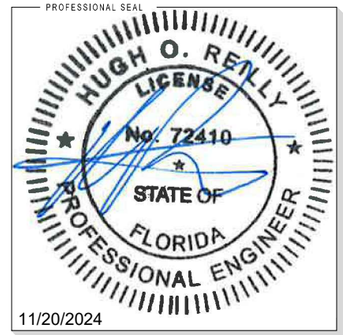
NOTES:
UTILITIES SHOWN ARE BASED ON FIELD SURVEYED 811 LOCATE MARKINGS, AND AVAILABLE ONLINE RESOURCES; UNDERGROUND IMPROVEMENTS WERE NOT FIELD LOCATED. THERE IS NO GUARANTEE THAT ALL UTILITIES AND DEPTHS ARE SHOWN OR IDENTIFIED. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 AND SHALL FIELD VERIFY UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION.

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PROFESSIONAL SEAL



11/20/2024

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900226
ST AUG SC018
29.892170° N, 81.312163° W
ROW ON SOUTH SIDE OF KING ST, 138' WEST OF AVILES ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	FOR PERMIT / CONSTRUCTION	11.20.24

SHEET NAME
ELECTRICAL PROFILE

SHEET NUMBER
E-7

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

Summary

Parcel ID	1961500001
Location	ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (610)
Tax Description*	CITY OF ST AUGUSTINE SUB ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential Common Elements (0900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	43.560
Homestead	N

No Image Available

Owner Information

Owner Name	City Of St Augustine Sub 100%
Mailing Address	,

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$0	$326,700	$0	$0	$0	$0	$0	$0
2023	$0	$0	$326,700	$0	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	43.56	AC	$326,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2014	7/22/2014	$0.00	FINAL JUDGMENT	3907	677	U	V	SAN SEBASTIAN RETAIL LLC	CITY OF ST AUGUSTINE SUB
5/15/2013	5/13/2013	$0.00	OTHER INSTRUMENT	3731	21	U	V	CITY OF ST AUGUSTINE SUB	CITY OF ST AUGUSTINE SUB

No data available for the following modules: Sales Questionnaire Form, 2024 TRIM Notice, 2023 TRIM Notice, 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: 2/25/2025, 12:11:52 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

For the March 20, 2025 HARB Meeting

Application:	**Certificate of Appropriateness HP2025-0020**
Agenda Item:	**9(b)**
Address:	**Various addresses throughout the city, including areas but not limited to HP-1 to HP-5, and within/adjacent to the existing right-of-way (PID 961500001 and 1960400001) along/at King, Aviles, Charlotte, Cuna, Cordova, and Granada Streets, Cathedral Place, Castillo Drive, the A1A, the VIC, Castillo de San Marcos parking lot, and City parking garage.**
Applicant & Owner:	**City of St. Augustine**
Project description:	**To install intelligent transportation systems improvements as part of the SMART St. Augustine project in St. Johns County. Proposed elements include new roadside units to existing mast arms, power service poles, pull boxes, pole mount cabinets, digital kiosks, arterial dynamic messaging signs, rapid flashing beacons, mobility hubs, parking information signs, electric vehicle charging stations, flood sensors, cell modems, bicycle racks, and information kiosks; and open trench and directional bore conduit installation**
National Register:	**Town Plan National Historic Landmark (NHL) area, the St. Augustine National Register Historic District (NRHD, Model Land Company NRHD, and Abbott Tract NRHD**
Archaeology Zones:	**Various, including: IA, IB, ID, IIA, IIB, IIH, IIIA, IIIB**

Grant funding was awarded for the proposed SMART St. Augustine project which expands along King Street into the downtown across the Bridge of Lions and along Anastasia Boulevard, and westward along the A1A and Ponce de Leon Boulevard, into locations within St. Johns County. The large packet of documents attached detail the proposed work, including a presentation with photo renderings for the proposed project scope at the various locations, a summary of the SMART project, details on the EV charging station and digital kiosks, and engineer plan sheets at the back of the packet for the locations that are within HARB's purview. Full sets of plans are available upon request.

Since Federal funds are being used for this project, Section 106 Review was initiated and a Cultural Resource Assessment Survey (CRAS) was completed in December 2024. The purpose of the survey was "to locate, identify, and bound archaeological resources, historic buildings or structures, and potential historic districts within the project's Area of Potential Effect (APE) and assess their potential for listing in the National Register of Historic Places (NRHP)." The Executive Summary is attached, with the recommendation that the proposed project "will result in ***No Adverse Effect to historic properties*** (within the Area of Potential Effect (APE)). ***No further architectural history work is recommended; however, archaeological monitoring during construction is recommended."***

Since St. Augustine is a Certified Local Government (CLG), the CLG was consulted and is to be given the opportunity to provide comments or concurrence with the findings of the CRAS. The Florida State Historic Preservation Office (SHPO) has withheld their concurrence until the Historic Architectural Review Board (HARB) and Corridor Review Committee (CRC) has completed their review. The CRC will review this project at the April 3rd meeting.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

Julie Courtney
Julie Courtney, Historic Preservation Officer
Historic Preservation Officer
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

Planning & Building Department
75 King Street, Lobby B / 4th Floor
P 904.825.1065

CITY CODE
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.

2. **Retention of Distinguishing Architectural Character**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Post-1821
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Parking, Landscaping and Site Features

The Secretary of the Interior's Standard's for Rehabilitation 2, 8 and 9 apply.
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Don't...
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821
Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

Post-1821

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Executive Summary, Table of Contents, Introduction portions are included in this packet copy

CULTURAL RESOURCE ASSESSMENT SURVEY FOR THE SMART ST. AUGUSTINE PROJECT DEVELOPMENT AND ENVIRONMENT (PD&E) STUDY, ST. JOHNS COUNTY, FLORIDA

FINANCIAL MANAGEMENT NO. 448653-3-28-01
SEARCH PROJECT NO. 240058

PREPARED FOR

METRIC ENGINEERING, INC.
AND
CITY OF ST. AUGUSTINE, FLORIDA

BY

SEARCH

DECEMBER 2024

THE ENVIRONMENTAL REVIEW, CONSULTATION, AND OTHER ACTIONS REQUIRED BY APPLICABLE FFEDERAL ENVIRONMENTAL LAWS FOR THIS PROJECT ARE BEING, OR HAVE BEEN, CARRIED OUT BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PURSUANT TO 23 U.S.C. §327 AND A MEMORANDUM OF UNDERSTANDING DATED MAY 26, 2022, AND EXECUTED BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND FDOT.

CULTURAL RESOURCE ASSESSMENT SURVEY FOR THE SMART ST. AUGUSTINE PROJECT DEVELOPMENT AND ENVIRONMENT (PD&E) STUDY, ST. JOHNS COUNTY, FLORIDA

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SEARCH

KRISTINA ALTES, ALYSSA COSTAS, SHELBY FOY, AND MARY BONATAKIS

Kristina B Altes

KRISTINA ALTES, PHD, RPA
PRINCIPAL INVESTIGATOR, ARCHAEOLOGY

KATE WILLIS, MPS
PRINCIPAL INVESTIGATOR, ARCHITECTURAL HISTORY

WWW.SEARCHINC.COM

DECEMBER 2024

EXECUTIVE SUMMARY

This report presents the findings of a cultural resource assessment survey (CRAS) conducted in support of the SMART St. Augustine project in St. Johns County, Florida. The City of St. Augustine is proposing intelligent transportation systems (ITS) improvements throughout the city and is completing a project development and environment (PD&E) study in advance of construction. Proposed improvements include installation of over 100 individual elements including new roadside units (RSU) to existing mast arms; installation of power service poles, pull boxes, pole mount cabinets, arterial dynamic messaging signs (ADMS), Rectangular Rapid Flashing Beacons (RRFB), mobility hubs, parking information signs, electric vehicle (EV) charging stations, flood sensors, cell modems, bicycle racks, and information kiosks; and open trench and directional bore conduit installation. The proposed work will occur within and adjacent to the existing right-of-way (ROW). This project is a local agency program (LAP) project using federal funds administered by the Florida Department of Transportation (FDOT), District 2, and is funded for construction in 2025.

The area of potential effects (APE) defines the area within which the roadway improvements and subsequent maintenance may cause visual, audible, and atmospheric effects to historic properties. The archaeological APE includes the construction footprint and existing ROW where work is proposed. The architectural history APE is discontinuous and includes the archaeological APE, extended to the lesser distance of the back or side property lines or no more than 150 ft of properties adjacent to proposed new poles, RRFB, mobility hubs, bicycle racks, and information kiosks where similar infrastructure is not currently present. In this document, the “APE” refers to the combined archaeological APE and architectural history APE.

The archaeological survey consisted of pedestrian survey within the project ROW, because field conditions precluded the excavation of subsurface tests. No artifacts were recovered, and no archaeological sites or occurrences were identified within the APE. SEARCH recommends no further archaeological survey in support of the proposed project. However, archaeological monitoring of ground disturbing work is recommended at 12 sites within the APE [redacted] or proposed open trench conduit installation within the limits of an NRHP-listed site [redacted] Monitoring is also recommended during ground-disturbing work adjacent to historic cemetery [redacted]

The architectural history survey resulted in the identification and evaluation of 151 historic resources within the APE, including 135 previously recorded resources and 16 newly recorded resources. The previously recorded resources include four historic linear resources, one historic bridge, 14 historic objects or monuments, 13 historic districts or resource groups, one cemetery, and 102 historic buildings. The newly recorded resources include 16 historic buildings. Of the newly recorded resources, one is eligible for individual listing in the NRHP, and the remaining 15 are ineligible. Of the previously recorded resources, 18 resources are currently listed in the NRHP, including two NHLs (8SJ00010 and 8SJ00080) and one National Monument (8SJ00009), 24

resources are eligible for individual listing in the NRHP, 10 resources have insufficient information to determine eligibility for listing in the NRHP, and the remaining 83 resources lack the historical significance and architectural or engineering distinction necessary for individual listing in the NRHP and are therefore ineligible for listing in the NRHP.

This project will result in *No Adverse Effect* to historic properties. No further architectural history work is recommended; however, archaeological monitoring during construction is recommended.

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Appendix B: Previously Recorded Resources within the APE
Appendix C: FMSF Resource Forms
Appendix D: FDHR Survey Log
Appendix E: Demolition Letter

INTRODUCTION

This report presents the findings of a cultural resource assessment survey (CRAS) conducted in support of the SMART St. Augustine project in St. Johns County, Florida (**Figure 1**). The City of St. Augustine is proposing intelligent transportation systems (ITS) improvements throughout the city and is completing a project development and environment (PD&E) study in advance of construction. Proposed improvements include installation of over 100 individual elements including new roadside units (RSU) to existing mast arms; installation of power service poles, pull boxes, pole mount cabinets, arterial dynamic messaging signs (ADMS), RRFB beacons (RRFB), mobility hubs, parking information signs, electric vehicle (EV) charging stations, flood sensors, cell modems, bicycle racks, and information kiosks; and open trench and directional bore conduit installation. The proposed work will occur within and adjacent to the existing ROW. Select pages from the June 2024 project plans are provided in **Appendix A**. These plans include diagrams of proposed units. SEARCH received a verbal description of the proposed mobility hubs, which were described as two-dimensional signs with maps and information that would stand approximately 8 feet tall. The specific mobility hub design has not been finalized; the FDOT, District 2, City of St. Augustine, and SHPO will be provided the opportunity to comment on the final mobility hub design as plans advance. This project is a local agency program (LAP) project using federal funds administered by the Florida Department of Transportation (FDOT), District 2, and is funded for construction in 2025.

The area of potential effects (APE) defines the area within which the roadway improvements and subsequent maintenance may cause visual, audible, and atmospheric effects to historic properties. The archaeological APE includes the construction footprint and existing ROW where work is proposed, as shown on plans received from Metric Engineering, Inc. in June 2024. The architectural history APE is discontinuous and includes the archaeological APE, extended to the lesser distance of the back or side property lines or no more than 150 ft of properties adjacent to proposed new poles, RRFB, mobility hubs, bicycle racks, and information kiosks where similar infrastructure is not currently present (**Figure 2**). In this document, the term “APE” refers to the combined archaeological APE and architectural history APE.

The purpose of the survey was to locate, identify, and bound archaeological resources, historic buildings or structures, and potential historic districts within the project’s APE and assess their potential for listing in the National Register of Historic Places (NRHP). This study was conducted to comply with Public Law 113-287 (Title 54 U.S.C.), which incorporates the provisions of the National Historic Preservation Act (NHPA) of 1966, as amended, and the Archeological and Historic Preservation Act of 1974, as amended. The study also meets the regulations for implementing NHPA Section 106 found in 36 CFR Part 800 (*Protection of Historic Properties*). This study also complies with Chapter 267 of the Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code. The work was performed in accordance with Part 2, Chapter 8 of the FDOT’s Project Development & Environment (PD&E) Manual (revised July 2023) as well as the Florida Division of Historical Resources’ (FDHR) recommendations for such projects as stipulated in the FDHR’s *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. The principal investigator for this project meets the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation (48 FR 44716-42).

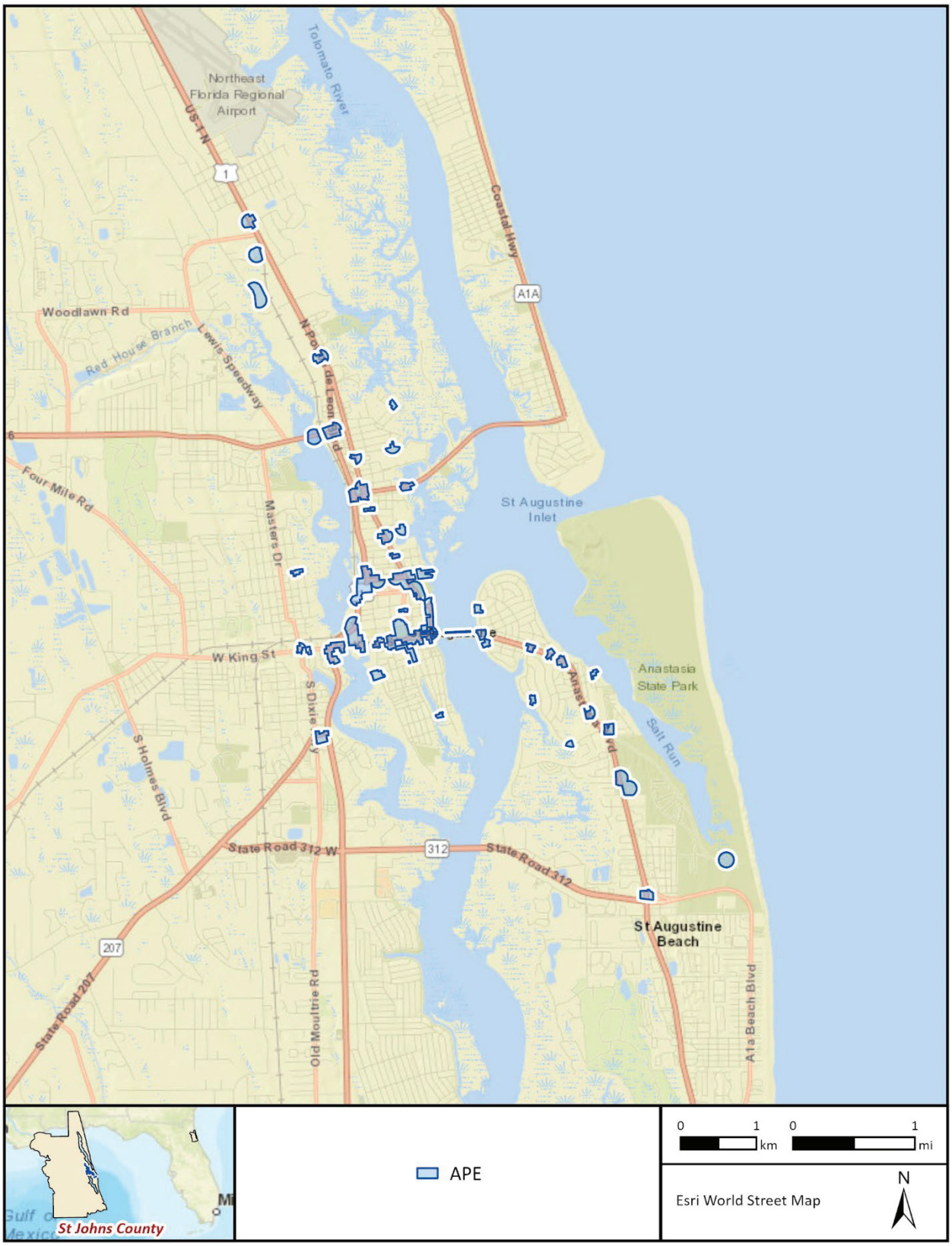


Figure 1. Location of the project in St. Johns County, Florida.

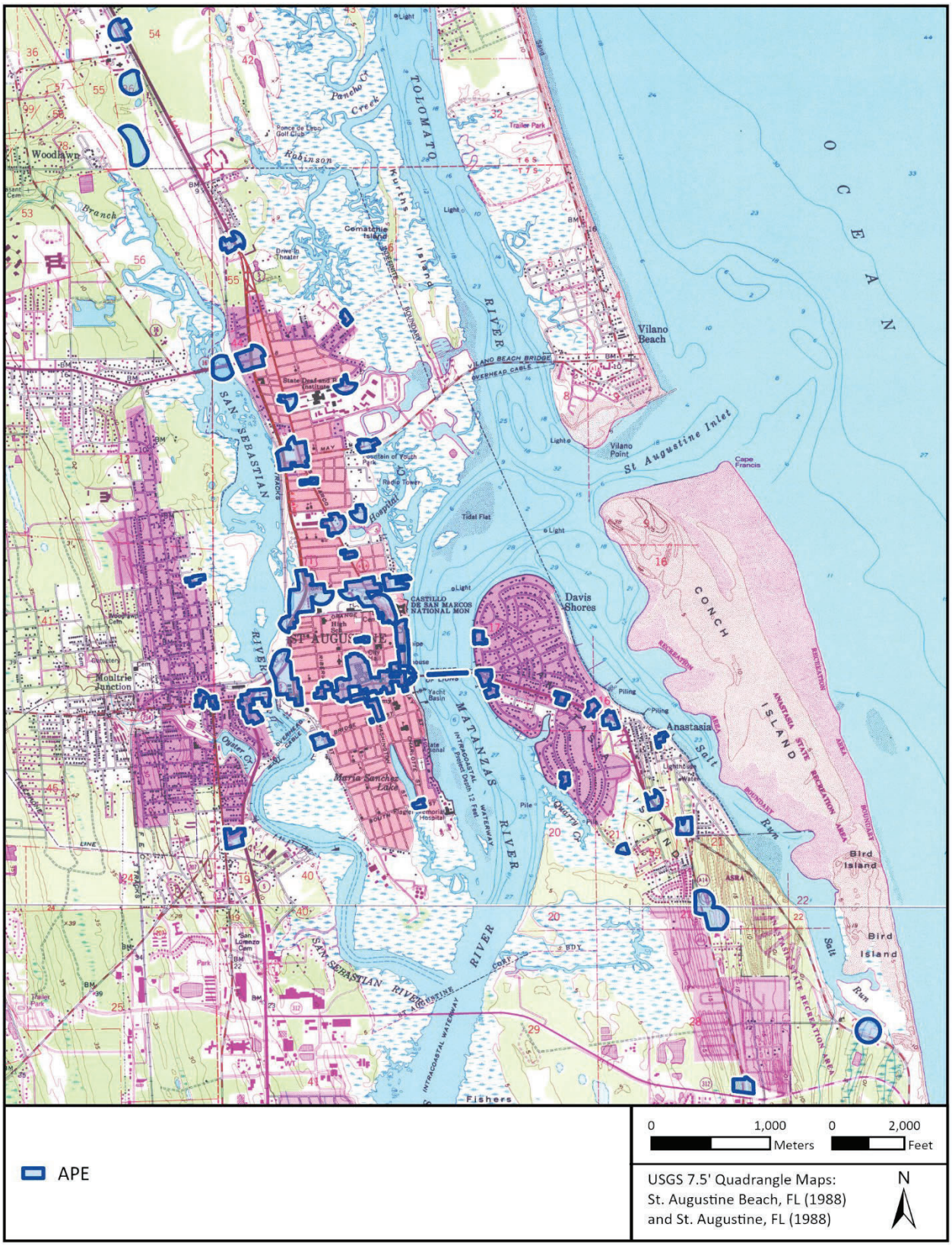


Figure 2. Topographic map of the APE.

Kristina Altes, PhD, RPA, served as the archaeology principal investigator for this project and Kate Willis, MPS, served as architectural history principal investigator. The report was written by Dr. Altes, Alyssa Costas, MHP, Shelby Foy, BS, Mary Bonatakis, BS, Brittaney London, MA, and Ashley Parham, PhD. The fieldwork was conducted by Ms. Costas, Ms. Foy, and Ms. Bonatakis. Angelica Costa, MA, produced the field maps and report figures. Elizabeth Chambless, MS, RPA, conducted the quality control review.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0020 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Reuben Franklin
   Business (if applicable):
   Address: PO Box 210
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: 9044661192 E-Mail Address: rfranklin@citystaug.com

2. NAME OF PROPERTY OWNER: Reuben C Franklin
   Business (if applicable):
   Address: PO Box 210
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: 9044661192 E-Mail Address: rfranklin@citystaug.com

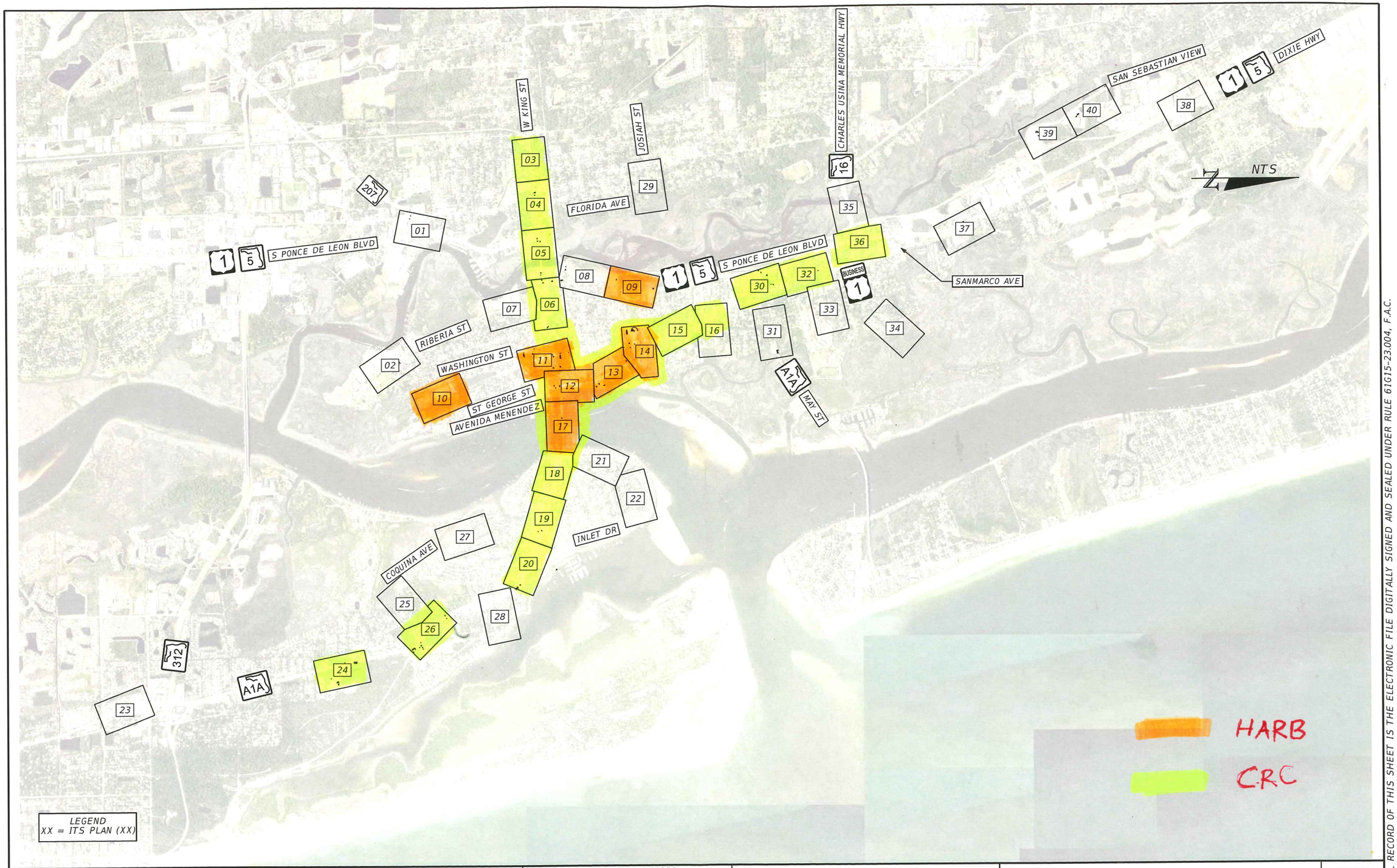
3. PROJECT LOCATION: 75 KING ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION:

5. SCOPE OF WORK: Various addresses throughout the city, including areas but not limited to HP-1 to HP-5, and within/adjacent to the existing right-of-way (PID 961500001 and 1960400001) along/at King, Aviles, Charlotte, Cuna, Cordova, and Granada Streets, Cathedral Place, Castillo Drive, the A1A, the VIC, Castillo de San Marcos parking lot, and City parking garage.
To install intelligent transportation systems improvements as part of the SMART St. Augustine project in St. Johns County. Proposed elements include new roadside units to existing mast arms, power service poles, pull boxes, pole mount cabinets, digital kiosks, arterial dynamic messaging signs, rapid flashing beacons, mobility hubs, parking information signs, electric vehicle charging stations, flood sensors, cell modems, bicycle racks, and information kiosks; and open trench and directional bore conduit installation.

Information attached by applicant includes:

- Construction Plans
- EV Charging Station Plans
- Digital Kiosk Design Memo
- Application Agreement
- Application Agreement
- HARB Presentation



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT LAYOUT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-10
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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samuel.wilson 2/17/2025 10:57:

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March 20

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HISTORIC ARCHITECTURAL REVIEW BOARD (HARB)

SMART Technology – Intelligent Transportation Systems (ITS)



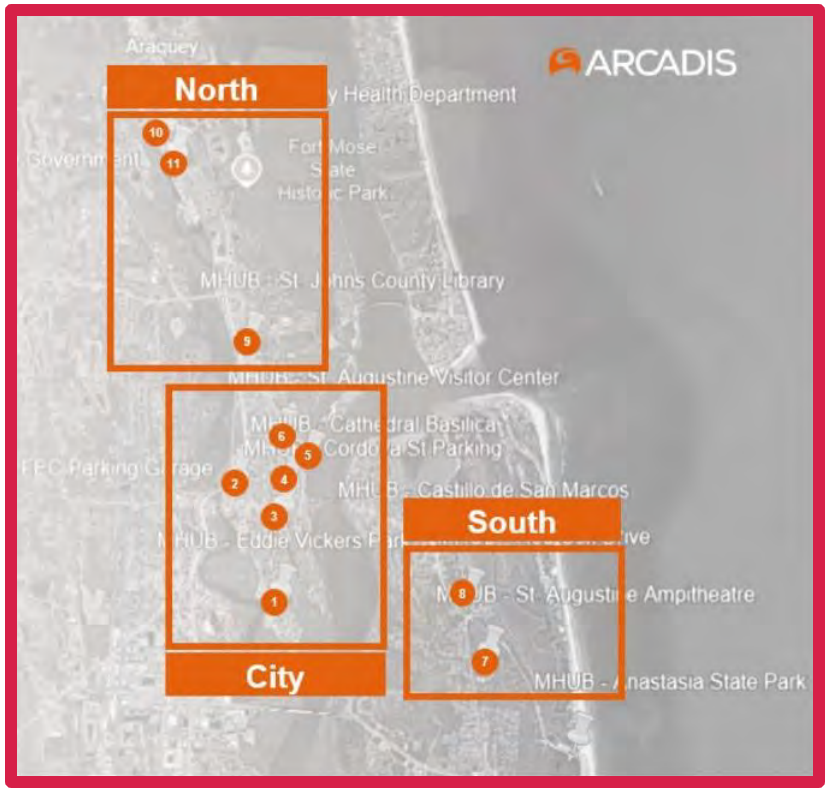
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Mobility Hub Locations

As part of the SMART St. Augustine project, Arcadis (sub-consultant to Metric), was retained to specify the mobility hub components for the project.

The project consists of 11 locations across St. Augustine including:

- City - 6 hubs in the historic center serving shuttle bus stops, tourist attractions, parking garages and other uses;
- North - 3 hubs in the northern part of the city serving institutions (County Hall, Library, Health Center); and
- South - 2 hubs in the southern area serving recreational facilities like a park and an amphitheater.



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Meridian: Pulse

Meridian Pulse would best suit St. Augustine's wants and needs for a digital kiosk program for these reasons:

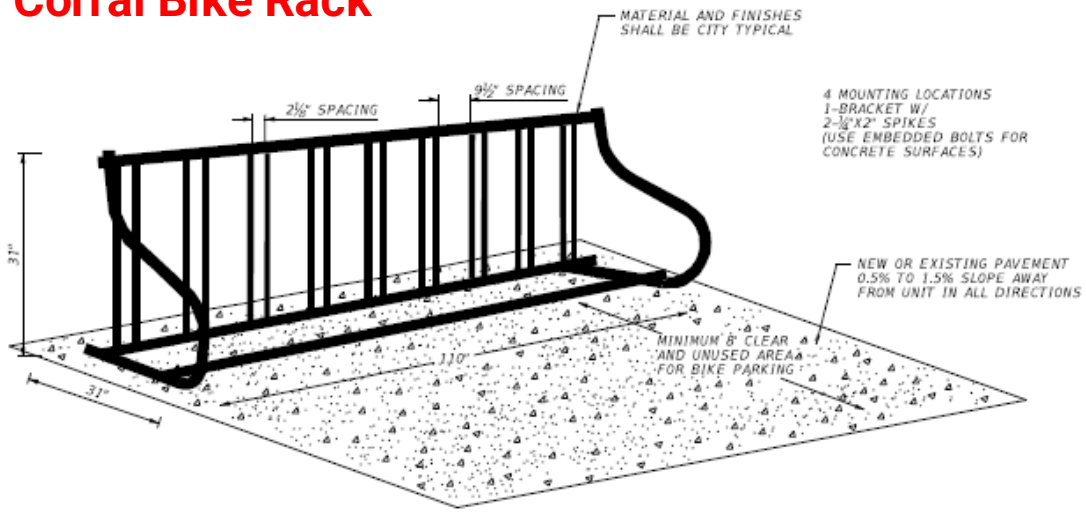
- Competitive hardware features that allow for brand customization
- USA-made hardware with local servicing and support
- Easy to work with and responsive customer service
- Long-term cost for value across both capital and operations and maintenance costs.



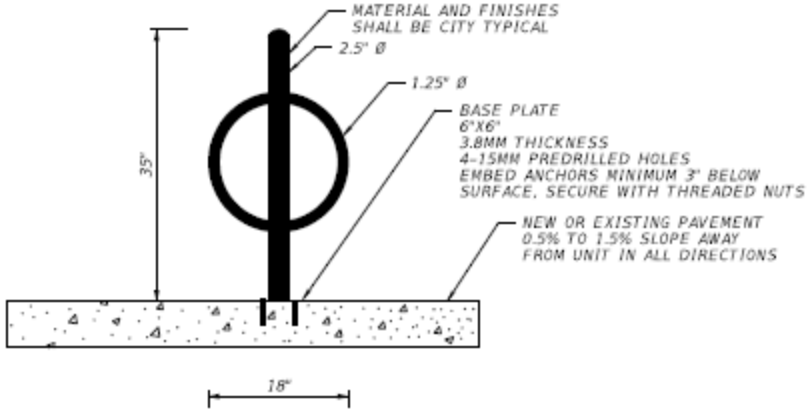
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Mobility Hub Components

Corral Bike Rack



Post and Ring Bike Rack



EV Charging Station

***not final depiction**





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Mobility Hub Component Inventory

MH ID/ No.	Location/Name	Digital Kiosk	Bike Rack		Transit	ITS PLAN	EV Charging
			New	Existing			
1	**Eddie Vickers Park**	One Sided	1x4 Post & Ring	-	-	2	6
2	**FEC Parking Garage**	One Sided	1x4 Post & Ring	-	-	6	4
3	**Granada St. Parking**	One Sided	1x4 Post & Ring	-	Blue Line Nearby	11	N/A
4	**Cathedral Pl.Parking**	One Sided	1x5 Post & Ring	-	STAR Shuttle Integrated	11	4
5	**Castllo de San Marcos Parking**	Two Sided	-	1x Inverted U	STAR Shuttle Nearby	13	6
6	**St. Augustine Visitor Center Parking**	Two Sided	-	2x5 Post & Ring	Red Line & STAR Shuttle Integrated	14	10
7	**St. Augustine Amphitheatre**	One Sided	1x Corral	-	-	25	6
8	**Red Cox Dr. Parking**	One Sided	-	2x5 Post & Ring	-	27	2
9	**Library Parking**	One Sided	1x Corral	1x Corral	Blue & Red Line Nearby	31	6

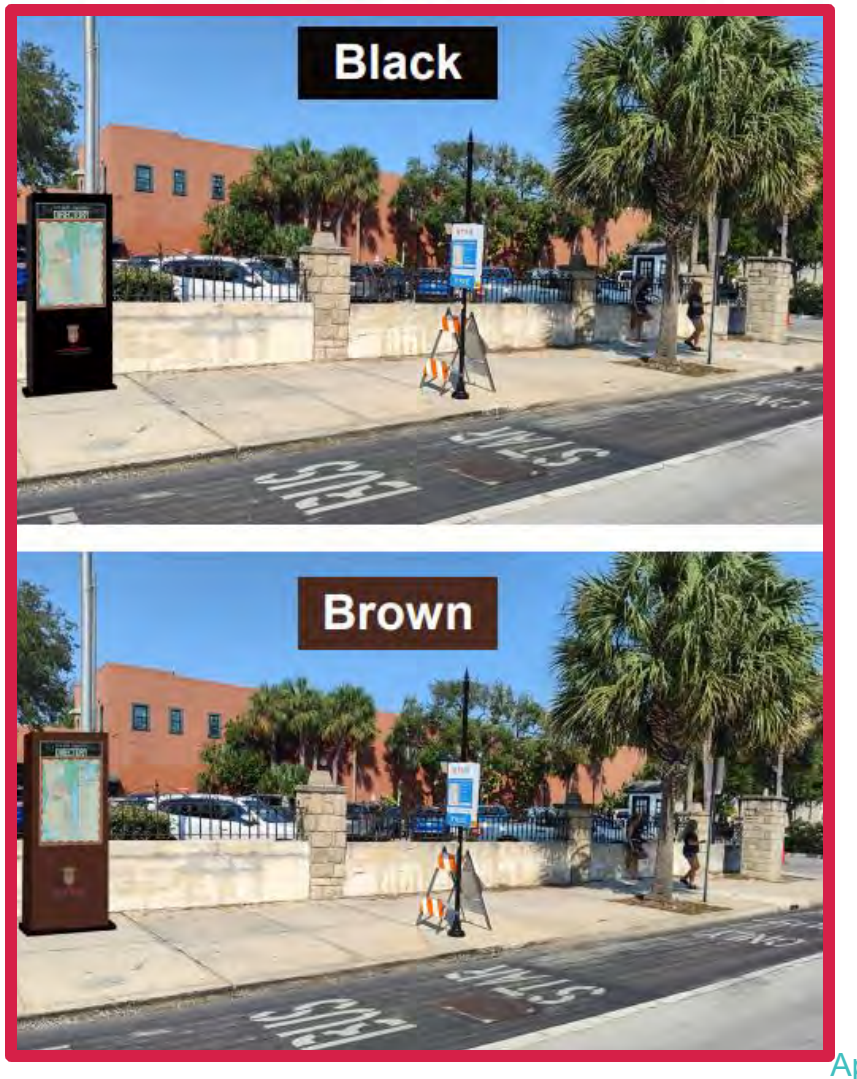
*Proposed bike rack locations shown in the table match what already exists at each site. The project will consist of supplementing with additional bike racks.

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Mobility hub

- Location: Cathedral Basilica
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: 1x5 Post & Ring (New)
- EV Charging: 4

Meridian – Pulse



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Mobility hub

- Location: Visitor Center
- Description: Meridian-Pulse
- Digital Kiosk: Two Sided
- Bike Rack: 2x5 Post & Ring (Existing)
- EV Charging: 10

Meridian – Pulse



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Mobility hub

- Location: Castillo De San Marcos
- Description: Meridian-Pulse
- Digital Kiosk: Two Sided
- Bike Rack: 1x Inverted U (Existing)
- EV Charging: 6

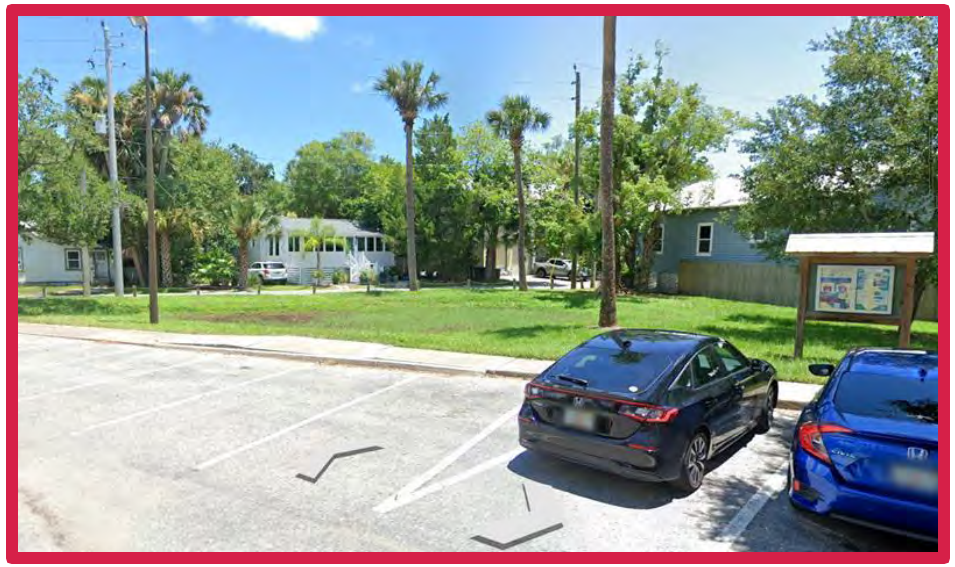




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Mobility hub

- Location: Eddie Vickers Park
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: 1x4 Post & Ring (New)
- EV Charging: 6

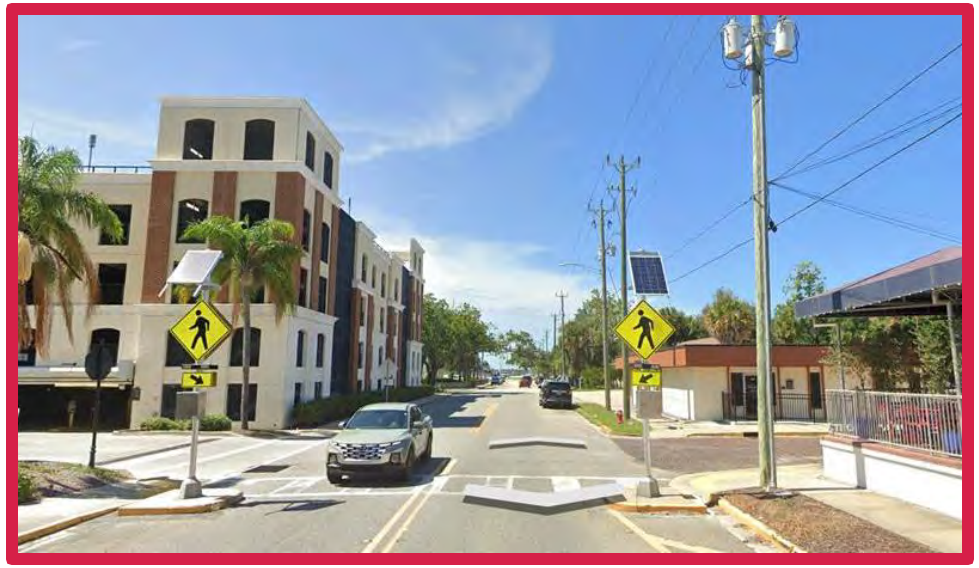




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Mobility hub

- Location: FEC Parking Garage
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: 1x4 Post & Ring (New)
- EV Charging: 6



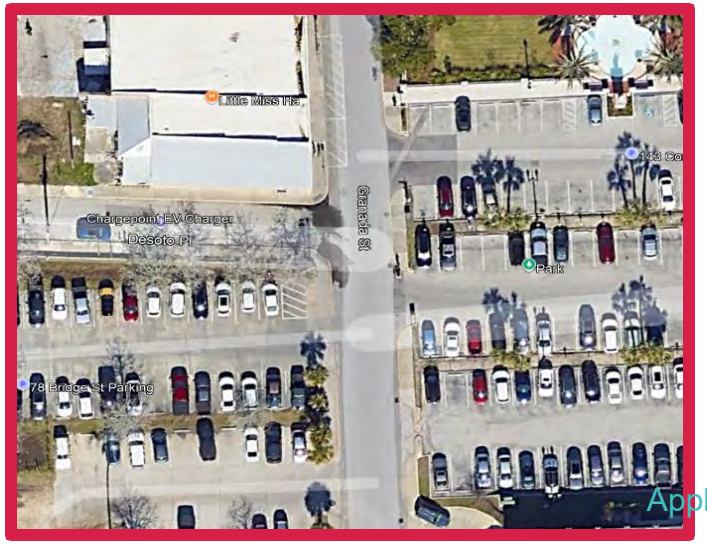


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Mobility hub

- Location: Cordova St. Parking
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: N/A
- EV Charging: 6



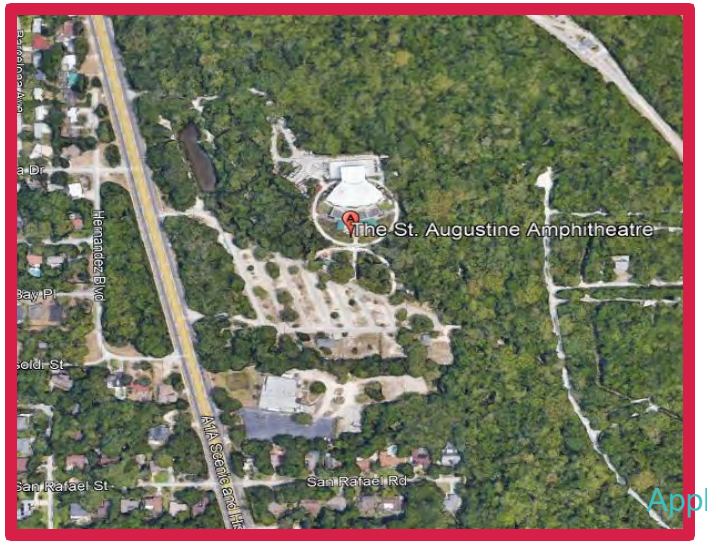


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Mobility hub

- Location: St. Augustine Amphitheatre
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: 1x Corral (New)
- EV Charging: 6



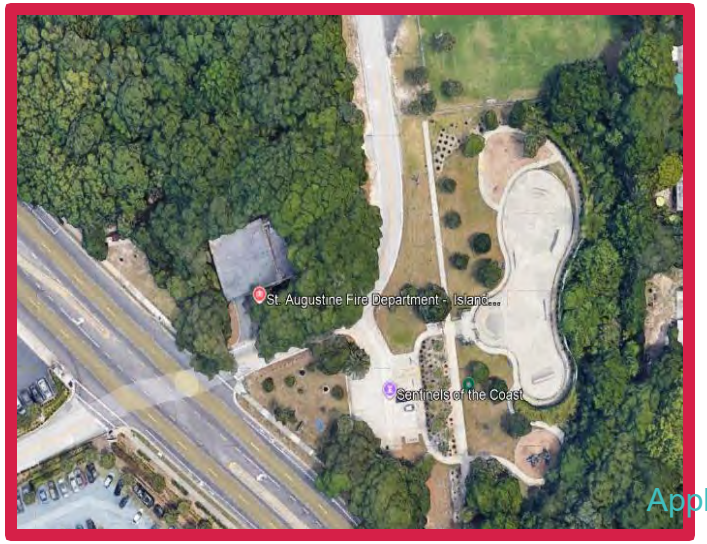


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Mobility hub

- Location: Red Cox Dr Parking
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: 2x5 Post & Ring (Existing)
- EV Charging: 2



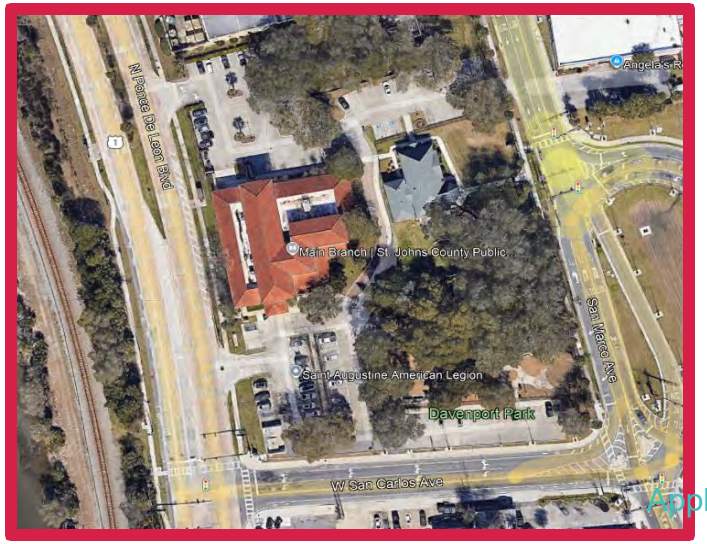


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Mobility hub

- Location: Library Parking
- Description: Meridian-Pulse
- Digital Kiosk: One Sided
- Bike Rack: 1x Corral (Existing)
- EV Charging: 6





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ADMS

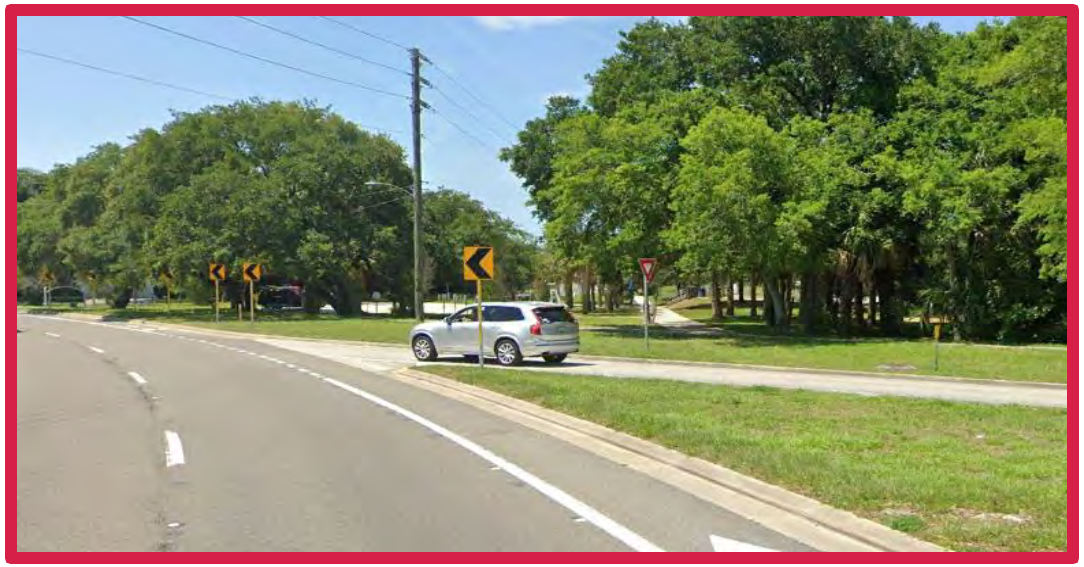
Arterial Dynamic Message Sign



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ADMS

- Location: SR A1A North of Old Quarry Road

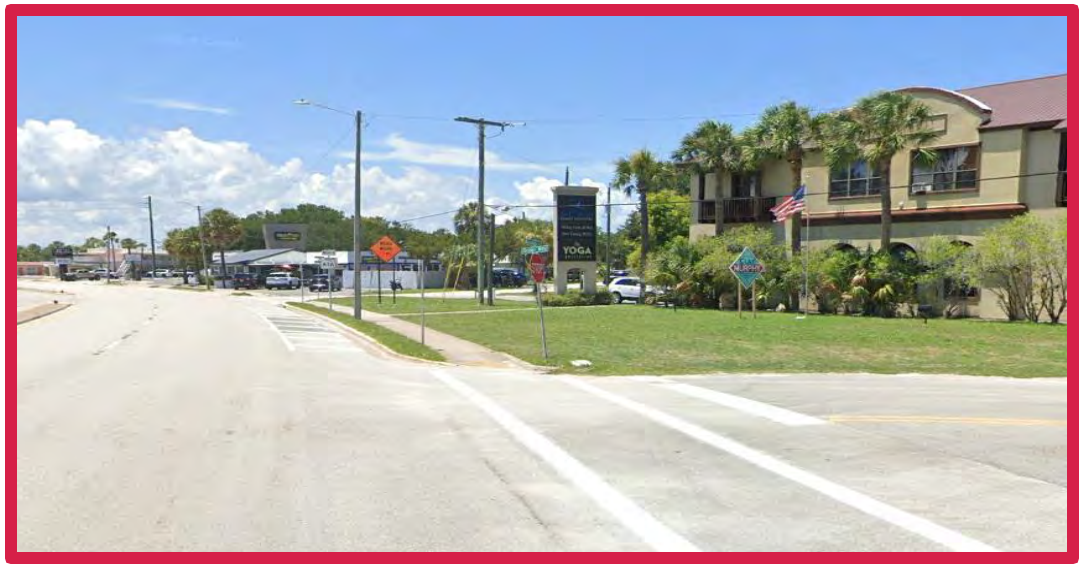




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ADMS

- Location: SR A1A East of Bridge of Lions

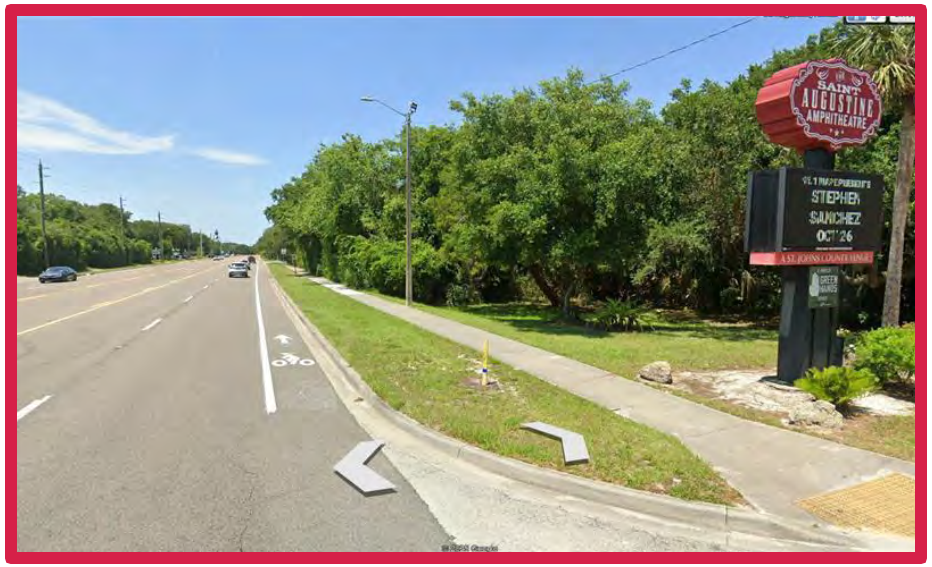


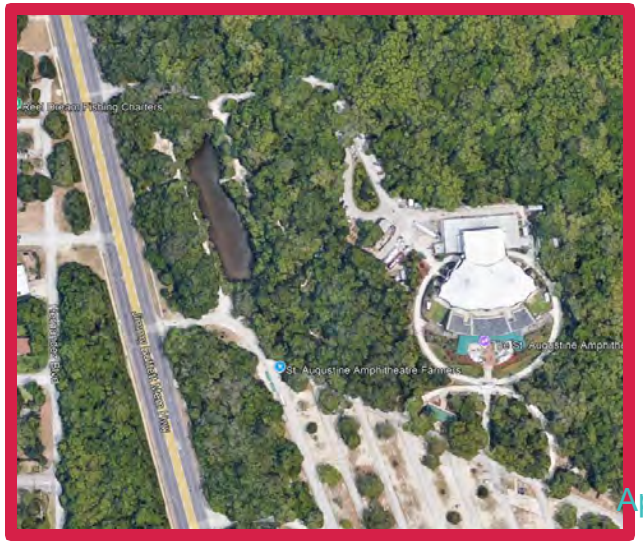


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ADMS

- Location: SR A1A North of St. Augustine City



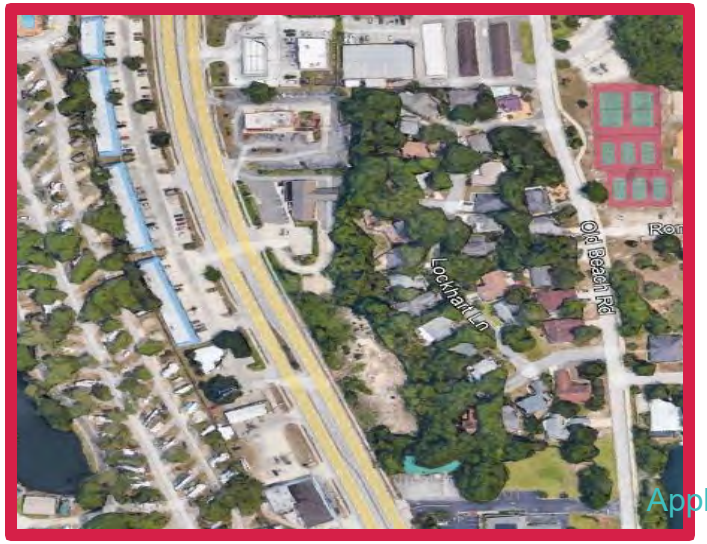


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ADMS

- Location: SR A1A North of SR 312

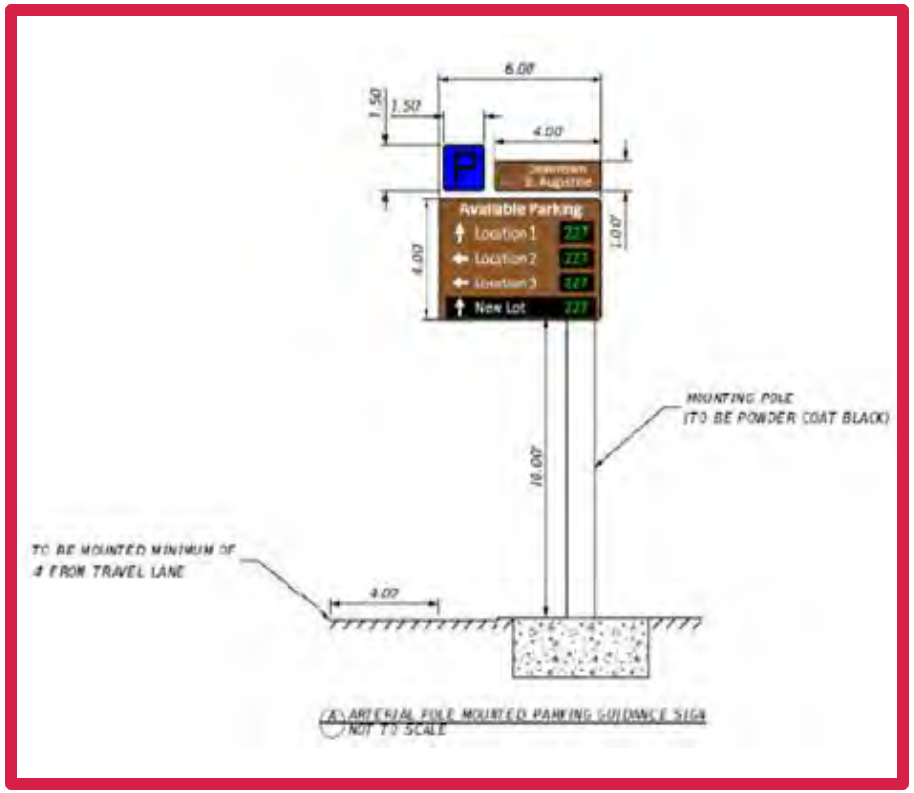




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PMS

Parking Message Sign



Single post Parking Availability Sign



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PMS

- Location: King Street East of US1



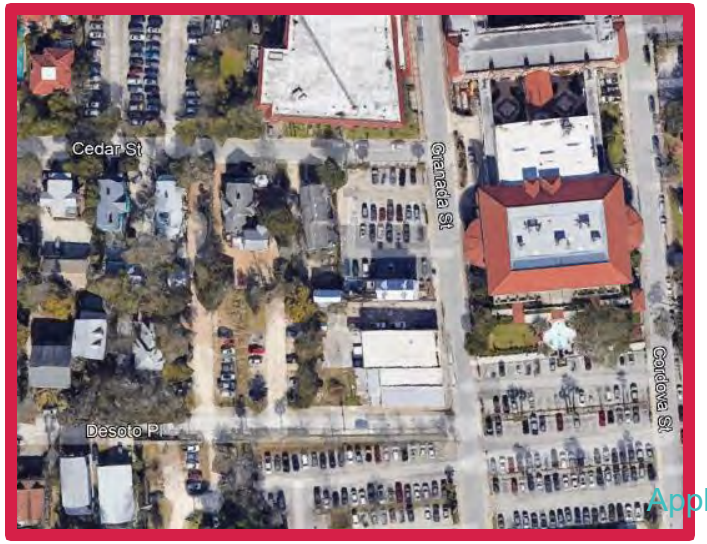


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PMS

- Location: Granada Street South of King Street





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PMS

- Location: Cordova Street North of King Street





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PMS

- Location: SRA1A North of King Street





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PMS

- Location: SR A1A South of Castillo Drive





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PMS

- Location: SR A1A North of Castillo Drive

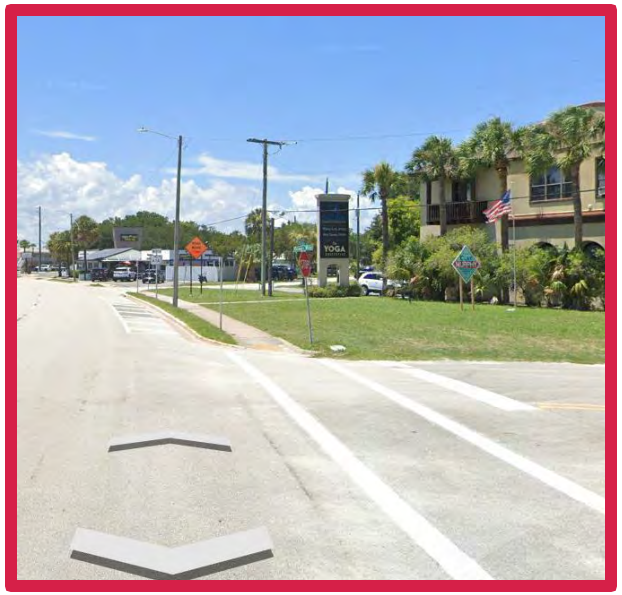




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PMS

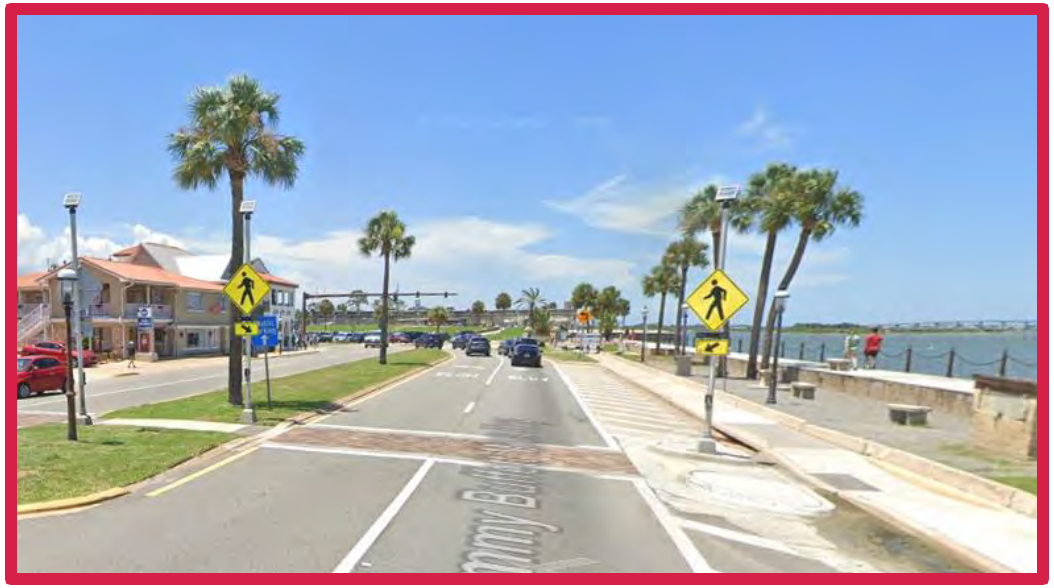
- Location: SR A1A North of Ocean Way





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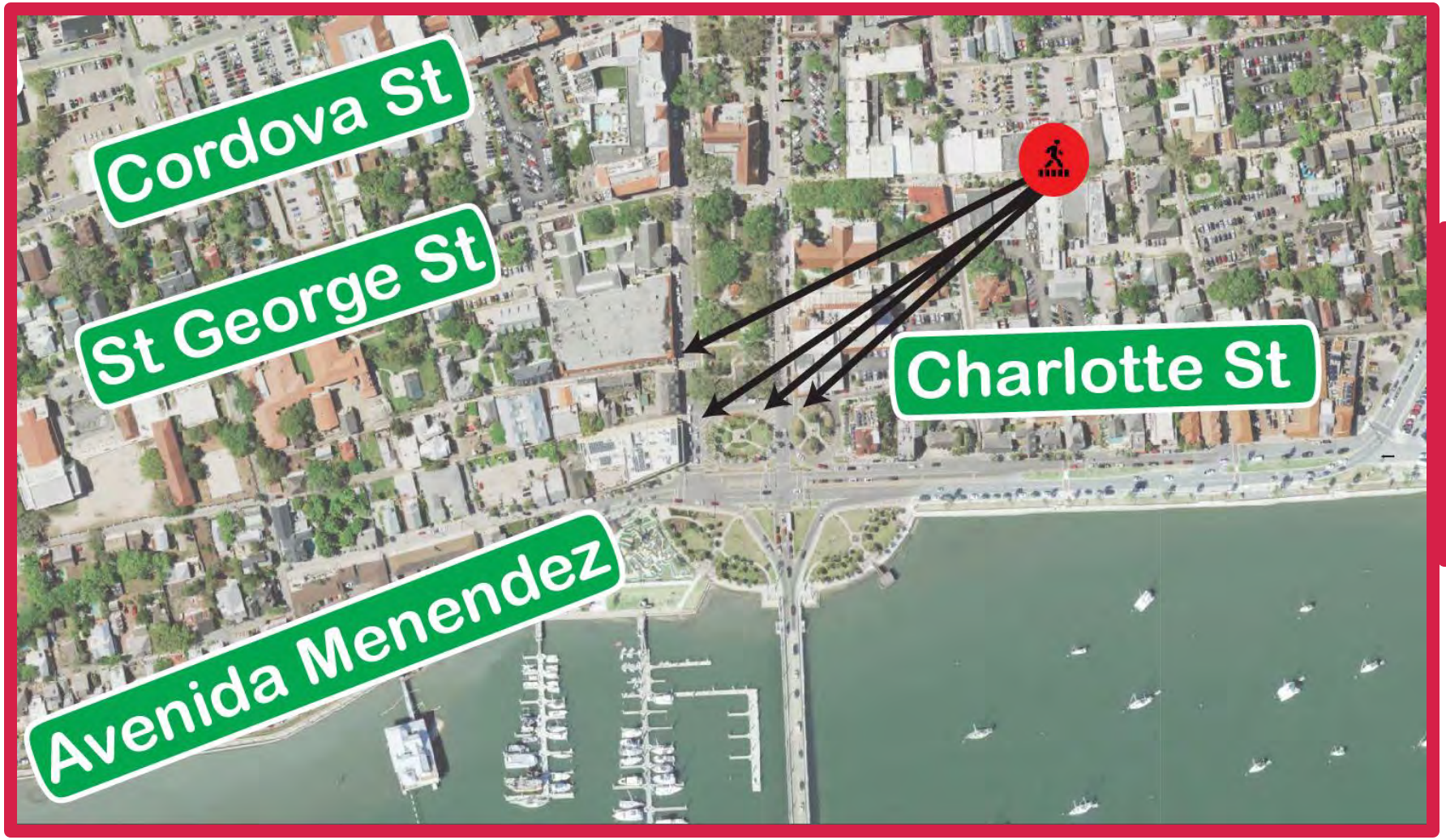
Rectangular Rapid Flashing Beacon

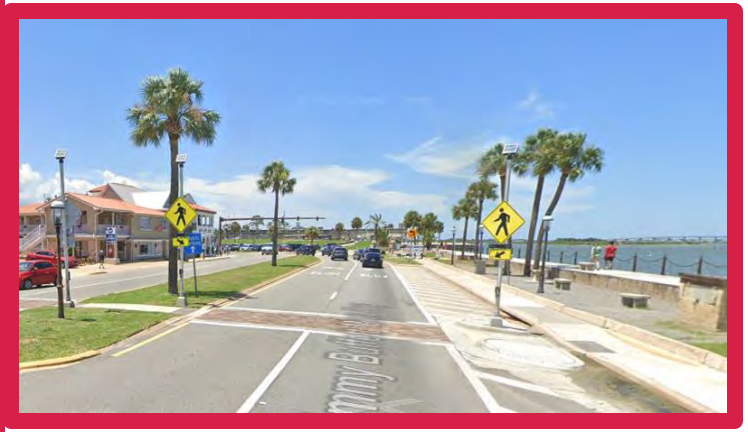




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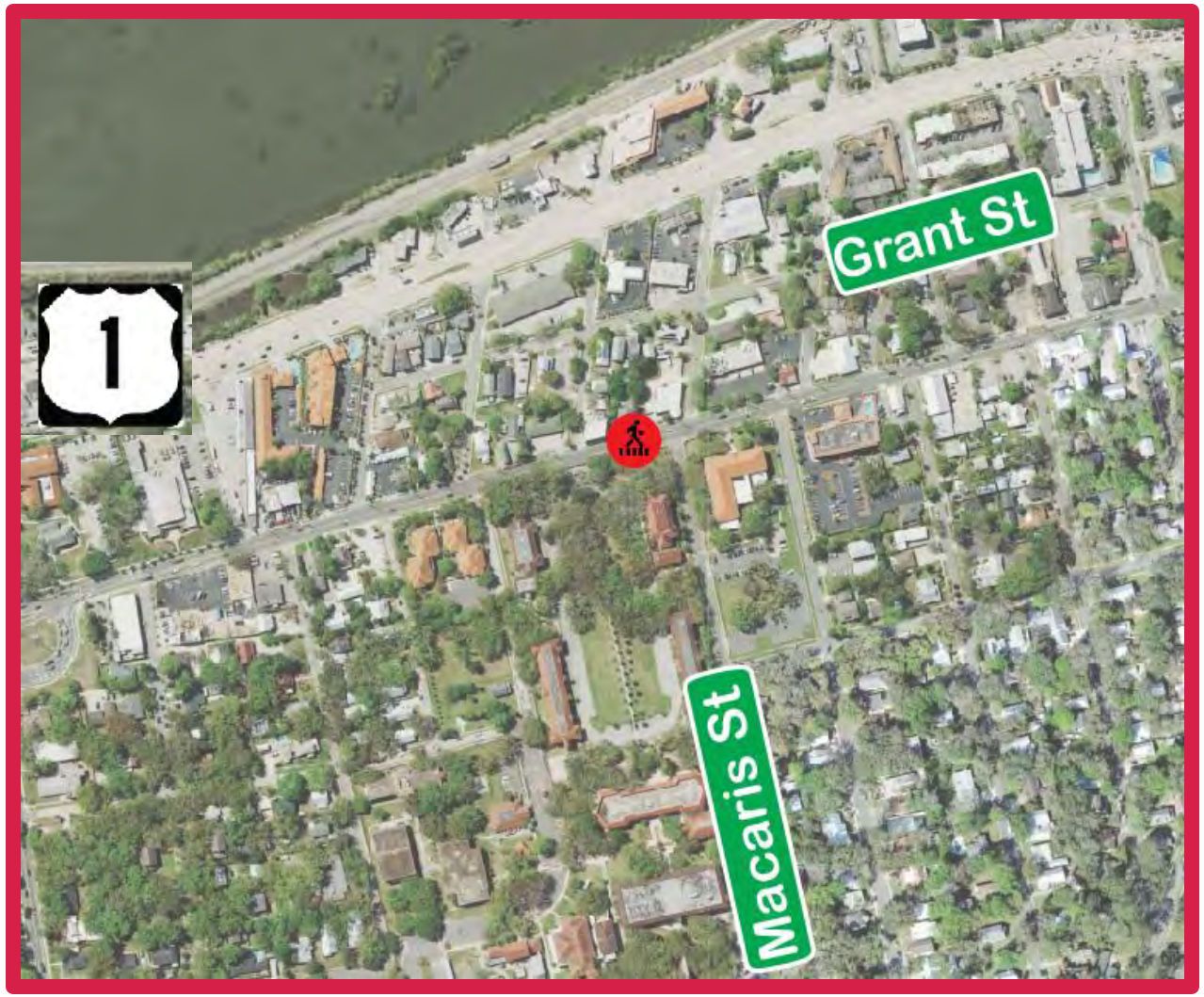
Rectangular Rapid Flashing Beacon

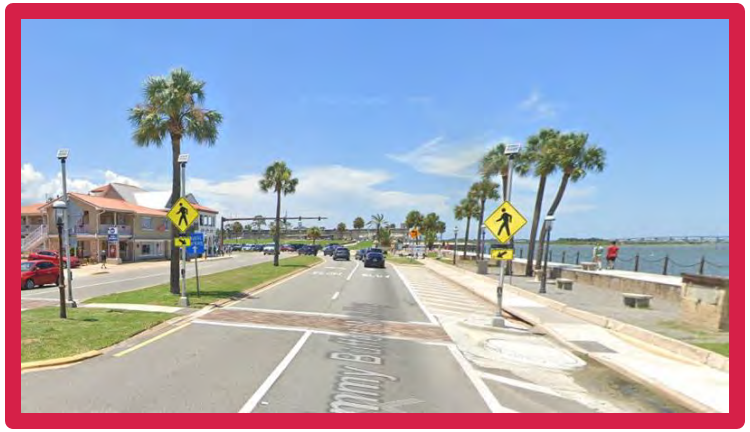




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Rectangular Rapid Flashing Beacon





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SMART ST. AUGUSTINE

Funding Opportunity for the Department of Transportation's National Infrastructure Investments Program (RAISE Grant) for Fiscal Year 2022

NOFO: G4910-9X



FDOT

SMART ST. AUGUSTINE

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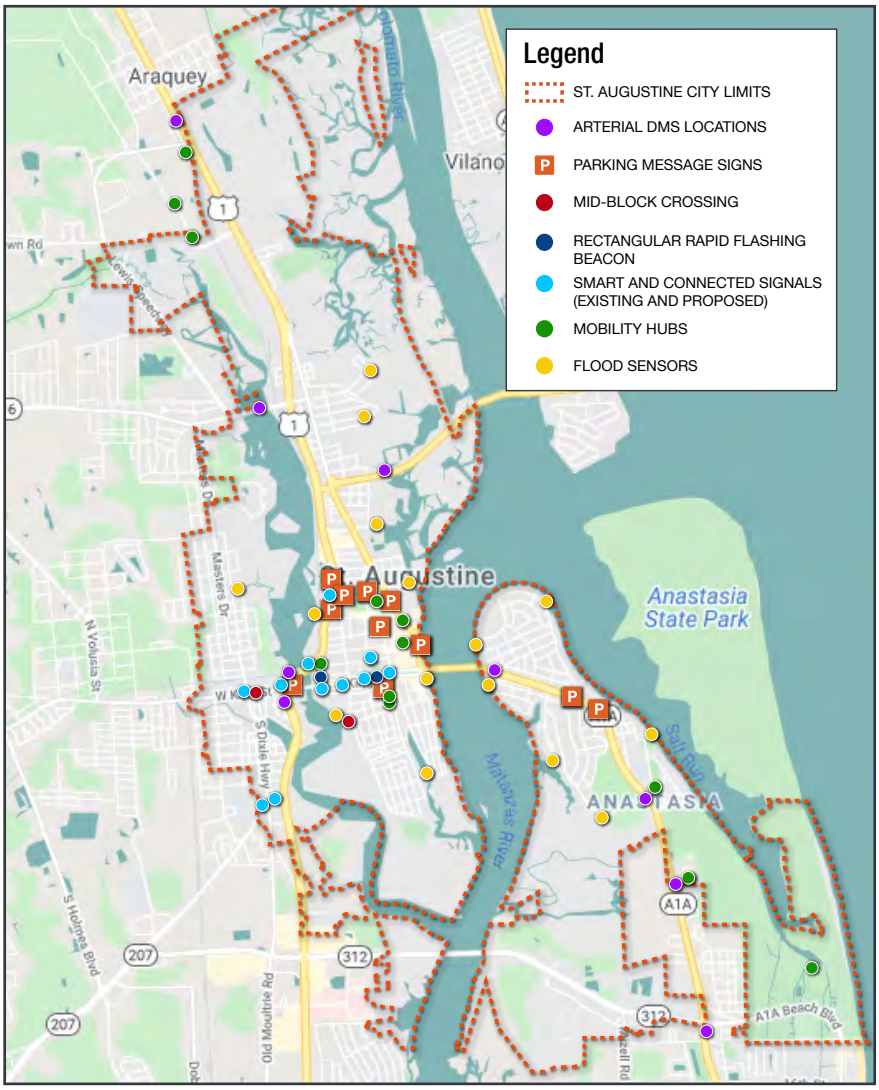
Executive Summary

The Florida Department of Transportation (FDOT), with the City of St. Augustine and the North Florida Transportation Planning Organization (TPO), are pleased to submit this grant application requesting $12.26 million in RAISE funding for the *SMART St. Augustine* project.

The project includes a citywide deployment of innovative transportation technologies to fulfill the vision of making one of the nation's oldest continuously inhabited cities the nation's smartest city. This vision will be accomplished by deploying innovative transportation technologies to enhance mobility, improve safety, reduce environmental impacts, reduce the costs to operate and maintain infrastructure and provide critical connections for underrepresented groups to social services and jobs.

With a benefit-cost ratio of 2.34, this project is an extremely efficient use of federal resources to improve local and regional safety, sustainability and transportation reliability.

Overall Improvements Map



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Growing volumes of vehicles, pedestrians, trucks, and for-hire vehicles are overwhelming the limited parking and street infrastructure downtown. This congestion is a risk to the city's residents, workers, visitors, and historic resources. Pedestrian safety is a major priority for the city, as crashes have increased with higher traffic and pedestrian volumes. Strategies that can improve the lives of residents, workers and visitors are needed. This will provide new economic opportunities for disadvantaged areas such as West St. Augustine.

To address these challenges, the project will implement the following improvements:

- Improvements will result in a **safer and more reliable pedestrian and bicycle environment**, anticipated to reduce vulnerable road user crashes by 25%. **Vehicle crashes will reduce by 5% for all severity classes.**
- Much of the city's traffic congestion is caused by six million visitors searching for parking to reach the 0.5 square mile historic district. Smart parking and traveler information systems are anticipated to **reduce delays by 8%**. "Smart" signals will reduce delay an additional 2%, while investments in alternative travel options will reduce the number of vehicles in the historic district and help manage risks to people walking or on bicycles.
- Investments in EV charging technology at mobility hubs will **reduce transportation-related carbon emissions** and advance the use of sustainable low-carbon travel options.
- The proposed transportation investments are anticipated to **improve travel reliability** throughout the city, **including commute reliability between the city's areas of persistent poverty and job opportunities in Downtown St. Augustine.** Safety improvements are also anticipated to greatly improve bicycle and pedestrian safety for those who rely on public transit and active transportation to access education, health care and jobs.
- Data collection **will improve the risk assessments and strategies identified for infrastructure** improvements to protect $505 million in city infrastructure and $2.9 billion of historic resources.

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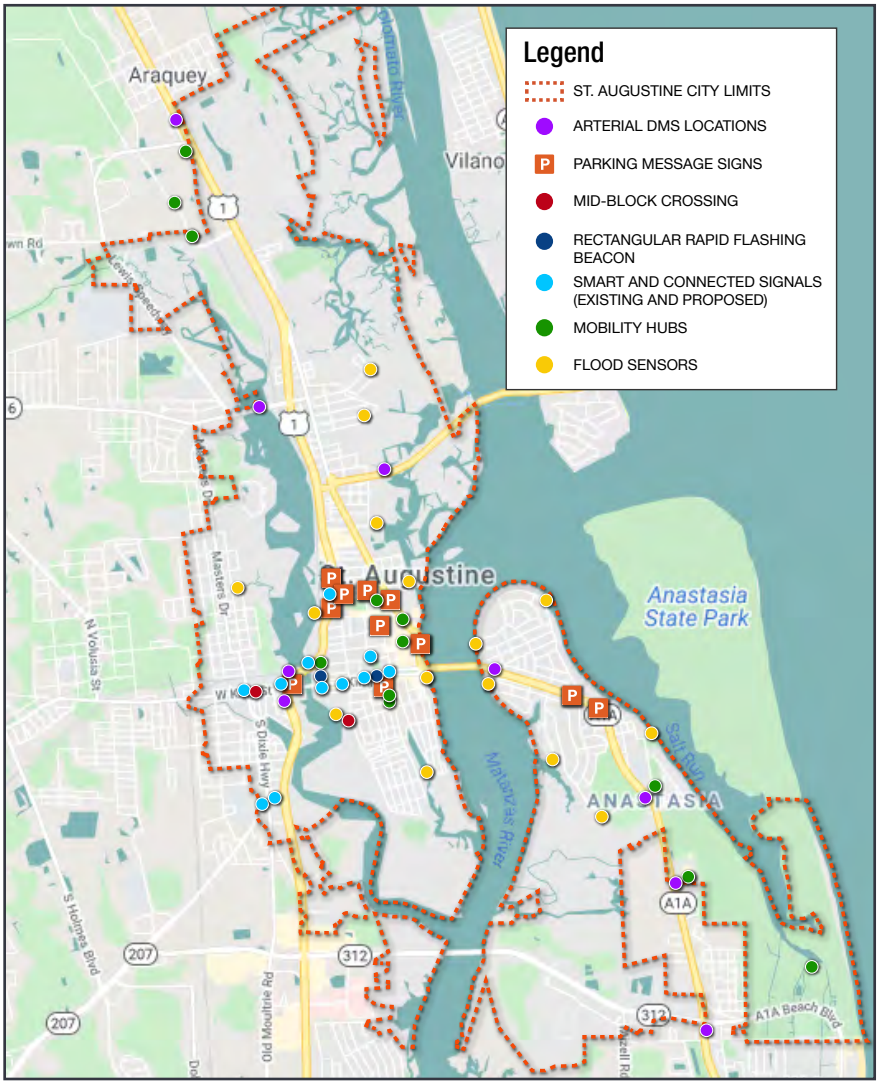
I. Project Description

The Florida Department of Transportation (FDOT), with the City of St. Augustine and the North Florida Transportation Planning Organization (TPO), are pleased to submit this grant application requesting $12.26 million in RAISE funding for the *SMART St. Augustine* project.

The project includes a citywide deployment of innovative transportation technologies contributing to the vision of making one of the nation's oldest continuously inhabited cities the nation's smartest city. This vision will be fulfilled by deploying innovative transportation technologies to enhance mobility, improve safety, reduce environmental impacts, reduce the costs to operate and maintain infrastructure and provide critical connections for underrepresented groups to social services and jobs.

St. Augustine, dated to 1565, is the nation's oldest continuously occupied settlement of European origin in the continental United States. Six million people visit this 12.9 square mile city by car each year and converge to a historic downtown that is only 0.5 square miles. This creates unique transportation challenges that can only be addressed through this project.

Figure 1: Overall Improvements Map



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Project Benefits

Growing volumes of vehicles, pedestrians, trucks, and for-hire vehicles are overwhelming the limited parking and street infrastructure downtown. This congestion is a risk to the city's residents, workers, visitors, and historic resources. Pedestrian safety is a major priority for the city, as crashes have increased with higher traffic and pedestrian volumes. Strategies that can improve the lives of residents, workers and visitors are needed. The project will also tie different parts of the city together. This will provide new economic opportunities for disadvantaged areas such as West St. Augustine.

To address these challenges, the project will implement the improvements summarized in Table 1:

Table 1: Project Improvements and Benefits

Project Improvements	Benefits
Foundational Activities	
• Software integration • Communications infrastructure for field devices • Align data exchange and analytics • Marketing and communications • Strategies to preserve multicultural historic and architectural resources in St. Augustine	Software integration and a comprehensive smart city strategy will improve reliability, reduce maintenance costs, and provide quality-of-life benefits for both residents and visitors.
Improve Safety of Vulnerable Road Users	
• Crosswalk improvements • Automated bicycle and pedestrian sensors • Audible pedestrian count down signals • Bicycle and pedestrian safety app • Smart lighting • Street flood and water level sensors	Improvements are anticipated to reduce vulnerable road user crashes by 25% overall. Vehicle crashes will reduce by 5% for all severity classes.
Enhance Mobility	
• Parking Management System (PMS) • Arterial Dynamic Messaging Signs (DMS) • Parking information signs • Virtual DMS • "Smart" signals and the Connected Vehicle Environment (CVE) • Automated Traffic Signal Performance Measures (ATSPM) and real-time congestion monitoring • Bridge closure notification system • Mobility hubs with information kiosks, parking pay stations, bike racks, and Electric Vehicle (EV) charging stations • Integrated traveler information application	Much of the city's traffic congestion is caused by visitors searching for parking in the historic district or during major events. Smart parking and traveler information systems are anticipated to reduce delays by 8%. "Smart" signals will reduce delay an additional 2%, while investments in alternative travel options will reduce the number of vehicles in the historic district and help manage risks for vulnerable road users.

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Project Improvements	Benefits
Provide Sustainable Solutions and Create Resilient Communities	
• Street lighting replacement with Light Emitting Diode (LED) luminaries • EV charging stations at mobility hubs • Stormwater sensors for resiliency risk assessments and data analytics	Investments in sustainable energy will reduce transportation-related carbon emissions, maintenance costs, and encourage the use of sustainable travel options. Stormwater sensor data collection will improve the city's ability to assess risk and identify strategies for infrastructure improvements to protect $505 million in city infrastructure and $2.9 billion of historic resources.
Remove Barriers to Accessing Opportunities	
• Transportation Network Companies (TNCs) and Flagler Hospital partnerships	The proposed transportation investments are anticipated to improve travel reliability throughout the city, including commuter reliability between the city's Areas of Persistent Poverty and job opportunities in downtown St. Augustine. Safety improvements will greatly improve bicycle and pedestrian safety for those who rely on public transit, paratransit, and active transportation to access education, health care, and jobs.

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Project History and Context

The *Smart Region Master Plan*, prepared by the North Florida TPO for the metropolitan area was adopted by the greater St. Augustine region in 2018. The plan was endorsed by more than 100 stakeholders from government, business and non-government organizations in the region including the City Commission. The plan identified *SMART St. Augustine* as a signature, priority project. The *SMART St. Augustine* project consists of investments to address transportation issues related to safety, mobility, resiliency, energy, ladders of opportunity, and healthcare.

The region moved forward to invest in developing the *SMART St. Augustine Master Plan* (completed in 2019) to refine the vision. Systems engineering for the investments in this grant was completed in 2021. The activities include a systems engineering management plan, concept of operations, digital architecture, preliminary plans for an initial phase of the project that is programmed and system requirements **making this a "shovel-ready" project ready for design-bid-build procurement.**

The project also leverages the following recent investments made by the City, TPO and FDOT:

- Construction of new Rectangular Rapid Flashing Beacon (RRFB) mid-block crossings on SR A1A in the Uptown District on San Marco Avenue
- Adding automated pedestrian detection as a pilot into a new RRFB mid-block crossing near Flagler College
- Implementing a smart parking system consisting of pay stations and on-line payment systems
- Construction of an innovative intersection improvement at May Street and San Marco Avenue (two segments of SR A1A)
- Raising the heights of traffic signal cabinets and other infrastructure to enhance resiliency
- Implementing smart waste receptacles on St. George Street
- Developing a regional Integrated Data Exchange (IDE) where information is shared between agencies and real-time congestion management tools, corridor planning tools and tools to support the needs of organizations preparing grants for underserved communities

An initial phase of this project to install traffic signal controller upgrades and Roadside Units (RSUs) in the CVE along US 1B King Street and Cathedral Street in downtown St. Augustine is funded for $960,000 as part of the FDOT's Technology Application Partnerships with Local Agencies for Deploying Connected and Automated Vehicle Technologies (TAPS-LA).

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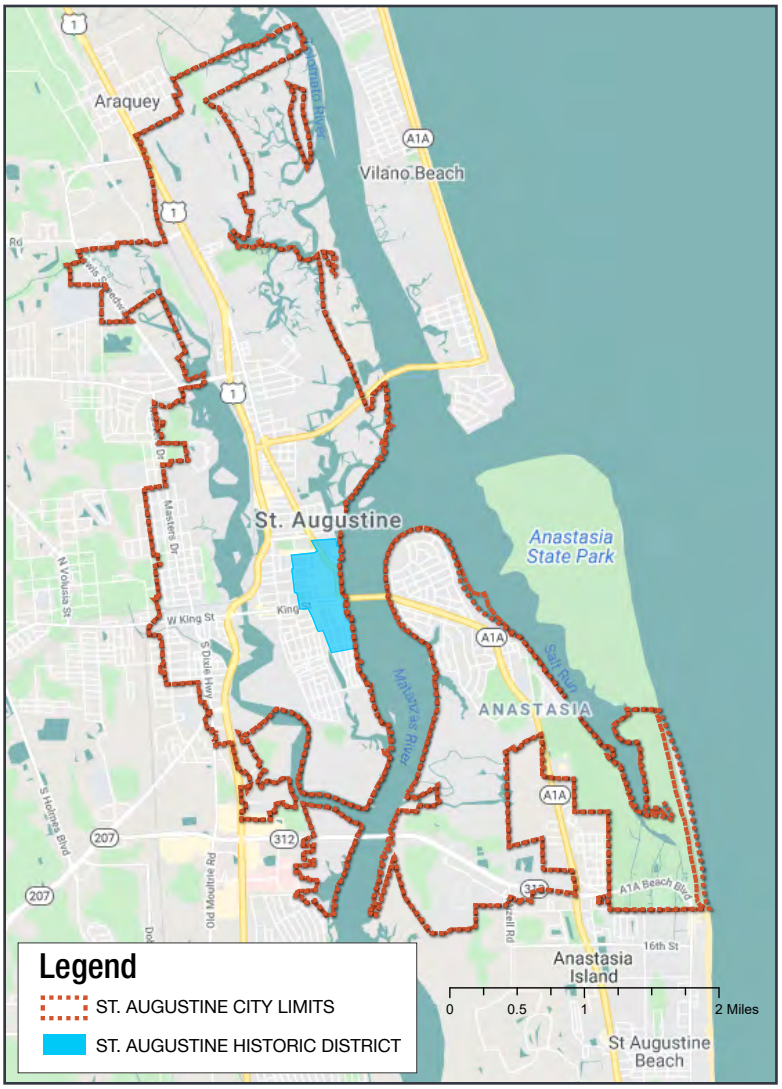
II. Project Location

SMART St. Augustine is a transformative project within the City of St. Augustine, Florida. The city is located in St. John's County and is part of the Jacksonville metropolitan statistical area (MSA). According to the 2020 Census, the City of St. Augustine has a population of about 14,300 while the MSA population is approximately 1.6 million. A map of St. Augustine and its larger geographic context is shown in Figure 2.

US 1 is the city's major north-south arterial, which connects the city's historic downtown with rapidly growing municipalities to the north and south. SR A1A is a coastal scenic highway and connects to other coastal cities. The City is located approximately five miles east of I-95 and is connected to the Interstate System by four-lane SR 16 and SR 207. I-95 and US 1 connect the City to the greater Jacksonville area and to other major metropolitan areas on Florida's east coast to the south. **Six million visitors arrive to this 12.9 square mile city by car each year and converge to a historic downtown that is only 0.5 square miles**.

The Northeast Florida Regional Airport, located on US 1 north of the City, is a general aviation airport with limited commercial flights. The Florida East Coast Railway, a Class III railroad, is the primary railroad for freight service on the east coast of Florida running between the Port of Miami and Jacksonville. St. Augustine's Historic District is a major regional tourism destination that draws millions of visitors. It is the city's major job center with a high percentage of local jobs supporting the tourism and service industries.

Figure 2: Project Context Map



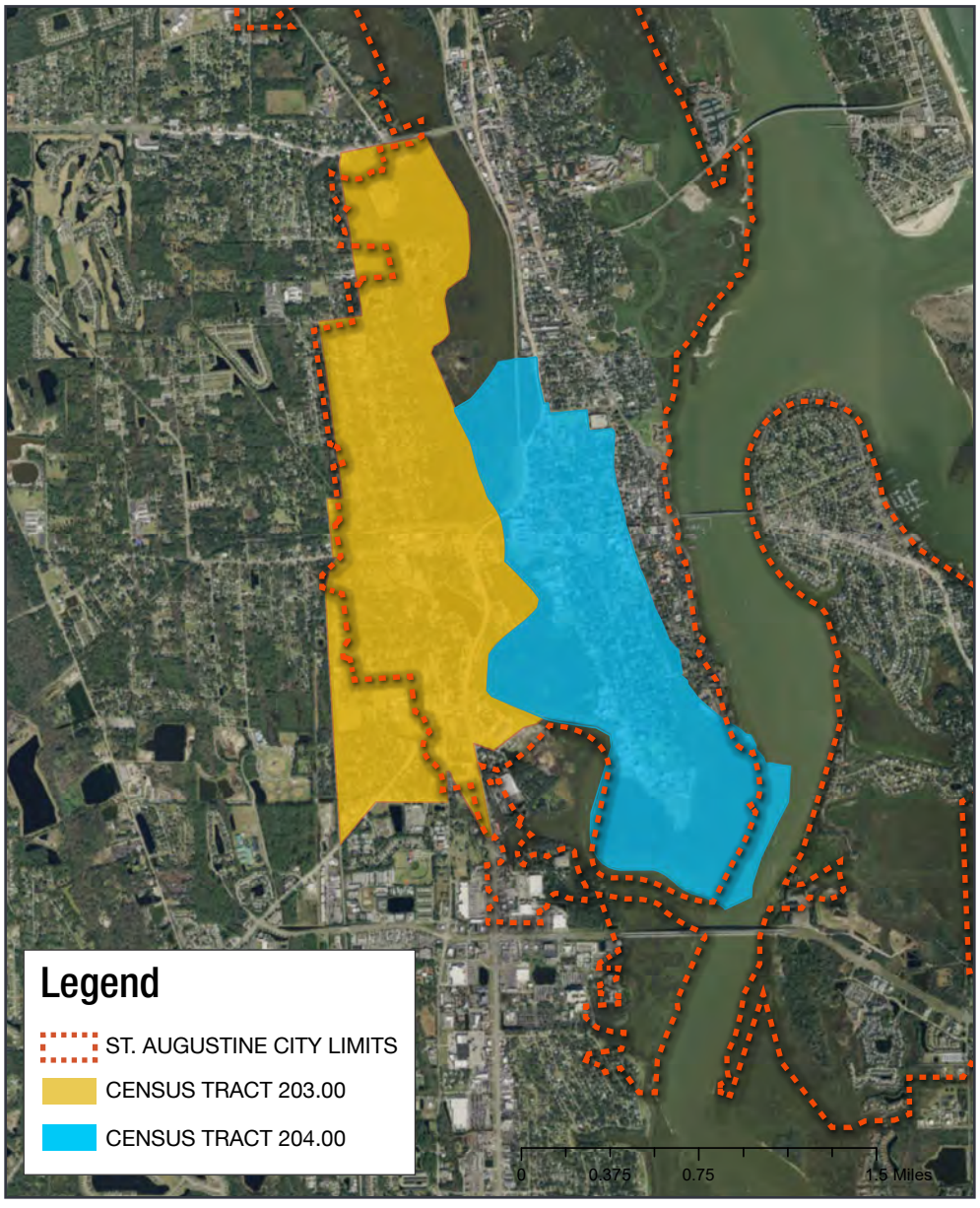
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The City includes two census tracts (203 and 204) designated as areas of persistent poverty, with one tract (203) also being designated as a historically disadvantaged community. In addition, the project falls within Federally Designated Opportunity Zone 12109020400, as shown in Figure 3. **Fifty-three percent of the city's population lives in areas designated as having persistent poverty.**

Table 2: Project Location

Location	Urban/Rural	Areas of Persistent Poverty	Historically Disadvantaged Community
City of St. Augustine, FL	Urban	Census Tracts 203, 204	Census Tract 203

Figure 3: Areas of Persistent Poverty



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III. Grant Funds, Sources and Uses of all Project Funding

The project budget shown below is based on the *SMART St. Augustine Systems Engineering Report*, most recently updated in February 2022.

Total Project Budget

The total budget for *SMART St. Augustine* is $15.4 million, which includes the match for the federal funding sources. The total project budget is broken down by project component in Table 3.

Table 3: Project Budget

Project Component	Budget	Percentage
Project Development & Environment (PD&E)	$305,482	2%
Design	$1,682,188	11%
Construction	$11,050,393	72%
Construction Engineering & Inspection (CEI)	$2,353,819	15%
Total	**$15,391,882**	**100%**

Source of Funds

FDOT requests a RAISE discretionary grant of $12.26 million for project deployment. This is equal to 80 percent of the total $15.39 million future eligible project cost, as shown in Table 4. The requested RAISE grant will be the only federal funding in this grant agreement.

Table 4: Source of Funds

Fund Source	Amount	Percentage
Non-Federal Contribution	$3,128,723	20%
RAISE Grant	$12,263,159	80%
Total	**$15,391,882**	**100%**

Non-Federal Funding

The non-federal funding commitment of $3.13 million is comprised of contributions from FDOT and the City as shown in Table 5. FDOT's contribution is programmed in the state's work plan, and a letter committing the City's contribution is provided with the letters of support.

Table 5: Non-Federal Funding Commitments

Organization	Contribution
Florida Department of Transportation	$2,839,753
City of St. Augustine	$288,970
Total	**$3,128,723**

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Other Program Funding

The overall *SMART St. Augustine* program includes approximately $1.8 million in previously programmed federal and non-federal expenditures to support coordinating projects. An initial phase of this project is funded for construction in fiscal year 21/22 of the FDOT Work Program for $968,000 as part of the TAPS-LA. This funding is included in the local match.

Other federal funding expenditures include the use of North Florida TPO funds for public involvement and integrated data exchange, and FDOT federal funding for connected vehicle integration upgrades. TPO federal funding was used to complete the *SMART St. Augustine Master Plan* and *Systems Engineering Report*. Previously expended local match was provided through City of St. Augustine local sources.

The total program is anticipated to have a budget of $17.15 million including previous expenditures.

These funding amounts and sources are shown below in Table 6.

Table 6: Other Programmed or Previously Expended Funding Sources

Source of Funds	Contribution
RAISE Grant	$12,263,159
Other Federal (Programmed)	$1,058,552
Other Federal (Previously Expended)	$160,000
Local match (Previously Expended)	$535,551
Total	**$17,145,985**

Use of Funds

SMART St. Augustine is construction ready. Project funding will be used to fund the final design, deployment, construction engineering and inspection and post-project elevation. No right-of-way acquisition or roadway construction is anticipated in association with this grant. The project qualifies as a Programmatic Type 2 Categorical Exclusion and **no environmental phase is needed.** A cultural resource assessment is proposed in the Project Development and Environmental (PD&E) phase below to avoid impacts to the historic resources in the city.

The anticipated use of each funding source is shown in Table 7, broken down by project component and funding sources. Note that project unknowns are included in the construction budget for this project.

Table 7: Use of Funds by Project Component and Source

Project Component	Non-Federal	RAISE	Total
PD&E		$305,482	$305,482
Design		$1,682,188	$1,682,188
Construction	$3,128,723	$7,921,670	$11,050,393
Construction Inspection & Engineering		$2,353,819	$2,353,819
Total	**$ 3,128,723**	**$12,263,159**	**$15,391,882**

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IV. Selection Criteria

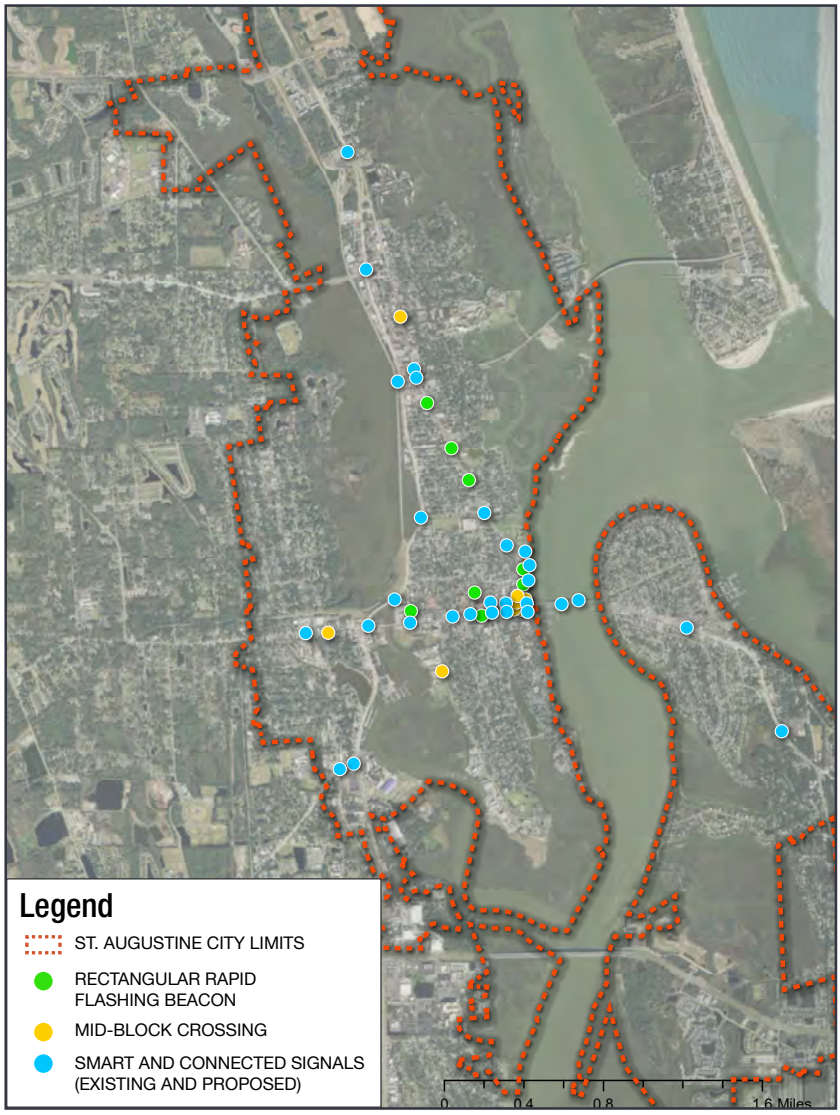
Primary Selection Criteria

Safety

Improving resident, worker, and visitor transportation safety, especially for disadvantaged populations, is one of the key purposes of the *SMART St. Augustine* project. This project will improve safety outcomes within the project area by reducing the number, rate, and severity of transportation-related crashes, particularly for vulnerable road users.

St. Augustine has a high crash rate involving bicyclists and pedestrians. The City experienced four fatalities, 81 serious-injury crashes, and 44 property-damage-only crashes involving bicycles or pedestrians over three years (2017 to 2019). The economic cost of these crashes averages $28 million per year in lost incomes, medical costs, and other expenses.

Figure 4: Safety Improvement Map



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Characteristics of vulnerable road users in St. Augustine include:

- Tourists who are unfamiliar with the area. Some tourists use wheelchairs and other electronic personal assistive devices
- Over 1,000 students and their families who attend the world-renowned Florida School for the Deaf and Blind, which is located just north of downtown St. Augustine
- Local pedestrians, cyclists, transit riders, micromobility device users, automobile drivers, and horse-drawn carriages
- Special event participants such as marathons, parades, or others

The *SMART St. Augustine* project will reduce crash risk and increase safety outcomes for all people, including vulnerable road users, through the following improvements:

- Installation of six mid-block Rectangular Rapid-flashing Beacon (RRFB) in high-pedestrian traffic areas
- Automatic pedestrian and bicycle detection deployed at four signal locations
- Pedestrian walk time extension for low-mobility pedestrians
- Smart lighting sensors and luminaries at three mid-block crossings
- Audible pedestrian countdown signals at 23 locations

Peer reviewed studies show that smart lighting at mid-block crossings reduced vehicle speeds by 19% and reduced crash severity at similar locations.[1]

The Florida School for the Deaf and Blind is located in central St. Augustine. It is the largest of its type in the United States, with 47 buildings on 82 areas. It serves 600 students and 400 infants/ toddlers (and their parents). The SMART St. Augustine project directly supports this population by adding pedestrian countdown signals, extending pedestrian walk times, implementing automatic pedestrian detection at four signals, and constructing other improvements that were identified through extensive conversations with the School.



A bicycle and pedestrian safety mobile-device application is also planned to provide accurate bicycle and pedestrian detection. The application recognizes when the cyclist is within a pre-defined detection zone and notifies the traffic controller to extend the green time for the approaching bicycle. The project will also improve pedestrian safety through a smart parking management system (described under Environmental Sustainability) by reducing the number of vehicles circulating while searching for parking in high-bicycle and pedestrian volume areas.

The total annual monetized benefit associated with the reduction in bicycle, pedestrian and vehicle crashes was monetized at $39.7 million, or $20.4 million at a 7% discount, over the analysis period of seven years.

Figure 5: Street Flooding in St. Augustine Following a September 2020 Rainstorm



Environmental Sustainability

SMART St. Augustine will advance environmental sustainability by implementing EV charging technology to reduce greenhouse gas emissions, addressing sea level rise, coastal flooding, and by improving coastal flooding modeling and early warning systems.

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The project supports the sustainability goals of the City's 2030 Comprehensive Plan, the 2018 Historic Preservation Plan, Stormwater Master Plan update, the Resiliency Master Plan, and the region's long-range transportation plan.

The project also supports FDOT's Resiliency of State Transportation Infrastructure Policy to consider resiliency of the State's transportation system to support the safety, mobility, quality of life and economic prosperity of Florida's residents and preserve the quality of our environment and communities. Resiliency includes the ability of the transportation system to adapt to changing conditions and prepare for, withstand, and recover from disruption.

Reducing Greenhouse Gas Emissions

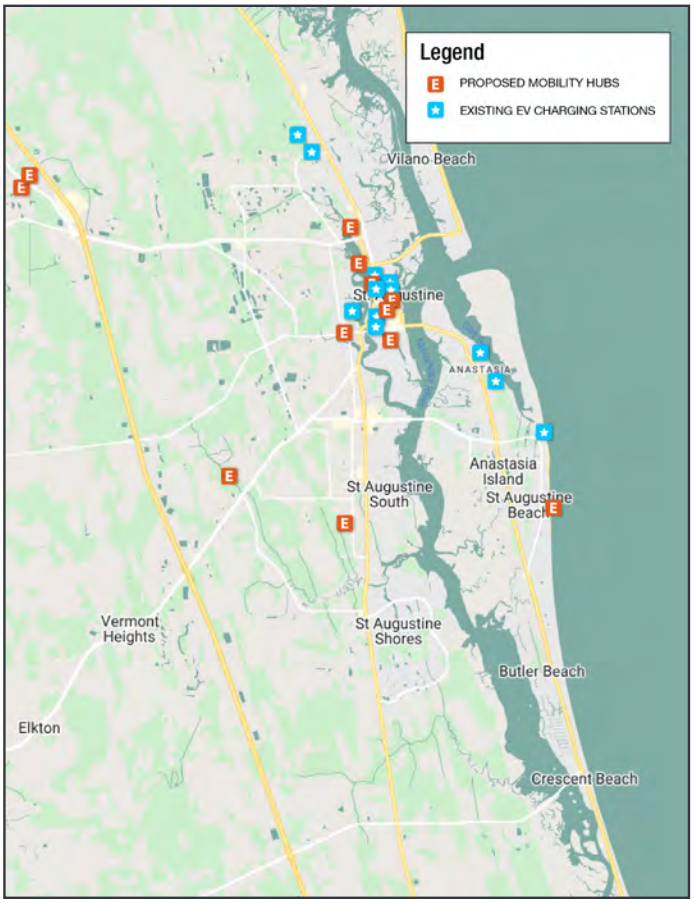
The *SMART St. Augustine* project will reduce citywide greenhouse gas emissions by installing EV charging infrastructure at the project's mobility hubs to encourage the use of EVs and improve traffic operations in the city. Proposed EV charging hubs are shown in Figure 6.

There are currently one public EV charging station and eight private EV charging stations within the city limits. The City's six million annual visitors arrive primary by personal vehicle and *SMART St. Augustine* will install infrastructure to support EV charging stations at mobility hubs located in public parking lots, garages and remote parking lots used during special events when shuttle services are active. These hubs will also include visitor information kiosks and bicycle racks to further incentivize mobility hub use.

Vehicles circulating to find available parking spots currently increase traffic congestion by 30%.[2] The project will install a smart parking management system consisting of occupancy sensors, license plate readers and a parking and travel information app. DMS and a virtual DMS app will direct visitors to available parking. These information signs will be located along entry corridors to the city to eliminate the need for vehicles to travel downtown. Studies have shown that broadcasting information on the availability of on-street parking spaces reduces delays by up to 43%,[3] while reducing traffic volumes by up to 9% and lowering emissions.

The project will install a system of smart and connected signals to proactively manage the street and highway system. Traffic volumes and patterns change regularly in St. Augustine depending on day of the week, hour of the day, current

Figure 6: Proposed and Current EV Charging Hubs



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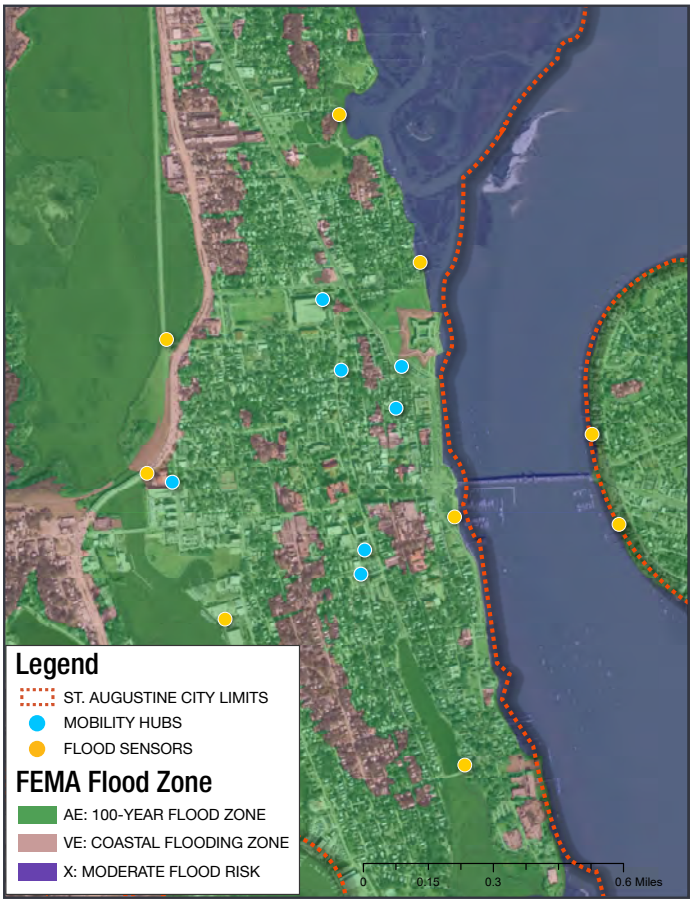
events, weather, and flooding. Connected signals will communicate with connected vehicle systems to share information about signal timing, allowing vehicles to better time their arrival at signals, reducing idle time. Pilot projects have shown a 40% travel time reduction and 25% lower vehicle maintenance and operations expense by reducing vehicle braking and idling.

The total benefit associated with the emissions reduction was $0.17 million (approximately $93,425 at a 7% discount rate). A net travel time savings for all vehicles of $17.0 million in 2020 dollars, or $9.3 million at a 7% discount rate is anticipated. This benefit does not include additional user cost savings.

Sea Level Rise and Coastal Flooding

Proximity to scenic waterways and pristine coastlines is economically valuable to St. Augustine. The presence of these waterways also corresponds with enhanced risks associated with climate change. These risks include frequent street flooding due to sunny day (or tidal) flooding tied to sea level rise, and risk for other severe storm events such as hurricanes. Risks such as these and others place the city's $505 million of public infrastructure and $2.9 billion worth of historic resources at risk. This regular flooding presents safety and mobility risks to residents, workers and visitors and is a significant threat to the regional economy.

Figure 7: Sustainability/Flood Sensor Map



To manage this risk, the project will install new flood sensors at locations identified in a Coastal Vulnerability Assessment prepared for the City by the Florida Department of Environmental Protection.[5] To improve stormwater management, sensor data from the proposed street flood warning system will be used to improve the city's predictive modeling and better understand the risks caused by increased coastal flooding. It will also improve the city's resiliency risk analysis, assessments, and prioritization of funds. The grant-funded project will leverage the data produced by these new flood sensors to alert residents when street flooding is imminent or occurring and route travelers around this hazard to enhance safety.

The proposed sensor locations are shown in Figure 7.

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The proposed improvements preserve transportation capacity and improve safety and reliability while not adding impervious surface to the city's existing system to avoid creating additional runoff and exacerbating flooding.

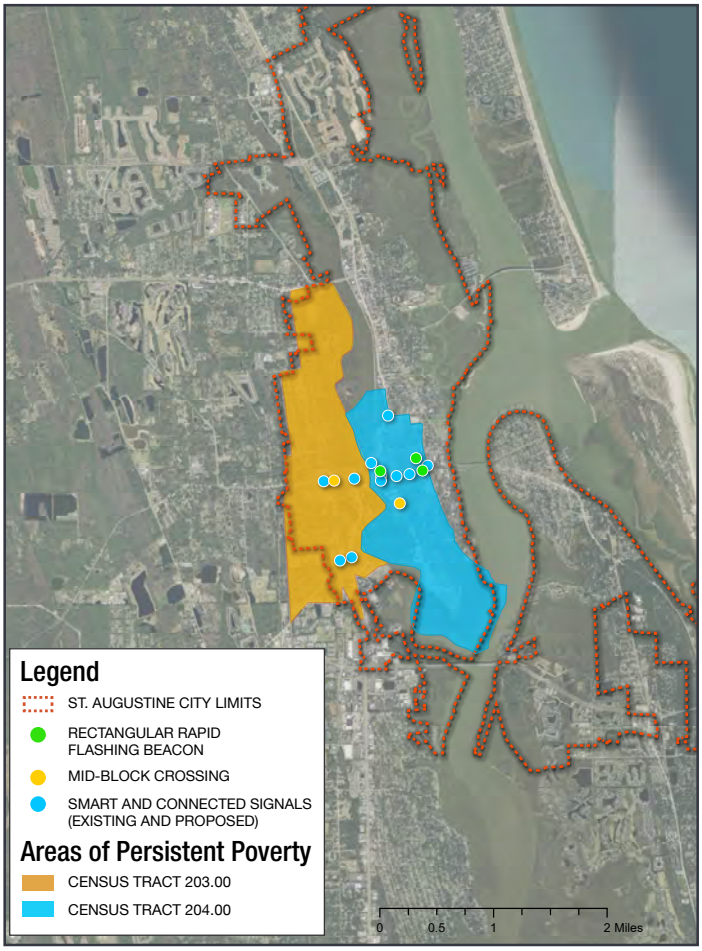
Quality of Life

The grant-funded *SMART St. Augustine* project will improve the quality of life for residents, workers, and visitors. *SMART St. Augustine* will reduce barriers to accessing the city's major job center, the Historic District, by improving safety and transportation reliability for those commuting into downtown by all modes.

Improve Access to Medical Care

A lack of reliable and affordable transportation is a barrier to residents and workers accessing medical care in St. Augustine as noted in the North Florida TPO's study "Mobility for the Underserved: Improving Lives Through Mobility." Developing "ladders of opportunity" is a core objective of the North Florida TPO's *Smart Region Master Plan,* referring to strategies that help underserved communities elevate their income, health, and quality of life. The North Florida TPO and FDOT are partnering to implement these strategies through *SMART St. Augustine*.

Figure 8: Quality of Life Map



Transportation barriers are the third leading cause of missing a medical appointment for older adults across St. John's county. To mitigate these affects, the project includes partnership with Flagler Hospital and a transportation network company (TNC) (GetMiles) to develop a pilot program that subsidizes travel by people with low incomes to and from medical appointments. This program will also increase TNC availability in low-income communities. An incentive will be provided in the form of electronic gift cards or discounts on other services when a patient attends a scheduled appointment. The benefits of this program will be to improve attendance for high-risk populations such as prenatal care, to avoid unneeded emergency room visits, and provide more reliable attendance and revenues for the medical-care provider.

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St. John's County, where St. Augustine is located, has significant racial disparities in poverty rates. Low-income and minority populations are heavily concentrated in West St. Augustine, which is designated as an area of persistent poverty. The West St. Augustine area is designated as medically underserved as defined by the U.S. Department of Health Resources and Services Administration, meaning there are "too few primary care providers, high infant mortality, high poverty or a high elderly population."

Reducing Barriers for Vulnerable Populations

As noted previously, St. Augustine is also home to the FDSB, the nation's largest school of its type. To enhance safety, audible countdown pedestrian signals and automatic pedestrian detection are proposed throughout the City to provide greater accessibility for these students. The FSDB's curriculum emphasizes teaching life skills and through regular community outings and interaction, so visually and hearing-impaired students and staff are regular users of the city's infrastructure. Improving safety for these vulnerable road users increases their ability to access local opportunities safely and without barriers.

Figure 9: FSDB Students Navigating the City's Streets



Improves Mobility and Community Connectivity

This program will improve mobility for non-motorized users through the safety improvements noted the "Safety" section. The technology and crossing improvements described in that section are anticipated to reduce crashes for vulnerable road users throughout the City. All pedestrian and crossing improvements will be designed to meet Americans with Disabilities Act requirements and Florida's Elder Road Users Policies.

In addition, the *SMART St. Augustine* parking management system will reduce the total volume of circulating vehicles throughout the congested downtown historic district. Up to 30% of the city's traffic congestion is estimated to occur from visitors circulating and looking for a parking spot to visit a downtown destination. Improved parking information signage is expected to decrease the volume of circulating vehicles in an area with a high rate of pedestrian and bicycle crashes, thereby decreasing the probability of collisions in an area with a high volume of pedestrians.

The project includes the installation of mobility hubs throughout the community. These mobility hubs will include EV charging stations, information kiosks, and bicycle parking racks to serve both the St. Augustine Community and the high volume of tourists. Mobility hubs are especially important in areas such as the historic downtown district where a large volume of visitors are unfamiliar with the area. The information provided at these locations will encourage visitors to navigate to their destinations on foot and improve connectivity between various destinations, while simultaneously providing services for workers of the historic districts.

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Economic Competitiveness and Opportunity

The proposed improvements will benefit the local and regional economy by accommodating further growth in the region's tourism economy and improving access to regional jobs for local workers.

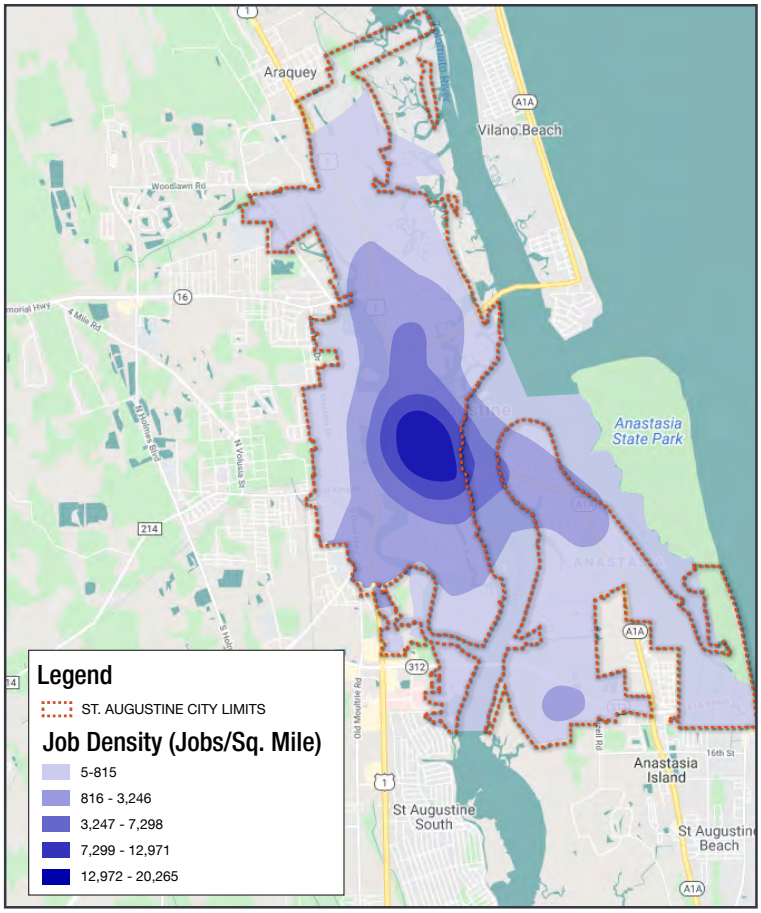
Increase Tourism Opportunities

St. Augustine receives an astounding six million visitors per year and the economy relies heavily on tourism jobs, which are concentrated in the historic district. Over 20% of the historically disadvantaged West St. Augustine residents are employed in tourism-related jobs in the downtown historic district.

Currently, the largest threat to St. Augustine's continued growth as a national tourism hub is congestion and mobility challenges that discourage visitors. The current constraints, particularly in the congested historic district, result in lengthy traffic delays, vehicle congestion, and a confusing parking system. As tourism continues to grow, these challenges are likely to mount, to the point that many visitors may choose an alternate vacation destination.

The proposed improvements will increase safety for people walking and bicycling in the historic district and improve overall traffic reliability and parking management. These improvements to the visiting experience are likely to increase the number of visitors who travel to St. Augustine each year, creating additional jobs critical to the local economy.

Figure 10: Job Density Map



Increase Access to Jobs

SMART St. Augustine will also improve access to jobs. According to the 2018 Census data, almost 32% of workers who live in St. Augustine's areas of persistent poverty (Census Tracts 203 and 204) work within the tourism and service industry. U.S. Census data shows a strong relationship between residents in the historically disadvantaged West St. Augustine, in Census Tract 203, and jobs in the historic downtown district. Peer reviewed research shows low-income workers have less flexibility in work hours as compared to higher-wage workers,[7] and benefit more significantly from more efficient transportation options.

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The proposed improvements will increase safety for workers that access the downtown historic district by biking or walking, and improve travel efficiency and speed for those that travel via car or transit.

State of Good Repair

The project will invest in state of good repair by implementing improvements that reduce unnecessary wear-and-tear on the city's roadways, improve the city's ability to apply data analytics to infrastructure management and by creating a more connected system that reduces life-cycle maintenance costs.

The proposed "smart" parking management system will significantly reduce circulating traffic seeking parking (as discussed in previous sections). This will lead to fewer vehicle trips on the city's historic roadways extending the service life based on a reduction of basic wear-and-tear. The project will also provide a dynamic truck parking information system to reduce the damage to curbs and drainage structures caused by trucks circulating on the city's narrow roadways seeking parking. The project will save the city expenditures for its pavement resurfacing and repair in the Capital Improvement Program.

Sensor data from the street flood warning system will be used to enhance the city's predictive modeling capability, enhancing the city's long-term sustainability in the face of climate change and sea level rise. Part of the charm and beauty of St. Augustine is its proximity to scenic waterways and pristine coastlines. Simultaneously, these features put the City at risk to flooding from rising tides due to sea level rise and increasingly frequent and intense storm events. These hazards threaten the historic assets that define the City. St. Augustine's historic districts represent 41% of the city's total assessed value.

Seventy-five percent of the land area in historic districts fall within a high-risk flood zone.[8] Protecting these assets through predictive modeling and proactive planning enhances the region's overall economy by ensuring the historic district remains a tourist destination for the long-term future.

Operations and maintenance of the proposed deployment is included in the life-cycle costs for this project to ensure the project remains in a state of good repair. The operations and maintenance costs are funded through a variety of sources, including FDOT operations funds, city parking revenue, user fees, general revenue, and regional funding sources through the North Florida TPO.

The project also includes the integration of a video-based machine learning pavement management system. This proposal is based on a successful pilot program conducted by the North Florida TPO which demonstrated the effectiveness of this system and is now adopted in other counties in the region.

The total net cost of operations and maintenance over the analysis period was $2.6 million, or $1.47 million at a 7% discount. In the benefit-cost analysis, the net increase in operations and maintenance costs is treated as a negative benefit (a disbenefit).

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Partnership and Collaboration

Regional Stakeholders

SMART St. Augustine leverages key regional partnerships developed through the 2018 North Florida Smart Region Master Plan. Regional coordination and adoption of the Smart Region Master Plan occurred in 2018 and the plan was endorsed by more than 100 stakeholder government, chambers of commerce, businesses, and non-government organizations in the region.

The project is included in several regional and local planning documents, as outlined in Section V.

Figure 11: Project Partners



Public-Private Partnerships

The project will also leverage key public-private partnerships to deploy and manage several of the key project components.

TNC Partnerships

The City will partner with existing TNCs to provide enhanced mobility and access to healthcare for local underserved populations. This program is further described in Section IV under "Quality of Life."

Visit St. Augustine Mobile Application

The *Visit St. Augustine* mobile application is owned and operated by a private sector company and provides information to visitors on things to do, places to stay, where to eat, special events and maps. The City intends to partner with the existing *Visit St. Augustine* mobile application (on a non-exclusive basis) to provide enhanced traveler information. Other parties such as Google may also be interested. Information on parking availability from the existing parking management system and the data collected in the Historic Downtown Parking Garage will be integrated and shown within the existing app to create a single portal for all traveler and visitor information. Advertising is currently used to support the costs of the development and maintenance of this app. If this partnership is successful, the costs of sharing the information will be absorbed by Visit St. Augustine through a service level agreement.

In addition, the project will embed location services into the *Visit St. Augustine* application to provide detection and prediction analytics for bicyclists and pedestrians at intersections. The app will recognize when the cyclist is within a pre-defined detection zone and communicate with the traffic signal to extend green times and allow for safe crossing.

Public Engagement

The *SMART St. Augustine* project grew out of concepts included in several local and regional plans, including the City's 2040 Mobility Plan, Strategic Plan, Comprehensive Plan, and the North Florida TPO's Long Range Transportation Plan (further detailed in Section V). Each of those planning efforts featured significant public engagement efforts, which ultimately informed the goals, vision, and specific implementation details of this project.

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Because of the ability to leverage those prior engagement efforts and the significant regional partnerships involved with this project, no specific public engagement efforts have been undertaken regarding this project. Public engagement will be a critical element of this project upon funding.

Although intelligent transportation systems qualify as a programmatic categorical exclusion under 23 CFR 711.117, a cultural resource assessment survey will be performed to identify any potential conflicts during construction. If conflicts are identified, the proposed field element will be relocated to avoid any resources. A public hearing will be conducted as part of this process.

Public hearings will also be conducted as part of the City's Architectural and Historic Review Committee that will participate in reviewing and approving field components on the City-maintained streets.

A separate public information campaign will be conducted to engage residents and business owners in refining the proposed project and promoting adoption of the innovative technologies. This process will begin during the design phase and continue through construction.

Innovation

This project meets the criteria for innovation in all three categories, as described below.

Innovative Technologies

SMART St. Augustine relies on the deployment of innovative technology to manage and improve operations of the existing transportation system, rather than building capacity improvements. Collectively, these technology deployments will improve the safety of vulnerable road users, improve the City's asset management capabilities, prepare the existing system for connected and automated vehicle technology, and improve overall system reliability. Innovative elements are summarized below and further described throughout the document:

- **Arterial DMS** – DMS to direct traffic to available parking and manage traffic flow during events and emergencies on state roads.
- **Smart Lighting** – Provide enhanced lighting at night to improve safety at pedestrian crossings and reduce power consumption.
- **Bicycle and Pedestrian Safety Application** – Location services embedded into Visit St. Augustine application to provide vector and prediction analytics for bicyclists and pedestrians at intersections.
- **Bicycle and Pedestrian Sensors** – Automated pedestrian and bicycle detection at intersections and mid-block crossings to extend green times, crossing times or other safety measures.
- **Smart and Connected Signals** – This deployment will advance the technology by transmitting messages to connected vehicles, roadside units, and vulnerable users such as pedestrians and vehicles per SAE J2735 standards.

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- **Automated Traffic Signal Performance Measures and Real-time Condition Monitoring**
  - Software solutions that provide real-time traffic signal system management will be implemented with the advanced traffic controllers needed to support roadside units.
- **Mobility Hubs** – Mobility hubs will be in public parking lots and include infrastructure to support EV charging stations, visitor information kiosks, bicycle racks, and other amenities.
- **Bridge Closure Notification System** – Messages and notifications will be provided via traffic information systems when bridges are closed to vehicle traffic to allow vessels to pass under the bridge. This will allow vehicles to avoid traveling through downtown when other options such as SR 312 are available and could save travelers time.
- **Pavement Management Systems** – Video-based inventory systems using machine-learning to assess needs and perform pavement maintenance and extend the life-cycle of pavement, sidewalks, and related infrastructure. Pavement in St. Augustine deteriorates faster than normal because of the horse-drawn carriages and other special vehicles.
- **Street Flood Notification System** – Sensors identify locations where street flooding is eminent or occurring to route travelers around this safety hazard.

Innovative Project Delivery

This project will be delivered through FDOT's Local Agency Program (LAP).

The LAP program provides sub-recipient towns, cities, and counties funds to develop, design, and construct transportation facilities with federal funds. FDOT is the steward of the federal funds and is responsible for oversight of funded projects on behalf of the Federal Highway Administration (FHWA). LAP agencies prioritize and fund local projects (through the North Florida TPO) and are then eligible for reimbursement for the services provided to the traveling public through compliance with applicable federal statutes, rules, and regulations.

The LAP program increases the availability of federal funds for use on the local roadway system and allows local agencies to retain control of day-to-day project management. This allows projects to maintain the priorities and objectives of the managing local agency. Since 2017, FDOT has funded over 750 projects valued at over $450 million through this program.

As noted previously, this project qualifies as a programmatic categorical exclusion under the National Environmental Policy Act as implemented in the FDOT's PD&E Study process through assignment from the FHWA. Therefore, no environmental review or approval is required.

Innovative Financing

This project involves partnerships including the City, FDOT and the North Florida TPO. An initial phase of this project is funded for construction in fiscal year 21/22 of the FDOT Work Program for $960,000 as part of the TAPS-LA program.

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V. Project Readiness: Environmental Risk

Project Schedule

Deployment of the *SMART St. Augustine* project can begin quickly following receipt of a RAISE Discretionary Grant. Since the environmental documentation and systems engineering processes are complete, the following schedule can be achieved:

Table 8: Project Schedule

Milestone	Estimated Time of Completion
State and Local Planning Approvals	Complete
Environmental Review and Approval	None required
Financial Programming	May 2022
Right-of-way Acquisition	None required
Design-Build Procurement	January 2023
Construction	October 2025

Required Approvals

Environmental Permits and Reviews

This project qualifies as a programmatic categorical exclusion under the National Environmental Policy Act as implemented in the FDOT's PD&E Study process through assignment from the FHWA. Therefore, no environmental review or approval is required.

The *SMART St. Augustine* project is consistent with local and regional plans, including the City's 2040 Mobility Plan, Strategic Plan, Comprehensive Plan, and the North Florida TPO's 2045 Long Range Transportation Plan. Each of those planning efforts featured significant public engagement efforts, which ultimately informed the goals, vision, and specific implementation details of this project.

Because of the ability to leverage those prior engagement efforts and the significant regional partnerships involved with this project, no specific public engagement efforts were undertaken regarding this project but will be included in the implementation phase.

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State and Local Approvals

This project is included in the following plans.

- **Unified Planning Work Program**, as Task 5.36 *SMART St. Augustine* for the systems engineering of the full project, preliminary plans for the TAPS-LA phase of the project and cost estimates.
- **North Florida TPO's Transportation Improvement Program (TIP)** by reference of the use of Federal planning program funds.
- **North Florida TPO's 2045 Long-Range Transportation Plan.**
- **North Florida TPO's Transportation Systems Management and Operations Needs Plan.**
- An initial phase of this project is funded for construction in fiscal year 21/22 of the **FDOT Work Program** for $960,000 as part of the TAPS-LA.
- A TIP and **Statewide Transportation Improvement Program** amendment included construction funding as of December 31, 2020.
- Included in the City's **2040 Mobility Plan** adopted in 2020.
- Consistent with the goals of the City's **2030 Comprehensive Plan.**

No right-of-way acquisition or property agreements are required for this project.

Federal Transportation Requirements

This project is included in the region's long-range transportation plan, and no other federal requirements apply.

Assessment of Project Risks and Mitigation Strategies

The scale and complexity of this project poses some risk to the project's success. While earlier phases of the project involve proven technologies with well-defined and understood system requirements, many of the proposed improvements are more complex. This type of project is new for the City, who will need to partner with more experienced organizations.

To mitigate these risks, an owner's representative consultant or general engineering consultant will be hired to provide technical staff support during the delivery of the project.

In addition to the risks identified with the support environment, the other most significant risk is security and privacy. Data security refers to the tools, policies, practices and procedures used to protect data from being accessed, manipulated, or destroyed or being leveraged by those with a malicious intent or are unauthorized to do so. Data privacy is the reasonable expectation that data of a sensitive nature will be kept anonymized, encrypted and respectfully and responsibly maintained by all users, managers and collectors of the data, while adhering to applicable laws and regulations, policies and procedures.

An initial risk matrix was prepared and is summarized in Table 9 on the following page.

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Table 9: Initial Risk

Project Risk	Risk Mitigation Strategy
Achieve consensus in a dynamic and engaged public environment.	Conduct public information campaign and workshops.
Receiving approval for design of parking DMS signs from the City's Historic and Architectural Heritage Board.	Conduct workshop with board and use visualization to demonstrate specific design to mitigate any visual impacts.
Receiving approval for design of small cell devices and CCTV from the City's Historic and Architectural Heritage Board.	Conduct workshop with board and use visualization to demonstrate specific design to mitigate any visual impacts.
Encountering archeological or historical resources during construction.	Prepare cultural resources assessment during preliminary engineering phase and change the location of field deployments to avoid impacts.
Delivery times for contractors to deliver mast arms and cantilever sign posts have been four to six months.	Early design of structures in project schedule.
Ability to negotiate partnership and maintain accurate and timely transfer of data with Visit St. Augustine.	Discussions are ongoing now.
Need for temporary construction easements.	Adjust the location of field elements is required to avoid right-of-way impacts.
Ability to deliver within project schedule.	Monitor and manage risk continuously during the project.
Maintaining products during life-cycle of the deployment.	Budget is included in the life-cycle costs based on history by FDOT or from other deployments.
Maintaining the privacy of the users and ability to manage the system.	Develop detailed cybersecurity protocols and standards that go beyond security credentialling management.

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VI. Benefit-Cost Analysis

A Benefit-Cost Analysis (BCA) was completed for the project based on U.S. Department of Transportation Standard BCA Guidance. This analysis shows that the SMART St. Augustine project will provide quantifiable benefits through the reduction of crash rates, travel time, traveler costs and air pollution, along with improvement of emergency preparedness. The expected benefits are summarized in Table 10: Benefit-Cost Analysis Summary The project is expected to create over $54 million in quantifiable public benefits. The benefits of this project include:

- A decrease in the cost of regular operations and maintenance of project components
- A reduction in fatal, injury and property-damage-only crashes for both vehicles, bicycles, and pedestrians
- A reduction in costs associated with congestion, including operator time, operating costs, and emissions

These benefits are compared to the costs of the project using quantitative and qualitative measures. The full BCA is included in Appendix A.

The BCA demonstrates the economic merit of the project through comparison of monetized benefits to society.

The project is estimated to have a benefit-to-cost ratio of 2.34 and a discounted net present value of over $17.84 million. Details of the results including assumptions, methodology and other details of the analysis may be located within the attached memorandum and the benefit-cost workbook. Results of the benefit-cost analysis are included in Table 10.

Table 10: Benefit-Cost Analysis Summary

	Undiscounted	7% Discount
Benefits	$56,776,305	$31,137,496
Costs	$17,317,445	$13,291,658
Overall B/C Ratio	3.28	2.34
Net Present Value	$39,458,860	$17,845,839

Benefits of the project which are not quantified in the Benefit-CostAnalysis include:

- Improved access to public EV charging stations, further incentivizing the use of electric vehicles and a reduction of emissions.
- Economic benefits based on investments in resiliency projects. The National Institute of Building Sciences' analyzed the result of investment from several federal agencies by the Federal Emergency Management Agency, Economic Development Agency and the U.S. Department of Housing and Urban Development, over a 23-year period. The study found that there is a $6 return for every $1 invested in resiliency projects.
- Direct and indirect economic impacts associated with direct federal investment. Studies by the Council of Economic Advisers within the Executive Office of the President have shown that federal investment leads to the creation of additional jobs and an increase in economic activity in the area associate with rising wages and employment.[ix] FDOT conducted a macroeconomic analysis of the impacts of the FDOT work program and found there is a 4:1 benefit-cost ratio for transportation investments.

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Appendices

Appendix A:Benefit Cost Analysis
- BCA Excel Document
- BCA Memorandum

Appendix B: Detailed Project Schedule

Appendix C: Letters of Support

Appendix D: Systems Engineering Report

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Sources

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9. http://northfloridatpo.com/images/uploads/docs/St_Augustine_Truck_Study_Final_Report.pdf

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PROPOSED EV CHARGING STATIONS:

Plan sets were included for each location and copies in this packet are for areas within HARB's purview

Note: The first set of documents were specification/sign/ADA compliance related and were included in each plan set submitted, but only in the front of this section for the HARB packet copy.

FULL PLAN SET AVAILABLE

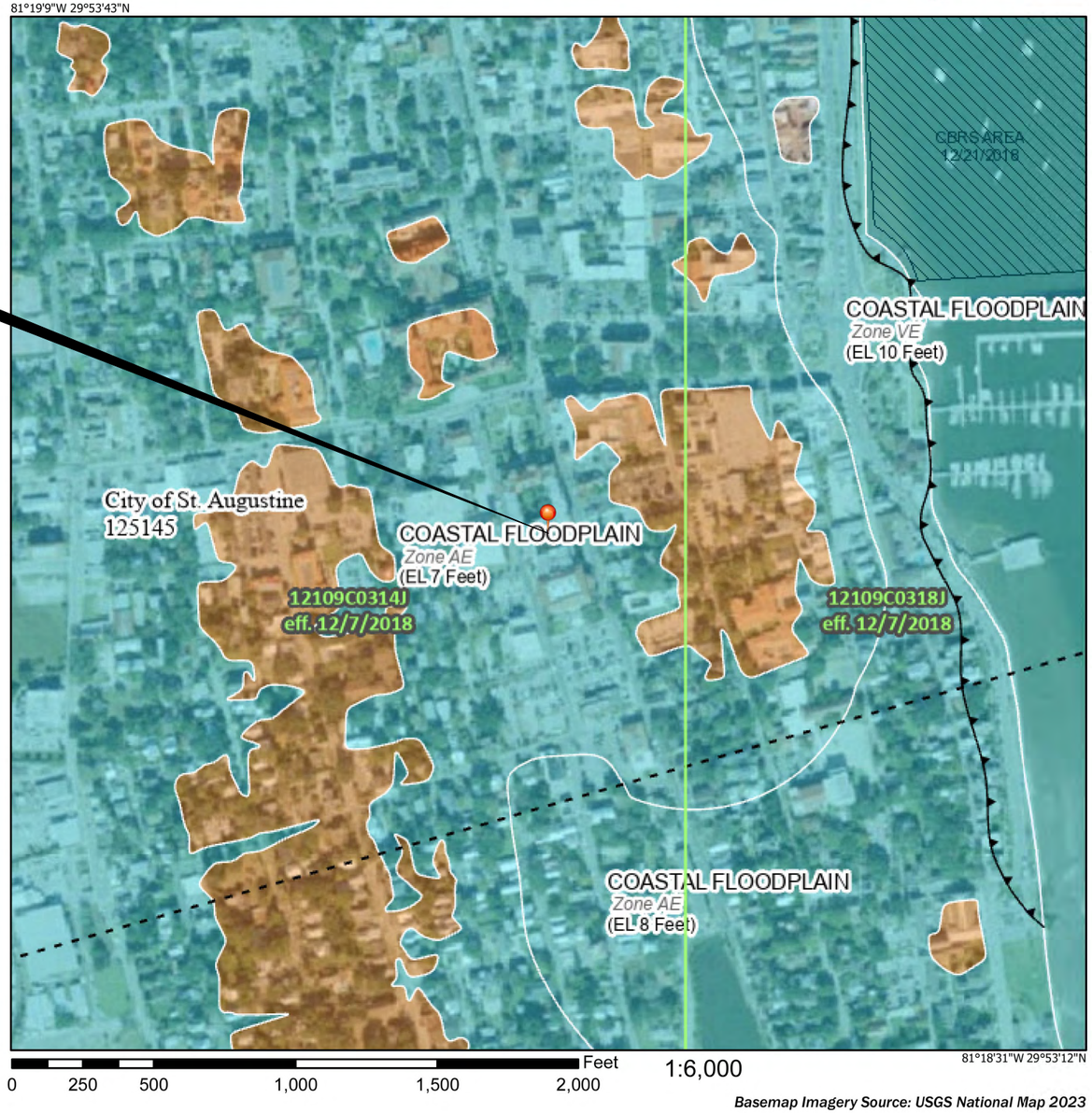
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National Flood Hazard Layer FIRMette

FEMA

81°19'9"W 29°53'43"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- **SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) *Zone A, V, A99*
  - With BFE or Depth *Zone AE, AO, AH, VE, AR*
  - Regulatory Floodway
- **OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- **OTHER AREAS**
  - NO SCREEN — Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone D*
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance (B: 20.2 / 17.5)
- Water Surface Elevation
- Coastal Transect (8)
- Base Flood Elevation Line (BFE) (513)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- **OTHER FEATURES**
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/28/2024 at 1:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
B	02-05-25	90% SUBMISSION NOT FOR CONSTRUCTION	TWS	SJS
A	09-30-24	60% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS

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F.L. CERTIFICATE OF AUTHORIZATION: 28362

PRELIMINARY
NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/5/25

PROJECT NUMBER: 360.1001.003

SITE INFORMATION:
25 GRANADA STREET
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

GRANADA STREET PARKING LOT

DESIGN TYPE: EV CHARGING

SHEET TITLE: FEMA FIRM PANELS

SHEET NUMBER: C02A

REV.: B

1	FIRM PANEL 2018

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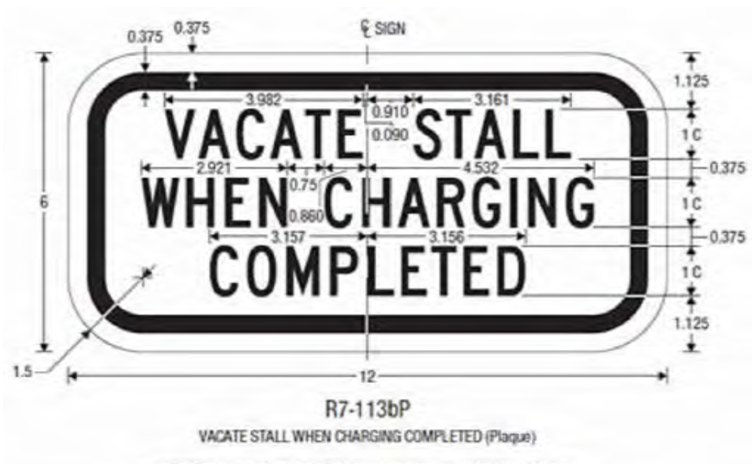
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COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

UPPER RIGHT SECTION
COLORS: LEGEND, BORDER – RED (RETROREFLECTIVE)
BACKGROUND – WHITE (RETROREFLECTIVE)

★ Reduce character spacing 40%.
★★ Reduce character spacing 60%.
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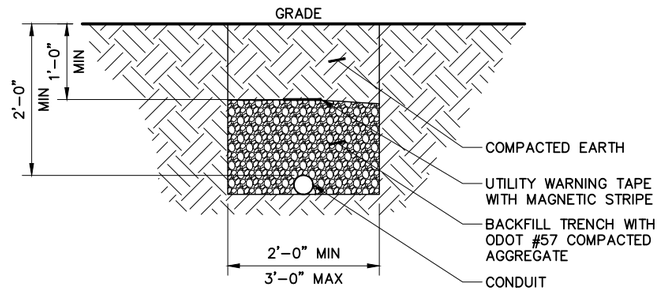
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BACKGROUND – WHITE (RETROREFLECTIVE)

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SCALE: NTS

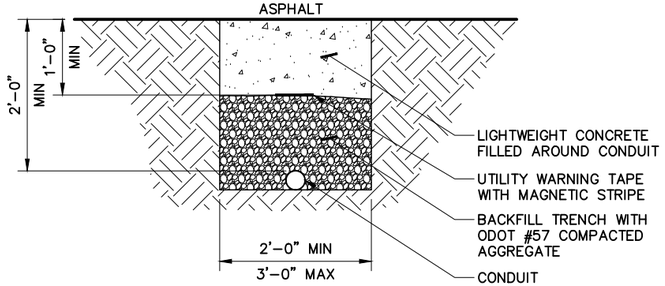


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BACKGROUND – WHITE (RETROREFLECTIVE)

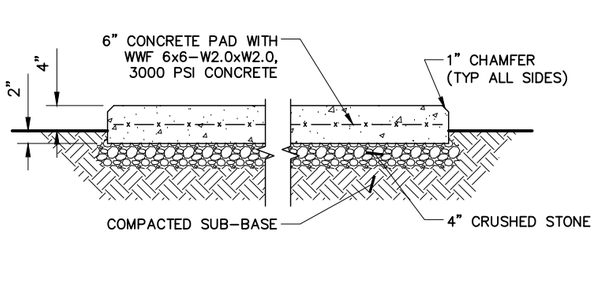
2 SIGN DETAIL
SCALE: NTS



3 SITE DIRECT BURIED CONDUIT
SCALE: NTS

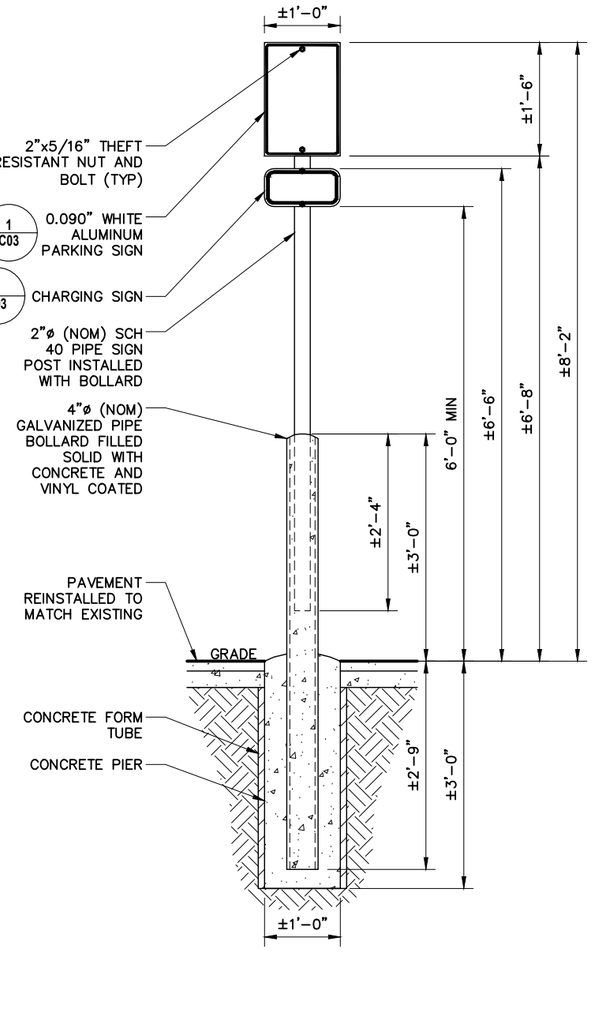


4 SITE DIRECT BURIED CONDUIT
SCALE: NTS



NOTE:
CONTRACTOR TO CUT HOLE AS REQUIRED FOR PEDESTAL CABLE CHASE. REFER TO SPECIFICATIONS AS NEEDED FOR SIZE.

5 CONCRETE PAD DETAIL (IF REQUIRED)
SCALE: NTS



6 SIGN MOUNTING DETAIL
SCALE: NTS

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ST. JOHN'S COUNTY

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DESIGN TYPE:
EV CHARGING

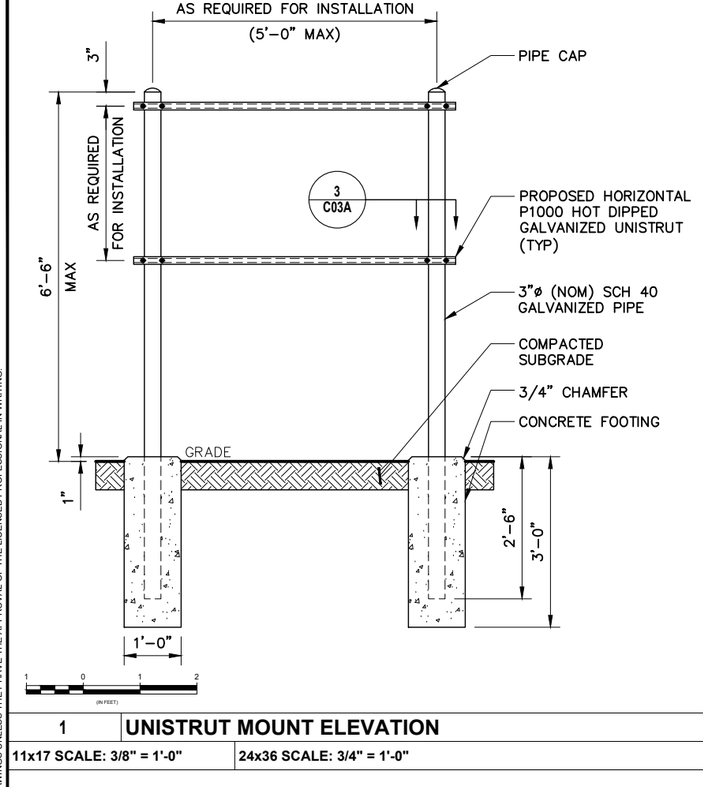
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EQUIPMENT DETAILS

SHEET NUMBER: C03
REV.: B

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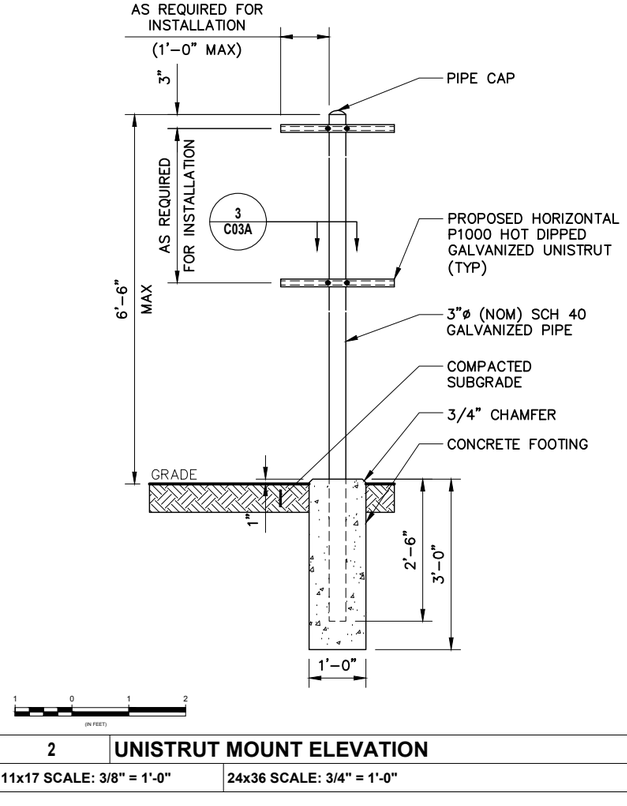
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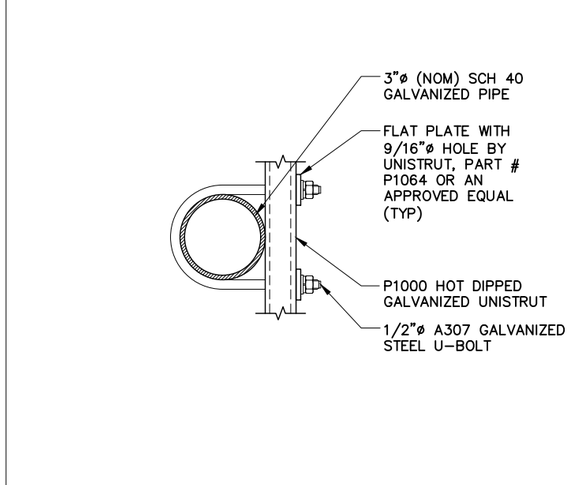
1 **UNISTRUT MOUNT ELEVATION**

11x17 SCALE: 3/8" = 1'-0" | 24x36 SCALE: 3/4" = 1'-0"



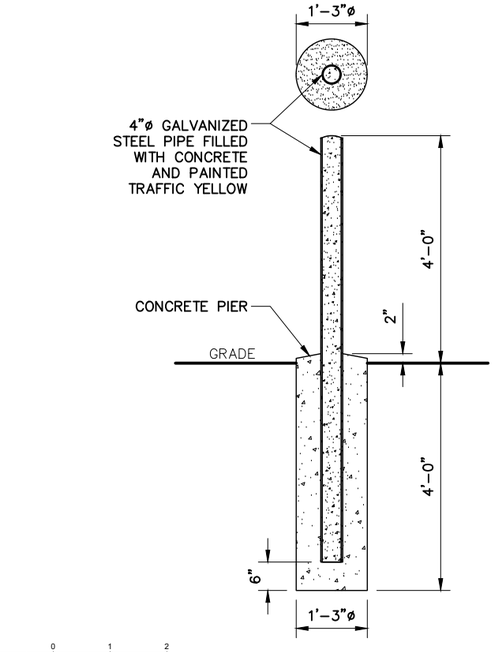
2 **UNISTRUT MOUNT ELEVATION**

11x17 SCALE: 3/8" = 1'-0" | 24x36 SCALE: 3/4" = 1'-0"



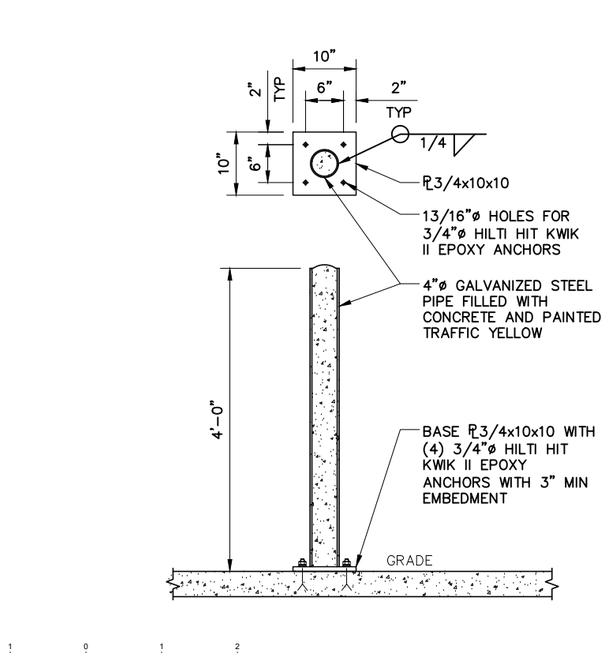
3 **UNISTRUT CONNECTION DETAIL**

11x17 SCALE: 1 1/2" = 1'-0" | 24x36 SCALE: 3" = 1'-0"



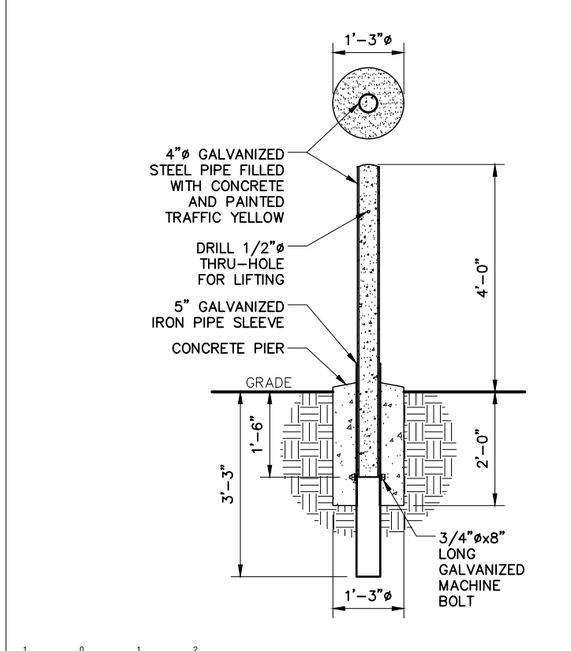
4 **TYPICAL BOLLARD DETAIL (IF REQUIRED)**

11x17 SCALE: 3/8" = 1'-0" | 24x36 SCALE: 3/4" = 1'-0"



5 **TYPICAL BOLLARD DETAIL (IF REQUIRED)**

11x17 SCALE: 1/2" = 1'-0" | 24x36 SCALE: 3/4" = 1'-0"



6 **TYPICAL REMOVABLE BOLLARD DETAIL (IF REQUIRED)**

11x17 SCALE: 3/8" = 1'-0" | 24x36 SCALE: 3/4" = 1'-0"

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F.L. CERTIFICATE OF AUTHORIZATION: 28362

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PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/5/25

PROJECT NUMBER:
360.1001.003

SITE INFORMATION:
25 GRANADA STREET
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

GRANADA STREET PARKING LOT

DESIGN TYPE:
EV CHARGING

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER: C03A

REV.: B

K:\360_EV Charging_360.1000_Metric\360.1001.003_Granada Street Parking Lot\360.1001.003_CAD\360.1001.003_Construction\360.1001.003.C03A.dwg, 2/5/2025 3:16:33 PM, jsypniewski

Application Packet, Page 66

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Pedestal 95” with retractors (25ft Charging Cable)
Model FE-PK-x95-LA



FE-PK-D95-LA



FE-PK-S95-LA

SPECIFICATIONS:

- Aluminum construction with stainless steel hardware
- Attractive / durable powder coat finish
- Engineered for stability & durability
- Simple weight & pulley retractor system provides minimal service requirements
- Single or Dual Mount
- Optional slide-in graphics, and branding options

Future EV Inc
600 Sylvan Avenue, Suite 102
Englewood Cliffs, NJ 07632

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SHEET TITLE:
EQUIPMENT SPECIFICATIONS

SHEET NUMBER: C03B
REV.: B

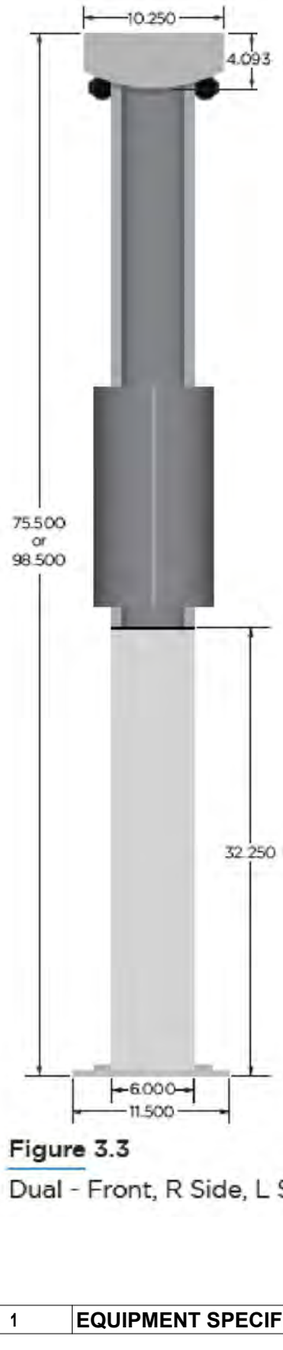
1	**EQUIPMENT SPECIFICATIONS**

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DUAL CONFIGURATION







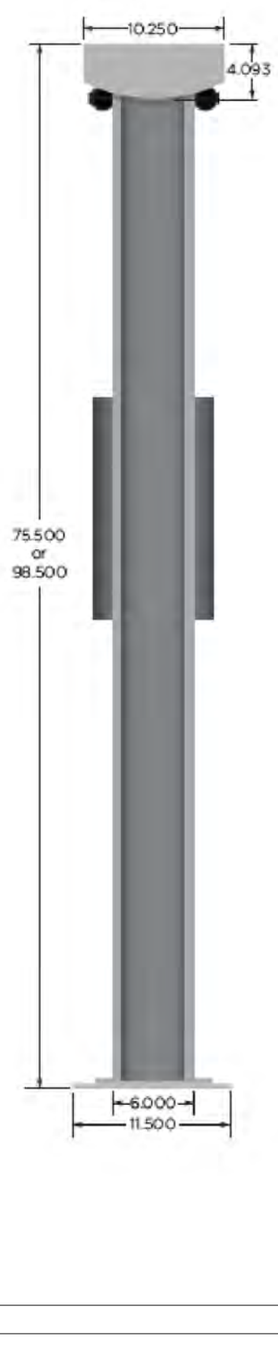


Figure 3.3

Dual - Front, R Side, L Side, Back

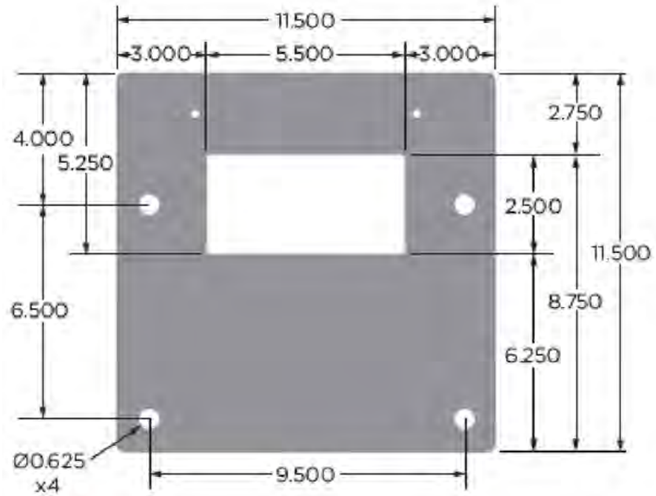


Figure 3.5

3x6x32" Pedestal Base Plate

1	**EQUIPMENT SPECIFICATIONS**

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ST. JOHN'S COUNTY

GRANADA STREET PARKING LOT

DESIGN TYPE:
EV CHARGING

SHEET TITLE:
EQUIPMENT
SPECIFICATIONS

SHEET NUMBER: C03C
REV.: B

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LITEON®





Level 2 EV Charging Station

208/240VAC - 40A

reddot award 2018
winner

Key Features

Higher Output, Lower Cost
Faster charging without expensive electrical upgrades

OCPP Compliant
Integrates easily with most back-office platforms

Local Load Management
Adjusts charger output without a network connection

Four Models Available
Competitive options from basic to fully networked

Stylish and Durable Case
Promote your brand with custom graphics

Benefits

- Fast Time-to-Market
- Low Development Costs
- Best in Class Reliability
- Comprehensive Product Support

Applications

Residential · Commercial · Fleet · Parking

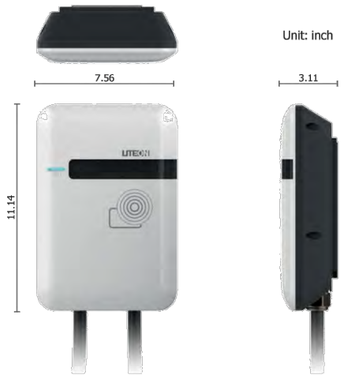
LITEON® Best Partner in Opto-Electronic, Eco-Friendly and Intelligent Technologies

Specifications

Specifications are subject to change without notice.

Model	BC40A	SC40A	SC40A Plus	IC40A
Application	Residential	Residential	Residential/Commercial	Commercial
Voltage (Vac)	208/240VAC, Single Phase, 60 Hz			
Current (rms)	40A			
Charging Connector	SAE J1772 Type 1			
Charging Cable Length	25 ft. (18 ft. optional)			
Metering Accuracy	N/A	Embedded, ± 1%		
Real Time Clock	N/A	Yes (min. 7 days)		
Indications	LEDx1 with multiple colors(RGB) STEADY FREEN : Standby, SLOW FLASH GREEN : EV connected, FAST FLASH GREEN : Authenticating SLOW FLASH BLUE : Charging SLOW FLASH RED : Recoverable fault, STEADY RED : Unrecoverable fault			
Wi-Fi	N/A	802.11 b/g/n		
Ethernet	N/A	Yes		
Cellular	N/A			LTE Cat. 1
RFID	N/A		ISO 14443 A/B, ISO 15693	
Display	N/A	5*8 DOT MATRIX		
Data Protocol	N/A	OCPP 1.6J		
Operation Temp.	-30 °C ~ 50 °C / -22 °F ~ 122 °F			
Storage Temp.	-40 °C ~ 70 °C / -40 °F ~ 158 °F			
Mounting Type	Wall mount / Pole mount (optional)			
Wiring Type	NEMA 6-50		Hard-wired	
IP Performance	NEMA 4			
Impact Resistance	IK10			
Weight	< 6kg			
Web Portal Management	N/A	Yes		
Console Management	Yes			
Certifications	UL 1998/2231/2594, FCC Part 15B, FCC Part15.247, FCC Part 15.225 (SC+IC), Energy Star			

Dimensions



For more product information and sales inquiries:

LITEON®

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ST. JOHN'S COUNTY

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DESIGN TYPE: EV CHARGING

SHEET TITLE: CHARGER SPECIFICATIONS

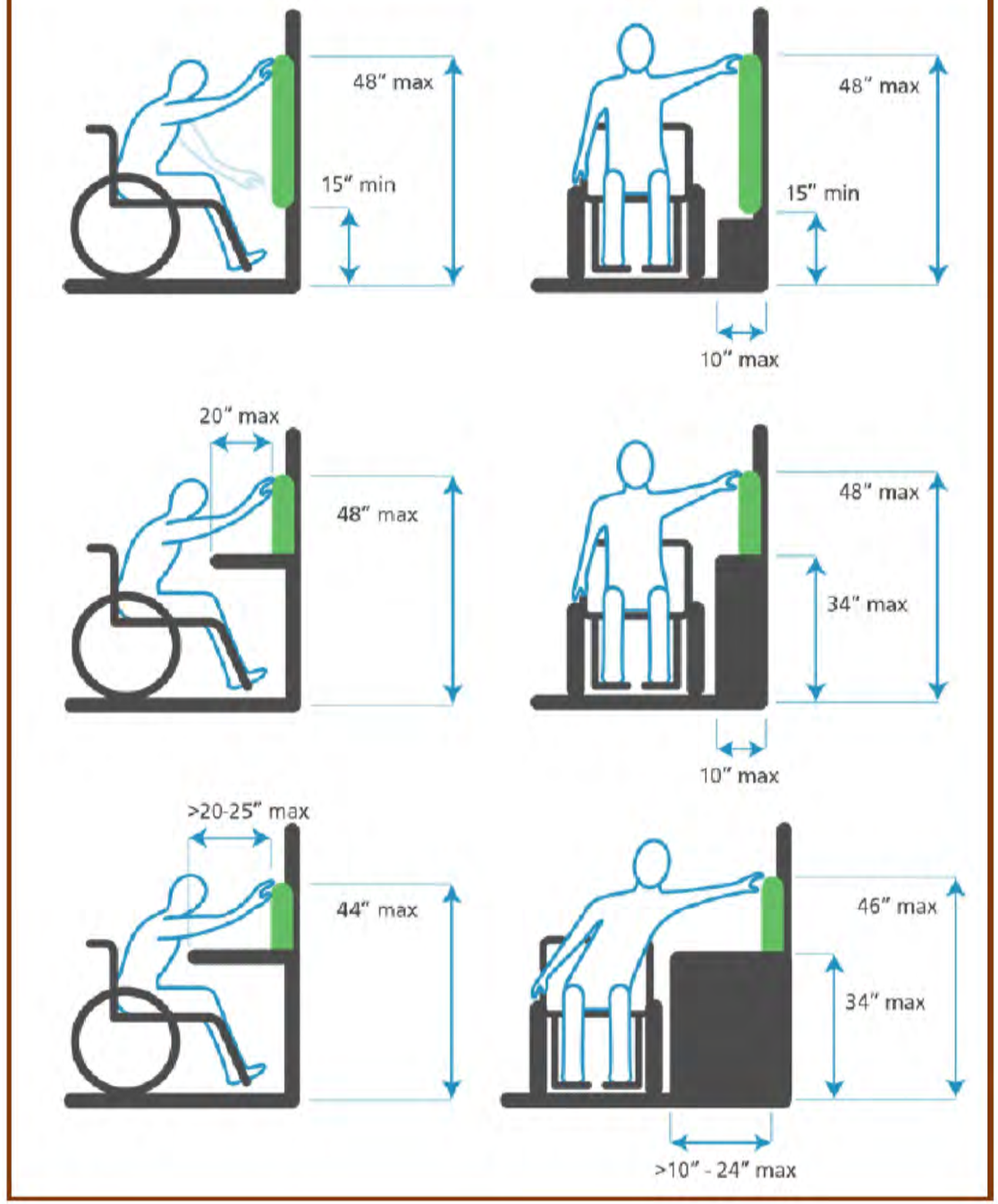
SHEET NUMBER: C03D

REV.: B

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ADA Forward & Side Reach Limits



1	ADA COMPLIANCE DIAGRAMS

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FL LICENSE: 68902 2/5/25

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SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

GRANADA STREET PARKING LOT

DESIGN TYPE:
EV CHARGING

SHEET TITLE:
ADA COMPLIANCE DIAGRAMS

SHEET NUMBER: C03E
REV.: B

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GRANADA STREET PARKING LOT

SITE ADDRESS:

25 GRANADA STREET
SAINT AUGUSTINE, FL 32084

SITE INFORMATION

SITE NAME:	GRANADA STREET PARKING LOT
SITE ADDRESS:	25 GRANADA STREET SAINT AUGUSTINE, FL 32084
JURISDICTION:	ST. JOHN'S COUNTY
BLOCK & LOT:	TBD & TBD
SITE COORDINATES:	N 29° 53' 23.2" (NAD 83) W 81° 18' 50.0" (NAD 83)
APPLICANT:	CITY OF ST. AUGUSTINE
PROJECT ENGINEER:	KMB DESIGN GROUP, LLC 1800 ROUTE 34, SUITE 209 WALL, NJ 07719

CODE ANALYSIS

BUILDING CODE:	2023 FLORIDA BUILDING CODE
ELECTRICAL CODE:	NEC

PROJECT DESCRIPTION

1. INSTALL NEW VEHICLE CHARGING EQUIPMENT WITHIN EXISTING PARKING LOT.
2. INSTALL NEW ELECTRICAL EQUIPMENT WITHIN EXISTING PARKING LOT.
3. NEW CONDUITS TO BE ROUTED FROM EXISTING UTILITY POLE TO PROPOSED VEHICLE CHARGING EQUIPMENT.

AREA MAP



SCALE: NTS

DIRECTIONS

FROM ORLANDO INTERNATIONAL AIRPORT:
HEAD SOUTHWEST ON JEFF FUQUA BLVD, TAKE THE CARGO ROAD EXIT, TURN RIGHT ONTO CARGO RD, TURN RIGHT ONTO THE RAMP TO 436/528, MERGE WITH JEFF FUQUA BLVD, USE THE RIGHT LANE TO MERGE WITH FL-528 E VIA THE RAMP TO COCOA, FOLLOW FL-417 TOLL N, I-4 E AND I-95 N TO US-1 N IN ST. JOHNS COUNTY. TAKE EXIT 298 FROM I-95 N, USE THE LEFT LANE TO MERGE WITH FL-528 E, KEEP LEFT TO STAY ON FL-528 E, USE THE RIGHT 2 LANES TO TAKE EXIT 16 TO MERGE WITH FL-417 TOLL N TOWARD ORLANDO, KEEP LEFT TO STAY ON FL-417 TOLL N, TAKE EXIT 55A TO MERGE WITH I-4 E TOWARD DAYTONA BCH, USE THE LEFT 3 LANES TO TAKE THE I-95 N EXIT TOWARD JACKSONVILLE, CONTINUE ONTO I-95 N, MERGE WITH I-95 N, TAKE EXIT 298 TOWARD ST AUGUSTINE, FOLLOW US-1 N TO GRANADA ST IN ST. AUGUSTINE, TURN RIGHT ONTO US-1 N, TURN RIGHT ONTO W KING ST, TURN RIGHT ONTO M L KING AVE, TURN LEFT ONTO DESOTO PL, TURN RIGHT ONTO GRANADA ST ARRIVE AT 25 GRANADA STREET
SAINT AUGUSTINE, FL 32084

DRAWING INDEX

DWG #	DRAWING TITLE
T01	COVER SHEET
GN01	GENERAL NOTES 1 OF 2
GN02	GENERAL NOTES 2 OF 2
C01	KEY PLAN
C02	SITE PLAN
C02A	FEMA FIRM PANELS
C03	EQUIPMENT DETAILS
C03A	EQUIPMENT DETAILS
C03B	EQUIPMENT SPECIFICATIONS
C03C	EQUIPMENT SPECIFICATIONS
C03D	CHARGER SPECIFICATIONS
C03E	ADA COMPLIANCE DIAGRAMS
E01	ELECTRICAL NOTES
E02	SERVICE PLAN
E03	ONE LINE DIAGRAM & PANEL SCHEDULE

Know what's **below.**
Call before you dig.

REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
B	02-05-25	90% SUBMISSION NOT FOR CONSTRUCTION	TWS	SJS
A	09-30-24	60% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS

KMB DESIGN GROUP
kmbdg.com
1800 ROUTE 34, SUITE 209
WALL, NJ 07719
(732) 280-5623
F.L. CERTIFICATE OF AUTHORIZATION: 28362

PRELIMINARY
NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/5/25

PROJECT NUMBER:
360.1001.003

SITE INFORMATION:
25 GRANADA STREET
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

GRANADA STREET PARKING LOT

DESIGN TYPE:
EV CHARGING

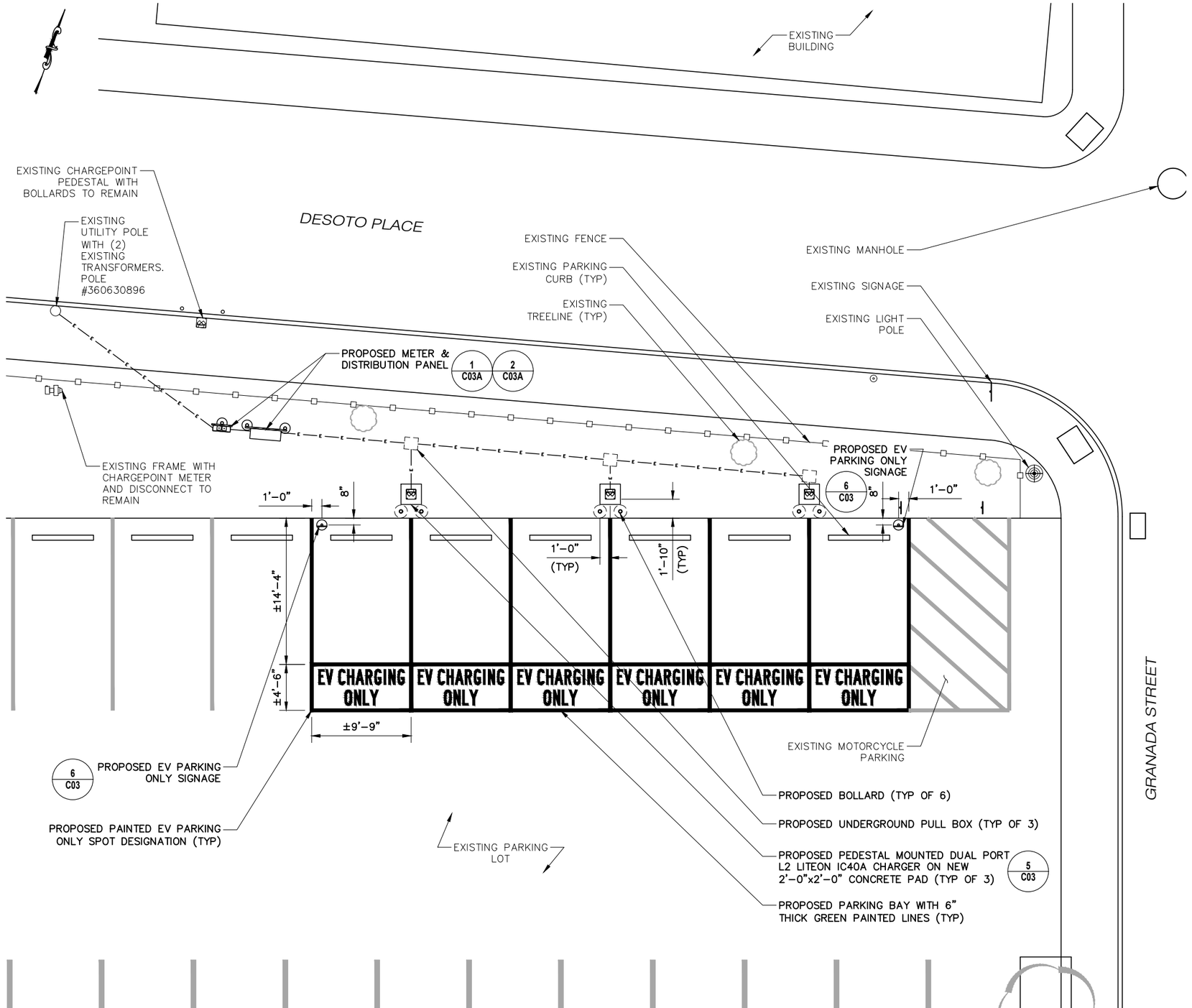
SHEET TITLE:
COVER SHEET

SHEET NUMBER: T01
REV.: B

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K:\360_EV Charing_360.1000_Metric\360.1001.003_Granada Street Parking Lot\360.1001.003_CAD\360.1001.003_Construction\360.1001.003.T01.dwg, 2/5/2025 3:15:30 PM, jsypniewski

Received 2/27/2025
Planning & Building Department



1 **SITE PLAN**

11x17 SCALE: 3/32" = 1'-0" | 24x34 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE REMOVAL OF THOSE DEMOLITIONED MATERIALS NOT INTENDED FOR REUSE AND FOR THE PROPER DISPOSAL OF MATERIALS.
2. ALL WORK SHALL CONFORM TO CODES AND THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL REGULATORY AGENCIES HAVING JURISDICTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD TRADE PRACTICE AND IN CONFORMANCE WITH APPLICABLE MANUFACTURER'S RECOMMENDATIONS.
4. THE CONTRACTOR SHALL VISIT THE SITE TO UNDERSTAND THE GENERAL NATURE AND COMPLEXITY OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AFFECTING THE WORK. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, THE CONTRACTOR SHALL BRING IT TO THE ENGINEER/ARCHITECT'S ATTENTION PRIOR TO BID AWARD. ANY LATER CLAIMS FOR EXTRAS SHALL BE DENIED.
5. WORK TO BE DONE SHALL BE INCLUSIVE. ANY WORK NOT SPECIFICALLY CALLED OR SHOWN FOR, BUT REASONABLY IMPLIED, INCLUDING CUTTING, PATCHING, AND PAINTING AND RESTORATION OF EXISTING SURFACES TO REMAIN, DAMAGED BY THIS WORK SHALL BE PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS DURING DEMOLITION.

NOTES:

1. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES.
2. L2 CHARGERS ARE PEDESTAL MOUNTED.
3. CONTRACTOR IS RESPONSIBLE FOR ANY TRAFFIC PERMITS REQUIRED. HOURS OF WORK ARE TO BE DICTATED BY THE OPERATIONS DEPARTMENT FOR TRENCHING WORK THAT MAY CLOSE SIDEWALK COMING FROM THE TRUCK LOT TO THE SERVICE AREA BUILDING.
4. CONSTRUCTION TO CONSIST OF TWO PHASES. PHASE ONE WILL INCLUDE TRENCHING FOR THE CHARGING STATION CONDUITS AND PHASE 2 WILL CONSIST OF THE INSTALLATION OF ALL EQUIPMENT.
5. PORTABLE VARIABLE SIGN TO BE PLACED A MINIMUM OF 24 HOURS IN ADVANCE OF PROPOSED CONSTRUCTION START TO GIVE NOTICE OF PARKING STALL CLOSURE.
6. ALL TRENCHES TO BE COVERED AT THE END OF EACH WORK DAY.
7. PEDESTALS TO BE PAINTED WITH RAL 8016 CHESTNUT BROWN PAINT.
8. CONTRACTOR SHALL REFER TO GENERAL NOTES, GIVING SPECIAL ATTENTION TO NOTE 11 UNDER THE EV CHARGER INSTALLATION NOTES SECTION FOR PARKING BAY SPECIFICS.

REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
B	02-05-25	90% SUBMISSION NOT FOR CONSTRUCTION	TWS	SJS
A	09-30-24	60% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS

KMB DESIGN GROUP
kmbdg.com
1800 ROUTE 34, SUITE 209
WALL, NJ 07719
(732) 280-5623
F.L. CERTIFICATE OF AUTHORIZATION: 28362

PRELIMINARY
NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/5/25

PROJECT NUMBER: **360.1001.003**

SITE INFORMATION:
25 GRANADA STREET
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

GRANADA STREET PARKING LOT

DESIGN TYPE: EV CHARGING

SHEET TITLE: SITE PLAN

SHEET NUMBER: C02 REV.: B

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K:\360_EV Charging_360.1000_Metric\360.1001.003_Granada Street Parking Lot\360.1001.003_CAD\360.1001.003_Construction\360.1001.003.C02.dwg, 2/5/2025 3:15:59 PM, jsypniewski

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Planning & Building Department

SITE NAME:

CORDOVA ST & CATHEDRAL PL

SITE ADDRESS:

60 CATHEDRAL PLACE
SAINT AUGUSTINE, FL 32084

SITE INFORMATION

SITE NAME:	CORDOVA ST & CATHEDRAL PL
SITE ADDRESS:	60 CATHEDRAL PLACE SAINT AUGUSTINE, FL 32084
JURISDICTION:	ST. JOHN'S COUNTY
BLOCK & LOT:	TBD & TBD
SITE COORDINATES:	N 29° 53' 33.7" (NAD 83) W 81° 18' 49.4" (NAD 83)
APPLICANT:	CITY OF ST. AUGUSTINE
PROJECT ENGINEER:	KMB DESIGN GROUP, LLC 1800 ROUTE 34, SUITE 209 WALL, NJ 07719

CODE ANALYSIS

BUILDING CODE:	2023 FLORIDA BUILDING CODE
ELECTRICAL CODE:	NEC

PROJECT DESCRIPTION

INSTALLATION OF NEW LEVEL 2 ELECTRIC VEHICLE CHARGERS

AREA MAP



SCALE: NTS

DIRECTIONS

FROM AIRPORT SHUTTLE ST AUGUSTINE, INC.:
HEAD NORTH ON RIBERIA ST TOWARD ALLY ST 246 FT, TURN RIGHT ONTO KING ST 0.3 MI, TURN LEFT ONTO CORDOVA ST 180 FT, TURN RIGHT ONTO CATHEDRAL PL 240 FT, TURN LEFT 59 FT, TURN LEFT 138 FT, ARRIVED AT 60 CATHEDRAL PLACE, ST. AUGUSTINE, FL 32084

DRAWING INDEX

DWG #	DRAWING TITLE
T01	COVER SHEET
GN01	GENERAL NOTES 1 OF 2
GN02	GENERAL NOTES 2 OF 2
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Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/7/25

PROJECT NUMBER:
360.1001.004

SITE INFORMATION:
60 CATHEDRAL PLACE
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

CORDOVA ST & CATHEDRAL PL

DESIGN TYPE:
EV CHARGING

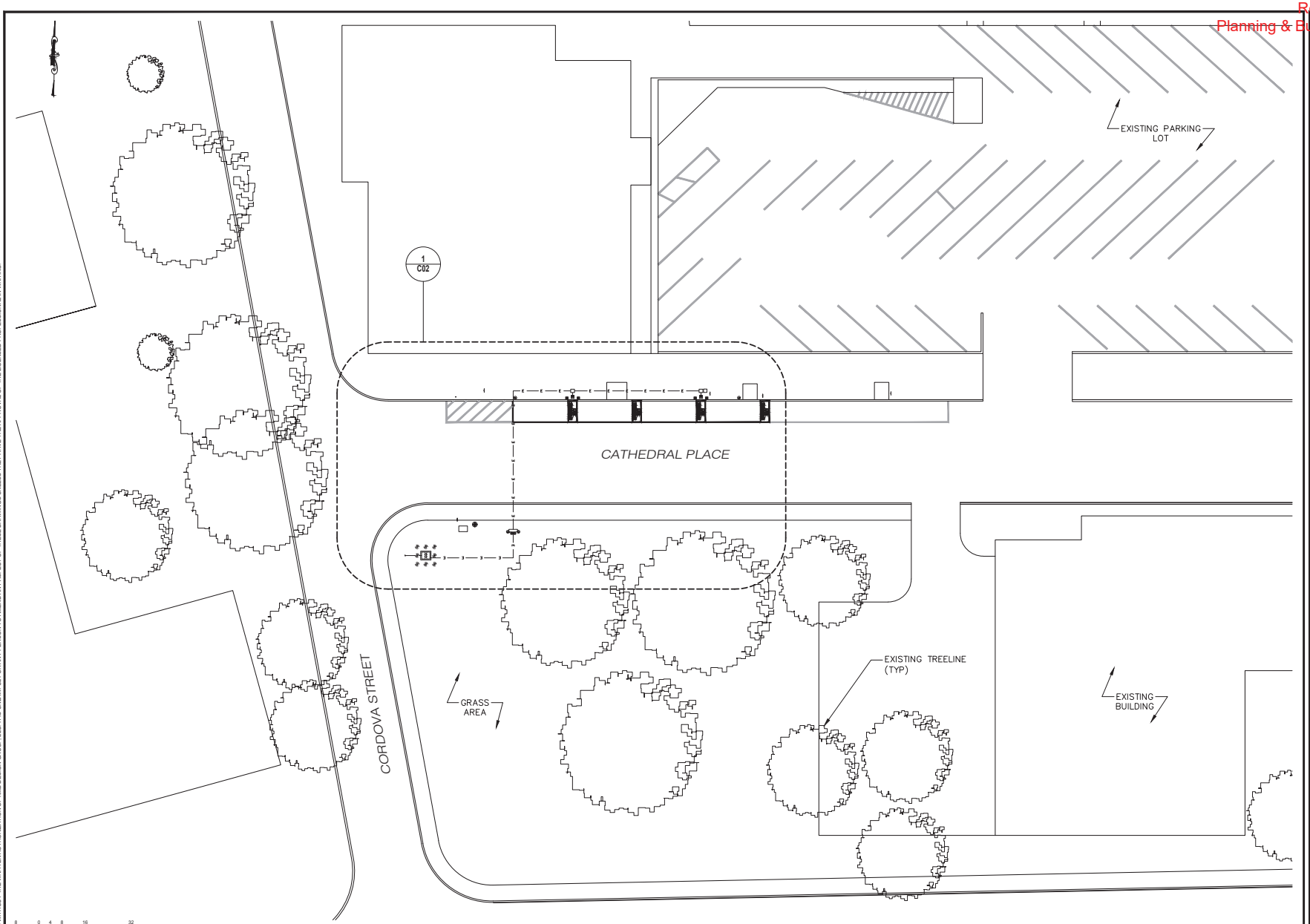
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COVER SHEET

SHEET NUMBER: T01
REV.: C

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Received 2/27/2025
Planning & Building Department



1 **KEY PLAN**

11x17 SCALE: 1/32" = 1'-0" | 24x34 SCALE: 1/16" = 1'-0"

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Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/7/25

PROJECT NUMBER: 360.1001.004

SITE INFORMATION:
60 CATHEDRAL PLACE
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

CORDOVA ST & CATHEDRAL PL

DESIGN TYPE: EV CHARGING

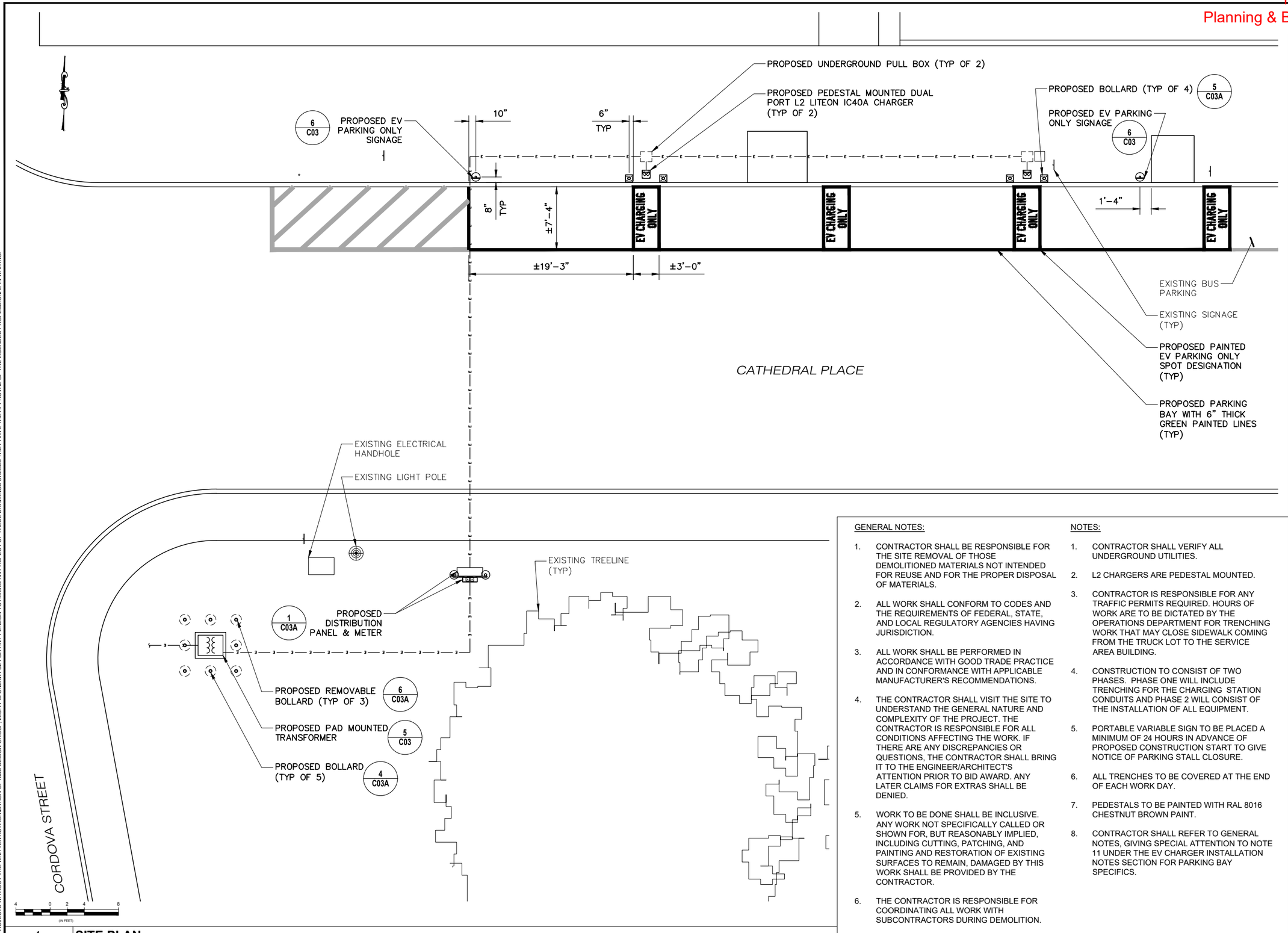
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K:\360_EV Charging_360.1000_Metric\360.1001.004_Cordova & Cathedral\360.1001.004_CAD\360.1001.004_Construction\360.1001.004.C01.dwg, 2/7/2025 9:24:51 AM, jsypniewski

Received 2/27/2025
Planning & Building Department



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C	02-07-25	90% SUBMISSION NOT FOR CONSTRUCTION	TWS	SJS
B	11-26-24	REVISED PER CLIENT COMMENTS	RC	SJS
A	09-30-24	60% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS

KMB DESIGN GROUP
1800 ROUTE 34, SUITE 209
WALL, NJ 07719
(732) 280-5623
F.L. CERTIFICATE OF AUTHORIZATION: 28362

PRELIMINARY
NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/7/25

PROJECT NUMBER: **360.1001.004**

SITE INFORMATION:
60 CATHEDRAL PLACE
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

CORDOVA ST & CATHEDRAL PL

DESIGN TYPE: EV CHARGING

SHEET TITLE: SITE PLAN

SHEET NUMBER: C02 REV.: C

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Received 2/27/2025
Planning & Building Department

SITE NAME:

CASTILLO DRIVE

SITE ADDRESS:

1 S CASTILLO DRIVE
SAINT AUGUSTINE, FL 32084

SITE INFORMATION

SITE NAME:	CASTILLO DRIVE
SITE ADDRESS:	1 S CASTILLO DRIVE SAINT AUGUSTINE, FL 32084
JURISDICTION:	ST. JOHN'S COUNTY
BLOCK & LOT:	TBD & TBD
SITE COORDINATES:	N 29° 53' 48.2" (NAD 83) W 81° 18' 43.3" (NAD 83)
APPLICANT:	CITY OF ST. AUGUSTINE
PROJECT ENGINEER:	KMB DESIGN GROUP, LLC 1800 ROUTE 34, SUITE 209 WALL, NJ 07719

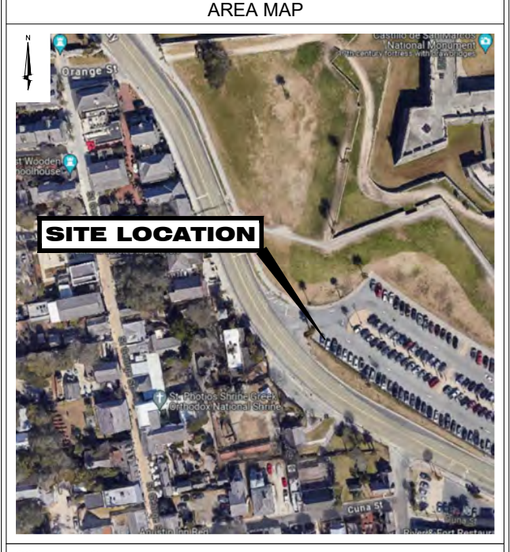
CODE ANALYSIS

BUILDING CODE:	2023 FLORIDA BUILDING CODE
ELECTRICAL CODE:	NEC

PROJECT DESCRIPTION

1. INSTALLATION OF NEW LEVEL 2 ELECTRIC VEHICLE CHARGERS

AREA MAP



SCALE: NTS

DIRECTIONS

FROM ORLANDO INTERNATIONAL AIRPORT:
HEAD SOUTHWEST ON JEFF FUQUA BLVD, TAKE THE CARGO ROAD EXIT, TURN RIGHT ONTO CARGO RD, TURN RIGHT ONTO THE RAMP TO 436/528, MERGE WITH JEFF FUQUA BLVD, USE THE RIGHT LANE TO MERGE WITH FL-528 E VIA THE RAMP TO COCOA, FOLLOW FL-417 TOLL N, I-4 E AND I-95 N TO US-1 N IN ST. JOHNS COUNTY. TAKE EXIT 298 FROM I-95 N, USE THE LEFT LANE TO MERGE WITH FL-528 E, KEEP LEFT TO STAY ON FL-528 E, USE THE RIGHT 2 LANES TO TAKE EXIT 16 TO MERGE WITH FL-417 TOLL N TOWARD ORLANDO, KEEP LEFT TO STAY ON FL-417 TOLL N, TAKE EXIT 55A TO MERGE WITH I-4 E TOWARD DAYTONA BCH, USE THE LEFT 3 LANES TO TAKE THE I-95 N EXIT TOWARD JACKSONVILLE, CONTINUE ONTO I-95 N, MERGE WITH I-95 N, TAKE EXIT 298 TOWARD ST AUGUSTINE, FOLLOW US-1 N TO YOUR DESTINATION IN ST. AUGUSTINE,
TURN RIGHT ONTO US-1 N, TURN RIGHT ONTO W CASTILLO DR, TURN RIGHT ONTO A1A SCENIC AND HISTORIC COASTAL BYWAY/S CASTILLO DR, TURN LEFT, TURN LEFT, ARRIVE AT 11 S CASTILLO DRIVE SAINT AUGUSTINE, FL 32084

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Know what's **below.**
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NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/6/25

PROJECT NUMBER:
360.1001.005

SITE INFORMATION:
1 S CASTILLO DRIVE
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

CASTILLO DRIVE

DESIGN TYPE:
EV CHARGING

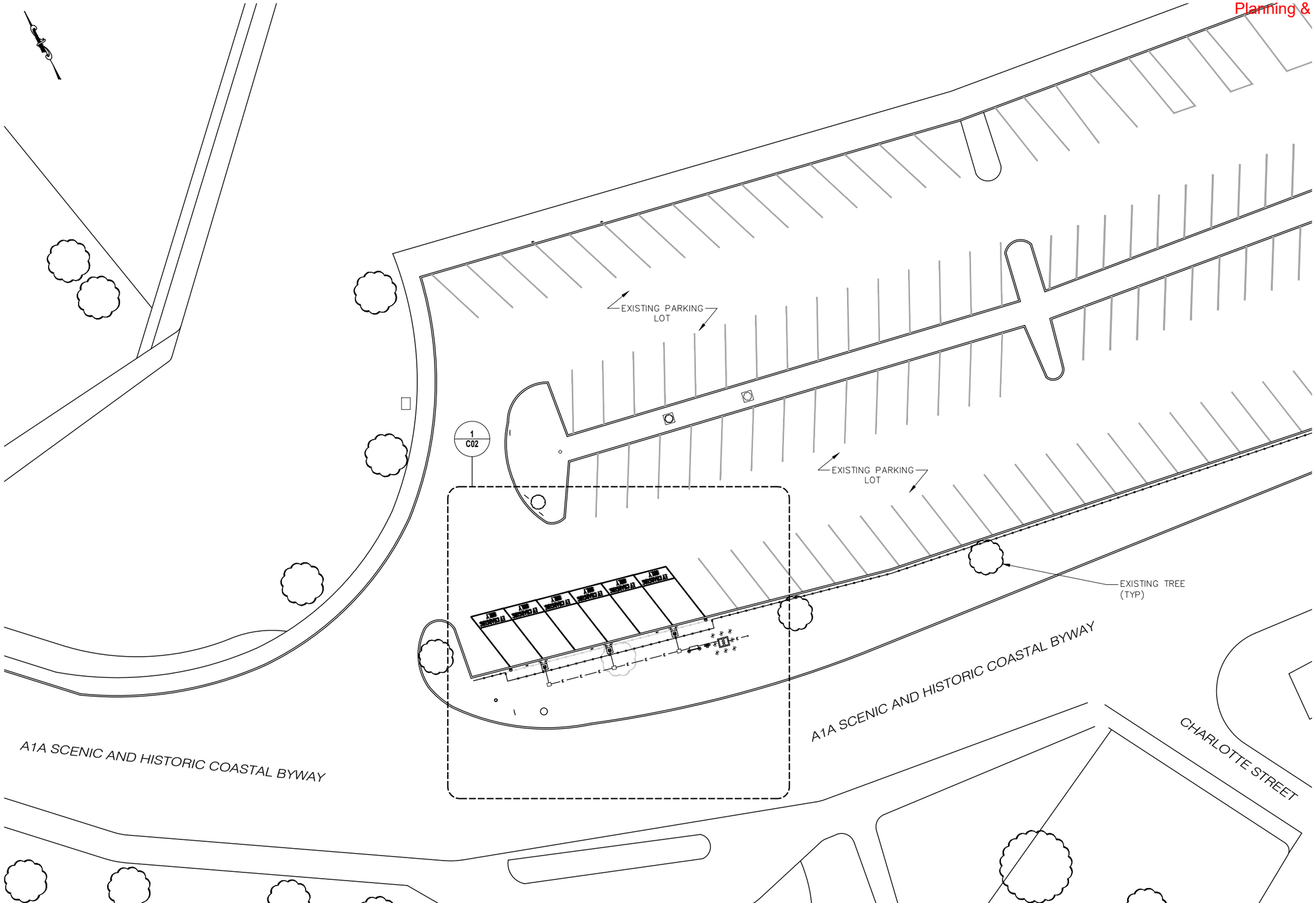
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COVER SHEET

SHEET NUMBER: T01
REV.: C

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K:\360_EV Charging_360.1000_Metric\360.1001.005_Castillo Drive\360.1001.005_CAD\360.1001.005_Construction\360.1001.005.T01.dwg, 2/6/2025 4:51:25 PM, jsypniewski

Received 2/27/2025
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1 **KEY PLAN**

11x17 SCALE: 1/32" = 1'-0" | 24x34 SCALE: 1/16" = 1'-0"

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SITE INFORMATION:
1 S CASTILLO DRIVE
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

CASTILLO DRIVE

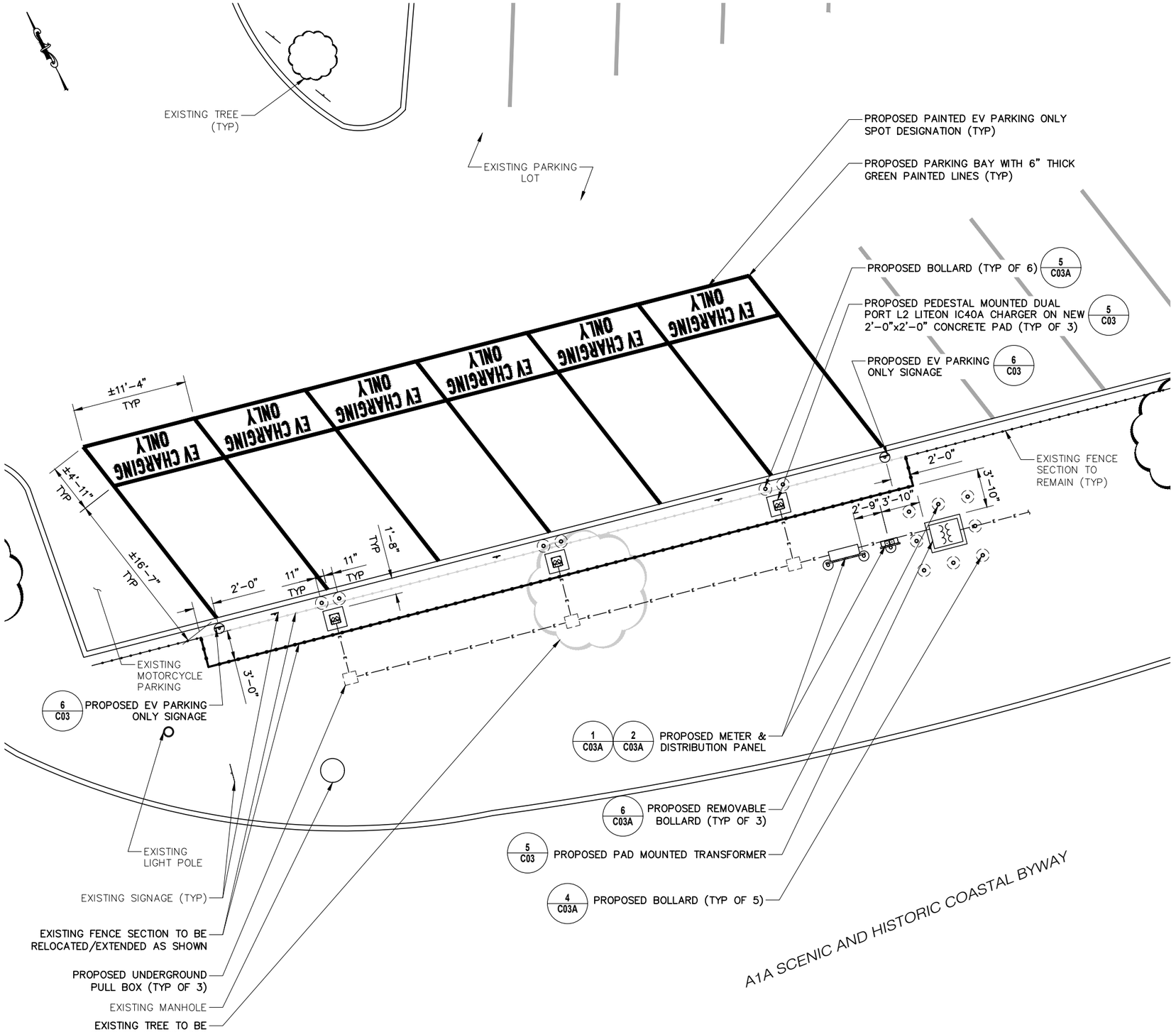
DESIGN TYPE:
EV CHARGING

SHEET TITLE:
KEY PLAN

SHEET NUMBER: C01 | REV.: C

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1 **SITE PLAN**

11x17 SCALE: 3/32" = 1'-0" | 24x34 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE REMOVAL OF THOSE DEMOLITIONED MATERIALS NOT INTENDED FOR REUSE AND FOR THE PROPER DISPOSAL OF MATERIALS.
2. ALL WORK SHALL CONFORM TO CODES AND THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL REGULATORY AGENCIES HAVING JURISDICTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD TRADE PRACTICE AND IN CONFORMANCE WITH APPLICABLE MANUFACTURER'S RECOMMENDATIONS.
4. THE CONTRACTOR SHALL VISIT THE SITE TO UNDERSTAND THE GENERAL NATURE AND COMPLEXITY OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AFFECTING THE WORK. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, THE CONTRACTOR SHALL BRING IT TO THE ENGINEER/ARCHITECT'S ATTENTION PRIOR TO BID AWARD. ANY LATER CLAIMS FOR EXTRAS SHALL BE DENIED.
5. WORK TO BE DONE SHALL BE INCLUSIVE. ANY WORK NOT SPECIFICALLY CALLED OR SHOWN FOR, BUT REASONABLY IMPLIED, INCLUDING CUTTING, PATCHING, AND PAINTING AND RESTORATION OF EXISTING SURFACES TO REMAIN, DAMAGED BY THIS WORK SHALL BE PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS DURING DEMOLITION.

NOTES:

1. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES.
2. L2 CHARGERS ARE PEDESTAL MOUNTED.
3. CONTRACTOR IS RESPONSIBLE FOR ANY TRAFFIC PERMITS REQUIRED. HOURS OF WORK ARE TO BE DICTATED BY THE OPERATIONS DEPARTMENT FOR TRENCHING WORK THAT MAY CLOSE SIDEWALK COMING FROM THE TRUCK LOT TO THE SERVICE AREA BUILDING.
4. CONSTRUCTION TO CONSIST OF TWO PHASES. PHASE ONE WILL INCLUDE TRENCHING FOR THE CHARGING STATION CONDUITS AND PHASE 2 WILL CONSIST OF THE INSTALLATION OF ALL EQUIPMENT.
5. PORTABLE VARIABLE SIGN TO BE PLACED A MINIMUM OF 24 HOURS IN ADVANCE OF PROPOSED CONSTRUCTION START TO GIVE NOTICE OF PARKING STALL CLOSURE.
6. ALL TRENCHES TO BE COVERED AT THE END OF EACH WORK DAY.
7. PEDESTALS TO BE PAINTED WITH RAL 8016 CHESTNUT BROWN PAINT.
8. CONTRACTOR SHALL REFER TO GENERAL NOTES, GIVING SPECIAL ATTENTION TO NOTE 11 UNDER THE EV CHARGER INSTALLATION NOTES SECTION FOR PARKING BAY SPECIFICS.

REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
C	02-06-25	90% SUBMISSION NOT FOR CONSTRUCTION	DBS	SJS
B	10-25-24	REVISED PER CLIENT COMMENTS	RC	SJS
A	09-30-24	60% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS

KMB DESIGN GROUP
kmbdg.com
1800 ROUTE 34, SUITE 209
WALL, NJ 07719
(732) 280-5623

F.L. CERTIFICATE OF AUTHORIZATION: 28362

PRELIMINARY
NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/6/25

PROJECT NUMBER: **360.1001.005**

SITE INFORMATION:
1 S CASTILLO DRIVE
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

CASTILLO DRIVE

DESIGN TYPE: EV CHARGING

SHEET TITLE: SITE PLAN

SHEET NUMBER: C02 REV.: C

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Planning & Building Department

SITE NAME:

VISITORS CENTER PARKING GARAGE

SITE ADDRESS:

1 CORDOVA STREET
SAINT AUGUSTINE, FL 32084

SITE INFORMATION

SITE NAME:	1 CORDOVA STREET
SITE ADDRESS:	1 CORDOVA STREET SAINT AUGUSTINE, FL 32084
JURISDICTION:	ST. JOHN'S COUNTY
BLOCK & LOT:	TBD & TBD
SITE COORDINATES:	N 29° 53' 54.8" (NAD 83) W 81° 18' 56.7" (NAD 83)
APPLICANT:	CITY OF ST. AUGUSTING
PROJECT ENGINEER:	KMB DESIGN GROUP, LLC 1800 ROUTE 34, SUITE 209 WALL, NJ 07719

CODE ANALYSIS

BUILDING CODE:	2023 FLORIDA BUILDING CODE
ELECTRICAL CODE:	NEC

PROJECT DESCRIPTION

1. INSTALL NEW VEHICLE CHARGING EQUIPMENT WITHIN EXISTING PARKING LOT.
2. INSTALL NEW ELECTRICAL EQUIPMENT WITHIN EXISTING PARKING LOT.
3. NEW CONDUITS TO BE ROUTED FROM EXISTING ELECTRICAL ROOM TO PROPOSED VEHICLE CHARGING EQUIPMENT.

AREA MAP



SCALE: NTS

DIRECTIONS

FROM NORTHEAST FLORIDA REGIONAL AIRPORT:
CONTINUE TO US-1 S 1 MIN (0.2 MI), HEAD SOUTH 43 FT, TURN LEFT 0.2 MI, TURN RIGHT ONTO ESTRELLA AVE 102 FT, TURN LEFT AT THE 1ST CROSS STREET ONTO US-1 S 7 MIN (3.9 MI), CONTINUE ON W CASTILLO DR TO YOUR DESTINATION 2 MIN (0.3 MI), TURN LEFT ONTO W CASTILLO DR 0.2 MI, SLIGHT RIGHT TOWARD CORDOVA ST 144 FT, SLIGHT RIGHT ONTO CORDOVA ST 210 FT, TURN LEFT 282 FT, ARRIVED AT 1 CORDOVA STREET, SAINT AUGUSTINE, FL 32084

DRAWING INDEX

DWG #	DRAWING TITLE
T01	COVER SHEET
GN01	GENERAL NOTES 1 OF 2
GN02	GENERAL NOTES 2 OF 2
C01	KEY PLAN
C01A	GROUND FLOOR PLAN
C01B	2ND FLOOR PLAN
C01C	3RD FLOOR PLAN
C02	SITE PLAN
C02A	FEMA FIRM PANELS
C03	EQUIPMENT & CONDUIT ROUTING DETAILS
C03A	EQUIPMENT DETAILS
C03B	EQUIPMENT SPECIFICATIONS
C03C	EQUIPMENT SPECIFICATIONS
C03D	EQUIPMENT SPECIFICATIONS
C03E	EQUIPMENT SPECIFICATIONS
C03F	EQUIPMENT SPECIFICATIONS
C03G	ADA COMPLIANCE DIAGRAMS
E01	ELECTRICAL NOTES
E02	SERVICE PLANS
E02A	SERVICE PLANS
E03	ONE LINE DIAGRAM & PANEL SCHEDULE

Know what's **below.**
Call before you dig.

REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
B	02-07-25	90% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS
A	10-01-24	60% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS

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(732) 280-5623

F.L. CERTIFICATE OF AUTHORIZATION: 28362

PRELIMINARY
NOT FOR CONSTRUCTION

Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/7/25

PROJECT NUMBER:
360.1001.006

SITE INFORMATION:
1 CORDOVA STREET
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

VISITORS CENTER PARKING GARAGE

DESIGN TYPE:
EV CHARGING

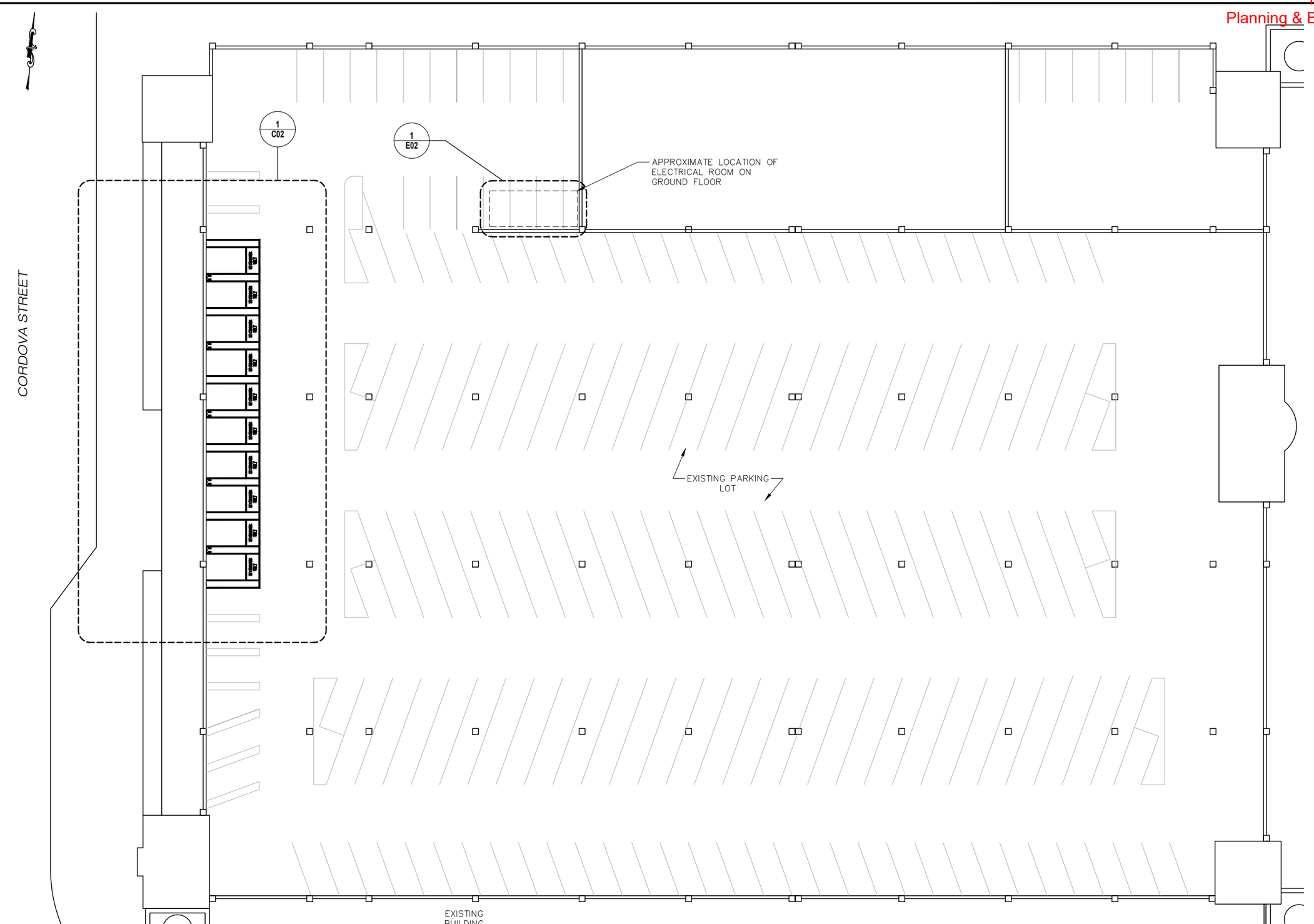
SHEET TITLE:
COVER SHEET

SHEET NUMBER: T01
REV.: B

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1 **KEY PLAN**

11x17 SCALE: 1/32" = 1'-0" | 24x34 SCALE: 1/16" = 1'-0"

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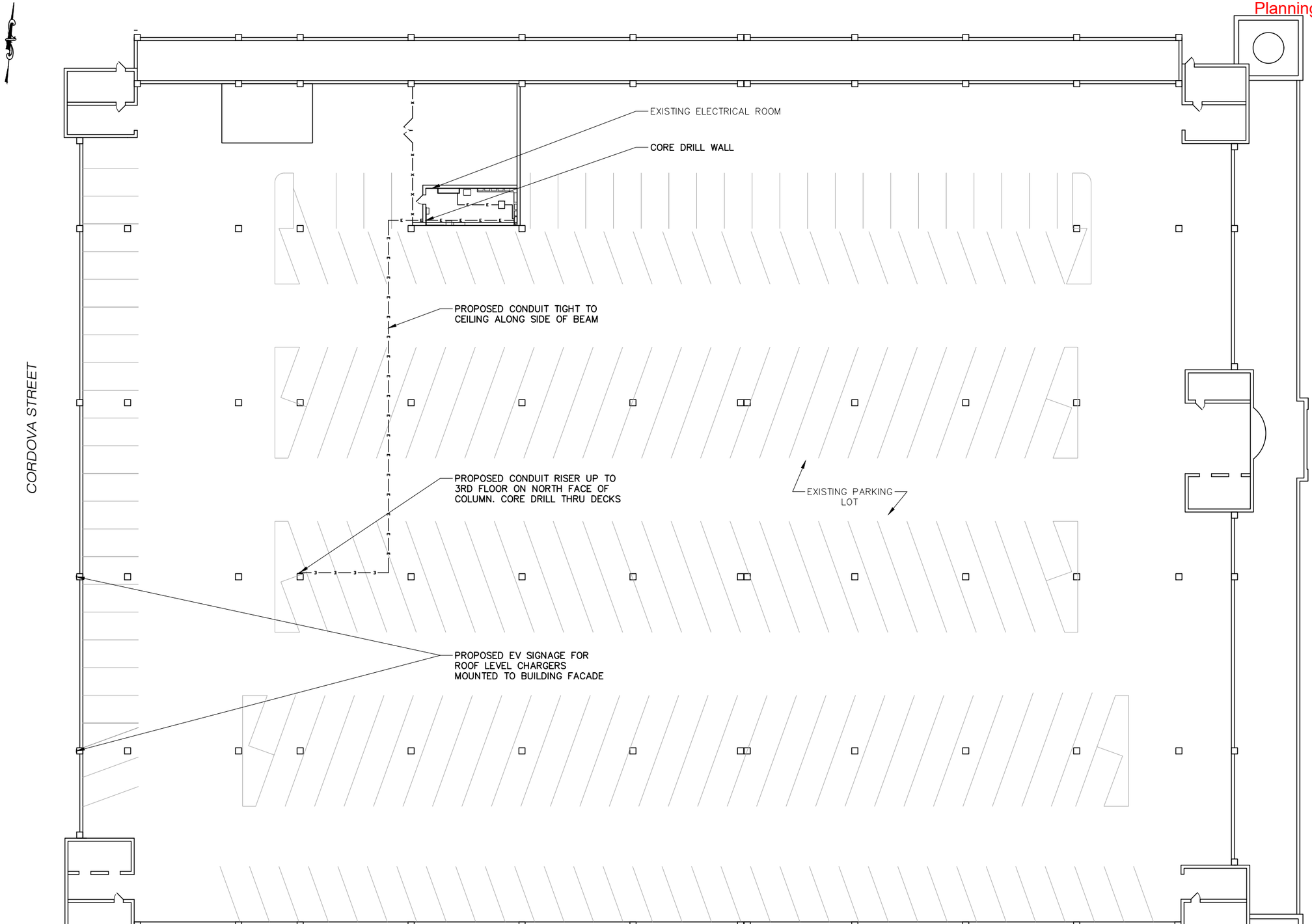
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KEY PLAN

SHEET NUMBER: C01 REV.: B

Application Packet, Page 80

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1 **GROUND FLOOR PLAN**

11x17 SCALE: 1/32" = 1'-0" | 24x34 SCALE: 1/16" = 1'-0"

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PROJECT NUMBER:
360.1001.006

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VISITORS CENTER PARKING GARAGE

DESIGN TYPE:
EV CHARGING

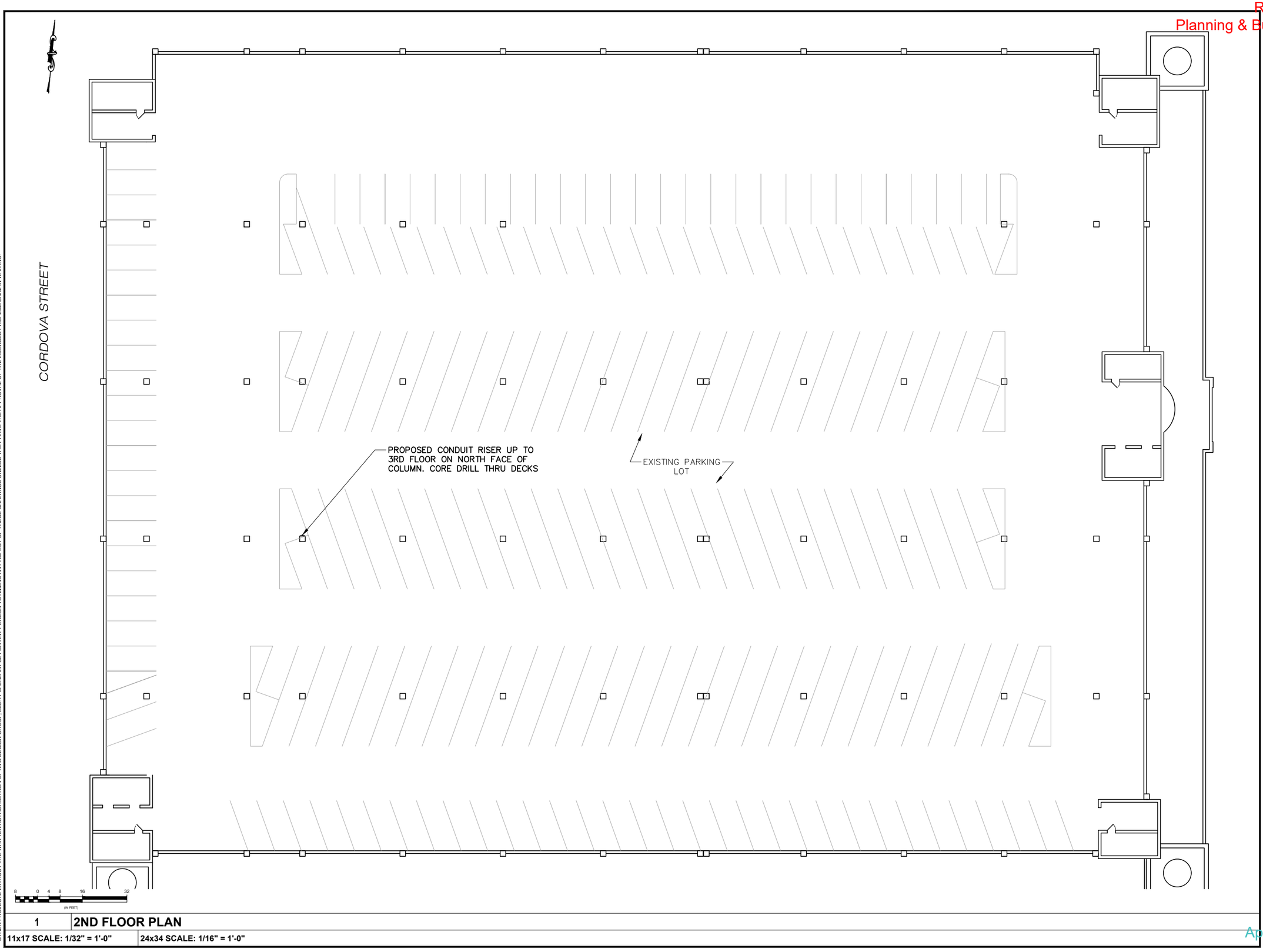
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GROUND FLOOR PLAN

SHEET NUMBER: C01A | REV.: B

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Planning & Building Department

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1 **2ND FLOOR PLAN**

11x17 SCALE: 1/32" = 1'-0" | 24x34 SCALE: 1/16" = 1'-0"

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FL LICENSE: 68902 2/7/25

PROJECT NUMBER:
360.1001.006

SITE INFORMATION:
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SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

VISITORS CENTER PARKING GARAGE

DESIGN TYPE:
EV CHARGING

SHEET TITLE:
2ND FLOOR PLAN

SHEET NUMBER: C01B | REV.: B

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Application Packet, Page 82

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Planning & Building Department

Wall mount Support
Model FE-PK-WM-S1



SPECIFICATIONS:

- Slim profile only protrudes slightly from wall
- Durable powder-coat withstands all weather elements
- Cable management includes a heavy-duty cable hanger and connector holster
- Optional cable retractor elevates cables off the ground, minimizing cable wear and tripping hazards

FUTURE EV

Future EV Inc
600 Sylvan Avenue, Suite 102
Englewood Cliffs, NJ 07632

1	**EQUIPMENT SPECIFICATIONS**

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DESIGN TYPE:
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SHEET TITLE:
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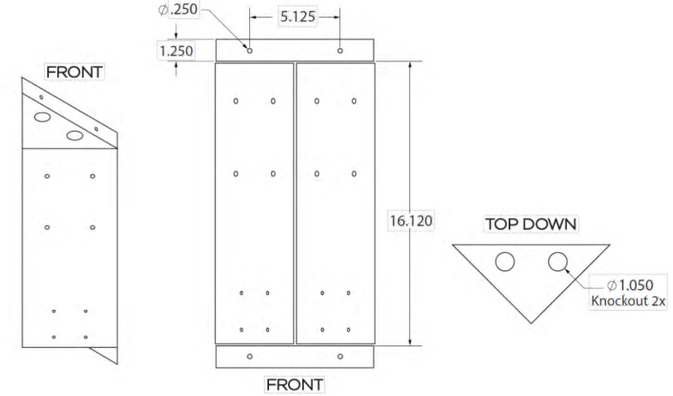
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REV.: B

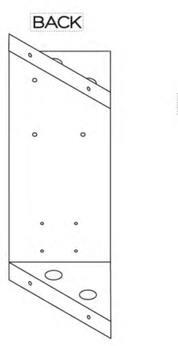
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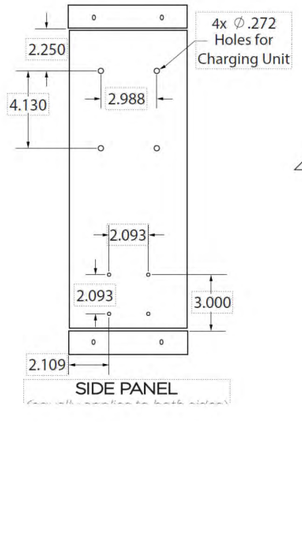
K:\360_EV Charging_360.1000_Metric\360.1001.006_Visitors Center Parking Garage\360.1001.006_CAD\360.1001.006_Construction\360.1001.006.C03B.dwg, 2/7/2025 2:12:16 PM, jsypnlewski

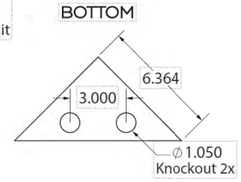
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Wall mount Support
Model FE-PK-WM-S1









B	02-07-25	90% SUBMISSION NOT FOR CONSTRUCTION	RC	SJS
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Stephen A. Bray
PROFESSIONAL ENGINEER
FL LICENSE: 68902 2/7/25

PROJECT NUMBER:
360.1001.006

SITE INFORMATION:
1 CORDOVA STREET
SAINT AUGUSTINE, FL 32084
ST. JOHN'S COUNTY

VISITORS CENTER PARKING GARAGE

DESIGN TYPE:
EV CHARGING

SHEET TITLE:
EQUIPMENT SPECIFICATIONS

SHEET NUMBER: C03C
REV.: B

FUTURE EV
Future EV Inc
600 Sylvan Avenue, Suite 102
Englewood Cliffs, NJ 07632

1	**EQUIPMENT SPECIFICATIONS**

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Received 2/27/2025
Planning & Building Department

Wall mount Retractor (up to 25ft Charging Cable)
Model FE-WM-R1



SPECIFICATIONS:

- Ratcheting stop eliminates constant tension on cable when plugged into vehicle
- 10 ft. pull length works with up to 25’ cable length
- Steel construction
- For indoor and outdoor use
- RAL 7035 (Light Gray)
- Fits .75” to 1.50” diameter cables (cable clamps included)
- Lifts cable sizes up to AC/80A and DC/25kW
- Mounts to wall, ceiling, or pedestal (hardware not included)

FUTURE EV

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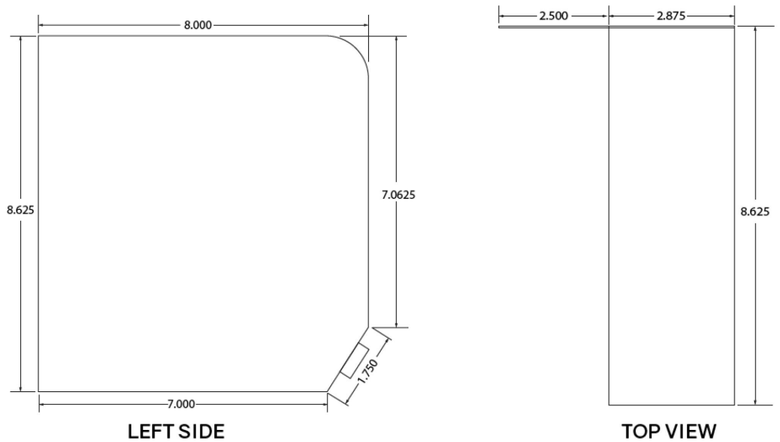
SHEET NUMBER: C03D
REV.: B

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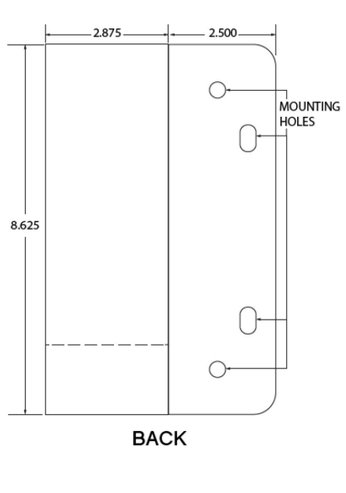
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Wall mount Retractor (up to 25ft Charging Cable)
Model FE-WM-R1



LEFT SIDE

TOP VIEW



BACK

FUTURE EV

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600 Sylvan Avenue, Suite 102
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SHEET NUMBER: C03E
REV.: B

1	**EQUIPMENT SPECIFICATIONS**

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Received 2/27/2025
Planning & Building Department

Technical Memorandum

SUBJECT
SMART St Augustine – Mobility Hub Component, Digital Kiosk Vendors and Models Evaluation

TO
Metric Engineering

DATE
Feb 5, 2025

OUR REF
30209394 - SMART St. Augustine

COUNTY
St. Johns County, City of St. Augustine, FL

The purpose of this memorandum is to provide information on the digital kiosks features of the Mobility Hubs proposed in the SMART St. Augustine project. The memorandum lays out and compares the offerings of three digital kiosk vendors, and recommends a selected vendor based on an evaluation of features, costs, and services.

1. Context

The following section provides context on the Mobility Hub locations and components. It then delves into outlining the study set out to accommodate the specific project requirements set for the digital kiosk features.

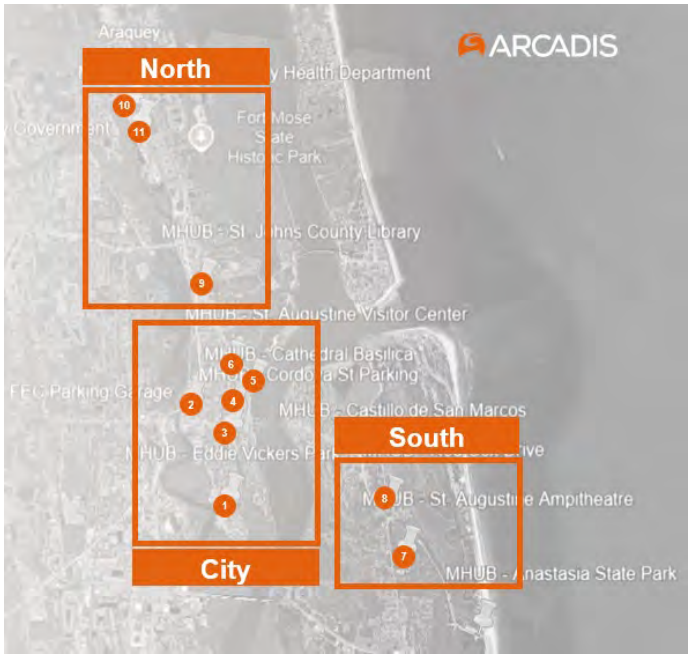
1.1. Mobility Hub Locations

As part of the SMART St. Augustine project, Arcadis (sub-consultant to Metric), was retained to specify the mobility hub components for the project.

The project consists of 11 locations across St. Augustine including:

- **City** - 6 hubs in the historic center serving shuttle bus stops, tourist attractions, parking garages and other uses;
- **North** - 3 hubs in the northern part of the city serving institutions (County Hall, Library, Health Center); and
- **South** - 2 hubs in the southern area serving recreational facilities like a park and an amphitheater.

Figure 1: Mobility Hub Locations in St. Augustine



Each Mobility Hub includes 2-10 EV charging spots, additional or existing bike racks, and a digital kiosk with information for visitors and residents, some hubs are integrated with existing shuttle bus stops. Below is a table with an inventory of Mobility Hubs with their ID numbers, locations, and components including digital kiosk, bike racks, and transit facilities, but excluding EV charging infrastructure which is supplied by others.

Table 1: Mobility Hub IDs, Locations and Component Inventory

MH ID / No.	Location / Name	Digital Kiosk	Bike Rack		Transit	ITS PLAN
			New	Existing		
1	**Eddie Vickers Park**	One sided	1x4 Post & Ring	-	-	02
2	**FEC Parking Garage**	One sided	1x4 Post & Ring	-	-	06
3	**Granada St. Parking**	One sided	1x4 Post & Ring	-	Blue Line nearby	11
4	**Cathedral Pl. Parking**	One sided	1x5 Post & Ring	-	STAR shuttle integrated	11
5	**Castillo de San Marcos Parking**	Two sided	-	1x Inverted U	STAR shuttle nearby	13
6	**St. Augustine Visitor Center Parking**	Two sided	-	2x5 Post & Ring	Red Line & STAR shuttle integrated	14
7	**St. Augustine Amphitheatre**	One sided	1x Corral	-	-	25
8	**Red Cox Dr. Parking**	One sided	-	2x5 Post & Ring	-	27
9	**Library Parking**	One sided	1x Corral	1x Corral	Blue & Red Line nearby	31
10	**St. Johns County Health Dept**	One sided	-	1x3 Post & Ring	-	40
11	**St. Johns County Government**	One sided	1x4 Post & Ring	-	-	41

1.2. Digital Kiosk Research and Requirements

In municipal settings, digital kiosks serve as interactive hubs for residents and visitors, offering convenient access to important information, such as parking information, updates on touristic events, live notifications and wayfinding. These kiosks enhance the user experience by providing real-time, location-specific information, streamlining urban navigation and supporting city operations.

The digital kiosks are the focus of this memorandum. Arcadis was retained to perform the following tasks:

- Research and vet suitable vendors that manufacture and provide digital kiosks in the USA
- Compare the vendors' **hardware offerings** and select an appropriate outdoor kiosk model with features that satisfy the project requirements including:
  - Weather durability and NEMA ratings
  - Power supply

  - Communications, cellular modem and connectivity
  - Look and feel to fit in existing St. Augustine wayfinding element color palette (dark brown, or black) and design
- Compare the vendors' **software offerings** that satisfy the project requirements including:
  - Integration of 'Visit St. Augustine' website / app
  - General information for visitor purposes such as current and upcoming events, attractions, dining, accommodation
  - Parking garage and lot information, including real-time parking occupancy information provided as part of the SMART project
  - Transit information and schedules of transit including STAR shuttle and the Red and Blue Lines
  - Weather and other alerts
- Compare Costs of hardware and software features, including maintenance, shipping, services, and recurring costs. Calculate capital costs of operations and management for 5- and 10-year periods.
- Evaluate selected kiosk models from the three vendors based on features, costs, and services
- Recommend preferred vendor based on overall evaluation

2. Digital Kiosk Vendors

The following companies have been engaged as potential vendors to provide digital kiosks at the mobility hubs identified above. These vendors were selected due to their noted experience in the delivery of various digital kiosks in a variety of contexts, and their ability to tailor kiosk components and features to suit the needs of the City of St Augustine.

2.1. Meridian: Pulse

Meridian Kiosks is a fully integrated manufacturer of digital kiosks, interactive digital signage and other self-service solutions. Headquartered in North Carolina, the company has developed digital kiosk and other self-service solutions in a wide variety of applications, including live events, airports, museums and in for various public transit agencies and municipalities.

Of Meridian's Outdoor Kiosk product range, the '**Pulse',** is popular among transit agencies and municipalities in outdoor deployments, due to its simple design, range of optional components and ability to offer digital signage and wayfinding. The Pulse comes in a 55" in screen composed of tempered anti-reflective UV glass. The kiosk frame, chassis are aluminum, and its components are designed for maximum durability and year-round operation in outdoor settings.

Meridian kiosks run on Windows software and are compatible with other media players. Meridian also offer a suite of additional software packages. For digital signage and customer experience oriented applications, Meridian offers '**Mzero InterAct Software'**, that equips kiosks with advanced digital signage and wayfinding functionalities, backend analytics, and a high level of interface customization and content management for the kiosk owner. Meridian digital kiosks may also be purchased wtihout any software installed.



Figure 2: Meridian - Pulse – Single-Sided

2.2. LamasaTech: Versi / Guida

LamasaTech is a specialist provider of kiosks, digital signage screens and touch screens, headquartered in Newcastle upon Tyne in the United Kingdom. The company offers a range of products focused on digital transformation and enhanced customer engagement, primarily in sectors that require digital display solution and interactive customer service technologies.

LamasaTech's 'smart city kiosk' range are designed for outdoor installations to serve as a centralized hub of information for users. The '**Versi'** is a modular digital signage display that is available in a range of configurations in indoor or outdoor settings. It is a freestanding display, available in single-sided (**Versi**) and double-sided (**Guida**) models with either a 43" or 55" projected capacitive touch screen (PCAP) for interactive applications. Its enclosures are designed at an IP66 (Internal Protection) or NEMA 6 standard. Design customization for the location of electrical components within the Kiosk is also available to mitigate any risks associated with ground flooding.



Figure 3: LamasaTech – Versi – Single-Sided

The standard software is a 'system on a chip' (SoC) powered by Android 11, which is designed for digital signage and public display applications. This setup has been deployed by LamasaTech on over 1,000 digital signage devices globally. For additional costs, LamasaTech also offer '**Smart City Software'** that equips its kiosks with additional functionalities including wayfinding, navigation, directories, weather and community information, among others.

2.3. Advanced: Outdoor Monolith

Advanced Kiosks are a kiosk vendor and manufacture, specializing in interactive kiosk software and hardware systems. Based in Concord, New Hampshire, Advanced Kiosks combines user experience design, software functionality and interactive touchscreen technology to develop custom kiosk solutions tailored to a variety of applications, spanning business, security and tourism. They have shipped nearly 4,000 kiosks, manage over 1,000 kiosks in 14 countries.



Figure 4: Advanced - Monolith - Single-Sided

The '**Monolith Outdoor'** kiosk model is a ultra rugged, weatherproof information kiosk with dual-sided display capability. The kiosk comes in 46" or 55" touchscreen options and weighs 333 lbs. It is constructed of steel for maximum durability and comes with a 3-year warranty. The kiosk monitor is designed to an IP56 standard while the kiosk's enclosure is designed to an IP33. Electrical components, including the UPS and cellular communications modem, are housed within a sealed electrical box.

What is displayed on the kiosk interface is entirely configurable by the end user and the standard Windows 11 kiosk software allows for changes and updates to be made by remote access only. Advanced also offer '**Zamoc Kiosk Management Software'** at an additional cost, which increases kiosk security, provides management tools and weekly reporting functions, hardware support and enables easier integration with third party software.

2.4. Vendor / Model Comparison

The following tables compare each Digital Kiosk model listed above by Feature (Table 2) and by Cost (Table 3). Some details for each vendor are yet to be determined and various optional kiosk components and their costs have not been included. A table with any additional or optional features and their costs may be provided upon request.

Table 2: Digital Kiosk Vendor / Model Comparison by Feature

	Item	Meridian – Pulse	LamasaTech – Versi	Advanced - Monolith
Basic Specifications	Gross Weight (lbs.)	450 lbs.	106 lbs.	333 lbs.
	Screen Size(s)	55”	43” and 55”	46” and 55”
	Height x Depth x Width (inches)	90” x 12” 32”	76” x 4.6” x 28.8”	74” x 5.9” x 29”
	Base Plate	32” x 14”	25.5” x 9.8”	32” x 18”
	Material	Aluminum	TBC	Steel
	Input Voltage	120V, 50/60 Hz	110-240V, 50/60 Hz	100-240V, 50/60 Hz
	Operating Temperature	-40 – 131F	11 – 122F	-40 – 122F
	Humidity Range	TBC	10 – 90%	TBC
Features	Touchscreen Option	Yes	Yes	Yes
	Double-Sided Option	Yes	Yes (Guida)	No
	Remote Management Software	Yes	Yes	Yes
	Brightness	2500 nits	2000 nits	3000 nits
	Custom Shell Paint Colour & Graphics Logo	Yes	Yes	Yes
	Camera & Microphone	Yes (upgrade)	Yes (upgrade)	Yes (upgrade)
	Warranty	1 Year	3 Years	3 Years

	Item	Meridian – Pulse	LamasaTech – Versi	Advanced - Monolith
Technical Specifications	Weatherproof	Yes	Yes	Yes
	IP / NEMA Rating	IP65	IP66	IP56
	Operating System	In-house	Android	Windows 11 Pro
	Run Web Applications Capability	Yes	Yes	Yes
	Lifespan Hours	TBC	50,000	50,000
	Ethernet Connectivity	TBC	Yes	Yes (upgrade)
	WiFi Connection Option	Yes	Yes	Yes
	4G Cellular Connection Option	Yes	TBC	Yes (upgrade)

Table 3: Digital Kiosk Vendor / Model Comparison by Cost

	Meridian – Pulse			LamasaTech – Versi / Guida			Advanced – Outdoor Monolith		
Hardware	**Base**	**Unit**	**Total**	**Base**	**Unit**	**Total**	**Base**	**Unit**	**Total**
One-Sided	$16,995.00	10	$169,950.00	$12,000.00	10	$120,000.00	$28,868.00	12	$346,272.00
Two-Sided	$23,500.00	2	$47,000.000	$16,160.00	2	$32,320.00	N/A	-	-
Shipping	$458.00	12	$5,500	$450.00	12	$5,400.00		12	
Options									
Powder Coat	$2,775.00	12	$33,300.00	$1,600.00	12	$19,200.00	TBC	-	-
Graphic Wrap + Logo	$3,070.00	12	$36,840.00	TBC	-	-	TBC	-	-
Webcam / Audio Kit	$617.00	12	$7,404.00	TBC	-	-	$872.00	12	$10,464.00
Cell Router & Antenna	$385.00	12	$4,620.00	$960.00	21	$11,520.00	$550.00	12	$6,600.00
Subtotal 12 (1S)	-	-	**$241,860.00**	-	-	**$180,120.00**	-	-	**$352,972.00**
Subtotal 10(1S) + 2 (2S)	-	-	**$254,970.00**	-	-	**$188,440.00**	-	-	-
Software									
Platform	$635.00	1	$635.00	$1,600.00	12	$19,200.00	TBC	-	-
Software	$2,000.00	12	$24.000.00	$4,200.00	1	$4,200.00	$873.00	12	$10,476.00
Subtotal 12 (1S)	-	-	**$24,635.00**	-	-	**$23,400.00**	-	-	**$10,467.00**
Subtotal 10(1S) + 2 (2S)	-	-	**$28.635.00**	-	-	**$23,400.00**	-	-	-
Additional Costs									
Site Survey	$500.00	12	$6,000.000	$500.00	12	$6,000.00	TBC	-	-
Installation	$1,200	12	$14,400.00	N/A	-	-	$899.00	12	$10,788.00
Support Services	$360.00	1	$360.00	TBC	-	-	$99.00	1	$99.00
Capital Costs for 12 (1S)									
Annual O+M Cost	$5,100	-	-	$19,200	-	-	$10,476.00	-	-
Accumulative Total: Year 1	-	-	**$266,495.00**	-	-	**$203,520.00**	-	-	**$363,348.00**
Accumulative Total: Year 5	-	-	**$286,895.00**	-	-	**$280,320.00**	-	-	**$405,252.00**
Accumulative Total: Year 10			**$312,395.00**			**$376,320.00**			**$457,632.00**

3. Evaluation and Recommendations

This section centralizes the findings into a concise evaluation table, ranks the three vendors, and lays out the preferred vendor. It concludes with a recommendation for a vendor to supply a set of digital kiosks for St. Augustine that will meet City requirements for performance and branding as well as optimizes costs and features. Note that City requirements are not evaluated in this portion because those requirements were considered to be a baseline and therefore all vendor models evaluated in this section already meet those requirements/have various options available that would satisfy City requirements.

3.1. Evaluation

Arcadis considered various evaluation factors that includes hardware and software costs and features, previous project and customer experience, and geographic location (in regard to future digital kiosk service and maintenance needs). These factors were considered qualitatively and quantitatively. A description of each evaluation factor is in Table 4.

Table 4: Evaluation Factors

Evaluation Factor	Description
Hardware Cost	Value for initial and recurring costs.
Hardware Features	Options for branding, slim and non-intrusive design, and availability of double-sided kiosk
Software Cost	Value for initial and recurring costs.
Software Features	Ease of use, customization, and potential for data integration.
Office / Geographic Set-up	Whether the vendor manufactures their kiosks in the US and have local servicing in the US.
Project Experience	Whether a vendor has US-based experience.
Customer Experience	Quality and speed of responsiveness to questions.
City Staff Workload Effort	Level of effort required from staff for setup and ongoing maintenance.

Arcadis conducted research and met with the three vendors regarding each of their models' features and gathered initial information at a qualitative level. A summary of this is shown in Table 3.

Based on the qualitative information gathered (Table 3), a basic quantitative assessment was conducted for each vendor model. Each evaluation factor was rated for each vendor's model from a scale of one to three. Each evaluation factor held equal weight in this preliminary determination. These results are shown in Table 4.

Table 5: Digital Kiosk Qualitative Evaluation

Evaluation Factor	Vendor and Model		
	Meridian - Pulse	LamasaTech - Versi	Advanced - Monolith
Hardware Cost	Medium cost, good value.	Lowest cost, good value.	Significantly higher cost for value.
Hardware Features	Pulse model is sleek and compact, double-sided available.	Smaller footprint, slimmer, double-sided requires different model.	Good design with different options, no two-sided model.
Software Cost	Higher cost for first year, but lowest recurring cost in subsequent years.	Lowest recurring cost.	Varying bands of initial and recurring costs.
Software Features	Platform is straightforward for client to self-populate, and customizable now and down the road, including integration of feeds.	Platform is straightforward for client to self-populate, and customizable, including integration of feeds.	Fully customizable, but limited user experience. Hosted in Wordpress; setup requires more initial time with vendor.
Office / Geographic Set-up	US-made. Office and warehouse in North Carolina.	Company based out of the UK, with Delaware address in the US.	US-made. Office and warehouse in New Hampshire.
Project Experience	Wide variety of deployments in the US.	Wide variety of experience, both internationally and some in the US.	Good variety of experience in the US.
Customer Experience	Good. Responsive and answers questions. Usually responds in 24-48 hours. Maintenance service available in the US.	Good. Responsive and answers questions. Usually responds in 24-36 hours. Maintenance service available in the US.	Very customizable, seems to be more family-run and will respond within 48-36 hours. Maintenance service available in the US.
City Staff Workload Effort	Low. Straightforward initial setup and low effort required to maintain. Less institutional knowledge needed to maintain.	Low. Straightforward initial setup and low effort required to maintain. Less institutional knowledge needed to maintain.	High. More effort required for initial setup and staff training required to be able to maintain. More institutional knowledge needed to maintain.

Evaluation Factor	Vendor and Model		
	Meridian - Pulse	LamasaTech - Versi	Advanced - Monolith
Summary	*Solid solution, US-based, customizable, hands-on, and good project and customer experience. Less institutional knowledge needed to maintain.*	*Solid solution, not US-based, good global experience.*	*Good solution, significantly higher cost, more customizable, hands-on, and good project experience. May need more staff training initially as well as to maintain and operate.*

Table 6: Digital Kiosk Quantitative Evaluation

Evaluation Factor	Vendor and Model		
	Meridian - Pulse	LamasaTech - Versi	Advanced - Monolith
Hardware Cost	2	3	1
Hardware Features	3	3	2
Software Cost	3	2	1
Software Features	3	3	2
Office / Geographic Set-up	3	2	3
Project Experience	3	2	3
Customer Experience	3	2	2
City Staff Workload Effort	3	3	1
Total	**23**	**20**	**16**

3.2. Preferred Vendor

Of the digital kiosk vendors and models evaluated, based on the preliminary qualitative and quantitative results displayed in section 3.1 of this document, Arcadis recommends **Meridian Pulse** as the preferred vendor and model because it was the highest rated vendor of the ones evaluated. Meridian Pulse would best suit St. Augustine's wants and needs for a digital kiosk program for these reasons:

- Competitive hardware features that allow for brand customization;
- Competitive software options, solutions and recurring costs that allows for flexibility and ease of use both for initial setup as well as operations and maintenance; requiring minimal staff effort;
- USA-made hardware with local servicing and support;
- Easy to work with and responsive customer service; and
- Long-term cost for value across both capital and operations and maintenance costs.



Figure 5: Meridian 'Pulse' in Carillon Beach, Florida

3.3. Final Recommendation

In summary, this memorandum laid out the context for the proposed implementation of 11 Mobility Hubs in St. Augustine, their locations and components. It focused on digital kiosks and further researched three vendors (Meridian, LamasaTech, and Advanced) to test suitability to the project requirements, and compare and evaluate the selected kiosk models to help the City select a chosen vendor. Arcadis ranked the Meridian Pulse outdoor digital kiosk model the highest, followed by LamasaTech, and Advanced. However, this is a preliminary determination.

Regarding the costs and features of the **hardware** and communications, it is recommended that the City and project team review the features and connect with the shortlisted vendor(s) representatives to identify next steps and implementation logistics for delivery, supply, installation, maintenance and support, in order to establish next steps and adhere to the implementation timeline.

Regarding the costs and features of the **software**, Arcadis recommends connecting the shortlisted vendor(s) representatives with City staff who will be responsible for curating the information displayed in the kiosks and impacting the user experience and user facing tools. The City will better understand the potential effort required from the City's side with upkeep of the dynamic information, real-time information feeds, scheduling and events, and other data that will be displayed on the kiosk.

4. Appendices

Appendix A includes specific detail into the comparison and calculation of costs in an attached spreadsheet.

Appendix B includes visualization comparisons of the digital kiosks in two mobility hub locations, as well as a comparison of the two coating color schemes (brown and black) that match the City's physical signage and wayfinding palette.

4.1. Appendix A - Spreadsheet - Cost Details

4.2. Appendix B – Digital Kiosk Location Visualization

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SMART St. Augustine
Mobility Hubs - Digital Kiosk Cost Comparison

Appendix A - Spreadsheet - Cost Details

Last updated 02/05/2025

	Category	Item	Meridian - Pulse				LamasaTech - Versi / Guida				Advanced - Monolith			
Initial Costs	**Hardware**		**Base**	**Unit**	**Total**	**Notes**	**Base**	**Unit**	**Total**	**Notes**	**Base**	**Unit**	**Total**	**Notes**
	Base	One-Sided	$19,250.00			$16,995 Discounted Base Cost	$12,000.00			Versi - 1 sided	$28,856.00			
	Base	Two-Sided	$25,900.00			$23,500 Discounted Base Cost	$16,160.00			Guida - 2 sided	N/A			
		One-Sided	**$16,995.00**	10	**$169,950.00**	Discounted Base Cost	$12,000.00	10	**$120,000.00**		$28,856.00	12	**$346,272.00**	
				12	**$203,940.00**	Discounted Base Cost		12	**$144,000.00**					
		Two-Sided	**$23,500.00**	2	**$47,000.00**	Discounted Base Cost	$16,160.00	2	**$32,320.00**		TBC			
		Shipping		12	$5,500.00	Estimated total for 12 Kiosks	$450.00	12	**$5,400.00**		TBC	12		Wooden Crate = $558
	Options													
		Powder Coat	**$2,775.00**	12	**$33,300.00**		$1,600.00	12	$19,200.00		TBC			
		Graphic Wrap	$1,535.00	12	$18,420.00									
		Graphic Logo	$1,535.00	12	$18,420.00		TBC			Can add graphic, Cost TBD.	$280.00	12	$3,360.00	
		Webcam	$350.00	12	$4,200.00						$872.00	12	$10,464.00	Integrated 5 mp Board with Auto Focus 720p
		Audio Kit	$267.00	12	$3,204.00									
		Credit Card Reader	N/A								$490.00	12	$5,880.00	Magnetic Strip Reader
		Cell Router & Antenna	**$385.00**	12	**$4,620.00**		$960.00	12	$11,520.00		$550.00	12	**$6,600.00**	Hardware Only. Data service not included
		Subtotal for 12 one-sided			**$241,860.00**				**$180,120.00**				**$352,872.00**	
		Subtotal for 10 one-sided, 2 two-sided			**$254,870.00**				**$188,440.00**					
	Software													
		Platform	$635.00	1	$635.00	One time cost	$1,600.00	12	$19,200.00	Per kiosk per year / recurring yearly				
		Management Software	$425.00	12	$5,100.00	Per year per kiosk (10+2x2) from 2nd year					$873.00	12	$10,476.00	Basic - Annual Recurring Cost per Kiosk
		Digital Signage Software	$2,000.00	12	$24,000.00	Per kiosk (two sided =x2) first year only					$1,849.00	12	$22,188.00	Premier - Annual Recurring Cost per Kiosk
		API Integration					$4,200.00	1	$4,200.00	One time cost				
		GTFS Integration					$4,200.00			Optional				
											$5,400.00	12	$64,800.00	Enterprise - Annual Recurring Cost per Kiosk
		Subtotal for 12 one-sided			**$24,635.00**	For first year			**$23,400.00**	For first year			**$10,476.00**	Basic for first year
					$49,035.00	For 5 years			**$117,000.00**	For 5 years			**$52,380.00**	Basic for 5 years
		Subtotal for 10 one-sided, 2 two-sided			**$28,635.00**	For first year			**$23,400.00**	For first year				
					$52,435.00	For 5 years			**$117,000.00**	For 5 years				
	Additional Costs													
		Site Survey	$500.00	12	$6,000.00		$500.00							
		Installation	$1,200.00	12	$14,400.00						$899.00	12	$10,788.00	Per kiosk
		Support Service	$360.00	1	$360.00	Recurring each year	TBC				$99.00			Monthly for first kiosk
											$28.00			Monthly for Others
		Configuration	N/A				TBC				$1,400.00			Per project
		Onboarding	N/A				TBC				$180.00			Per Hour
		Shipping Time												4-6 weeks
Recurring Costs	**Recurring Costs**													
		Capital Cost for 12 one-sided												
		O+M Cost Year 1			**$266,495.00**				**$203,520.00**				**$363,348.00**	
		O+M Cost Year 2			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 3			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 4			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 5			$5,100.00				$19,200.00				$10,476.00	
		Accumulative Total 5 Years			**$286,895.00**				**$280,320.00**				**$405,252.00**	
		O+M Cost Year 6			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 7			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 8			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 9			$5,100.00				$19,200.00				$10,476.00	
		O+M Cost Year 10			$5,100.00				$19,200.00				$10,476.00	
		Accumulative Total 10 Years			**$312,395.00**				**$376,320.00**				**$457,632.00**	

Assumptions: (1) Assumed 12 kiosks (9 one-sided, 2 double-sided) for 11 locations. 1 spare.
Note: All costs are preliminary estimates and are subject to change based on additional refinement. Costs may vary in the future based on specific features desired.

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Planning & Building Department

ARCADIS



St. Augustine Mobility Hub Digital Kiosks

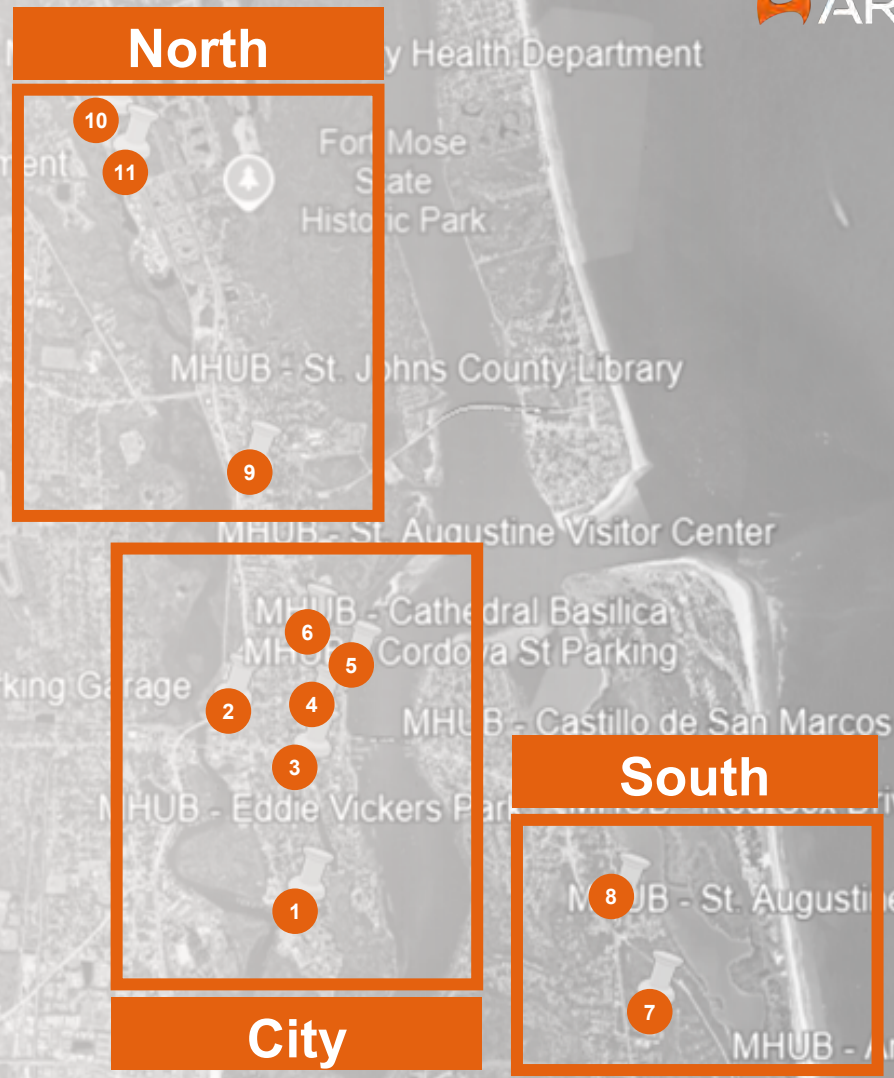
Appendix B - Digital Kiosk Location Visualizations

January 28, 2025

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St. Augustine Mobility Hub Network

- **11 Mobility Hubs** in total
- **City** - 6 hubs in the **historic center** (attractions, parking garages)
- **North** - 3 hubs, **institutions** (County Hall, Library, Health Center)
- **South** - 2 hubs, **recreation** (park, amphitheater) (Anastasia State Park removed)



MOBILITY HUB LOCATIONS

NO.	LOCATION	ITS PLAN (XX)
1	EDDIE VICKERS PARK	02
2	FEC PARKING GARAGE	08
3	GRANADA ST PARKING	11
4	CATHEDRAL PL PARKING	11
5	CASTILLO DE SAN MARCOS PARKING	13
6	ST. AUGUSTINE VISITOR CENTER PARKING	14
	ANASTASIA STATE PARK	24
7	ST. AUGUSTINE AMPHITHEATRE	25
8	RED COX DR PARKING	27
9	LIBRARY PARKING	31
10	ST. JOHNS COUNTY HEALTH DEPARTMENT	40
11	ST. JOHNS COUNTY GOVERNMENT	41

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Comparison of Models and Colors
Mobility Hub 4 - Cathedral Basilica

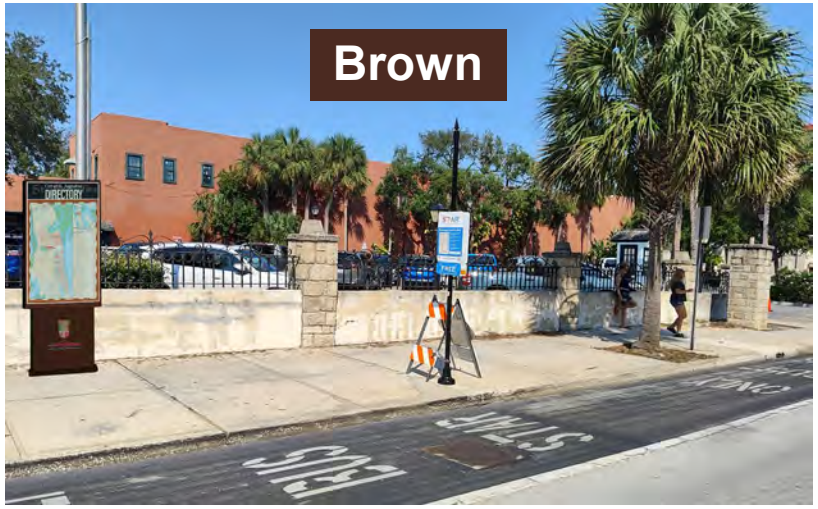
Meridian – Pulse





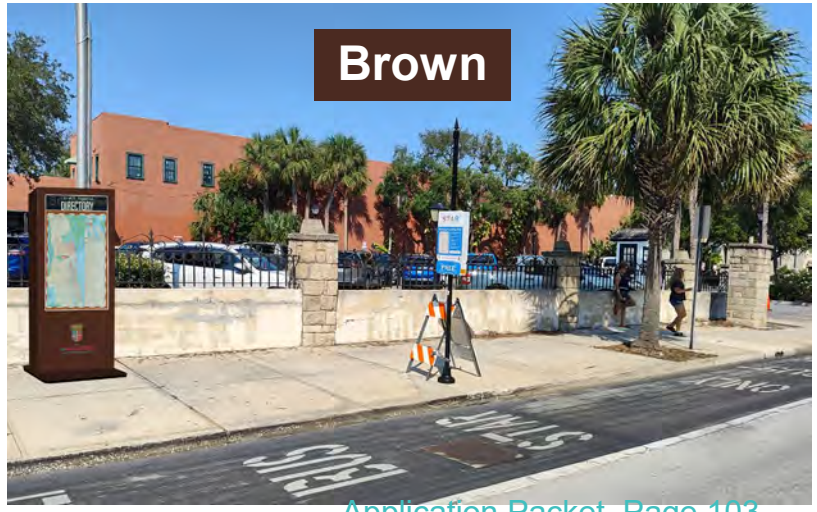
LamasaTech – Versi





Advanced – Outdoor Monolith





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Comparison of Models and Colors
Mobility Hub 6 - Visitor Centre

Meridian – Pulse





LamasaTech – Versi





Advanced – Outdoor Monolith





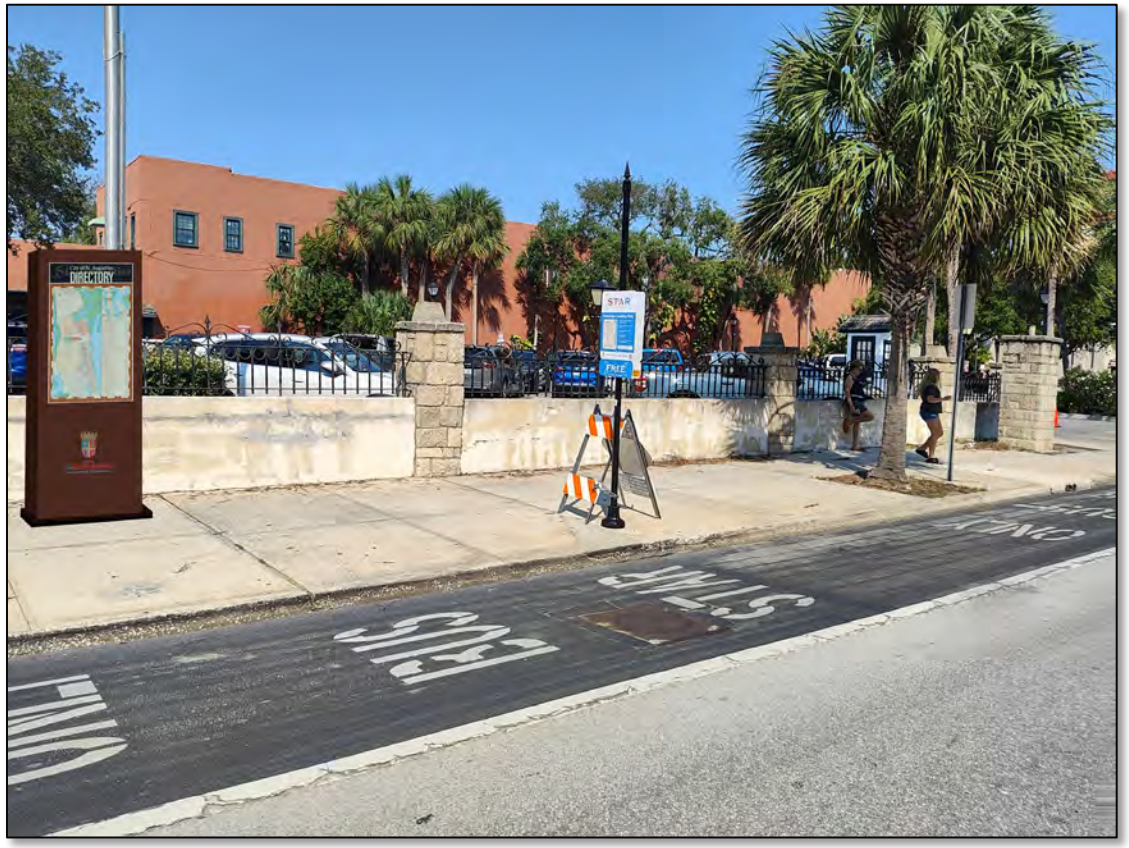
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Mobility Hub 4
Cathedral Basilica

Meridian – Pulse



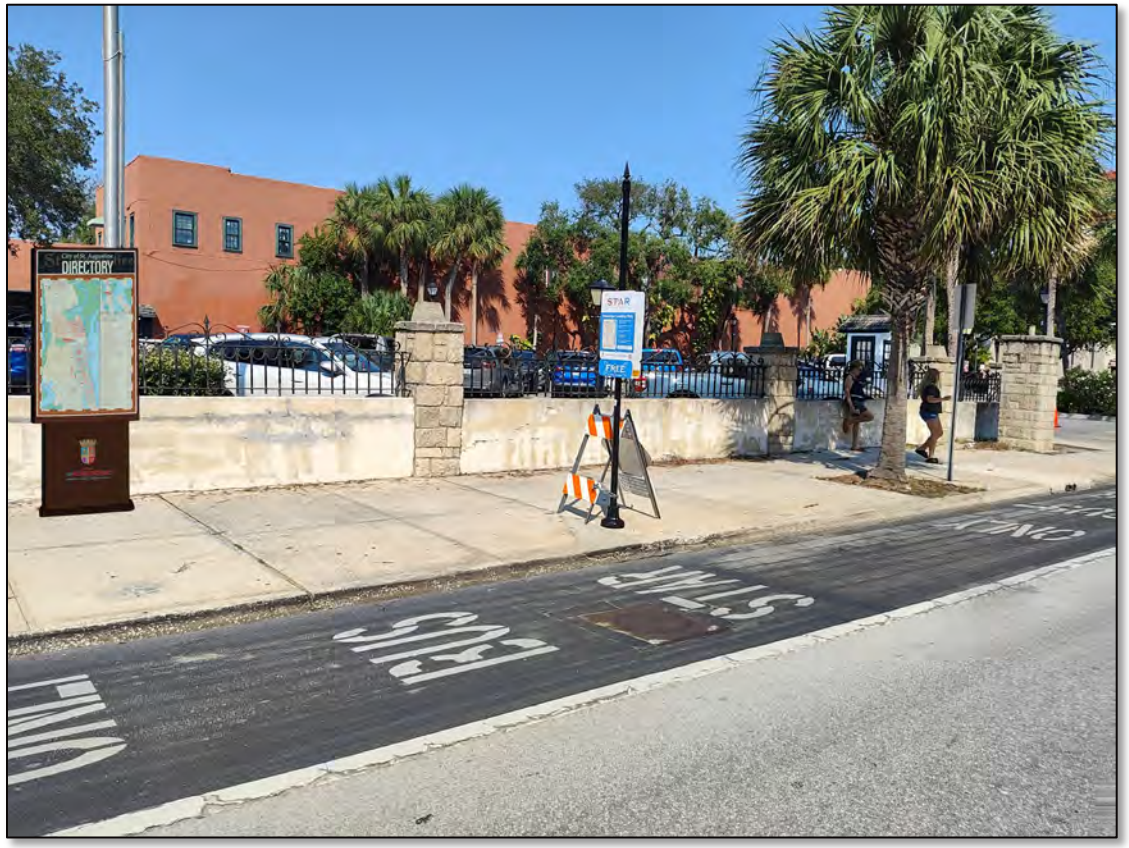


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Mobility Hub 4
Cathedral Basilica

LamasaTech – Versi



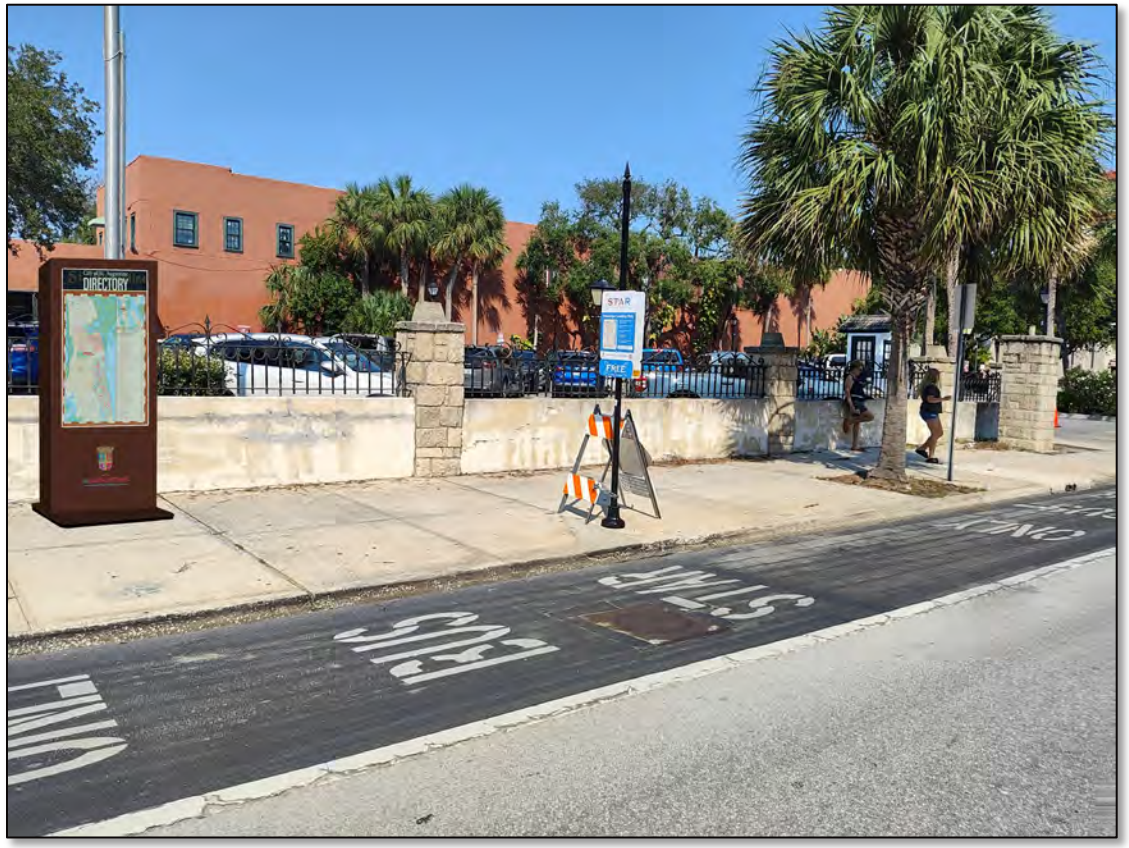


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Mobility Hub 4
Cathedral Basilica

Advanced – Outdoor Monolith





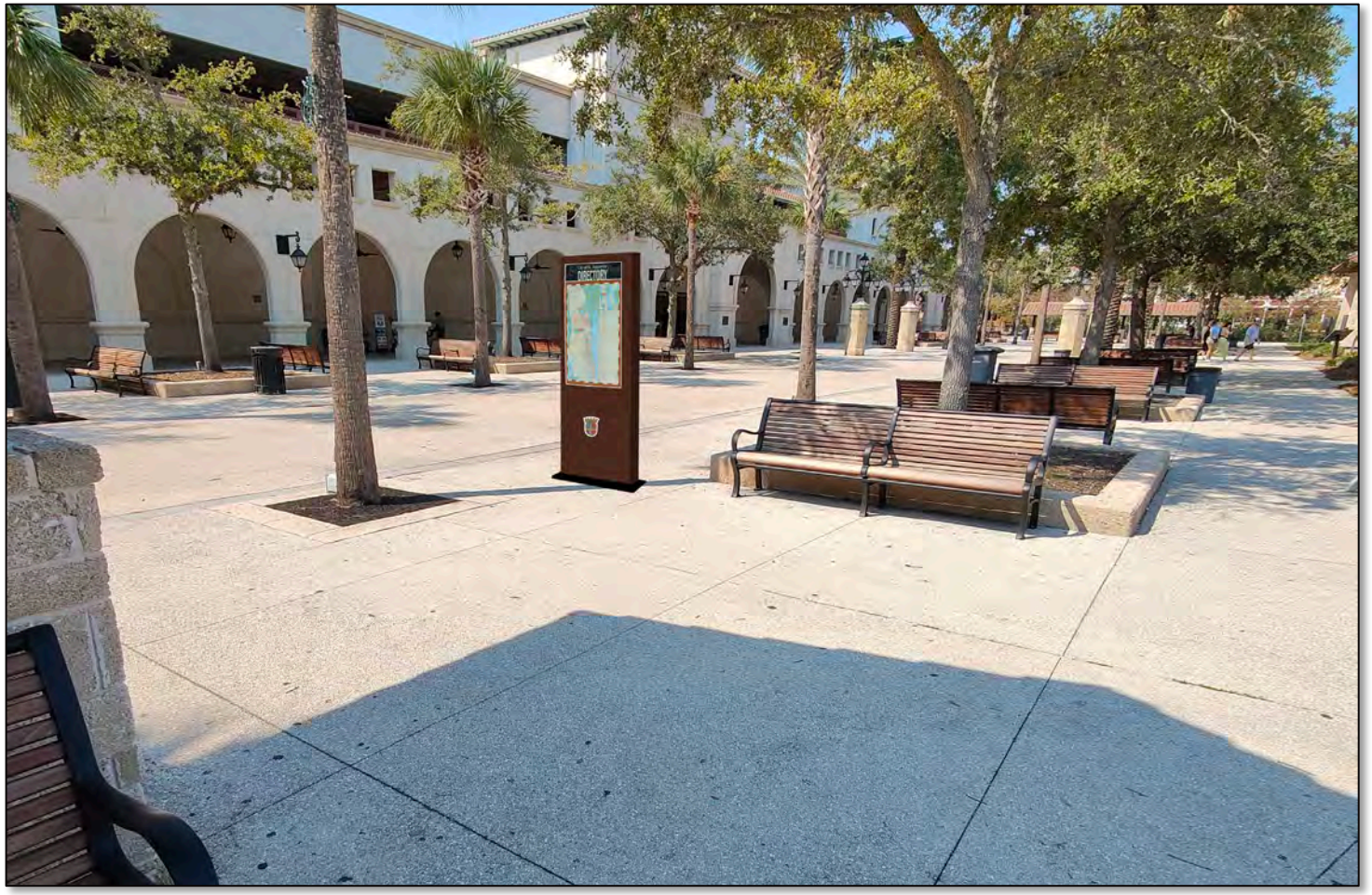
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Mobility Hub 6
Visitor Center

Meridian – Pulse Digital Kiosk

Two-sided version



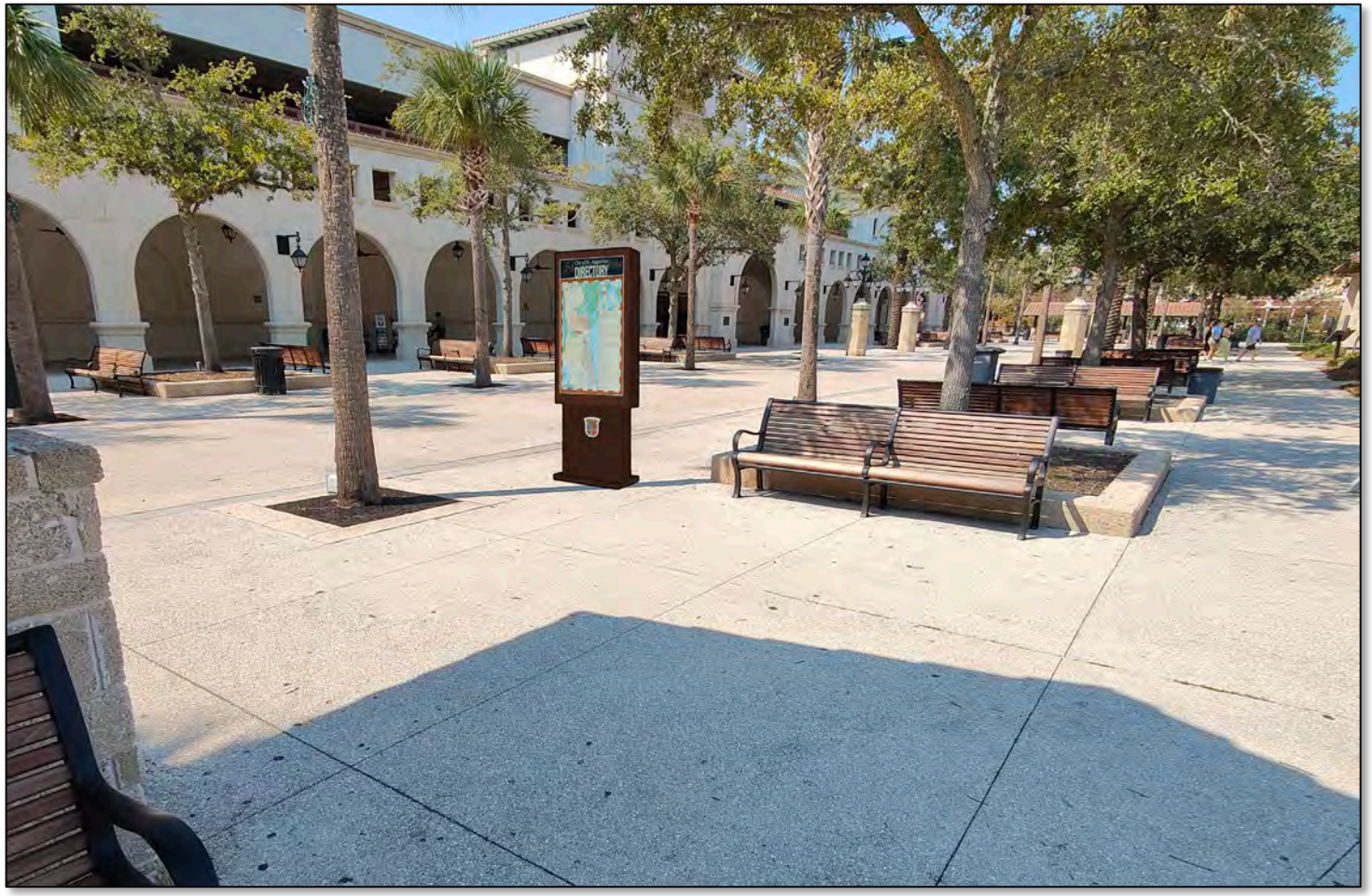


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Mobility Hub 6
Visitor Center

LamasaTech – Versi Kiosk





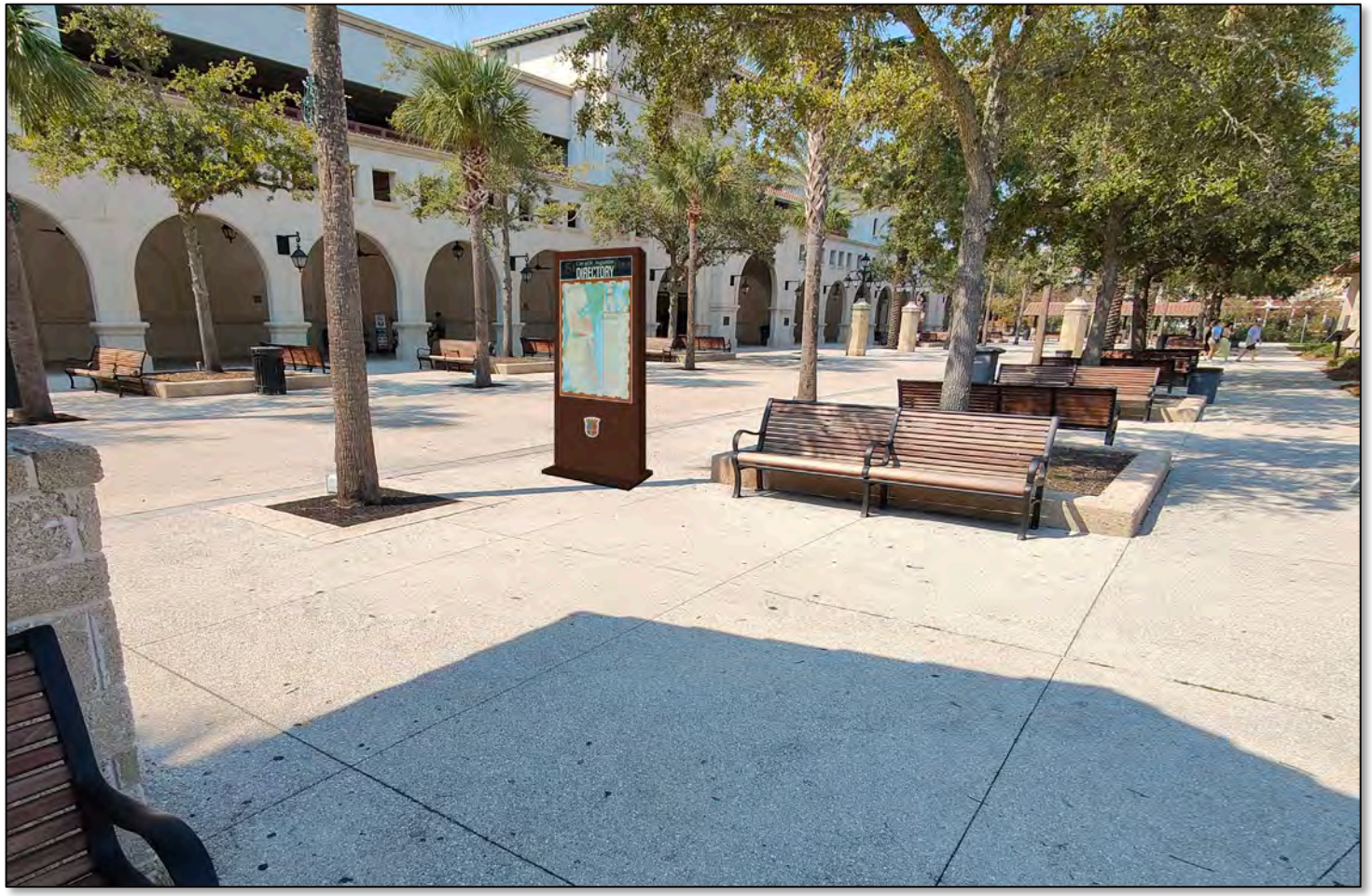
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ARCADIS

Mobility Hub 6
Visitor Center

Advanced – Outdoor Monolith





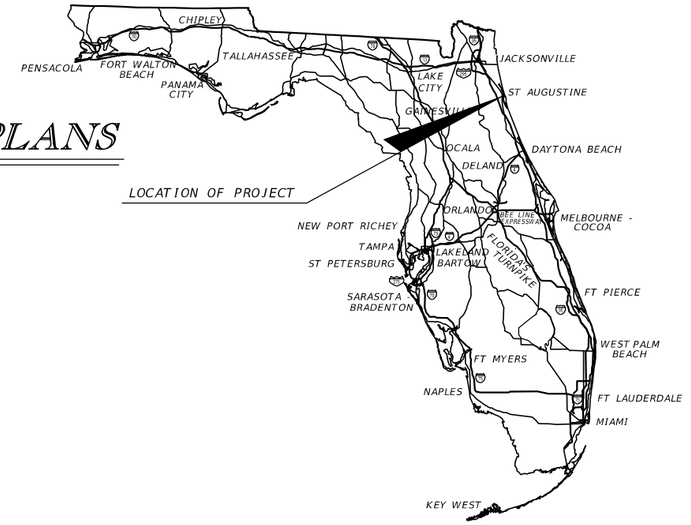
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CONTRACT PLANS COMPONENTS

INTELLIGENT TRANSPORTATION SYSTEMS PLANS
ELECTRICAL VEHICLE CHARGER PLANS

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

INTELLIGENT TRANSPORTATION SYSTEMS PLANS



FINANCIAL PROJECT ID 448653-3-52-01
(FEDERAL FUNDS)
ST. JOHNS COUNTY (78010, 78040)

SMART ST. AUGUSTINE
CONNECTED VEHICLE SYSTEM IN CITY OF ST. AUGUSTINE

INDEX OF ITS PLANS

SHEET NO.	SHEET DESCRIPTION
IT-1	KEY SHEET
IT-2	SIGNATURE SHEET
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IT-5 - IT-9	SUMMARY OF DEVICES
IT-10	PROJECT LAYOUT
IT-11 - IT-55	ITS PLAN
IT-56 - IT-64	POWER SERVICE RISER DIAGRAMS
IT-65 - IT-69	POWER SERVICE LINE DIAGRAMS
IT-70 - IT-74	ITS CROSS SECTIONS
IT-75 - IT-79	ITS MOUNTING DETAILS
IT-80 - IT-81	PULL BOX AND CONDUIT DETAILS
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IT-106	CANTILEVER SIGN STRUCTURE DETAILS
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IT-113 - IT-114	TEMPORARY TRAFFIC CONTROL PLAN NOTES
IT-115 - IT-134	TEMPORARY TRAFFIC CONTROL PLAN DETOUR

PROJECT LOCATION URL:	https://tinyurl.com/yc2ek228
PROJECT LIMITS:	ST. AUGUSTINE CITY LIMITS
EXCEPTIONS:	NONE
BRIDGE LIMITS:	NONE
RAILROAD CROSSING:	NONE

PHASE III SUBMITTAL
FEBRUARY 17, 2025

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY2025-26 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

INTELLIGENT TRANSPORTATION SYSTEMS PLANS ENGINEER OF RECORD:

JONATHAN GABRIEL KATZ, P.E.
P.E. LICENSE NUMBER 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746
CONTRACT NO.: TBD
VENDOR NO.: 59-1685550

CITY OF ST. AUGUSTINE PROJECT MANAGER:

REUBEN FRANKLIN, P.E.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
TBD	25	IT-1

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UTILITIES

1. THE LOCATION(S) OF THE UTILITIES AND EXISTING FDOT ITS SHOWN IN THE PLANS ARE BASED ON AS-BUILT PLANS AND LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES AND FDOT FACILITIES VERTICALLY AND HORIZONTALLY BEFORE FIELD INSTALLATION OF THE PROPOSED ITS.

2. UTILITY AGENCY OWNERS:

UTILITY NAME	CONTACT NAME	PHONE NUMBER	EMAIL
AT&T Florida (Distribution)	PK Patel	904-699-4976 (m)	pp5963@att.com
CenturyLink/Lumen (Level 3)	James Young		jamesyoung2@lumen.com relocations@lumen.com
Comcast Cable	James Graham	904-380-6341 (o); 904-509-6472 (m)	James_graham@cable.comcast.com
Crown Castle	Livia deMattos-Siech	727-516-0009 (o); 727-619-8126 (m)	livia.demattos-siech@crowncastle.com crowncastlefloridareviews@crowncastle.com
Florida Power & Light (Distribution)	Robert Haddock	904-225-3003 (o); 904-753-1215 (m)	robert.e.haddock@fpl.com
Florida Power & Light (Transmission)	Craig Ledbetter	561-803-7942 (o); 561-532-7082 (m)	craig.ledbetter@fpl.com
IQ Fiber	Les Guthrie	407-722-2300	les.guthrie@iqfiber.com
St Johns County Utility Department	Larry Miller	904-209-2624 (o); 904-484-6448 (m)	lmiller@sjcfl.us
MCI/Verizon	Marvin Fisher	904-633-5481 (o); 904-687-6051 (m)	marvin.fisher@verizon.com vzw-net-fl-transport@verizon.com
North Beach Utilities, Inc.	Max Usina	904-824-1806 (o); 904-669-7292 (m)	robertusina@att.net nbutilities@bellsouth.net
Resurgence Infrastructure /Intermetro Fiber Group, LLC	Laura Glass	850-826-0846	laura.glass@glass811.com lglass@resurgenceig.com
Sandhill Telecommunications Group	Scott Carullo	321-266-7230	scott@flhsi.com
TECO Peoples Gas	Matthew M Peak	904-732-2548 (o); 813-951-7784 (m)	MMPeak@tecoengergy,com
Uniti Fiber, LLC	Bob Mensching	904-718-8152	bob.mensching@uniti.com

ABBREVIATIONS

ADMS = ARTERIAL DYNAMIC MESSAGE SIGN
EOTL = EDGE OF TRAVEL LANE
EPB = ELECTRICAL PULL BOX
EV = ELECTRIC VEHICLE
FOC = FIBER OPTIC CABLE
FOPB = FIBER OPTIC PULL BOX
GND = GROUND
ITSPB = INTELLIGENT TRANSPORTATION SYSTEMS PULL BOX
LIDAR = LIGHT DETECTION AND RANGING
PMS = PARKING MESSAGE SIGN
RRFB = RAPID RECTANGULAR FLASHING BEACON
RSU = ROAD SIDE UNIT
SM = SINGLE MODE
UPS = UNINTERRUPTED POWER SUPPLY
V-CCTV = VERIFICATION CLOSED CIRCUIT TELEVISION
VDS = VEHICLE DETECTION SYSTEM

LEGEND

PROPOSED DIRECTIONAL BORE CONDUIT
PROPOSED TRENCH CONDUIT
EXISTING SIGNAL CONDUIT
EXISTING BURIED WATER LINE
EXISTING OVERHEAD ELECTRICAL CABLE
EXISTING BURIED ELECTRICAL CABLE
EXISTING BURIED GAS LINE
EXISTING OVERHEAD FIBER OPTIC CABLE
EXISTING BURIED FIBER OPTIC CABLE
EXISTING BURIED TELECOM
EXISTING OVERHEAD TELECOM
EXISTING WETLANDS
EXISTING FENCE
PROPOSED FENCE

PROPOSED POWER SERVICE POLE/ITS POLE
EXISTING ROUND CONCRETE POLE
EXISTING POWER POLE W/ TRANSFORMER
EXISTING GROUND MOUNT TRANSFORMER
PROPOSED GROUND MOUNT TRANSFORMER
PROPOSED MOBILITY HUB INFORMATION KIOSK
EXISTING BIKE RACK
PROPOSED MOBILITY HUB BIKE RACK
PROPOSED MOBILITY HUB EV CHARGING STATION
PROPOSED PARKING BOLLARD
EXISTING MANHOLE
EXISTING STORM INLET

PROPOSED SINGLE POST, SINGLE PANEL SIGN
PROPOSED SINGLE POST, DUAL PANEL SIGN
EXISTING SINGLE POST, DUAL PANEL SIGN
EXISTING SINGLE POST, SINGLE PANEL SIGN
EXISTING BASE MOUNT CABINET
PROPOSED BASE MOUNT CABINET
EXISTING POLE MOUNT CABINET
PROPOSED POLE MOUNT CABINET
PROPOSED ROAD SIDE UNIT
EXISTING ROAD SIDE UNIT
PROPOSED FLOOD SENSOR
PROPOSED CELL MODEM

EXISTING POWER SERVICE POLE/ITS POLE
EXISTING CCTV
PROPOSED VIDEO DETECTION
PROPOSED VERIFICATION CCTV
PROPOSED LIDAR
EXISTING FIBER OPTIC SPLICE BOX
EXISTING FIBER OPTIC SPLICE VAULT
EXISTING FIBER OPTIC PULL BOX
PROPOSED FIBER OPTIC PULL BOX
EXISTING ELECTRICAL PULL BOX
PROPOSED ELECTRICAL PULL BOX/ITS PULL BOX
PROPOSED ARTERIAL DYNAMIC MESSAGE SIGN
PROPOSED PARKING MESSAGE SIGN

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

GENERAL NOTES (2)

SHEET NO.
IT-4

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samuel.wilson 2/17/2025 10:59:01 PM

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ROAD SIDE UNIT (RSU) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	ITS PLAN (XX)
1	RSU 1	1622+13 , RT	SR 207 @ S DIXIE HWY	EXISTING MAST ARM	01/01A
2	RSU 2	2065+22 , LT	US 1/SR 5 @ SR 207	EXISTING MAST ARM	01
3	RSU 3	1292+51 , LT	W KING ST @ PALMER ST	EXISTING MAST ARM	04
4	RSU 4	1306+02 , RT	US 1/SR 5 @ W KING ST/SR A1A	EXISTING MAST ARM	05
5	RSU 5	1318+40 , RT	W KING ST/SR A1A @ MALAGA ST	EXISTING MAST ARM	06/06A
6	RSU 6	1326+83 , RT	W KING ST/SR A1A @ RIBERIA ST	EXISTING MAST ARM	06/06A
7	RSU 7	1332+52 , RT	W KING ST/SR A1A @ MARTIN LUTHER KING AVE	EXISTING MAST ARM	06/06A
8	RSU 8	2115+44 , RT	US 1/SR 5 @ ST. AUGUSTINE FIRE DEPARTMENT	EXISTING MAST ARM	08
9	RSU 9	2138+12 , LT	US 1/SR 5 @ W CASTILLO DR	EXISTING MAST ARM	09/09A
10	RSU 10	635+42 , RT	W KING ST/SR A1A @ CORDOVA ST	EXISTING MAST ARM	11/11A
11	RSU 11	1344+69 , RT	W KING ST/SR A1A @ ST GEORGE ST	EXISTING MAST ARM	11/11A
12	RSU 12	1403+76 , LT	CATHEDRAL PL @ ST GEORGE ST	EXISTING MAST ARM	11
13	RSU 13	737+10 , RT	USB 1/SR A1A @ W KING ST/SR A1A	EXISTING MAST ARM	12
14	RSU 14	750+25 , LT	USB 1/SR A1A @ CUNA ST	EXISTING MAST ARM	13/13A
15	RSU 15	757+22 , LT	USB 1/SR A1A @ FORT ALLEY	EXISTING MAST ARM	13/13A
16	RSU 16	767+78 , LT	USB 1/SR A1A @ W CASTILLO DR	EXISTING STRAIN POLE	14
17	RSU 17	1419+00 , LT	SR A1A @ BRIDGE OF LIONS WEST SIGNAL	EXISTING MAST ARM	17
18	RSU 18	1423+16 , RT	SR A1A @ BRIDGE OF LIONS EAST SIGNAL	EXISTING MAST ARM	17
19	RSU 19	1453+11 , LT	SR A1A @ MATANZAS BLVD	EXISTING STRAIN POLE	19
20	RSU 20	1494+23 , RT	SR A1A @ ANASTASIA DR	EXISTING STRAIN POLE	26
21	RSU 21	2175+58 , RT	US 1/SR 5 @ W SAN CARLOS AVE	EXISTING MAST ARM	30
22	RSU 22	806+50 , RT	USB 1/SR A1A @ W SAN CARLOS AVE	EXISTING MAST ARM	30
23	RSU 23	810+57 , RT	USB 1 @ MAY ST	EXISTING MAST ARM	30
24	RSU 24	2205+85 , RT	US 1/SR 5 @ SR 16	EXISTING MAST ARM	36
25	RSU 25	2238+09 , LT	US 1/SR 5 @ RAMBLA ST	EXISTING MAST ARM	37

CELL MODEM LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION OR LOCATION	MOUNTING STRUCTURE	ITS PLAN (XX)
1	CELL MODEM 1	407+08 , RT	RIBERIA ST @ CERRO ST	PROPOSED MHUB	02
2	CELL MODEM 2	3005+15 , RT	MALAGA ST @ VALENCIA ST	PROPOSED MHUB	06
3	CELL MODEM 3	2115+44 , RT	US 1/SR 5 S OF MALAGA ST	EXISTING MAST ARM	08
4	CELL MODEM 4	627+47 , LT	GRANADA ST @ DESOTO PL	PROPOSED MHUB	11
5	CELL MODEM 5	629+94 , LT	GRANADA ST @ CEDAR ST	PROPOSED PMS STRUCTURE	11/11A
6	CELL MODEM 6	637+77 , LT	CORDOVA ST @ CATHEDRAL PL	PROPOSED PMS STRUCTURE	11/11A
7	CELL MODEM 7	1401+20 , LT	CATHEDRAL PL @ CORDOVA ST	PROPOSED MHUB	11
8	CELL MODEM 8	750+78 , LT	PARKING LOT AT CASTILLO DE SAN MARCOS NATIONAL MONUMENT	PROPOSED MHUB	13
9	CELL MODEM 9	764+66 , LT	HISTORIC DOWNTOWN PARKING FACILITY	PROPOSED MHUB	14
10	CELL MODEM 10	1453+11 , LT	SR A1A @ MATANZAS BLVD	EXISTING STRAIN POLE	19
11	CELL MODEM 11	1470+14 , LT	SR A1A EAST OF COMAREZ AVE	PROPOSED PMS STRUCTURE	20
12	CELL MODEM 12	1471+09 , LT	SR A1A EAST OF COMAREZ AVE	PROPOSED ADMS STRUCTURE	20
13	CELL MODEM 13	2417+76 , RT	SR A1A SOUTH OF POPE RD	PROPOSED ADMS STRUCTURE	23
14	CELL MODEM 14	2480+83 , RT	ST. AUGUSTINE AMPHITHEATRE	PROPOSED MHUB	24
15	CELL MODEM 15	2488+02 , RT	SR A1A @ MADEIRA DR	PROPOSED ADMS STRUCTURE	24
16	CELL MODEM 16	1494+28 , RT	SR A1A @ ANASTASIA DR	EXISTING STRAIN POLE	26
17	CELL MODEM 17	1505+74 , LT	SR A1A @ RED COX DR	PROPOSED MHUB	26
18	CELL MODEM 18	1507+25 , LT	SR A1A SOUTH OF OLD QUARRY RD	PROPOSED ADMS STRUCTURE	26
19	CELL MODEM 19	1701+21 , LT	LIBRARY @ SR A1A/ SR 5/ N PONCE DE LEON BLVD & W SAN CARLOS AVE	PROPOSED MHUB	30
20	CELL MODEM 20	1724+54 , LT	SR A1A/MAY ST EAST OF MAGNOLIA AVE	PROPOSED ADMS STRUCTURE	31
21	CELL MODEM 21	824+42 , LT	USB 1 SOUTH OF MACARIS ST	EXISTING MAST ARM	32
22	CELL MODEM 22	2238+09 , LT	US 1/SR 5 @ RAMBLA ST	EXISTING MAST ARM	37
23	CELL MODEM 23	2313+32 , LT	US 1/SR 5 NORTH OF LEWIS SPEEDWAY	PROPOSED ADMS STRUCTURE	38
24	CELL MODEM 24	2866+68 , RT	ST. JOHNS COUNTY HEALTH DEPARTMENT	PROPOSED MHUB	39
25	CELL MODEM 25	2880+13 , RT	ST. JOHNS COUNTY GOVERNMENT	PROPOSED MHUB	40

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

SUMMARY OF DEVICES (1)

SHEET NO.
IT-5

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WIRELESS ACCESS POINT (WAP) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	ITS PLAN (XX)
1	WAP 1	1316+22 , RT	W KING ST/SR A1A EAST OF US 1/SR 5	PROPOSED PMS STRUCTURE	05
2	WAP 2	1318+39 , RT	W KING ST/SR A1A @ MALAGA ST	EXISTING MAST ARM	06 / 06A
3	WAP 3	2115+44 , RT	US 1/SR 5 @ ST. AUGUSTINE FIRE DEPARTMENT	EXISTING MAST ARM	08
4	WAP 4	2122+39 , LT	US 1/SR 5 NORTH OF MALAGA ST	PROPOSED ADMS STRUCTURE	08
5	WAP 5	2138+12 , LT	US 1/SR 5 @ W CASTILLO DR	EXISTING MAST ARM	09 / 09A
6	WAP 6	2143+27 , LT	US 1/SR 5 NORTH OF W CASTILLO DR	PROPOSED PMS STRUCTURE	09 / 09A
7	WAP 7	757+22 , RT	USB 1/SR A1A @ FORT ALLEY	EXISTING MAST ARM	13
8	WAP 8	761+14 , RT	USB 1/SR A1A SOUTH OF ORANGE ST	PROPOSED PMS STRUCTURE	13 / 13A

ARTERIAL DYNAMIC MESSAGE SIGN (ADMS) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	TRAFFIC DIRECTION	ITS PLAN (XX)
1	ADMS 1	2068+07 , RT	US 1/SR 5 NORTH OF SR 207	NORTHBOUND	01
2	ADMS 2	2122+39 , LT	US 1/SR 5 NORTH OF MALAGA ST	SOUTHBOUND	08
3	ADMS 3	1471+09 , LT	SR A1A EAST OF COMAREZ AVE	WESTBOUND	20
4	ADMS 4	2417+76 , RT	SR A1A SOUTH OF POPE RD	NORTHBOUND	23
5	ADMS 5	2488+02 , RT	SR A1A @ MADEIRA DR	NORTHBOUND	24
6	ADMS 6	1507+25 , LT	SR A1A SOUTH OF OLD QUARRY RD	NORTHBOUND	26
7	ADMS 7	1724+54 , LT	SR A1A/MAY ST EAST OF MAGNOLIA AVE	WESTBOUND	31
8	ADMS 8	1940+62 , RT	SR 16 WEST OF US 1/SR 5	EASTBOUND	35
9	ADMS 9	2313+32 , LT	US 1/SR 5 NORTH OF LEWIS SPEEDWAY	SOUTHBOUND	38

VERIFICATION CLOSED CIRCUIT TELEVISION (V-CCTV) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	TRAFFIC DIRECTION	ITS PLAN (XX)
1	V-CCTV 1	2068+07 , RT	US 1/SR 5 NORTH OF SR 207	NORTHBOUND	01
2	V-CCTV 2	2122+39 , LT	US 1/SR 5 NORTH OF MALAGA ST	SOUTHBOUND	08
3	V-CCTV 3	1471+09 , LT	SR A1A EAST OF COMAREZ AVE	WESTBOUND	20
4	V-CCTV 4	2417+76 , RT	SR A1A SOUTH OF POPE RD	NORTHBOUND	23
5	V-CCTV 5	2488+02 , RT	SR A1A @ MADEIRA DR	NORTHBOUND	24
6	V-CCTV 6	1507+25 , LT	SR A1A SOUTH OF OLD QUARRY RD	NORTHBOUND	26
7	V-CCTV 7	1724+54 , LT	SR A1A/MAY ST EAST OF MAGNOLIA AVE	WESTBOUND	31
8	V-CCTV 8	1940+62 , RT	SR 16 WEST OF US 1/SR 5	EASTBOUND	35
9	V-CCTV 9	2313+32 , LT	US 1/SR 5 NORTH OF LEWIS SPEEDWAY	SOUTHBOUND	38

PARKING MESSAGE SIGN (PMS) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	TRAFFIC DIRECTION	ITS PLAN (XX)
1	PMS 1	1316+22 , RT	W KING ST/SR A1A EAST OF US 1/SR 5	EASTBOUND	05
2	PMS 2	2134+87 , RT	US 1/SR 5 SOUTH OF W CASTILLO DR	NORTHBOUND	09/09A
3	PMS 3	2143+27 , LT	US 1/SR 5 NORTH OF W CASTILLO DR	SOUTHBOUND	09/09A
4	PMS 4	629+94 , LT	GRANADA ST @ CEDAR ST	SOUTHBOUND	11/11A
5	PMS 5	637+77 , LT	CORDOVA ST @ CATHEDRAL PL	SOUTHBOUND	11/11A
6	PMS 6	749+18 , RT	USB 1/SR A1A SOUTH OF CUNA ST	NORTHBOUND	13/13A
7	PMS 7	761+14 , RT	USB 1/SR A1A SOUTH OF ORANGE ST	NORTHBOUND	13/13A
8	PMS 8	1470+14 , LT	SR A1A EAST OF CAMREZ RD	WESTBOUND	20

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SUMMARY OF DEVICES (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-6
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

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VIDEO DETECTION (VDS) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	ITS PLAN (XX)
1	VDS 1	1621+25 , LT	SR 207 @ S DIXIE HWY	EXISTING MAST ARM	01
2	VDS 2	1622+06 , RT	SR 207 @ S DIXIE HWY	EXISTING MAST ARM	01/01A
3	VDS 3	2065+28 , LT	US 1/SR 5 @ SR 207	EXISTING MAST ARM	01
4	VDS 4	2066+91 , RT	US 1/SR 5 @ SR 207	EXISTING MAST ARM	01
5	VDS 5	1292+51 , LT	W KING ST @ PALMER SR	EXISTING MAST ARM	04
6	VDS 6	1293+29 , LT	W KING ST @ PALMER SR	EXISTING MAST ARM	04
7	VDS 7	1306+09 , RT	W KING ST/SR A1A @ US 1/SR 5	EXISTING MAST ARM	05
8	VDS 8	1306+86 , LT	W KING ST/SR A1A @ US 1/SR 5	EXISTING MAST ARM	05
9	VDS 9	1318+40 , RT	W KING ST/SR A1A @ MALAGA ST	EXISTING MAST ARM	06/06A
10	VDS 10	1319+22 , LT	W KING ST/SR A1A @ MALAGA ST	EXISTING MAST ARM	06
11	VDS 11	1326+61 , LT	W KING ST/SR A1A @ RIBERIA ST	EXISTING MAST ARM	06
12	VDS 12	1326+84 , RT	W KING ST/SR A1A @ RIBERIA ST	EXISTING MAST ARM	06/06A
13	VDS 13	1332+29 , RT	W KING ST/SR A1A @ MARTIN LUTHER KING AVE	EXISTING MAST ARM	06
14	VDS 14	1332+52 , RT	W KING ST/SR A1A @ MARTIN LUTHER KING AVE	EXISTING MAST ARM	06/06A
15	VDS 15	2114+78 , LT	US 1/SR 5 @ ST. AUGUSTINE FIRE DEPARTMENT	EXISTING MAST ARM	08
16	VDS 16	2115+42 , RT	US 1/SR 5 @ ST. AUGUSTINE FIRE DEPARTMENT	EXISTING MAST ARM	08
17	VDS 17	2138+12 , LT	US 1/SR 5 @ W CASTILLO DR	EXISTING MAST ARM	09
18	VDS 18	2139+09 , RT	US 1/SR 5 @ W CASTILLO DR	EXISTING MAST ARM	09
19	VDS 19	635+47 , LT	W KING ST/SR A1A @ CORDOVA ST	EXISTING MAST ARM	11
20	VDS 20	635+63 , RT	W KING ST/SR A1A @ CORDOVA ST	EXISTING MAST ARM	11/11A
21	VDS 21	1344+53 , RT	W KING ST/SR A1A @ ST GEORGE ST	EXISTING MAST ARM	11/11A
22	VDS 22	1344+69 , RT	W KING ST/SR A1A @ ST GEORGE ST	EXISTING MAST ARM	11/11A
23	VDS 23	1403+76 , LT	CATHEDRAL PL @ ST GEORGE ST	EXISTING MAST ARM	11
24	VDS 24	1403+92 , LT	CATHEDRAL PL @ ST GEORGE ST	EXISTING MAST ARM	11
25	VDS 25	737+21 , RT	W KING ST/SR A1A @ USB 1/SR A1A	EXISTING MAST ARM	12
26	VDS 26	738+42 , LT	W KING ST/SR A1A @ USB 1/SR A1A	EXISTING MAST ARM	12
27	VDS 27	750+20 , LT	USB 1/SR A1A @ CUNA ST	EXISTING MAST ARM	13
28	VDS 28	750+23 , LT	USB 1/SR A1A @ CUNA ST	EXISTING MAST ARM	13/13A
29	VDS 29	757+22 , LT	USB 1/SR A1A @ FORT ALLEY	EXISTING MAST ARM	13
30	VDS 30	757+22 , RT	USB 1/SR A1A @ FORT ALLEY	EXISTING MAST ARM	13
31	VDS 31	767+49 , LT	USB 1/SR A1A @ W CASTILLO DR	EXISTING STRAIN POLE	14
32	VDS 32	767+78 , LT	USB 1/SR A1A @ W CASTILLO DR	EXISTING STRAIN POLE	14
33	VDS 33	1418+97 , RT	SR A1A @ BRIDGE OF LIONS WEST SIGNAL	EXISTING MAST ARM	17
34	VDS 34	1423+16 , LT	SR A1A @ BRIDGE OF LIONS EAST SIGNAL	EXISTING MAST ARM	17
35	VDS 35	1453+13 , LT	SR A1A @ MATANZAS BLVD	EXISTING STRAIN POLE	19
36	VDS 36	1453+67 , RT	SR A1A @ MATANZAS BLVD	EXISTING STRAIN POLE	19
37	VDS 37	1494+20 , RT	SR A1A @ ANASTASIA DR	EXISTING STRAIN POLE	26
38	VDS 38	1494+29 , LT	SR A1A @ ANASTASIA DR	EXISTING STRAIN POLE	26
39	VDS 39	2174+85 , LT	US 1/SR 5 @ W SAN CARLOS AVE	EXISTING MAST ARM	30
40	VDS 40	2175+59 , RT	US 1/SR 5 @ W SAN CARLOS AVE	EXISTING MAST ARM	30
41	VDS 41	806+34 , LT	USB 1/SR A1A @ W SAN CARLOS AVE	EXISTING MAST ARM	30
42	VDS 42	806+75 , RT	USB 1/SR A1A @ W SAN CARLOS AVE	EXISTING MAST ARM	30
43	VDS 43	809+92 , RT	USB 1 @ MAY ST	EXISTING MAST ARM	30
44	VDS 44	810+53 , RT	USB 1 @ MAY ST	EXISTING MAST ARM	30
45	VDS 45	2204+74 , LT	US 1/SR 5 @ SR 16	EXISTING MAST ARM	36
46	VDS 46	2205+86 , RT	US 1/SR 5 @ SR 16	EXISTING MAST ARM	36
47	VDS 47	2237+61 , RT	US 1/SR 5 @ RAMBLA ST	EXISTING MAST ARM	37
48	VDS 48	2237+92 , LT	US 1/SR 5 @ RAMBLA ST	EXISTING MAST ARM	37

PASSIVE PED SIGN LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	TRAFFIC DIRECTION	ITS PLAN (XX)
1	SIGN 1	2060+88 , RT	US 1/SR 5 @ SR 207	SINGLE POST, SINGLE PANEL	NORTHBOUND	01
2	SIGN 2	2071+24 , LT	US 1/SR 5 @ SR 207	SINGLE POST, SINGLE PANEL	SOUTHBOUND	01
3	SIGN 3	2099+21 , RT	US 1/SR 5 @ W KING ST/SR A1A	SINGLE POST, SINGLE PANEL	NORTHBOUND	05
4	SIGN 4	2105+88 , LT	US 1/SR 5 @ W KING ST/SR A1A	SINGLE POST, SINGLE PANEL	SOUTHBOUND	05
5	SIGN 5	823+27 , RT	USB 1 @ MACARIS ST	SINGLE POST, SINGLE PANEL	NORTHBOUND	32
6	SIGN 6	826+05 , LT	USB 1 @ MACARIS ST	SINGLE POST, SINGLE PANEL	SOUTHBOUND	32
7	SIGN 7	2199+49 , RT	US 1/SR 5 @ SR 16	SINGLE POST, SINGLE PANEL	NORTHBOUND	36
8	SIGN 8	2209+80 , LT	US 1/SR 5 @ SR 16	SINGLE POST, SINGLE PANEL	SOUTHBOUND	36

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

SUMMARY OF DEVICES (3)

SHEET NO.
IT-7

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LIDAR DEVICE LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	DIRECTION FACING	ITS PLAN (XX)
1	LIDAR 1	2065+22 , LT	US 1/SR 5 @ SR 207	EXISTING MAST ARM	EAST	01
2	LIDAR 2	1292+51 , LT	W KING ST @ PALMER ST	EXISTING MAST ARM	SOUTH	04
3	LIDAR 3	1293+29 , LT	W KING ST @ PALMER ST	EXISTING MAST ARM	WEST	04
4	LIDAR 4	1305+62 , RT	W KING ST @ US 1/SR 5	EXISTING MAST ARM	NORTH	05
5	LIDAR 5	1306+81 , RT	W KING ST @ US 1/SR 5	EXISTING MAST ARM	WEST	05
6	LIDAR 6	1306+82 , RT	W KING ST @ US 1/SR 5	EXISTING MAST ARM	NORTH	05
7	LIDAR 7	1307+15 , LT	W KING ST @ US 1/SR 5	EXISTING MAST ARM	WEST	05
8	LIDAR 8	1318+39 , LT	W KING ST/A1A @ MALAGA ST	EXISTING MAST ARM	NORTH	06/06A
9	LIDAR 9	1319+18 , LT	W KING ST/A1A @ MALAGA ST	EXISTING MAST ARM	SOUTH	06
10	LIDAR 10	1326+31 , LT	W KING ST/A1A @ RIBERIA ST	EXISTING MAST ARM	SOUTH	06
11	LIDAR 11	1326+65 , RT	W KING ST/A1A @ RIBERIA ST	EXISTING MAST ARM	NORTH	06/06A
12	LIDAR 12	1332+24 , RT	W KING ST/A1A @ M L KING AVE	EXISTING MAST ARM	WEST	06
13	LIDAR 13	1332+52 , RT	W KING ST/A1A @ M L KING AVE	EXISTING MAST ARM	NORTH	06/06A
14	LIDAR 14	2139+09 , RT	US 1/SR 5 @ W CASTILLO DR	EXISTING MAST ARM	SOUTH	09
15	LIDAR 15	1340+63 , RT	W KING ST/A1A @ CORDOVA ST	EXISTING MAST ARM	NORTH	11
16	LIDAR 16	1341+27 , RT	W KING ST/A1A @ CORDOVA ST	EXISTING MAST ARM	WEST	11/11A
17	LIDAR 17	1344+59 , RT	W KING ST/A1A @ ST GEORGE ST	EXISTING MAST ARM	NORTH	11/11A
18	LIDAR 18	1344+69 , LT	W KING ST/A1A @ ST GEORGE ST	EXISTING MAST ARM	WEST	11/11A
19	LIDAR 19	1349+92 , RT	W KING ST/A1A @ AVENIDA MENENDEZ	EXISTING MAST ARM	NORTH	12
20	LIDAR 20	1349+95 , RT	W KING ST/A1A @ AVENIDA MENENDEZ	EXISTING MAST ARM	EAST	12
21	LIDAR 21	738+42 , RT	USB 1/A1A @ CATHEDRAL PL	EXISTING MAST ARM	NORTH	12
22	LIDAR 22	738+88 , LT	USB 1/A1A @ CATHEDRAL PL	EXISTING MAST ARM	EAST	12
23	LIDAR 23	750+21 , RT	USB 1/A1A @ CUNA ST	EXISTING MAST ARM	WEST	13
24	LIDAR 24	757+22 , RT	USB 1/A1A @ FORT ALLEY	EXISTING MAST ARM	WEST	13
25	LIDAR 25	2616+18 , RT	USB 1/A1A @ W CASTILLO DR	EXISTING MAST ARM	NORTH	14
26	LIDAR 26	2616+15 , RT	USB 1/A1A @ W CASTILLO DR	EXISTING MAST ARM	EAST	14
27	LIDAR 27	767+18 , RT	USB 1/A1A @ W CASTILLO DR	EXISTING MAST ARM	WEST	14
28	LIDAR 28	2175+59 , RT	US 1/SR 5 @ W SAN CARLOS AVE	EXISTING MAST ARM	WEST	30
29	LIDAR 29	806+36 , LT	USB 1/A1A @ W SAN CARLOS AVE	EXISTING MAST ARM	EAST	30
30	LIDAR 30	810+60 , RT	USB 1/A1A @ MAY ST	EXISTING MAST ARM	WEST	30
31	LIDAR 31	824+42 , LT	USB 1 @ MACARIS ST	EXISTING MAST ARM	EAST	32
32	LIDAR 32	2204+73 , LT	US 1/SR 5 @ SR 16	EXISTING MAST ARM	EAST	36
33	LIDAR 33	2205+85 , RT	US 1/SR 5 @ SR 16	EXISTING MAST ARM	WEST	36
34	LIDAR 34	2237+41 , RT	US 1/SR 5 @ RAMBLA ST	EXISTING MAST ARM	WEST	37

RAPID RECTANGULAR FLASHING BEACON (RRFB) LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	ITS PLAN (XX)
1	RRFB 1	1296+98 , LT	W KING ST EAST OF LEONARDI ST	SINGLE POST, DUAL PANEL	04
2	RRFB 2	1296+95 , RT	W KING ST EAST OF LEONARDI ST	SINGLE POST, DUAL PANEL	04
3	RRFB 3	441+82 , LT	RIBERIA ST @ BRIDGE ST	SINGLE POST, DUAL PANEL	07
4	RRFB 4	441+55 , RT	RIBERIA ST @ BRIDGE ST	SINGLE POST, DUAL PANEL	07
5	RRFB 5	1338+37 , RT	W KING ST/SR A1A @ GRANADA ST	SINGLE POST, DUAL PANEL	11
6	RRFB 6	1338+54 , LT	W KING ST/SR A1A @ GRANADA ST	SINGLE POST, DUAL PANEL	11
7	RRFB 7	1314+96 , RT	W KING ST/SR A1A @ AVILES ST	SINGLE POST, SINGLE PANEL	12
8	RRFB 8	1347+99 , LT	W KING ST/SR A1A @ AVILES ST	SINGLE POST, SINGLE PANEL	12
9	RRFB 9	1348+70 , LT	CHARLOTTE ST @ W KING ST/SR A1A	SINGLE POST, SINGLE PANEL	12
10	RRFB 10	1348+97 , LT	CHARLOTTE ST @ W KING ST/SR A1A	SINGLE POST, SINGLE PANEL	12
11	RRFB 11	1408+06 , RT	CHARLOTTE ST SOUTH OF CATHEDRAL PL	SINGLE POST, SINGLE PANEL	12
12	RRFB 12	1408+41 , RT	CHARLOTTE ST SOUTH OF CATHEDRAL PL	SINGLE POST, SINGLE PANEL	12
13	RRFB 13	1407+99 , LT	CHARLOTTE ST NORTH OF CATHEDRAL PL	SINGLE POST, SINGLE PANEL	12
14	RRFB 14	1408+32 , LT	CHARLOTTE ST NORTH OF CATHEDRAL PL	SINGLE POST, SINGLE PANEL	12
15	RRFB 15	1407+90 , RT	CATHEDRAL PL WEST OF CHARLOTTE ST	SINGLE POST, SINGLE PANEL	12
16	RRFB 16	1407+86 , LT	CATHEDRAL PL WEST OF CHARLOTTE ST	SINGLE POST, SINGLE PANEL	12
17	RRFB 17	837+05 , LT	PICOLATA RD @ USB 1/SANMARCO AVE	SINGLE POST, DUAL PANEL	36
18	RRFB 18	837+44 , LT	PICOLATA RD @ USB 1/SANMARCO AVE	SINGLE POST, DUAL PANEL	36

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

SUMMARY OF DEVICES (4)

SHEET NO.
IT-8

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MOBILITY HUB LOCATIONS

NO.	STATION	LOCATION	ITS PLAN (XX)
1	107+40 , RT	EDDIE VICKERS PARK	02
2	3007+86 , RT	FEC PARKING GARAGE	08
3	627+53 , LT	GRANADA ST PARKING	11
4	1400+88 ,LT	CATHEDRAL PL PARKING	11
5	754+36 , RT	CASTILLO DE SAN MARCOS PARKING	13
6	1665+10 , LT	ST. AUGUSTINE VISITOR CENTER PARKING	14
7	2480+83 , RT	ST. AUGUSTINE AMPHITHEATRE	24
8	1505+54 , LT	RED COX DR PARKING	26
9	1703+57 , LT	LIBRARY PARKING	30
10	2867+45 , RT	ST. JOHNS COUNTY HEALTH DEPARTMENT	39
11	2881+02 , RT	ST. JOHNS COUNTY GOVERNMENT	40

POWER SERVICE LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION OR LOCATION	ITS PLAN (XX)
1	POWER SERVICE POLE 1	2067+39 , LT	US 1/ SR 5 S PONCE DE LEON BLVD @ AVILES DR	01
2	POWER SERVICE POLE 2	407+57 , RT	RIBERIA ST @ CERRO ST	02
3	POWER SERVICE POLE 3	1316+85 , RT	A1A/ W KING ST WEST OF MALAGA ST	05
4	POWER SERVICE POLE 4	3005+31 , RT	MALAGA ST @ VALENCIA ST	06
5	EXISTING POWER SERVICE POLE 5	3007+72 , RT	MALAGA ST SOUTH OF US 1/SR 5/ S PONCE DE LEON BLVD	08
6	POWER SERVICE POLE 6	2119+57 , RT	US1/ SR 5/ S PONCE DE LEON BLVD @ CARRERA ST	08
7	POWER SERVICE POLE 7	2130+99 , LT	US1/ SR 5/ S PONCE DE LEON BLVD @ ORANGE ST	09
8	POWER SERVICE POLE 8	2143+19 , LT	US1/ SR 5/ S PONCE DE LEON BLVD @ EAST LN	09/09A
9	POWER SERVICE POLE 9	327+66 , LT	DESOTO PL WEST OF GRANADA ST	11
10	POWER SERVICE POLE 10	630+94 , LT	CEDAR ST WEST OF GRANADA ST	11
11	POWER SERVICE POLE 11	640+30 , RT	CORDOVA ST @ TREASURY ST	11
12	POWER SERVICE 12	753+98 , RT	USB 1/ A1A/ SCENIC HISTORIC COASTAL BYWAY	13
13	POWER SERVICE POLE 13	656+84 , RT	CORDOVA ST @ ORANGE ST	14
14	POWER SERVICE 14	2611+42 , RT	PROPOSED WORKSTATION IN PARKING GARAGE OFFICES	14
15	POWER SERVICE POLE 15	1471+43 , LT	A1A EAST OF COMAREZ AVE	20
16	POWER SERVICE POLE 16	2415+63 , RT	A1A NORTH OF 16TH ST	23
17	POWER SERVICE H-FRAME 17	2479+18 , RT	ST. AUGUSTINE AMPHITHEATRE	24
18	POWER SERVICE POLE 18	2484+19 , LT	A1A NORTH OF CRASSOLDI ST	24
19	POWER SERVICE POLE 19	1504+93 , LT	A1A @ RED COX DR	26
20	POWER SERVICE POLE 20	1704+09 , LT	USB 1/SANMARCO AVE @ W SAN CARLOS AVE	30
21	POWER SERVICE POLE 21	1717+24 , RT	MAGNOLIA AVE @ A1A/ MAY ST	31
22	POWER SERVICE POLE 22	1940+79 , LT	SR 16/ CHARLES USINA MEMORIAL HWY WEST OF RAILROAD	35
23	POWER SERVICE POLE 23	2311+94 , RT	US 1/ SR 5/ DIXIE HWY NORTH OF LEWIS SPEEDWAY	38
24	POWER SERVICE 24	2867+96 , RT	ST. JOHNS COUNTY HEALTH DEPARTMENT	39
25	POWER SERVICE POLE 25	2829+48 , LT	SAN SEBASTIAN VIEW @ ST. JOHNS COUNTY GOVERNMENT	40

FLOOD SENSOR LOCATIONS

NO.	DEVICE NUMBER	STATION	INTERSECTION	MOUNTING STRUCTURE	ITS PLAN (XX)
1	FLOOD SENSOR 1	441+64 , RT	RIBERIA ST SOUTH OF BRIDGE ST	EXISTING STORM SEWER MANHOLE COVER	07
2	FLOOD SENSOR 2	2128+74 , RT	US 1/SR 5 SOUTH OF ORANGE ST	EXISTING STORM SEWER MANHOLE COVER	09/09A
3	FLOOD SENSOR 3	600+34 . LT	ST GEORGE ST @ SOUTH ST	STORM SEWER INLET	10
4	FLOOD SENSOR 4	737+08 , LT	USB 1/SR A1A @ W KING ST/SR A1A	EXISTING STORM SEWER MANHOLE COVER	12
5	FLOOD SENSOR 5	2654+84 , RT	SHENANDOAH ST WEST OF WATER ST	STORM SEWER INLET	14
6	FLOOD SENSOR 6	2706+40 , LT	OCEAN AVE EAST OF USB 1/SR A1A	STORM SEWER INLET	16
7	FLOOD SENSOR 7	1054+79 , LT	DOLPHIN DR @ ARRICOLA AVE	STORM SEWER INLET	18
8	FLOOD SENSOR 8	1109+73 , RT	ST AUGUSTINE BLVD NORTH OF SR A1A	STORM SEWER INLET	21
9	FLOOD SENSOR 9	1138+55 , LT	INLET DR WEST OF MURAT ST	STORM SEWER INLET	22
10	FLOOD SENSOR 10	951+59 , LT	COQUINA AVE @ OLD QUARRY RD	STORM SEWER INLET	25
11	FLOOD SENSOR 11	978+24 , RT	S MATANZAS AVE @ SOLANO AVE	STORM SEWER INLET	27
12	FLOOD SENSOR 12	3010+24 , RT	RED COX DR NORTH OF OCEAN VISTA AVE	STORM SEWER INLET	28
13	FLOOD SENSOR 13	2582+12 , LT	JOSIAH ST @ NESMITH AVE	STORM SEWER INLET	29
14	FLOOD SENSOR 14	2766+93 , LT	MACARIS ST @ RAINEY AVE	STORM SEWER INLET	33
15	FLOOD SENSOR 15	2805+43 , RT	BEACON ST WEST OF CROSS ST	STORM SEWER INLET	34

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

SUMMARY OF DEVICES (5)

SHEET NO.
IT-9

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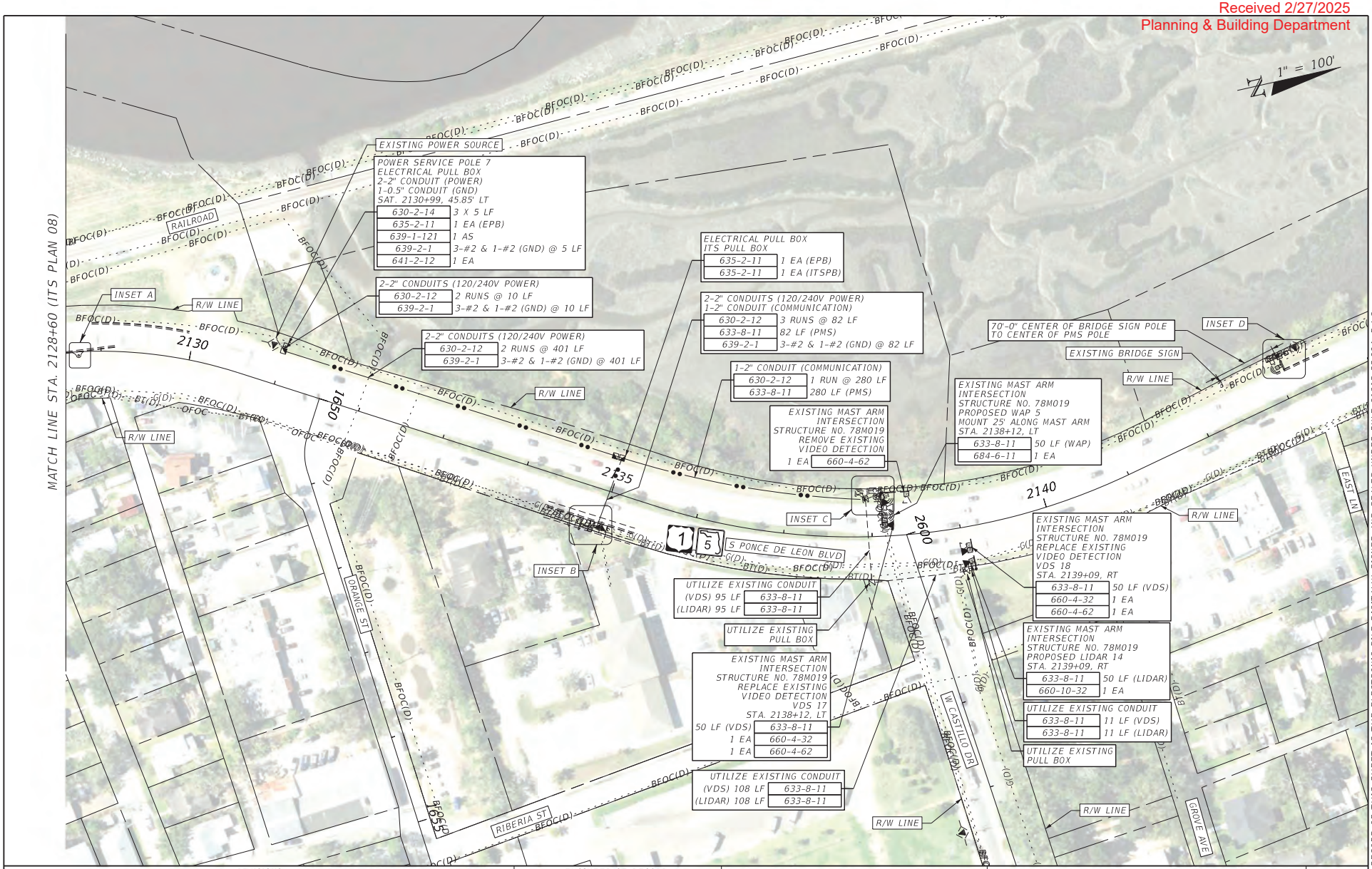


REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT LAYOUT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-10
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5	ST. JOHNS	448653-3-52-01

ITS PLAN (09)

SHEET NO. IT-21

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
ST GEORGE	ST. JOHNS	448653-3-52-01

ITS PLAN (10)

SHEET NO.
IT-23

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1" = 100'

POWER SERVICE POLE 9
ELECTRICAL PULL BOX
2-2" CONDUITS (POWER)
1-0.5" CONDUIT (GND)
STA. 327+66, 340.09' LT

630-2-14	3 X 5 LF
635-2-11	1 EA (EPB)
639-1-121	2 AS
639-2-1	3-#3 & 1-#3 (GND) @ 5 LF (EV)
639-2-1	3-#4 & 1-#4 (GND) @ 5 LF (KIOSK)
641-2-12	1 EA

EXISTING POWER SOURCE

POWER SERVICE POLE 10
ELECTRICAL PULL BOX
2-2" CONDUITS (POWER)
1-0.5" CONDUIT (GND)
STA. 630+94, 357.68' LT

630-2-14	3 X 5 LF
635-2-11	1 EA (EPB)
639-1-121	1 AS
639-2-1	3-#4 & 1-#4 (GND) @ 5 LF
641-2-12	1 EA

W11-02
30" X 30"
W16-07PR 24" X 12"
W16-07PL 24" X 12"
REPLACE EXISTING SINGLE POST SIGN
PROPOSED RAPID RECTANGULAR FLASHING BEACONS
5 @ STA. 1338+37, 20.47' RT
& 6 @ STA. 1338+54, 23.82' LT

654-2-22	2 AS
700-1-600	2 EA

EXISTING POWER SOURCE

POWER SERVICE POLE 11
ELECTRICAL PULL BOX
6-2" CONDUITS (POWER)
1-0.5" CONDUIT (GND)
STA. 640+30, 12.94' RT

7 X 5 LF	630-2-14
(EPB) 1 EA	635-2-11
1 AS	639-1-121
(POWER) (GND) @ 3 x 5 LF	639-2-1
1 EA	641-2-12

CITY PARKING LOT

EXISTING POWER SOURCE

INSET A

2-2" CONDUITS (120/240V POWER)

630-2-11	2 RUNS @ 121 LF
639-2-1	3-#4 & 1-#4 (GND) @ 121 LF

ELECTRICAL PULL BOX
635-2-11 1 EA (EPB)

GRANADA ST

2-2" CONDUITS (120/240V POWER)
2 RUNS @ 30 LF 630-2-12
3-#4 & 1-#4 (GND) @ 30 LF 639-2-1

38'-1" FROM CENTER OF CEDAR SIGN TO CENTER OF PMS

2-2" CONDUITS (120/240V POWER)

630-2-12	2 RUNS @ 81 LF
639-2-1	3-#4 & 1-#4 (GND) @ 81 LF

PROPOSED LIDAR 15
STA. 1340+63, RT

(LIDAR) 50 LF	633-8-11
1 EA	660-10-32

6-2" CONDUITS (120/240V POWER)

6 RUNS @ 10 LF	630-2-12
(PMS) 3-#4 & 1-#4 (GND) @ 10 LF	639-2-1
(KIOSK) 3-#6 & 1-#6 (GND) @ 10 LF	639-2-1
(EV) 3-#1 & 1-#1 (GND) @ 10 LF	639-2-1

4-2" CONDUITS (120/240V POWER)

630-2-11	4 RUNS @ 38 LF
639-2-1	3-#3 & 1-#3 (GND) @ 38 LF (EV)
639-2-1	3-#6 & 1-#6 (GND) @ 38 LF (KIOSK)

PROPOSED VDS 19
STA. 635+47, LT

50 LF (VDS)	633-8-11
1 EA	660-4-32

UTILIZE EXISTING CONDUIT

(VDS) 10 LF	633-8-11
(LIDAR) 10 LF	633-8-11

INSET C

4-2" CONDUITS (120/240V POWER)

630-2-11	4 RUNS @ 2 x 20 LF
639-2-1	3-#3 & 1-#3 (GND) @ 2 x 20 LF (EV)
639-2-1	3-#6 & 1-#6 (GND) @ 2 x 20 LF (KIOSK)

CORDOVA ST

UTILIZE EXISTING CONDUIT

(VDS) 72 LF	633-8-11
(LIDAR) 72 LF	633-8-11

INSET B

ELECTRICAL PULL BOX
1 EA (EPB) 635-2-11

6-2" CONDUITS (120/240V POWER)

630-2-12	6 RUNS @ 242 LF
639-2-1	3-#4 & 1-#4 (GND) @ 242 LF (PMS)
639-2-1	3-#6 & 1-#6 (GND) @ 242 LF (KIOSK)
639-2-1	3-#1 & 1-#1 (GND) @ 242 LF (EV)

2-2" CONDUITS (120/240V POWER)

630-2-11	2 RUNS @ 20 LF
639-2-1	3-#6 & 1-#6 (GND) @ 20 LF (KIOSK)

ELECTRICAL PULL BOX
635-2-11 (EPB) 1 EA

MOBILITY HUB
INFORMATION KIOSK
CELL MODEM 4
STA. 627+47, 238.20' LT

684-1-1	1 EA
684-90-102	1 EA
685-1-11	1 EA
751-31-12	1 EA

2-2" CONDUITS (120/240V POWER)

2 RUNS @ 46 LF	630-2-11
(KIOSK) 3-#6 & 1-#6 (GND) @ 46 LF	639-2-1
(EV) 3-#1 & 1-#1 (GND) @ 46 LF	639-2-1

2-2" CONDUITS (120/240V POWER)

2 RUNS @ 5 LF	630-2-11
(KIOSK) 3-#6 & 1-#6 (GND) @ 5 LF	639-2-1

MOBILITY HUB
INFORMATION KIOSK
CELL MODEM 7
STA. 1401+20, 24.77' LT

1 EA	684-1-1
1 EA	684-90-102
1 EA	685-1-11
1 EA	751-31-12

ELECTRICAL PULL BOX
1 EA (EPB) 635-2-11

MOBILITY HUB EV CHARGING STATIONS
2-2" CONDUITS (POWER)
1-0.5" CONDUIT (GND)
STA. 1400+88, 22.07' LT
(SEE NOTE 1)

EV	2 EA
519-78	2 EA
630-2-11	3 RUNS @ 2 x 10 LF
630-2-11	3 RUNS @ 2 x 33 LF
630-2-11	3 RUNS @ 19 LF
635-2-11	2 EA (EPB)
639-2-1	3-#1 & 1-#1 (GND) @ 2 x 10 LF
639-2-1	3-#1 & 1-#1 (GND) @ 2 x 33 LF
639-2-1	3-#1 & 1-#1 (GND) @ 19 LF

MOBILITY HUB
BICYCLE RACK
STA. 627+35, 237.93' LT
751-36-12 1 EA

NOTE:
1. SEE ELECTRIC VEHICLE PLANS FOR MORE INFORMATION.

PROPOSED VDS 24
STA. 1403+92, LT

(VDS) 50 LF	633-8-11
1 EA	660-4-32

PROPOSED VDS 23
STA. 1403+76, LT

50 LF (VDS)	633-8-11
1 EA	660-4-32

UTILIZE EXISTING SIGNAL CONDUIT

633-8-11	5 LF (RSU)
633-8-11	2 X 5 LF (VDS)

EXISTING MAST ARM
INSTALL NEW RSU 12
STA. 1403+76, LT

633-8-11	50 LF (RSU)
920-681-100	1 EA

UTILIZE EXISTING SIGNAL CONDUIT

633-8-11	35 LF (RSU)
633-8-11	2 X 35 LF (VDS)

UTILIZE EXISTING SIGNAL CONDUIT

633-8-11	41 LF (RSU)
633-8-11	2 X 41 LF (VDS)

MOBILITY HUB EV CHARGING STATIONS
2-2" CONDUITS (POWER)
1-0.5" CONDUIT (GND)
STA. 627+53, 275.83' LT
(SEE NOTE 1)

EV	3 EA
519-78	3 EA
630-2-11	3 RUNS @ 3 x 10 LF
635-2-11	3 EA (EPB)
639-2-1	3-#3 & 1-#3 (GND) @ 3 x 10 LF

PROPOSED WORKSTATION LOCATED WITHIN BUILDING

INSET D

INSET E

MATCH LINE STA. 1345+48 (ITS PLAN 12)

DESOTO PL
CEDAR ST
GRANADA ST
CORDOVA ST
ST GEORGE ST
W KING ST
A1A
CATHEDRAL PL
TREASURY ST

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REVISIONS			
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JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

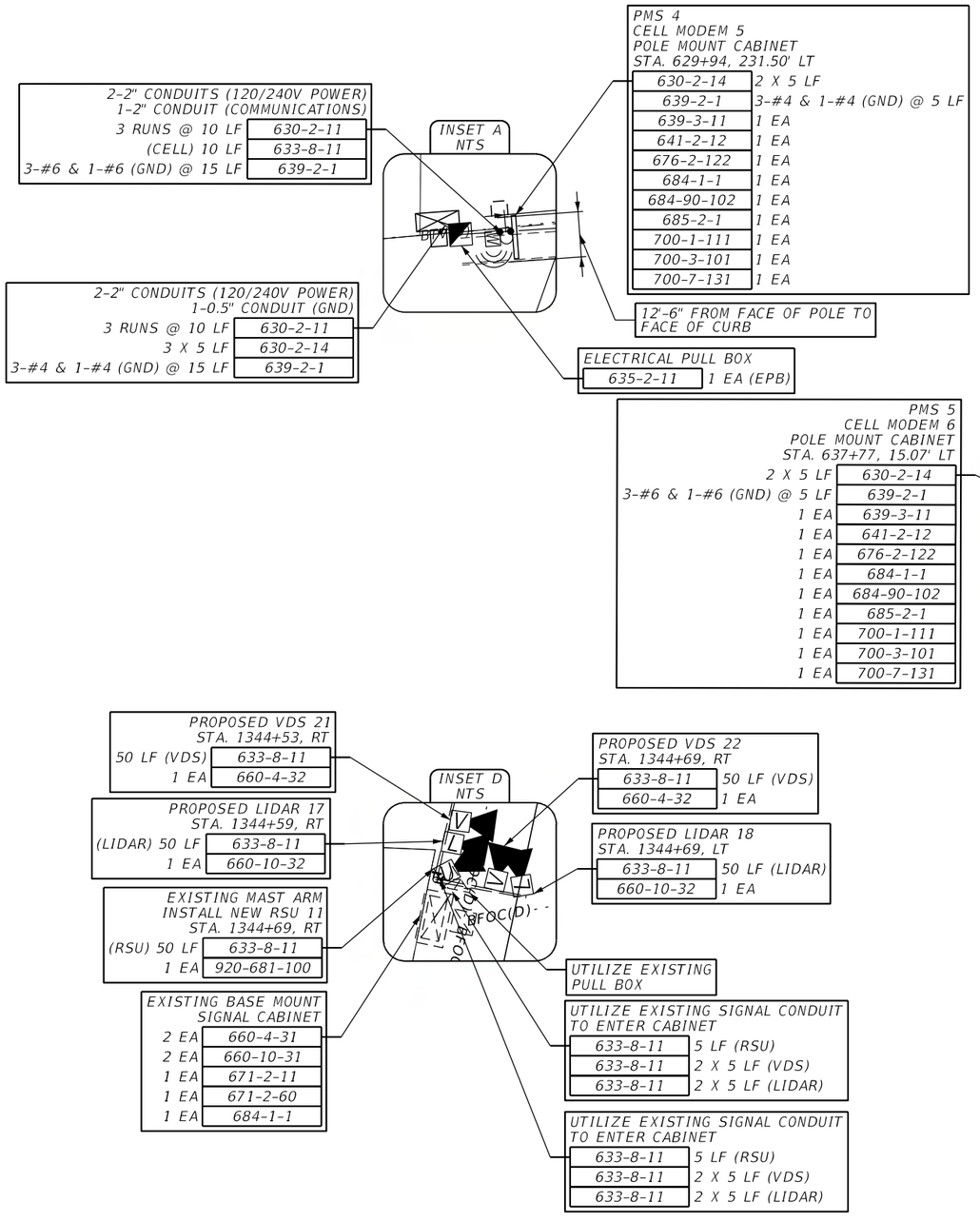
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	448653-3-52-01

ITS PLAN (11)

SHEET NO.
IT-24

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DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-25
					SR A1A	ST. JOHNS	448653-3-52-01		

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MATCH LINE STA. 1345+48 (ITS PLAN 11)

EXISTING H-FRAME
EXISTING GROUND MOUNT TRANSFORMER
EXISTING GROUND MOUNT TRANSFORMER

W16-07PR 24" X 12" W11-02 30" X 30"
REPLACE EXISTING SINGLE POST SIGN
PROPOSED RAPID RECTANGULAR FLASHING BEACONS
7 @ STA. 1314+96, 35.09' RT
8 @ STA. 1347+99, 23.51, LT
2 AS 654-2-21
2 EA 700-1-600

W16-07PR 24" X 12" W11-02 30" X 30"
PROPOSED RAPID RECTANGULAR FLASHING BEACONS
9 @ STA. 1348+70, 50.14' LT
10 @ STA. 1348+97, 50.35" LT
2 AS 654-2-21

UTILIZE EXISTING CONDUIT
(LIDAR) 2 X 5 LF 633-8-11

EXISTING MAST ARM INTERSECTION
STRUCTURE NO. 78M073
PROPOSED LIDAR 19
STA. 1349+92, RT
(LIDAR) 50 LF 633-8-11
1 EA 660-4-32

EXISTING MAST ARM INTERSECTION
STRUCTURE NO. 78M073
PROPOSED LIDAR 20
STA. 1349+95, RT
(LIDAR) 50 LF 633-8-11
1 EA 660-10-32

UTILIZE EXISTING CONDUIT
(VDS) 92 LF 633-8-11
(LIDAR) 4 X 92 LF 633-8-11

UTILIZE EXISTING PULL BOX

FLOOD SENSOR 4
INSTALLED UNDER
STORM SEWER MANHOLE COVER
STA. 737+08, 18.21' LT
1 EA 920-688-100

UTILIZE EXISTING CONDUIT
633-8-11 40 LF (VDS)
633-8-11 4 X 40 LF (LIDAR)

UTILIZE EXISTING PULL BOX
UTILIZE EXISTING PULL BOX

W16-07PR 24" X 12" W11-02 30" X 30"
PROPOSED RAPID RECTANGULAR FLASHING BEACONS
13 @ STA. 1407+99, 37.52' LT
& 14 @ STA. 1408+32, 32.74' LT
654-2-21 2 AS

W16-07PR 24" X 12" W11-02 30" X 30"
PROPOSED RAPID RECTANGULAR FLASHING BEACONS
15 @ STA. 1407+90, 15.27' RT
& 16 @ STA. 1407+86, 26.13' LT
654-2-21 2 AS

W16-07PR 24" X 12" W11-02 30" X 30"
REPLACE EXISTING SINGLE POST SIGN
PROPOSED RAPID RECTANGULAR FLASHING BEACONS
11 @ STA. 1408+06, 36.72' RT
& 12 @ STA. 1408+41, 55.18' RT
654-2-21 2 AS
700-1-600 2 EA

UTILIZE EXISTING CONDUIT
633-8-11 5 LF (LIDAR)

EXISTING MAST ARM INTERSECTION
STRUCTURE NO. 78M073
PROPOSED LIDAR 22
STA. 738+88, LT
633-8-11 50 LF (LIDAR)
660-10-32 1 EA

UTILIZE EXISTING CONDUIT
633-8-11 46 LF (LIDAR)

UTILIZE EXISTING CONDUIT
633-8-11 10 LF (VDS)
633-8-11 10 LF (LIDAR)

EXISTING MAST ARM INTERSECTION
STRUCTURE NO. 78M073
PROPOSED LIDAR 21
STA. 738+42, LT
633-8-11 50 LF (LIDAR)
660-10-32 1 EA

EXISTING MAST ARM INTERSECTION
STRUCTURE NO. 78M073
PROPOSED VDS 26
STA. 738+42, LT
633-8-11 50 LF (VDS)
660-4-32 1 EA

UTILIZE EXISTING CONDUIT
633-8-11 122 LF (VDS)
633-8-11 2 X 122 LF (LIDAR)

UTILIZE EXISTING CONDUIT
633-8-11 54 LF (VDS)
633-8-11 2 X 54 LF (LIDAR)

EXISTING STORM SEWER MANHOLE COVER (TO REMAIN)

MATANZAS RIVER

EXISTING BASE MOUNT SIGNAL CABINET
2 EA 660-4-31
4 EA 660-10-31
1 EA 671-2-11
1 EA 671-2-60
1 EA 684-1-1

UTILIZE EXISTING SIGNAL CONDUIT TO ENTER CABINET
(RSU) 15 LF 633-8-11
(VDS) 2 X 15 LF 633-8-11
(LIDAR) 4 X 15 LF 633-8-11

UTILIZE EXISTING PULL BOX

UTILIZE EXISTING SIGNAL CONDUIT TO ENTER CABINET
633-8-11 15 LF (RSU)
633-8-11 15 LF (VDS)

EXISTING MAST ARM INTERSECTION
STRUCTURE NO. 78M072
PROPOSED VDS 25
STA. 737+21, RT
633-8-11 50 LF (VDS)
660-4-32 1 EA

EXISTING CCTV (TO REMAIN)

PROPOSED RSU 13
STA. 737+10, RT
633-8-11 50 LF (RSU)
920-681-100 1 EA

EXISTING RRFB ON SINGLE POST SIGN (TO REMAIN)
EXISTING RRFB ON SINGLE POST SIGN (TO REMAIN)
EXISTING RRFB ON SINGLE POST SIGN (TO REMAIN)
EXISTING RRFB ON SINGLE POST SIGN (TO REMAIN)

SCENIC AND HISTORIC COASTAL BYWAY

R/W LINE
R/W LINE
R/W LINE
R/W LINE

INSET A
INSET A NTS
INSET B
INSET B NTS

AVILES ST
AVENIDA MENENDEZ
CATHEDRAL PL
W KING ST
TREASURY ST
CHARLOTTE ST
HYPOLITA ST

A1A
BUSINESS 1 A1A

735 740 745
1410
1350
1405

1" = 100'

MATCH LINE STA. 1414+00 (ITS PLAN 17)

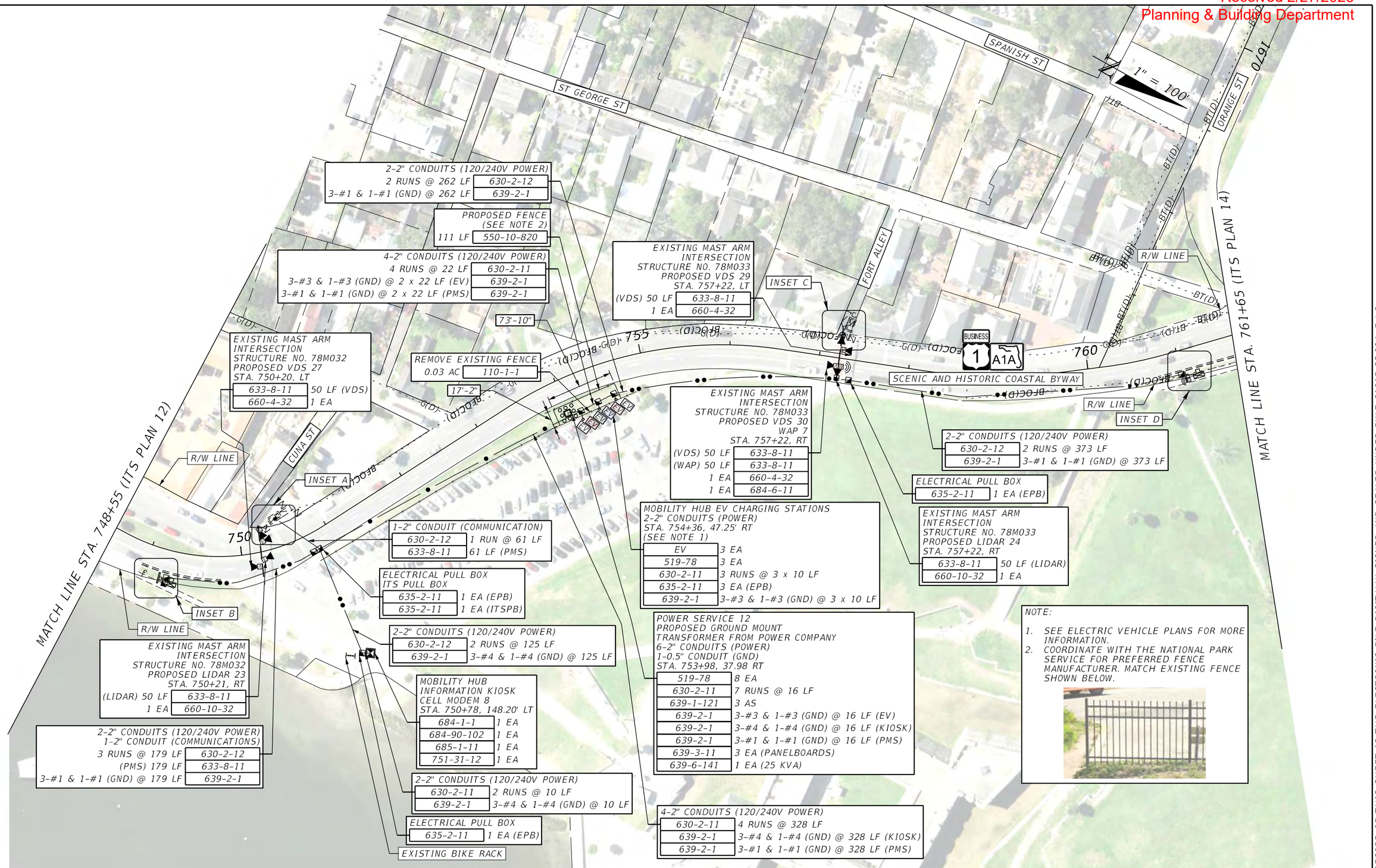
MATCH LINE STA. 1348+55 (ITS PLAN 13)

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ITS PLAN (12)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-26
					SR A1A	ST. JOHNS	448653-3-52-01		

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ENGINEER OF RECORD

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LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	448653-3-52-01

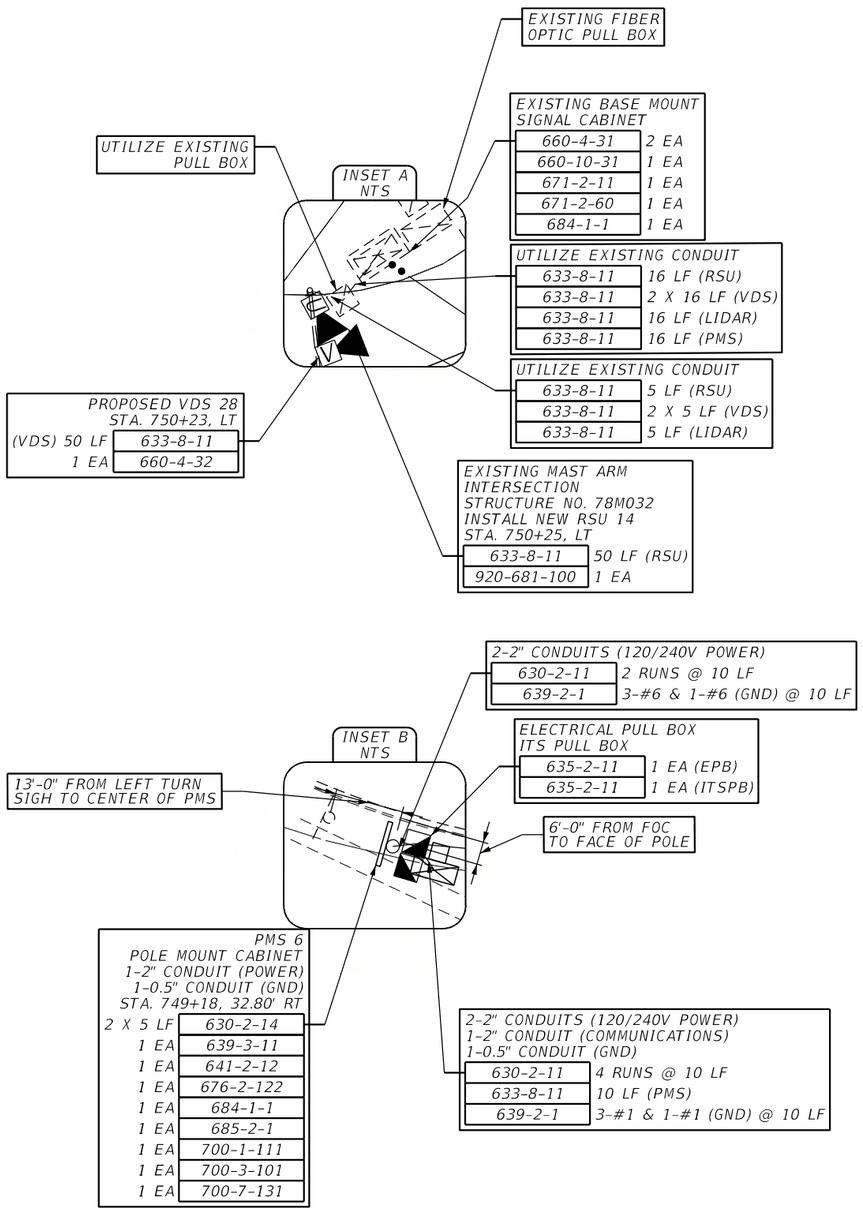
ITS PLAN (13)

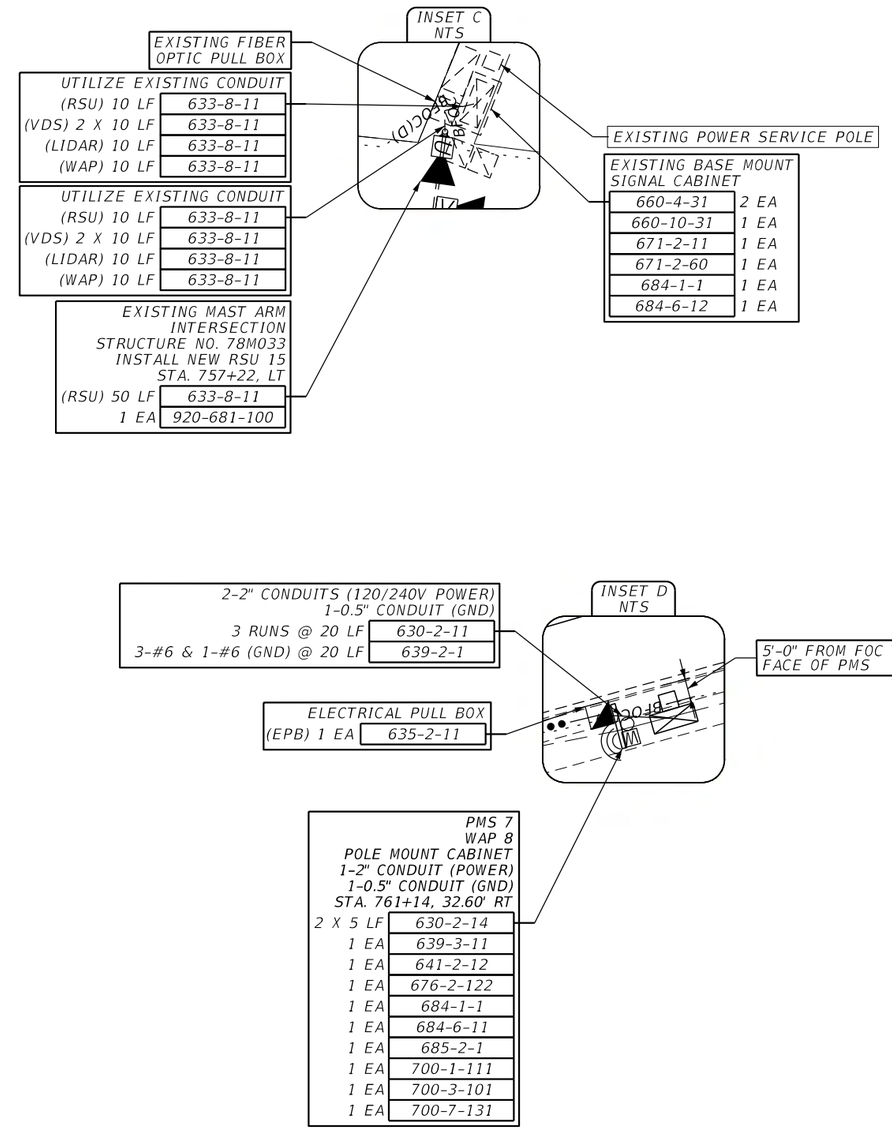
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IT-27

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METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	448653-3-52-01

ITS PLAN (13A)

SHEET NO.
IT-28

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MATCH LINE STA. 771+33 (ITS PLAN 15)

R/W LINE

R/W LINE

R/W LINE

R/W LINE

JOINER ST

SANMARCO AVE

WATER ST

SHENANDOAH ST

W CASTILLO DR

SCENIC AND HISTORIC COASTAL BYWAY

1" = 100'

2650

2655

2615

10

765

INSET B
NTS

INSET B

INSET A

INSET A
NTS

EXISTING BASE MOUNT SIGNAL CABINET

660-4-31	2 EA
660-4-61	1 EA
660-10-31	3 EA
671-2-11	1 EA
671-2-60	1 EA
684-1-1	1 EA

REPLACE EXISTING VIDEO DETECTION VDS 32 STA. 767+78, LT

50 LF (VDS)	633-8-11
1 EA	660-4-32
1 EA	660-4-62

UTILIZE EXISTING SIGNAL CONDUIT TO ENTER CABINET

633-8-11	10 LF (RSU)
633-8-11	2 X 10 LF (VDS)
633-8-11	2 X 10 LF (LIDAR)

EXISTING STRAIN POLE INSTALL NEW RSU 16 STA. 767+78, LT

(RSU) 50 LF	633-8-11
1 EA	920-681-100

UTILIZE EXISTING CONDUIT

(LIDAR) 2 X 78 LF	633-8-11

UTILIZE EXISTING PULL BOX

UTILIZE EXISTING CONDUIT

633-8-11	2 X 68 LF (LIDAR)

REPLACE EXISTING VIDEO DETECTION VDS 31 STA. 767+49, LT

633-8-11	(VDS) 50 LF
660-4-32	1 EA
660-4-62	1 EA

LASH TO MESSENGER WIRE

633-8-11	73 LF (VDS)

LASH TO MESSENGER WIRE

633-8-11	65 LF (LIDAR)

PROPOSED LIDAR 27 STA. 767+18, RT

633-8-11	50 LF (LIDAR)
660-10-32	1 EA

REMOVE EXISTING VIDEO DETECTION

660-4-62	1 EA

FLOOD SENSOR 5 INSTALLED UNDER STORM SEWER INLET STA. 2654+84, 04.45' RT

920-688-100	1 EA

PROPOSED LIDAR 25 STA. 2616+18, RT

(LIDAR) 50 LF	633-8-11
1 EA	660-10-32

UTILIZE EXISTING CONDUIT

(LIDAR) 2 X 10 LF	633-8-11

UTILIZE EXISTING PULL BOX

PROPOSED LIDAR 26 STA. 2616+15, RT

(LIDAR) 50 LF	633-8-11
1 EA	660-10-32

PROPOSED WORKSTATION LOCATED WITHIN PARKING GARAGE OFFICES ON FIRST FLOOR POWER SERVICE 14 STA. 2611+42, 219.72' RT

MOBILITY HUB INFORMATION KIOSK CELL MODEM 9 1-0.5" CONDUIT (GND) STA. 764+66, 328.00' LT

3 RUNS @ 10 LF	630-2-11
3-#6 & 1-#6 (GND) @ 5 LF	639-2-1
1 EA	684-1-1
1 EA	684-90-102
1 EA	685-1-11
1 EA	751-31-12

EXISTING BIKE RACK

2-2" CONDUITS (120/240V POWER) (SEE NOTE 1)

630-2-14	2 RUNS @ 332 LF
639-2-1	3-#1 & 1-#1 (GND) @ 332 LF

2-2" CONDUITS (120/240V POWER)

630-2-12	2 RUNS @ 93 LF
639-2-1	3-#6 & 1-#6 (GND) @ 93 LF

SERVICE POLE ELECTRICAL PULL BOX 2-2" CONDUITs (POWER) 1-0.5" CONDUIT (GND) STA. 764+63, 339.06' LT

3 RUNS @ 10 LF	630-2-11
3 X 5 LF	630-2-14
3-#6 & 1-#6 (GND) @ 5 LF	639-2-1
3-#6 & 1-#6 (GND) @ 10 LF	639-2-1
1 EA	641-2-12

ELECTRICAL PULL BOX

635-2-11	1 EA (EPB)

2-2" CONDUITS (120/240V POWER)

630-2-12	2 RUNS @ 120 LF
639-2-1	3-#6 & 1-#6 (GND) @ 120 LF

POWER SERVICE POLE 13 ELECTRICAL PULL BOX 2-2" CONDUITS (POWER) 1-0.5" CONDUIT (GND) STA. 656+84, 36.91' RT

630-2-11	10 LF
630-2-14	3 X 5 LF
635-2-11	1 EA (EPB)
639-1-121	1 AS
639-2-1	3-#6 & 1-#6 (GND) @ 5 LF
639-2-1	3-#6 & 1-#6 (GND) @ 10 LF
641-2-12	1 EA

MOBILITY HUB (ON GARAGE ROOF) EV CHARGING STATIONS STA. 1665+10, 186.28' LT (SEE NOTE 2)

EV	5 EA
519-78	5 EA
630-2-14	2 RUNS @ 4 x 30 LF
635-3-11	5 EA
639-2-1	3-#1 & 1-#1 (GND) @ 4 x 30 LF

EXISTING POWER SOURCE

NOTES:

1. ABOVE GROUND CONDUIT TO BE MOUNTED ALONG GARAGE CEILING SUPPORTS.
2. SEE ELECTRIC VEHICLE PLANS FOR MORE INFORMATION.

MATCH LINE STA. 761+65 (ITS PLAN 13)

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JONATHAN GABRIEL KATZ, P.E.
LICENSE NUMBER: 91110
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	448653-3-52-01

ITS PLAN (14)

SHEET NO.
IT-29

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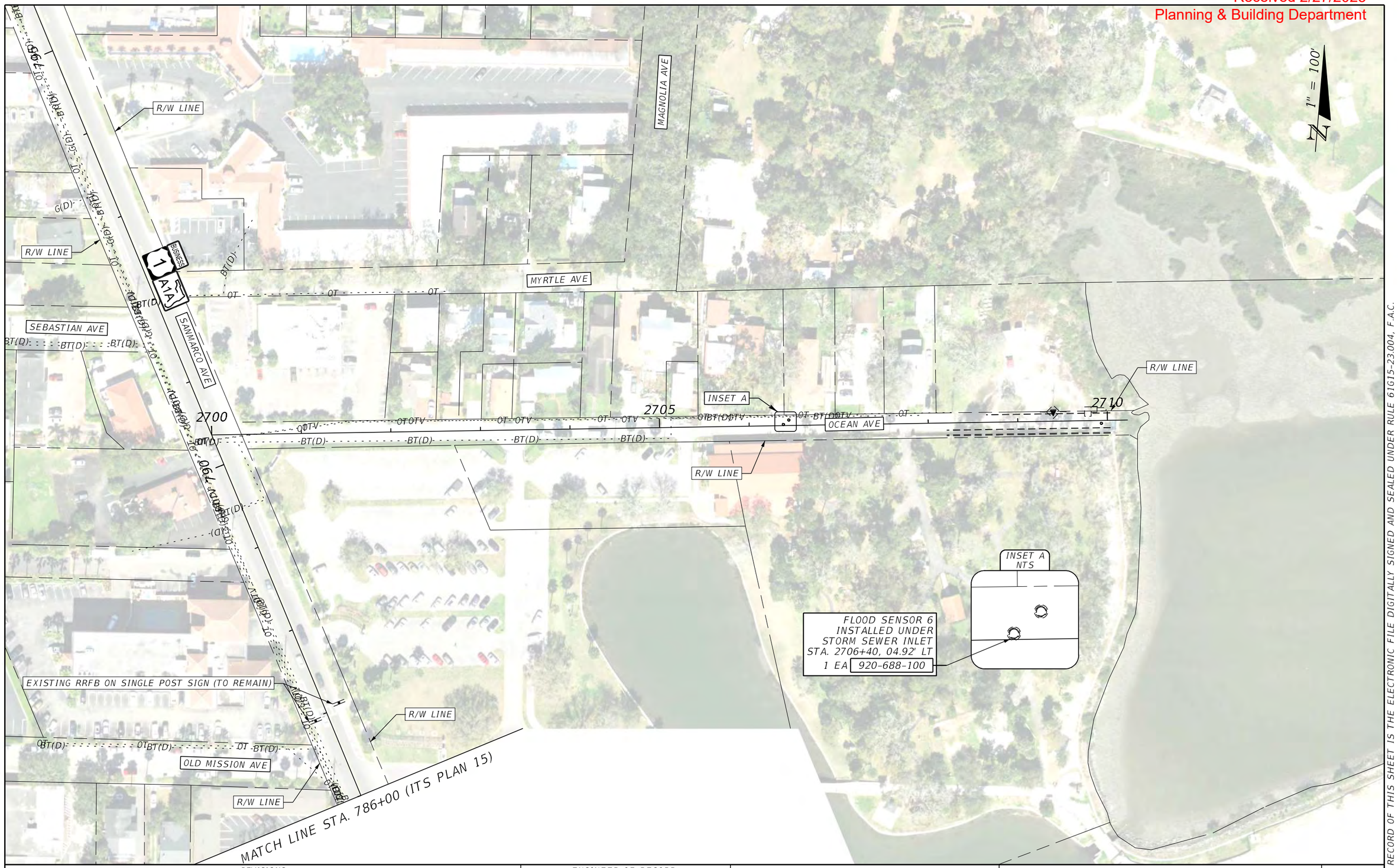


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DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-30
					SR A1A	ST. JOHNS	448653-3-52-01		

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DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-31
					SR A1A	ST. JOHNS	448653-3-52-01		

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MATCH LINE STA. 1414+00 (ITS PLAN 12)

MATANZAS RIVER

1" = 100'

N

1415 1420 1425

A1A

BRIDGE OF LIONS | BRIDGE NUMBER 780074

EXISTING DRAWBRIDGE GATE

EXISTING MAST ARM
INSTALL NEW RSU 17
STA. 1419+00, LT

(RSU) 50 LF	633-8-11
1 EA	920-681-100

UTILIZE EXISTING CONDUIT

(RSU) 158 LF	633-8-11
(VDS) 158 LF	633-8-11

EXISTING DRAWBRIDGE GATE

REPLACE EXISTING
VIDEO DETECTION
VDS 34
STA. 1423+16, LT

633-8-11	50 LF (VDS)
660-4-32	1 EA
660-4-62	1 EA

REPLACE EXISTING
VIDEO DETECTION
VDS 33
STA. 1418+97, RT

50 LF (VDS)	633-8-11
1 EA	660-4-32
1 EA	660-4-62

EXISTING DRAWBRIDGE GATE

EXISTING MAST ARM
INSTALL NEW RSU 18
STA. 1423+16, RT

633-8-11	50 LF (RSU)
920-681-100	1 EA

EXISTING DRAWBRIDGE GATE

UTILIZE EXISTING CONDUIT

(RSU) 268 LF	633-8-11
(VDS) 268 LF	633-8-11

EXISTING BASE MOUNT
SIGNAL CABINET
INSIDE BRIDGE TENDER TOWER

660-4-31	2 EA
660-4-61	2 EA
671-2-11	1 EA
671-2-60	1 EA
684-1-1	1 EA

MATCH LINE STA. 1429+00 (ITS PLAN 18)

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LAKE MARY, FLORIDA 32746

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	ST. JOHNS	448653-3-52-01

ITS PLAN (17)

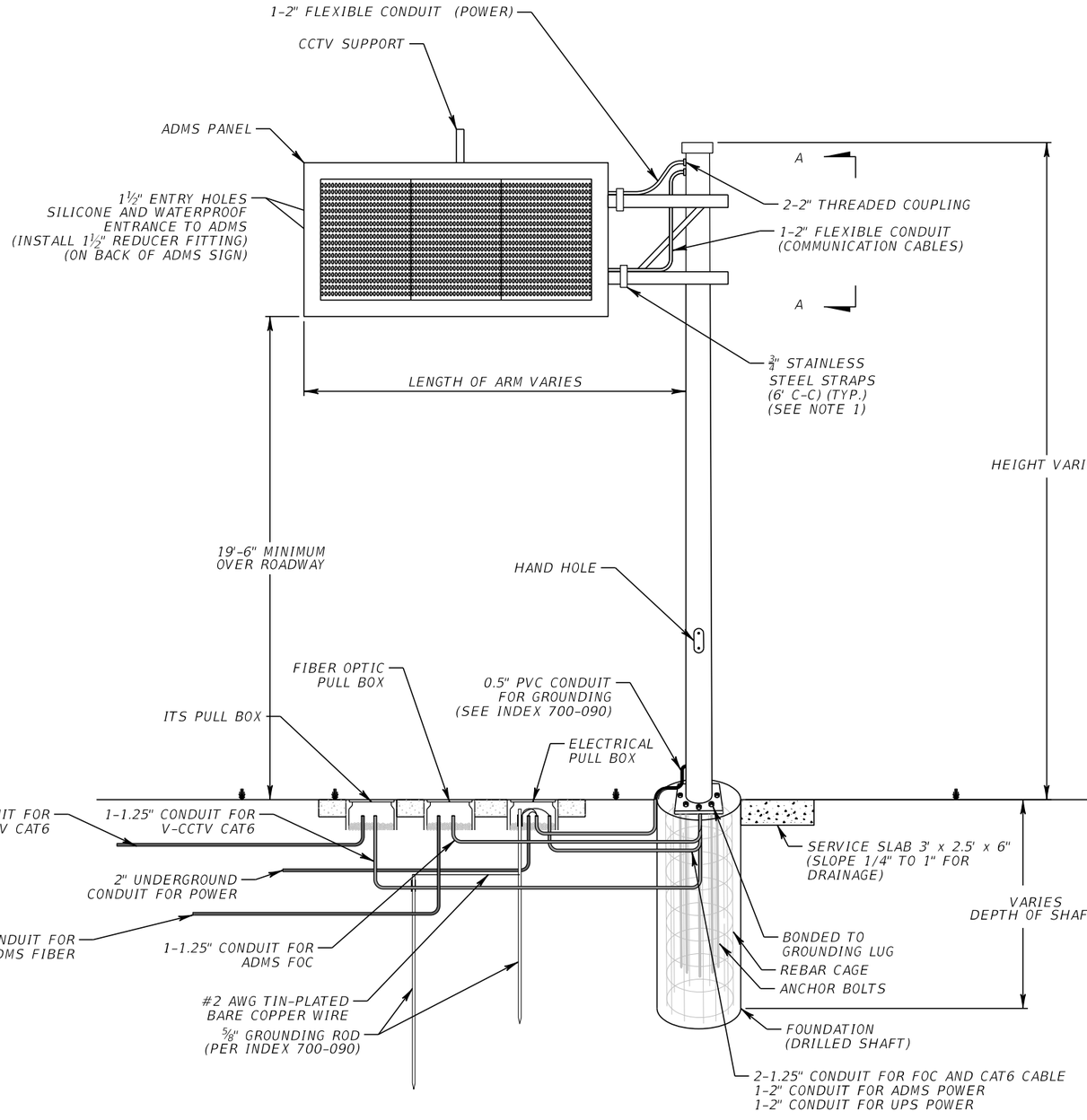
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IT-32

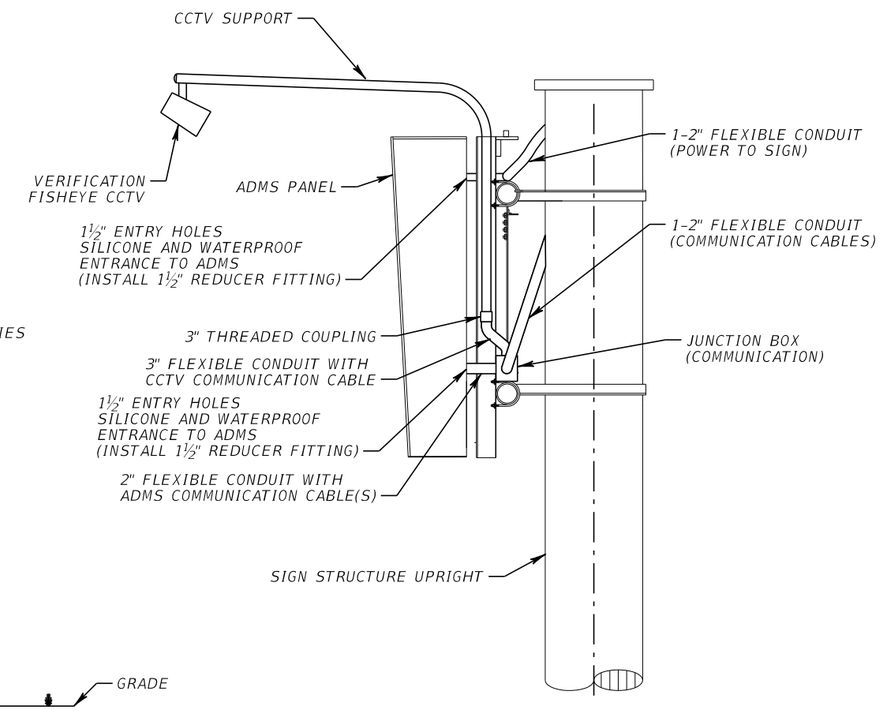
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Application Packet, Page 129
Page 662 of 677

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TYPICAL ADMS INSTALLATION DETAILS
NTS





SECTION A-A

NOTES:

1. INSTALL STEEL STRAPS AS NECESSARY TO SUPPORT THE PROPOSED CONDUITS ALONG THE CHORDS.
2. STRUCTURE TO BE DESIGNED IN THE NEXT SUBMITTAL.
3. ALL ADMS HOUSINGS SHALL BE COLOR RAL 8016 CHESTNUT BROWN.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ITS MOUNTING DETAILS (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-75
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

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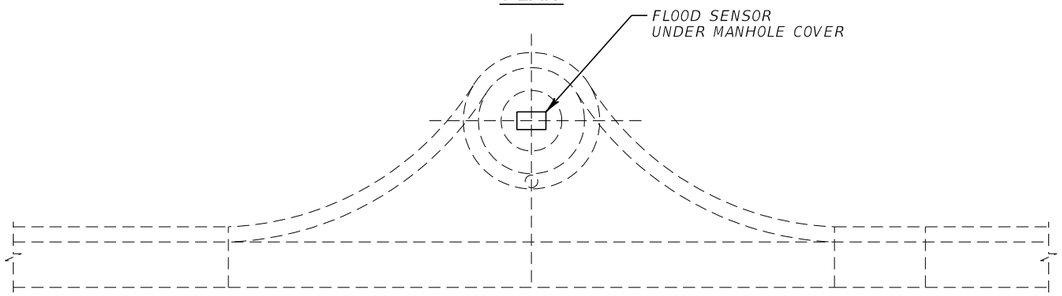
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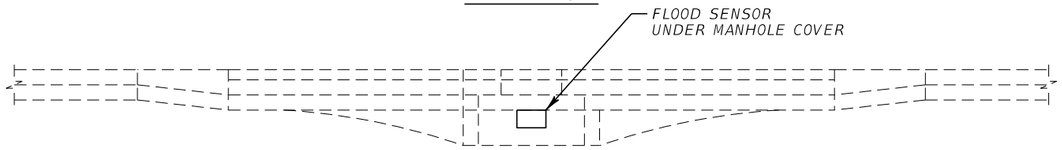
TYPICAL FLOOD SENSOR INSTALLATION DETAILS
NTS

CURB INLET TYPES 2 AND 4

PLAN

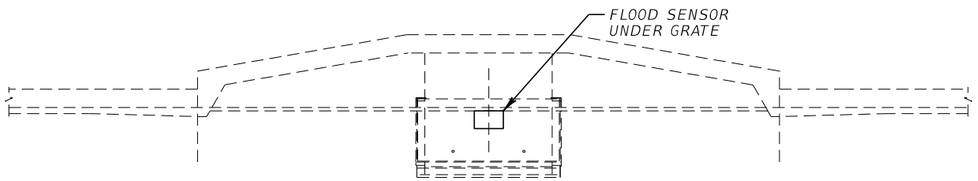


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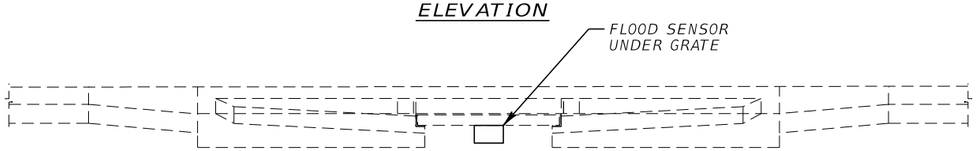


CURB INLET TYPES 5

PLAN

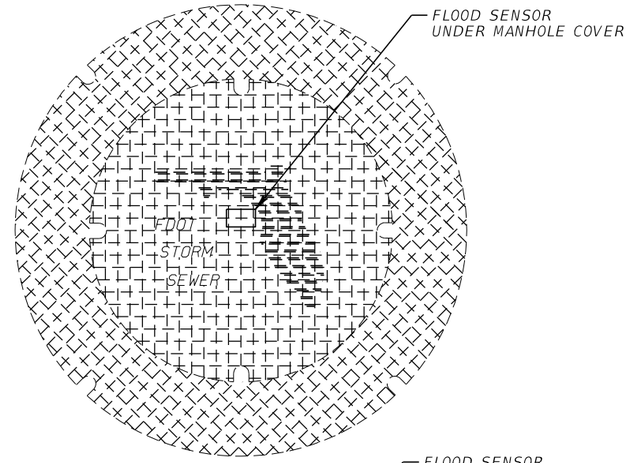


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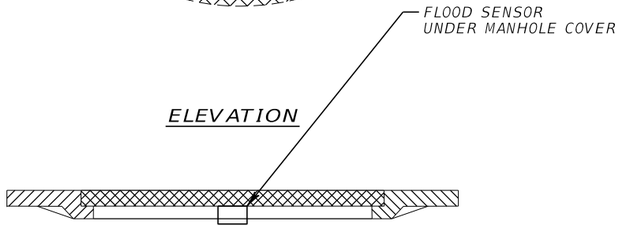


MAN HOLE COVER TYPE 1

PLAN



ELEVATION



NOTE:

1. INSTALL FLOOD SENSORS PER MANUFACTURERS RECOMMENDATIONS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

ITS MOUNTING DETAILS (2)

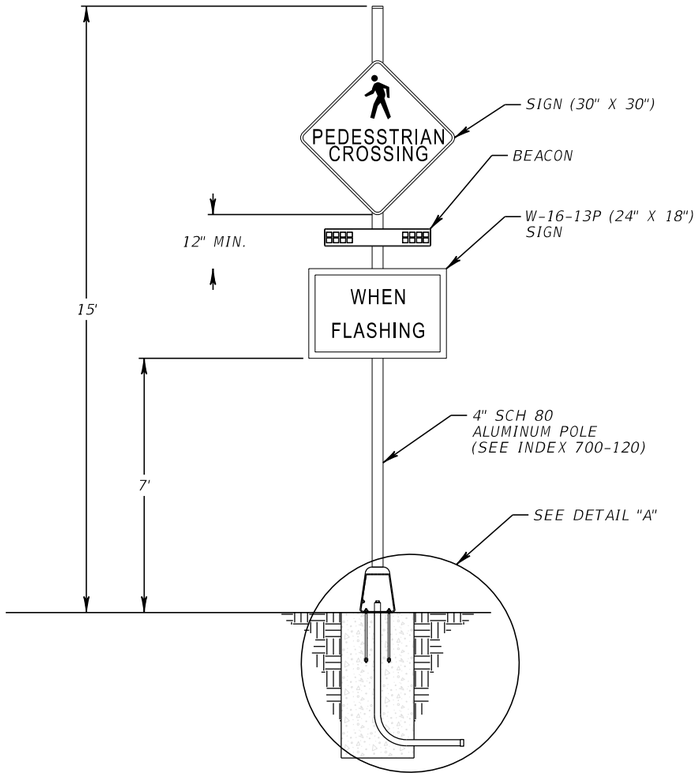
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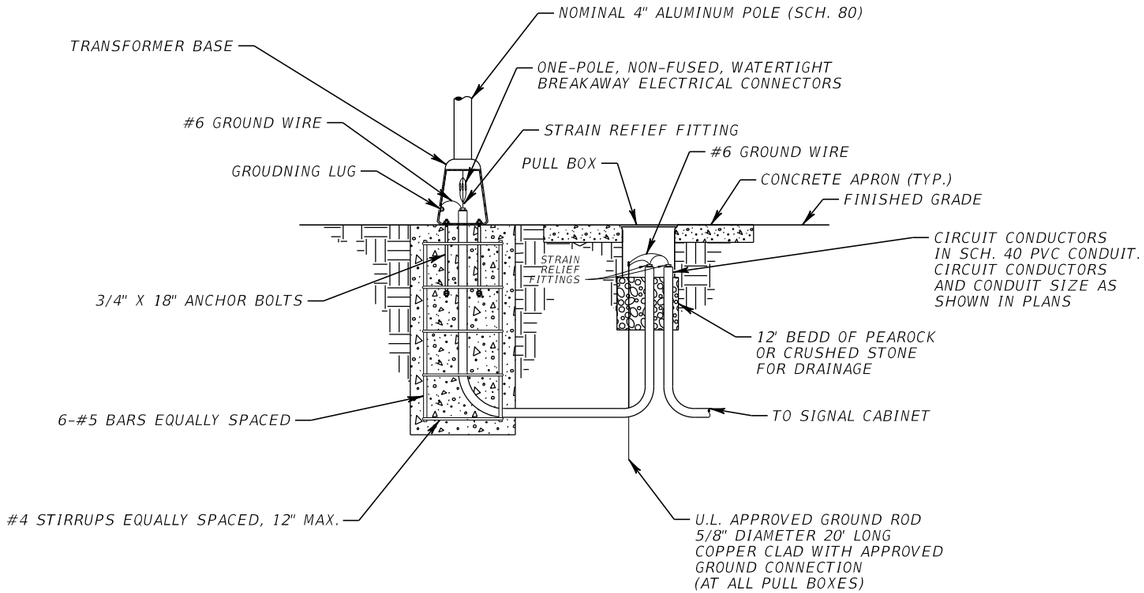
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TYPICAL PASSIVE PED SIGN DETAILS
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DETAIL 'A'
BREAK AWAY FOUNDATION

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

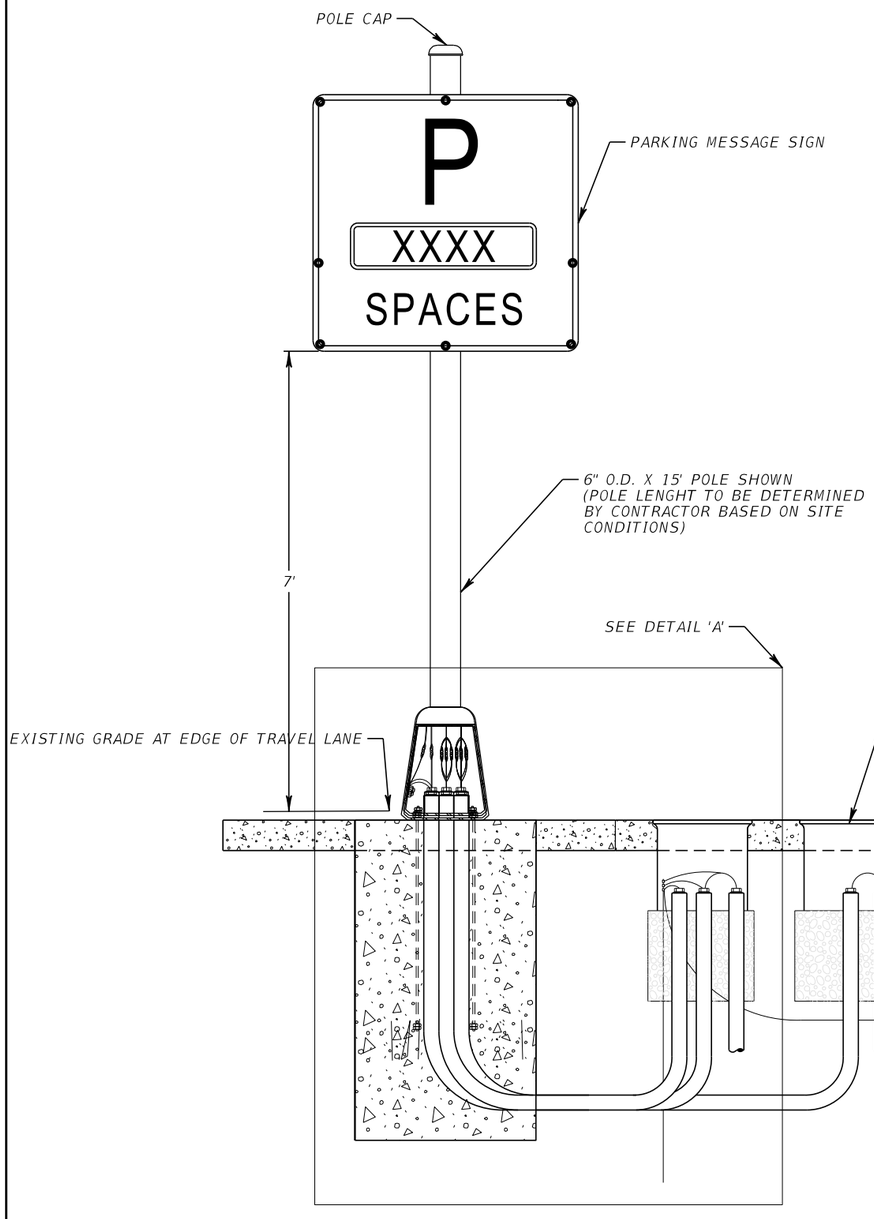
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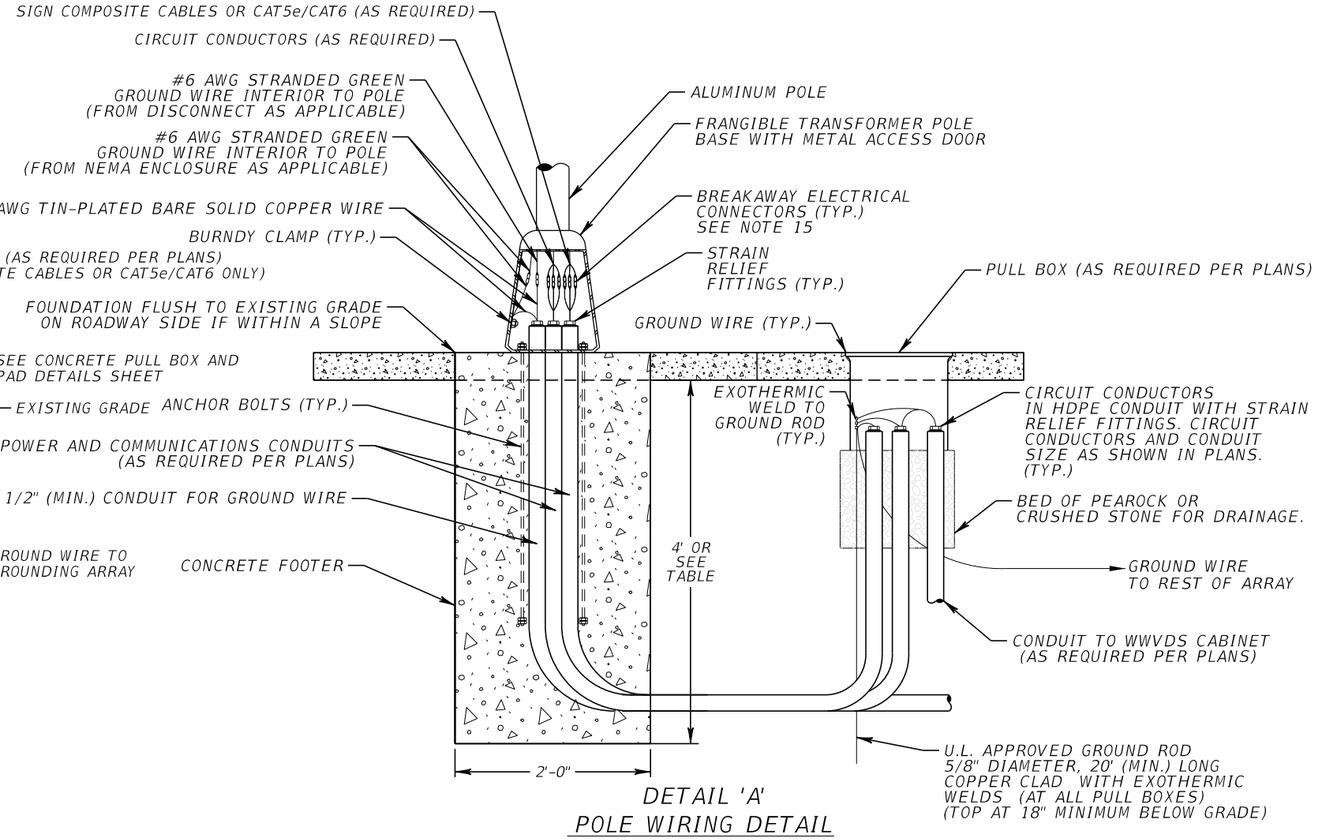
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TYPICAL PARKING MESSAGE SIGN DETAILS
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DETAIL 'A'
POLE WIRING DETAIL

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JONATHAN GABRIEL KATZ, P.E.
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525 TECHNOLOGY PARK, SUITE 153
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

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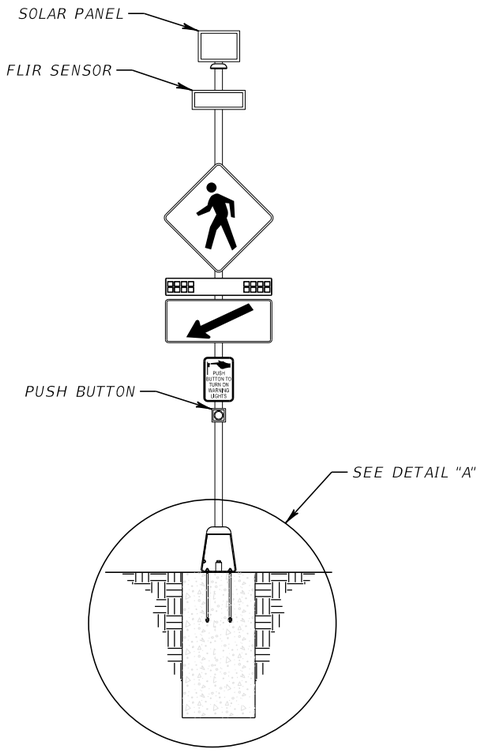
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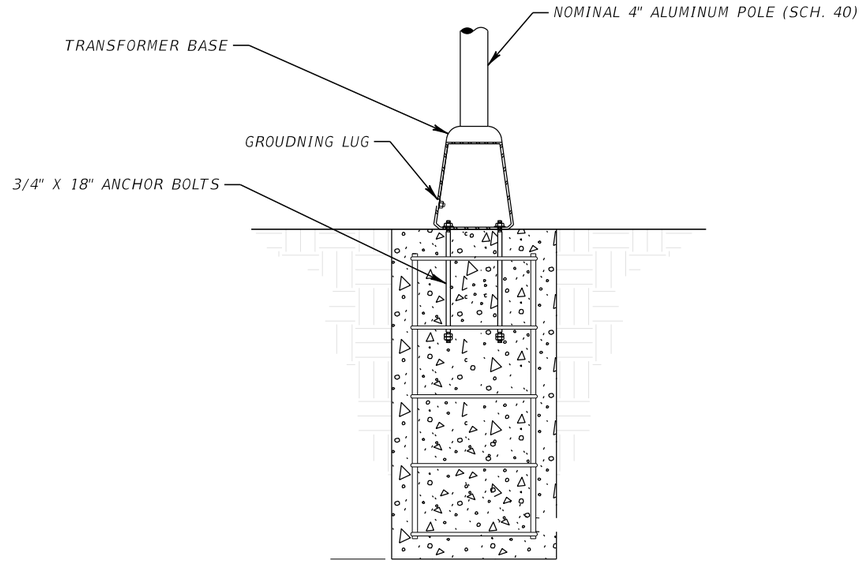
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TYPICAL RRDF SIGN DETAILS
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DETAIL 'A'
BREAK AWAY FOUNDATION

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

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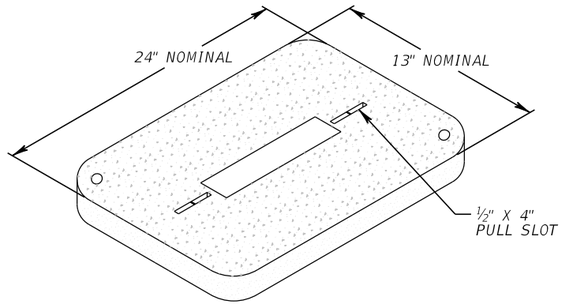
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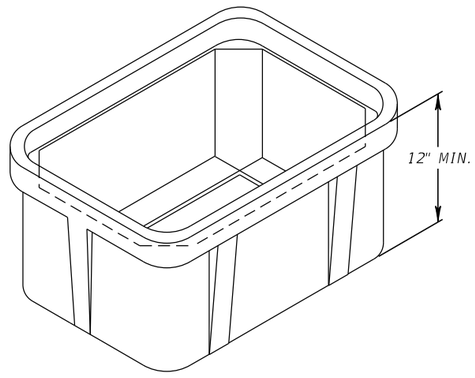
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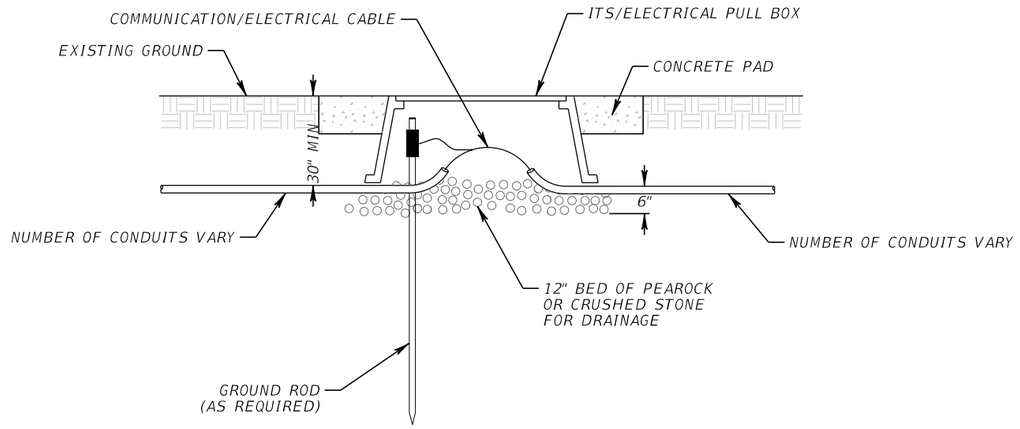
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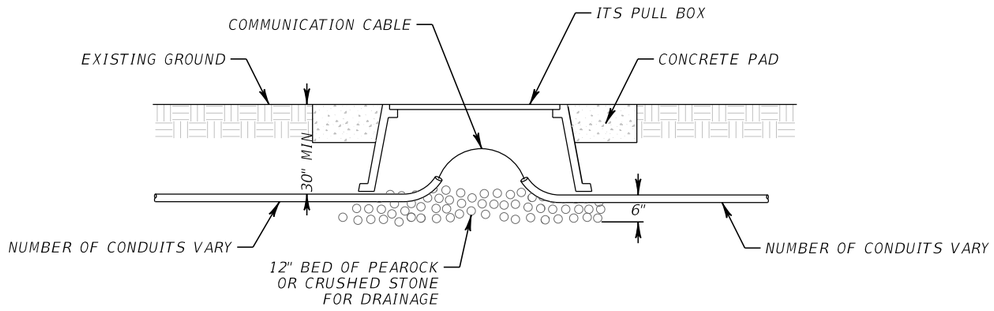
ELECTRICAL OR ITS PULL BOX DETAIL
NTS





CONDUIT DETAIL





PULL BOX NOTES:

1. ALL LOW-VOLTAGE ITS PULL BOX COVERS SHALL BE COVERED AS "FDOT ITS COMPOSITE," PERMANENTLY CAST INTO THEIR TOP SURFACE.
2. PULL BOXES INSTALLED IN SHOULDER OR ROADWAY SHALL BE H-20 RATED.

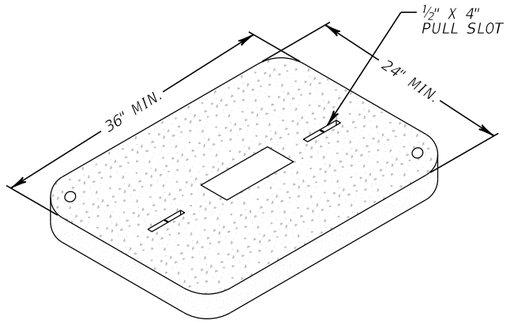
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DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-80
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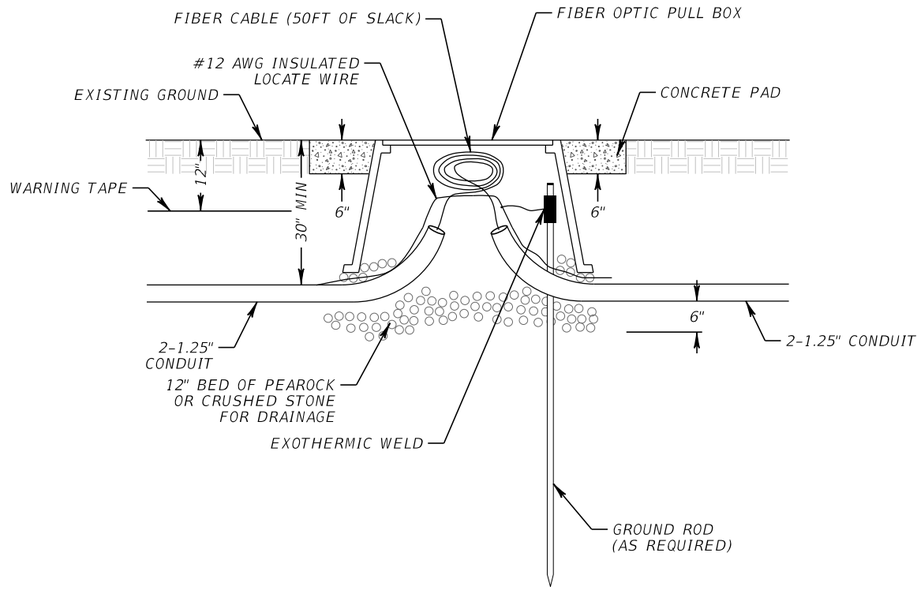
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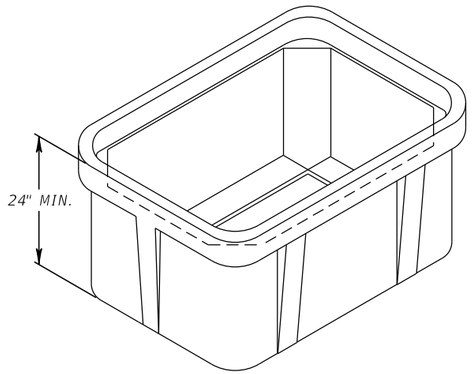
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FIBER OPTIC PULL BOX DETAIL
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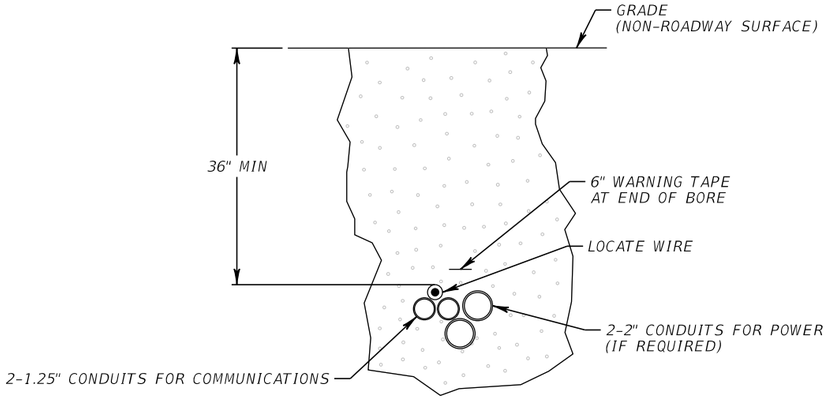
1. PULL BOXES INSTALLED IN SHOULDER OR ROADWAY SHALL BE H-20 RATED.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PULL BOX AND CONDUIT DETAILS (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-81
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

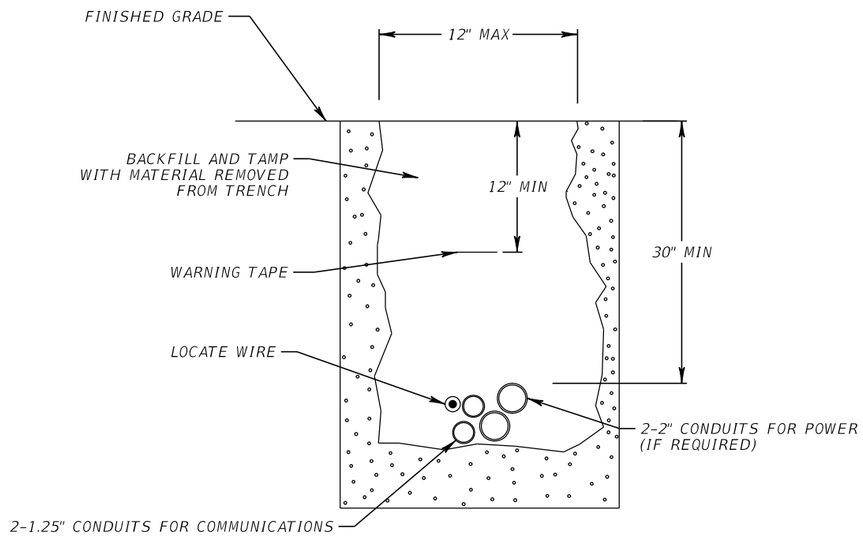
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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samuel.wilson 2/17/2025 10:29:38 PM

Received 2/27/2025
Planning & Building Department



TYPICAL DIRECTIONAL BORE UNDER NON-ROADWAY SURFACE
NTS



TYPICAL OPEN TRENCH
NTS

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			DIRECTIONAL BORE AND TRENCHING DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-82
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

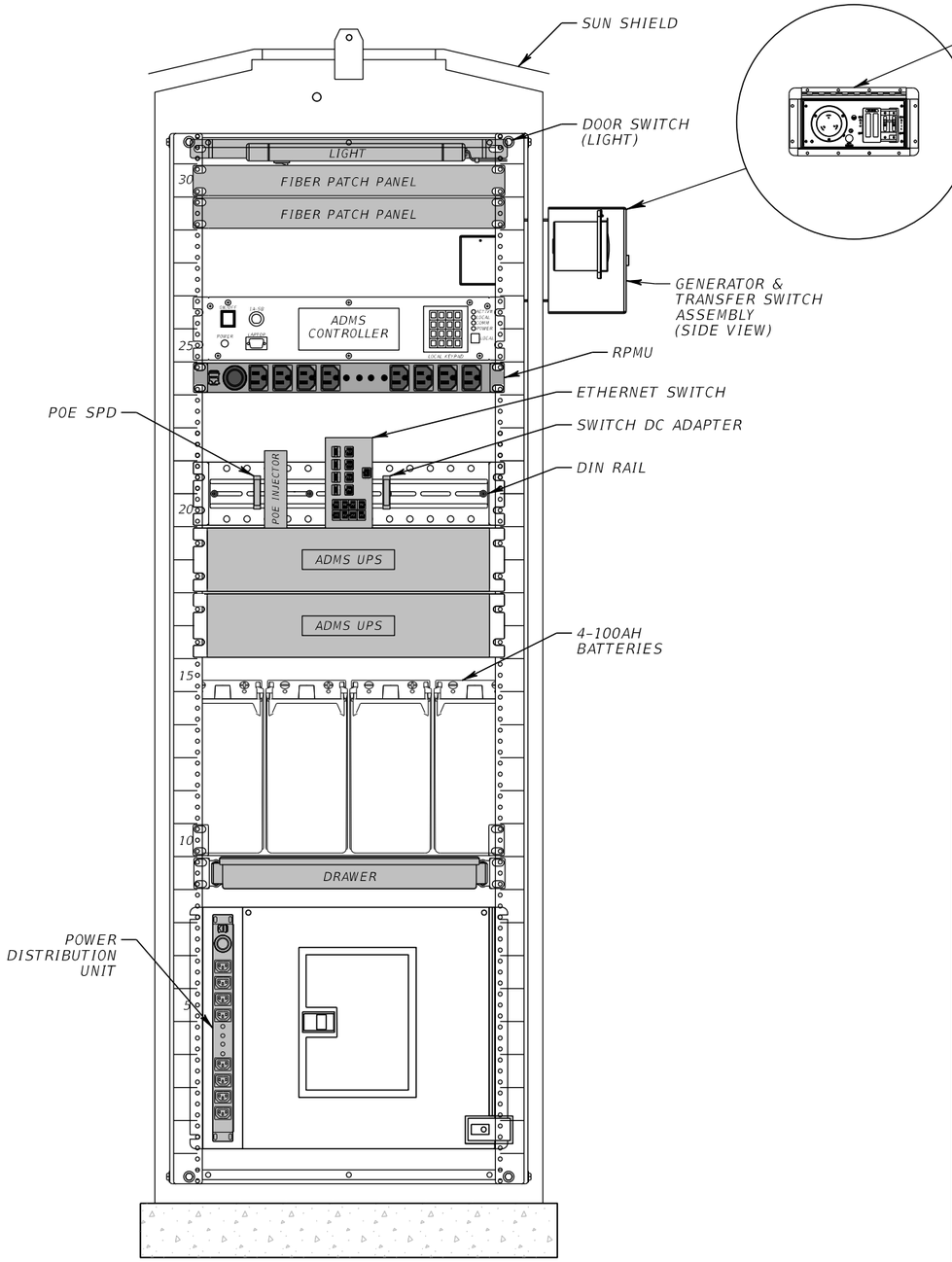
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samuel.wilson 2/17/2025 10:39:49 PM

Received 2/27/2025
Planning & Building Department

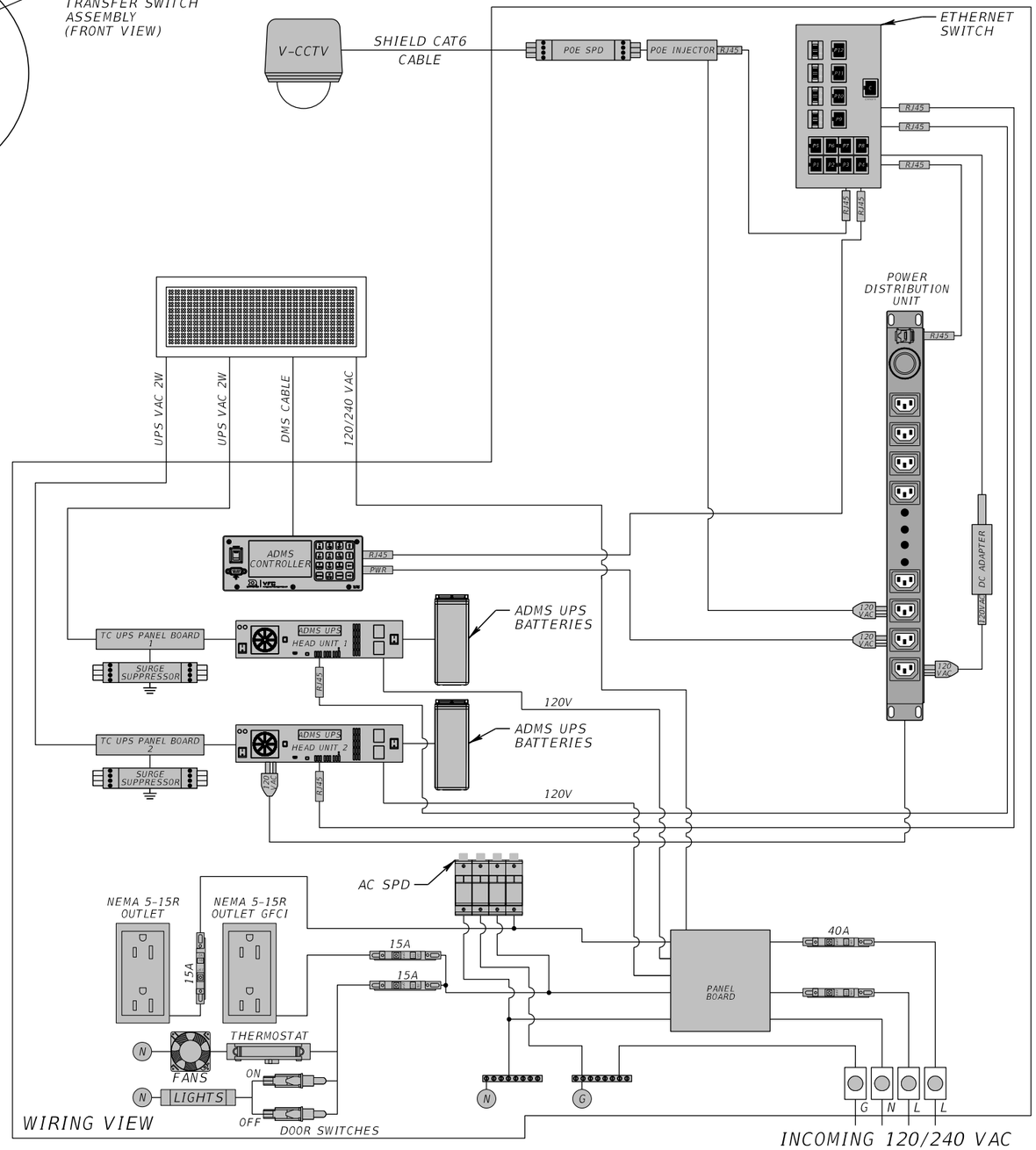
ADMS

SITE LOCATIONS

ADMS 1



334 BASE MOUNTED



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CABINET AND WIRING DETAILS (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JONATHAN GABRIEL KATZ, P.E. LICENSE NUMBER: 91110 METRIC ENGINEERING, INC. 525 TECHNOLOGY PARK, SUITE 153 LAKE MARY, FLORIDA 32746	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-83
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

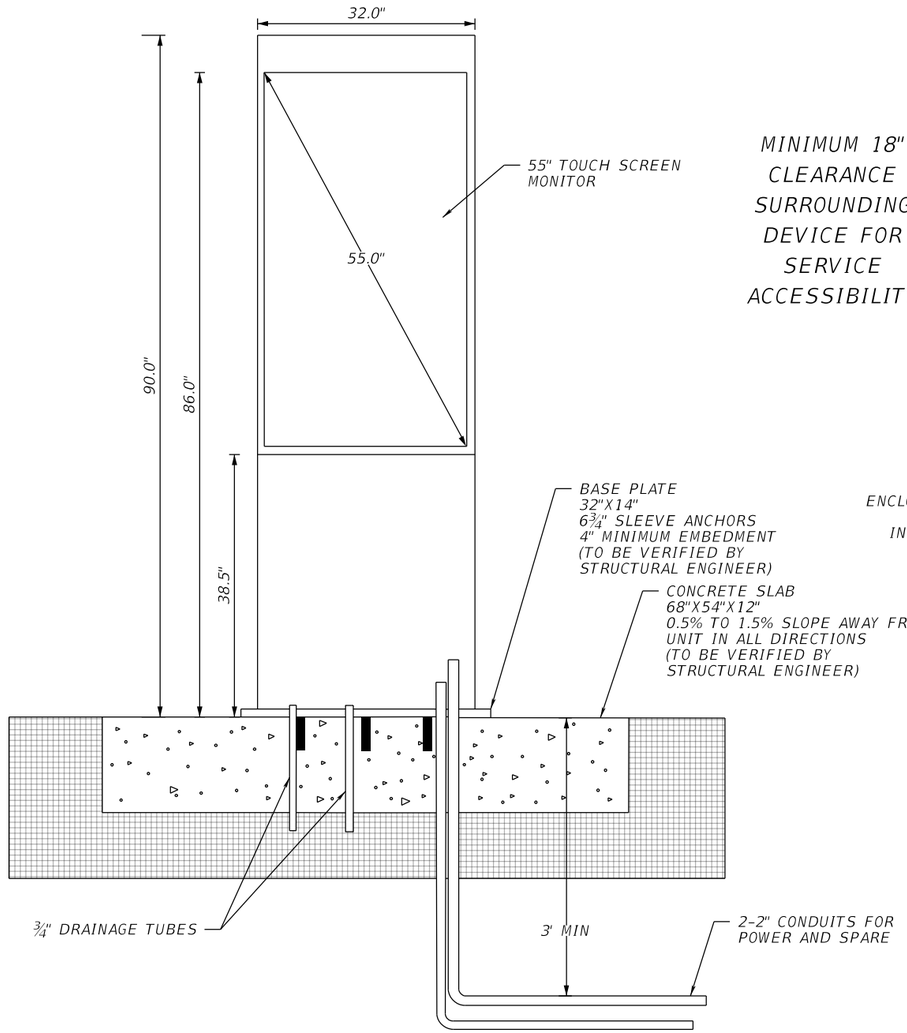
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samuel.wilson 2/17/2025 10:30:04 PM

Received 2/27/2025
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TYPICAL MOBILITY HUB INFORMATION KIOSK

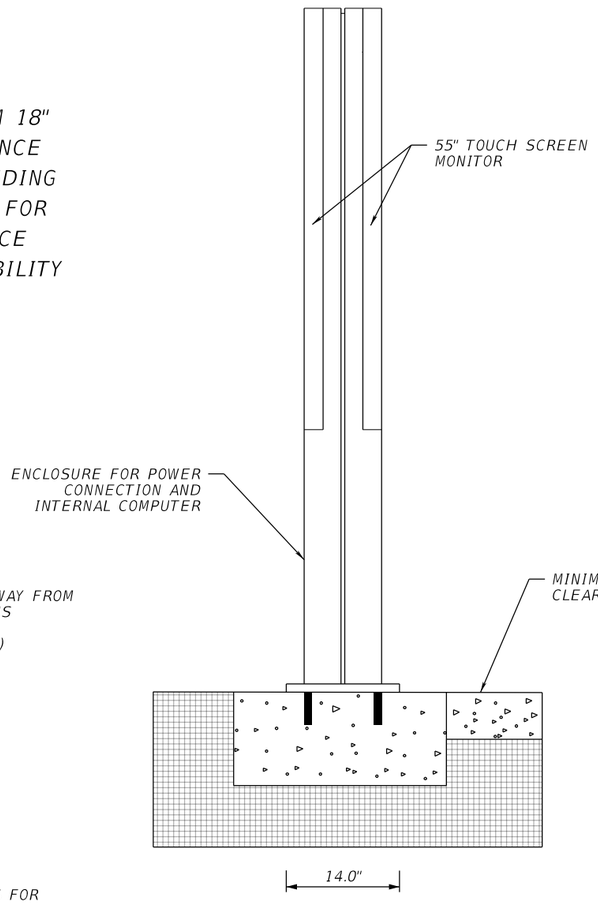
NTS

MH ID	LOCATION	KIOSK TYPE	ITS PLAN (XX)
1	EDDIE VICKERS PARK	ONE-SIDED	2
2	FEC PARKING GARAGE	ONE-SIDED	6
3	GRANADA ST. PARKING	ONE-SIDED	11
4	CATHEDRAL PL. PARKING	ONE-SIDED	11
5	CASTILLO DE SAN MARCOS PARKING	TWO-SIDED	13
6	ST. AUGUSTINE VISITOR CENTER PARKING	TWO-SIDED	14
7	ST. AUGUSTINE AMPHITHEATRE	ONE-SIDED	25
8	RED COX DR. PARKING	ONE-SIDED	27
9	LIBRARY PARKING	ONE-SIDED	31
10	ST. JOHNS COUNTY HEALTH DEPARTMENT	ONE-SIDED	40
11	ST. JOHNS COUNTY HEALTH GOVERNMENT	ONE-SIDED	41



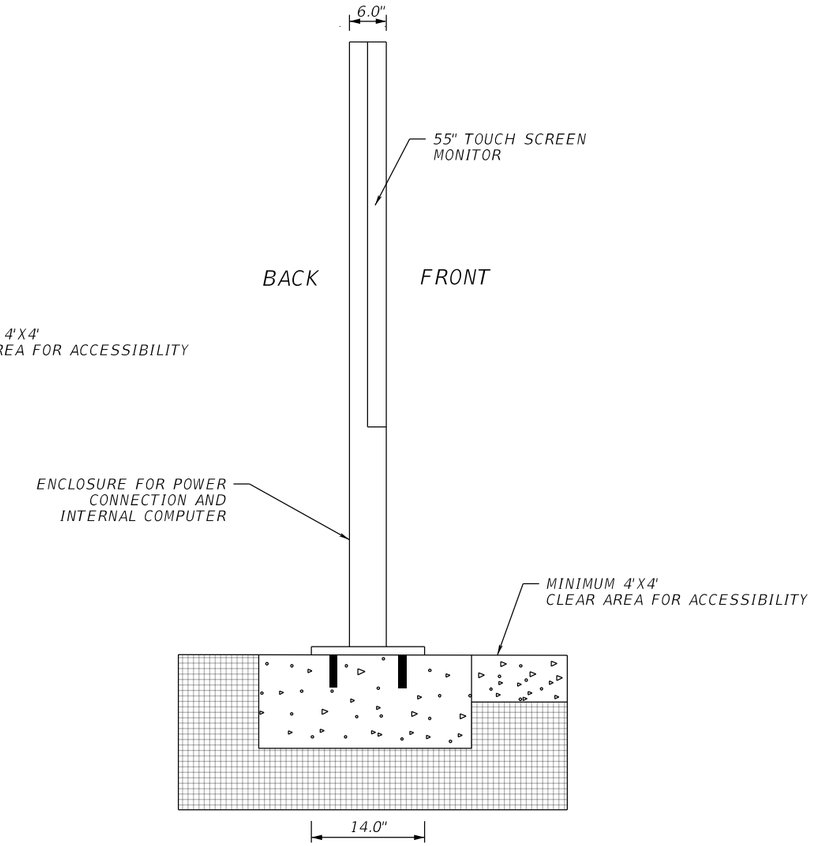
MINIMUM 18" CLEARANCE SURROUNDING DEVICE FOR SERVICE ACCESSIBILITY

TWO-SIDED DIGITAL KIOSK



WEIGHT: 450 LBS
POWER: 120 VOLT, 20 AMP, 50/60 HZ
NEMA/IP RATING: IP66

ONE-SIDED DIGITAL KIOSK



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

RANZY L. WHITICKER, P.E
LICENSE NUMBER: 59548
ARCADIS U.S., INC.
1200 RIVERPLACE BLVD., SUITE 425
JACKSONVILLE, FL 32207

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
VARIES	ST. JOHNS	448653-3-52-01

KIOSK DETAIL

SHEET NO.
IT-102

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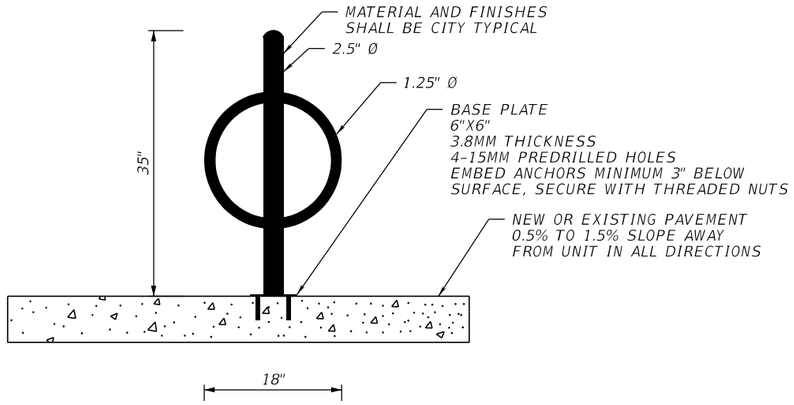
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Application Packet, Page 139

Received 2/27/2025
Planning & Building Department

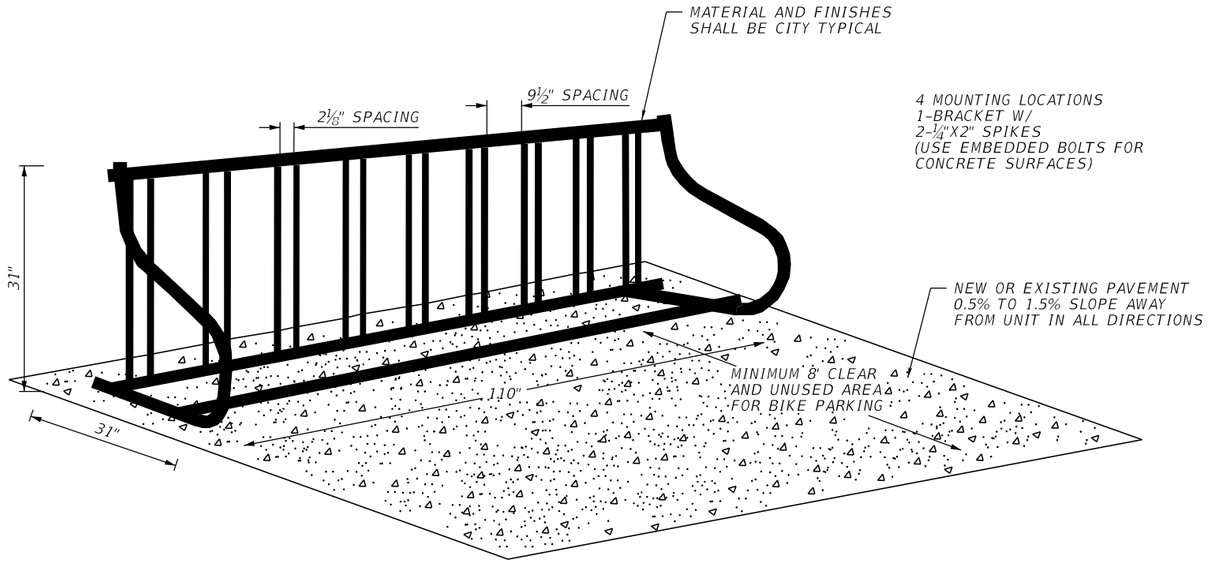
TYPICAL BIKE RACKS

NTS



POST AND RING BIKE RACK

MH ID	LOCATION	POST & RING QUANTITY	ITS PLAN (XX)
1	EDDIE VICKERS PARK	1X4	2
2	FEC PARKING GARAGE	1X4	6
3	GRANADA ST. PARKING	1X4	11
4	CATHEDRAL PL. PARKING	1X5	11
11	ST. JOHNS COUNTY HEALTH GOVERNMENT	1X4	41



CORRAL BIKE RACK

MH ID	LOCATION	CORRAL QUANTITY	ITS PLAN (XX)
7	ST. AUGUSTINE AMPHITHEATRE	1	25
9	LIBRARY PARKING	1	31

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
RANZY L. WHITICKER, P.E
LICENSE NUMBER: 59548
ARCADIS U.S., INC.
1200 RIVERPLACE BLVD., SUITE 425
JACKSONVILLE, FL 32207

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
VARIES	ST. JOHNS	448653-3-52-01

BIKE RACK DETAIL

SHEET NO.
IT-103

Received 2/27/2025
Planning & Building Department

CANTILEVER SIGN STRUCTURES DATA TABLE

Table Date 07-01-14

SIGN NO.	STATION	DIMENSIONS A	DIMENSIONS B		DIMENSIONS C	PANELS N	MEMBER SIZES D (CHORD)	MEMBER SIZES E (WEB)	MEMBER SIZES F (UPRIGHT)	BACKRAKE G
		ft	ft	in	in	#	O. D. x Wall Thk. (in)	Angle (in)	O. D. x Wall Thk. (in)	in
ADMS-1	2068+07/ RT	23.2500	5	6-3/4	60	4	4.50 x 0.337	3-1/2 x 3-1/2 x 3/8	24.00 x 0.500	2.9805
ADMS-2	2122+39/ LT	22.2500	5	10	60	4	4.50 x 0.337	3-1/2 x 3-1/2 x 3/8	24.00 x 0.500	2.9971
ADMS-3	1471+09/ LT	22.0000	6	1/2	60	6	5.56 x 0.375	4 x 4 x 3/8	24.00 x 0.750	4.9649
ADMS-4	2417+76/ RT	24.2500	5	8-1/4	60	4	4.50 x 0.337	3-1/2 x 3-1/2 x 3/8	24.00 x 0.500	3.3253
ADMS-5	2488+02/ RT	24.0000	6	1-1/2	60	5	5.56 x 0.375	4 x 4 x 3/8	20.00 x 0.750	7.0537
ADMS-6	1507+25/ LT	22.0000	6	1-3/4	60	7	6.63 x 0.432	4 x 4 x 3/8	24.00 x 0.750	7.0850

NOTES [NOTES DATE 7-01-13]:
1. WORK THESE DATA TABLES WITH INDEX 700-040 AND INDEX 700-090.
2. DESIGN WIND SPEED = 150 MPH.
3. UPRIGHT WALL THICKNESS GIVEN IS A MINIMUM DIMENSION.
4. UPRIGHT AND DECORATIVE APPURTENANCES TO BE PAINTED SEMI-GLOSS BLACK. TRUSS AND CONNECTIONS TO BE PAINTED RAL 8016 CHESTNUT BROWN. REFER TO FDOT SPECIFICATIONS SECTIONS 560 AND 975 FOR COATING. FINISH TO BE TEXTURED FINISH. FABRRICATOR MUST SUBMIT A SAMPLE OF THE PROPOSED FINISH FOR REVIEW PRIOR TO FABRICATION.

CANTILEVER SIGN STRUCTURES DATA TABLE (CONT.)

Table Date 01-01-11

SIGN NO.	GUSSET PLATES GA	GB	GC		GD		GE		GF		GG		GH		GJ		GK	TRUSS CONNECTION TA	TB	TC	TD	TE	TF	TG	TH	TJ	SPLICE SA	SB	SC	SD
	in	in	ft	in	ft	in	ft	in	ft	in	ft	in	ft	in	ft	in	in	in	#	#	in	in	in	in	in	in	Angle (in)	#	in	#
ADMS-1	5/8	5/8	1	0		6-1/4		9-3/4		5-1/4		8		7-3/4		7-1/2	3/16	7/8	8	6	1/2	1/2	3/16	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-2	5/8	5/8	1	1/4		6-1/4		10		5-1/4		8-1/4		7-3/4		7-3/4	3/16	7/8	8	6	1/2	1/2	3/16	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-3	5/8	5/8	1	1-3/4		6-1/2		11-1/4		5-1/2		9		7-3/4		8-3/4	3/16	7/8	8	6	1/2	1/2	5/16	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-4	5/8	5/8	1	0		6-1/4		10		5-1/4		8-1/4		7-3/4		7-3/4	3/16	7/8	8	6	1/2	1/2	3/16	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-5	5/8	5/8	1	1-3/4		6-1/2		11-1/2		5-1/2		9		7-3/4		8-3/4	3/16	7/8	8	6	1/2	1/2	5/16	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-6	3/4	3/4	1	3-1/4		7	1	3/4		6		9-1/2		7-3/4		10	3/16	7/8	10	6	1/2	1/2	5/16	3/16	3/16	3/16	6 x 6 x 1/2	6	1	4

CANTILEVER SIGN STRUCTURES DATA TABLE (CONT.)

Table Date 07-01-15

SIGN NO.	BASE CONNECTION BA	BB	BC	BD	BE		BF	BG	BH	BJ	ANCHOR BK		FOOTING - DRILLED SHAFT FA		FB		FC	FD	FE	FF	FG
	in	#	in	in	ft	in	in	in	in	in	ft	in	ft	in	ft	in	# / Size	#	in	#	in
ADMS-1	2	8	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	18	0	5	0	19 / 11	16	4	13	6
ADMS-2	2	8	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	21	6	5	0	19 / 11	16	4	13	6
ADMS-3	2	10	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	26	0	5	0	19 / 11	16	4	13	6
ADMS-4	2	8	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	18	0	5	0	19 / 11	16	4	13	6
ADMS-5	2	12	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	21	0	4	6	15 / 11	16	4	13	6
ADMS-6	2	12	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	22	0	5	6	20 / 11	16	4	13	6

FOUNDATION NOTES:
1. DESIGN BASED ON BORINGS TAKEN ON 1/18/2025 AND SEALED BY TIERRA SOUTH FLORIDA, INC.
2. ASSUMPTIONS AND VALUES USED IN DESIGN LISTED IN TABLE BELOW.
3. DESIGN WATER TABLE IS 0 FT. BELOW SURFACE.

SOIL PARAMETERS

STRUCTURE ID NUMBERS	SOIL FRICTION ANGLE (DEG)	SOIL UNIT WEIGHT (PCF)	SPT N-VALUE (BLOWS/FT)
ADMS-1	31	47	17
ADMS-2	31	46	13
ADMS-3	30	43	11
ADMS-4	32	44	25
ADMS-5	33	47	29
ADMS-6	33	47	28

Drawn By: BSW 02-25 Designed By: SD 02-25
Checked By: SD 02-25 Checked By: JRD 02-25

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REVISIONS DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JOSHUA R. DAVIS, P.E.
LICENSE NUMBER: 69079
FLORIDA BRIDGE & TRANSPORTATION, INC.
633 DARTMOUTH STREET
ORLANDO, FL. 32804

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

CANTILEVER SIGN STRUCTURE DATA TABLE (1 OF 2)

SHEET NO.
IT-104

d:\pwworkingdir\metric-pw.bentley.com_metric-pw-01\samuel.wilson@metriceng.com\dms39859\SignStructCant01.dgn : CANTILEVELSIGNSTRUCTURES
samuel.wilson 2/17/2025 10:55:09 PM

Received 2/27/2025
Planning & Building Department

CANTILEVER SIGN STRUCTURES DATA TABLE

Table Date 07-01-14

SIGN NO.	STATION	DIMENSIONS A (ft)	DIMENSIONS B (ft)	DIMENSIONS B (in)	DIMENSIONS C (in)	PANELS N (#)	MEMBER SIZES D (CHORD) O. D. x Wall Thk. (in)	MEMBER SIZES E (WEB) Angle (in)	MEMBER SIZES F (UPRIGHT) O. D. x Wall Thk. (in)	BACKRAKE G (in)
ADMS-7	1724+54/ LT	23.5000	6	2-1/4	60	5	5.56 x 0.375	4 x 4 x 3/8	24.00 x 0.500	5.7841
ADMS-8	1940+62/ RT	22.2500	6	3	60	5	5.56 x 0.375	4 x 4 x 3/8	24.00 x 0.500	5.3477
ADMS-9	2313+32/ LT	22.5000	6	2-3/4	60	5	5.56 x 0.375	4 x 4 x 3/8	24.00 x 0.5000	5.4100

NOTES [NOTES DATE 7-01-13]:
1. WORK THESE DATA TABLES WITH INDEX 700-040 AND INDEX 700-090.
2. DESIGN WIND SPEED = 150 MPH.
3. UPRIGHT WALL THICKNESS GIVEN IS A MINIMUM DIMENSION.
4. UPRIGHT AND DECORATIVE APPURTENANCES TO BE PAINTED SEMI-GLOSS BLACK. TRUSS AND CONNECTIONS TO BE PAINTED RAL 8016 CHESTNUT BROWN. REFER TO FDOT SPECIFICATIONS SECTIONS 560 AND 975 FOR COATING. FINISH TO BE TEXTURED FINISH. FABRRICATOR MUST SUBMIT A SAMPLE OF THE PROPOSED FINISH FOR REVIEW PRIOR TO FABRICATION.

CANTILEVER SIGN STRUCTURES DATA TABLE (CONT.)

Table Date 01-01-11

SIGN NO.	GUSSET PLATES GA (in)	GB (in)	GC (ft)	GC (in)	GD (ft)	GD (in)	GE (ft)	GE (in)	GF (ft)	GF (in)	GG (ft)	GG (in)	GH (ft)	GH (in)	GJ (ft)	GJ (in)	GK (in)	TRUSS CONNECTION TA (in)	TB (#)	TC (#)	TD (in)	TE (in)	TF (in)	TG (in)	TH (in)	TJ (in)	SPLICE SA (Angle (in))	SB (#)	SC (in)	SD (#)
ADMS-7	5/8	5/8	1	2		6-1/2		11-1/2		5-1/2		9-1/4		7-3/4		9	3/16	7/8	8	6	1/2	1/2	1/4	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-8	5/8	5/8	1	2		6-1/2		11-1/2		5-1/2		9-1/4		7-3/4		9	3/16	7/8	8	6	1/2	1/2	1/4	3/16	3/16	3/16	NO SPLICE	NA	NA	NA
ADMS-9	5/8	5/8	1	2		6-1/2		11-1/2		5-1/2		9-1/4		7-3/4		9	3/16	7/8	8	6	1/2	1/2	1/4	3/16	3/16	3/16	NO SPLICE	NA	NA	NA

CANTILEVER SIGN STRUCTURES DATA TABLE (CONT.)

Table Date 07-01-15

SIGN NO.	BASE CONNECTION BA (in)	BB (#)	BC (in)	BD (in)	BE (ft)	BE (in)	BF (in)	BG (in)	BH (in)	BJ (in)	ANCHOR BK (ft)	BK (in)	FOOTING - DRILLED SHAFT FA (ft)	FA (in)	FB (ft)	FB (in)	FC (# / Size)	FD (#)	FE (in)	FF (#)	FG (in)
ADMS-7	2	10	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	32	6	5	0	19 / 11	16	4	13	6
ADMS-8	2	10	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	22	6	5	0	19 / 11	16	4	13	6
ADMS-9	2	10	2	3/8	2	3-1/4	5/16	5/16	5/16	3/16	3	4	21	0	5	0	19 / 11	16	4	13	6

FOUNDATION NOTES:
1. DESIGN BASED ON BORINGS TAKEN ON 1/18/2025 AND SEALED BY TIERRA SOUTH FLORIDA, INC.
2. ASSUMPTIONS AND VALUES USED IN DESIGN LISTED IN TABLE BELOW.
3. DESIGN WATER TABLE IS 0 FT. BELOW SURFACE.

SOIL PARAMETERS			
STRUCTURE ID NUMBERS	SOIL FRICTION ANGLE (DEG)	SOIL UNIT WEIGHT (PCF)	SPT N-VALUE (BLOWS/FT)
ADMS-7	29	41	7
ADMS-8	33	48	19
ADMS-9	35	50	50

Drawn By: BSW 02-25 Designed By: SD 02-25
Checked By: SD 02-25 Checked By: JRD 02-25

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
JOSHUA R. DAVIS, P.E.
LICENSE NUMBER: 69079
FLORIDA BRIDGE & TRANSPORTATION, INC.
633 DARTMOUTH STREET
ORLANDO, FL. 32804

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DISTRICT WIDE	ST. JOHNS	448653-3-52-01

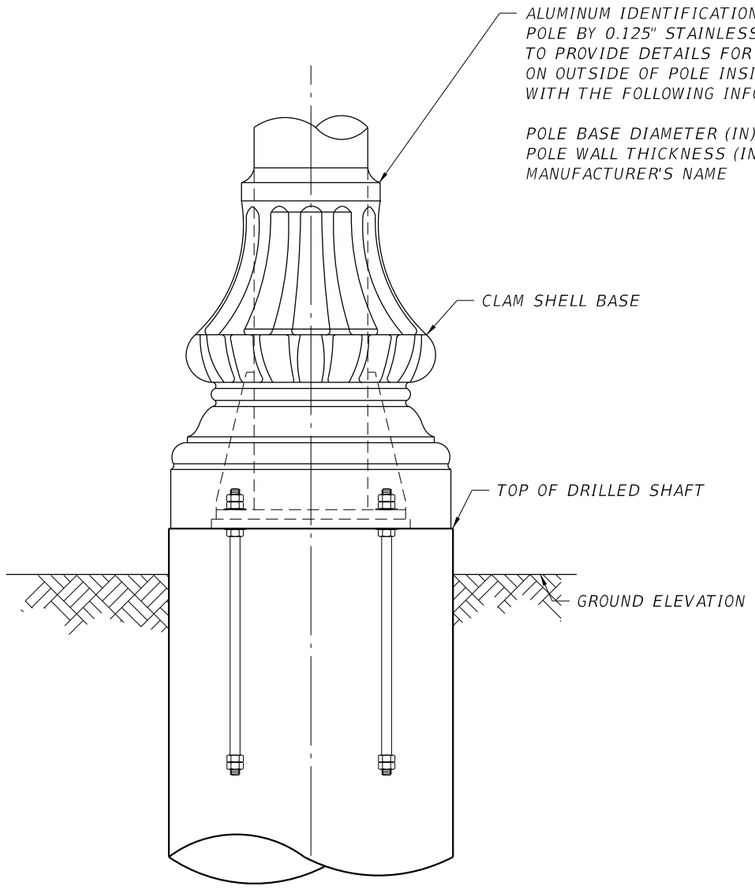
CANTILEVER SIGN STRUCTURE DATA TABLE (2 OF 2)

SHEET NO. IT-105

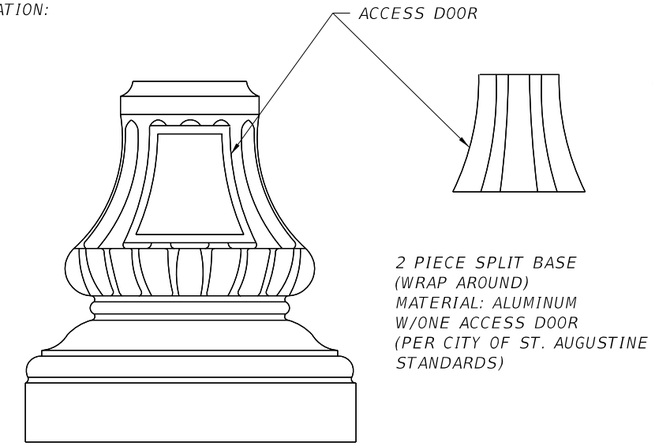
Application Packet, Page 142

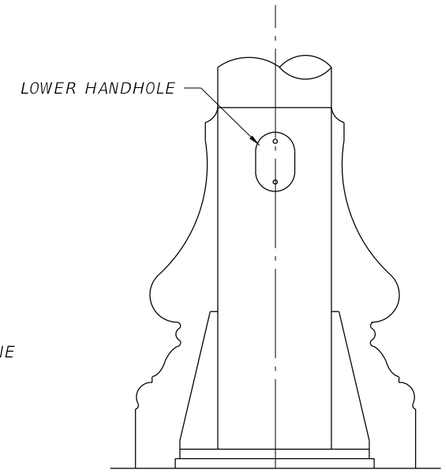
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Received 2/27/2025
Planning & Building Department

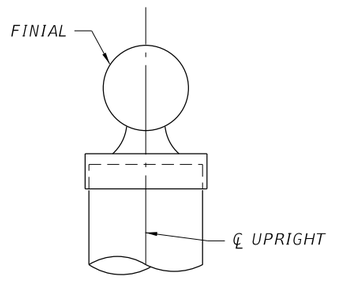


FRONT ELEVATION





ALUMINUM DECORATIVE BASE



ALUMINUM DECORATIVE TOP

ORNAMENTAL DETAIL NOTES:

1. CLAM SHELL BASE MUST BE CONSTRUCTED OF CAST ALUMINUM AND CONNECTED WITH STAINLESS STEEL BOLTS.
2. PROVIDE TECHNICAL DATA AND ORNAMENTAL DETAIL OPTIONS FOR CLAM SHELL AND FINIAL FOR APPROVAL.
3. WORK THESE DETAILS WITH FDOT STANDARD PLANS INDEX 700-040 FOR CLAM SHELL ATTACHMENT TO THE FOUNDATION.
4. FOR HANDHOLE DETAILS WORK WITH FDOT STANDARD PLANS INDEX 700-090.
5. THE CLAM SHELL AND ATTACHMENTS MUST NOT CONFLICT WITH THE BASE PLATE, ANCHOR RODS, STIFFENERS.
6. PROVIDE CLAM SHELL MODEL NUMBER XXXXX, BLACK BY VALMONT STRUCTURES OR APPROVED EQUAL.
7. PROVIDE SHOP DRAWINGS FOR ORNAMENTAL DETAILS FOR REVIEW.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CANTILEVER SIGN STRUCTURE DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	JOSHUA R. DAVIS, P.E. LICENSE NUMBER: 69079 FLORIDA BRIDGE & TRANSPORTATION, INC. 633 DARTMOUTH STREET ORLANDO, FL. 32804	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		IT-106
					DISTRICT WIDE	ST. JOHNS	448653-3-52-01		

Drawn By : BSW 02-25 Designed By: SD 02-25
Checked By: SD 02-25 Checked By : JRD 02-25

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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samuel.wilson 2/17/2025 10:38:11 PM

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: March 20, 2025

Re: Planning and Building Permits – Historic Preservation Districts

During the month of February 2025, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

174 Avenida Menendez (Repairing some stucco and opened up the ceiling to inspect stucco above)

321 Charlotte Stret (Replace front door, size for size, FL20468.7)

91 Kings Ferry Way (Tear off existing metal roof and install new asphalt shingles, FL16305)

83 Saint Francis Street (Renovation and replacement of non-historic windows, partial removal of existing rear addition, rebuilding front porch, HARB approved)

290 Saint George Street (Re-roof from shingle to metal 5V Crimp, FL24397.1)

69 Washington Street (Restoration of windows, soffits, roof overhang, interior renovations and miscellaneous repairs)

DEMOLITIONS

2 ½ Tremerton Place (Wet demolition of detached rear garage apartment only, HARB approved)

SIGNS

18 Saint George Street, Ste F-I (Old City Way: Installation of one (1) hanging sign 3' x 2' total 6sf. Installation of one (1) door mounted sign 3' x 2' total of 6 sf. Using pre-approved fonts and colors)

81 King Street (Chase Bank: One (1) face replacement on existing non-illuminated monument sign, 2.71' x 8' = 21.68sf. Also replacement of top trim like for like)

62 Cuna Street (The Modern Rose: Install one (1) hanging sign 2' x 3' total of 6 sf, using pre-approved colors)

Kaeli Dickinson

Kaeli Dickinson, Planning & Building Clerk