CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, APRIL 1, 2025 - 1:00 PM

ALCAZAR ROOM

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

a) PZB2025-0003
Continued from the March 4, 2025, Regular Meeting

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

b) PZB2025-0018

Svend E. Pelch - Applicant
Pelch Family Trust - Owner
28 N Saint Augustine Blvd
To approve the construction of a seawall on top of an existing bulkhead and to construct a flood wall within Conservation Overlay Zones 2 & 3.

c) PZB2025-0019

Amanda Mishoe - Applicant
c/o Robert Chalk Construction Company Inc.
Amelia Duddington - Owner
Spring St / PID #108880-0221
To approve the removal of significant trees within Conservation Overlay Zone 3.

d) PZB2025-0021
Kenan Wang - Applicant
c/o TWP Management LLC DBA K. Nan Construction
Li Fang and Mei Hua He - Owner
Hybiscus Ave / PID #149870-0221
To approve the placement of fill within Conservation Overlay Zone 1 for the construction of a single-family residence and approve the removal of a significant tree canopy within Conservation Overlay Zone 2.

e) PZB2025-0022
Kenan Wang - Applicant
c/o TWP Management LLC DBA K. Nan Construction
Li Fang and Mei Hua He - Owner
Hybiscus Ave / PID #149870-0240
To approve the placement of fill within Conservation Overlay Zone 1 for the construction of a single-family residence and approve the removal of a significant tree canopy within Conservation Overlay Zone 2.

f) PZB2025-0023
Elijah George - Applicant
c/o West King Studio
McDowell Baptist Church - Owner
16 Bay View Dr
To approve the removal of significant trees within Conservation Overlay Zone 3.

g) PZB2025-0024
Nathan Bussey - Applicant
c/o Pivot Construction LLC
William Woodward - Owner
Weeden St / PID #206871-0020
To approve the removal of significant trees within Conservation Overlay Zone 3.

h) PZB2025-0025
Ryan Carter - Applicant
c/o Carter Environmental Services
Josh Severt - Owner
239 S Matanzas Blvd
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.

6. Variance

a) PZB2025-0020
Matthew Wall - Applicant & Owner
199 Whispering Brook Dr
To approve a variance request to the rear yard setback requirement.

7. Variance and Conservation Overlay Zone Development

a) PZB2025-0007
Continued from the February 4, 2025, Regular Meeting

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

8. Rezoning

a) PZB2025-0008
Continued from the March 4, 2025, Regular Meeting

Mark Shelton, AICP - Applicant
c/o Kimley-Horn and Associates, Inc.
Toll Southeast LP Company, Inc. - Owner
Arapaho Ave / PID #134780-0000
1500 Arapaho Ave / PID #134770-0001
1510 Arapaho Ave / PID #134790-0000
To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3.

9. Other Business

a) Review and Recommendation related to the updated City of St. Augustine Vision Statement

b) Discussion and Recommendation related to draft language to clarify construction techniques including potential fill limitations in flood prone areas.

c) Discussion related to changing the Planning and Zoning Board (PZB) meeting start time to 9:00 am.

10. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
March 4, 2025

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

1. Roll Call

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

Absent: Christina Tucker, Chairperson (Excused)

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

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2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVE the February 4, 2025 minutes as presented. The motion was SECONDED by Mr. Blow and PASSED by UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Item 5.c asked for a continuation to the April 1, 2025 meeting

Item 6.a. was withdrawn by the applicant.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda with the following modifications: Item 5.c. PZB2025-0003 would be continued to the April 1, 2025 meeting and Item 6.a PZB2025-0005 had been withdrawn by the applicant. The motion was SECONDED by Mr. Shaffer and PASSED by UNANIMOUS VOICE VOTE.

5. Conservation Overlay Zone Development

5. (a) PZB2024-0087 – Tom Bartlett c/o Matthews | DCCM – Applicant
Agan Prameshuber – Owner
173 Inlet Drive
Continued from the February 4, 2025 Regular Meeting

To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.
Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the

proposed development within Conservation Overlay Zones 1 & 2. This application is for the construction of a retaining wall and associated fill at 173 Inlet Drive / PID 213831-0010.

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

Tom Bartlett reviewed the additional information for storm water retention which had not been submitted with the packet.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Zig Ziegler advised the board that there had been a meeting with Ms. Skinner and the result of the meeting was positive as there had been a new screening put in and removal of the sand in the street. He felt that there should be clear rules and regulations to address the concerns with new construction.

Dr. Nathan P. Hale was opposed to the project as a resident in the area. He did not think that the proposed drainage plans made sense as they were pushing the water towards the street not the marsh. He wanted the board to insist that at least half of the water be pushed toward the marsh.

Mr. Bartlett provided his rebuttal.

Public hearing was closed.

The Board discussed:

- One third of the water would be directed to the river and the other two thirds would be directed to the street
- There were positive changes to the drainage plan
- Before the retaining wall was approved, water retention had to be adequate
- An explanation was given about the amount of water that would be retained in the underground storage
- The totals were cumulative and would meet the requirements for the storage and drainage for the site
- If staff found that this was adequate, would be in favor of the project.
- The staff had highlighted scale of development, drainage, and finished floor elevation as concerns
- No height information for the structure had been submitted
- The ranking system showed that this project was at 16 but had not been recalculated for the new proposal
- Confirmed that the applicant was not required to obtain a permit from the Water Management District (WMD)
- Confirmed that the system, as designed, would allow rainfall to percolate into the ground
- The proposed retaining wall extension was offset from the seawall
- The stormwater treatment system trench would be wrapped with fabric to keep sediment and other debris out of the system
- The pavers were permeable up to one thousand gallons per hour
- The finished floor height was twelve feet, and the garage was nine feet

Mr. Davis thought that this was a vast improvement from the last proposal. He said that about 9,000 gallons would be retained on site. He thought that during a normal rain event this system would work. He felt that this was the best that could be done for this project. He asked where the top of the swale would be in relation to the neighbor to the north and pointed out that in the swale there was a drainpipe to the marsh. He verified that the new system would not impact the existing drainpipe in the swale. He confirmed with

staff that the review of the new plans was sufficient to go forward with approval.

Mr. Pappas reviewed the concerns that the board had previously had with the application focusing on the significant tree that was near the retaining wall.

Mr. Bartlett said that the tree would remain, and every effort would be made to leave the tree undisturbed.

MOTION

Mr. Davis MOVED to APPROVE application PZB2024-0087 at 173 Inlet Drive as per the amended plan with the house elevation at twelve feet and the garage at nine feet including all the swales that have been included and the nineteen inch oak tree would be protected with the arborist report. The motion was SECONDED by Mr. Shaffer.

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

5. (b) PZB2024-0092 – Ryan Carter c/o Carter Environmental Services – Applicant
Kyle Cregan – Owner
67 Water Street
Continued from the February 4, 2025 Regular Meeting

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

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

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Joseph Weed stated that he had two practical problems with the design. He said that moving the dock north blocked the egress to the creek and that three hours would have to pass to get a boat past the dock.

Hurley Hayward said that the design of the proposed dock would prohibit him from getting his boat into the creek. He said that the clearance between the two docks was not enough to get the boat to the dock. He was asking that the dimensions be changed to allow him to be able to get to his dock easily.

Jim Rappaport said that he was not opposed to a dock in the area; however, this design was not appropriate.

Jeremiah Mulligan spoke on behalf of the residents of the Water Street area. He repeated the concerns of the previous speakers but continued to show that the property line was incorrect. He did not think that all the information was available for the board to make an informed decision.

BJ Kalaidi talked about the conservation areas and advocated for docks everywhere to be removed.

Mr. Carter provided his rebuttal.

Public hearing was closed.

Kyle Cregan was sworn in for the record to speak to problems of this application. He felt that this hearing should be based on the merits of the application and the design provided by Mr. Carter. He noted that the bulkhead had already been approved and

built, and the house was currently under construction. He said that the neighbors had not discussed the afore mentioned issues prior to the first meeting for the application.

The Board discussed:

Mr. Shaffer made the comment that it would be helpful to get emails from the public prior to meetings so Board members could review them.

- Floating dock at low tide would be sitting on the bank of the creek
- Did the proposed dock impede access for the neighbor to an existing dock

Ms. Lopez explained the riparian access to the waterway and that owners had a right to wharf out to the navigable waterway.

Mr. Carter advised that equitable apportionment of the riparian line existed in this area.

Mr. Shaffer asked for clarity on the following items: 1) Ingres and egress for the neighbor's dock, 2) Boat being tied at the floating dock and 3) Agreement on the survey presented

- The survey provided had been placed on the state plain coordinates and this would be the best version
- Riparian rights gave the right to get to the water but did not address the size of the boat getting access
- Removing the lift and adding a slightly larger floating drive on dock was an idea to consider
- The proposed dock was north of the property line
- The revised proposal met the criteria
- Supportive of the proposal as presented
- This was a modest dock being proposed

MOTION

Mr. Blow MOVED to APPROVE application PZB2024-0092 at 67 Water Street with the following conditions: 1) any vessel tied to the eastbound side of the dock was restricted to active loading and unloading and 2) the size of the vessel would be limited to twenty feet long and eight feet wide, and after extensive review, the seventeen criteria had been met. The motion was SECONDED by Mr. Pappas.

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

5. (c) PZB2025-0003 – William Schaefer c/o Dominion Engineering Group – Applicant Michael Braren, Manager c/o Ponce Commercial, LLC – Owner
4000 US Highway 1 N/PID 073430-0032 and US Highway 1 N/PID 073430-0035
Continued from the February 4, 2025 regular Meeting

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

This item requested a continuance to the April 1, 2025 Regular Meeting. See item 4.

6. Variance

6. (a) PZB2025-0005 – Henri A Erkelens – Applicant & Owner
22 N Saint Augustine Boulevard
Continued from the February 4, 2024 Regular Meeting

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

This item was withdrawn by the applicant, see item 4.

6. (b) PZB2025-0012 – John Fountain and Carol Fountain c/o 4 F Retreat, LLC – Applicant
4 F Retreat, LLC – Owner
37 Miruela Avenue

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

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance request for a reduction of the side yard setback to 5.7 feet at 37 Miruela Ave /PID 215040-0000.

Carol Fountain reviewed the application

The Board presented their Ex Parte Communication.

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

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

The Board discussed

- The four criteria were reviewed, verifying that all were met for the application
- Confirmed that this was not a Short-Term Rental and was in fact a second home
- There would be no addition to the existing footprint

After a brief discussion there was consensus with the board for approval.

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0012 at 37 Miruela Avenue for a variance to the side yard setback requirement. The motion was SECONDED by Mr. Pappas.

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

7. Variance and Use by Exception

7. (a) PZB2025-0009 – Melissa Gangemi c/o Ponce De Le Rollin – Applicant
Thomas Gangemi – Owner
201 Anastasia Boulevard

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

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

James Whitehouse spoke on behalf of the owner and applicant and reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Edward Westfield cited city code regarding the distance of the parking to the facility. He stated that any agreements with other businesses could be terminated at will and therefore they were worthless.

Tyrone Bennett felt that this was a good way to divert tourists to the other side of the bridge. He stated that the applicant had done the due diligence for this application.

Ann Westfield spoke against the application. She asked where the buses would park while assisting people that attend the skating rink.

[1] Break 3:31 – 3:43

Emma Gangemi said that she was in favor of this new business because it would give her something new to do in the area.

Audry Altheiser said that there was very little for young people to do in the area and was in favor of this business.

Bradley Cook said that this would be a nice place to go in the winter especially.

Ava Grundvig was an avid roller skater and was in favor of the application as it would make it closer to home.

Carrie Morgan spoke in favor of the application. She felt like there were a lot of creative ways to find parking in the area.

Donna Dove had no objection to the proposed business; however, she had an issue with the potential for added parking in the Davis Shores area. She said that the pedestrians could be in danger walking at night.

Erica Faye suggested that bike riding and other non-motor vehicles were a great way to travel in the area to combat the parking problem.

Joseph Largay said that the town was not just for tourists, and he looked at the arial and noted that there was additional parking available in different areas.

Samantha Prevek said that there was an arrangement with the skating rink to allow preschool students to attend.

Adam Lynn, the owner of the Old Town Connect, related his experience in other large cities and mentioned the additional ways to travel the city that did not involve a car. He said that there were not enough activities for young people.

BJ Kalaidi thought that the original plan was to be within 400 feet however the proposed parking was more than 1000.

Ryan Kunsch said that he understood how residents felt about people parking in front of their houses; however, he thought that if the city were to designate areas for parking this problem could be solved.

Mr. Whitehouse provided his rebuttal.

Public hearing was closed.

The Board discussed:

- Had the applicant proposed to use the building for approved use as listed in the code, the applicant would not have to ask for the variance and the exception.
- The proposed hours of operation would be after school until 9pm and on the weekend 11am – 9pm.
- There was no way the building could be built today with the current code
- Success would be based on how well the business was run
- Needed to include the condition that there be signage indicating where the additional parking was located
- If the attendance exceeded fifty people, it appeared that it would be capacity
- The proposed parking arrangement was adequate
- Mr. Whitehouse had provided conditions that appeared to be necessary
- The applicant was showing initiative
- This was less intensive use than others that would be allowed
- This was more for the residents of the city as well as tourists
- There was ample space for buses to park in different areas of the city
- This would be a great addition to the community
- Creative solutions had been provided by the applicant
- This was a positive thing for families in the area
- The parking lease language was a concern; however, the conditions that Mr. Whitehouse had presented would support the protection of the city and not

create a situation where the variance runs with the land

Mr. Blow asked if the city would be protected from any legal action in the future by residents if the city failed to enforce the proposed conditions.
Ms. Lopez advised that there was no private right to force code enforcement; however, there was a right to appeal the decision of the board.

- Supported approval with the conditions cited by Mr. Whitehouse included in the motion. As well as the hours of operation

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0009 for Use by Exception at 201 Anastasia Boulevard including that the exception is for the recreational use and the variance for offsite parking are granted to the applicant, specifically "Ponce de le Rollin, LLC"; It shall only apply for that applicant/operator; Such operator MUST AT ALL TIMES maintain a lease for A MINIMUM OF 25 additional parking spaces within four blocks of the property; If this operator ceases to be the operator of this approved recreational use or if this operator fails to continue to maintain leases providing for the minimum 25 additional offsite parking spaces, then this grant shall be null and void, and the right to the use may be ended by the city; the hours of operation would be 2pm to 10pm Monday thru Friday and Saturday and Sunday 10 am to 10 pm; the nine parking spaces on the west side of the building could not be rented during the hours of operation and those nine spaces could be rented before 2pm and after 10pm and met the code as required in Section 28-2. The motion was SECONDED by Ms. Barnes.

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

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0009 at 201 Anastasia Boulevard within the CL-2 zoning district a request for off-street parking requirements at 201 Anastasia Boulevard that would reference back to all items passed for the Use by Exception and this application met all the four criteria. The motion was SECONDED by Mr. Blow based on the fact that this motion had all of the conditions that were stated in Use by Exception.

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

8. Use by Exception

8. (a) PZB2025-0010 – Heather Greyling c/o Greyling Properties LLC – Applicant & Owner
8 Saint Andrews Court

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

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board can APPROVE a use by exception for one (1) parking space within the Municipal Parking Garage at 8 saint Andrews Court / PID 205440-0000.

Heather Greyling reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed

- Confirmed that there would be a pass for the parking garage
- Any advertisement must include that the additional parking was offsite in the municipal garage
- Felt that the garage was not an adequate alternative for parking
- It appeared that the applicant had performed the required due diligence

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0010 a use by exception for one (1) parking space within the municipal parking garage at 8 St. Andrews Court, provided that all advertising stated that parking at the municipal garage was the only allowed space. The motion was SECONDED by Mr. Blow

VOTE ON MOTION:
AYES: Davis, Blow. Johns, Pappas, Barnes
NAYES: Shaffer
MOTION CARRIED 5/1

8. (b) PZB2025-0011 – Jack Banks – Applicant & Owner
8 Grant Street
To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board can APPROVE the use by exception for on (1) parking space within the Municipal Parking Garage at 8 Grant Street / PID 156600-0000.

Jack Banks reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed

- This was how affordable housing was being lost in the city
- This building was half Short-Term Rental and half Long-Term Rental
- The number of STR's in the area was becoming problematic
- Thought that all the options had been not been explored
- Granting the Use by Exception would be contrary to the public interest due to the health and safety concerns that would arise when the parking garage met capacity; other options needed to be explored
- The local businesses were concerned with liability and there were solutions available to the applicant
- This was not in the public interest to grant this exception
- Both units were one bedroom and one bath
- There was no off-street parking

MOTION

Ms. Barnes MOVED TO CONTINUE application PZB2025-0011 for 8 Grant Street to the May 6, 2025 meeting. The motion was SECONDED by Mr. Davis.

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

8. (c) PZB2025-0013 – Jenna and Jarrod Boyter c/o Ink & Barley – Applicant
Jenna and Jarrod Boyter c/o Ink & Barley/Boyter Properties LLC – Owner
203 W King Street / PID 118510-0000

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

Mr. Fredriksson read the staff report and said Based on a review of Sec. 28-29 staff finds that the Board may APPROVE the use by exception request for four (4) off-site parking spaces within four hundred (400) feet at 198 W. King Street to allow for the owner to apply for a business license for a bar use at 203 W. King Street / PID 118510-0000.

The Board presented their Ex Parte Communication.

Jarrod Boyter reviewed the application.

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

Public hearing was opened.

Douglas Farrell 205,207, and 209 King Street advised the board that two of his business trucks had been hit by passing vehicles several times in the past. He asked if there would be handicapped parking available.

Caleb Cooper spoke in support of the application. He thought that it was important the Board support local businesses.

Trevor Worley was in favor of the application.

Chris Brown supported the owners and their new location on King Street.

Ginger Williamson said that there was a problem with trash being dumped on their side of the street from the business, and that there had been other altercations with the people associated with Ink and Barley.

Ryan Kunsch advised the Board that there was no parking in the area near the new business and any business owner would have to come before the board for parking.

BJ Kalaidi felt that this application should be denied because she thought that the Broudy lot would be filled and when the garage was constructed there would be no parking.

Mr. Boyter provided his rebuttal.

Public hearing was closed.

The Board discussed

- Many of the public objections were not related to parking
- Zoning was CM-2 and thus the applicant did not have to ask for permission to serve alcohol
- For every twenty-five spaces there needed to be one handicapped space

Mr. Fredriksson advised that there needed to be one space for every three patrons.

- Confirmed that any conditions could be added that were reasonably related to the request
- This was a relocation of the business within the city
- Confirmed that there was a long-term tenant in an adjacent building
- Confirmed that the hours of operation were Tuesday through Saturday from noon to eight, Sunday noon to six and Monday was for administrative work.
- Confirmed that the lease was comprehensive
- Felt that this would be a positive for the community
- There had been no complaints at the existing location
- The current location had approximately twenty seats, the new location had a similar footprint but a better floor plan

Mr. Davis explained that the exception goes with the owner. He said that there must be advertising that stated that parking was located across the street and reiterated that any code violations within one year would require that the applicant return to the board.

Mr. Pappas asked what would happen when the parking garage was constructed.

Mr. Fredriksson explained that they had been working to keep applicants out of the proposed footprint of the garage.

Ms. Lopez advised that the city would work with Mr. Broudy to accommodate any patrons for parking.

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0013 at 203 W King Street for a Use by Exception for four parking spaces as per the Sec 28-29 review by staff with the following conditions: this exception goes with this owner; the hours would be noon to nine pm Monday through Sunday; the applicant needed to advertise the location of the parking spaces; Identify the parking spaces with signage; provide a copy of the lease for the parking spaces to the city; and three complaints within a year would require a return to the Board, if there were no complaints this condition would be removed. The motion was SECONDED by Mr. Pappas.

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

8. (d) PZB2025-0014 – Ryan Kunsch c/o Alfred's – Applicant
Ryan Kunsch c/o Alfred's/ Kunsch Properties LLC– Owner
222 W King Street

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the use by exception request for twenty (20) off-site parking spaces within four hundred (400) feet at 198 King Street to allow the owner to apply for, and staff to review, building permits for a proposed restaurant at 222 W. King Street / PID 111330-0000.

Ryan Kunsch reviewed the application.

Ex Parte Communication: none

Ms. Barnes reviewed the certified notice response and emails for the application

Public hearing was opened.

BJ Kalaidi advised that there was a stop work order at this address and the applicant would be before the magistrate on March 5, 2025.

Carley Zervis had been working with the business owner to help facilitate the parking agreement. She said that this was a new business and advised that Mr. Broudy was very cooperative with the businesses in the area. She noted that the parking spaces would have signage as well as social media notifications for parking.

Public hearing was closed.

The Board discussed

- Confirmed that the code violations were related to the lack of parking for workers
- The restaurant would serve pizza, pasta, sandwiches and beer and wine
- Hours of operation were estimated to be 9-11 pm during the week noon to 11pm on the weekends and five to six days a week
- There would be approximately forty seats in the restaurant
- Confirmed that the number of parking spaces was twenty
- Verified that the applicant had two buildings, and one was a rented café that closed at 2pm and was not open on Mondays and Tuesdays.

[2] Break 6:30 – 6:50

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0014 at 222 W. King Street for Use by Exception for twenty off-site parking spaces within a private parking facility with the following conditions: this was for a restaurant with up to eighty seats; the applicant maintained the lease for those parking spaces with the parking spaces identified with signage; to note on the business website where additional parking was located; if the business were to have more than three code violations, that would require a return to the board and after one year if there were no violations this condition would be removed; and the hours of operation were not later than midnight seven days a week The motion was SECONDED by Mr. Pappas.

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

9. Rezoning

9. (a) PZB2025-0008 – Mark Shelton, AICP c/o Kimley-Horn and Associates, Inc. – Applicant
Toll Southeast LP company, Inc. – Owner
Arapaho Avenue / PID 134780-0000; 1500 Arapaho Avenue / PID 134770-0001 and 1510 Arapaho Avenue / PID 134790-0000
Continued from the February 4, 2025 Regular Meeting

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

Mr. Fredriksson read the staff report and said The Planning and Zoning Board is required to provide a report and recommendation to the City Commission showing that the Board has studied and considered:

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

In addition, staff requests that the added language "or off project site" be included on Page 8 of the PUD under both s. Landscaping and t. Tree Mitigation either include specific information of what the intention is or that it be removed prior to appearing before the City Commission.

Given the scale and complicated nature of PUD's the PZB shall require review of planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. Staff finds that this request is indeed eligible for the PZB to exercise their right to require only on (1) public hearing, if deemed appropriate by the PZB.
Mark White, Mark Shelton and Justin Scarberry were sworn in for the record and reviewed the application with Ryan Carter.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Joseph Largay had a concern that the trees had been lost. He felt that there should be more than a change in the verbiage.

BJ Kalaidi wanted to know if the trees would be replaced with significant trees or would the credits be enough to mitigate the loss of the trees.

Mr. Carter provided his rebuttal.

Mr. Shelton reviewed the revised landscape plan. He respectfully asked the board to limit this to one hearing as the staff report advised that this was possible.

Public hearing was closed.

The Board discussed:

Mr. Blow said that he had visited the site to observe the trees. He felt that the trees had been pruned too far back at the root and this was the reason they died. He was in favor of revisiting the entire PUD before proceeding any further.

Mr. Davis asked when the trees fell compared to when the original work was done on the trees. He wanted to know if the arborist who explained how the work would be done was the arborist that conducted the work. He agreed that the whole project should be shut down until the tree issue was resolved with a better solution.

Ms. Johns said that it appeared that the work had been done in this fashion to save money.

Mr. Pappas said he realized that the current owner hadn't started this project; however, they had bought into it, and they needed to provide a better plan going forward. He said that clearly the arborist was not skilled in the scope of the work. He stated that there would have to be more than one hearing to find the solution.

Mr. Shaffer said that any conservation overlay zone development required careful consideration, and the board needed to have information regarding the process with the trees to move forward.

Mr. Scarberry told the board that as the new owner of the property (PUD), he engaged an arborist when the trees were still standing because he felt that they did not look healthy.

Mr. White told the board how he had evaluated the trees and explained that because of the new root growth on the root ball, it appeared that the previous work had been done approximately one year prior.

Ms. Johns asked for clarification on the timing of Mr. White's evaluation.

Mr. White described the process of moving a large tree. He told the board that he had observed the trees while they were still standing about one year prior.

Mr. Shaffer pointed out that the modification to the PUD was not going to be sufficient to address the concerns that the Board had.

Ms. Skinner clarified the zoning changes with the PUD.

Ms. Lopez advised the board that the current owner of the PUD would be responsible as the PUD was no longer in compliance. The current owner was requesting a modification of the PUD and the board would be looking at what mitigation would be appropriate or any additional concessions could be made.

Ms. Skinner advised that there would be a second hearing and that would be readvertised.

MOTION

Ms. Barnes MOVED to CONTINUE application PZB2025-0008 to the April 1, 2025 meeting. The motion was SECONDED by Mr. Pappas

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

9. (b) PZB2025-0015 – James G. Whitehouse, Esq. – Applicant
Ethical Markets Media LLC – Owner
10 Carrera Street

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

Mr. Fredriksson read the staff report and said the Board is tasked with making recommendations to the city commission which shall show that the Borad has studied and considered:

1. No adverse effect finding meaning,
   a. The proposed PUD does not adversely affect the orderly development of the city, health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
2. Consistency with the Comprehensive Plan and PUD regulations finding meaning.
   a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.
3. Need and justification finding meaning,
   a. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns or effective transition between adjacent development uses.

Given the scale and complicated nature of PUD's the PZB shall require review of a planned unit development final development plan and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission.

James Whitehouse reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Barnes reviewed the certified notice response and emails for the application.

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

The Board discussed

- This PUD would protect the neighborhood as well as the work being done in the home.
- This was good use for a PUD
- The PUD was keeping the authenticity and allowing someone to continue their business
- Understood the history of the property and the PUD seemed to be the best way to address the potential of zoning violations
- Verified that certain language had been removed in the narrative related to concerns of the board.
- There would be no signage on the property and was noted that it would follow city code for RS-1

MOTION

Mr. Davis MOVED to RECOMMEND APPROVAL of application PZB2025-0015 to the City Commission with the following conditions: removing the highlighted section in maintenance; adding the prohibited use section; and changing the section related to signs in RS-1. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Davis, Pappas, Johns, Shaffer, Blow, Barnes

DRAFT

NAYES: NONE
MOTION CARRIED UNANIMOUSLY

10. Preliminary Plat Approval

10. (a) PZB2025-0017 – Jeff Steinle c/o Clary & Associates, Inc. – Applicant
William Lanius c/o Ponce Associates, LLC – Owner
4000 US Highway 1 N

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

Ms. Daugherty read the staff report and said this is an existing Planned Unit Development, Madiera, that includes up to 749 residential units. The proposed subdivision plat is for the next phase of single-family development.

Based on a review of the adopted Ordinances pertaining to the Madiera PUD and applicable city codes, staff finds that the Board can APPROVE or APPROVE with conditions the preliminary subdivision plat (replat) at 4000 US Highway 1 N/Northern portion of 073430-0000.

Ellen Avery-Smith reviewed the application. Doug Mare, Bill Lanius and Jeff Steinle were sworn in for the record.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Jeff Fox advised that the board had the opportunity to make wise decisions. He had measured trees in the area to be greater than twenty inches, He asked the board not to be guided solely by the developers. He wanted to be sure that developers were advised that there were at least two hundred trees of significance on the property and that they should be taken into consideration prior to developing the property.

Ms. Avery-Smith provided her rebuttal.

Public hearing was closed.

The Board discussed

Mr. Shaffer said it was known, as per the PUD, that this area would be residential. He said once the plat was approved, each individual owner would have to come before the PZB for significant tree removal. He felt that if the lots were bigger, it would allow for more flexibility related to tree removal.

Ms. Avery-Smith advised that the site plan was approved in the PUD for phase three to include construction plans. She explained that this was a re-plat of an underlying plat.

Mr. Mare advised that construction was complete in the area and that affected the timing of the plat.

Ms. Skinner told the board that the minimum lot size met the requirement of the PUD, which was 55 ft wide by 100 ft deep at least. She said that the infrastructure had been completed and was based on a tree survey, she said that tree removal would be addressed by the developer after the platting.

Ms. Lopez advised that the state platting laws had been complied with.

Ms. Avery-Smith advised that any lot owner would have to get approval for tree removal and this was stated in the PUD.

Mr. Shaffer summarized the process that would be used for any future lot owner regarding the removal of significant trees as well as the location of conservation easements.

Ms. Barnes confirmed that all the concerns of the staff had been addressed by the applicant.

Mr. Davis felt that prior to any plat request, there should be a tree survey available for review so that property lines allow for significant trees to be closer to property lines.

MOTION

Ms. Barnes MOVED to APPROVE application PZB2025-0017 preliminary subdivision plat at 4000 US Highway 1 N Madiera subdivision, North Pantano Drive and Lago Court and west of the Tolomato River to create fifty-six (56) lots. The motion was SECONDED by Mr. Blow.

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

11. Other Business

11. (a) Information regarding the update of the Vision Plan

Ms. Skinner said that this item could be moved to another meeting. She asked the board to send any comments to her.

12. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 9:19 P.M.[3]

Christina Tucker, Chairperson

[3] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: April 1, 2025

RE: PZB2025-0003 – Conservation Overlay Zone Development

Proposed Commercial Development at Madeira

This application, a request for removal of trees within Conservation Overlay Zone (COZ) 3, at 4000 US Highway 1 N was originally heard at the February 4th, 2025, Planning and Zoning Board (PZB) regular meeting where it was continued to the March 4th, 2025, PZB regular meeting.

Prior to the March 4th, 2025, PZB regular meeting the applicant requested a continuance to the April 1st, 2025, PZB regular meeting, which was granted by the Board.

As of March 25th, 2025, no new information has been provided by the applicant. At this point staff recommends that the Board either **CONTINUE** to a date uncertain or **DENY** this request for COZ 3 development at 4000 US Highway 1 N to allow the applicant time to produce the necessary information for the Board to review.

Please see the attached PZB packet material from the February 4th meeting for additional information.

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

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

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

Site & Background Information

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

Request Summary

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

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

11. Landscaping:

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

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

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

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

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

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

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

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

Poinciana Avenue Buffer

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

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

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

Significant tree means a tree described in the following list:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Recommendation

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

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

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

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

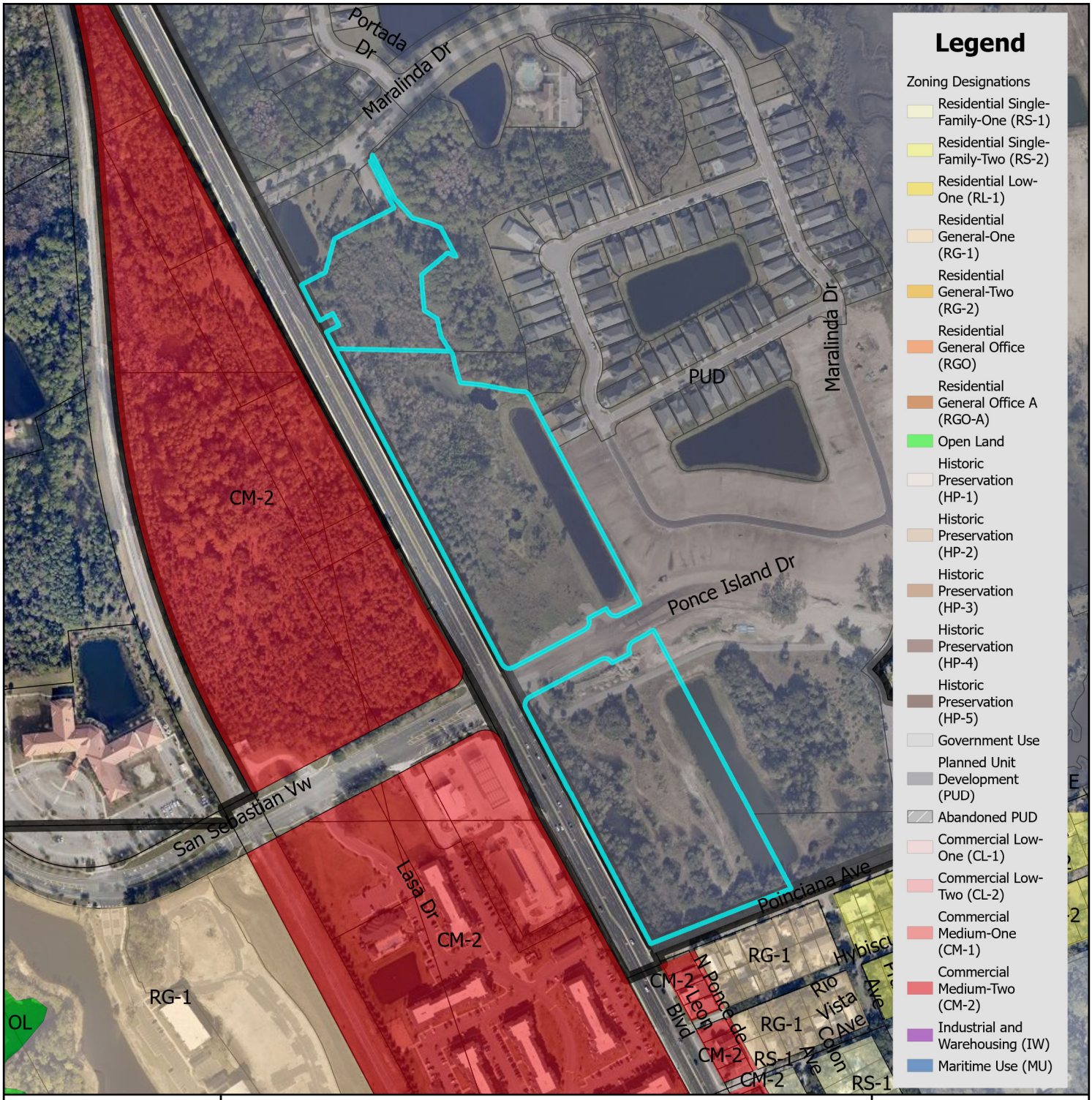
Attachments

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

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

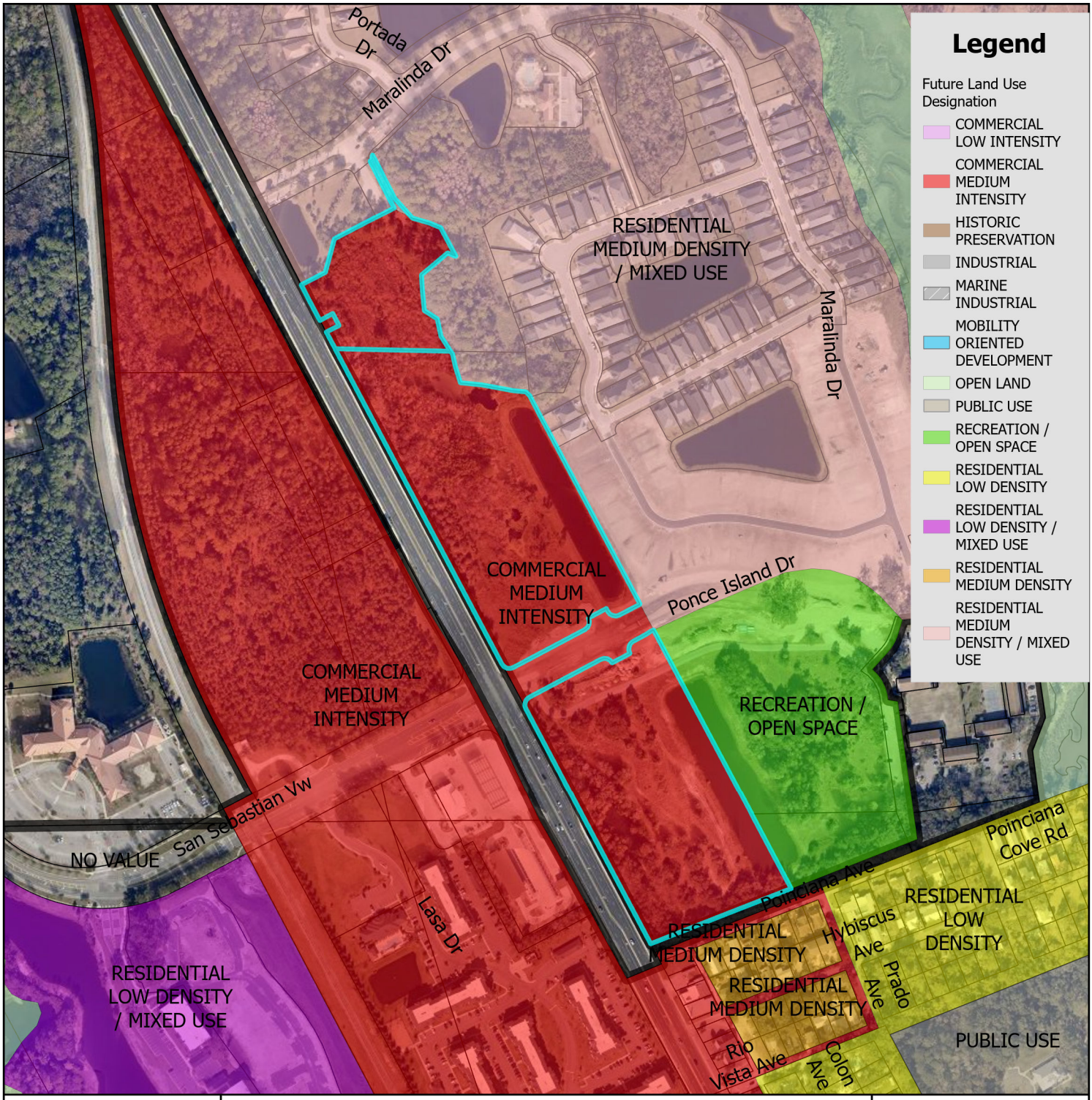
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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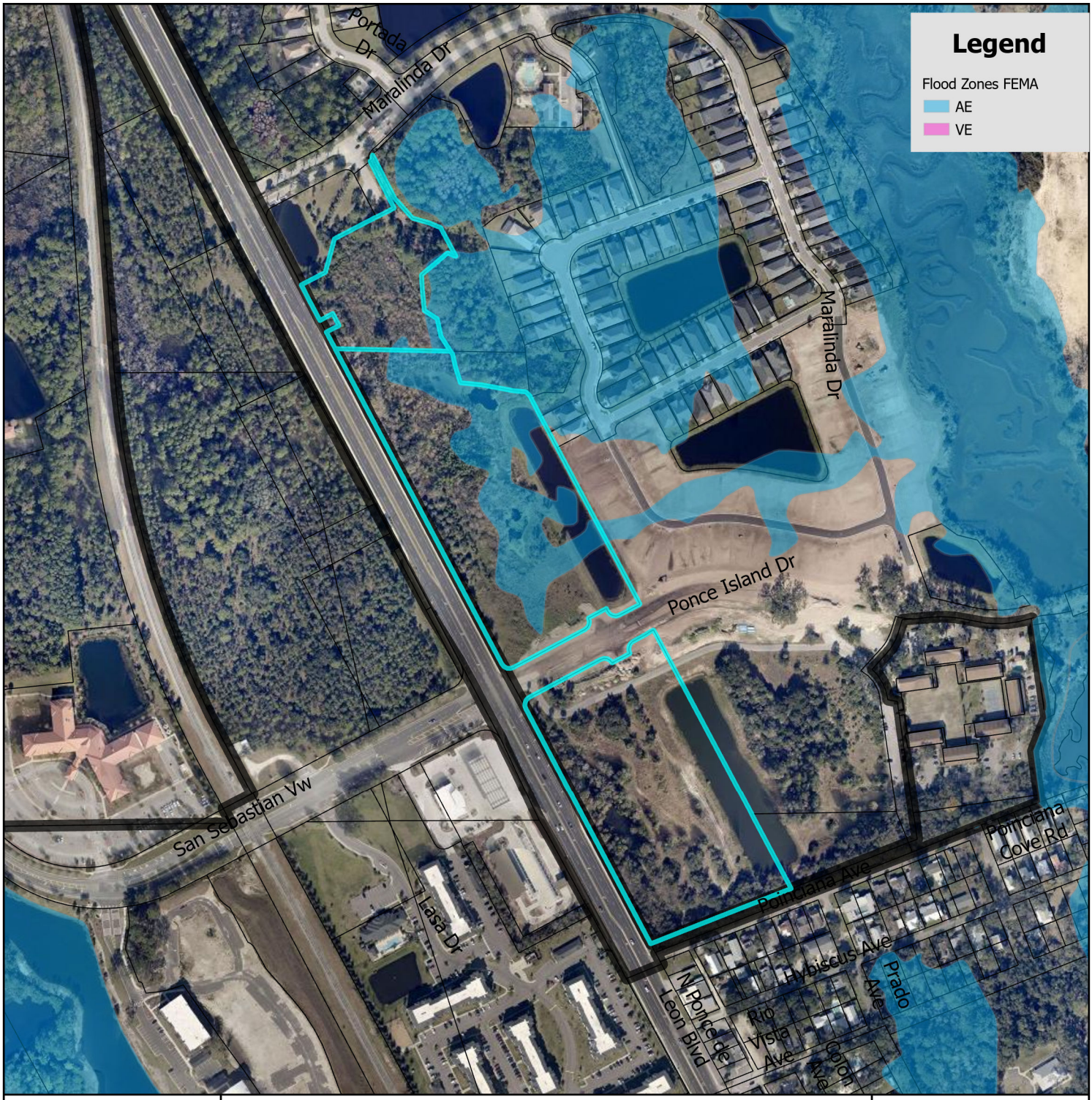
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

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

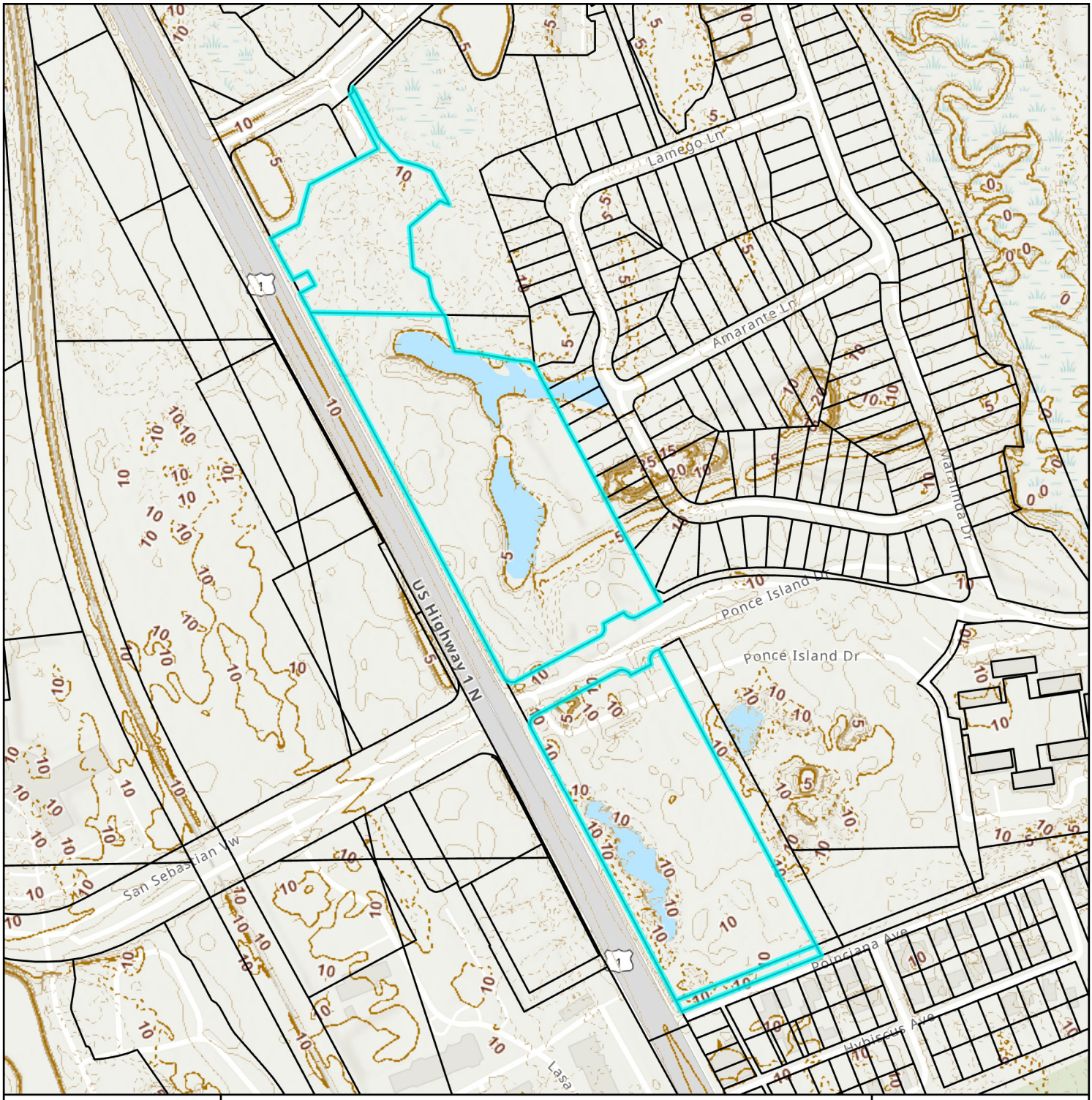
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025

N

0 0.03 0.06 Miles

0 210 420 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

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

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

W. E Schaefer — 1/3/2025

Signature of Applicant — Date

M E Brown — 1/2/2025

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

William E. Schaefer

Print name of applicant

Signature of applicant

1/3/2025

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: M E. Braren
Signature of Owner

Michael E. Braren
Print Name of Owner

904-813-3994
Telephone Number

State of Florida

County of St. John

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

By Michael Braren

Identification verified:

Oath sworn: ✓ Yes ____ No

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

Notary Signature: Cynthia Mardis

My Commission expires: August 14, 2028

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 4000 US Highway 1 North

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

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

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

Valuation Information

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

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

Historical Assessment Information

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

Land Information

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

Sale Information

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

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

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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

Valuation Information

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

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

Historical Assessment Information

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

Land Information

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

Sale Information

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

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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

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

Jacob Fredriksson

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

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

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

Hi Darrin,

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

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

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

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

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

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

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

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

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

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

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

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

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

Thanks,

Michael

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

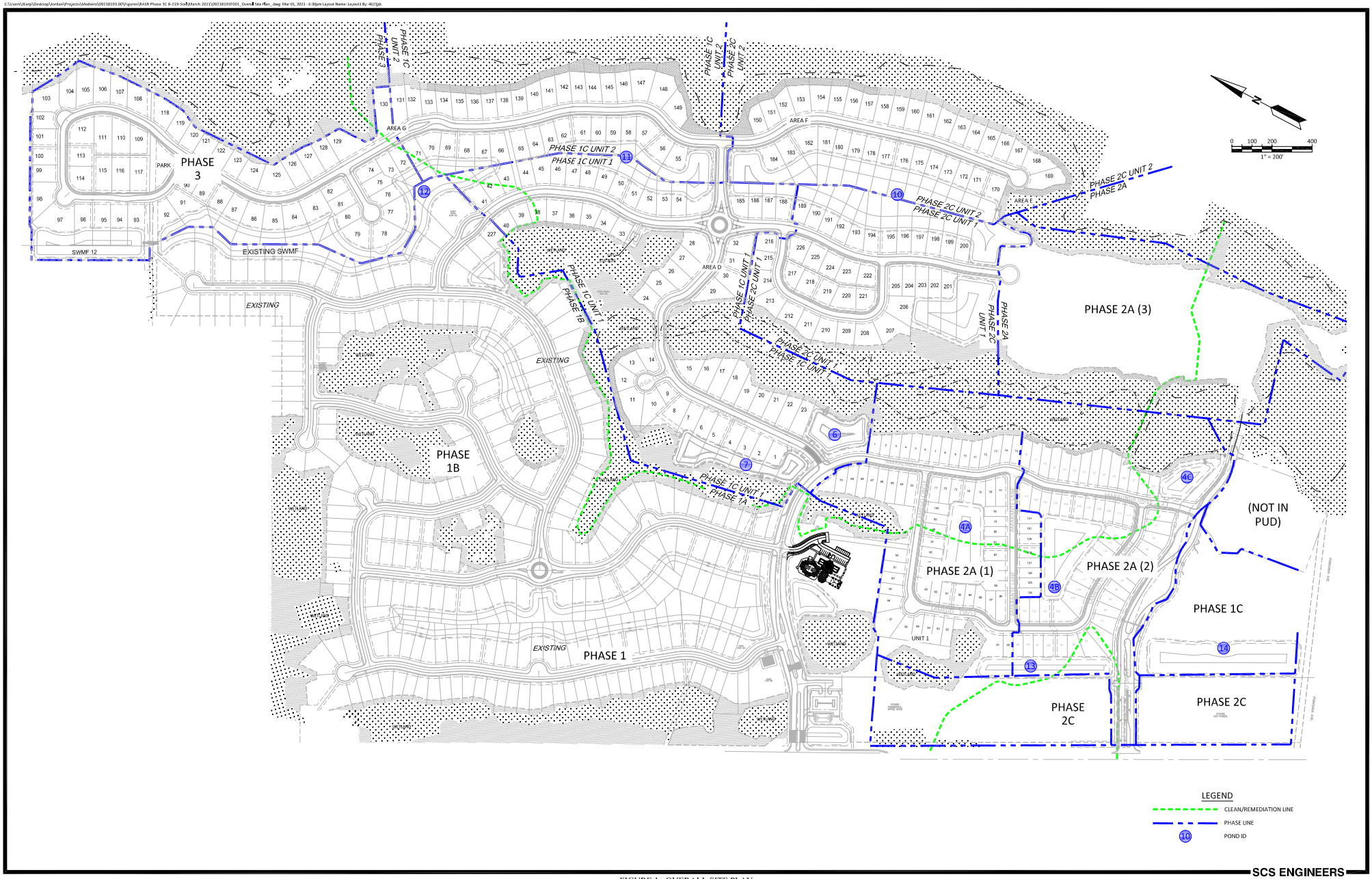


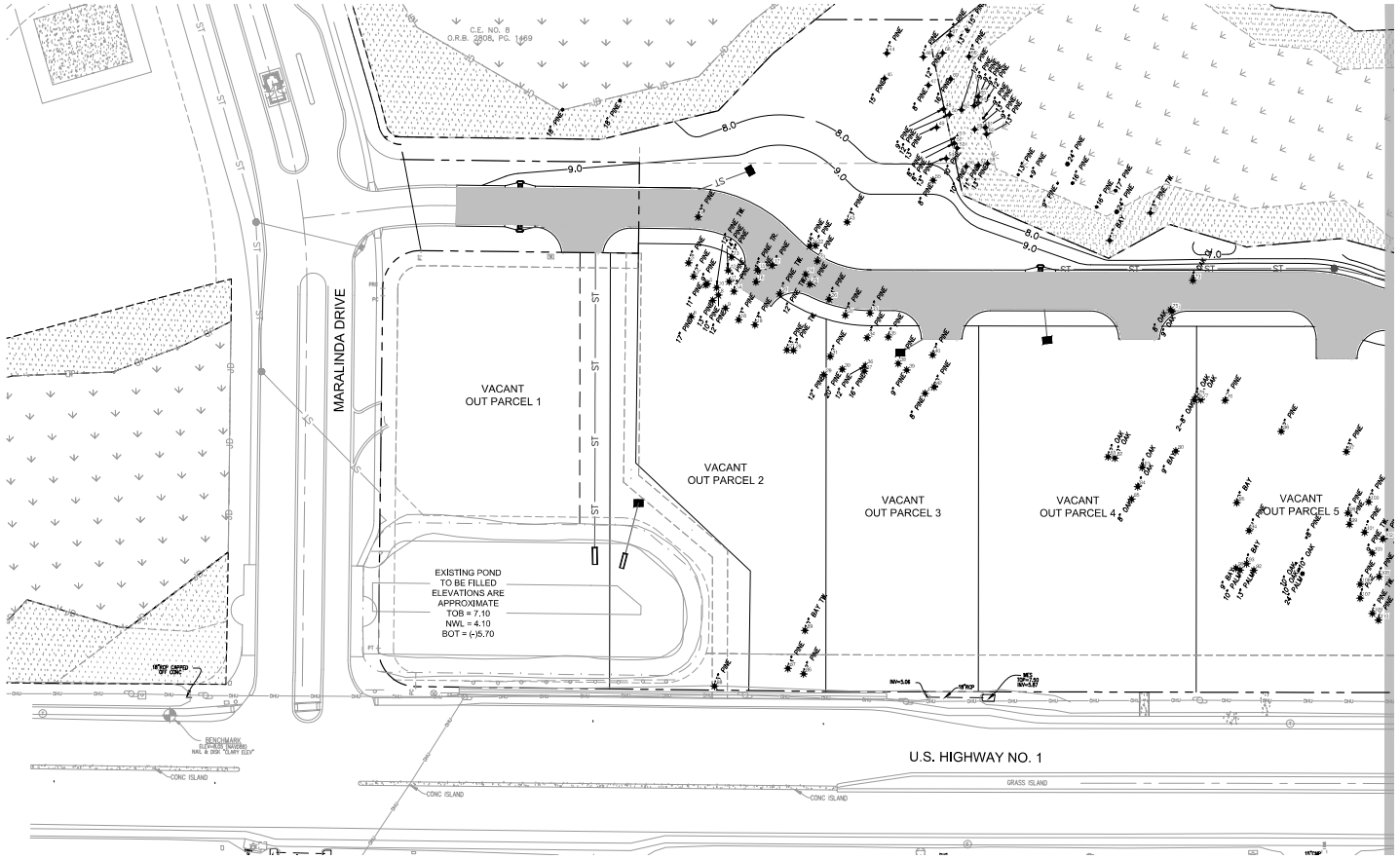
FIGURE 1. OVERALL SITE PLAN

Attachment 5:

Landscape Plan Sets

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

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

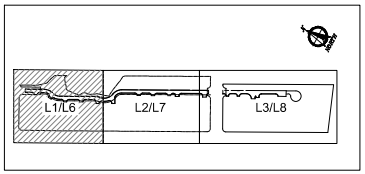


LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	ST1

NOTES:

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



KEY MAP

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LEGEND:

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

0 40 80

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

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

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Oleander Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-4917
www.godarddesign.com LC 0000697

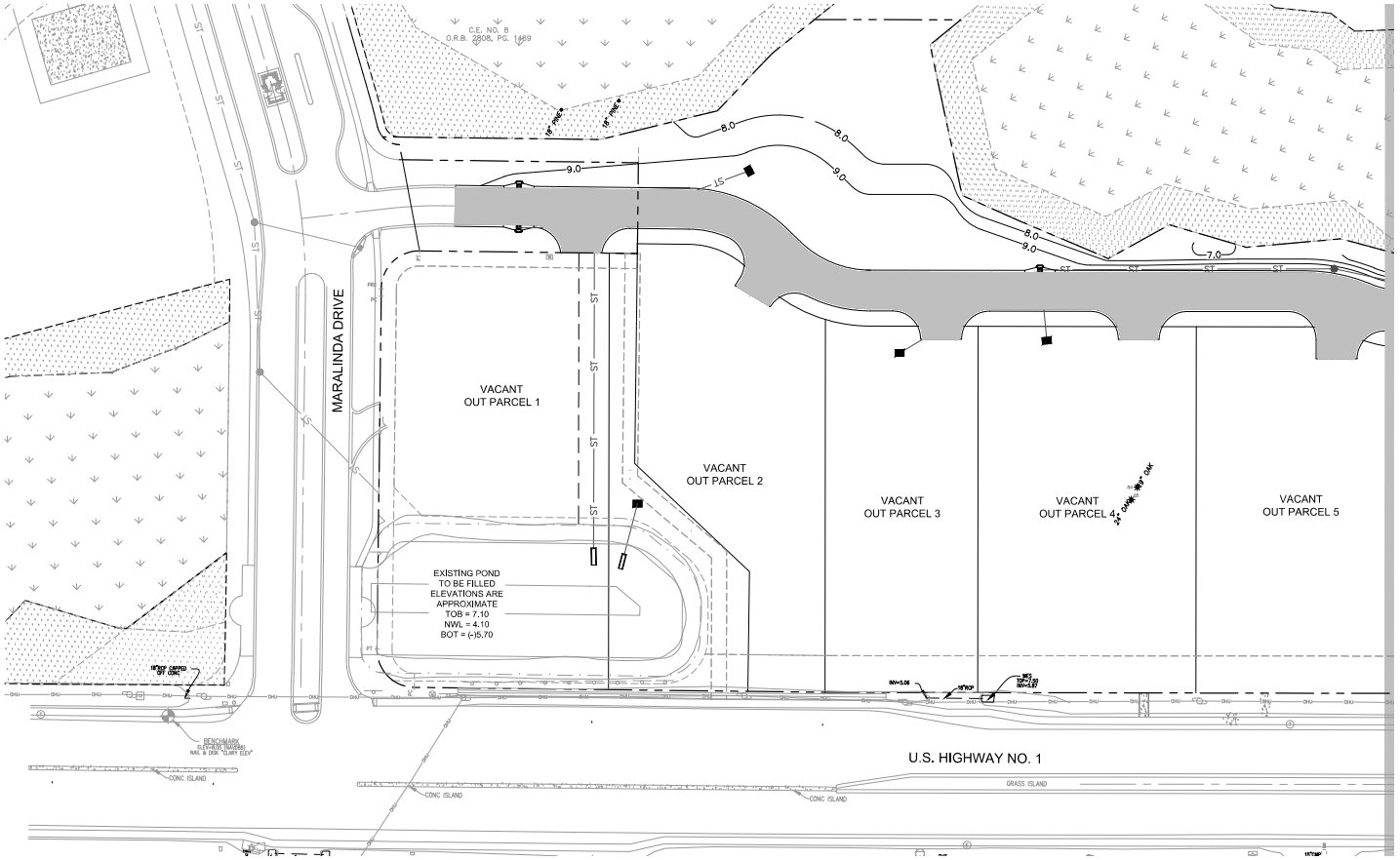
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW

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

SHEET NO.
L1

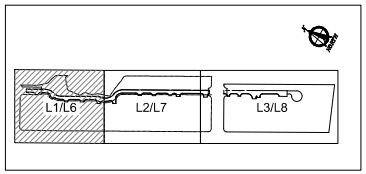


LEGEND

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

NOTES:

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



KEY MAP

NOTES:

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LEGEND:

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

0 40 80

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

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

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Oleander Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-4917
www.godarddesign.com LC 0000697

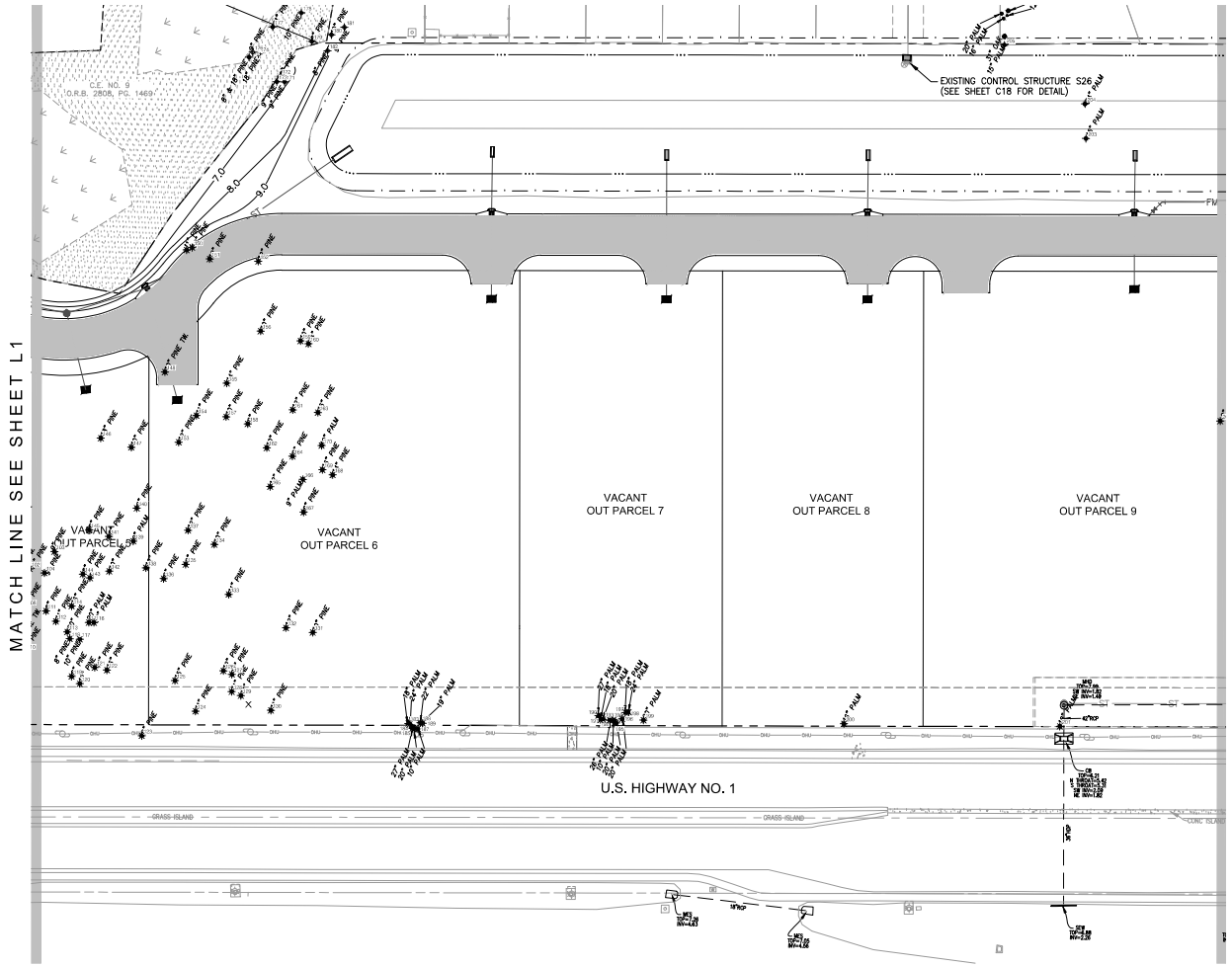
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

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

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

© LATEST DATE HEREON
SHEET NO.
L1

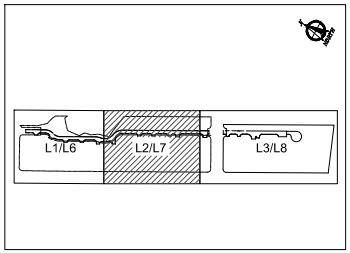


LEGEND

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

NOTES:

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



KEY MAP

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LEGEND:

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

0 40 80

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541 Ocean Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-4977
www.gardendesign.com LC 0000597

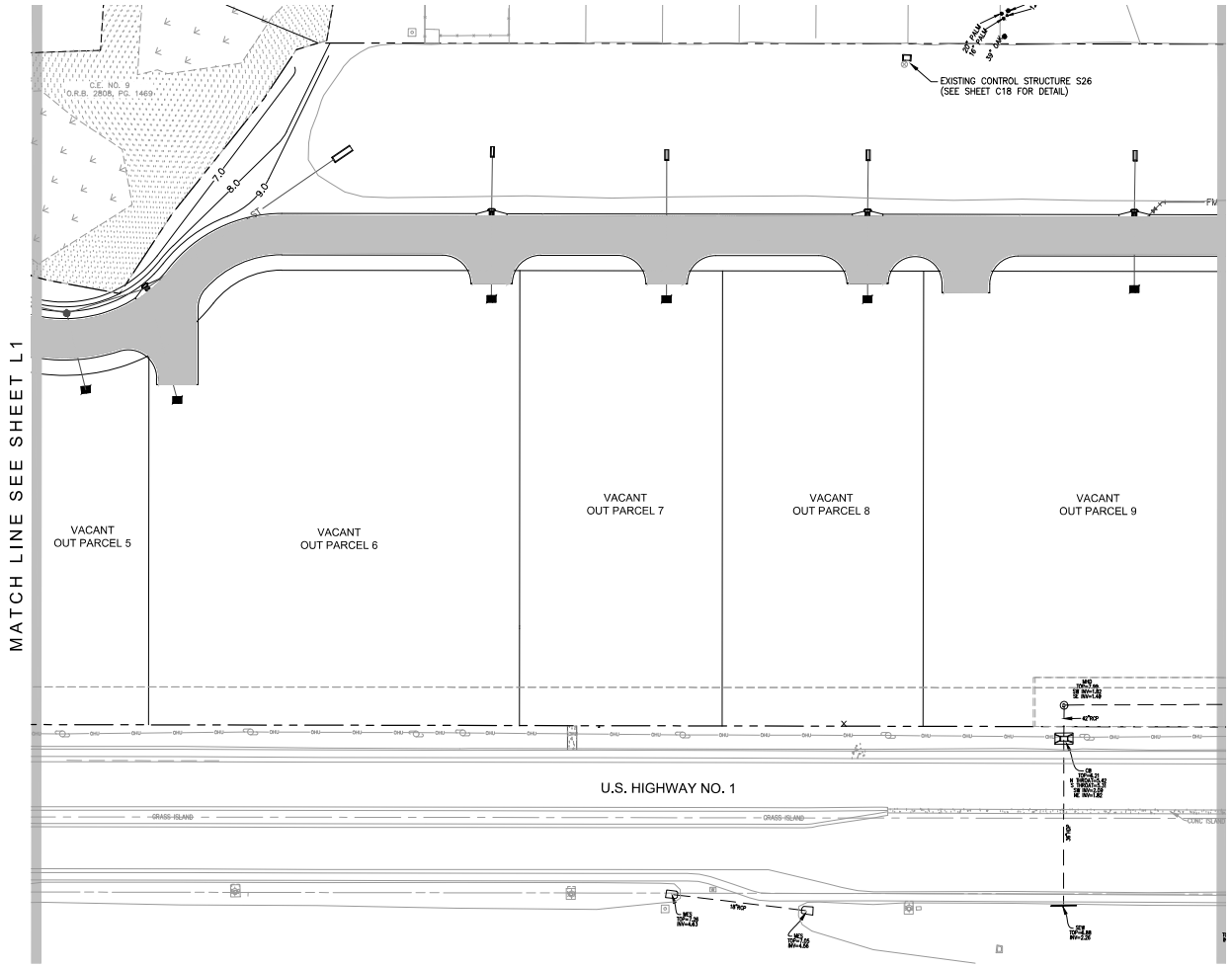
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW

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

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



LEGEND

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

NOTES:

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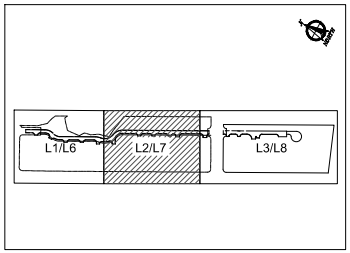

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LEGEND:

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

0 40 80

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4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
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541 Oleander Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-4917
www.gordondesign.com LC 0000597

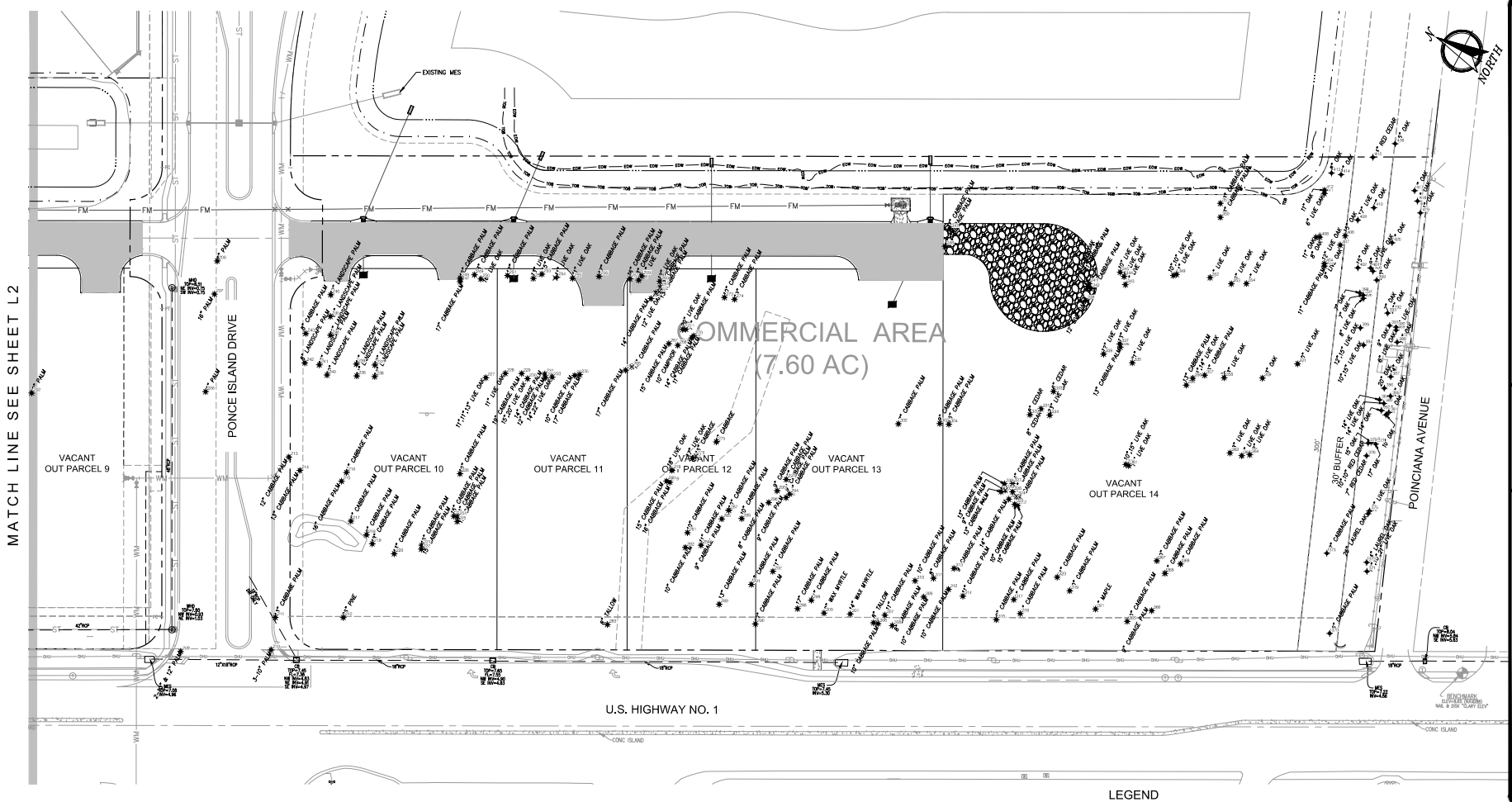
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

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

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

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



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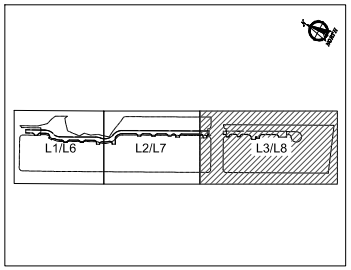

KEY MAP

LEGEND

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

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0 40 80

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

DOMINION ENGINEERING GROUP, INC.
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4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
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541 Ocean Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-9177
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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
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CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
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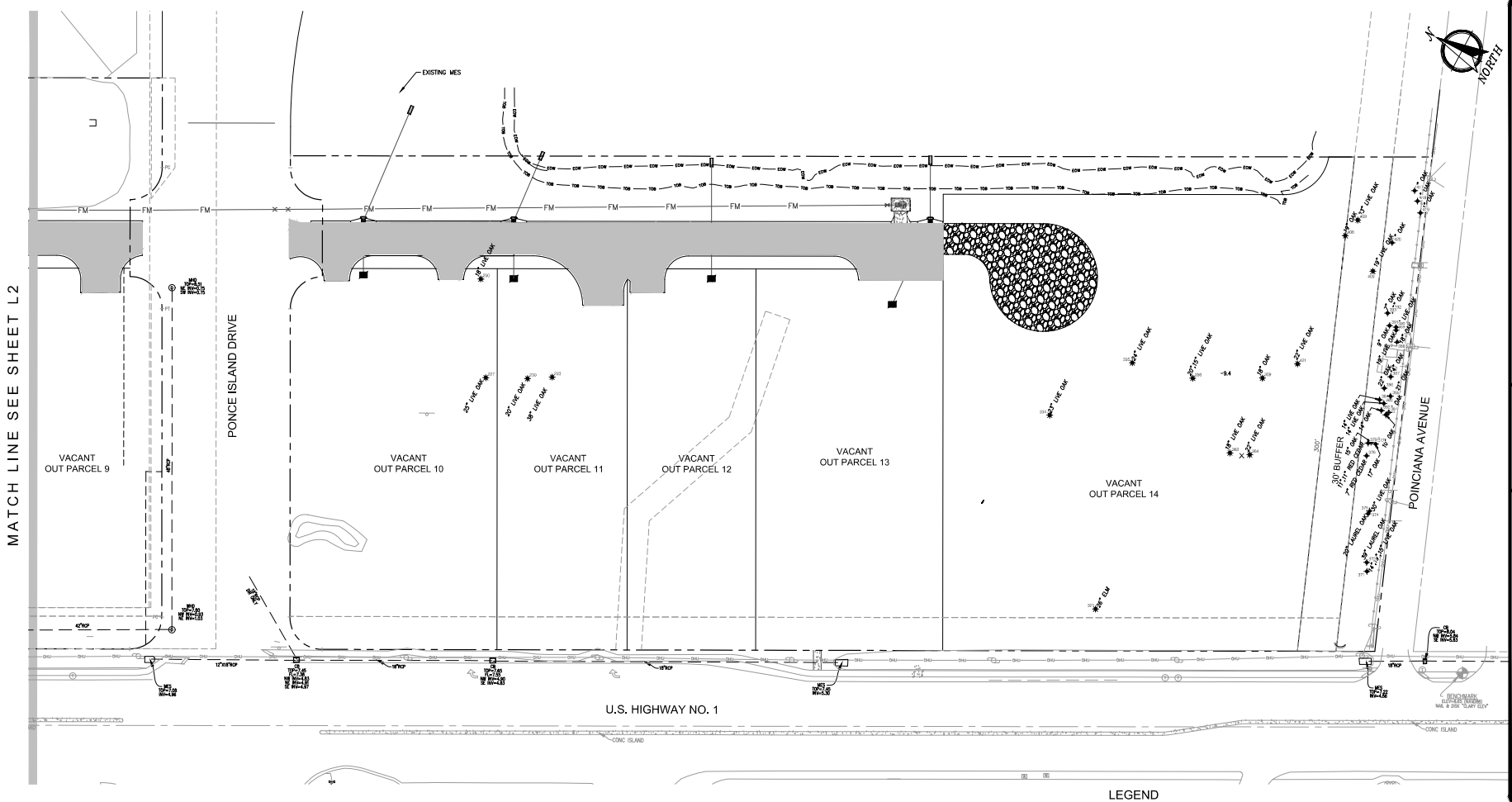
SHEET NO.
L3



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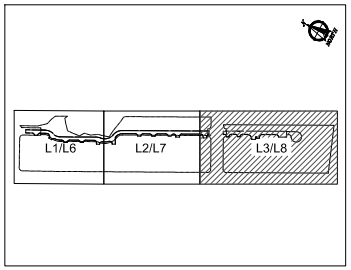

KEY MAP

LEGEND

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

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0 40 80

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

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

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

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

SPINE ROADS & STORM PONDS

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'	
1	Pine	13			13	1.5	0	0	
2	Pine	15			15	1.5	0	0	
3	Pine	12			12	1.5	0	0	
4	Pine	11			11	0	0	0	
5	Pine	9			9	0	0	0	
10	Pine	12			12	1.5	0	0	
11	Pine	8			8	0	0	0	
12	Pine	14			14	1.5	0	0	
13	Pine	17			17	1.5	0	0	
14	Pine	11			11	0	0	0	
15	Pine	12			12	1.5	0	0	
16	Pine	11			11	0	0	0	
17	Pine	16			16	1.5	0	0	
20	Pine	13			13	0	0	0	
21	Pine	16			16	1.5	0	0	
22	Pine	13			13	1.5	0	0	
23	Pine	15			15	1.5	0	0	
24	Pine	12			12	1.5	0	0	
25	Pine	11			11	0	0	0	
26	Pine	14			14	1.5	0	0	
31	Pine	12			12	1.5	0	0	
32	Pine	17			17	1.5	0	0	
33	Pine	11			11	0	0	0	
34	Pine	17			17	1.5	0	0	
35	Pine	9			9	0	0	0	
43	Pine	23			23	2	0	0	
55	Pine	8			8	0	0	0	
73	Oak	8			8	0	0	0	
74	Oak	9			9	0	0	0	
75	Oak	8			8	0	0	0	
148	Pine	10			10	0	0	0	
149	Pine	11			11	0	0	0	
150	Pine	8			8	0	0	0	
151	Pine	12			12	1.5	0	0	
152	Pine	12			12	1.5	0	0	
206	Palm	8			8	0	0	0	
207	Palm	16			16	1.5	0	1	
208	Palm	9			9	0	0	0	
209	Palm	10	10	12	32	2	0	1	
210	Palm	10	10	10	30	2	0	1	
211	Palm	13			13	1.5	0	0	
245	Palm	12			12	1.5	0	0	
247	Palm	17			17	1.5	0	1	
248	Palm	16			16	1.5	0	1	
249	Palm	13			13	1.5	0	0	
250	Live Oak	16			16	1.5	0	0	
251	Palm	17			17	1.5	0	1	
252	Live Oak	13			13	1.5	0	0	
253	Palm	15			15	1.5	0	1	
254	Live Oak	11			11	0	0	0	
255	Live Oak	11			11	0	0	0	
256	Palm	17			17	1.5	0	1	
257	Palm	16			16	1.5	0	1	
258	Palm	13			13	1.5	0	0	
259	Live Oak	11			11	0	0	0	
260	Live Oak	12			12	1.5	0	0	
261	Palm	14			14	1.5	0	0	
262	Palm	13			13	1.5	0	0	
263	Live Oak	12			12	1.5	0	0	
264	Palm	14			14	1.5	0	0	
340	Live Oak	11			11	0	0	0	
341	Palm	11			11	0	0	0	
342	Palm	14			14	1.5	0	0	
343	Palm	14			14	1.5	0	0	
344	Live Oak	11			11	0	0	0	
345	Live Oak	6			6	0.5	0	0	
346	Live Oak	10			10	0	0	0	
346	Palm	8			8	0	0	0	
347	Palm	7			7	0	0	0	
348	Live Oak	10	10		20	2	0	0	
349	Live Oak	11			11	0	0	0	
350	Palm	13			13	1.5	0	0	
351	Palm	13			13	1.5	0	0	
352	Live Oak	9			9	0	0	0	
353	Live Oak	6			6	0.5	0	0	
354	Live Oak	11			11	0	0	0	
355	Palm	11			11	0	0	0	
404	Live Oak	12			12	1.5	0	0	
405	Oak	11			11	0	0	0	
406	Oak	8			8	0	0	0	
407	Live Oak	12			12	1.5	0	0	
408	Oak	15			15	1.5	0	0	
413	Live Oak	6			6	0.5	0	0	
412	Oak	11			11	0	0	0	
	TOTAL	1008	80	22	1060	104	0	9	
	TOTAL DEFICITS							183	

SPINE ROADS & STORM PONDS

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

Required Planting (Deficits - Credits): 17

CREDIT POINTS FOR PLANTED TREES

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

TOTAL CREDITS PROVIDED: 202.5

*Not all Cabbage Palms included in calculations for diversity requirements

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

PARCEL 1

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 0

PARCEL 2

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 14

PARCEL 3

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 9.5

PARCEL 4

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 6.5

PARCEL 5

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 53.5

PARCEL 6

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 53.5

PARCEL 7

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 24

PARCEL 8

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 2.5

PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 2.5

PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Required Planting (Deficits - Credits): 41.5

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

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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LANDSCAPE ARCHITECTURE / LAND PLANNING
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Phone: (904) 247-7729 Fax: (904) 373-4977
www.gcdesign.com LC 0000597

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
L4.1

PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PONCE COMMERCIAL MITIGATION CALCULATIONS SUMMARY

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

PRO-RATA PARCEL SHARE OF PARCEL DEFICITS

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

TOTAL DEFICITS: Spine Road + Parcels: 377

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

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

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PONCE ISLAND COMMERCIAL FOR PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

REVISIONS
9/26/24 – COSA REVIEW

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

SPINE ROADS & STORM PONDS

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

CREDIT POINTS FOR PLANTED TREES

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

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

*Not all Cabbage Palms included in calculations for diversity requirements

Shade Trees:	89.1%
Understory Trees:	0.0%
Palm Trees:	10.9%
Native Trees:	100.0%
Florida Friendly Trees:	100.0%

PARCEL 1

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 2

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 3

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 4

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
84	Oak	19			19	0	0	0
85	Oak	24			24	2	0	0
	TOTAL	43	0	0	43	2	0	0
	TOTAL DEFICITS							2

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 5

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 6

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 7

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 8

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
227	Live Oak	25	0	0	25	2	0	0
	TOTAL	25	0	0	25	2	0	0
	TOTAL DEFICITS							2

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
230	Live Oak	20			20	2	0	0
231	Live Oak	38			38	2	0	0
	TOTAL	58	0	0	58	4	0	0
	TOTAL DEFICITS							4

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							4

PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH Trunk 1	Trunk 2	Trunk 3	Total	Deficit	Cedar	Palm>12'
321	Elm	25			25	2	0	0
334	Live Oak	23			23	2	0	0
335	Live Oak	24			24	2	0	0
356	Live Oak	20	15		35	2	0	0
359	Live Oak	18			18	1.5	0	0
362	Live Oak	18			18	0	0	0
364	Live Oak	22			22	2	0	0
400	Live Oak	19			19	1.5	0	0
421	Live Oak	22			22	2	0	0
	TOTAL	192	15	0	207	15	0	0
	TOTAL DEFICITS							15

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH Trunk 1	Trunk 2	Trunk 3	Total	Credit	Cedar	Native
	TOTAL	0	0	0	0	0	0	0
	TOTAL CREDITS							0
	Required Planting (Deficits - Credits):							15

PONCE COMMERCIAL MITIGATION CALCULATIONS SUMMARY

	DEFICITS	CREDITS	NET DEFICIT
SPINE ROADS & STORM PONDS	5	35	0

PARCEL DEFICITS

PARCEL	SIZE	DEFICITS	CREDITS	NET DEFICITS
PARCEL 1	1.00	0	0	0
PARCEL 2	0.95	0	0	0
PARCEL 3	0.50	0	0	0
PARCEL 4	0.85	2	0	2
PARCEL 5	1.09	0	0	0
PARCEL 6	1.60	0	0	0
PARCEL 7	0.90	0	0	0
PARCEL 8	0.89	0	0	0
PARCEL 9	2.00	0	0	0
PARCEL 10	1.25	2	0	2
PARCEL 11	0.71	4	0	4
PARCEL 12	0.71	0	0	0
PARCEL 13	1.00	0	0	0
PARCEL 14	2.01	15	0	15
	15.41	23	0	23

TOTAL DEFICITS: Spine Road + Parcels: 23

SIZE The size of each parcel in acres.
DEFICITS The number of deficits for tree removal from each parcel, per Code section 25-23.
CREDITS The number of credits received by each parcel through preservation or planting of trees, per Code section 25-23.
NET DEFICITS Mitigation requirement is determined by the following calculation: Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits. A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant. *"Deficits are displayed as a positive number since each parcel shows either a "0" or a net deficit. No parcel shows a credit number.*

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

DOMINION ENGINEERING GROUP, INC.
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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

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

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
L4.1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	JS	Juniperus silicicola / Southern Red Cedar Min. 12'-14' ht. x 4'-5' sprd.	-	3"-Cal.	10
	QV4	Quercus virginiana / Southern Live Oak Min.16'-19' ht. x 7'-9' sprd	-	4"-Cal.	34
	TD	Taxodium distichum / Bald Cypress Min. 12'-15' ht., x 4'-6' sprd.	-	4"-Cal.	4
PALMS					
	SP	Sabal palmetto / Cabbage Palmetto Staggered CT hts., regen.	8' - 18' CT		7

General Notes:

1. All plant material shall conform to the standards for grade #1 or better as given in the latest "Grades and Standards for Nursery Plants, Parts I and II," Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.

2. All specimen trees, shrubs, and ground covers must meet the specifications provided in the plant schedule and plans. Any substitutions for specimen trees must meet with the approval of the landscape architect or the owners' representative.

3. Where specified containers and sizes do not match, the larger of the two specifications shall be used.

4. Plant schedule takes precedence over plans since this contains all plants required to meet minimum ldc standards.

5. All sod areas shall be verified on plan and on site.

6. It is the responsibility of the landscape contractor to follow all guidelines set forth from the landscape specifications when provided.

7. Contact the landscape architect or the owners' representative for any major site changes which alter landscape beds or berming areas.

8. All site work for rough grading of berms, planters, and planting areas is to be provided by the general contractor, unless otherwise specified by these plans. Fill for all berms and planters shall be of a suitable, sandy gradation which is porous and percolates well, to insure proper water runoff and drainage. Absolutely no plastic, clayey soil may be used in any planting area.

9. The landscape contractor is responsible for all final grading of berms, bed areas, and sod areas until acceptable by the landscape architect or owners' representative , both before and after landscape installation has begun.

10. Any debris, such as wood, concrete, stucco, bricks, etc., shall be removed by the general contractor and backfilled with suitable material.

11. Landscape contractor shall be responsible for providing positive drainage of all landscaped areas around buildings, islands, amenities, and other areas negatively affected by poor drainage. This note covers all areas not specified on engineering or landscape grading plans.

12. Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.

13. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be pulled away from the trunk.

14. Mulch shall be provided a minimum of three (3) inches in depth around all newly planted landscaping.

15. A mulch ring for all newly planted trees in sodded areas shall be provided at least five (5) feet in diameter and not closer than six (6) inches from the tree trunk.

16. Shrubs and groundcovers are a to be planted at the required minimum height, not by container size.

17. Shade trees shall not be planted closer than 11.5' from the outside edge of the tree to the outside edge of underground utilities. Ornamental trees shall be a minimum of 7.5' from underground utilities.

18. All disturbed areas within the limits of construction which are not otherwise indicated shall be sodded with St. Augustine 'Floratam' sod, unless otherwise noted in these or the engineering plans.

19. All planting beds shall be mulched with 3" of 1" - 1½" pine nuggets mulch, except for the edges of the existing tree lines, where 3" of pine straw mulch is indicated. See plans for mulching/sodding requirements along these areas.

20. Substitutions shall not be made without the prior written consent of the landscape architect or owners' representative.

21. All trees must meet minimum caliper size.

22. On multi-trunked planted trees the "three largest stems" will be measured to verify indicated tree credits.

23. An automatic underground irrigation system providing 100% coverage shall be installed.

24. Trees shall have a minimum height of 8' - 10' and 2" of caliper, except as noted above.

25. No planting will be allowed until the irrigation system is fully operable.

26. The fire hydrant and (FDC) fire department connection shall have a clearance of 3 1/2 feet on both sides and 4 foot clearance on the back and no foliage in front to include ground covers.

27. All development activity such as clearing and grade changes with the tree protection zone shall be supervised by a certified arborist.

28. Pruning standards for all tree work done in the city by any person or entity engaging in any professional or commercial tree removal or pruning business activity, whether for a fee or otherwise, shall follow the latest version of the American National Standards Institute (ANSI) A300, Part 1 "Pruning Standards" as well as ANSI Z133.1-2000 Standards for Safety. The personnel and companies who do the tree work shall be jointly and severally responsible for following these pruning specifications and responsible for tree damage or loss. No topping cuts or lions-tailing cuts (over-lifting) will be permitted.

GENERAL LANDSCAPE NOTES

1. It is expected that appropriate substitutions of plant material with the intent to improve the quality and appearance of the project relative to the cost and/or availability of material and freeze considerations meet with the approval of the Landscape Architect.
2. All sod areas shall be verified on plan and on site. Landscape Architect shall not be responsible for sod quantities as shown on plans, as field conditions may differ from those shown on the plans.
3. It is the responsibility of the Landscape Contractor to follow all guidelines set forth from the plans and landscape specifications, when provided.
4. All plant materials shall be Florida No. 1 or better (Florida Fancy), as described in "Grades and Standards for Nursery Plants", latest edition.
5. All specimen trees must meet the specifications provided in the plant schedule and plans. Any substitution of trees and/or shrubs and groundcovers must meet with the approval of the Landscape Architect.
6. Contact the Landscape Architect for any major site changes which affect the ability of the Landscape Contractor to follow these plans.

TRANSPLANT NOTES:

1. General Contractor shall coordinate with Landscape Contractor for removal and temporary storage of trees for transplant prior to demolition/clearing of site.
2. Landscape Contractor shall be responsible for storage and transplant of existing materials in good health during construction period. Trees which die during storage period or after transplant shall be immediately replaced with same species/variety and size as existing.
3. At Landscape Contractor's option, existing trees for transplant which are in poor health or are not likely to survive transplant period may be replaced with new materials which match species/variety and size as existing. Notify Landscape Architect of decision to remove/replace or transplant prior to work.

EARTHWORK & SITE PREPARATION

4. The General Contractor shall be responsible for verifying the cubic yard quantities of proposed berms and/or planter areas.
5. The Landscape Contractor is responsible for all final grading of berms, bed areas, and sod areas until acceptable to the Landscape Architect, both before and after landscape installation has begun.
6. The Landscape Contractor is to verify soil condition of all planting areas as to pH level and organic content before planting begins. Recommendations, if any, shall be submitted to the Landscape Architect for review and record before installation begins. If soil conditions are found to be unsatisfactory, the soil must be amended in accordance with test results and recommendations.
7. Any unsuitable materials found in the landscape beds shall be removed by the General Contractor to a depth of no less than eighteen (18) inches and back-filled with said suitable material, with a minimum compaction of 90%.
8. Any (construction) debris such as wood, concrete, stucco, bricks, steel, etc. shall be removed by the General Contractor and the area shall be back-filled to final grade with suitable material as noted in note #4 above.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR (in addition to those noted above):

9. Watering in and guaranteeing all other trees as per specifications within these plans or in specification book.
10. Providing mulch, peat, potting soil, and/or fertilizer on site as directed by the plans, specifications, and/or Landscape Architect.
11. Providing positive drainage of all landscaped areas around buildings, islands, amenities, and other areas negatively affected by poor drainage. This note covers all areas within the limits of work, but not specified on engineering or landscape plans.

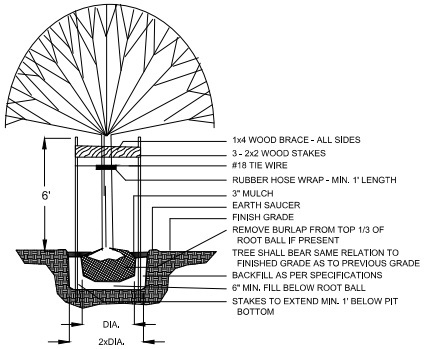
TREE PLANTING CONTRACTOR IS RESPONSIBLE FOR:

12. Locating and verifying all existing underground utilities, including irrigation, in or near the proposed tree locations before any trees are placed, and shall coordinate closely with respective utility contractors involved in those areas.
13. Scheduling tree planting operations in any area before sidewalks or other impassable structures are installed.
14. Replacing any tree which has died (with the warranty period) due to improper transplanting, as directed by the Landscape Architect and/or Owner.
15. Watering in and fertilizing all planted trees, as per specifications, as well as amending the surrounding soil, until said trees are established. Established shall mean when the tree(s) show no signs of shock, lack of water, or overall poor health, until such time as normal watering as supplied by an irrigation system can maintain tree(s) in good health.
16. Tree spade contractor shall amend soil in the immediate area of the tree if said soil is not acceptable for transplanting. Notify Landscape Architect in writing of proposed soil amendments.

IRRIGATION

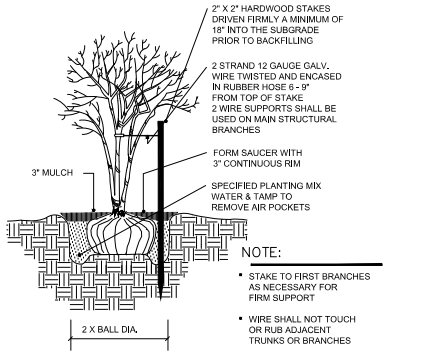
1. Source of irrigation is well and pump.

PLANTING DETAILS



TREE STAKING DETAIL (FOR TREES TO 4" CAL.)

NOT TO SCALE

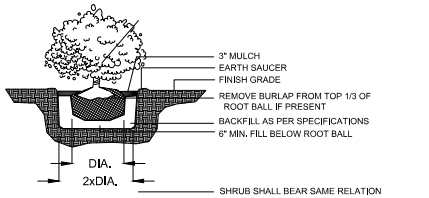


NOTE:

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

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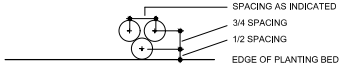

GROUND COVER SPACING

NOT TO SCALE

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

DOMINION ENGINEERING GROUP, INC.
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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE GENERAL NOTES

REVISIONS
9/26/24 – COSA REVIEW
PLOT DATE:
DRAWN BY: BMG
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CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L5

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	JS	Juniperus silicicola / Southern Red Cedar Min. 12'-14' ht. x 4'-5' sprd.	-	3"-Cal.	10
	QV4	Quercus virginiana / Southern Live Oak Min.16'-19' ht. x 7'-9' sprd	-	4"-Cal.	34
	TD	Taxodium distichum / Bald Cypress Min. 12'-15' ht., x 4'-6' sprd.	-	4"-Cal.	4
PALMS					
	SP	Sabal palmetto / Cabbage Palmetto Staggered CT hts., regen.	8' - 18' CT		7

General Notes:

1. All plant material shall conform to the standards for grade #1 or better as given in the latest "Grades and Standards for Nursery Plants, Parts I and II," Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.

2. All specimen trees, shrubs, and ground covers must meet the specifications provided in the plant schedule and plans. Any substitutions for specimen trees must meet with the approval of the landscape architect or the owners' representative.

3. Where specified containers and sizes do not match, the larger of the two specifications shall be used.

4. Plant schedule takes precedence over plans since this contains all plants required to meet minimum ldc standards.

5. All sod areas shall be verified on plan and on site.

6. It is the responsibility of the landscape contractor to follow all guidelines set forth from the landscape specifications when provided.

7. Contact the landscape architect or the owners' representative for any major site changes which alter landscape beds or berming areas.

8. All site work for rough grading of berms, planters, and planting areas is to be provided by the general contractor, unless otherwise specified by these plans. Fill for all berms and planters shall be of a suitable, sandy gradation which is porous and percolates well, to insure proper water runoff and drainage. Absolutely no plastic, clayey soil may be used in any planting area.

9. The landscape contractor is responsible for all final grading of berms, bed areas, and sod areas until acceptable by the landscape architect or owners' representative , both before and after landscape installation has begun.

10. Any debris, such as wood, concrete, stucco, bricks, etc., shall be removed by the general contractor and backfilled with suitable material.

11. Landscape contractor shall be responsible for providing positive drainage of all landscaped areas around buildings, islands, amenities, and other areas negatively affected by poor drainage. This note covers all areas not specified on engineering or landscape grading plans.

12. Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.

13. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be pulled away from the trunk.

14. Mulch shall be provided a minimum of three (3) inches in depth around all newly planted landscaping.

15. A mulch ring for all newly planted trees in sodded areas shall be provided at least five (5) feet in diameter and not closer than six (6) inches from the tree trunk.

16. Shrubs and groundcovers are a to be planted at the required minimum height, not by container size.

17. Shade trees shall not be planted closer than 11.5' from the outside edge of the tree to the outside edge of underground utilities. Ornamental trees shall be a minimum of 7.5' from underground utilities.

18. All disturbed areas within the limits of construction which are not otherwise indicated shall be sodded with St. Augustine 'Floratam' sod, unless otherwise noted in these or the engineering plans.

19. All planting beds shall be mulched with 3" of 1" - 1½" pine nuggets mulch, except for the edges of the existing tree lines, where 3" of pine straw mulch is indicated. See plans for mulching/sodding requirements along these areas.

20. Substitutions shall not be made without the prior written consent of the landscape architect or owners' representative.

21. All trees must meet minimum caliper size.

22. On multi-trunked planted trees the "three largest stems" will be measured to verify indicated tree credits.

23. An automatic underground irrigation system providing 100% coverage shall be installed.

24. Trees shall have a minimum height of 8' - 10' and 2" of caliper, except as noted above.

25. No planting will be allowed until the irrigation system is fully operable.

26. The fire hydrant and (FDC) fire department connection shall have a clearance of 3 1/2 feet on both sides and 4 foot clearance on the back and no foliage in front to include ground covers.

27. All development activity such as clearing and grade changes with the tree protection zone shall be supervised by a certified arborist.

28. Pruning standards for all tree work done in the city by any person or entity engaging in any professional or commercial tree removal or pruning business activity, whether for a fee or otherwise, shall follow the latest version of the American National Standards Institute (ANSI) A300, Part 1 "Pruning Standards" as well as ANSI Z133.1-2000 Standards for Safety. The personnel and companies who do the tree work shall be jointly and severally responsible for following these pruning specifications and responsible for tree damage or loss. No topping cuts or lions-tailing cuts (over-lifting) will be permitted.

GENERAL LANDSCAPE NOTES

1. It is expected that appropriate substitutions of plant material with the intent to improve the quality and appearance of the project relative to the cost and/or availability of material and freeze considerations meet with the approval of the Landscape Architect.
2. All sod areas shall be verified on plan and on site. Landscape Architect shall not be responsible for sod quantities as shown on plans, as field conditions may differ from those shown on the plans.
3. It is the responsibility of the Landscape Contractor to follow all guidelines set forth from the plans and landscape specifications, when provided.
4. All plant materials shall be Florida No. 1 or better (Florida Fancy), as described in "Grades and Standards for Nursery Plants", latest edition.
5. All specimen trees must meet the specifications provided in the plant schedule and plans. Any substitution of trees and/or shrubs and groundcovers must meet with the approval of the Landscape Architect.
6. Contact the Landscape Architect for any major site changes which affect the ability of the Landscape Contractor to follow these plans.

TRANSPLANT NOTES:

1. General Contractor shall coordinate with Landscape Contractor for removal and temporary storage of trees for transplant prior to demolition/clearing of site.
2. Landscape Contractor shall be responsible for storage and transplant of existing materials in good health during construction period. Trees which die during storage period or after transplant shall be immediately replaced with same species/variety and size as existing.
3. At Landscape Contractor's option, existing trees for transplant which are in poor health or are not likely to survive transplant period may be replaced with new materials which match species/variety and size as existing. Notify Landscape Architect of decision to remove/replace or transplant prior to work.

EARTHWORK & SITE PREPARATION

4. The General Contractor shall be responsible for verifying the cubic yard quantities of proposed berms and/or planter areas.
5. The Landscape Contractor is responsible for all final grading of berms, bed areas, and sod areas until acceptable to the Landscape Architect, both before and after landscape installation has begun.
6. The Landscape Contractor is to verify soil condition of all planting areas as to pH level and organic content before planting begins. Recommendations, if any, shall be submitted to the Landscape Architect for review and record before installation begins. If soil conditions are found to be unsatisfactory, the soil must be amended in accordance with test results and recommendations.
7. Any unsuitable materials found in the landscape beds shall be removed by the General Contractor to a depth of no less than eighteen (18) inches and back-filled with said suitable material, with a minimum compaction of 90%.
8. Any (construction) debris such as wood, concrete, stucco, bricks, steel, etc. shall be removed by the General Contractor and the area shall be back-filled to final grade with suitable material as noted in note #4 above.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR (in addition to those noted above):

9. Watering in and guaranteeing all other trees as per specifications within these plans or in specification book.
10. Providing mulch, peat, potting soil, and/or fertilizer on site as directed by the plans, specifications, and/or Landscape Architect.
11. Providing positive drainage of all landscaped areas around buildings, islands, amenities, and other areas negatively affected by poor drainage. This note covers all areas within the limits of work, but not specified on engineering or landscape plans.

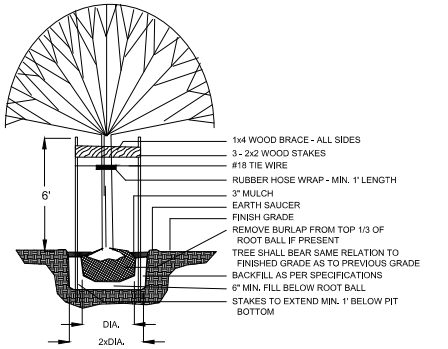
TREE PLANTING CONTRACTOR IS RESPONSIBLE FOR:

12. Locating and verifying all existing underground utilities, including irrigation, in or near the proposed tree locations before any trees are placed, and shall coordinate closely with respective utility contractors involved in those areas.
13. Scheduling tree planting operations in any area before sidewalks or other impassable structures are installed.
14. Replacing any tree which has died (with the warranty period) due to improper transplanting, as directed by the Landscape Architect and/or Owner.
15. Watering in and fertilizing all planted trees, as per specifications, as well as amending the surrounding soil, until said trees are established. Established shall mean when the tree(s) show no signs of shock, lack of water, or overall poor health, until such time as normal watering as supplied by an irrigation system can maintain tree(s) in good health.
16. Tree spade contractor shall amend soil in the immediate area of the tree if said soil is not acceptable for transplanting. Notify Landscape Architect in writing of proposed soil amendments.

IRRIGATION

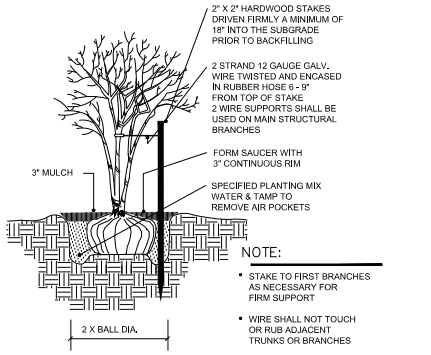
1. Source of irrigation is well and pump.

PLANTING DETAILS



TREE STAKING DETAIL (FOR TREES TO 4" CAL.)

NOT TO SCALE



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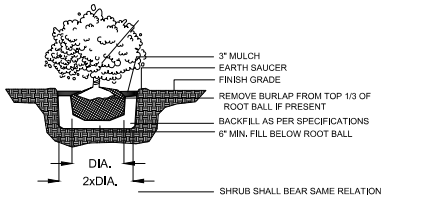

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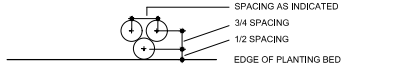

GROUND COVER SPACING

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE GENERAL NOTES

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

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
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SCALE: AS NOTED
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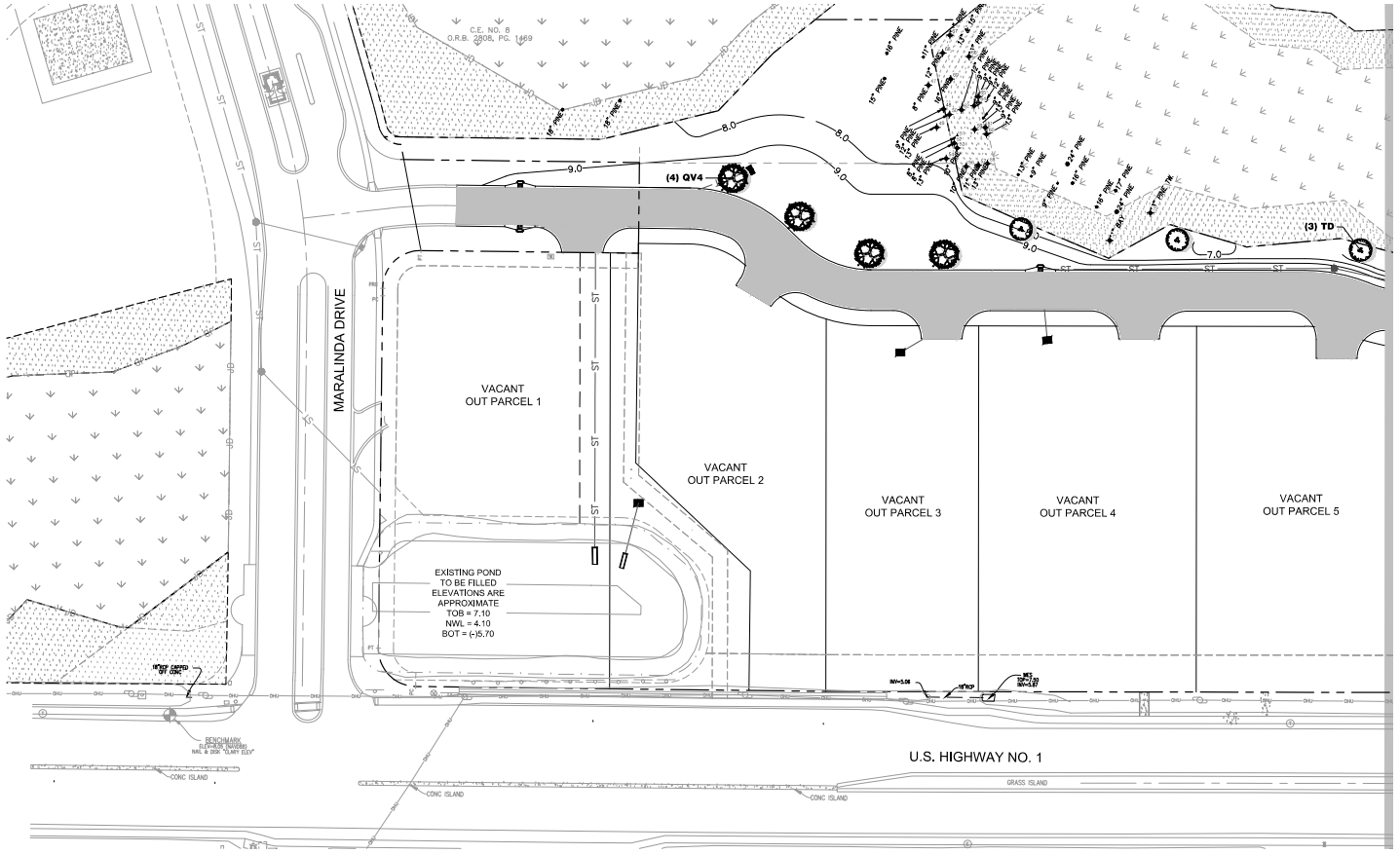
SHEET NO.
L5



LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	ST1

NOTES:

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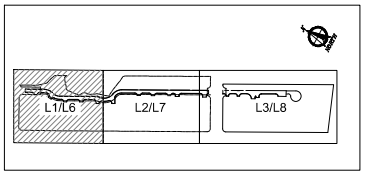

KEY MAP

NOTES:

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LEGEND:

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

0 40 80

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW

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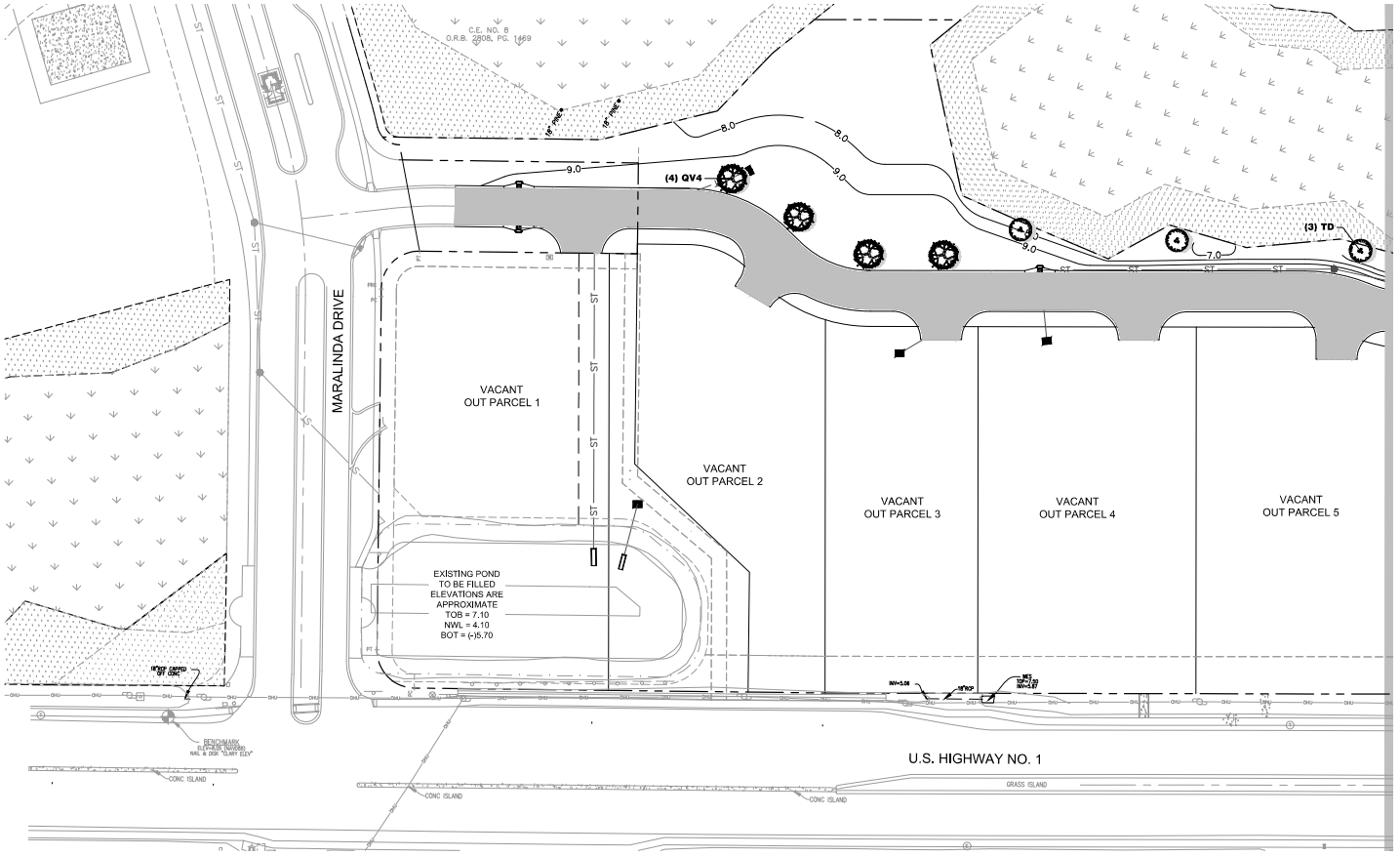

LEGEND

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

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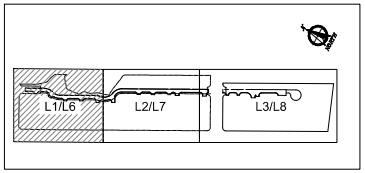

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PONCE ISLAND COMMERCIAL
FOR
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LANDSCAPE PLAN

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

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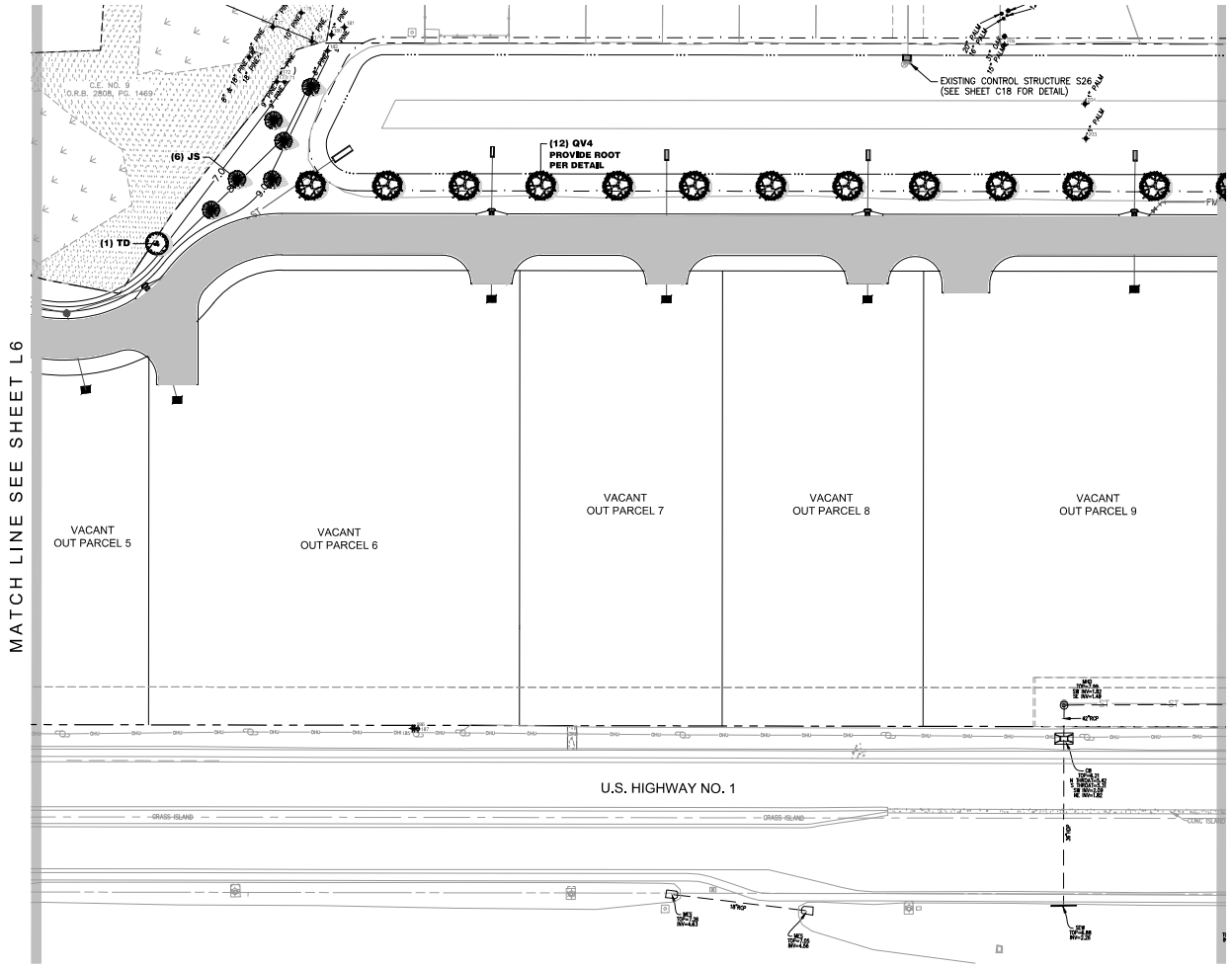

LEGEND

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

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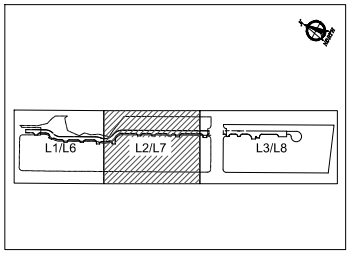

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LEGEND:

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

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LANDSCAPE PLAN

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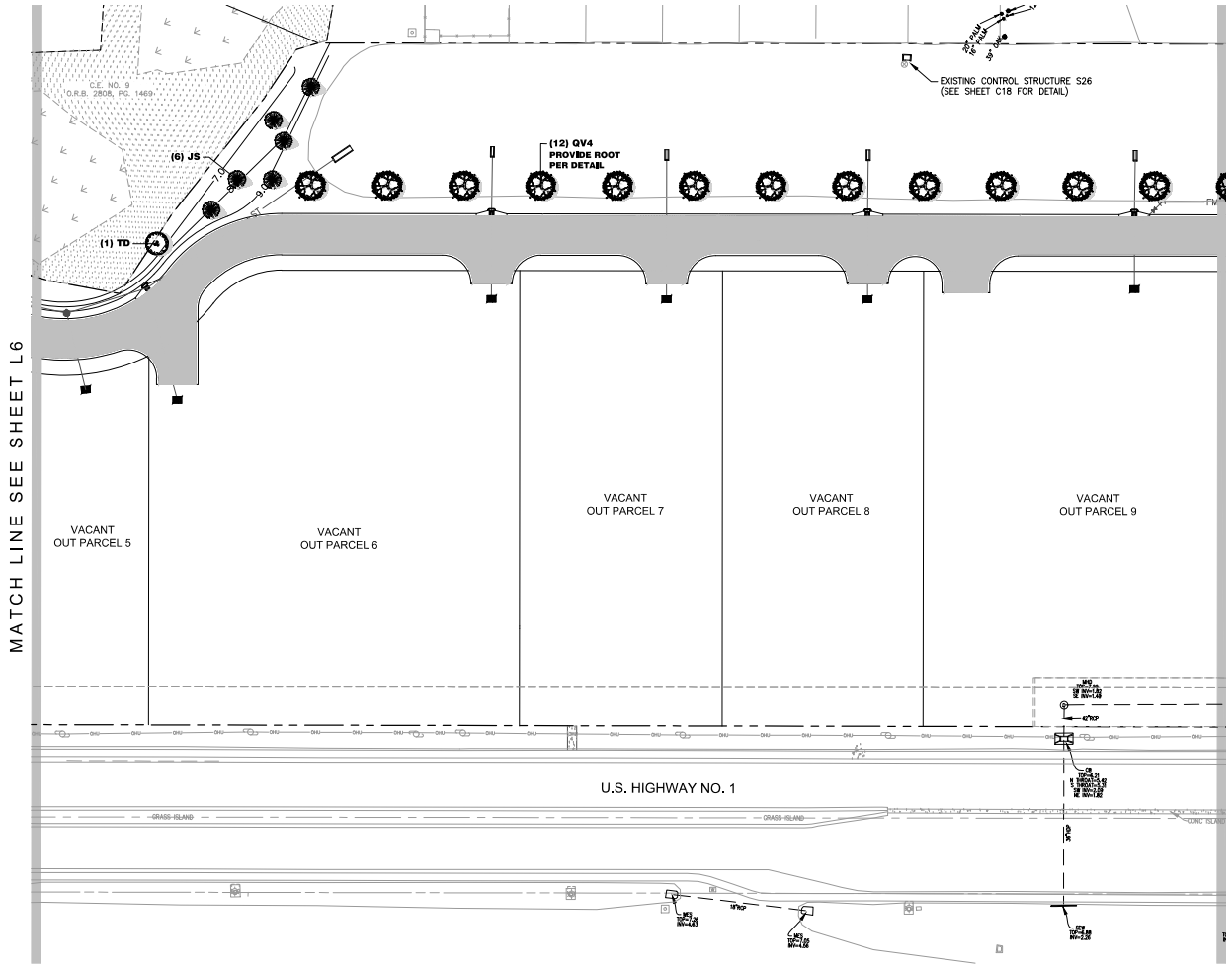

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
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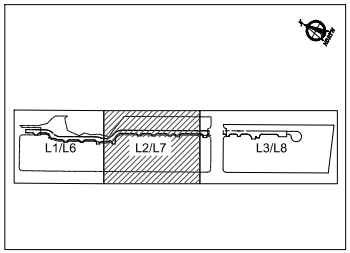

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LEGEND:

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LANDSCAPE PLAN

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

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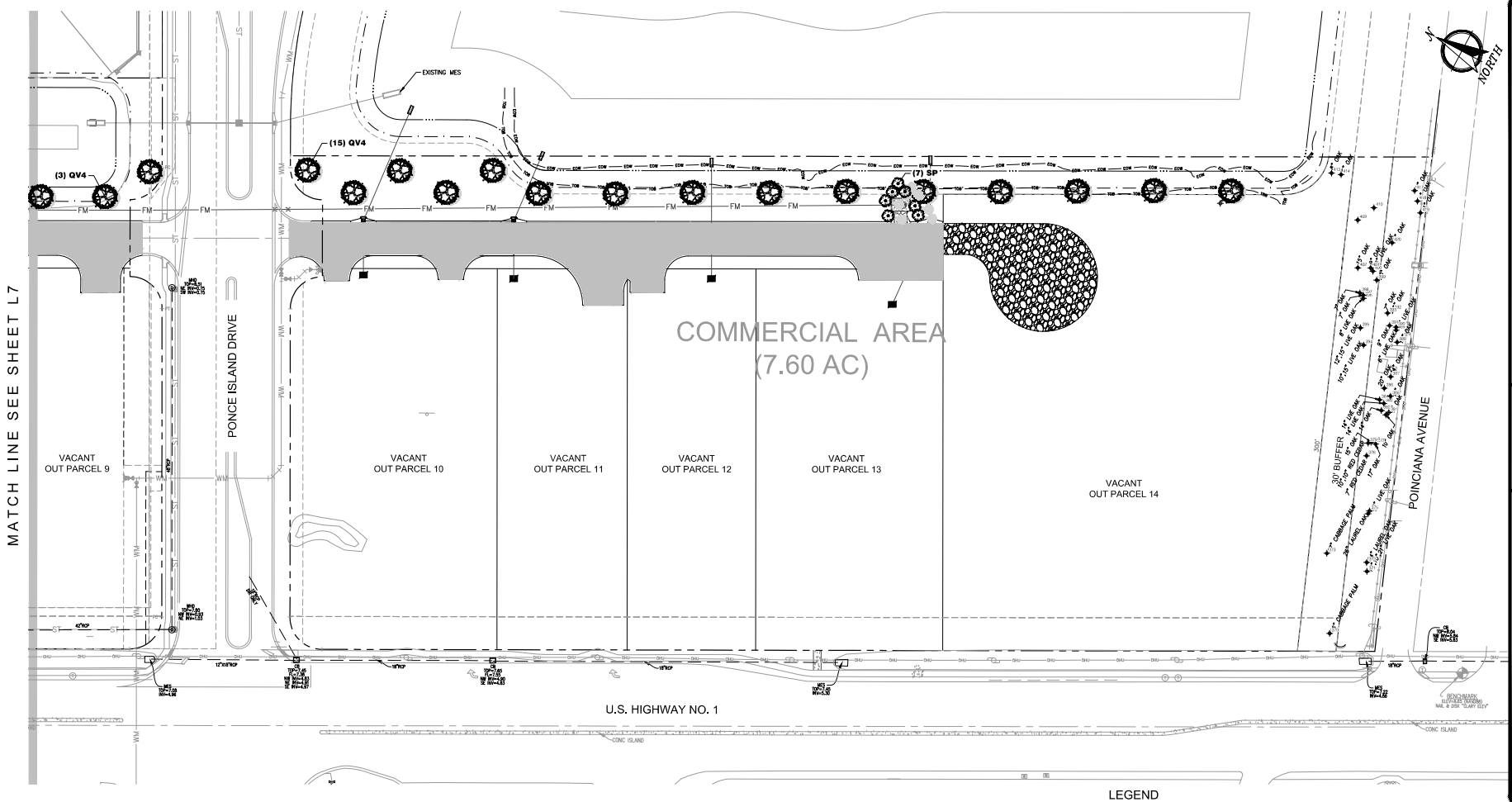

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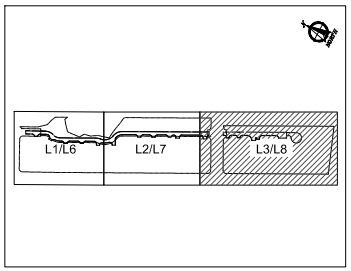

KEY MAP

LEGEND

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

NOTES:

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

0 40 80

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

DOMINION ENGINEERING GROUP, INC.
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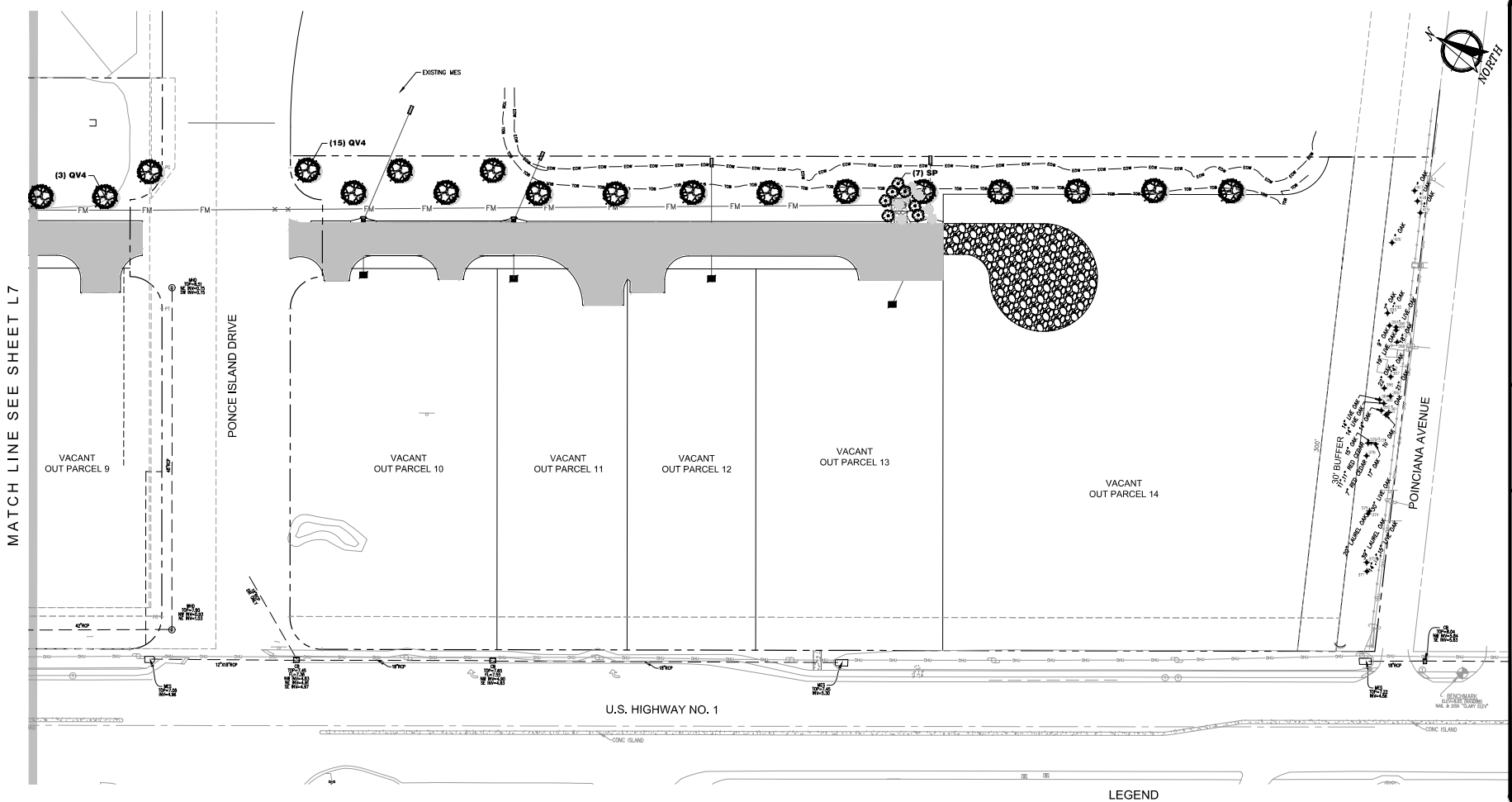
www.gordondesign.com LC 0000697

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

REVISIONS
9/26/24 – COSA REVIEW

PLOT DATE:
DRAWN BY: BMG
DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L8



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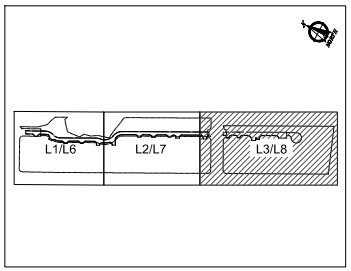

KEY MAP

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	36.50
PROPOSED ROAD ELEVATION	10.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
PROPOSED INLET NO.	S1

NOTES:

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

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

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

PLOT DATE:
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DESIGNED BY: BMG
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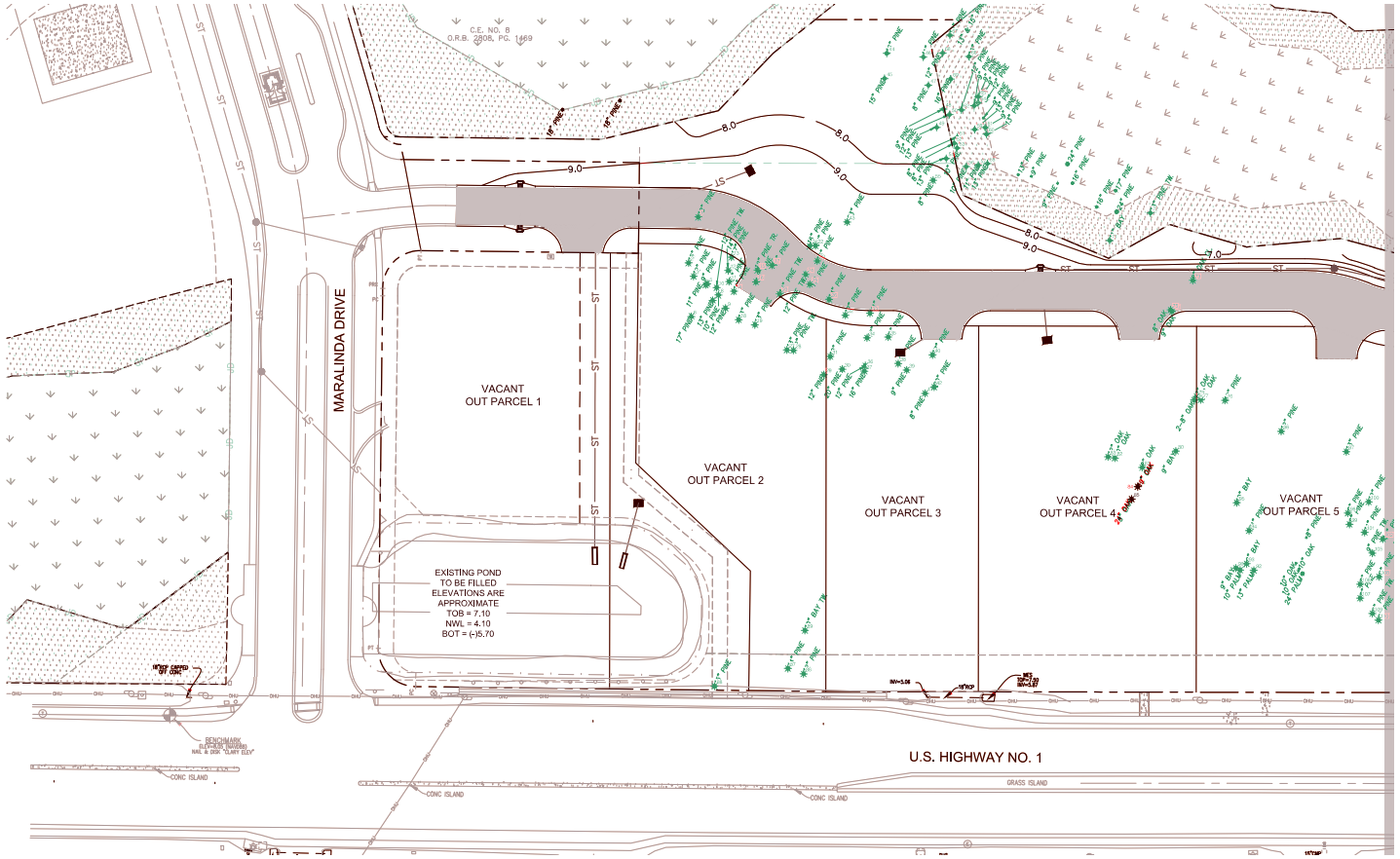
SHEET NO.
L8



LEGEND

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

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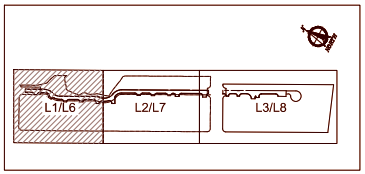

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Protected tree/barricades. See civil plans for clearing/ silt fence limits.

0 40 80

Digitally signed by Brett M Godard
Date: 2024.11.06 16:02:31 -03'00'

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www.godarddesign.com LC 0000697

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

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

PLOT DATE:
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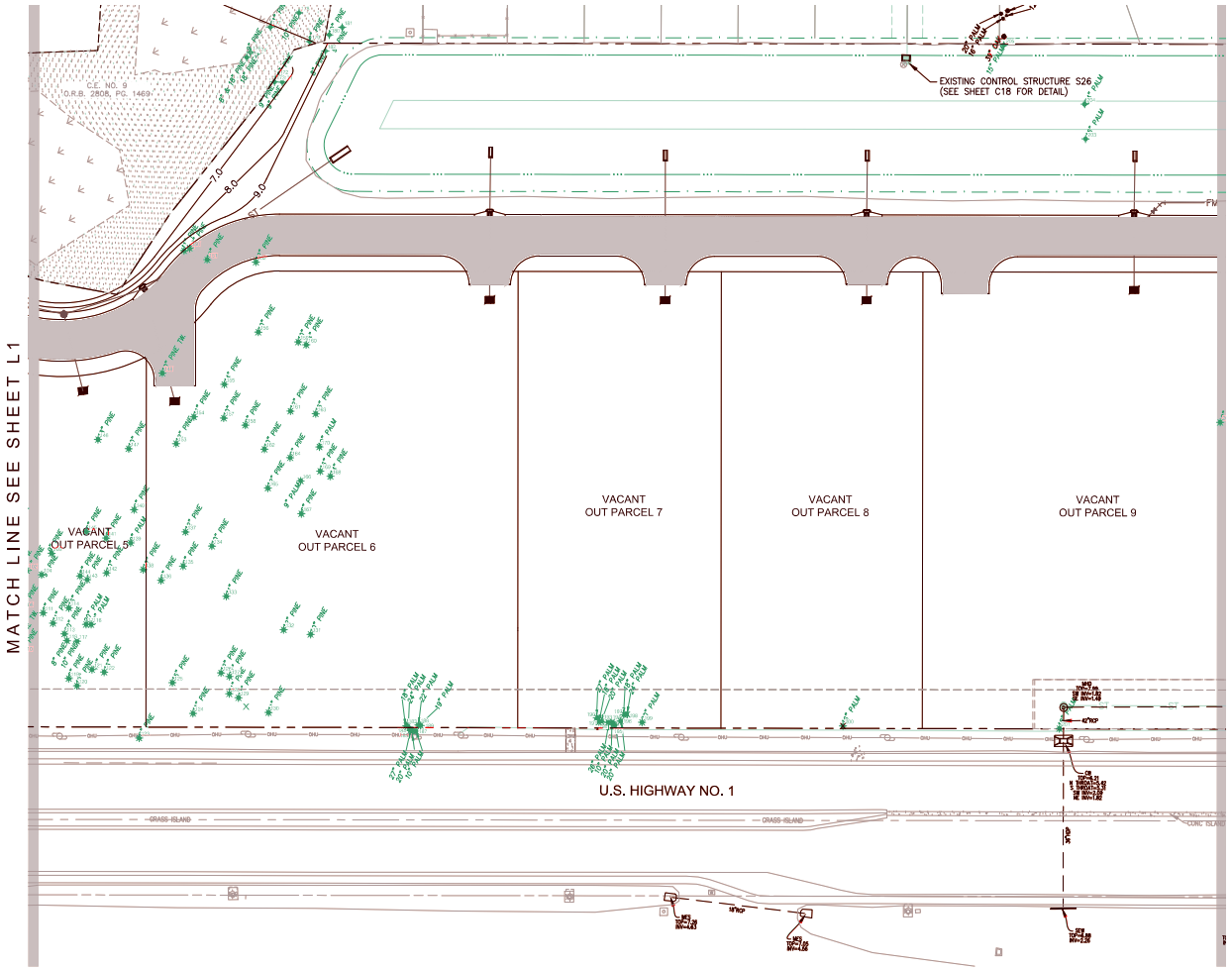
@ LATEST DATE HEREON
SHEET NO.
L1



LEGEND

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

NORTH

NOTES:

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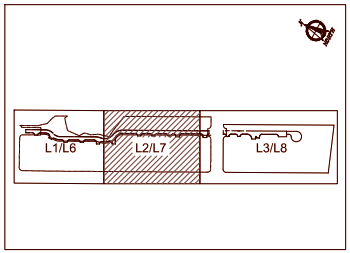

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

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

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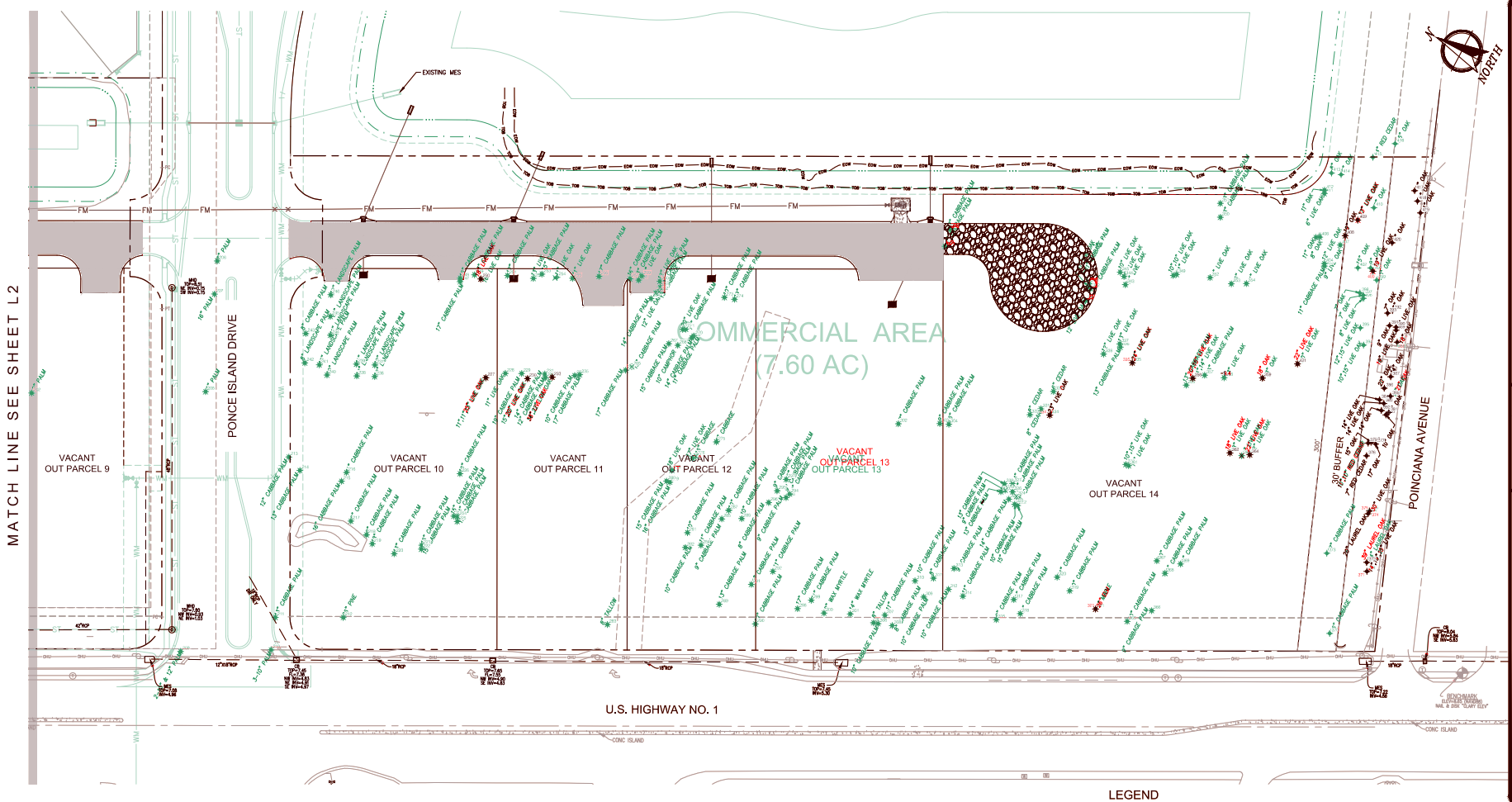
SHEET NO.
L2



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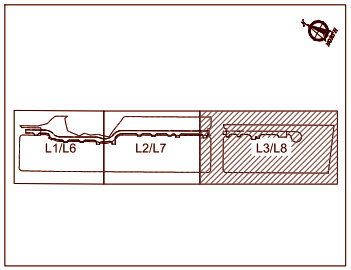

KEY MAP

LEGEND

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

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

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

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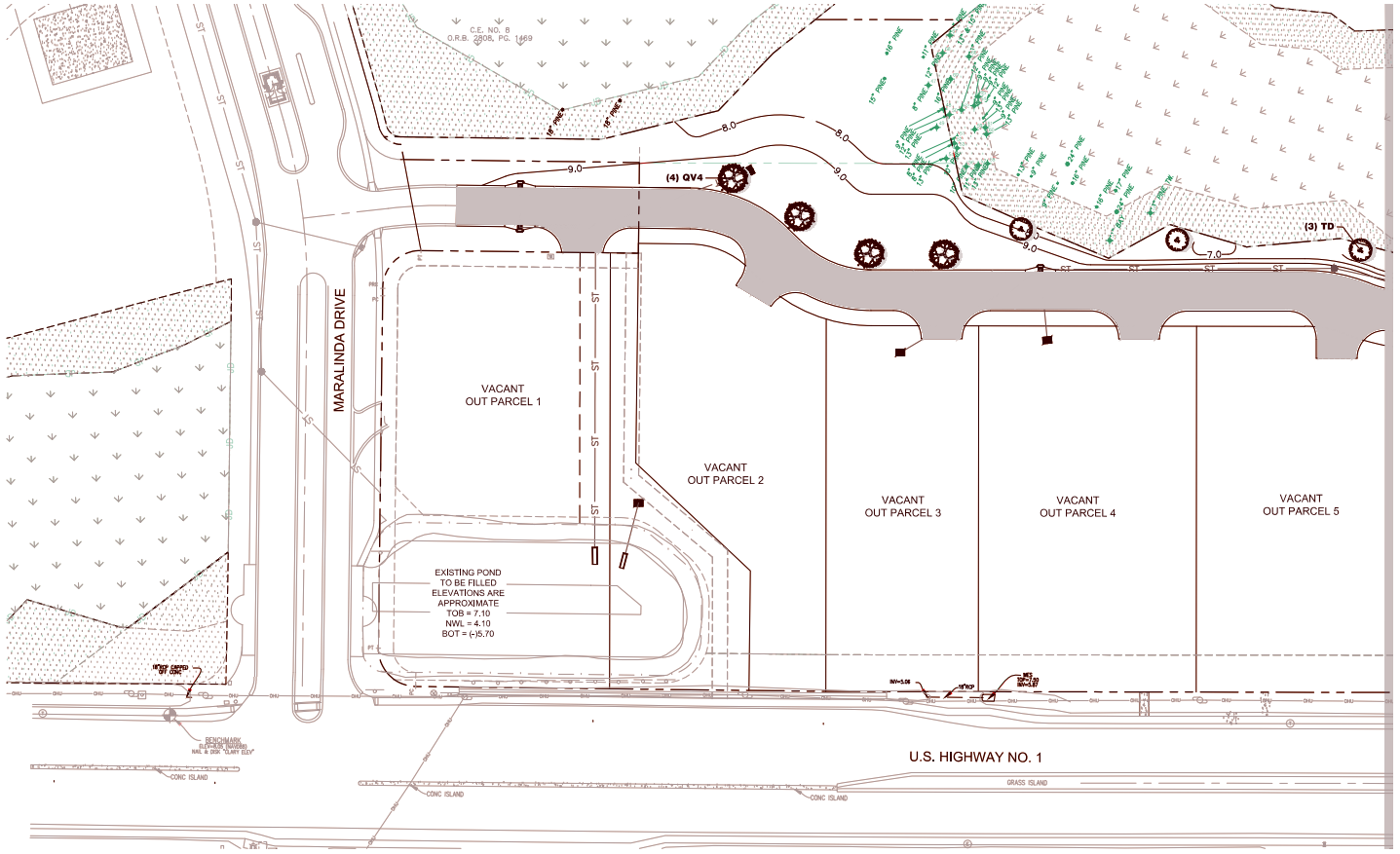
L3



LEGEND

- SITE BOUNDARY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SPOT ELEVATION
- PROPOSED ROAD ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF CURB — TOC
- EDGE OF PAVEMENT — EOP
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- MAJOR DRAINAGE DIVIDE
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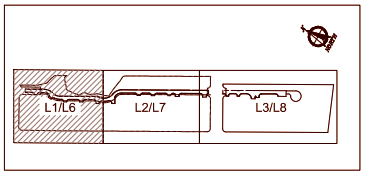

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PONCE ISLAND COMMERCIAL
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LANDSCAPE PLAN

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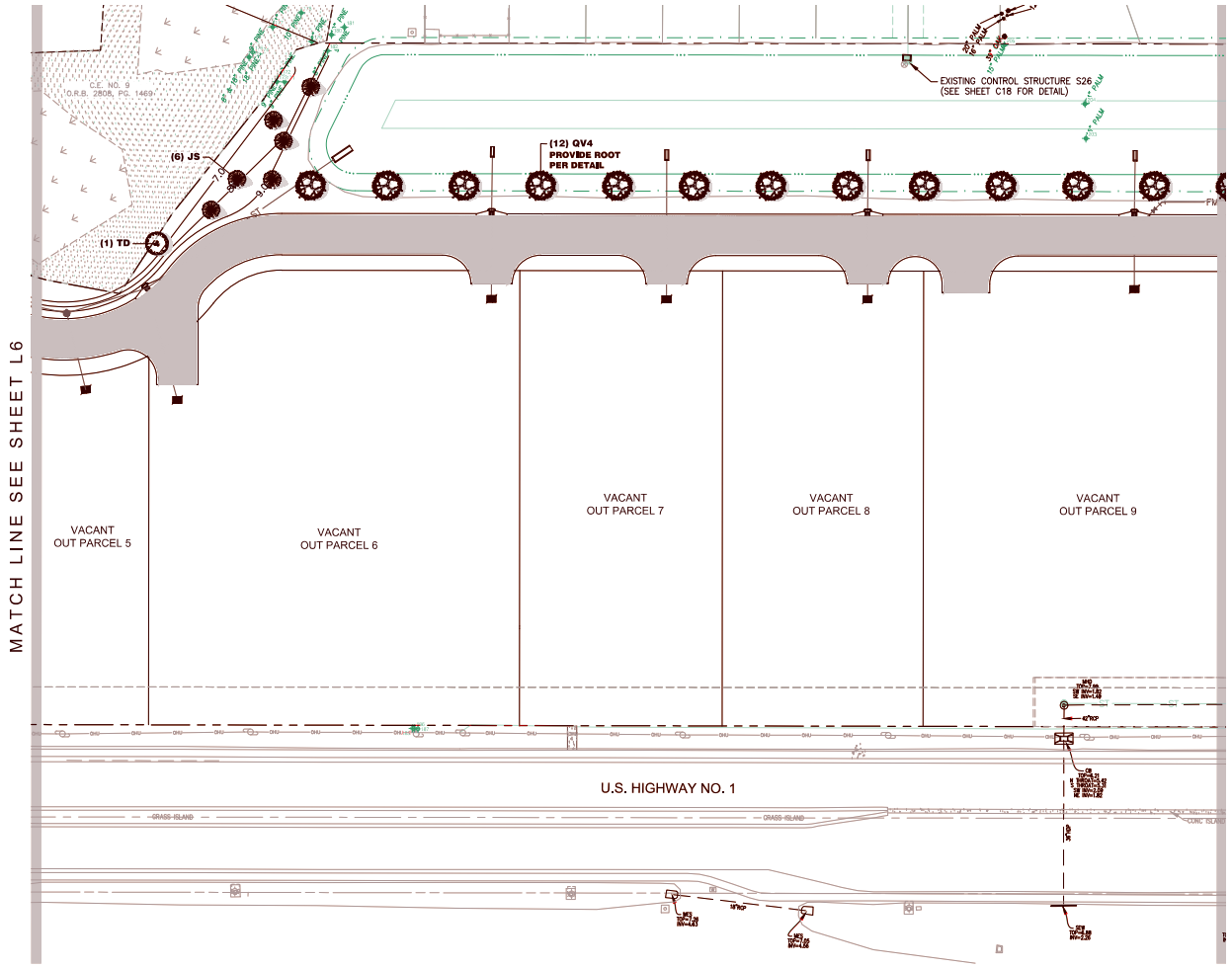

LEGEND

SITE BOUNDARY	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED ROAD ELEVATION	30.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
MINOR DRAINAGE DIVIDE	
PROPOSED SWALE CENTERLINE	
PROPOSED DRAINAGE FLOW	
PROPOSED INLET	
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NORTH

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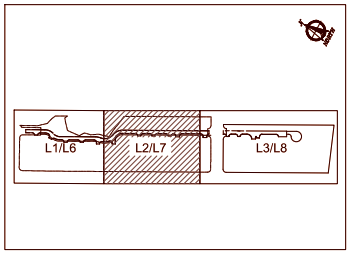

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PONCE ISLAND COMMERCIAL
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LANDSCAPE PLAN

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11/6/24–TREE ASSESSMENT

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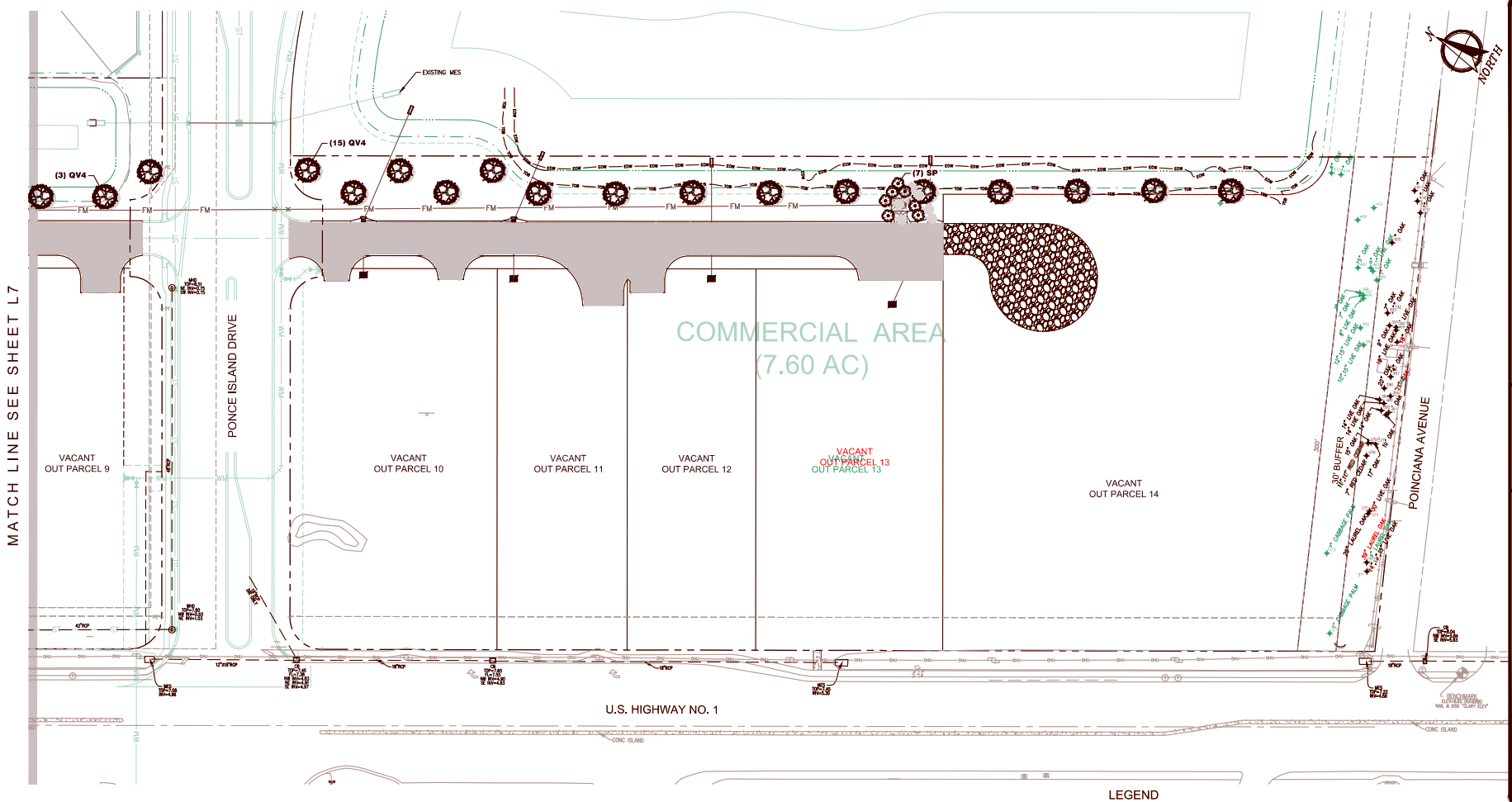

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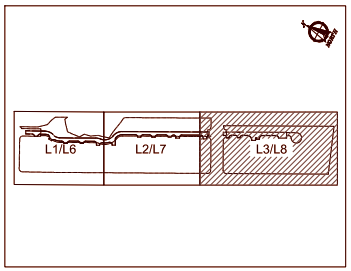

KEY MAP

LEGEND

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EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPOT ELEVATION	38.50
PROPOSED ROAD ELEVATION	40.00
EXISTING ELEVATION	
PROPOSED ELEVATION	
TOP OF CURB	TOC
EDGE OF PAVEMENT	EOP
STATE JURISDICTIONAL WETLAND LINE	
MAJOR DRAINAGE DIVIDE	
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PONCE ISLAND COMMERCIAL
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LANDSCAPE PLAN

REVISIONS
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11/6/24–TREE ASSESSMENT

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JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
L8

Attachment 6:

Madeira Commercial Properties Tree Assessment

TERRA WORX
Land Group Inc.

88 Riberia Street Suite 360 Saint Augustine Florida 32084
110 N Gross Road Kingsland, Georgia 31548
904.750.LAND

MADEIRA
COMMERCIAL PROPERTIES
TREE ASSESSMENT

By
Greg Dunn
Certified Arborist # FL-6431A
Tree Risk Assessment Qualified
October 23,2024

Table of Contents

Summary ……..……page 3
Introduction
Background…….page 3
Assignment…….page 3
Purpose and Use of the Report……page 3
Observations
The Trees..……page 3
The Site……page 3
Table 1. Tree Inventory……..…page 4-6
Map of Trees……page 7-8
Certification of Performance……..….page 9

Summary
Terraworx Land Group, Inc. (TLG), was tasked to assess the health and condition of the trees located between US Highway 1 N, Poinciana Avenue, Ponce Island Drive and Maralinda Drive. north of the City of St. Augustine, Florida. I used the information from a previous tree inventory about 15-17 years old, that included 425 trees. These include Slash pine (*Pinus elliottii*), Cabbage palm (*Sabal palmetto*), Red maple (*Acer rubrum*), Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), Loblolly bay (*Gordonia lasianthus*), and Red cedar (*Juniperus spp*.)
For this reassessment I looked over the data and projected out the probable growth of the different species of trees that might be considered a significant tree. Trees such as the Slash pine and Cabbage palm were removed from reassessing because they are not considered significant trees. This brought the trees to be reassessed down to ninety-nine (99). They include the Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), Red maple (*Acer rubrum*), Loblolly bay (*Gordonia lasianthus*), and Red cedar (*Juniperus spp*.). These trees measured from 6 to 30 inches in DBH 15-17 years ago.
After ground truthing and remeasuring and assessing for health the ninety-nine (99) trees only twenty-seven (27) meet the significant tree definition. They include the Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), American elm (*Ulmus americana*), and Red cedar (*Juniperus spp*.).

Introduction - Background
I visited the property on October 17, 2024, at Ponce Island Road to conduct a basic (level 2) assessment on trees identified on survey map provided. Ninety-nine (99) trees were assessed for diameter, health and correct species name. Most of these trees are Live oaks (*Quercus virginiana*) being the dominate species that were identified.

Purpose and Use of the Report
The purpose of this report is to provide information to the client, engineer, landscape architect and the City of St. Augustine so appropriate action can be taken to create a tree mitigation plan.

Observations - Trees
There are two (2) distinct areas to be assessed. The first, north of the Ponce Island Road area has more hydric soils and mostly growing an invasives tree called the Chinese tallow (*Triadica sebifera*) *https://edis.ifas.ufl.edu/publication/ST583*. The second, south of Ponce Island Road has more mesic soils and better habitat for growing trees. This area also has multiple spots of Cogongrass (*Imperata cylindrica*) *https://www.cogongrass.org/.* This is a very invasive grass that can take over the understory of a forest. It is extremely difficult to eradicate once it is well established. The trees along south of Ponce Island Road are in relatively good shape. Since the previous tree inventory was completed, many of the trees to be assessed were either dead or removed.

The health of the trees will be rated on a scale from 1-5.
1 – Excellent, 2 – Good, 3 – Fair, 4 – Poor and 5 – Critical.

OLD TREE SURVEY

Tree Number	DBH	Species
1	31"	Oak
2	9"	Bay
3	9"	Bay
4	10"	Oak
5	10"	Oak
6	10"	Oak
7	10"	Bay
8	9"	Bay
9	9"	Oak
10	8"	Oak
11	8"	Oak
12	12"	Oak
13	11"	Bay
14	8"	Oak
15	8"	Oak
16	8"	Oak
17	8"	Oak
18	11"	Oak
19	12"	Oak
20	10"	Oak
21	10"	Bay
22	11",11",13"	Live oak
23	11"	Live oak
24	15",20"	Live oak
25	14",22"	Live oak
26	11"	Live oak
27	12"	Live oak
28	12"	Live oak
29	20"	Live oak
30	11"	Live oak
31	11"	Live oak
32	13"	Live oak
33	16"	Live oak
34	18"	Live oak
35	17"	Live oak
36	6"	Red maple
37	18"	Live oak
38	6"	Live oak
39	22"	Live oak

Tree Number	DBH	Species
40	34"	Laurel oak
41	12",10",21"	Live oak
42	26"	Laurel oak
43	25"	Live oak
44	7"	Red cedar
45	10",10"	Red cedar
46	11"	Oak
47	14"	Oak
48	20"	Oak
49	6"	Oak
50	8"	Red cedar
51	8"	Red cedar
52	6"	Red cedar
53	23"	Live oak
54	10",15"	Live oak
55	10"	Live oak
56	12"	Live oak
57	13"	Live oak
58	21"	Live oak
59	14",14"	Live oak
60	13"	Live oak
61	13"	Oak
62	20"	Live oak
63	12",15"	Live oak
64	10",15"	Live oak
65	15"	Oak
66	6"	Live oak
67	8"	Live oak
68	9"	Oak
69	8"	Oak
70	7"	Oak
71	11"	Live oak
72	16"	Live oak
73	9"	Live oak
74	10",10"	Live oak
75	11"	Live oak
76	10"	Live oak
77	6"	Live oak
78	11"	Live oak
79	12"	Live oak

Tree Number	DBH	Species
80	11”	Oak
81	8"	Oak
82	12"	Live oak
83	9"	Live oak
84	15"	Oak
85	6"	Live oak
86	8"	Oak
87	6"	Oak
88	17"	Live oak
89	7"	Oak
90	15"	Oak
91	9"	Oak
92	16"	Live oak
93	20"	Oak
94	6"	Oak
95	11"	Oak
96	9"	Oak
97	14"	Red cedar
98	7"	Oak
99	25"	Oak

2024 TREE SURVEY

Tree Number	DBH	Species	Health
1	39"	Live oak	Fair
17	24"	Laurel oak	Fair
18	19"	Laurel oak	Poor
22	25"	Live oak	Good
24	20"	Live oak	Fair
25	38"	Live oak	Good
33	18"	Live oak	Fair
36	26"	American elm	Good
37	18"	Live oak	Poor
39	22"	Live oak	Good
40	39"	Laurel oak	Fair
41	14",19",15"	Live oak	Good
42	20"	Laurel oak	Fair
43	30"	Live oak	Good
45	11",11"	Cedar	Good
46	21"	Live oak	Good
48	22"	Laurel oak	Poor
49	19"	Live oak	Good
53	23"	Live oak	Good
58	24"	Live oak	Good
59	20",15"	Live oak	Good
61	18"	Live oak	Good
62	22"	Live oak	Good
65	18"	Laurel oak	Poor
84	19"	Laurel oak	Good
88	23"	Live oak	Fair
92	19"	Live oak	Good

Madeira (Commercial)

Old Tree Survey Map

S-54, T-6s, R-29
Lat 29.9324 Long -81.3290
County: St Johns
PIN: 073430-0032, 0035

Legend

- Old Tree Survey

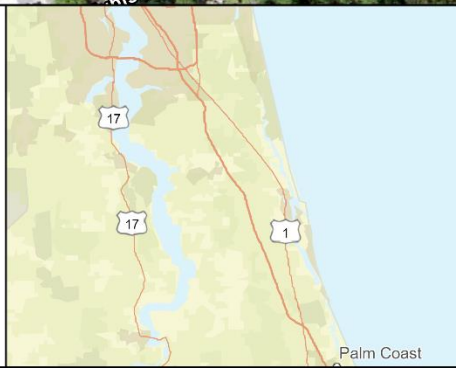
N
W E
S

Feet
0 330 660

66 feet = 1 chain; 80 chains = 1 mile;
10 sq. chains = 1 acre

DISCLAIMER:
This map is the product of Dunn Land Management Services, LLC.
No warranties are provided for the data therein, its use, or its interpretation.

Greg Dunn
Dunn Land Management Services, LLC
5425 Oscar Ashton Road
St. Augustine, Florida 32092
10-23-2024



Madeira (Commercial)

2024 Tree Survey Map

S-54, T-6s, R-29
Lat 29.9324 Long -81.3290
County: St Johns
PIN: 073430-0032, 0035

Legend

- 2024 Tree Suvey

N
W E
S

Feet
0 330 660

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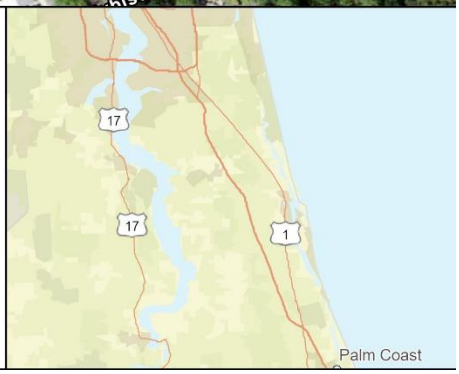


Certification of Performance

I, Greg Dunn, certify that:

I have personally inspected the trees referred to in this report and have stated my findings accurately.

I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the party or parties involved.

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees, below ground or are not visible from the vantage point of standing on the ground. Arborists cannot guarantee that a tree will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed.

I reserve the right to change my reports/opinions on the basis of new or different evidence.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and am an ISA Certified Arborist FL-6431A and Tree Risk Assessment Qualified.

Signed: October 23, 2024

Greg Dunn

Attachment 7:

Conservation Overlay Zone 3 Development Analysis based on Landscape Plans dated 09/26/2024

Madeira Commercial Development Tree Removal Summary
PZB2025-0003

Screenshots included are from the Landscape plans dated 09/26/2024

PARCEL 1

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

Existing landscaped entry and pond feature
Proposing to fill in pond and reconfigure site no trees indicated as existing or for removal

PARCEL 2

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**14**

12 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

1 Bay tree

One (1) significant Bay tree - #89 10”

PARCEL 3

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**9.5**

8 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

PARCEL 4

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**6.5**

7 Oaks indicated as removed

1 Bay tree

Two (2) significant Oak trees - #84 19”

#85 24”

PARCEL 5

DEFICIT POINTS FOR REMOVED TREES

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

122	Pine	16			16	1.5	0	0
123	Pine	9			9	1	0	0
138	Pine	12			12	1.5	0	0
139	Palm	9			9	1	0	0
140	Pine	9			9	1	0	0
141	Pine	9			9	1	0	0
142	Pine	10			10	1	0	0
143	Pine	9			9	1	0	0
144	Pine	8			8	1	0	0
145	Pine	8			8	1	0	0
146	Pine	18			18	1.5	0	0
147	Pine	10			10	1	0	0
	TOTAL	**515**	**0**	**0**	**515**	**53.5**	**0**	**0**
	TOTAL DEFICITS							**53.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**53.5**

40 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

1 Oak

3 Bay trees

One (1) significant Bay tree - #95 10”

PARCEL 6

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
124	Pine	11			11	1	0	0
125	Pine	15			15	1.5	0	0
126	Pine	12			12	1.5	0	0
127	Pine	11			11	0	0	0
128	Pine	11			11	0	0	0
129	Pine	11			11	1	0	0
130	Pine	11			11	1	0	0
131	Pine	10			10	1	0	0
132	Pine	12			12	1.5	0	0
133	Pine	11			11	1	0	0
134	Pine	10			10	1	0	0
135	Pine	9			9	1	0	0
136	Pine	9			9	1	0	0
137	Pine	12			12	1.5	0	0
153	Pine	12			12	1.5	0	0
154	Pine	11			11	1	0	0
155	Pine	14			14	1.5	0	0
156	Pine	10			10	1	0	0
157	Pine	10			10	1	0	0
158	Pine	9			9	1	0	0
159	Pine	10			10	1	0	0
160	Pine	11			11	1	0	0
161	Pine	12			12	1.5	0	0
162	Pine	10			10	1	0	0
163	Pine	15			15	1.5	0	0
164	Pine	9			9	1	0	0
165	Pine	12			12	1.5	0	0
166	Palm	9			9	1	0	0
167	Pine	8			8	1	0	0
168	Pine	14			14	1.5	0	0
169	Pine	16			16	1.5	0	0
170	Palm	10			10	1	0	0
183	Palm	18			18	1.5	0	1
184	Palm	24			24	2	0	1
185	Palm	27			27	2	0	1
186	Palm	20			20	2	0	1
187	Palm	10			10	1	0	0
188	Palm	22			22	2	0	1
189	Palm	19			19	1.5	0	1
	TOTAL	**497**	**0**	**0**	**497**	**47.5**	**0**	**6**
	TOTAL DEFICITS							**53.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**53.5**

30 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

9 Palm trees

Non-significant

PARCEL 7

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**24**

10 Pines indicated as removed

*Note Arborist indicates that pine trees are slash pines therefore their removal is not regulated

Non-significant

PARCEL 8

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**2.5**

1 Palm trees
Non-significant

PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**2.5**

2 Palm trees
Non-significant

PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
212	Palm	18			18	1.5	0	1
213	Palm	12			12	1.5	0	0
214	Palm	13			13	1.5	0	0
215	Palm	16			16	1.5	0	1
216	Palm	11			11	1	0	0
217	Palm	9			9	1	0	0
218	Palm	9			9	1	0	0
219	Palm	8			8	1	0	0
220	Palm	13			13	1.5	0	0
221	Palm	15			15	1.5	0	1
222	Palm	15			15	1.5	0	1
223	Palm	15			15	1.5	0	1
224	Palm	11			11	1	0	0
225	Palm	13			13	1.5	0	0
226	Palm	16			16	1.5	0	1
227	Live Oak	11	11	13	35	2	0	0
236	Palm	12			12	1.5	0	0
237	Palm	13			13	1.5	0	0
238	Palm	14			14	1.5	0	0
239	Palm	11			11	1	0	0
240	Palm	10			10	1	0	0
241	Palm	15			15	1.5	0	1
242	Palm	8			8	1	0	0
243	Palm	8			8	1	0	0
244	Palm	11			11	1	0	0
245	Palm	12			12	1.5	0	0
	TOTAL	**319**	**11**	**13**	**343**	**34.5**	**0**	**7**
	TOTAL DEFICITS							**41.5**

CREDIT POINTS FOR PRESERVED TREES

Tree ID	Species	Preserved DBH			Total	Credit	Cedar	Native
		Trunk 1	Trunk 2	Trunk 3				
	TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	TOTAL CREDITS							**0**
	Required Planting (Deficits - Credits):							**41.5**

25 Palm trees
1 Live oak
One (1) significant Oak tree - #227 35”

PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

6 Palm trees
3 Oak
1 Tallow
Two (2) significant Oak trees - #230 35”
#233 36”

PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
265	Palm	9			9	1	0	0
267	Palm	15			15	1.5	0	1
268	Camphor	10			10	0	0	0
269	Palm	14			14	1.5	0	0
270	Palm	11			11	1	0	0
271	Palm	14			14	1.5	0	0
272	Live Oak	20			20	2	0	0
273	Palm	10			10	1	0	0
274	Palm	19			19	1.5	0	1
275	Palm	15			15	0	0	1
276	Palm	16			16	1.5	0	1
277	Live Oak	17			17	1.5	0	0
278	Live Oak	18			18	1.5	0	0
279	Palm	16			16	1.5	0	1
280	Palm	15			15	1.5	0	1
281	Palm	10			10	1	0	0
282	Palm	10			10	1	0	0
284	Palm	11			11	1	0	0
285	Palm	9			9	1	0	0
287	Palm	10			10	1	0	0
288	Palm	10			10	1	0	0
289	Palm	13			13	1.5	0	0
291	Palm	9			9	1	0	0
	TOTAL	**301**	**0**	**0**	**301**	**27**	**0**	**6**
	TOTAL DEFICITS							**33**

CREDIT POINTS FOR PRESERVED TREES

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

19 Palm trees
3 Oak
1 Camphor
Two (2) significant Oak trees - #272 25”
#278 18”

PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

17 Palm trees
2 Wax myrtle
1 Tallow
Non-significant

PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
304	Palm	15			15	1.5	0	1
312	Palm	10			10	1	0	0
313	Palm	9			9	1	0	0
314	Palm	11			11	1	0	0
315	Palm	9			9	1	0	0
317	Palm	8			8	1	0	0
318	Palm	9			9	1	0	0
319	Palm	10			10	1	0	0
320	Palm	11			11	1	0	0
321	Maple	6			6	0.5	0	0
322	Palm	15			15	1.5	0	1
323	Palm	10			10	1	0	0
324	Palm	8			8	1	0	0
325	Palm	14			14	1.5	0	0
326	Palm	16			16	1.5	0	1
327	Palm	14			14	1.5	0	0
328	Palm	13			13	1.5	0	0
329	Palm	9			9	1	0	0
330	Palm	13			13	1.5	0	0
331	Cedar	8			8	1	1	0
332	Cedar	8			8	1	1	0
333	Cedar	6			6	0.5	1	0
334	Live Oak	23			23	2	0	0
335	Live Oak	21			21	2	0	0
336	Palm	13			13	1.5	0	0
337	Live Oak	13			13	1.5	0	0
338	Live Oak	12			12	1.5	0	0
339	Live Oak	12			12	1.5	0	0
343	Live Oak	11			11	1	0	0
344	Palm	18			18	1.5	0	1
355	Palm	13			13	1.5	0	0
356	Live Oak	14	14		28	2	0	0
357	Palm	15			15	1.5	0	1
358	Live Oak	13			13	1.5	0	0
359	Oak	13			13	1.5	0	0
360	Live Oak	10	15		25	2	0	0
361	Live Oak	10			10	1	0	0
362	Live Oak	18			18	1.5	0	0
363	Live Oak	6			6	0.5	0	0
364	Live Oak	12			12	1.5	0	0
365	Palm	10			10	1	0	0
366	Palm	9			9	1	0	0
367	Palm	10			10	1	0	0
368	Palm	9			9	1	0	0
369	Palm	8			8	1	0	0
421	Live Oak	20			20	2	0	0
	TOTAL	**545**	**29**	**0**	**574**	**58.5**	**3**	**5**
	TOTAL DEFICITS							**66.5**

CREDIT POINTS FOR PRESERVED TREES

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

27 Palm trees
1 Maple
3 Cedars
14 Oaks

Two (2) significant Cedar trees -	#331 8”
	#332 8”
Nine (9) significant Oak trees -	#334 23”
	#335 21”
	#356 28”
	#359 18”
	#360 25”
	#362 18”
	#364 22”
	#400 19”
	#421 22”

SPINE ROADS & STORM PONDS

DEFICIT POINTS FOR REMOVED TREES

Tree ID	Species	Removed DBH			Total	Deficit	Cedar	Palm>12'
		Trunk 1	Trunk 2	Trunk 3				
1	Pine	13			13	1.5	0	0
2	Pine	15			15	1.5	0	0
3	Pine	12			12	1.5	0	0
4	Pine	11			11	0	0	0
5	Pine	9			9	0	0	0
10	Pine	12			12	1.5	0	0
11	Pine	8			8	1	0	0
12	Pine	14			14	1.5	0	0
13	Pine	17			17	1.5	0	0
14	Pine	11			11	1	0	0
15	Pine	12			12	1.5	0	0
16	Pine	11			11	0	0	0
17	Pine	16			16	1.5	0	0
20	Pine	11			11	0	0	0
21	Pine	16			16	1.5	0	0
22	Pine	13			13	1.5	0	0
23	Pine	15			15	1.5	0	0
24	Pine	12			12	1.5	0	0
25	Pine	11			11	1	0	0
26	Pine	14			14	1.5	0	0
31	Pine	12			12	1.5	0	0
32	Pine	17			17	1.5	0	0
33	Pine	11			11	1	0	0
34	Pine	17			17	1.5	0	0
35	Pine	9			9	1	0	0
43	Pine	23			23	2	0	0
55	Pine	8			8	1	0	0
73	Oak	8			8	1	0	0
74	Oak	9			9	1	0	0
75	Oak	8			8	1	0	0
148	Pine	10			10	1	0	0
149	Pine	11			11	1	0	0
150	Pine	8			8	1	0	0
151	Pine	12			12	1.5	0	0
152	Pine	12			12	1.5	0	0
206	Palm	8			8	1	0	0
207	Palm	16			16	1.5	0	1
208	Palm	9			9	1	0	0
209	Palm	10	10	12	32	2	0	1
210	Palm	10	10	10	30	2	0	1
211	Palm	13			13	1.5	0	0
246	Palm	12			12	1.5	0	0
247	Palm	17			17	1.5	0	1
248	Palm	16			16	1.5	0	1
249	Palm	13			13	1.5	0	0

250	Live Oak	16			16	1.5	0	0
251	Palm	17			17	1.5	0	1
252	Live Oak	13			13	1.5	0	0
253	Palm	15			15	1.5	0	1
254	Live Oak	11			11	1	0	0
255	Live Oak	11			11	1	0	0
256	Palm	17			17	1.5	0	1
257	Palm	16			16	1.5	0	1
258	Palm	13			13	1.5	0	0
259	Live Oak	11			11	1	0	0
260	Live Oak	12			12	1.5	0	0
261	Palm	14			14	1.5	0	0
262	Palm	13			13	1.5	0	0
263	Live Oak	12			12	1.5	0	0
264	Palm	14			14	1.5	0	0
340	Live Oak	11			11	1	0	0
341	Palm	11			11	1	0	0
342	Palm	14			14	1.5	0	0
342	Palm	14			14	1.5	0	0
343	Live Oak	11			11	1	0	0
344	Live Oak	6			6	0.5	0	0
345	Live Oak	10			10	1	0	0
346	Palm	8			8	1	0	0
347	Palm	7			7	1	0	0
348	Live Oak	10	10		20	2	0	0
349	Live Oak	11			11	1	0	0
350	Palm	13			13	1.5	0	0
351	Palm	13			13	1.5	0	0
352	Live Oak	9			9	1	0	0
353	Live Oak	6			6	0.5	0	0
354	Live Oak	11			11	1	0	0
403	Palm	11			11	1	0	0
404	Live Oak	12			12	1.5	0	0
405	Oak	11			11	1	0	0
406	Oak	8			8	1	0	0
407	Live Oak	12			12	1.5	0	0
408	Oak	15			15	1.5	0	0
411	Live Oak	6			6	0.5	0	0
412	Oak	11			11	1	0	0
	TOTAL	**1008**	**30**	**22**	**1060**	**104**	**0**	**9**
	TOTAL DEFICITS							**113**

SPINE ROADS & STORM PONDS

49	Pine	13			13	1.5	0	0
54	Pine	13			13	1.5	0	0
71	Bay	11			11	1	0	0
72	Pine	13			13	1.5	0	0
73	Live Oak	33			33	2	0	0
171	Pine	9			9	2	0	1
172	Pine	9			9	1	0	0
173	Pine	9			9	2	0	1
182	Pine	8			8	1	0	0
203	Palm	15			15	1.5	0	1
204	Palm	21			21	2	0	1
205	Palm	15			15	1.5	0	1
370	Palm	16			16	1.5	0	1
371	Live Oak	12	10	21	43	2	0	0
372	Oak	34			34	2	0	0
373	Palm	17			17	1.5	0	1
374	Oak	26			26	2	0	0
375	Live Oak	25			25	2	0	0
376	Cedar	7			7	1	1	0
377	Oak	17			17	1.5	0	0
378	Oak	15			15	1.5	0	0
379	Cedar	10	10		20	2	1	0
380	Oak	10			10	1	0	0
381	Oak	8			8	1	0	0
382	Oak	14			14	1.5	0	0
383	Live Oak	14			14	1.5	0	0
384	Live Oak	14			14	1.5	0	0
385	Oak	11			11	1	0	0
386	Oak	20			20	2	0	0
387	Oak	14			14	1.5	0	0
388	Oak	15			15	1.5	0	0

389	Live Oak	6			6	0.5	0	0
390	Live Oak	8			8	1	0	0
391	Oak	9			9	1	0	0
392	Oak	8			8	1	0	0
393	Oak	7			7	1	0	0
394	Live Oak	10	15		25	2	0	0
395	Live Oak	12	15		27	2	0	0
396	Live Oak	8			8	1	0	0
397	Oak	7			7	1	0	0
398	Oak	7			7	1	0	0
399	Oak	20			20	2	0	0
400	Live Oak	16			16	1.5	0	0
401	Oak	9			9	1	0	0
402	Oak	15			15	1.5	0	0
409	Live Oak	17			17	1.5	0	0
410	Oak	7			7	1	0	0
413	Oak	8			8	2	0	1
414	Oak	6			6	1	0	1
415	Cedar	14			14	1.5	1	0
416	Oak	25			25	2	0	0
417	Oak	7			7	1	0	0
418	Oak	9			9	1	0	0
419	Oak	11			11	1	0	0
420	Oak	6			6	0.5	0	0
	TOTAL	**779**	**50**	**21**	**850**	**84**	**3**	**9**
	TOTAL CREDITS							**96**

Required Planting (Deficits - Credits): **17**

CREDIT POINTS FOR PLANTED TREES

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

TOTAL CREDITS PROVIDED: **202.5**

*Not all Cabbage Palms included in calculations for diversity requirements

39 Pine trees
31 Palm trees
1 Bay
3 Cedars
64 Oaks
Two (2) significant Cedar trees - #379 20”
#415 14”

One (1) significant Bay tree - #71 11”

Fourteen (14) significant Oak trees - #73 33”
#250 18”
#348 20”
#371 43”
#372 34”
#374 26”
#375 25”
#386 20”
#394 25”
#395 27”
#398 20”
#408 19”
#409 23”
#415 25”

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	5.b.	PZB2025-0018
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	28 N Saint Augustine Boulevard	213490-0000

Site & Background Information

Applicant:	Svend Pelch
Owner:	Pelch Family Trust
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.18
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a seawall on top of an existing bulkhead and to construct a flood wall within COZ 2 & 3 at 28 N St. Augustine Boulevard. Approval of this application would allow for fifty (50) linear feet of seawall on top of the existing bulkhead and seventy (70) linear feet of new sidewall.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	Construction of a flood wall could alter the natural flow of runoff and be inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	28 N St. Augustine Blvd. is within Flood zone AE – 1% Annual. Construction of a floodwall would reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The Planning and Zoning Board shall review applications for development in COZ 2 that significantly alter the surface water hydrology. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

(1) Site specific conditions.

28 N St. Augustine Boulevard is a single-family home within the Davis Shores community. The highest elevation at the site is around seven (7) NAVD88 and tapers off at the rear and front at around five (5) NAVD88. The parcel is within Flood Zone AE with a Base Flood Elevation (BFE) of 8.00 NAVD88. According to the St. Johns County Property Appraisers website the house was built in 2011, and the building footprint is 5080 square feet. The applicant is proposing to build fifty (50) linear feet of seawall on top of the existing bulkhead and seventy (70) linear feet of new sidewall. The new construction would connect with existing walls to create a flood barrier around the home.

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

28 N St. Agustine Boulevard is a waterfront lot that is on the Matanzas River. The site has an existing bulkhead of unknown elevation. The property is within Conservation Overlay Zones 1, 2, and 3. The adjacent properties have existing bulkheads of unknown height. The elevations of the adjacent property appear from St. Johns County iMaps to similar to the applicant's property.

(3) Natural and proposed drainage patterns.

Elevation maps show the property has a split drainage plan with the highest elevation in the middle of lot. The front portion of the lot drains to the street while the rear portion drains to the water. The proposed walls, if paired with flood gates, would change the drainage pattern.

(5) Proposed soil stabilization and erosion control methods.

Disturbance to the soil should be minimal.

(6) Impact on floodplain.

Construction of a perimeter wall with floodgates would reduce the flood-carrying and flood storage capacity of the entire site.

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

Unknown.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

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

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

Unknown

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

The site has approximately fifty (50) feet of bulkheaded shoreline along the Matanzas River. The proposed seawall to be built on top of the existing bulkhead will add an additional 30 inches to the overall height to the entirety of the shoreline.

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

The new construction of the seawall will add 30 inches, and the sidewall will add 24 inches. The impact to the vista should be minimal.

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

The applicant is not proposing to remove any trees or other vegetation.

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

Unknown.

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

The North Davis Shores neighborhood does not have surface water management system permitted by the St. Johns River Water Management District.

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

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

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no

profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

N/A

Scale of Impact on Neighboring Properties

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

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

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

Staff analysis referred to in the below ranking table was limited in scope to GIS data and aerial images and should be considered estimates.

Ranking System for Conservation Overlay 2 Impacts						
Applicant: 28 N St. Augustine Blvd						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	3
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Linear Shoreline %	None	5-25%	25-50 %	50-75%	75-100%	
	0	1	2	3	4	4
					Total	**15**
Adjacent Property 1: 32 N St. Augustine Blvd.						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	3
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	4
Linear Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	4
					Total	**15**
Adjacent Property 2: 26 N St. Augustine Blvd						
Category	**Criteria**					**Score**
Floodplain Impacts						
Type	Unimproved	Pilings	On grade	Stem Wall	Filled	
	0	1	2	3	4	4
Lot Impact %	0	5 -25%	25-50%	50-75%	75-100%	
	0	1	2	3	4	2
Shoreline Impacts						
Type	Natural	Riprap	Bulkhead 1-3ft	Bulkhead 4-6ft	Bulkhead 7-9ft	
	0	1	2	3	4	3
Linear Shoreline %	None	5-25%	25-50 %	50-75%	75-100	
	0	1	2	3	4	4
					Total	**13**

The ranking system scored the proposed flood wall at 28 N St. Augustine Blvd at 14. Estimating that between 50-75 percent of the site would be unable to store floodwater after the construction of the floodwall along the perimeter of the home. The estimated height of the bulkhead is between 4-6 feet in elevation after the proposed modification along the entirety of the shoreline.

The ranking system scored 32 N St. Augustine Blvd at 15. Estimating that between 50-75 percent of the site would be unable to store floodwater because of what appeared to be a floodwall along the perimeter of the home. The estimated height of the bulkhead is between 7-9 feet in elevation along the entirety of the shoreline.

The ranking system scored 26N St. Augustine Blvd at 13. Estimating that between 25-50 percent of the site would be unable to store floodwater because of structures and fill. The estimated height of the bulkhead is between 7-9 feet in elevation along the entirety of the shoreline.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3. This application is for the construction construct a seawall on top of an existing bulkhead and to construct a flood wall within COZ 2 & 3 at 28 N St. Augustine Boulevard. / PID 213490-0000.

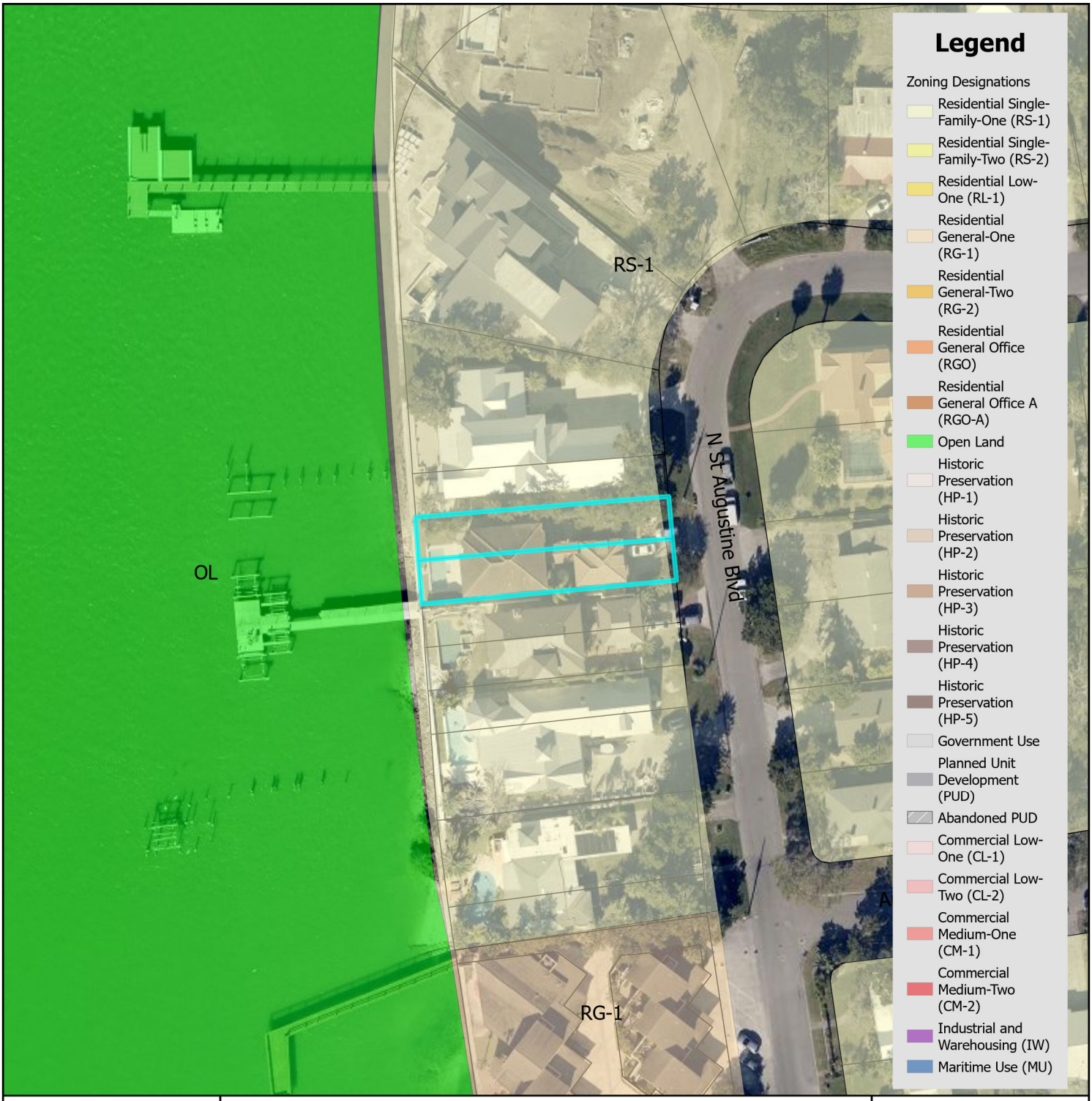
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Applicant Drawings
5. Proposed Site Plan

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

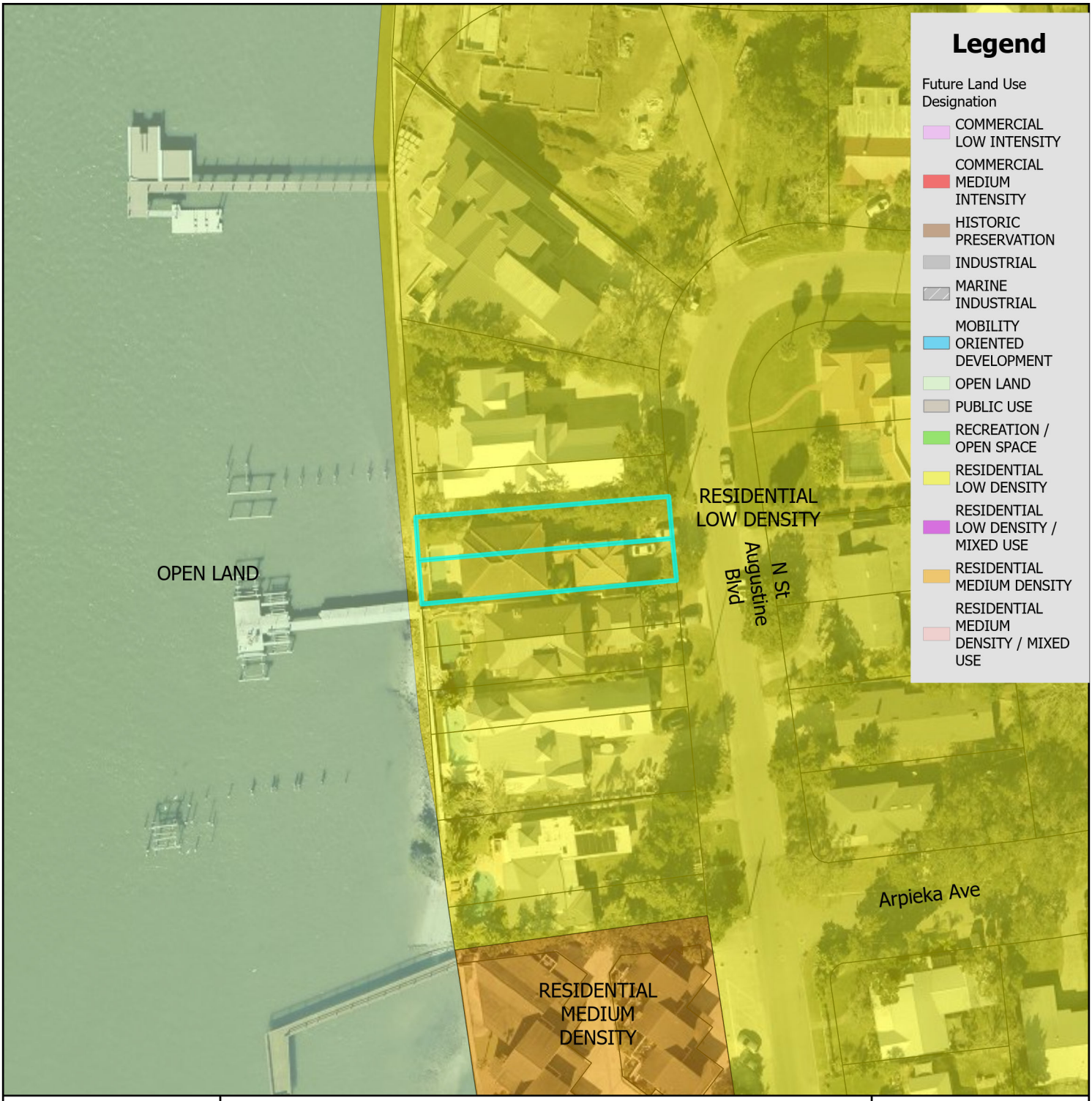
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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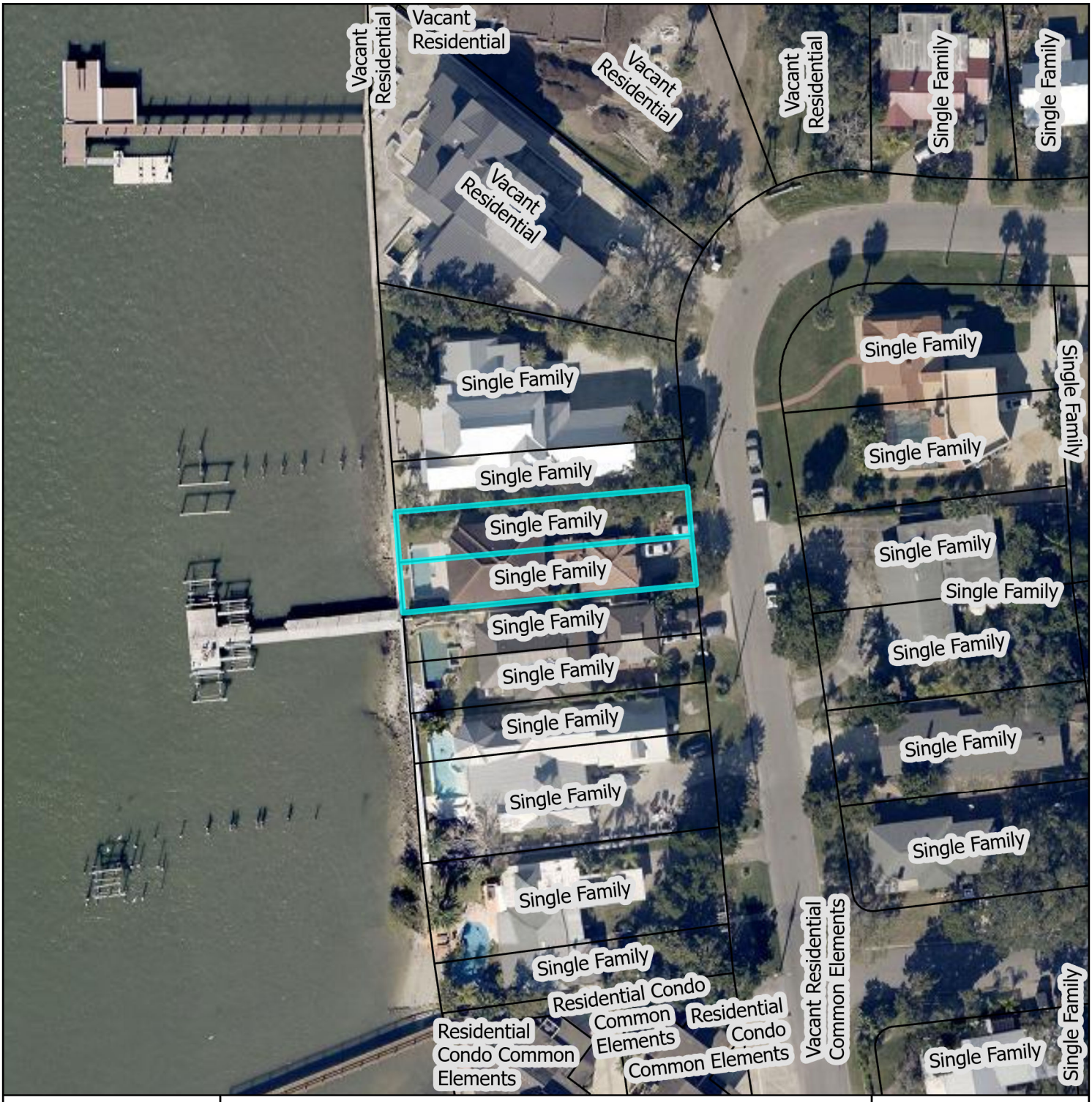
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

28 N St. Augustine Boulevard

12/08/2024

FEMA Flood Zone Map

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

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

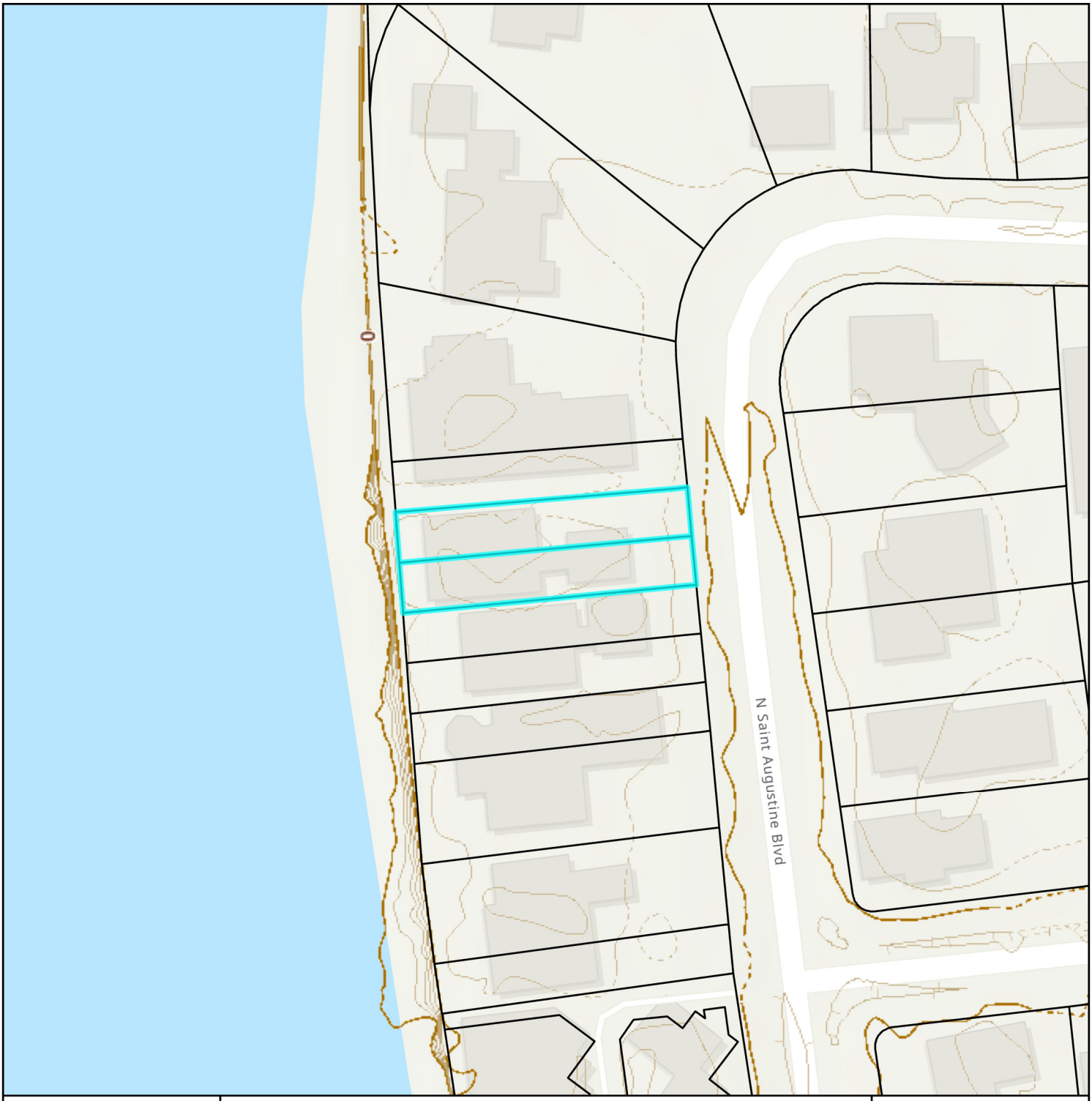
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Svend E. Pelch Contact Number: 626-429-5973
   Business *(if applicable)*:_____
   Address: 28 N. St. Augustine Blvd City: St. Augustine State: FL Zip: 32080
   E-Mail Address: svendpelch@gmail.com
2. NAME OF PROPERTY OWNER: Pelch Family Trust Contact Number: 626-429-5973/626-429-6186
   Business *(if applicable)*:_____
   Address: 28 N. St. Augustine Blvd City: St. Augustine State: FL Zip: 32080
   E-Mail Address: svendpelch@gmail.com / verenapelch@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 213490-0000
4. PROJECT STREET ADDRESS: 28 N. St. Augustine Blvd., St. Augustine, FL 32080
5. SPECIFIC PROPOSED USE: Flood control
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: Approval for the construction of a seawall on top of existing bulkhead and a water retention sidewall between our property and our neighbor at 30 N. St. Augustine Blvd.
8. JUSTIFICATION FOR ACTION REQUESTED: Protection from flooding caused by hurricane

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

Signature of Applicant — Date 2/6/25

Signature of Property Owner (Verena Feldt) — Date 2/6/25

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 28 N. St. Augustine Blvd., St. Augustine FL 32080

Applicant's Name: Svend E. Pelch Applicant's Signature: [signature]

Owner's Name: Svend E. Pelch Owner's Signature: [signature]
Verena Pelch Verena Pelch

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Svend E. Feldt

Print name of applicant

Signature of applicant

2/7/25

Date

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2134900000
Location Address	28 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES N1/2 OF LOT 12 & S1/2 OF LOT 13 BLK 1 OR3293/1566 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.180
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Pelch Family Trust 100% Pelch Svend Trustee 100% Pelch Verena Trustee 100%
Mailing Address	28 N ST AUGUSTINE BLVD SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map

Historical Assessment Information

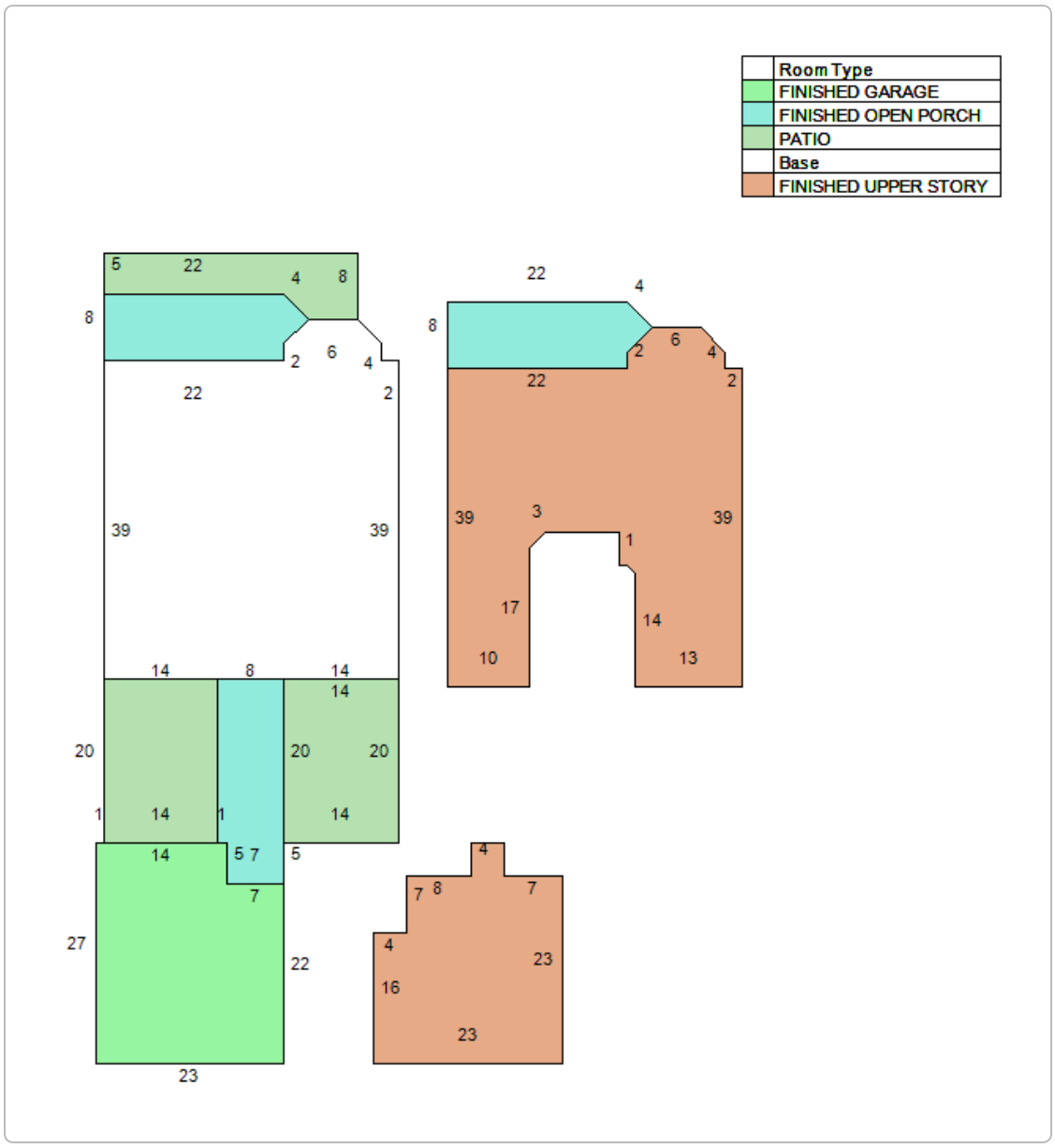
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$576,929	$70,999	$729,300	$0	$0	$1,377,228	$834,568	$592,660	$784,568
2023	$583,133	$35,163	$705,075	$0	$0	$1,323,371	$810,260	$563,111	$760,260
2022	$487,712	$42,925	$543,782	$0	$0	$1,074,419	$786,660	$337,759	$736,660
2021	$400,930	$42,925	$464,100	$0	$0	$907,955	$763,748	$194,207	$713,748
2020	$405,288	$21,189	$464,100	$0	$0	$890,577	$753,203	$187,374	$703,203
2019	$385,884	$19,792	$442,680	$0	$0	$848,356	$736,269	$162,087	$686,269
2018	$389,988	$20,581	$442,680	$0	$0	$853,249	$722,541	$180,708	$672,541
2017	$394,094	$36,361	$442,680	$0	$0	$873,135	$707,680	$215,455	$657,680
2016	$394,094	$33,390	$442,680	$0	$0	$870,164	$693,124	$227,040	$643,124
2015	$320,496	$34,955	$442,680	$0	$0	$798,131	$688,306	$159,825	$638,306
2014	$304,753	$36,519	$442,680	$0	$0	$783,952	$682,843	$151,109	$632,843

Building Information

Building	1
Building Value	$593,570
Year Built	2011
Actual Area	5080
Conditioned Area	3191
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Clay Tile
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2.5

Description	Square Footage
FINISHED UPPER STORY	1219
FINISHED UPPER STORY	517
BASE AREA	1455
PATIO/SLAB	280
FINISHED OPEN PORCH	195
PATIO/SLAB	280
FINISHED OPEN PORCH	185
FINISHED GARAGE	586
FINISHED OPEN PORCH	185
PATIO/SLAB	178
Total SqFt	5080

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		5386
Boat Dock - Excellent (Mix)		21406
Boat Lift - Average (Mix)		1800
Boat Lift - Average (Mix)		1800
Masonry Wall (Mix)		4601
Pool - Average (RES)		31950

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	150	51	FF	$729,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/25/2010	$526,500.00	WARRANTY DEED	3293	1566	U	V	TOOMEY RICHARD J,TINA C	PELCH FAMILY TRUST
	1/19/2010	$0.00	LIS PENDENS	3279	635	U	V	SUNTRUST BANK	TOOMEY RICHARD J,TINA C
	5/5/2006	$0.00	AFFIDAVIT	2698	1612	U	V	TOOMEY RICHARD J,TINA C	TOOMEY RICHARD J,TINA C

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/30/2006	$1,650,000.00	WARRANTY DEED	2643	1213	Q	I	MC DANIEL JOHN DAVID & MYRTLE B	TOOMEY RICHARD J & TINA C
	1/30/2006	$100.00	CORRECTIVE DEED	2643	1212	U	I	MC DANIEL JOHN DAVID JOINED BY MYRTLE B	MC DANIEL JOHN DAVID & MYRTLE B
	1/7/2005	$100.00	WARRANTY DEED	2362	121	U	I	MC DANIEL JOHN DAVID	MC DANIEL JOHN DAVID & MYRTLE B
	1/19/2001	$0.00	LIFE ESTATE	1561	1135	U	I	MC DANIEL ROSE TRUSTEE FAMILY TRUST	MC DANIEL ROSE ***
	8/11/1999	$100.00	CORRECTIVE DEED	1433	1018	U	I	MC DANIEL ROSE ***	MC DANIEL ROSE ***
	6/8/1993	$0.00	LIFE ESTATE	997	1573	U	I	MC DANIEL H L,ROSE	MC DANIEL ROSE ***

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

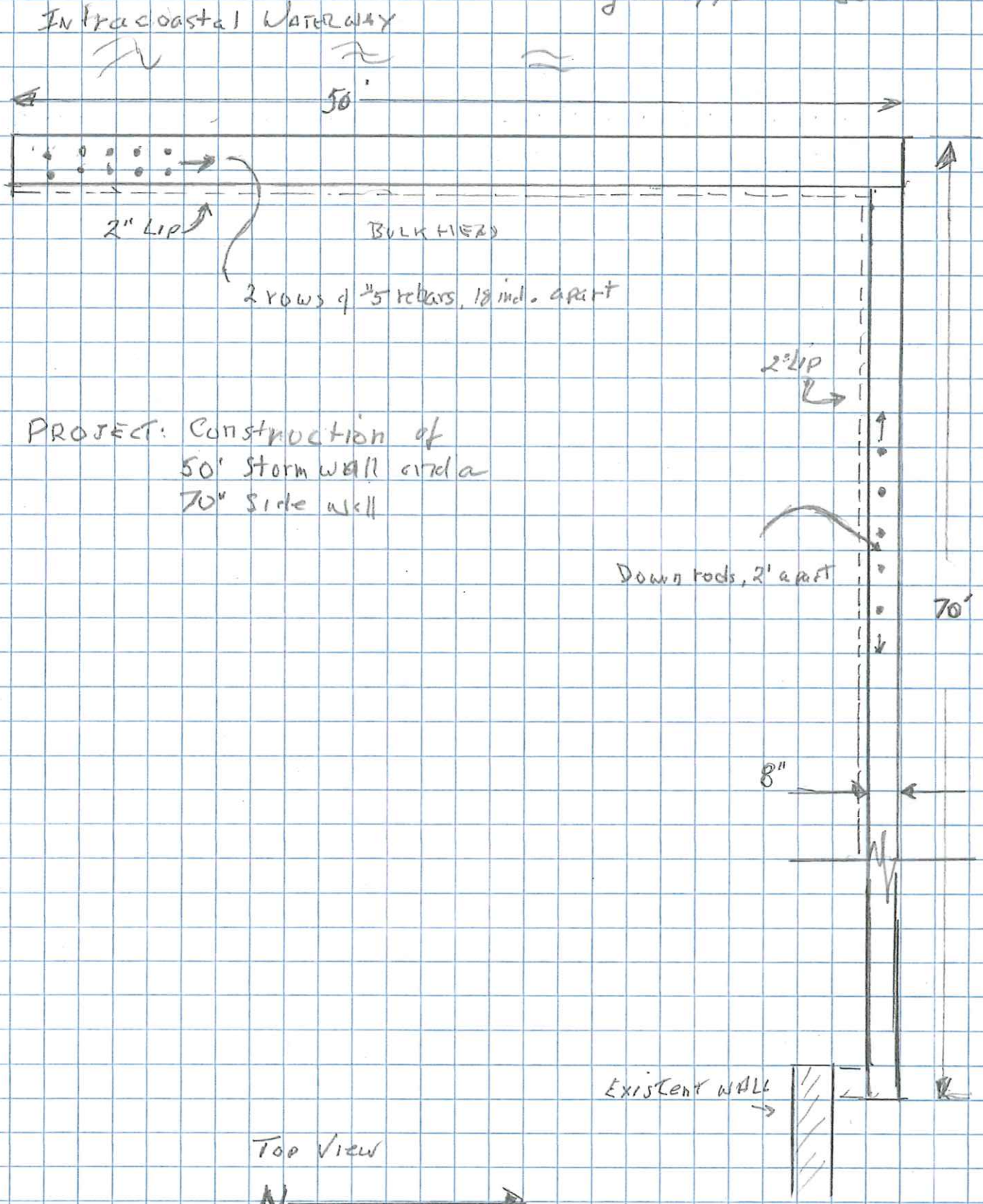
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/10/2025, 8:59:49 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

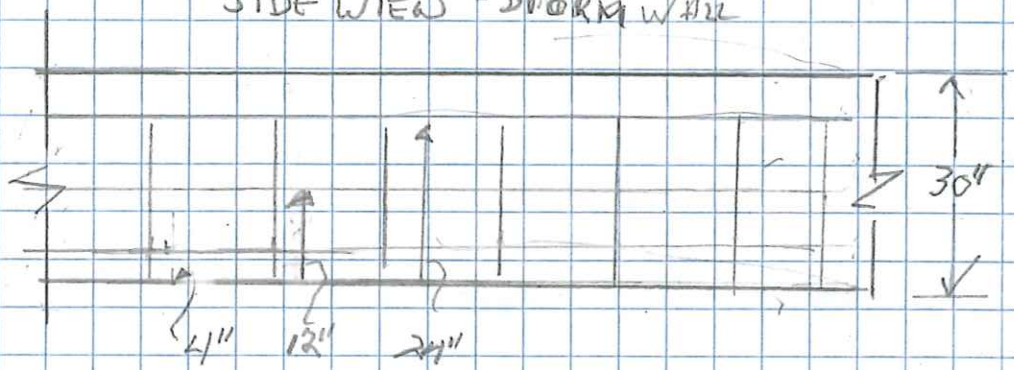
Attachment 4:
Applicant Drawings

Svend + Verena Pelch
28 No. St. Augustine Blvd.
St. Augustine, FL 32080



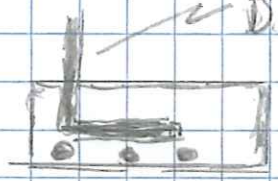
PROJECT: Construction of
50' Storm wall circa
70" side wall

SIDE VIEW - STORM W/ #22



#5 Rebars: 3 rows @ 4", 12" 24" from ground

SIDE WALL

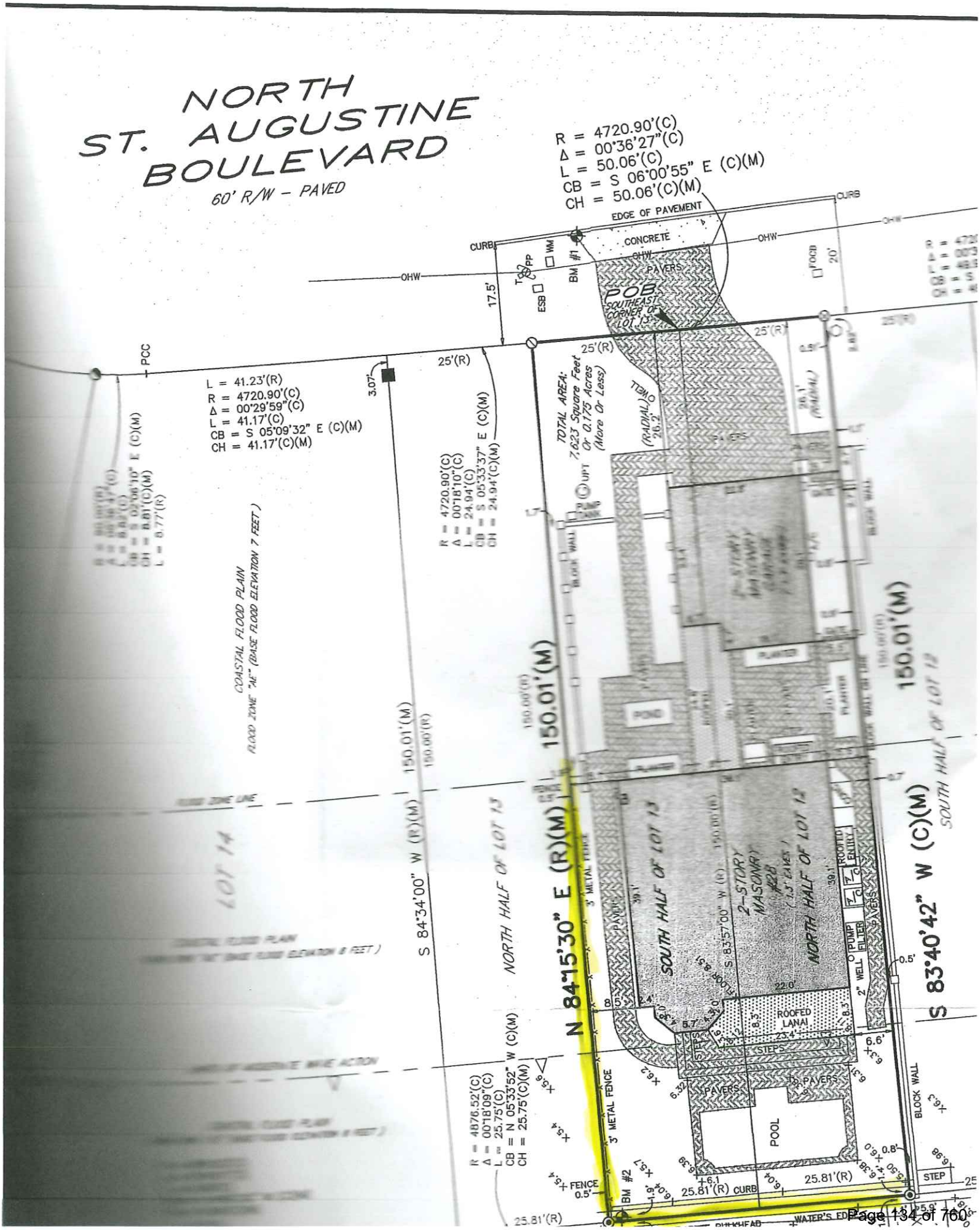


Down Rods, every 24"

Base 12" deep, 24" wide

Foster 12" deep, 24" wide

Attachment 5:
Proposed Site Plan


NORTH ST. AUGUSTINE BOULEVARD
60' R/W - PAVED
R = 4720.90'(C)
Δ = 00°36'27"(C)
L = 50.06'(C)
CB = S 06°00'55" E (C)(M)
CH = 50.06'(C)(M)
EDGE OF PAVEMENT
CONCRETE
PAVERS
POB
SOUTHEAST CORNER OF LOT 13
CURB
OHW
PCC
L = 41.23'(R)
R = 4720.90'(C)
Δ = 00°29'59"(C)
L = 41.17'(C)
CB = S 05°09'32" E (C)(M)
CH = 41.17'(C)(M)
25'(R)
R = 4720.90'(C)
Δ = 00°18'10"(C)
L = 24.94'(C)
CB = S 05°33'37" E (C)(M)
CH = 24.94'(C)(M)
TOTAL AREA: 7,623 Square Feet Or 0.175 Acres (More Or Less)
COASTAL FLOOD PLAIN
FLOOD ZONE "AE" (BASE FLOOD ELEVATION 7 FEET)
150.01'(M)
150.00'(R)
S 84°34'00" W (R)(M)
S 83°40'42" W (C)(M)
N 84°15'30" E (R)(M)
NORTH HALF OF LOT 13
SOUTH HALF OF LOT 13
SOUTH HALF OF LOT 12
NORTH HALF OF LOT 12
LOT 14
2-STORY MASONRY #28
POOL
PAVERS
ROOFED LANAI
PUMP
FILTER
2" WELL
3' METAL FENCE
BLOCK WALL
FENCE
STEPS
STEP
BM #1
BM #2
R = 4876.52'(C)
Δ = 00°18'09"(C)
L = 25.75'(C)
CB = N 05°33'52" W (C)(M)
CH = 25.75'(C)(M)
25.81'(R)
25.81'(R) CURB
WATER'S EDGE
BULKHEAD

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	5.c.	PZB2025-0019
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	Spring Street	108880-0221

Site & Background Information

Applicant:	Amanda Mishoe c/o Robert Chalk Construction
Owner:	Amelia Duddington
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.18
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the removal of significant trees within COZ 3 at Spring St / PID 108880-0221. The approval of this application would allow for the removal of eight (8) trees, three of which are significant for the construction of a single-family home.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**CCM Objective 2.6** The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The applicant is retaining many trees on the site which is consistent with CCM Objective 2.6
	CCM Policy 1.1.3 b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;	The applicant is not proposing to keep any of the trees along the street which is inconsistent with CCM Policy 1.1.3
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

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

   The condition of the trees is unknown as an arborist report was not included in the application. Four of the significant trees are in the center of the lot and would appear to be in the footprint of the proposed structure.

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

   The 26-inch dbh oak tree is located at the northwest corner of the lot and it is not apparent as to why it would have to be removed.

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

   The St. Johns County iMaps indicate the lot is at elevation around 14-15 NAVD88 and is relatively flat. If adequate erosion control measures are taken, tree removal should not have a negative effect on erosion. From the information available staff cannot comment on the effect on the city master drainage plan.

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

The applicant is proposing to retain seventeen (17) trees, with three of them being significant cedar trees. All the trees retained are along the rear of the property. Retaining or replanting trees along the front / street side of the property would help to maintain the tree canopy, contribute to the beauty of the neighborhood, and abate noise and air pollution.

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

The application for Spring Street includes the removal of five (5) significant trees, four cedar trees and one oak tree of unspecified species. Five additional trees that are not significant are also proposed to be removed for a total of ten (10) trees.

f. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.
   7. Wildlife habitat.

The applicant is proposing to retain seventeen (17) trees, with three of them being significant cedar trees. All of the trees retained are along the rear of the property. Retaining or replanting trees along the front / street side of the property would help to maintain the tree canopy, contribute to the beauty of the neighborhood, and abate noise and air pollution.

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

The four trees in the center of the property would be hard to retain and develop the site. However, it is unclear as to why all of the trees along the street would need to be removed and the applicant should consider if some of the trees could be retained.

Review of Sec. 25-53. - General landscape requirements.

(d) Tree mitigation.

(1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

(2) A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant. However, other landscape requirements still apply even if mitigation is not required (i.e. bufferyard and parking landscapes).

(3) Tree planting associated with internal landscaping requirements counts toward mitigation requirements. Tree planting associated with the required bufferyard planting does not count toward mitigation requirements.

(4) Credits and deficits are determined by the schedules presented in subparagraphs a. through c. below.

a. Existing trees retained or preserved. Existing trees which are retained and preserved shall receive credit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h. .....1 credit

Seven (7) inches or more but less than twelve (12) inches d.b.h. .....2 credits

Twelve (12) inches or more but less than twenty (20) inches d.b.h. .....3 credits

Twenty (20) inches or more d.b.h. .....4 credits

Trees relocated and retained on site over six (6) inches dbh. shall receive a fifty (50) percent bonus credit

Southern Red Cedar tree (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch .....1 credit

Native vegetation .....1 credit

b. Existing trees removed. Existing trees which are proposed for removal shall receive deficit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h. .....0.5 deficit

Seven (7) inches or more but less than twelve (12) inches d.b.h. .....1 deficit

Twelve (12) inches or more but less than twenty (20) inches d.b.h. .....1.5 deficits

Twenty (20) inches or more d.b.h. .....2 deficits

Southern Red Cedar tree (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch .....1 additional deficit

Cabbage Palm tree (sabal palmetto) measuring more than 12 feet in height .....1 additional deficit

c. New trees planted for mitigation credit. Each new tree planted to satisfy a mitigation requirement must be planted in an internal planting area as required by this chapter. Trees receive credit points as indicated in the schedule below:

Tree with diameter of two (2) inches but less than three (3) inches .....1 credit

Tree with diameter of three (3) inches but less than four (4) inches .....1.5 credits

Tree with diameter of four (4) inches but less than five (5) inches .....2 credits

Tree with diameter of five (5) inches but less than six (6) inches .....3 credits

Tree with diameter of six (6) inches but less than twelve (12) inches .....4 credits

Tree with diameter of twelve (12) inches or greater .....5 credits

1. *To ensure the proper development of the tree's crown, no shade tree counted as credit shall be planted closer than fifteen (15) feet on center. Chinese Fan, Washingtonia and Cabbage (Sabal) palms counted as credit shall be planted with a minimum of two (2) plants to an area and in such proximity to one another that together they will develop a crown spread of fifteen (15) feet. A credit of one (1) tree shall be allowed for each group of palms whose center is at least fifteen (15) feet from the center of any other tree or palm group counted as credit.*
2. *See (c)(9) of this chapter for prohibited trees.*
3. *Trees planted in bufferyards are a separate requirement and do not count toward deficit mitigation.*

Trees Removed			**Trees Retained**		
Type (dbh)	**Size Range**	**Deficit**	**Type (dbh)**	**Size Range**	**Credit**
Palm Tree 11"	7+ dbh	1	Pine 11"	7+ dbh	2
Oak Tree 7"	7+ dbh	1	Pine 10"	7+ dbh	2
Bay Tree 7"	7+ dbh	1	Pine 11"	7+ dbh	2
Palm Tree 16"	12+ dbh	1.5	Pine 15"	12+ dbh	3
Oak Tree 26"	**20+ dbh**	**2**	Pine 8"	7+ dbh	2
Oak Tree 6"	3+ dbh	0.5	Pine 8"	7+ dbh	2
Cedar Tree 27"	**20+ dbh**	**2**	Pine 11"	7+ dbh	2
Cedar Tree 18"	**12+ dbh**	**1.5**	Cedar 4"	3+ dbh	1
Cedar Tree 21"	**20+ dbh**	**2**	Cedar 7"	7+ dbh	2
Cedar Tree 17"	**12+ dbh**	**1.5**	**Cedar 8"**	**7+ dbh**	**2**
		0	**Cedar 9"**	**7+ dbh**	**2**
		0	**Cedar 8"**	**7+ dbh**	**2**
		0	Cedar 4"	3+ dbh	1
		0	Cedar 4"	3+ dbh	1
		0	Cedar 4"	3+ dbh	1
		0	Pine 8"	7+ dbh	2
		0	Cedar 5"	3+ dbh	1
	Deficits	14		Retaining Credits	30
				Total Credits	**16**

New construction is required to meet the requirements of Sec. 25-53(d)(4) for tree mitigation, requiring new construction to mitigate tree removal with a positive number of tree credits for the site. This application proposes removing ten (10) trees at a deficit of 14 and retaining seventeen (17) trees for 30 credits giving a positive number of 16 credits. The application is consistent with Chapter 25.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. This application is for the removal of one significant tree at Spring Street / PID 108880-0221.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Plans
5. Advanced Tree Care, Inc. Arborist Report

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps & Photos

Zoning Map

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

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

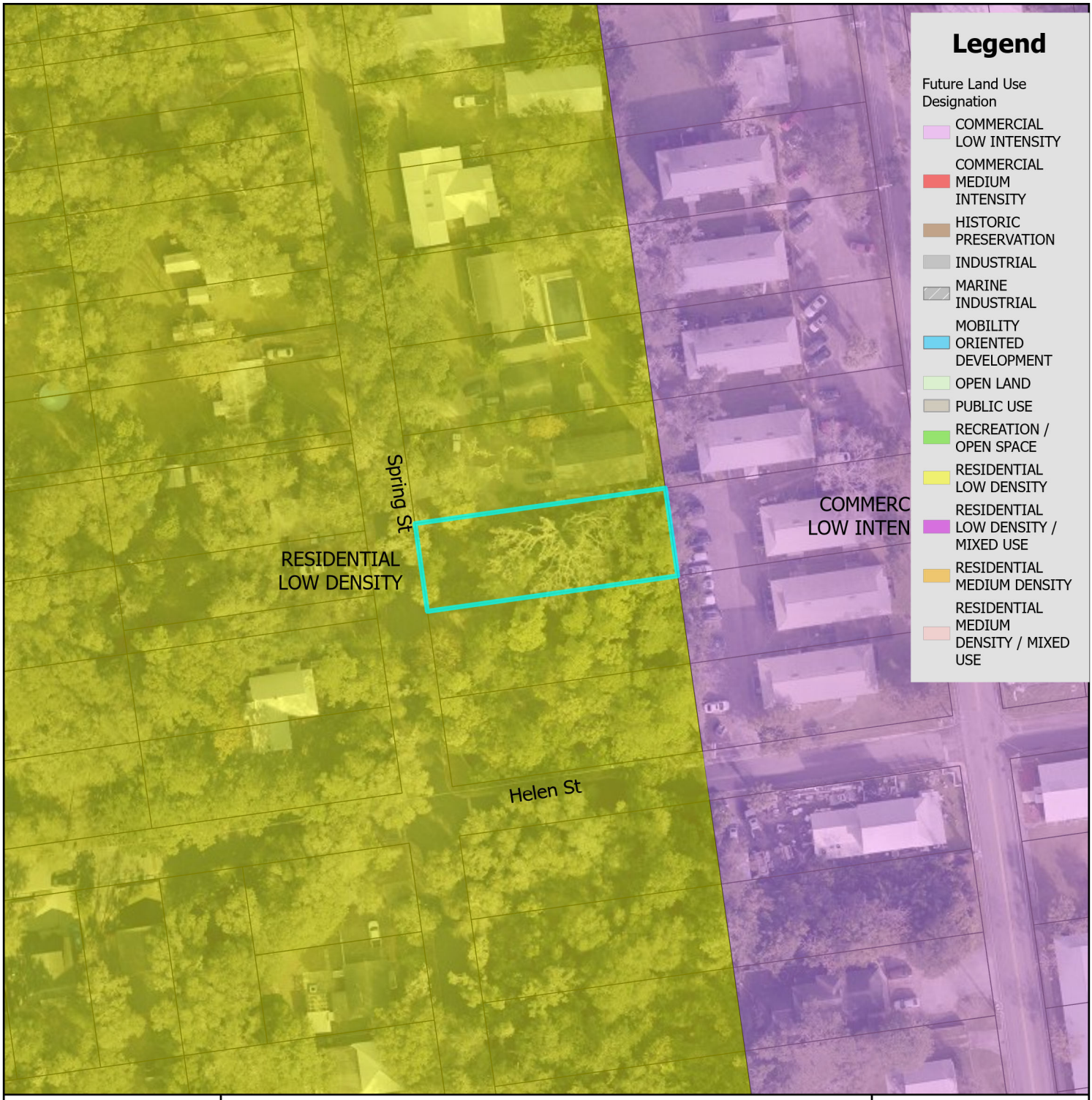
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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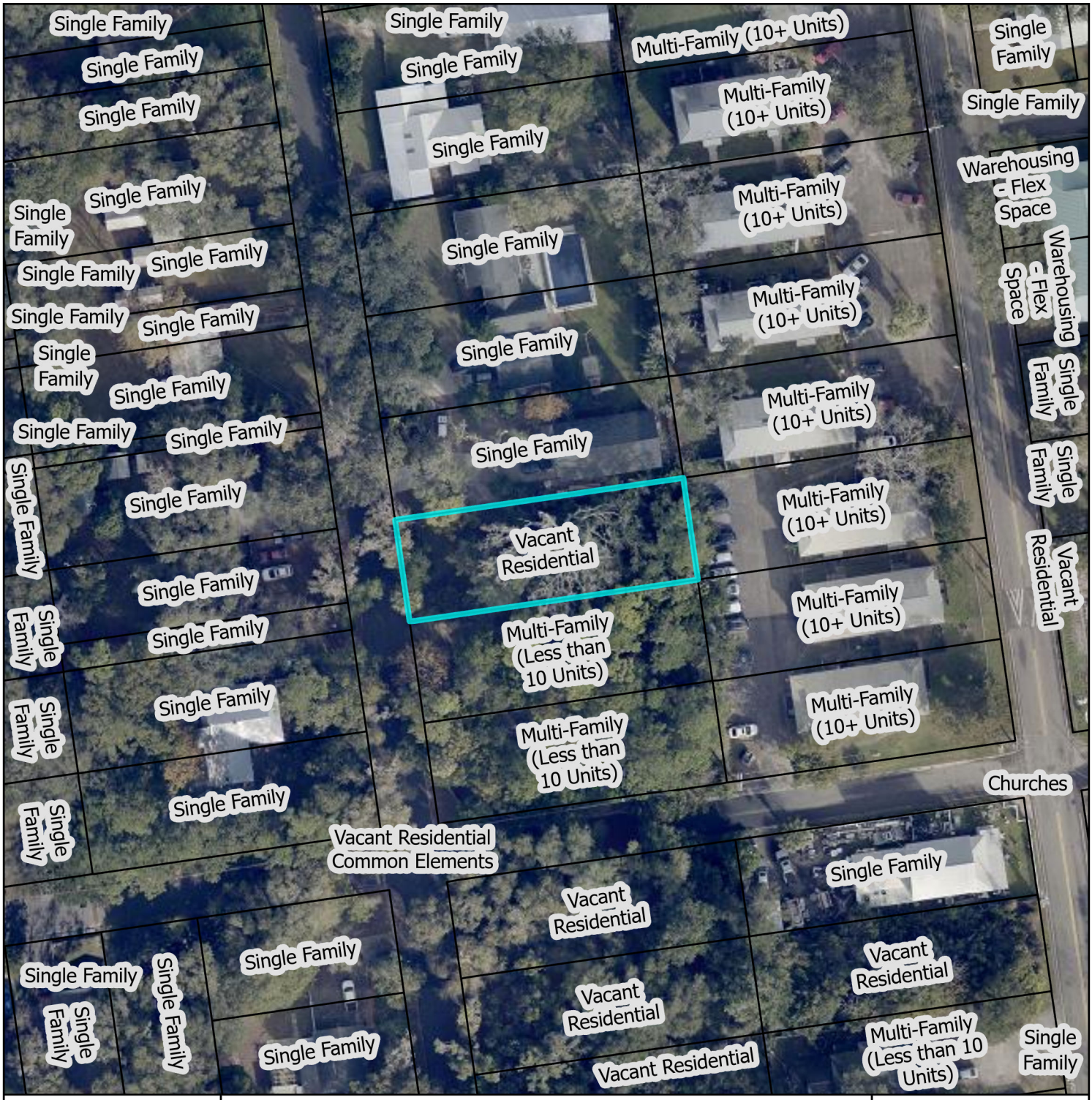

St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

N

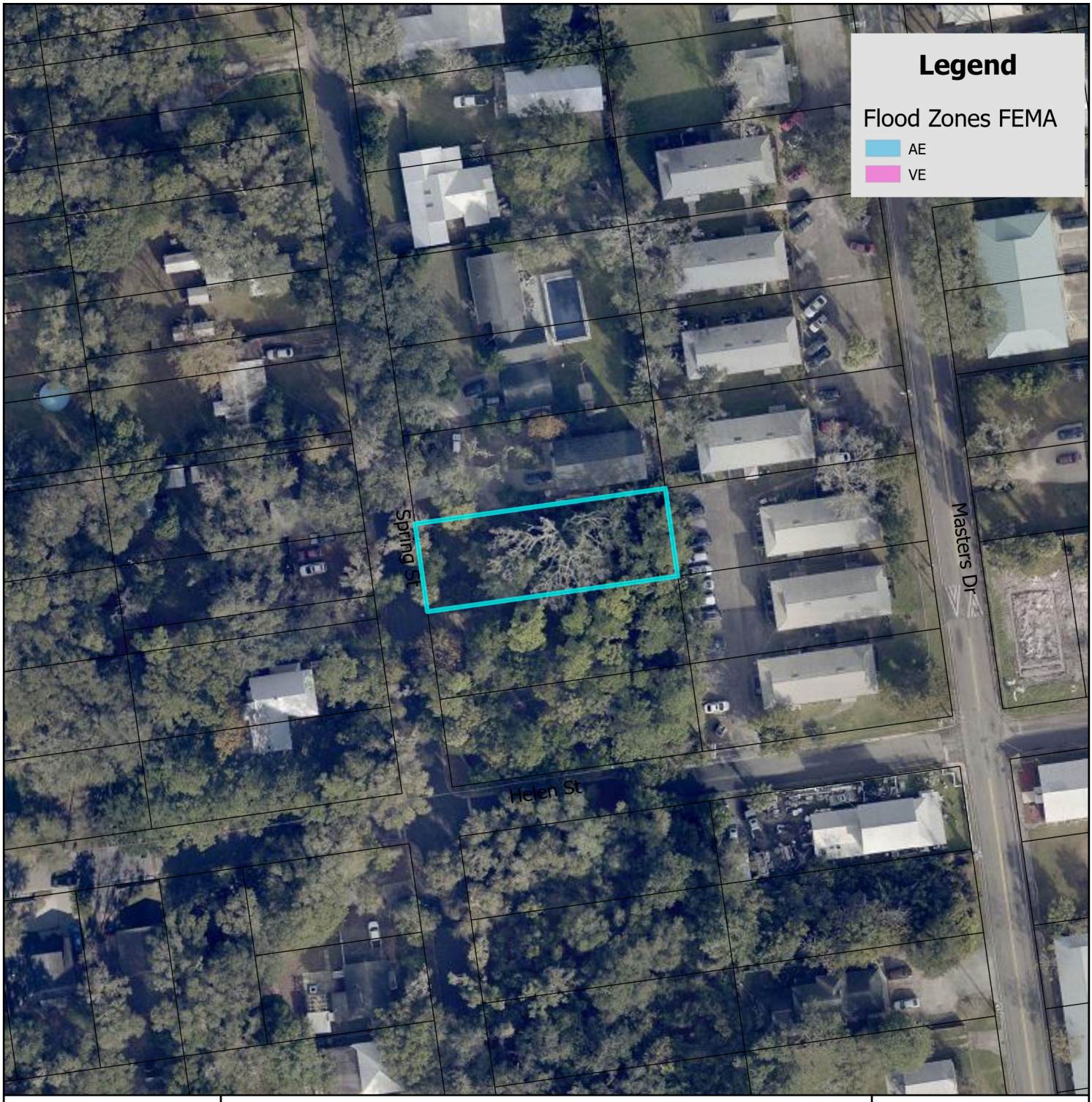
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Spring Street / PID 108880-0221

12/08/2024



FEMA Flood Zone Map

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

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for the accuracy or completeness of the data shown hereon.

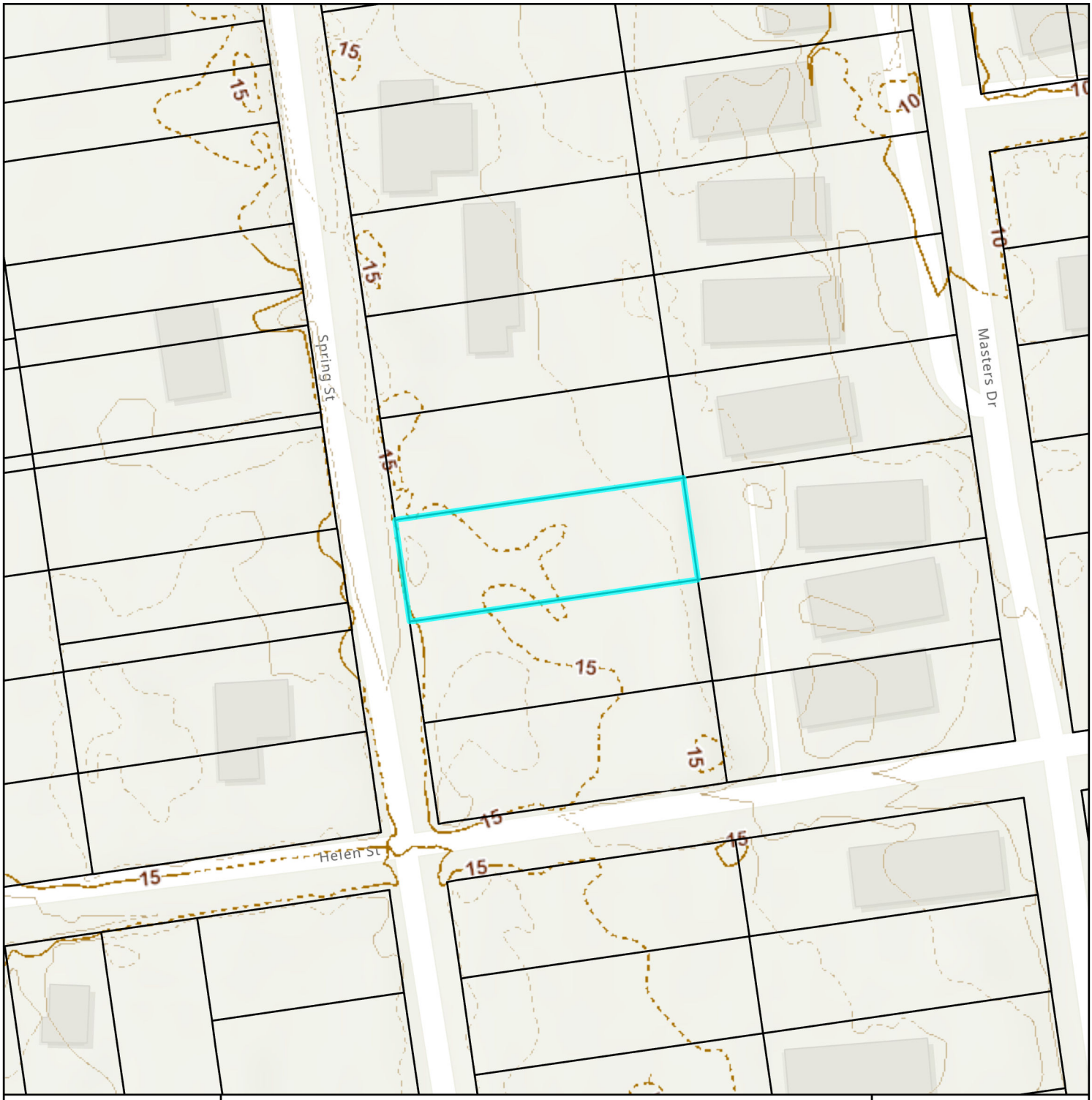
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Amanda Mishoe Contact Number: 9046921374
   Business (*if applicable*): Robert Chalk Construction@yahoo.com
   Address: PO Box 868 City: _____ State: _____ Zip: 32085
   E-Mail Address: chalkconstruction@yahoo.com
2. NAME OF PROPERTY OWNER: Amelia Duddington Contact Number: 904540
   Business (*if applicable*): _____
   Address: 340 Oakridge Trail City: St AUGUSTINE State: FL Zip: 32092
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 22 Block: 33
   Subdivision: Ravenswood Parcel Number: 1088800220
4. PROJECT STREET ADDRESS: 0 Spring St
5. SPECIFIC PROPOSED USE: Residential Single Family Home
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Tree Removal
7. DESCRIPTION OF ACTION REQUESTED: Remove trees listed 16' Palm tree, 7" Oak tree, 7" Bay tree, 11" Palm Tree, 26" Oak Tree, 6" Oak tree, 21" Cedar tree, 27" cedar tree,
8. JUSTIFICATION FOR ACTION REQUESTED: Only removing trees required for house. All trees in rear of property to stay

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

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

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

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

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

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

_____

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

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

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

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

Signature of Applicant — Date: 2/26/25

Signature of Property Owner — Date: 2/26/25

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Amanda Mishoe

Print name of applicant

Signature of applicant

2/26/25

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

_____

BY: _____
Signature of Owner

Amelia Duddington
Print Name of Owner

904-540-0760
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 26th day of February, 2025

By Amelia Duddington

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: October 5th 2027

ERVIN J'MICHAEL PLUMMER
Notary Public - State of Florida
Commission # HH 451580
My Comm. Expires Oct 5, 2027

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 0 Spring St

Applicant's Name: Amanda Mishoe Applicant's Signature:

Owner's Name: Amelia Duddington Owner's Signature:

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Summary

Parcel ID	1088800221
Location Address	SPRING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUB LOT 22 BLK 33 OR3409/261(TR/D) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.180
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Duddington Amelia Lvg Trust 100% Duddington Amelia Trustee 100%
Mailing Address	340 OAKRIDGE TRL SAINT AUGUSTINE, FL 32092-2792

Map

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	53	150	53	EF	$64,649

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/15/2011	2/10/2011	$100.00	TRUSTEES DEED	3409	261	U	I	DUDDINGTON MILDRED W LVG TRUST	DUDDINGTON AMELIA LVG TRUST
	12/17/2001	$100.00	QUIT CLAIM DEED	1693	40	U	I	DUDDINGTON M W	DUDDINGTON MILDRED W & DUDDINGTON AMELIA TRST
	11/1/1983	$0.00		618	244	U	I		DUDDINGTON M W

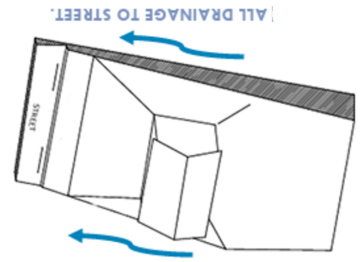
No data available for the following modules: Sales Questionnaire Form, 2024 TRIM Notice, 2023 TRIM Notice, Exemption Information, Historical Assessment Information, Building Information, Sketch Information, Extra Feature Information.

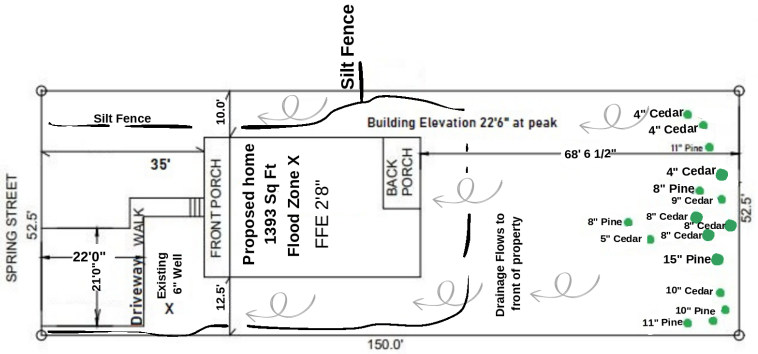
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/10/2025, 8:59:49 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Proposed Plans





SITE PLAN

SCALE 1"=20'

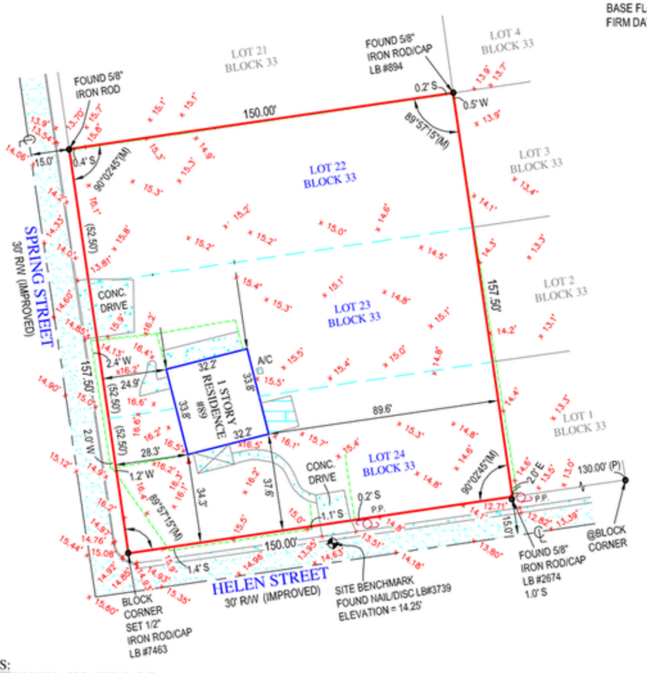
SQUARE FOOTAGE:

1.	LOT	7875
2.	AC SPACE	1106
3.	FRONT PORCH	165
4.	BACK PORCH	122

LEGAL DESCRIPTION

LOTS 22, 23, AND 24, BLOCK 33, RAVENSWOOD SUBDIVISION, ACCORDING TO THE MAP OF NEW AUGUSTINE, DATED JUNE 1918 AS MAINTAINED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 125145
PANEL: 12109C0314
SUFFIX: J
BASE FLOOD ELEVATION: N/A
FIRM DATE: 12/07/2018



VICINITY MAP
NOT TO SCALE

LEGEND

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

ORIGINATION BENCHMARK
SAINT JOHNS COUNTY
BENCHMARK "SJCBM #1231"
N.A.V.D. ELEVATION = 12.66'

NOTES:
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 06/01/2023
DATE OF MAP: 06/05/2023

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY & TOPOGRAPHY OF
89 HELEN STREET,
SAINT AUGUSTINE, FL. 32084
PREPARED FOR
AMELIA DUDDINGTON

C-590312
06-01-2023
1"=30'
1 OF 1

6260 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
COMPASS SURVEYING
L.B. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Trees to be removed:

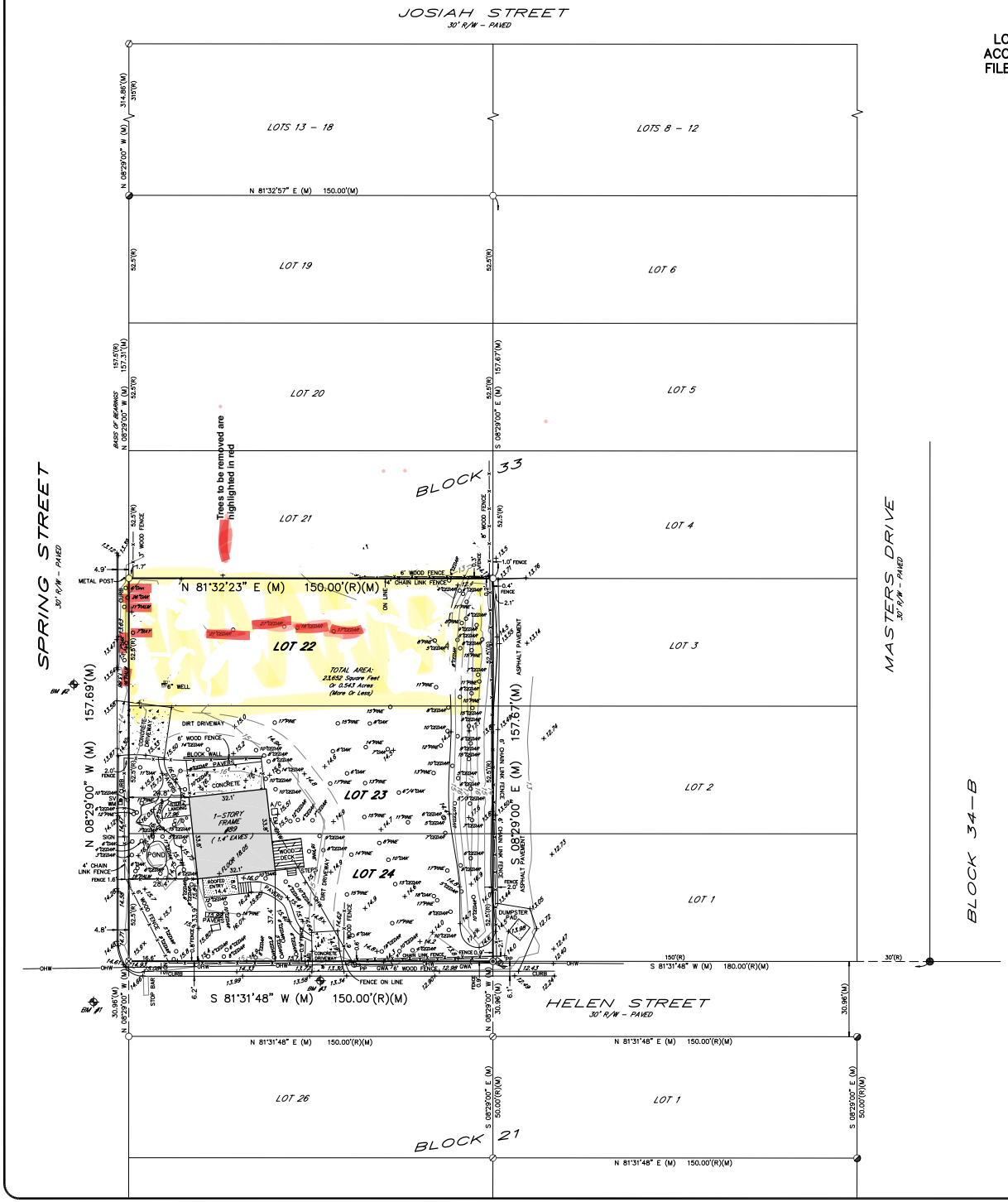
16" Palm
7" Oak
7" Bay
11" Palm
26" Oak
6" Oak
21" Cedar
27" Cedar
18" Cedar
17" Cedar

Trees to remain:

11" Pine
(2) 10" Pine
15" Pine
5" Cedar
(3) 8" Cedar
9" Cedar
(2) 8" Pine
(3) 4" Cedar
11" Pine

MAP OF SURVEY

LOTS 22, 23 AND 24, BLOCK 33, RAVENSWOOD SUBDIVISION, ACCORDING TO MAP OF NEW AUGUSTINE, DATED JUNE 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CURCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.



0 30 60 90

SCALE: 1 INCH = 30 FEET

LEGEND

R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
PP	= POWER POLE
OHW	= OVERHEAD WIRE(S)
GWA	= GUY WIRE ANCHOR
SV	= SEWER VALVE
MB	= MAIL BOX
WM	= WATER METER
EM	= ELECTRIC METER
A/C	= AIR CONDITIONER
C/O	= CLEAN-OUT
⊗	= SET 5/8" IRON ROD – LB # 8177
⊘	= FOUND 5/8" IRON ROD – LB # 8177
○	= FOUND 1/2" IRON ROD – # 894
◉	= FOUND 3/8" IRON ROD – # 2674
○	= FOUND 5/8" IRON ROD – NO IDENTIFICATION
◪	= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
●	= FOUND 1" IRON PIPE – NO IDENTIFICATION
∅	= FOUND 3/4" IRON PIPE – NO IDENTIFICATION
11"PINE	= TREE – TRUNK DIAMETER – TYPE
+14.5	= EXISTING SPOT ELEVATION
14	= CONTOUR LINE AND ELEVATION
BM #1	= BENCHMARK # 1 – X-CUT ON SOUTH RIM OF MANHOLE ELEVATION 15.00 FEET NAVD 1988
BM #2	= BENCHMARK # 2 – NAIL AND DISK IN PAVEMENT ELEVATION 10.81 FEET NAVD 1988
BM #3	= BENCHMARK # 3 – NAIL AND DISK IN PAVEMENT ELEVATION 13.72 FEET NAVD 1988

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT-OF-WAY LINE OF SPRING STREET HAVING AN ASSUMED BEARING OF N 08°29'00" W .

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
BRAY TIPTON

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 02/28/2024
FIELD BOOK/PAGE(S): 557 / 32-36
DRAWING SCALE: 1" = 30'
JOB NUMBER: 24-148

03/04/2024 3:28PM F:\Autocad\2024\24-148\dwg\24-148.dwg

BOUNDARY SURVEY

#89 HELEN STREET
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA, 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

Attachment 5:

Advanced Tree Care, Inc. Arborist Report

ADVANCED TREE CARE, INC.
Tree Preservation Specialist

Health and Structural Condition Categories

Health

An **excellent health condition** means the tree has high vigor, nearly perfect health with little or no pest activity, decay, defoliation, discoloration or twig/branch dieback.

A **good health condition** means vigor is normal for the species. There is no significant damage due to pests or decay, no more than minor discoloration, defoliation and twig or branch dieback.

A **fair health condition** means the tree has reduced vigor and/or significant damage from insects, decay or diseases associated with defoliation but is not likely to be fatal. Foliage discoloration can be significant. There could also be up to 50 percent twig dieback and possible branch dieback.

A **poor health condition** means the tree has poor vigor, low foliage density and poor foliage color. It could also have a fatal pest and significant twig and branch dieback.

Structure

Excellent structural condition means the tree structure is nearly ideal and free of defects. Failure is *improbable*.

Good structural condition means the tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support. Failure is *improbable*.

A **fair structural condition** means there is either a single significant defect or multiple moderate defects. Branch or trunk failure is *possible* to *probable*. Defects may not practical to correct or would require multiple treatments over several years.

A **poor structural condition** indicates there is a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is *probable*. Defects cannot be corrected.

BOARD-CERTIFIED MASTER ARBORIST ISA

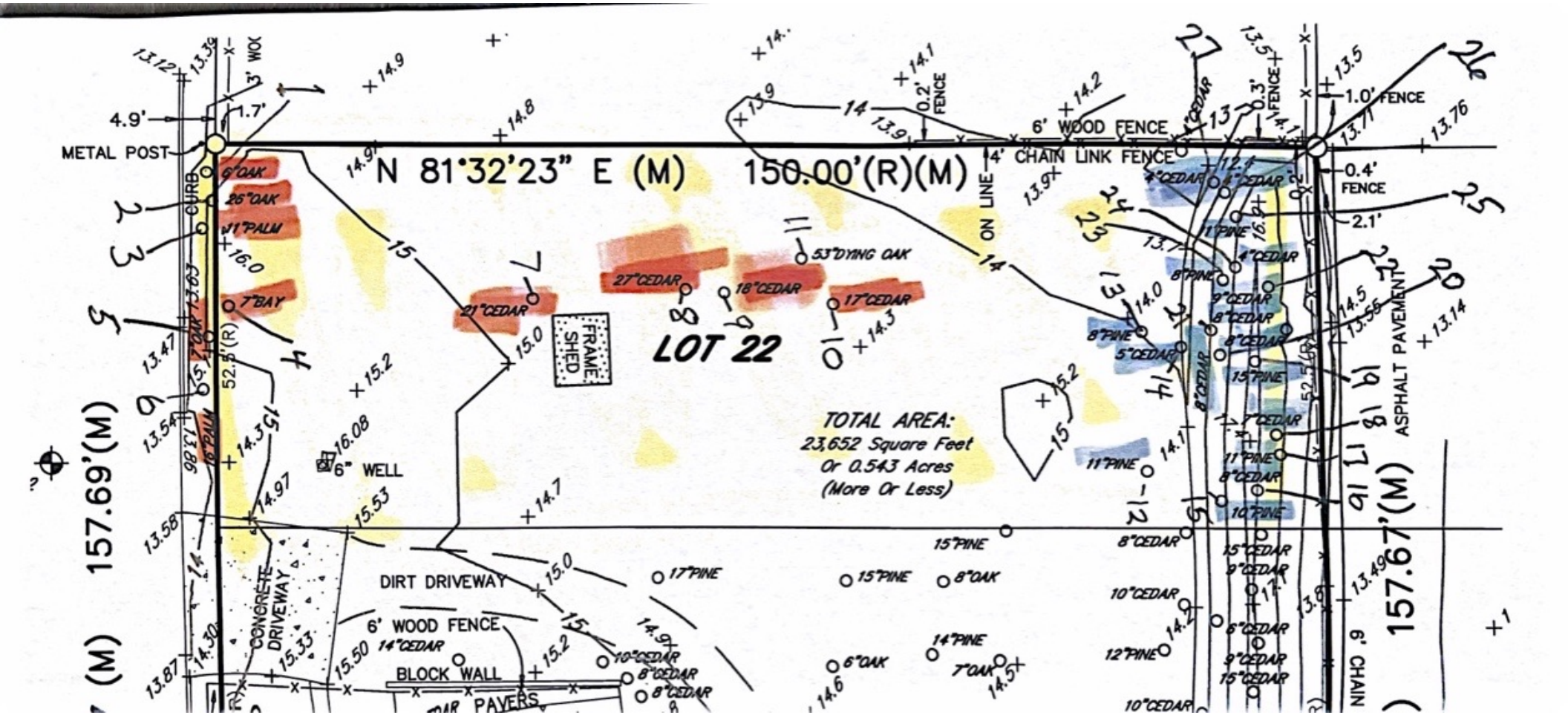
243 Shamrock Rd., St. Augustine, FL 32086
904-794-4200 info@shadetreeexpert.com
Http://ShadeTreeExpert.com

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

Tree #	Species	DBH	Mallet Test	Health	Structure	Observations	Observations	Notes
1	Cherry Laurel	6	Negative	Good	Good			
2	Oak, Laurel	26	Positive	Poor	Poor	Dead Branches > 10%	Cavity/Decay - Appears Extensive	
3	Palm, Sabal	11	Negative	Good	Good			
4	Redbay	7	Negative	Good	Good			
5	Cherry Laurel	7	Negative	Good	Good			
6	Palm, Sabal	15	Negative	Good	Good			
7	Red cedar, Southern	21	Positive	Fair	Poor	Mechanical Damage - Appears Extensive	Cavity/Decay - Appears Extensive	Top broke out in storm. Central column of decay
8	Red cedar, Southern	18	Positive	Fair	Poor	Over-extended leaders prone to failure. Unstable lean	Cavity/Decay - Appears Moderate	
9	Red cedar, Southern	18	Negative	Poor	Poor	Too broke out in storm. Limited foliage remaining		
10	Red cedar, Southern	17	Inconclusive	Fair	Fair	Storm damage broken lateral branch	Unable to get close to trunk to test with mallet	
11	Oak, Laurel	48	Negative	Dead	Poor	Trunk cut back to a 15 ft tall stump	Remove stump back to at least ground level	
12	Pine, Slash	14	Negative	Fair	Good			
13	Pine, Slash	8	Negative	Good	Good			

Chuck Lippi
ISA Board Certified Master Arborist #FL-0501B

Tree #	Species	DBH	Mallet Test	Health	Structure	Observations	Observations	Notes
14	Red cedar, Southern	5	Negative	Good	Good			
15	Pine, Slash	10	Negative	Good	Good			
16	Red cedar, Southern	8	Negative	Good	Good			
17	Pine, Slash	11	Inconclusive	Fair	Good			
18	Red cedar, Southern	7	Inconclusive	Good	Good			
19	Pine, Slash	15	Inconclusive	Fair	Good			
20	Red cedar, Southern	8	Inconclusive	Good	Good			
21	Red cedar, Southern	8	Inconclusive	Good	Good			
22	Red cedar, Southern	9	Inconclusive	Good	Good			
23	Pine, Slash	8	Inconclusive	Fair	Good			
24	Red cedar, Southern	4	Inconclusive	Good	Good			
25	Pine, Slash	11	Inconclusive	Fair	Good			
26	Red cedar, Southern	4	Inconclusive	Good	Good			
27	Red cedar, Southern	4	Inconclusive	Good	Good			


N 81°32'23" E (M) 150.00'(R)(M)
157.69'(M)
157.67'(M)
LOT 22
TOTAL AREA:
23,652 Square Feet
Or 0.543 Acres
(More Or Less)
METAL POST
4.9'
1.7'
3' WOOD FENCE
6' WOOD FENCE
4' CHAIN LINK FENCE
ON LINE
0.2' FENCE
0.3' FENCE
1.0' FENCE
0.4' FENCE
2.1'
CURB
ASPHALT PAVEMENT
6' CHAIN
FRAME SHED
6" WELL
DIRT DRIVEWAY
CONCRETE DRIVEWAY
BLOCK WALL
PAVERS
6"OAK
26"OAK
11"PALM
7"BAY
21"CEDAR
27"CEDAR
18"CEDAR
17"CEDAR
53"DYING OAK
17"PINE
15"PINE
8"OAK
14"CEDAR
10"CEDAR
8"CEDAR
14"PINE
7"OAK
12"PINE
11"PINE
10"PINE
15"CEDAR
9"CEDAR
6"CEDAR
4"CEDAR
1"PINE
8"PINE
9"CEDAR
5"CEDAR
7"CEDAR

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2024	5.d.	PZB2025-0021
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	21 Hybiscus Avenue	149870-0221

Site & Background Information

Applicant	Kenan Wang c/o TWP Management LLC
Owner:	Lifang and MeiHua He
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.11
Neighborhood:	Fort Mose Gardens
Archaeological Zone:	IE

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the placement of fill and significant tree canopy removal within COZ 1 and 2 for the construction of a single-family home. The approval of this application would allow for the construction of a 1696 square foot single-family home.

Staff Analysis

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

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
Wetlands	**CCM Policy 1.8.6** Removal, encroachment and alteration of wetlands pursuant to the "no net loss" requirements of the City Comprehensive Plan, and shall be in compliance with the following: 1. Appropriate justification for the proposed alteration is provided to the City; 2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland; 3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan; 4. The following activities are permitted in wetland setback areas provided: (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance; (b) The City shall include in its land development regulations provisions for mandatory site	The question of appropriate justification is the key question of this application. The wetlands associated with this project appear from aerial images to drain to Robinson Creek classified by the State of Florida as Class II waters. The wetlands are adjacent to Fort Mose State Park. The project description from the DEP permit submitted by the applicant states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. The applicant has provided a Mitigation Reservation with SJRWMD to mitigate wetland impacts.

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
	plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.	
Floodplain Protection	**Policy 1.3.1** The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	21 Hybiscus Avenue is within Flood zone AE – 1% Annual. The placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
	Policy 1.3.4 The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The adding of fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of significant tree canopy is inconsistent with Objective 2.6.
Soils and Minerals	**CCM Policy 1.5.4** Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.	The applicant should provide a clear tree plan demonstrating they have wherever possible maintained native trees, shrubs and ground cover.

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
Preserve Wildlife	**CCM Policy 2.5.3** The City shall plan for the provision of wildlife corridors (greenway corridors) to allow for survival of species, prevent isolation of natural communities, and decrease fragmentation of habitat. In planning for wildlife corridors (greenway corridors), the City should take into account maintaining large, connected areas of natural vegetation, wide vegetation corridors along major water courses, and connectivity for movement of key species.	The project description from the DEP permit submitted by the applicant states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. Filling these wetlands will dimmish a large, connected area of natural vegetation corridor along a major water courses.

Review of Applicable City of St. Augustine Code of Ordinances

Sec. 11-29(a)

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

All activities within Conservation Overlay Zone 1 must be reviewed by the Planning and Zoning Board. Filling is listed as an activity that may be approved in COZ 1. However, it is incumbent upon the applicant to demonstrate that the activity will be a benefit to the public as a whole and have no significant negative impacts on natural systems. The applicant has stated that the intended public benefit is to provide infill development and affordable housing.

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

(1) Site specific conditions.

21 Hybiscus is currently a vacant treed lot with forested freshwater wetlands within Fort Moosa subdivision. The applicant is proposing to fill the wetlands to build a single-family home. The highest elevation at the site is between six and seven feet NAVD88. The parcel is within Flood Zones X and AE with a Base Flood Elevation (BFE) of 7.00 NAVD88.

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

21 Hybiscus is inland from Robinson Creek and contains forested freshwater wetlands that appear to be contiguous to Robinson Creek. The project description from the submitted DEP permit states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. Class II Waters are coastal waters where shellfish harvesting occurs. The property is within Conservation Overlay Zones 1 and 2. This block of Fort Moosa Gardens is adjacent to Fort Mose State Park.

(3) Natural and proposed drainage patterns.

The drainage pattern is unknown; however, it is presumable that the lot drains to the wetlands at the rear of the property and is part of the Robinson Creek watershed.

(5) Proposed soil stabilization and erosion control methods.

The applicant should provide erosion control measures along the perimeter of all ground disturbing activities to minimize impacts to the adjacent wetlands.

(6) Impact on floodplain.

The FDEP permit limits fill to be three feet above existing grade which would allow the lot to be filled above the Base Flood Elevation and limit the lot's ability to store flood waters.

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

The applicant provided an arborist report for seven trees on the property. The application also included a tree survey showing 32 trees on the site as well as a tree mitigation table depicting 12 trees to be removed and 7 trees to be retained for a total of 19 trees. It is unclear which trees are being removed and their condition or their proximity to the proposed development.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Not applicable to this site.

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

Not applicable to this site.

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

Not applicable to this site.

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

The proposed single-family home would be less than seventy-five percent of the lot at approximately 65%.

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

The applicant provided an arborist report for seven trees on the property. The application also included a tree survey showing 32 trees on the site as well as a tree mitigation table depicting 12 trees to be removed

and 7 trees to be retained for a total of 19 trees. It is unclear which trees are being removed and their condition or their proximity to the proposed development.

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

Unknown.

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

The Fort Moosa subdivision does not have a surface water management system permitted by the St. Johns River Water Management District.

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

21 Hybiscus is inland from Robinson Creek and contains forested freshwater wetlands that appear to be contiguous to Robinson Creek. The project description from the submitted DEP permit states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. Class II Waters are coastal waters where shellfish harvesting occurs.

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

Not applicable to this site.

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

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

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

The applicant provided an arborist report for seven trees on the property. The application also included a tree survey showing 32 trees on the site as well as a tree mitigation table depicting 12 trees to be removed and 7 trees to be retained for a total of 19 trees. It is unclear which trees are being removed and their condition or their proximity to the proposed development.

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

The applicant has not provided the tree information in such a way as to analyze the necessity of removing a tree.

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

As the trees are within or adjacent to jurisdictional wetlands, COZ 1, the applicant should take careful measures to ensure there are minimal impacts to adjacent wetlands.

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

As the applicant is removing trees from Conservation Overlay Zone 1, which is our highest level of protection, the applicant should clearly demonstrate protection of the significant tree canopy to the maximum extent feasible.

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

The applicant submitted a tree mitigation table that includes 1 significant 15 dbh water oak to be removed and 1 significant 15 dbh Laurel Oak to be retained. However, there is confusion as the tree mitigation table only lists 19 trees while the tree survey lists 32 trees and does not indicate which trees will be removed or retained.

f. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.
   7. Wildlife habitat.

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

The application does not include a tree survey with the structure and fill limits overlayed. The tree survey does not indicate which trees will be removed or retained. It is difficult to assess the ease with which the property owner or agent can alter or revise the proposed development to accommodate existing trees.

Chapter 25 Tree Requirements

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation. As no trees have been retained the applicant needs to plant additional trees to create a positive number of tree credits. The removal of the twenty-six trees creates a deficit of 60. To create a positive number of credits, the applicant proposes planting (10) red cedar trees, (2) two live oaks, (4) four palm trees, and seventeen (17) trees through the tree mitigation fund. This still leaves a deficit of -2.4 debits and is not consistent with Chapter 25.

As the applicant has not listed all trees on the tree survey on the tree mitigation table staff cannot determine if they have a positive number of tree credits or if the application is consistent with Chapter 25.

Summary

Staff review of the Conservation and Coastal Management Element of the Comprehensive Plan indicates the city has a "no net loss" policy on wetlands. CCM Policy 1.8.6 states removal, encroachment and alteration of wetlands means the applicant should provide the City appropriate justification for the proposed alteration. CCM Policy 2.5.3 states the City should take into account maintaining large, connected areas of natural vegetation and vegetation corridors along water courses to provide connectivity for the movement of key species. As the wetlands on site appear to be contiguous with Robinson Creek watershed along with the nearby Fort Mose State Park minimizing impact on natural vegetation should be a priority.

Review of Sec. 11-29(a) staff finds the applications in COZ 1 must be determined to be to the benefit of the public as a whole and have no significant negative impact on natural systems. The applicant has stated that the intended public benefit is to provide infill development and affordable housing. Review of Sec. 11-29(c) finds that the project needs to demonstrate they have minimized impacts to 17 criteria. If the Board finds they have not provided adequate justification to wetland impacts, or provided satisfactory public benefit they may ask for a continuation so that the applicant can provide additional information. If the Board finds that the applicant has not minimized impacts to the 17 criteria to a reasonable amount the following mitigation strategies are available to the applicant. For wetland impacts, floodplain impacts, and to preserve wildlife the applicant could consider the following mitigation strategies.

- Commit to landscaping property using Florida Friendly or native vegetation.
- Place structure closer to the north and west property lines to minimize the amount of fill and impacts to wetlands and the floodplains.
- Keep a naturally vegetated buffer along the rear of the property or the perimeter of any retained wetlands.
- Place any preserved wetlands into a conservation easement or wetlands on the owner's adjacent property (Parcel ID 1498700230) into a conservation easement.
- Implement LEED, Energy Star and Florida Water Star TM principles throughout the project.

After a review of (Sec. 11-29(d)(1)) staff recommends that the applicant provide a tree survey that includes the tree location, species and dbh of the tree, along with a designation of removed or retained. The applicant should overlay the footprint of the structure and fill onto the tree survey. The applicant should identify on the tree survey which trees were listed on the arborist report. The tree mitigation table and tree survey should be consistent with each other.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the placement of fill and the removal of significant tree canopy within COZ 1 and 2 at 21 Hybiscus Avenue / PID 149870-0221.

Because the application is inconsistent Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

The tree survey and tree mitigation table should be updated with accurate and consistent information.
The tree survey should include tree locations, dbh, species, and whether they are to be removed or retained and identify trees in arborist report.
The tree survey should overlay the building footprint and limits of fill.

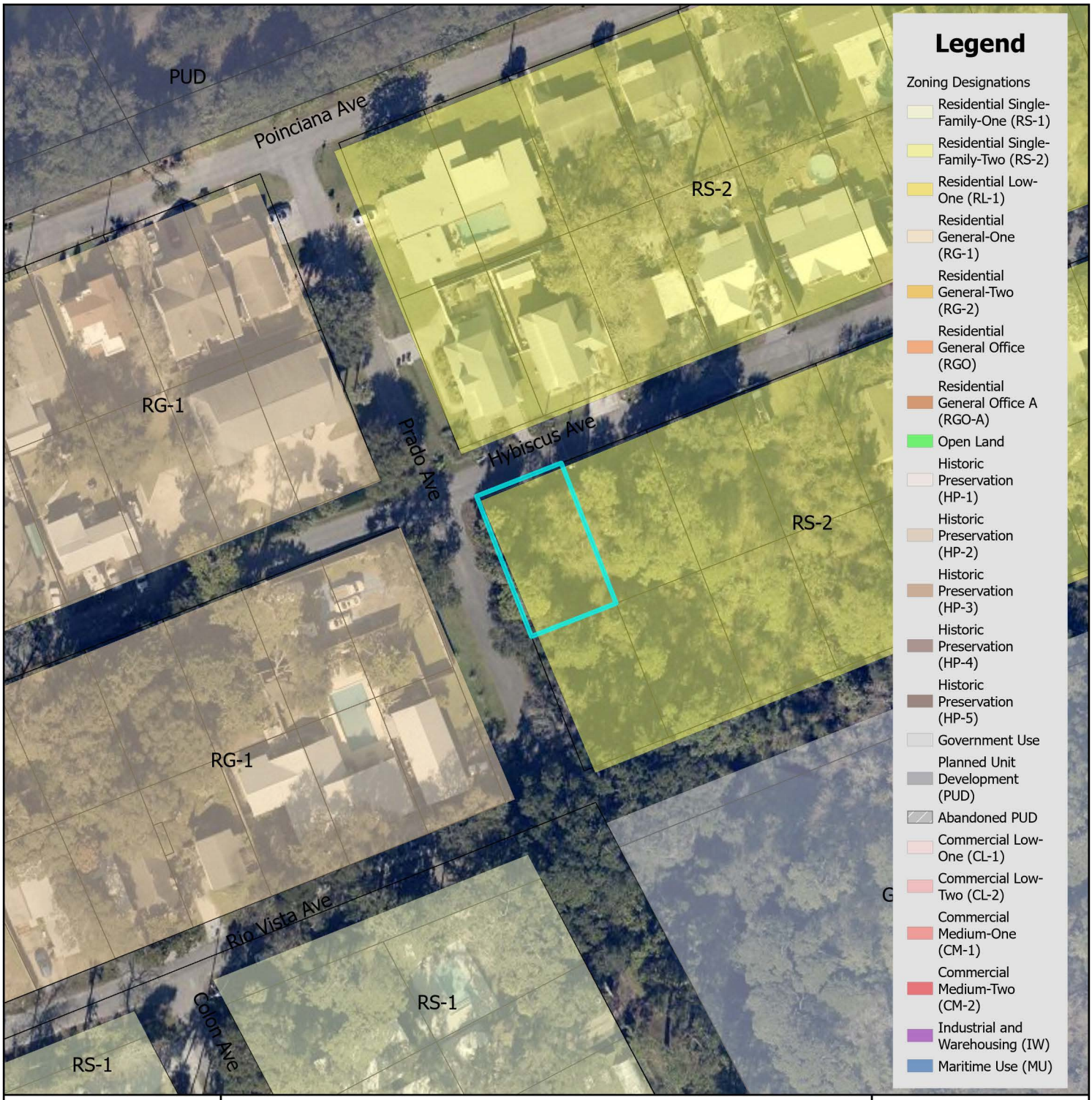
Attachments

1. Site Maps and Photos
2. Application
3. St. Johns County Property Appraiser Report
4. DEP Permit
5. Tree Information

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Zoning Map

N

0 0.17 0.35 Miles

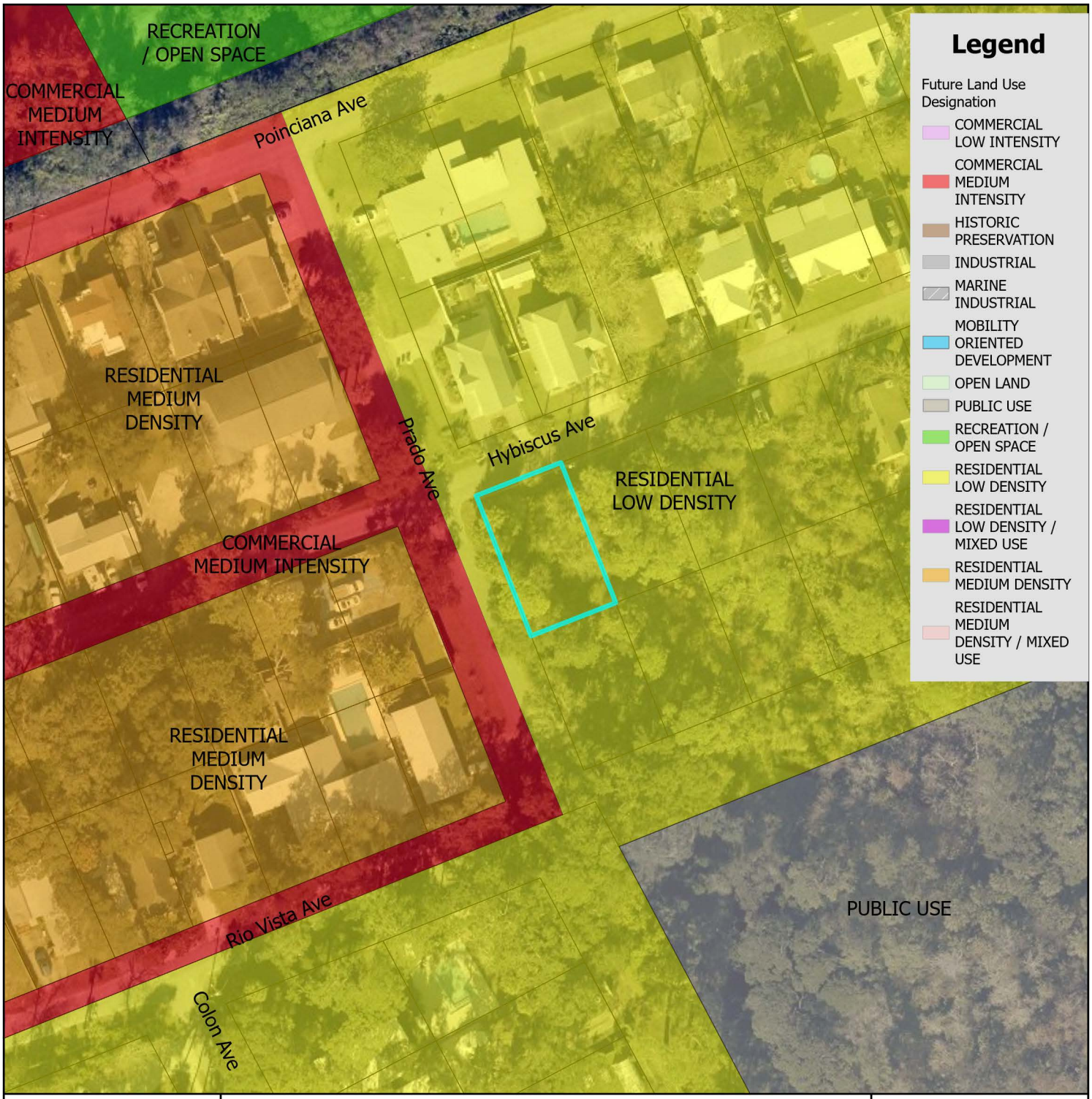
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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2025

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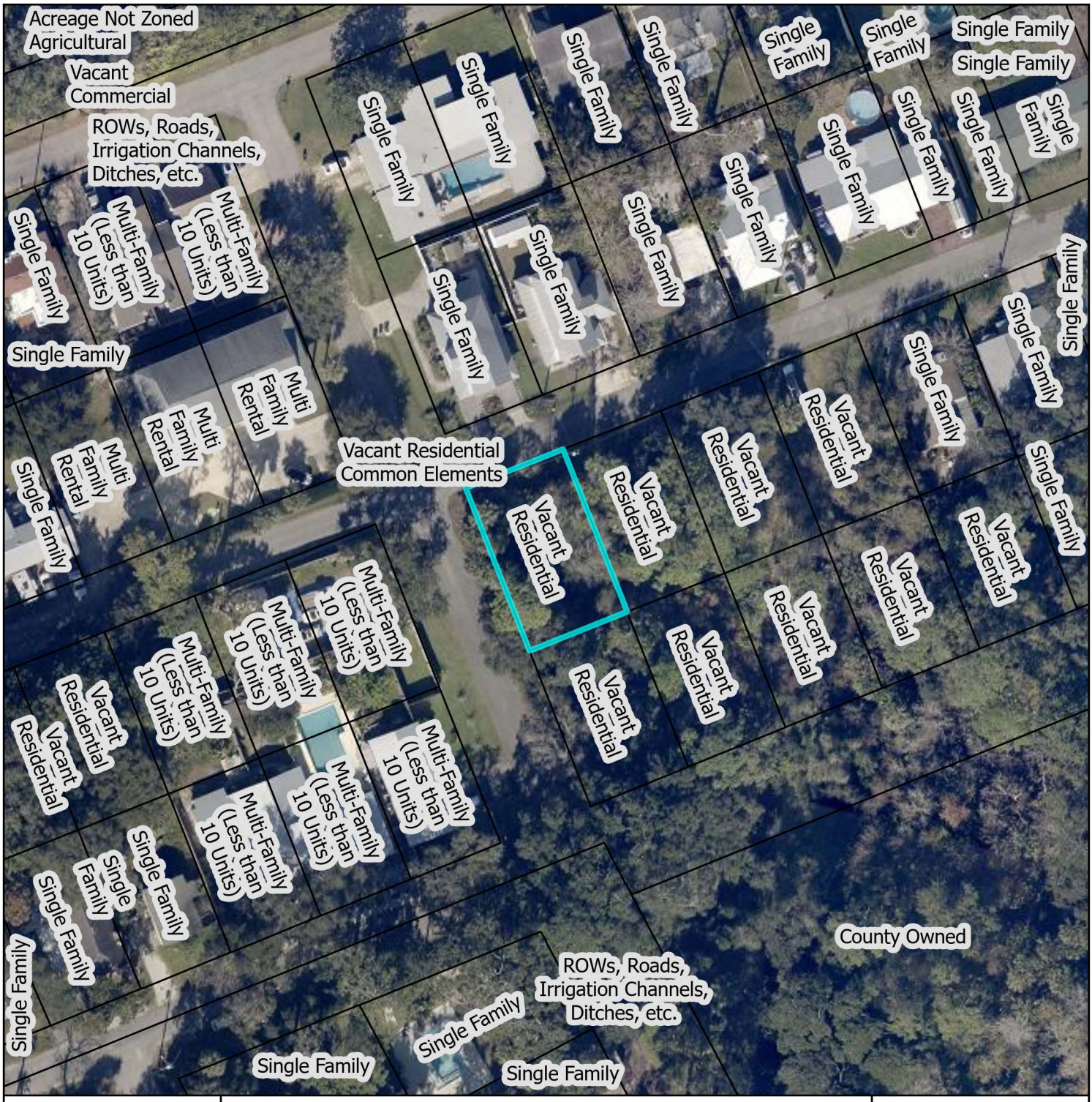
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

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2025

N

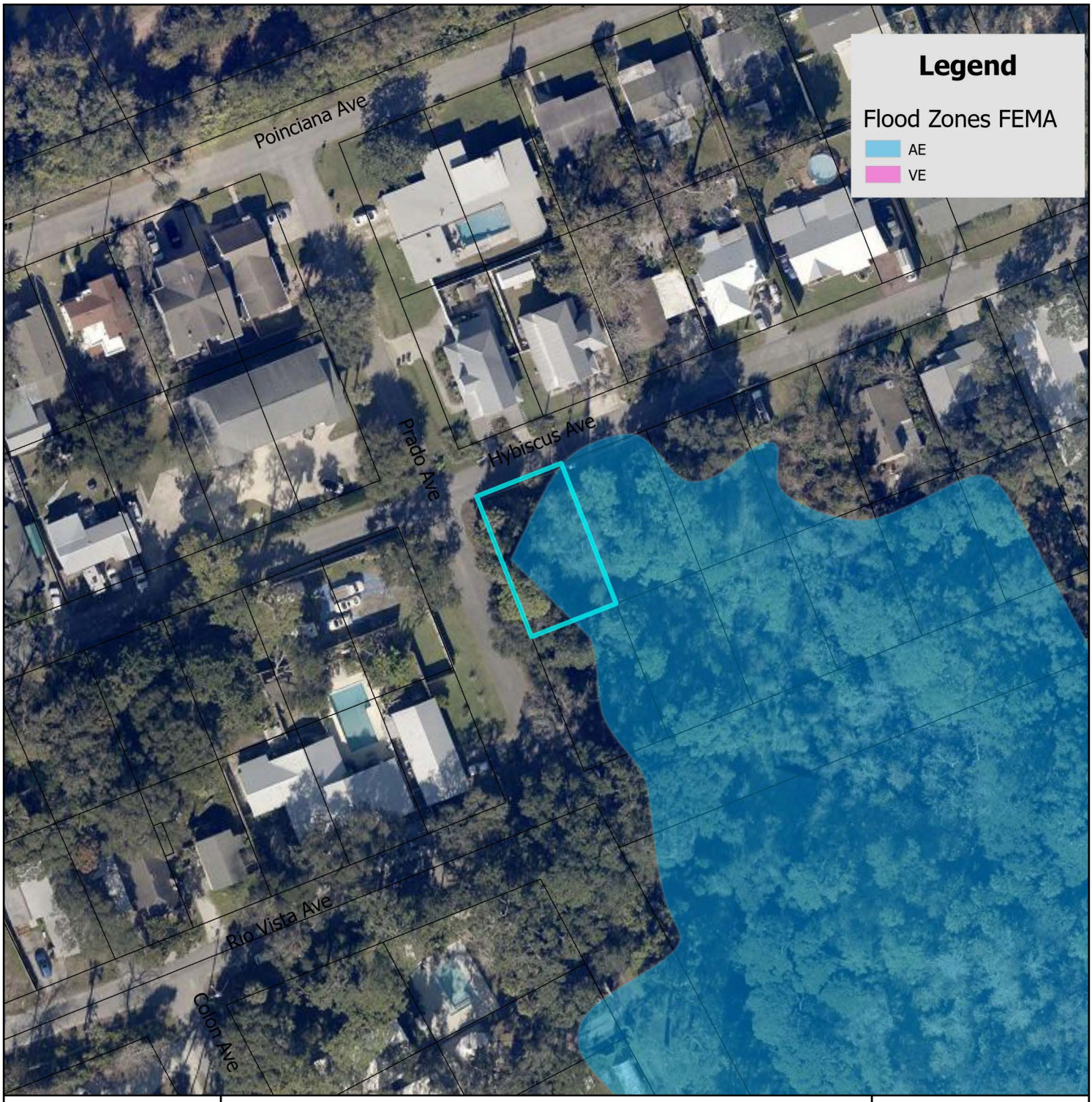
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Hybiscus Avenue / PID 149870-0221

12/09/2024



FEMA Flood Zone Map

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

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2025

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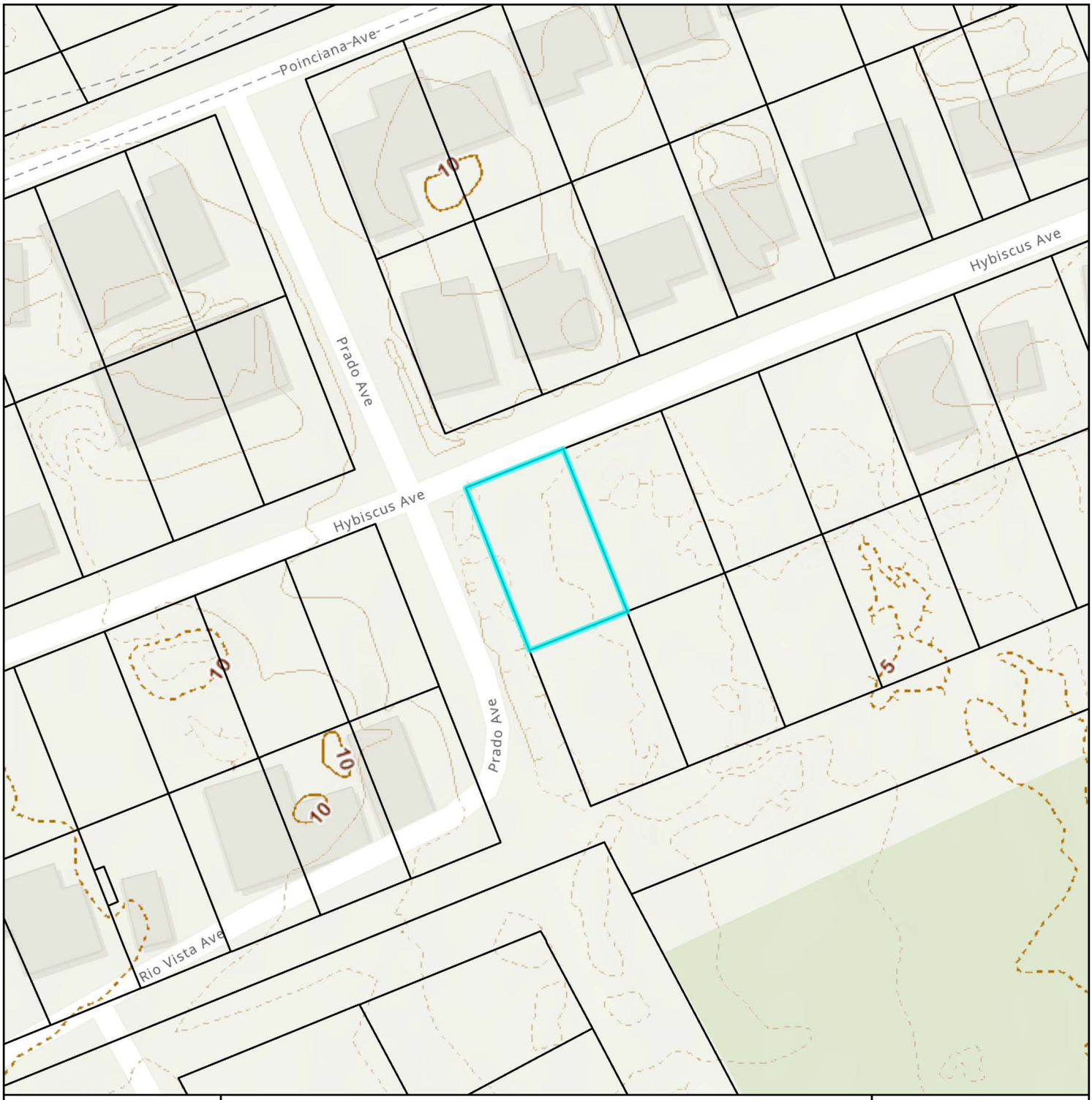
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

Kenan Wang, Authorized Agent of Meihua He and Lifang He, Owners of 21 and 23 Hybiscus Ave, St. Augustine, FL 32084
2748 US 1 South,
St. Augustine, FL 32086
kenanwang22@gmail.com
904-540-2126

Planning and Zoning Board
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Statement of Public Benefit of Fill Within COZ1

Dear Members of the Planning and Zoning Board,

I am writing to respectfully request your consideration and support for the proposed development of two infill lots located at Lot 22 and 24 of Hybiscus Ave, within Conservation Zone I. The property owners fully recognize the environmental sensitivities associated with this area and have taken the appropriate measures to responsibly mitigate any potential impacts.

To that end, the owners have worked closely with the Florida Department of Environmental Protection (DEP) and have satisfied all required mitigation efforts necessary to responsibly develop the property. This includes payment into the state-authorized mitigation bank to offset any disturbance to the wetland area and ensure that environmental standards are upheld.

The intent of this project is to construct single-family homes that will be offered at affordable price points the City of St. Augustine, helping to meet the critical need for primary residences accessible to the general public. This development not only aligns with the city's goals for smart growth and infill housing but also contributes to addressing the ongoing demand for affordable housing within our community.

The owners and I remain committed to adhering to all environmental regulations, city codes, and best practices throughout the planning and development process. We believe this project represents a balanced approach that respects both our natural resources and the housing needs of St. Augustine's residents.

Thank you for your time, attention, and consideration. I am happy to provide any additional information or documentation you may require.

Sincerely,

Kenan Wang March 21, 2025

Kenan Wang

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Kenan Wang Contact Number: 904-540-2126
   Business *(if applicable)*: TWP Management LLC D.B.A. K.Nan Construction
   Address: 2748 US-1 South City: St. Augustine State: FL Zip: 32086
   E-Mail Address: kenanwang22@gmail.com
2. NAME OF PROPERTY OWNER: Lifang and Mei Hua He Contact Number: 904-808-5132
   Business *(if applicable)*:
   Address: 58 Athens Dr City: St. Augustine State: FL Zip: 32092
   E-Mail Address: hmh123123@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 22 Block: D
   Subdivision: Fort Moosa Gardens Parcel Number: 1498700221
4. PROJECT STREET ADDRESS: 21 Hybiscus Ave, St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Single Family Residential
6. ACTION REQUESTED:
   - ☑ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Request PZB Approval for COZ 1 Development. Development in jurisdictional wetlands and DEP permit received.
8. JUSTIFICATION FOR ACTION REQUESTED: Owner received DEP permit to develop this lot into a single family residential house. It's a better use of the real estate.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

N/A

11. AGREEMENT:

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

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

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

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

Signature of Applicant — Date: 3/3/25

Signature of Property Owner — Date: 3/3/25

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Kenan Wang
Print name of applicant

Signature of applicant

3-1-25
Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

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

BY: _____ Lifang He
Signature of Owner

Mei Hua He
Print Name of Owner

Li Fang He

904-808-5132
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 21 Hybiscus Ave. St. Augustine, FL 32084

Applicant's Name: Kenan Wang Applicant's Signature: [signature]

Owner's Name: Mei Hua He Owner's Signature: [signature]

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

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

BY: Meihua He
Signature of Owner

Mei Hua He
Print Name of Owner

904-808-5132
Telephone Number

Lifang He

Li Fang He

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of March, 2025

By Self

Notary Public State of Florida
David Tankersley
My Commission
HH 191693
Exp. 10/27/2025

Identification verified: DL

Oath sworn: (Yes) No

Notary Signature: David Tankersley

My Commission expires: 10/27/2025

Rev022117

Attachment 3:
St. Johns County
Property Appraiser
Report

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$0
Total Land Value	$70,470
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$70,470**
Total Deferred	$0
Assessed Value	**$70,470**
Total Exemptions	$0
Taxable Value	**$70,470**

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	$70,470	$0	$0	$70,470	$70,470	$0	$70,470

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	54	89	54	EF	$70,470

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/1/2021	10/29/2021	$120,000.00	WARRANTY DEED	5407	1083	Q	V	PINGEL DANIEL A ETAL TRUSTS	HE LIFANG,MEIHUA

No data available for the following modules: Sales Questionnaire Form, 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: 3/27/2025, 12:25:40 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

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	1498700221
Location Address	HYBISCUS AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fort Moosa Gardens (705)
Tax Description*	4-34 FORT MOOSA GARDENS LOT 22 BLK D OR5407/1083 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Fort Moosa Gardens, Revised Plat Of
Sec/Twp/Rng	60-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	He Lifang,Meihua 100% He Meihua 100%
Mailing Address	58 ATHENS DR SAINT AUGUSTINE, FL 32092-0000

Attachment 4:

DEP Permit

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Permittee/Authorized Entity:
Meihua He
58 Athens Drive
Saint Augustine, Florida 32092, St Johns County
hmh123123@gmail.com

He – Hybiscus Ave Single Family

Authorized Agent:
Ben Briegel
42 Masters Drive
Saint Augustine, Florida 32084
ben@carterenv.com

Environmental Resource Permit

State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers Authorization – Not Included

St Johns County
Permit No.: 55-0435025-001-EI

Permit Issuance Date: July 8, 2024
Permit Construction Phase Expiration Date: July 8, 2029

Environmental Resource Permit

Permittee: Meihua He
Permit No: 55-0435025-001-EI

PROJECT LOCATION

The activities authorized by this permit are located at Hybiscus Avenue (parcel ID: 1498700230), Saint Augustine, FL 32092, in Section 6, Township 7 South, Range 30 East in St Johns County, at lat 29° 55' 48.4048" N, long - 81° 19' 35.3695" W.

PROJECT DESCRIPTION

The permittee is authorized to construct two single-family homes and two driveways, with associated infrastructure. The project will include 0.13 acres of direct wetland impacts and 0.06 acres of secondary impacts to Bottomland Forest. The project is located in the landward extent of Robinson Creek, a Class II Florida Waterbody. Authorized activities are depicted on the attached exhibits.

To offset unavoidable impacts that will occur from these authorized activities, the permittee shall purchase 0.09 state UMAM forested freshwater credits from Natural Resource Mitigation Bank (SJRWMD Permit No. 141482-1).

AUTHORIZATIONS

He – Hybiscus Ave Single Family

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **may be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).
Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management Consistent
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted
This permit also constitutes a *grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS
The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

SPECIFIC CONDITIONS

1. The limits of surface waters and wetlands are delineated on the approved plans. The limits of wetlands as delineated on these plans are only binding for a period of five years from the date of issuance of this permit, provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Part IV, Chapter 373, F.S., will not be considered as altering the boundary for the purposes of this condition.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION

2. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256.

3. Prior to construction commencement, the permittee shall provide the Department with a copy of the Natural Resource Mitigation Bank (SJRWMD Permit No. 141482-1) ledger that includes the debit of 0.09 state UMAM forested freshwater credits for the benefit of He – Hybiscus Ave, 55-0435025-001-EI.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

4. This permit does not authorize the removal of any vegetation within the jurisdictional area outside the limits of the permits. No dredging, filling, or other construction activity, including the removal of tree stumps and/or vegetative root masses, shall be conducted within the wetlands other than that performed within the specifically authorized work corridor.

5. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.

6. The project shall comply with applicable State Water Quality Standards, namely:
   a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
   b. Class II Waters – Shellfish Propagation or Harvesting – Rule 62-302.400, F.A.C.

7. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required changes must be approved through a new authorization prior to implementing the changes.

9. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of the ambient turbidity levels of the surrounding Florida waters. Methods shall include but are not limited to the installation of staked hay bales, staked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.

10. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

SPECIFIC CONDITIONS – WETLAND FILL

11. This permit authorizes permanent impacts to the wetland fill area shown on the permit drawings. No other areas are authorized to be impacted, which includes but is not limited to clearing with the use of heavy equipment, filling, or excavation.

12. Unauthorized impacts to wetlands or the littoral zone as a result of the activities shall be reported immediately to the Department.

SPECIFIC CONDITIONS - OTHER LISTED SPECIES

13. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.

14. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

15. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

SPECIFIC CONDITIONS - CONSTRUCTION COMPLETION

16. Upon completion of construction, the permittee shall submit to the Department of Form 62-330.310(3) "Construction Completion and Inspection Certification for Activities Associated with A Private Single-Family Dwelling Unit." The person completing the form shall inform the Department if there are substantial deviations from the plans approved as part of the permit.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance

with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
   b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

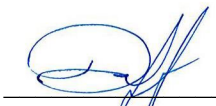
FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Jacksonville, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



_____For:
Katie Sula Miller
Permitting Program Administrator

PMD:ta:sh

Attachments:
Project Drawings, 4 pages
Reservation Letter, 1 page
Construction Commencement Notice/Form 62-330.350(1)
Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit/Form 62-330.310(3)
Request to Transfer Permit/Form 62-330.340(1)

Copies furnished to:
Ben Briegel, ben@carterenv.com
Katie Miller, FDEP NED
Paul Duff, FDEP NED
Tiffany Allen, FDEP NED
Sara Heuler, FDEP NED

CERTIFICATE OF SERVICE

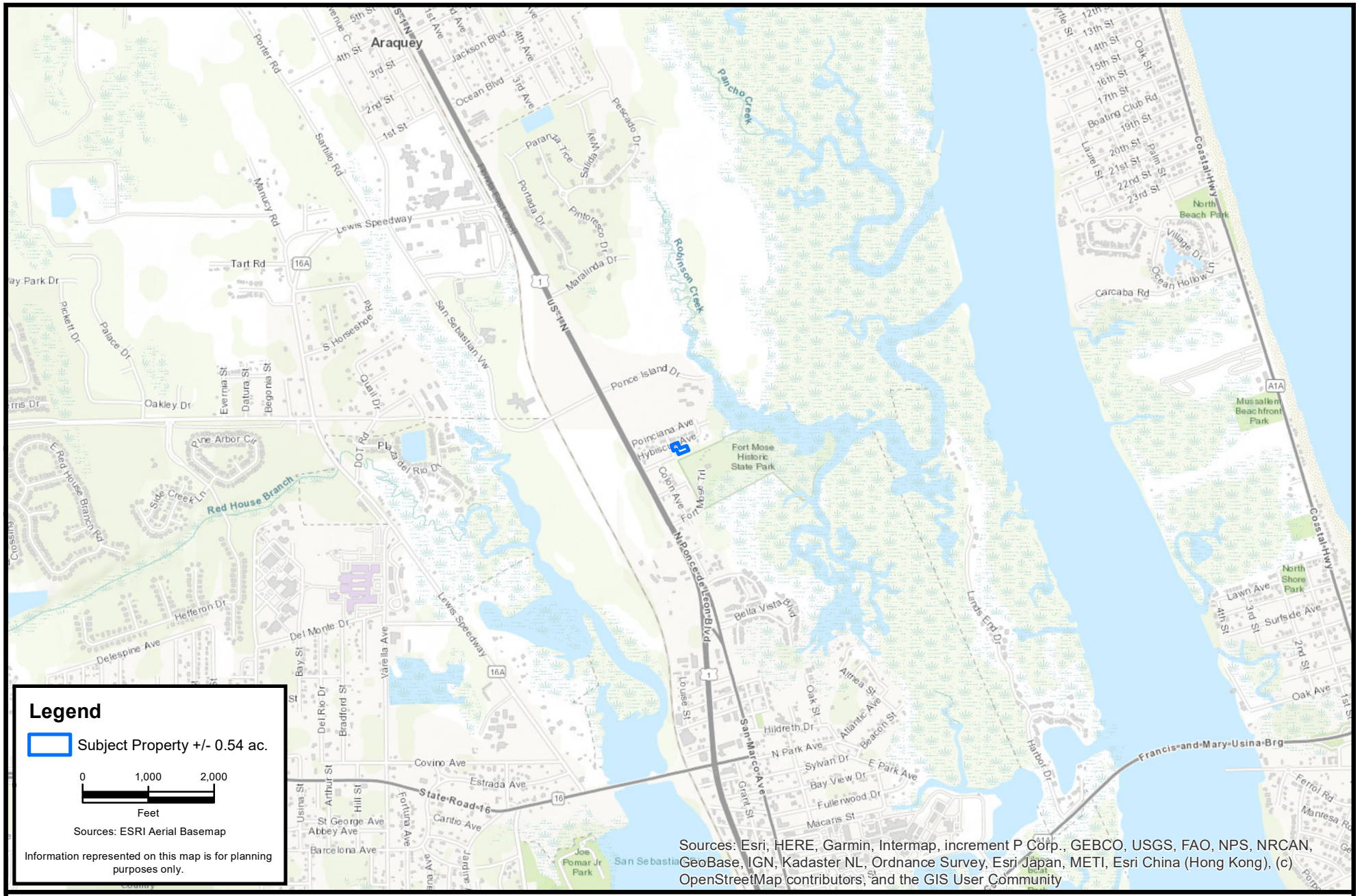
The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on July 8, 2024, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk

July 8, 2024
Date



Legend

Subject Property +/- 0.54 ac.

0 1,000 2,000

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

CARTER ENVIRONMENTAL SERVICES, INC.

CES

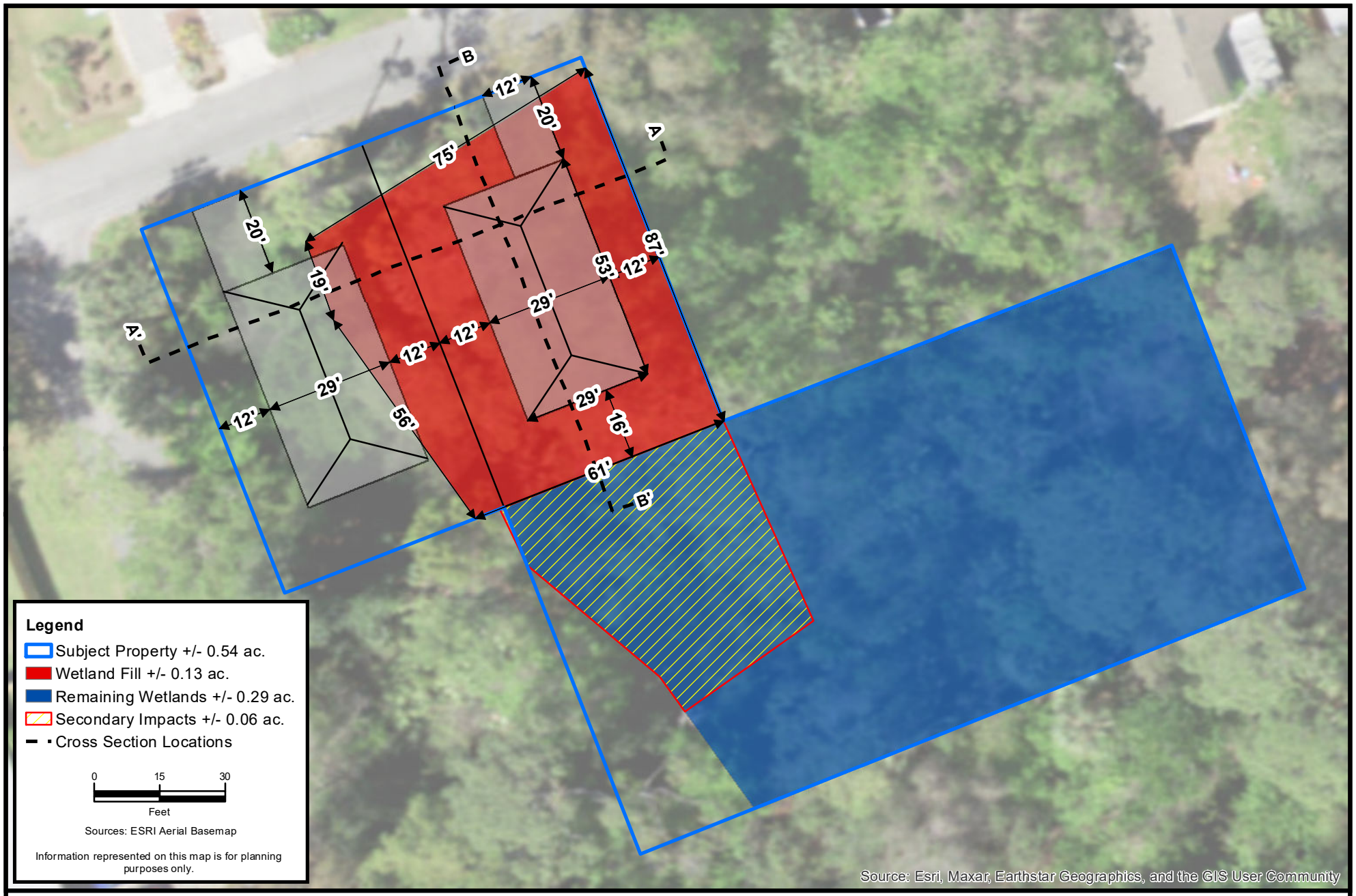
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Mar 07 2023	Figure: 1



CARTER ENVIRONMENTAL SERVICES, INC.
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42 Masters Drive
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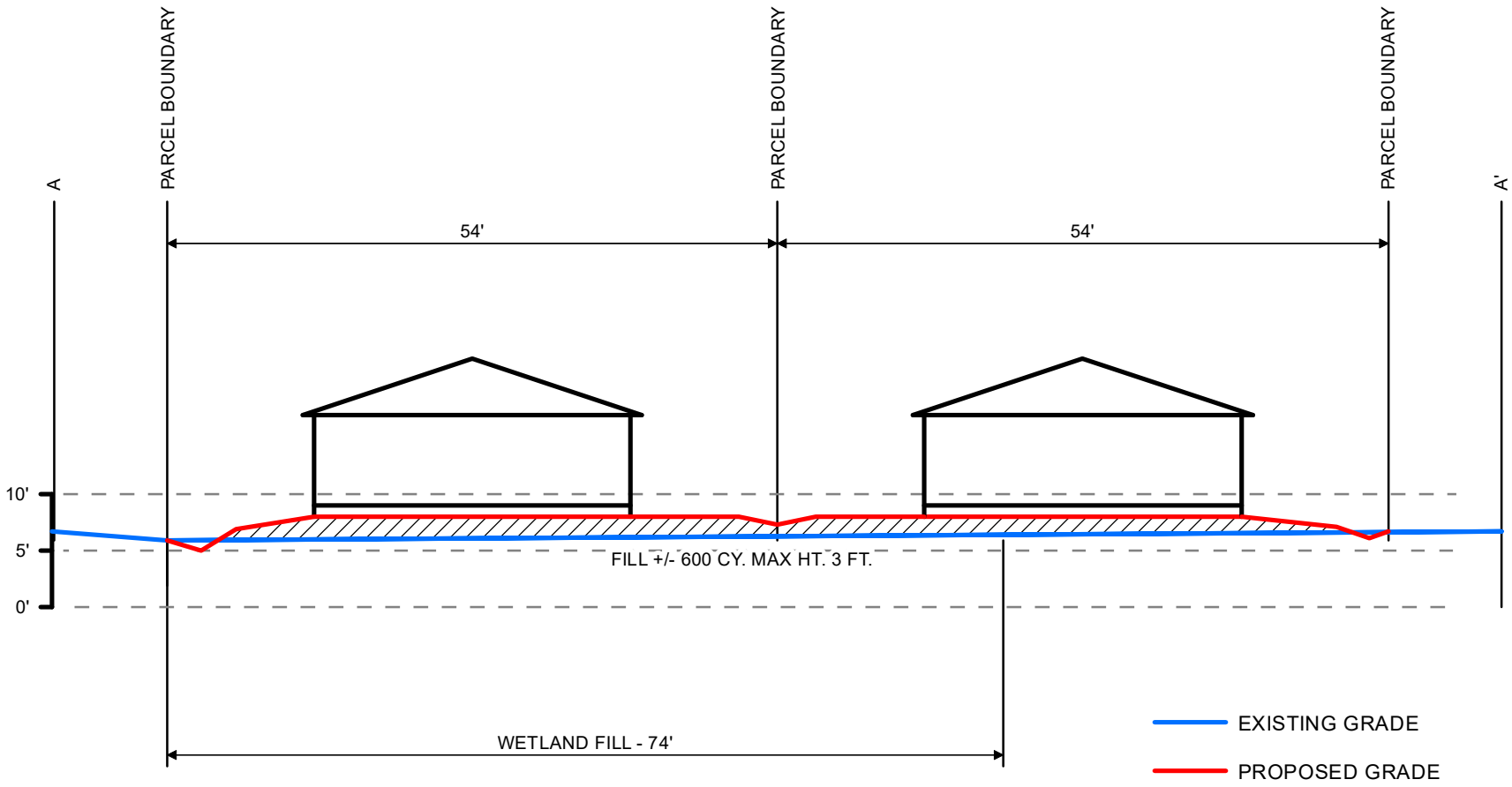
904-540-1786
www.carterenv.com

Proposed Site Conditions

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **5**



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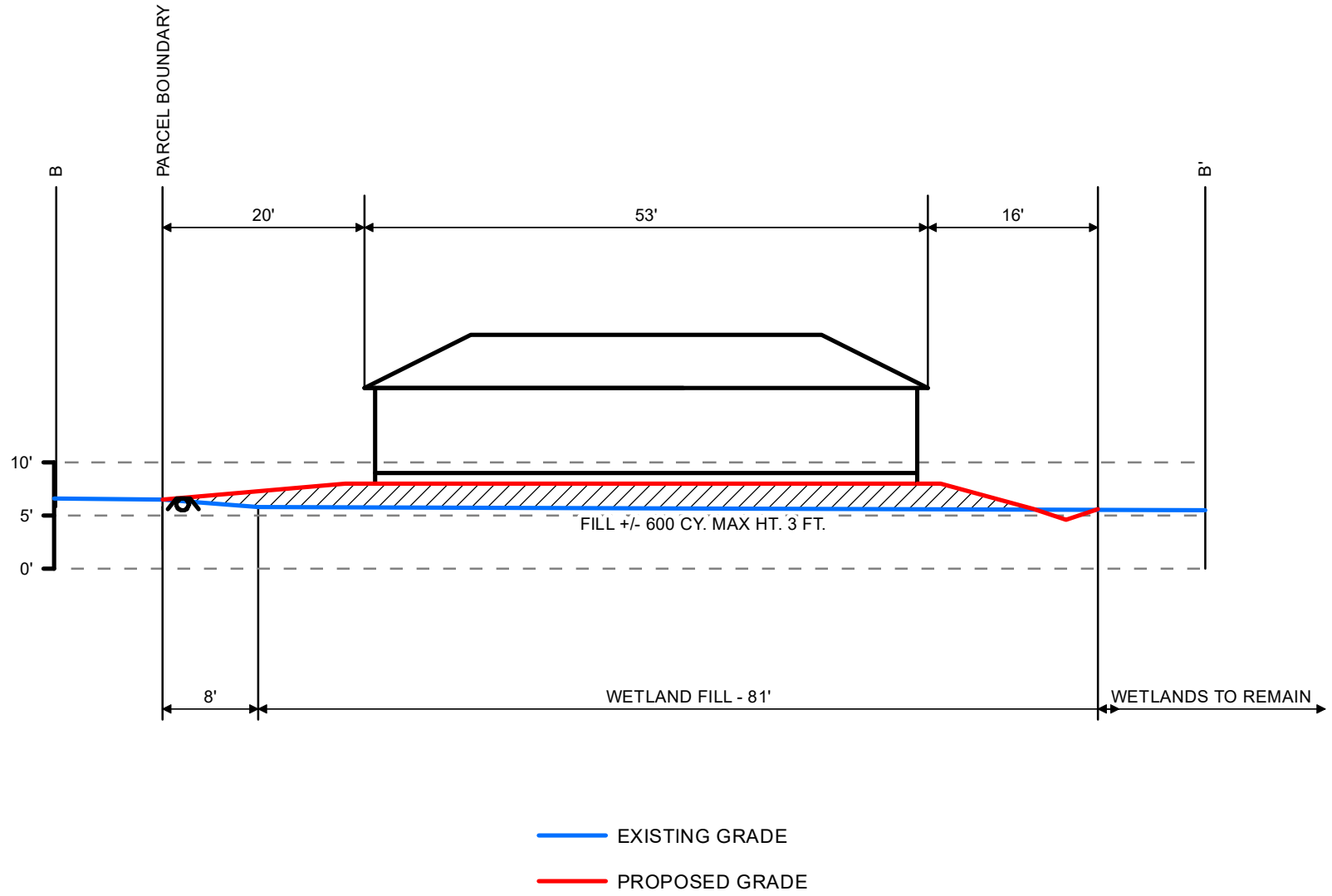
Cross-Section A - A'

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **9A**



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Cross-Section B - B'

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **9B**

Natural Resource Investment Group, LLC
8825 Perimeter Park Blvd, Suite 104
Jacksonville, Florida 32216
o-904-626-9751 f-904-396-7835

May 13, 2024

Mr. J. Reid Hilliard
Environmental Resource Program Manager
St. Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

Subject: He – Hybiscus Ave
FDEP Application No. 0435025-001-EI
Mitigation Reservation

This letter is to certify that 0.09 State Only UMAM forested fresh water (palustrine) mitigation bank credits are reserved for use to offset wetland impacts at "He-Hybiscus Ave" project detailed above. These credits are paid in full and upon permit issuance for the project will be withdrawn from the ledger of Natural Resource Mitigation Bank (SJRWMD Permit No. 141482-1).

If I can be of any further assistance or offer any additional information, please contact me at 904-626-9751.

Sincerely,

Michael D. Mesiano
President

Cc: Ben Briegel (ben@carterenv.com)

CONSTRUCTION COMMENCEMENT NOTICE

Instructions: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. _____ Application No. _____

Project Name _____ Phase _____

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on _____ , 20 _____ and will have an estimated completion date of _____ , 20 _____

PLEASE NOTE: If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Permittee's or Authorized Agent's Signature _____ Company _____

Print Name _____ Title _____ Date _____

E-mail _____ Phone Number _____

Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit

Instructions: This form is intended to be used solely by or for the permittee of a private single-family dwelling unit, duplex, triplex, or quadruplex that is not part of a larger plan of development proposed by the applicant/permittee. **Complete the information on this form, sign at the bottom of Page 2, and submit this form within 30 days of the inspection.**

Permit No.: Application No.:

Name of Permittee:

Location of Project:

I Hereby Certify That (please check only one box):

☐ The undersigned hereby certifies that all components of the project **authorized by the above permit have been conducted and/or built substantially in accordance with the terms and conditions of the permit**, that the project is functioning as permitted~~,~~ and that the project is ready for inspection. Any minor deviations (noted below) from the permit will not prevent the project from functioning and operating as designed, subject to routine custodial maintenance. This certification is based upon on-site inspection of the project conducted by me or my designee under my direct supervision and my review of the permit. If the undersigned is not the permittee, I further certify that I am acting for, and on behalf of, the permittee.

Upon receipt of this form, and verification by the Permitting Agency that any modifications are noted, the construction phase of this permit shall automatically convert to an operation and maintenance phase.

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected the project located at the above location and have determined that the project **does NOT appear to have been built or conducted substantially in accordance with the permit** or is not functioning in accordance with the requirements of the permit. One of the following applies:

☐ The project was constructed or conducted with substantial design changes that are not in conformance with the permit (attach description and permit drawings showing all changes), and either:

☐ I, the permittee, am aware that additional work is required to bring the project into compliance with the terms and conditions of the permit; or

☐ I, the agent inspecting the project on behalf of and for the permittee, have informed the permittee of the following:
(a) That the project does not appear to be functioning properly; and
(b) That additional construction or work is required to bring the project into compliance.

The following components of the project do not appear to be functioning properly (attach additional pages if needed):

Any components of the project that are not in conformance with the permit must either be brought into compliance with the permit within 30 days of the inspection, or the permittee must request a modification of the permit in accordance with Rule 62-330.315, F.A.C., within 30 days of the inspection. If the modification request is not approved, the components of the project that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S. If modifications are approved and implemented by the permittee, the permittee shall resubmit this form within 30 days of completion of the remedial work on the permitted project.

Name of Inspector: who is: ☐ the permittee; ☐ the agent for the permittee

Company Name (if applicable):

Mailing Address:

City: State: Zip Code:

Phone: Fax: Email:

_____

Signature of Inspector Date:

If at any time the Permitting Agency determines that the above project was not built or conducted in conformance with the terms and conditions of the permit, the permittee shall be subject to enforcement by the Permitting Agency for all measures required to bring the project into compliance with the permit. The permittee shall remain liable for ensuring that the project remains in full and complete compliance with the terms of the permit for the life of the system, unless such permit is transferred in accordance with Rule 62-330.340, F.A.C.

Request to Transfer
Environmental Resource and/or State 404 Program Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid ERP permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or email, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No(s): Application No(s).: Acres to be Transferred:

Permitted Project: Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit(s) be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records ☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

Attachment 5:

Tree Information

LEGEND

⊠	= SITE BENCHMARK	FPL	= FLORIDA POWER AND LIGHT
◉	= SET 1/2" IRON ROD LB#8139	BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
◉	= FOUND 1/2" IRON ROD PIPE WITH NO IDENTIFICATION	R/W	= RIGHT-OF-WAY LINE
○	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION	EOP	= EDGE OF PAVEMENT
PP	= POWER POLE	CODOM	= CODOMINANT
(10.0)	= EXISTING ELEVATION	TOB	= TOP OF BANK
	= EXISTING GROUND ELEVATIONS	TOE	= TOE OF SLOPE
	= EXISTING DRAINAGE FLOW	PVC	= POLYVINYL CHLORIDE
	= EXISTING TREE	LB	= LICENSED SURVEY BUSINESS
		RBL	= REFERENCE BEARING LINE
		(P)	= PLAT CALL
		(M)	= FIELD MEASURED VALUE

TREE TABLE		
COMMON NAME	NUMBER OF TREES PROVIDED	CALIPER INCHES
CABBAGE PALM	6	14,15,17,18,18,20
LAUREL OAK	2	9,24
CAMPHOR	1	6
SLASH PINE	4	15,15,17,28
SWEET BAY	1	5
SWEET BAY MAGNOLIA	1	18
CODOM CAMPHOR	1	24
CODOM LAUREL OAK	1	30
TOTALS:	17	293

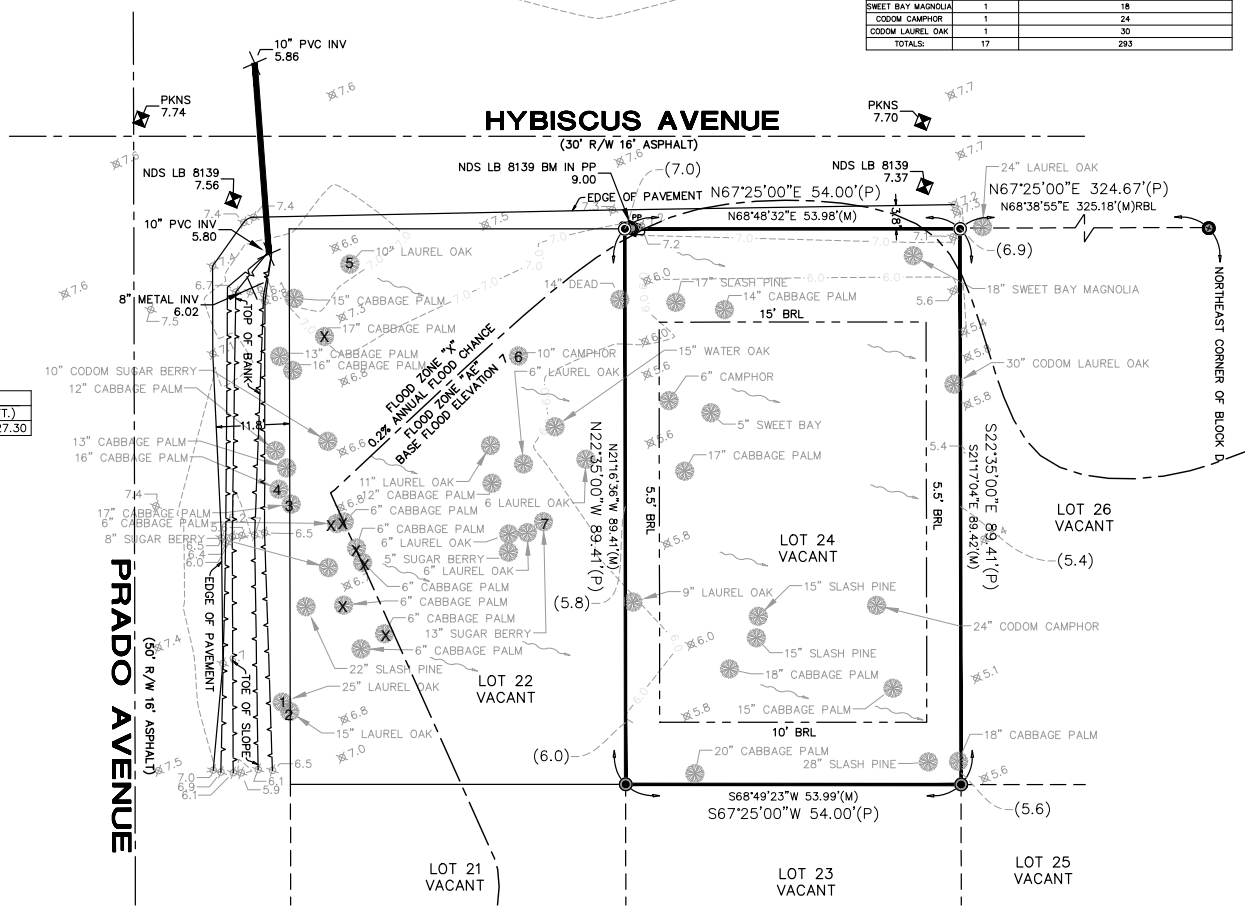
SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE.
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE & X WITH 0.2% ANNUAL FLOOD CHANCE", according to flood insurance rate map panel: #12109C0312J, EFFECTIVE ON 12/7/2018 BASE FLOOD EL 7'.

ZONING INFORMATION
RS-2 FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 15'
- SIDE 5.5'
- REAR 10'

LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	4827.30

GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.



Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #1 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS BEARING THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON. CERTIFICATION HEREON CONFORMS TO THE FAC RULES FOR SURVEYORS AND MAPPERS IN ACCORDANCE WITH 5J-17, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL.

BRANDON D. SHUGART LICENSE NUMBER 7009 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Brandon D. Shugart
STATE OF Florida Professional Surveyor and Mapper
License No. 7009

Signature Date

Brandon D Shugart, PSM 7009
Digitally signed by Brandon D Shugart, PSM 7009
DN: c=US, o=IME Civil and Surveying, LLC, ou=This item has been electronically signed and sealed by Brandon D Shugart, PSM 7009 using a digital signature and the SHA authentication code must be verified on any electronic copies., email=surveying@imecivil.com, cn=Brandon D Shugart, PSM 7009
Date: 2024.11.22 16:05:36 -05'00'

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

surveying@imecivil.com

LEGAL DESCRIPTION

LOT 24, BLOCK D, FORT MOOSA GARDENS FORT MOOSA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:
FOR: **KE NAN WANG**
AT: 0 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

Drawn By:	VG	Scale 1" = 20 Feet	
Field Survey Date:	10/25/2024	Drawing/File #:101724.1	
FB/PG:	28-125	Plot Date: N/A	

Additional Information/Certifications:
XXXXX

Arborist Report

Vacant Lot 22, City of St. Augustine, Florida
Date: March 10, 2025
Prepared by: Michael Guillotte, ISA Certified Arborist #FL-9471A
Contact: MGuillotte1985@gmail.com

Introduction

This report provides an assessment of the trees located on Vacant Lot 22 in the City of St. Augustine, Florida. Corner of Hybiscus Ave and Prado Ave. The evaluation includes verification of species identification, measurements, and health status. The findings are as follows:

Tree Assessments

1. **Tree 1: Live Oak (Quercus virginiana)**
    - Previously mislabeled as a Laurel Oak.
    - Previously recorded DBH: 25 inches.
    - Actual DBH: 15 inches.
    - Health: Good. No significant structural or health concerns noted.
2. **Tree 2: Laurel Oak (Quercus laurifolia)**
    - Previously labeled as a 15-inch DBH Laurel Oak.
    - Observation: Tree does not exist.
3. **Tree 3: Cabbage Palm (Sabal palmetto)**
    - Previously recorded DBH: 17 inches.
    - Actual DBH: 10 inches.
    - Health: Good. No structural concerns.
4. **Tree 4: Cabbage Palm (Sabal palmetto)**
    - Previously recorded DBH: 16 inches.
    - Actual DBH: 10 inches.
    - Health: Good. No structural concerns.

5. **Tree 5: Laurel Oak (Quercus laurifolia)**
    - Previously recorded DBH: 10 inches.
    - Actual DBH: 6 inches.
    - Health: Poor. Large improper pruning cuts have left the tree in a state of shock and decline.
    - Recommendation: Removal.
6. **Tree 6: Camphor (Cinnamomum camphora)**
    - DBH: 10 inches.
    - Health: Fair. However, Camphor is an invasive species.
    - Recommendation: Removal.
7. **Tree 7: Sugarberry (Celtis laevigata)**
    - DBH: 13 inches.
    - Health: Poor. Large broken lead due to wind damage, leading to structural instability.
    - Recommendation: Removal.

Additional Observations

- The survey includes several trees marked with an "X" and labeled as "Cabbage Palm." Upon inspection, these trees are identified as Palmetto (Serenoa repens), not Cabbage Palm (Sabal palmetto).

Conclusion and Recommendations

- Trees 1, 3, and 4 are in good health.
- Tree 2 does not exist and requires no action.
- Trees 5, 6, and 7 should be removed due to poor health, invasive species status, or structural instability.
- The mislabeled Palmettos should be correctly identified in future documentation.

For any further inquiries, please contact:
Michael Guillotte, ISA Certified Arborist #FL-9471A
Email: MGuillotte1985@gmail.com

Tree Mitigation

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
17" Cabbage Palm	12+ dbh	1.5	10" Laurel Oak	7+ dbh	2				
10" Codom Sugar Berry	7+ dbh	1	15" Cabbage Palm	12+ dbh	3				
8" Sugar Berry	7+ dbh	1	13" Cabbage Palm	12+ dbh	3				
11" Laurel Oak	7+ dbh	1	16" Cabbage Palm	12+ dbh	3				
12" Cabbage Palm	7+ dbh	1	17" Cabbage Palm	12+ dbh	3				
6" Laurel Oak	3+ dbh	0.5	22" Slash Pine	20+ dbh	4				
5" Sugar Berry	3+ dbh	0.5	15" Laurel Oak	12+ dbh	3				
6" Laurel Oak	3+ dbh	0.5							
13" Sugar Berry (Unhealthy)									
6" Laurel Oak	3+ dbh	0.5							
15" Water Oak	12+ dbh	1.5							
10" Camphor (Unhealthy)									
	Deficits	9		Retaining Credits	21		Planting Credits		
							Total Credits		12

SCOPE OF WORK

NEW CONSTRUCTION, CONCRETE BLOCK STEM WALL, CONCRETE FOOTERS, FOUNDATION & SLAB, WOOD FRAMED EXTERIOR AND INTERIOR WALLS, WOOD TRUSSES WITH METAL ROOF, 3 BED ROOMS, 2 BATH ROOMS, 1-CAR GARAGE.

BUILDING CODE

APPLICABLE CODES
(8th) EDITION (2023) FLORIDA RESIDENTIAL BUILDING CODE
(8th) EDITION (2023) FLORIDA EXISTING BUILDING CODE
FLORIDA FIRE PREVENTION CODE (8th) EDITION
2020 NATIONAL ELECTRIC CODE

OCCUPANCY CLASSIFICATION - RESIDENTIAL R.B.G.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.

R310.1.1 MINIMUM OPENING AREA.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

R314.3 SMOKE ALARM LOCATIONS.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

GENERAL NOTES

REFER TO STRUCTURAL DRAWINGS FOR LAYOUT AND LOCATION OF ALL STRUCTURAL MEMBERS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO DESIGNER IMMEDIATELY.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE. RESIDENTIAL OR LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.

NEITHER THE OWNER NOR THE DESIGNER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH, AND WELFARE STANDARDS.

CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

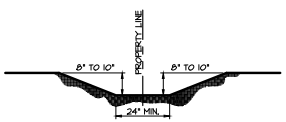
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR A BARRIER PROVIDED BETWEEN.

GENERAL CONTRACTOR TO FIELD VERIFY COUNT OF WINDOWS & DOORS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ROUGH OPENING SIZES OF ALL WINDOWS AND DOORS PRIOR TO ORDERING

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE BUILDING TO BE COMPLETELY WATERTIGHT. WATERPROOFING, FLASHING, SEALANTS, CAULKING, DRAINAGE AND CONSTRUCTION DETAIL SHOULD BE INSTALLED AND CONSTRUCTED TO PROVIDE A WATERTIGHT BUILDING. VENTILATION AS REQUIRED BY THE FLORIDA BUILDING CODE SHOULD BE PROVIDED TO PREVENT MOISTURE INTRUSION AND MOLD. THE SELECTION AND INSTALLATION OF BUILDING MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY RESULTING LEAKS, MOISTURE INTRUSION OF ANY KIND, MOLD, MILDEW, WIND-BLOWN RAIN, ETC.



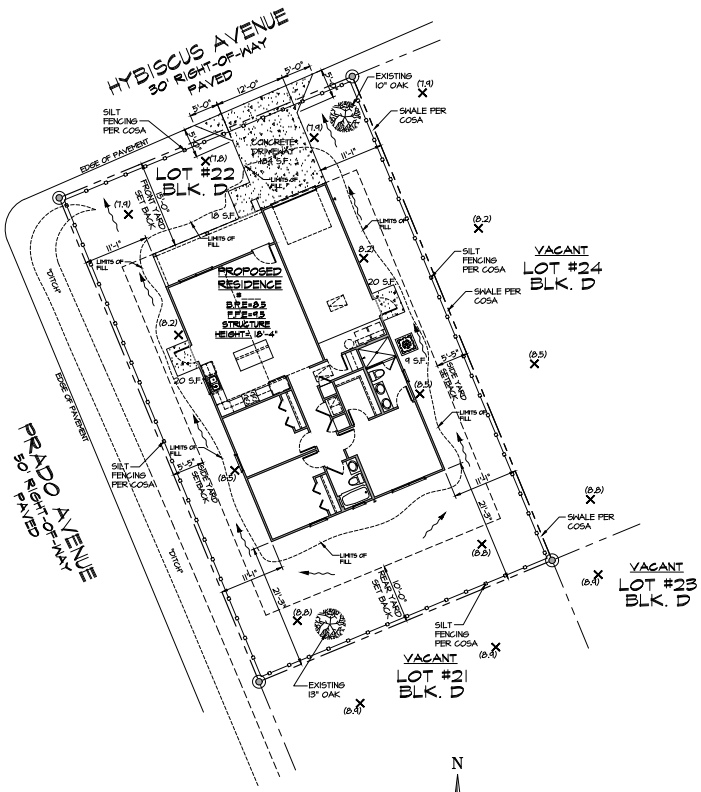
SWALE CROSS SECTION
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

SWALES SHOULD BE A MINIMUM OF TWO (2) FEET IN WIDTH AT THE BOTTOM AND 8" TO 10" IN DEPTH UNLESS FIELD CONDITIONS REQUIRE A MORE SPECIFIC CONFIGURATION. IF ON-SITE SWALE, SWALE SHALL HAVE A BACK-SLOPE FROM THE PROPERTY LINE TO THE FLOW-LINE OF THE SWALE. THE SWALE FLOW-LINE SHALL HAVE A POSITIVE DRAINAGE THAT CAN MEET AND A MINIMUM 1% SLOPE.

STORM WATER NOTE:
GUTTERS AND DOWNSPOUTS WILL UTILIZED TO REDIRECT STORMWATER TOWARDS PALMETTO AVE, INGRAM STREET AND SALT RUN COURT AWAY FROM THE PROPERTY TO THE NORTH, WHICH IS THE ONLY NEIGHBORING PROPERTY.

MAP SHOWING SURVEY OF

LOT 22, BLOCK D, REVISED PLAT OF FORT MOOSA GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



SITE PLAN
SCALE: 1" = 10'-0" SQ. FT. = 4,856.09
ACREAGE = 0.111

LOT 22
S.F. = 4,856.09
ACREAGE = 0.111
BUILDING FOOTPRINT S.F. = 1,696
LOT COVERAGE = 34.92%
MAXIMUM HEIGHT 30'-0"

NOTE: THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY, IT IS FOR LOCATION PURPOSES ONLY. SITE SURVEY PROVIDED TO DESIGNER BY THE OWNER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEY.

LOT COVERAGE CALCULATION:

TOTAL LOT AREA		4,856.09 SQ. FT.
RESIDENTIAL BUILDING(S)		1,696 SQ. FT.
PROPOSED OPEN WOOD/DECK	N/A	-0- SQ. FT.
DRIVEWAY, SIDEWALKS & PADS		251 SQ. FT.
POOL & DECK	N/A	-0- SQ. FT.
TOTAL IMPERVIOUS:		1,947 SQ. FT.

4,856.09 SQ. FT. LOT x 35% = 1,699.63 SQ. FT. MAXIMUM BUILDING COVERAGE ALLOWED.
1,696.00 SQ. FT. BUILDING = 34.92%.....COMPLIES

4,856.09 SQ FT LOT x 70% = 3,399.26 SQ. FT. MAXIMUM IMPERVIOUS COVERAGE ALLOWED.
1,947.00 SQ. FT. IMPERVIOUS = 40.01% ..... COMPLIES

AREA CALCULATIONS

LIVABLE AREAS:		
LIVING AREA		1,248
TOTAL LIVABLE		1,248
GARAGE/MECHANICAL:		
GARAGE		328
MECHANICAL (IF ANY)		-0-
TOTAL GARAGE/MECHANICAL		328
COVERED AREAS:		
FRONT PORCH		120
REAR PORCH		-0-
TOTAL COVERED AREAS		120
THERMAL ENVELOPE VOLUME (TOTAL CUBIC FEET)		11,232
FOOTPRINT, TOTAL SQ. FT.		1,696

GENERAL NOTES:
1) SURVEY: ALL SITE INFORMATION WAS TAKEN FROM THE SURVEY PREPARED BY:
ANCIENT CITY SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FL. 32086
(904) 797-9961
2) LOT IS LOCATED IN FLOOD ZONE "AE" & "X".
3) G.C. TO PROVIDE PVC CONDUIT UNDER DRIVES & WALKS AS REQ. FOR SPRINKLER SYSTEM, LANDSCAPE LIGHTING, ETC. (IF REQUIRED) COORDINATE REQUIREMENTS w/ ALL SUB-CONTRACTORS AS WELL AS ALL TRADES N.I.C.
4) EROSION CONTROL MEASURES (I.E. SILT FENCING) SHALL BE USED AROUND THE PROPERTY BOUNDARY TO PREVENT IMPACT TO ADJACENT PROPERTIES.
5) A 1% MINIMUM SLOPE WILL BE PROVIDED FROM BUILDING TO DISCHARGE POINT.
6) SETBACKS ARE MEASURED FROM THE FURTHEST PROJECTION 30" OR MORE ABOVE LOWEST ESTABLISHED GRADE.
7) GRADES TO MATCH AT PROPERTY LINES.
8) CONTRACTOR TO SCHEDULE A MEETING WITH ST. JOHNS COUNTY GRADING STAFF PRIOR TO FILL BEING PLACED ON LOT.
9) APPLICANT / OWNER / CONTRACTOR SHALL IMMEDIATELY CONTACT THE ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT BASED ON FILL CONDITIONS.
10) RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS, CONTRACTOR WILL COORDINATE WITH COSA LOT GRADING STAFF.
11) IF ANY, ELEVATIONS ON THIS SITE PLAN ARE FOR REFERENCE TO INDICATE RELATIVE DIFFERENCES FROM EXISTING GRADES.
12) CONTRACTOR TO PROVIDE SWALES AS REQUIRED TO CONTROL WATER RUN OFF ONTO ADJ. PROPERTIES.
13) THE DRIVEWAY CULVERT OR SWALE WILL BE PROVIDED IN COORDINATION WITH COSA/ST. JOHNS COUNTY ROAD & BRIDGE. (LDC 6.04.07.L.3)
14) THE PROPOSED FINISHED FLOOR ELEVATION AND LOT GRADES ARE BASED ON THE ELEVATION DATUM (1988 NAVD).

TREE CALCULATIONS: (Per. LDC 6.06.02.B)

4,856.09 SQ. FT. LOT/43,560 SQ FT	= .111 ACRES
0.111 ACRES x 40 = 4.44" PER ACRE	= 5.0 REQ. TREE INCHES
EXISTING OAK TREES = 23"	= 23" PROVIDED/EXISTING

PROJECT & ZONING INFO

PROJECT ADDRESS:
Lot 22 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 1498700221
OWNER'S NAME:
Meihua He & Lifang He
BUILDER'S CONTACT:
K. Nan Construction
(904) 540-2126
EXISTING ZONING: RS-2
LOT WIDTH: 45.50'
TOTAL LOT AREA: 4,856.09 S.F.
FLOOD ZONE: "AE" & "X"
DRAINAGE: TYPE "A"
PROPOSED FFE: = 9.5'
PROP. BUILDING HEIGHT = 18'-4"
BUILDING HEIGHT MAX. = 30'-0"

PROPOSED ZONING AND ISR INFO:

SITE ADDRESS:
LOT 22 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

FLOOD ZONE: 'AE' & 'X'
ZONING: RS-2
DRAINAGE: TYPE "A"

LOT AREA:		4,856.09 SF
IMPERVIOUS SURFACES		
BUILDING FOOTPRINT		1,696 SF
PARKING AND DRIVEWAYS		184 SF
ACCESS EASEMENTS		-0- SF
WALKWAYS/STOOPS		58 SF
POOLS & DECKS		-0- SF
OTHER (PATIOS, PORCHES, ETC.)		-0- SF
EQUIPMENT PADS		4 SF
BUILDING LOT COVERAGE		34.92%
TOTAL IMPERVIOUS SURFACE		1,947 SF
IMPERVIOUS SURFACE RATIO =		40.01%
BUILDING HEIGHT		
NEW STRUCTURE/CONSTRUCTION		18'-4"
SETBACKS		
FRONT	(NORTH)	15'
SIDE	(EAST & WEST)	5'-5"
REAR	(SOUTH)	10'
A/C PAD TO PROPERTY LINE DIMENSIONS		
FRONT	(NORTH)	42'-3"
LEFT SIDE	(EAST)	7'-5"
REAR	(SOUTH)	42'-0"
RIGHT SIDE	(WEST)	45'-8"

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ROBERT ZUZU / DESIGN
Design/Drafting
Email: RobertZJCD@gmail.com
Telephone : (904) 669-5976

K. NAN CONSTRUCTION
STATE LIC #: CBC1267954
Email: KeNanWang22@gmail.com
Telephone : (904) 540-2126

PROJECT NAME:
KNan Series 1010 Garage Tract-Home "San Marco" For:
Meihua He & Lifang He
LOT 22 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

PROJECT LOCATION:
LOT 22, BLOCK D, FORT MOOSA GARDENS SUBDIVISION
LOT 22, HYBISCUS AVENUE
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

PROJECT #: 24-121
SCALE FACTOR: 120
DATE: September 19 2024
DESIGNER: RZ
DRAFTER: -
SHEET#: A1
OF 7

REVISIONS	TYPE - DATE

FINAL PERMIT, September 19 2024

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2024	5.e.	PZB2025-0022
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	23 Hybiscus Avenue	149870-0240

Site & Background Information

Applicant	Kenan Wang c/o TWP Management LLC
Owner:	LiFang and MeiHua He
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.11
Neighborhood:	Fort Mose Gardens
Archaeological Zone:	IE

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the placement of fill and significant tree canopy removal within COZ 1 and 2 for the construction of a single-family home. The approval of this application would allow for the construction of a 1736 square foot single-family home.

Staff Analysis

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

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
Wetlands	**CCM Policy 1.8.6** Removal, encroachment and alteration of wetlands pursuant to the "no net loss" requirements of the City Comprehensive Plan, and shall be in compliance with the following: 1. Appropriate justification for the proposed alteration is provided to the City; 2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland; 3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan; 4. The following activities are permitted in wetland setback areas provided: (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance; (b) The City shall include in its land development regulations provisions for mandatory site	The question of appropriate justification is the key question of this application. The wetlands associated with this project appear from aerial images to drain to Robinson Creek classified by the State of Florida as Class II waters. The wetlands are adjacent to Fort Mose State Park. The project description from the DEP permit submitted by the applicant states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. The applicant has provided a Mitigation Reservation with SJRWMD to mitigate wetland impacts.

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
	plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.	
Floodplain Protection	**Policy 1.3.1** The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	23 Hybiscus Avenue is within Flood zone AE – 1% Annual. The placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
	Policy 1.3.4 The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The adding of fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The removal of significant tree canopy is inconsistent with Objective 2.6.
Soils and Minerals	**CCM Policy 1.5.4** Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.	The applicant should provide a clear tree plan demonstrating they have wherever possible maintained native trees, shrubs and ground cover.

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
Preserve Wildlife	**CCM Policy 2.5.3** The City shall plan for the provision of wildlife corridors (greenway corridors) to allow for survival of species, prevent isolation of natural communities, and decrease fragmentation of habitat. In planning for wildlife corridors (greenway corridors), the City should take into account maintaining large, connected areas of natural vegetation, wide vegetation corridors along major water courses, and connectivity for movement of key species.	The project description from the DEP permit submitted by the applicant states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. Filling these wetlands will dimmish a large, connected area of natural vegetation corridor along a major water courses.

Review of Applicable City of St. Augustine Code of Ordinances

Sec. 11-29(a)

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

All activities within Conservation Overlay Zone 1 must be reviewed by the Planning and Zoning Board. Filling is listed as an activity that may be approved in COZ 1. However, it is incumbent upon the applicant to demonstrate that the activity will be a benefit to the public as a whole and have no significant negative impacts on natural systems. The applicant has stated that the intended public benefit is to provide infill development and affordable housing.

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

(1) Site specific conditions.

23 Hybiscus is currently a vacant treed lot with forested freshwater wetlands within Fort Moosa subdivision. The applicant is proposing to fill the wetlands to build a single-family home. The highest elevation at the site is between six and seven feet NAVD88. The parcel is within Flood Zones X and AE with a Base Flood Elevation (BFE) of 7.00 NAVD88.

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

23 Hybiscus is inland from Robinson Creek and contains forested freshwater wetlands that appear to be contiguous to Robinson Creek. The project description from the submitted DEP permit states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. Class II Waters are coastal waters where shellfish harvesting occurs. The property is within Conservation Overlay Zones 1 and 2. This block of Fort Moosa Gardens is adjacent to Fort Mose State Park.

(3) Natural and proposed drainage patterns.

The drainage pattern is unknown; however, it is presumable that the lot drains to the wetlands at the rear of the property and is part of the Robinson Creek watershed.

(5) Proposed soil stabilization and erosion control methods.

The applicant should provide erosion control measures along the perimeter of all ground disturbing activities to minimize impacts to the adjacent wetlands.

(6) Impact on floodplain.

The FDEP permit limits fill to be three feet above existing grade which would allow the lot to be filled above the Base Flood Elevation and limit the lot's ability to store flood waters.

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

The applicant provided an arborist report for eight trees on the property. The application also included a tree mitigation table depicting 11 trees to be removed and 6 trees to be retained.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Not applicable to this site.

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

Not applicable to this site.

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

Not applicable to this site.

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

The proposed single-family home would be less than seventy-five percent of the lot at approximately 65%.

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

The applicant provided an arborist report for eight trees on the property. The application also included a tree mitigation table depicting 11 trees to be removed and 6 trees to be retained.

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

Unknown.

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

The Fort Moosa subdivision does not have a surface water management system permitted by the St. Johns River Water Management District.

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

23 Hybiscus is inland from Robinson Creek and contains forested freshwater wetlands that appear to be contiguous to Robinson Creek. The project description from the submitted DEP permit states the project is located in the landward extent of Robinson Creek, a class II Florida Waterbody. Class II Waters are coastal waters where shellfish harvesting occurs.

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

Not applicable to this site.

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

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

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

The applicant provided an arborist report for eight trees on the property. The application also included a tree mitigation table depicting 11 trees to be removed and 6 trees to be retained. The building footprint and limits of fill are not overlayed on the tree survey and the trees listed on the arborist report are not identified on the survey. As such it is unclear of the condition of the trees or their proximity to the proposed development.

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

The applicant has not provided the tree information in such a way as to analyze the necessity of removing a tree. It does appear the 9 dbh Laurel Oak, 30 dbh co-dominant Laurel Oak are outside the building footprint and could be saved. Both trees are listed in the arborist report as in poor health.

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

As the trees are within or adjacent to jurisdictional wetlands, COZ 1, the applicant should take careful measures to ensure there are minimal impacts to adjacent wetlands.

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

As the applicant is removing trees from Conservation Overlay Zone 1, which is our highest level of protection, the applicant should clearly demonstrate protection of the significant tree canopy to the maximum extent feasible.

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

The applicant is proposing to remove one significant tree which is a 30' dbh co-dominate stem Laurel Oak. The applicant is also requesting to removal significant tree canopy. S*ignificant tree canopy areas* are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. The applicant is proposing to retain one significant tree an 18 dbh sweet Bay.

f. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.

7. Wildlife habitat.

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

The application does not include a tree survey with the structure and fill limits overlayed. It is difficult to assess the ease with which the property owner or agent can alter or revise the proposed development to accommodate existing trees.

Chapter 25 Tree Requirements

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation. As no trees have been retained the applicant needs to plant additional trees to create a positive number of tree credits. The removal of the twenty-six trees creates a deficit of 60. To create a positive number of credits, the applicant proposes planting (10) red cedar trees, (2) two live oaks, (4) four palm trees, and seventeen (17) trees through the tree mitigation fund. This still leaves a deficit of -2.4 debits and is not consistent with Chapter 25.

The applicant is proposing to remove 11 trees giving a deficit of -12.5 and retain 6 trees giving 20 credits for a total positive credit of 7.5. The application is consistent with Chapter 25.

Trees Removed			Trees Retained		
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit
6" Camphor (Unhealthy)			17" Slash Pine	12+ dbh	3
5" Sweet Bay	3+ dbh	0.5	14" Cabbage Palm	12+ dbh	3
17" Cabbage Palm	12+ dbh	1.5	**18" Sweet Bay Magnolia**	**12+ dbh**	**3**
15" Slash Pine	12+ dbh	1.5	18" Cabbage Palm	12+ dbh	3
15" Slash Pine	12+ dbh	1.5	28" Slash Pine	20+ dbh	4
18" Cabbage Palm	12+ dbh	1.5	20" Cabbage Palm	20+ dbh	4
15" Cabbage Palm	12+ dbh	1.5			
24" Codom Camphor					
30" Codom Laurel Oak (Unhealthy)	**20+ dbh**	**2**			
14" Cabbage Palm	12+ dbh	1.5			
9" Laurel Oak (Unhealthy)	7+ dbh	1			
	Deficits	-12.5		Retaining Credits	20
				Total Credits	**7.5**

Trees in Bold are significant trees.
Trees in red are invasive species.

Summary

Staff review of the Conservation and Coastal Management Element of the Comprehensive Plan indicates the city has a "no net loss" policy on wetlands. CCM Policy 1.8.6 states removal, encroachment and alteration of wetlands means the applicant should provide the City appropriate justification for the proposed alteration. CCM Policy 2.5.3 states the City should take into account maintaining large, connected areas of natural vegetation and vegetation corridors along water courses to provide connectivity for the movement of key species. As the wetlands on site appear to be contiguous with Robinson Creek watershed along with the nearby Fort Mose State Park minimizing impact on natural vegetation should be a priority.

Review of Sec. 11-29(a) staff finds the applications in COZ 1 must be determined to be to the benefit of the public as a whole and have no significant negative impact on natural systems. The applicant has stated that the intended public benefit is to provide infill development and affordable housing. Review of Sec. 11-29(c) finds that the project needs to demonstrate they have minimized impacts to 17 criteria. If the Board finds they have not provided adequate justification to wetland impacts, or provided satisfactory public benefit they may ask for a continuation so that the applicant can provide additional information. If the Board finds that the applicant has not minimized impacts to the 17 criteria to a reasonable amount the following mitigation strategies are available to the applicant. For wetland impacts, floodplain impacts, and to preserve wildlife the applicant could consider the following mitigation strategies.

- Commit to landscaping property using Florida Friendly or native vegetation.
- Place structure closer to the north lines to minimize the amount of fill and impacts to wetlands and the floodplains.
- Keep a naturally vegetated buffer along the rear of the property or the perimeter of any retained wetlands.
- Place any preserved wetlands into a conservation easement or wetlands on the owner's adjacent property (Parcel ID 1498700230) into a conservation easement.
- Implement LEED, Energy Star and Florida Water Star TM principles throughout the project.

After a review of (Sec. 11-29(d)(1)) staff recommends that the applicant provide a tree survey that overlays the footprint of the structure and fill. The applicant should identify on the tree survey which trees were listed on the arborist report.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the placement of fill and the removal of significant tree canopy within COZ 1 and 2 at 21 Hybiscus Avenue / PID 149870-0221.

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

The tree survey should include tree locations, dbh, species, and whether they are to be removed or retained and identify trees in arborist report.
The tree survey should overlay the building footprint and limits of fill.

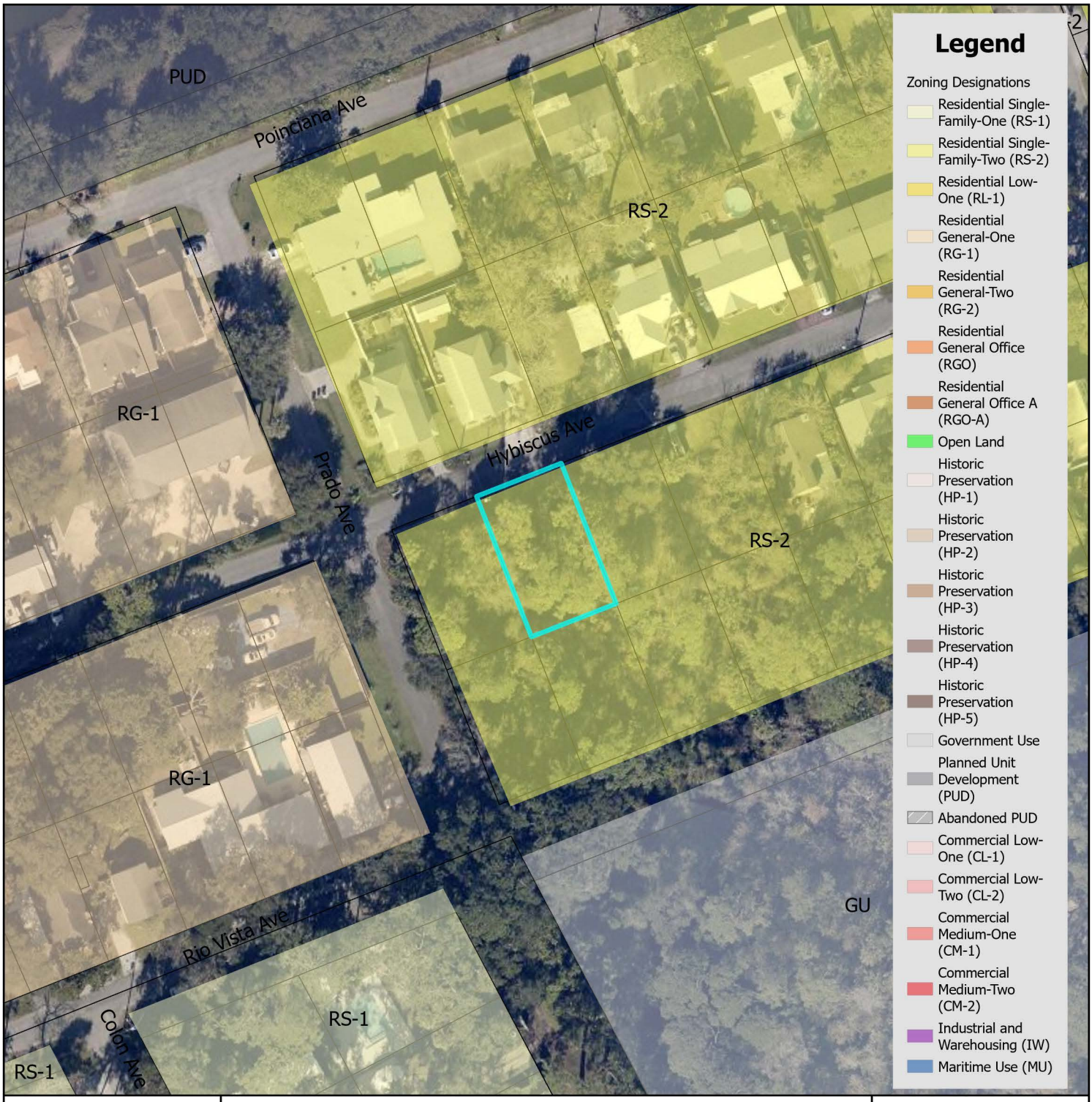
Attachments

1. Site Maps and Photos
2. Application
3. St. Johns County Property Appraiser Report
4. DEP Permit
5. Tree information

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Zoning Map

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

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

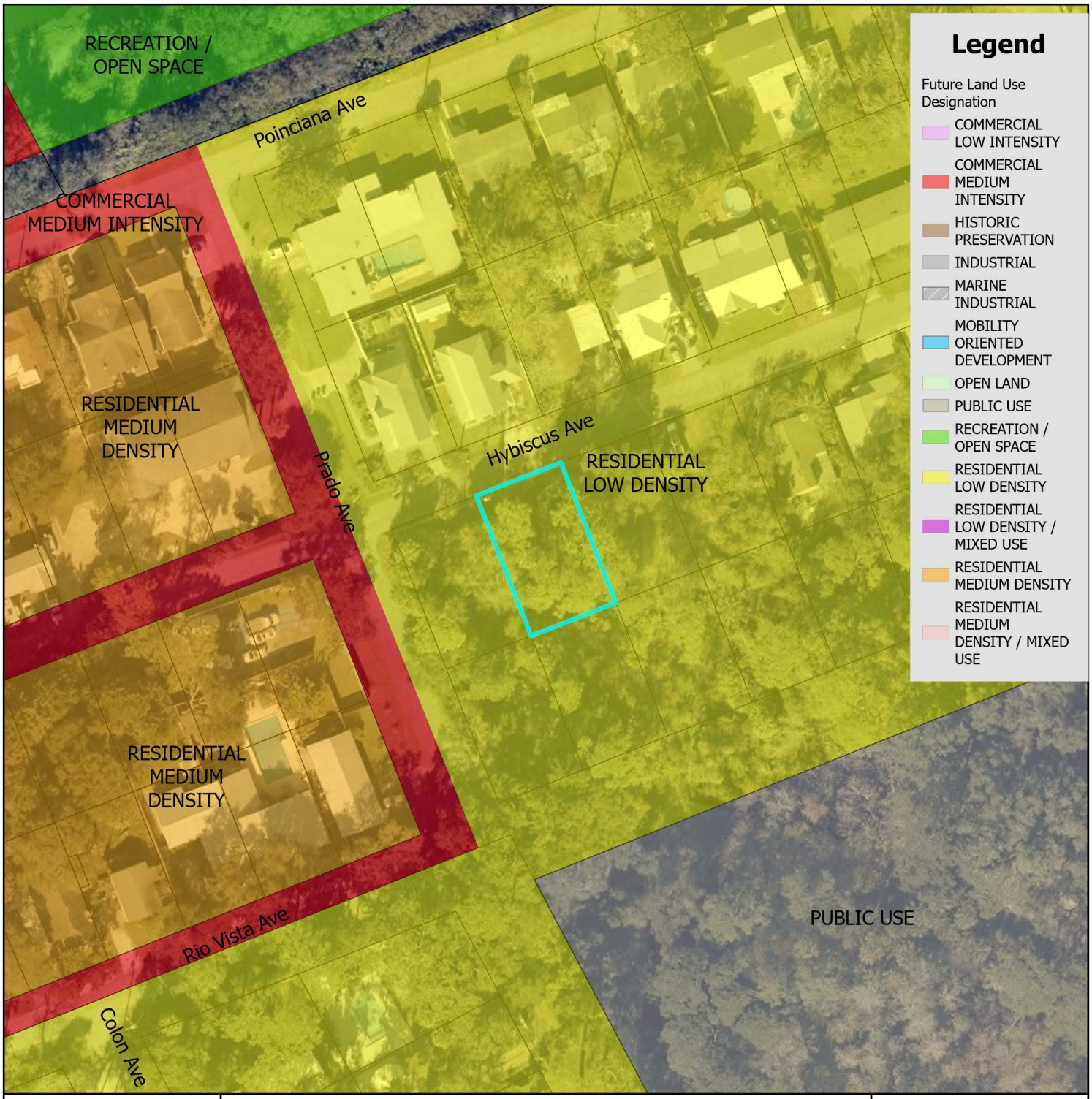
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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2025

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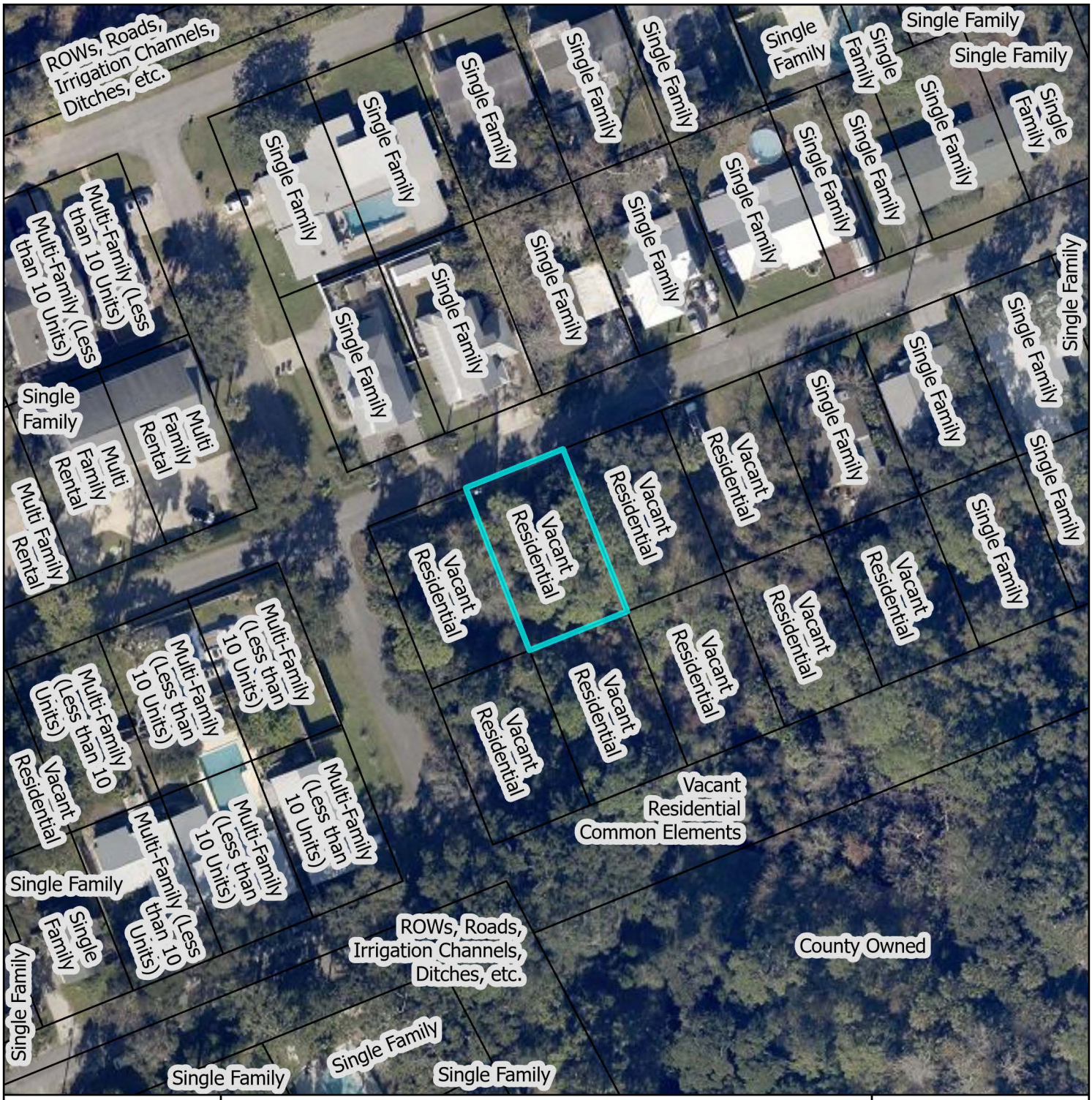
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

N

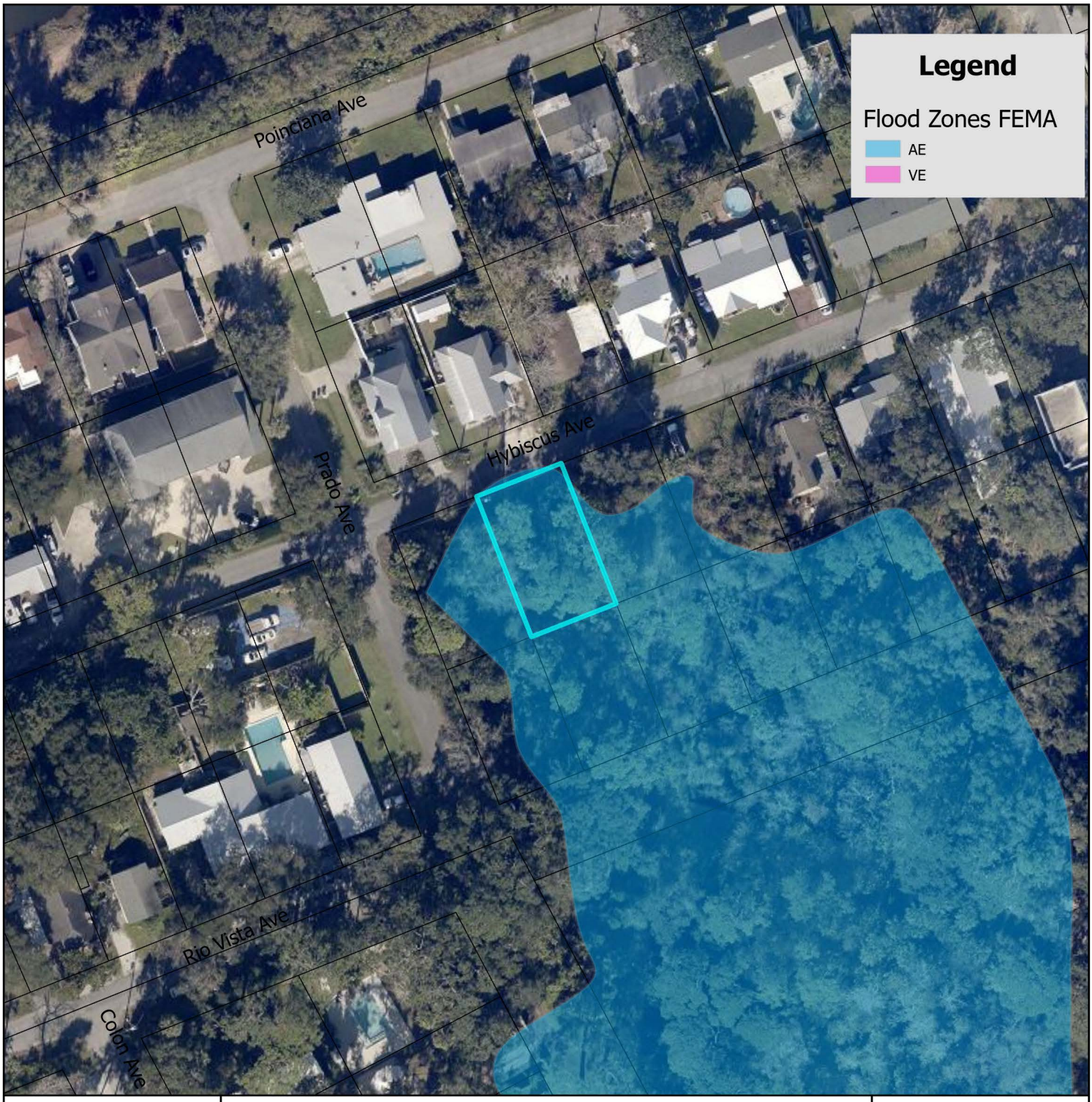
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Hybiscus Avenue / PID 149870-0240

12/09/2024



FEMA Flood Zone Map

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

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2025

N

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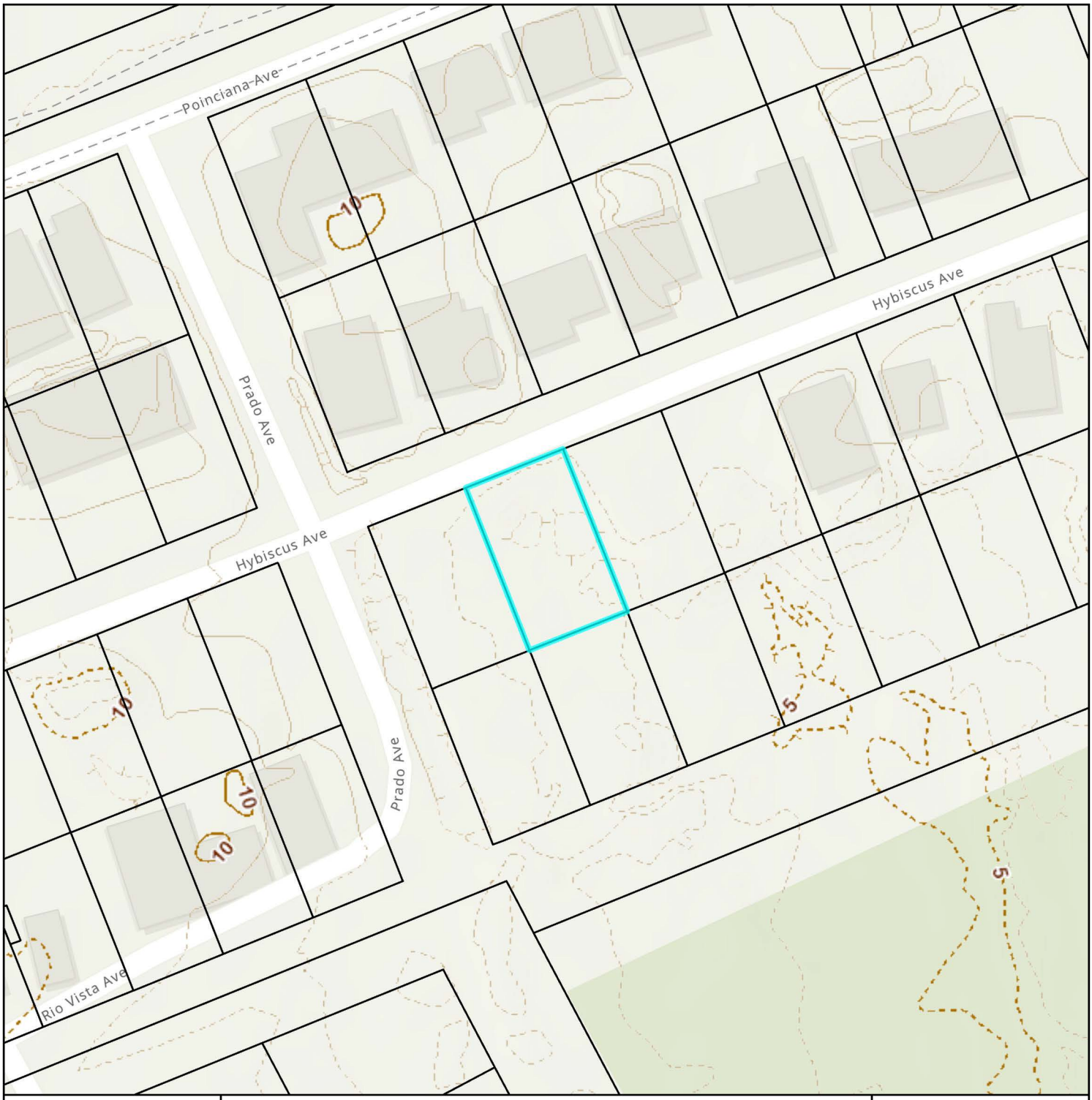
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Kenan Wang Contact Number: 904-540-2126
   Business *(if applicable)*: TWP Management LLC D.B.A. K.Nan Construction
   Address: 2748 US-1 South City: St. Augustine State: FL Zip: 32086
   E-Mail Address: kenanwang22@gmail.com
2. NAME OF PROPERTY OWNER: Li Fang and Mei Hua He Contact Number: 904-808-5132
   Business *(if applicable)*:
   Address: 58 Athens Dr City: St. Augustine State: FL Zip: 32092
   E-Mail Address: hmh123123@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 24 Block: D
   Subdivision: Fort Moosa Gardens Parcel Number: 1498 700240
4. PROJECT STREET ADDRESS: 23 Hybiscus Ave. St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Single Family Residential
6. ACTION REQUESTED:
   - ☑ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Request PZB Approval for COZ 1 Development. Development in Jurisdictional Wetlands and DEP permit received.
8. JUSTIFICATION FOR ACTION REQUESTED: Owner received DEP permit to develop this lot into a single family residential house. It's a better use of the land.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

N/A

11. AGREEMENT:

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

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

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

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

Signature of Applicant — Date: 3/3/25

Signature of Property Owner — Date: 3/3/25

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Kenan Wang
Print name of applicant

Signature of applicant

3-1-25
Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

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

BY: _____ Li Fang He
Signature of Owner

Mei Hua He — Li Fang He
Print Name of Owner

904-808-5132
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 21 Hybiscus Ave. St. Augustine, FL 32084

Applicant's Name: Kenan Wang Applicant's Signature: [signature]

Owner's Name: Mei Hua He Owner's Signature: [signature]

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

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

BY: Meihua He
Signature of Owner

Mei Hua He
Print Name of Owner

904-808-5132
Telephone Number

Lifang He

Li Fang He

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of March, 2025

By Self

Notary Public State of Florida
David Tankersley
My Commission
HH 191693
Exp. 10/27/2025

Identification verified: DL

Oath sworn: (Yes) No

Notary Signature: David Tankersley

My Commission expires: 10/27/2025

Rev022117

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1498700221
Location Address	HYBISCUS AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fort Moosa Gardens (705)
Tax Description*	4-34 FORT MOOSA GARDENS LOT 22 BLK D OR5407/1083 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Fort Moosa Gardens, Revised Plat Of
Sec/Twp/Rng	60-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	He Lifang,Meihua 100% He Meihua 100%
Mailing Address	58 ATHENS DR SAINT AUGUSTINE, FL 32092-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$0
Total Land Value	$70,470
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$70,470**
Total Deferred	$0
Assessed Value	**$70,470**
Total Exemptions	$0
Taxable Value	**$70,470**

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	$70,470	$0	$0	$70,470	$70,470	$0	$70,470

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	54	89	54	EF	$70,470

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/1/2021	10/29/2021	$120,000.00	WARRANTY DEED	5407	1083	Q	V	PINGEL DANIEL A ETAL TRUSTS	HE LIFANG,MEIHUA

No data available for the following modules: Sales Questionnaire Form, 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: 3/27/2025, 12:25:40 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

DEP Permit

FLORIDA DEPARTMENT OF
Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Permittee/Authorized Entity:
Meihua He
58 Athens Drive
Saint Augustine, Florida 32092, St Johns County
hmh123123@gmail.com

He – Hybiscus Ave Single Family

Authorized Agent:
Ben Briegel
42 Masters Drive
Saint Augustine, Florida 32084
ben@carterenv.com

Environmental Resource Permit

State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers Authorization – Not Included

St Johns County
Permit No.: 55-0435025-001-EI

Permit Issuance Date: July 8, 2024
Permit Construction Phase Expiration Date: July 8, 2029

Environmental Resource Permit

Permittee: Meihua He
Permit No: 55-0435025-001-EI

PROJECT LOCATION

The activities authorized by this permit are located at Hybiscus Avenue (parcel ID: 1498700230), Saint Augustine, FL 32092, in Section 6, Township 7 South, Range 30 East in St Johns County, at lat 29° 55' 48.4048" N, long - 81° 19' 35.3695" W.

PROJECT DESCRIPTION

The permittee is authorized to construct two single-family homes and two driveways, with associated infrastructure. The project will include 0.13 acres of direct wetland impacts and 0.06 acres of secondary impacts to Bottomland Forest. The project is located in the landward extent of Robinson Creek, a Class II Florida Waterbody. Authorized activities are depicted on the attached exhibits.

To offset unavoidable impacts that will occur from these authorized activities, the permittee shall purchase 0.09 state UMAM forested freshwater credits from Natural Resource Mitigation Bank (SJRWMD Permit No. 141482-1).

AUTHORIZATIONS

He – Hybiscus Ave Single Family

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **may be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).
Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management Consistent
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted
This permit also constitutes a *grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS
The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

SPECIFIC CONDITIONS

1. The limits of surface waters and wetlands are delineated on the approved plans. The limits of wetlands as delineated on these plans are only binding for a period of five years from the date of issuance of this permit, provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Part IV, Chapter 373, F.S., will not be considered as altering the boundary for the purposes of this condition.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION

2. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256.

3. Prior to construction commencement, the permittee shall provide the Department with a copy of the Natural Resource Mitigation Bank (SJRWMD Permit No. 141482-1) ledger that includes the debit of 0.09 state UMAM forested freshwater credits for the benefit of He – Hybiscus Ave, 55-0435025-001-EI.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

4. This permit does not authorize the removal of any vegetation within the jurisdictional area outside the limits of the permits. No dredging, filling, or other construction activity, including the removal of tree stumps and/or vegetative root masses, shall be conducted within the wetlands other than that performed within the specifically authorized work corridor.

5. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.

6. The project shall comply with applicable State Water Quality Standards, namely:
   a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
   b. Class II Waters – Shellfish Propagation or Harvesting – Rule 62-302.400, F.A.C.

7. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required changes must be approved through a new authorization prior to implementing the changes.

9. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of the ambient turbidity levels of the surrounding Florida waters. Methods shall include but are not limited to the installation of staked hay bales, staked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.

10. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

SPECIFIC CONDITIONS – WETLAND FILL

11. This permit authorizes permanent impacts to the wetland fill area shown on the permit drawings. No other areas are authorized to be impacted, which includes but is not limited to clearing with the use of heavy equipment, filling, or excavation.

12. Unauthorized impacts to wetlands or the littoral zone as a result of the activities shall be reported immediately to the Department.

SPECIFIC CONDITIONS - OTHER LISTED SPECIES

13. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.

14. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

15. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

SPECIFIC CONDITIONS - CONSTRUCTION COMPLETION

16. Upon completion of construction, the permittee shall submit to the Department of Form 62-330.310(3) "Construction Completion and Inspection Certification for Activities Associated with A Private Single-Family Dwelling Unit." The person completing the form shall inform the Department if there are substantial deviations from the plans approved as part of the permit.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance

with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
   b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Jacksonville, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____For:
Katie Sula Miller
Permitting Program Administrator

PMD:ta:sh

Attachments:
Project Drawings, 4 pages
Reservation Letter, 1 page
Construction Commencement Notice/Form 62-330.350(1)
Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit/Form 62-330.310(3)
Request to Transfer Permit/Form 62-330.340(1)

Copies furnished to:
Ben Briegel, ben@carterenv.com
Katie Miller, FDEP NED
Paul Duff, FDEP NED
Tiffany Allen, FDEP NED
Sara Heuler, FDEP NED

CERTIFICATE OF SERVICE

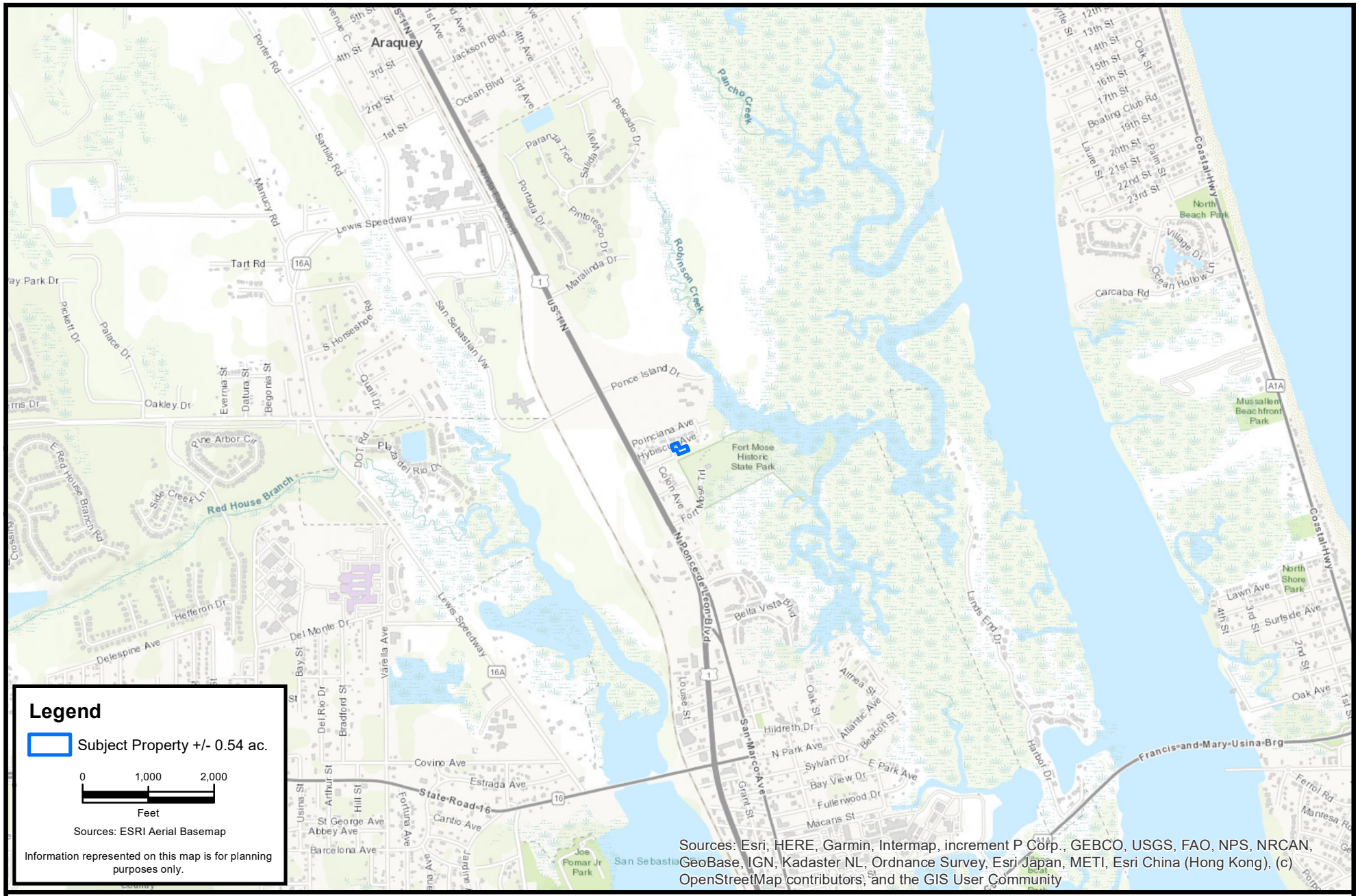
The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on July 8, 2024, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk

July 8, 2024
Date



Legend

Subject Property +/- 0.54 ac.

0 1,000 2,000

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

CARTER ENVIRONMENTAL SERVICES, INC.

CES

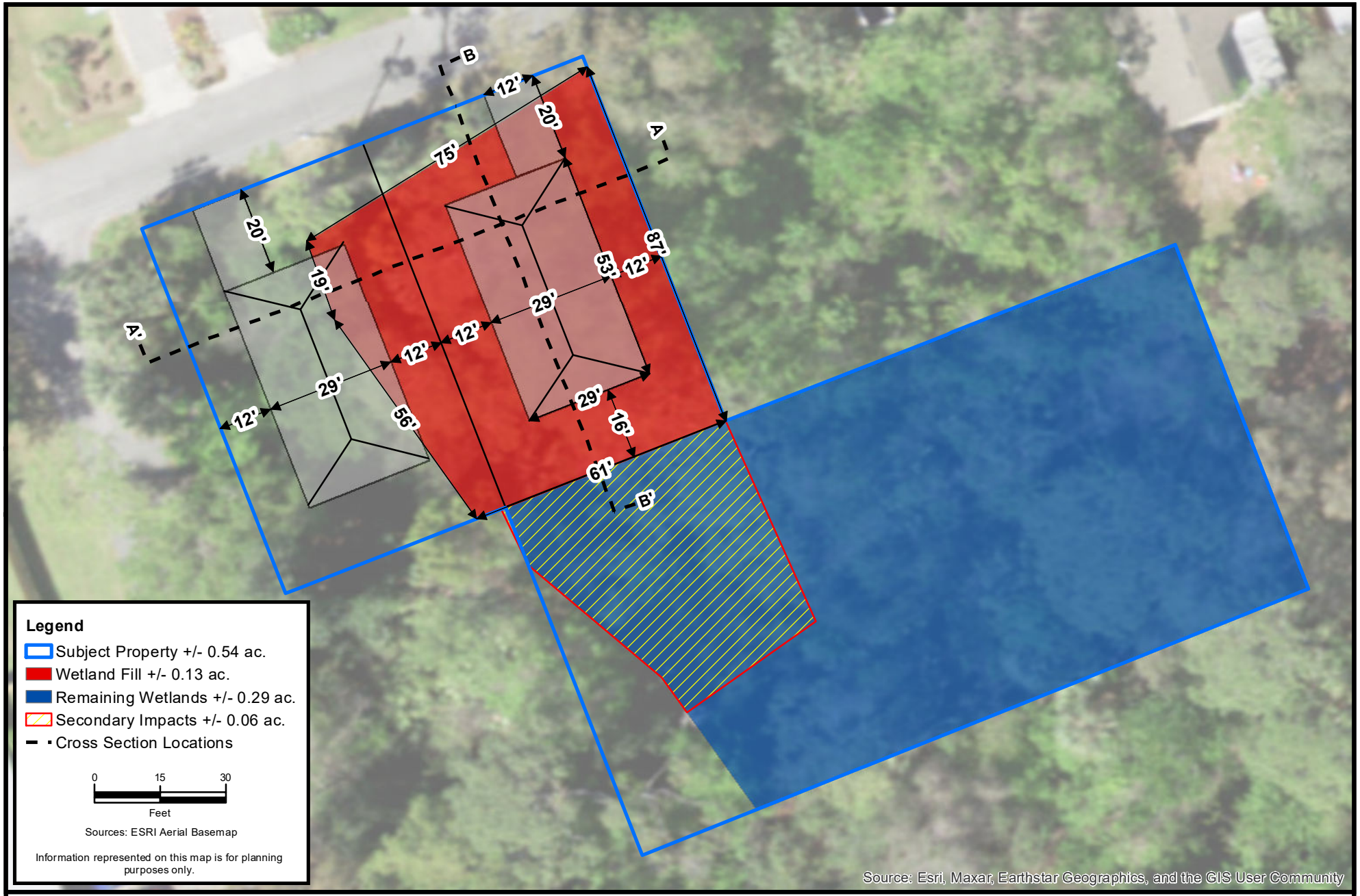
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Mar 07 2023	Figure:	1



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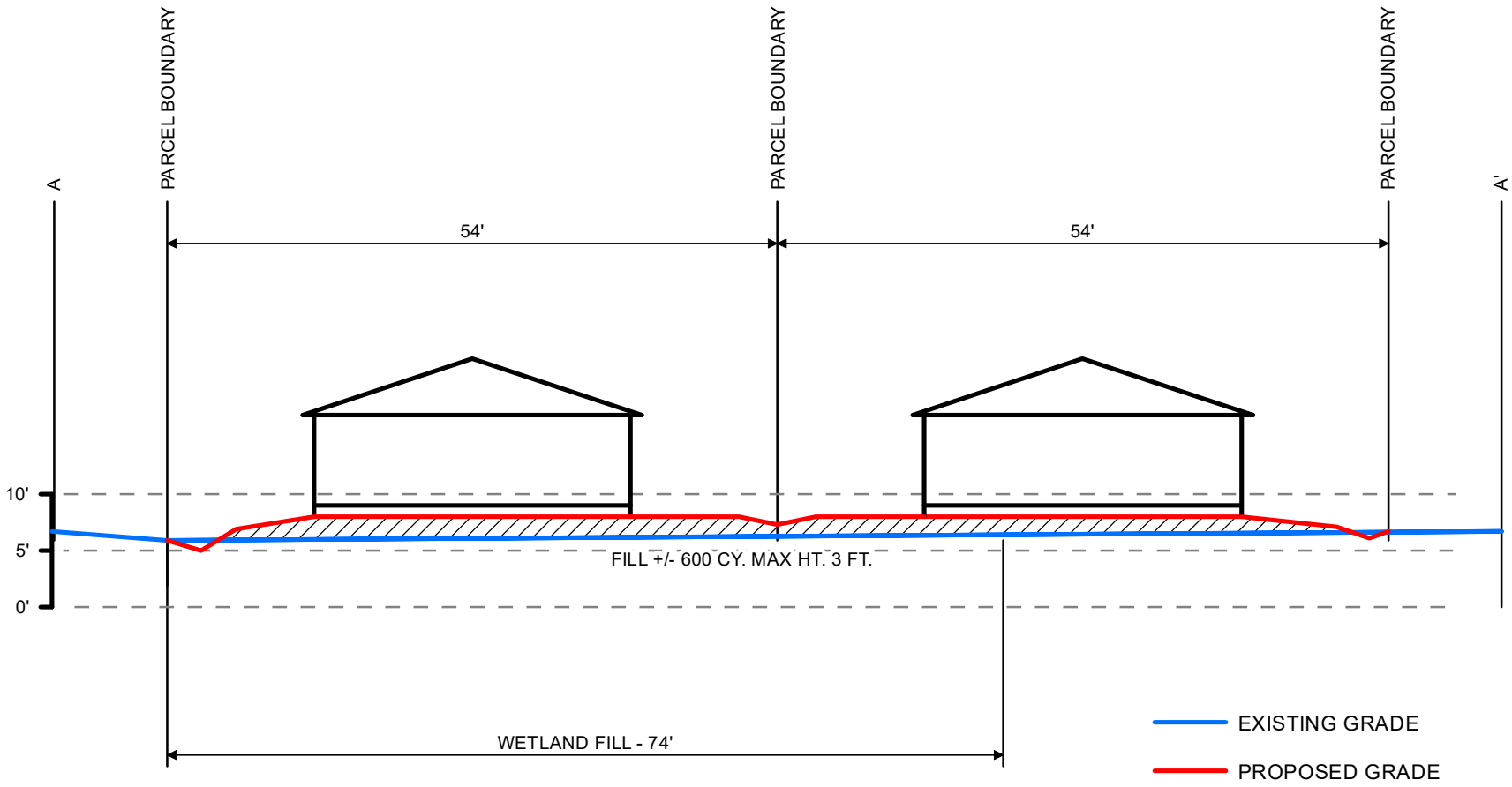
Proposed Site Conditions

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **5**



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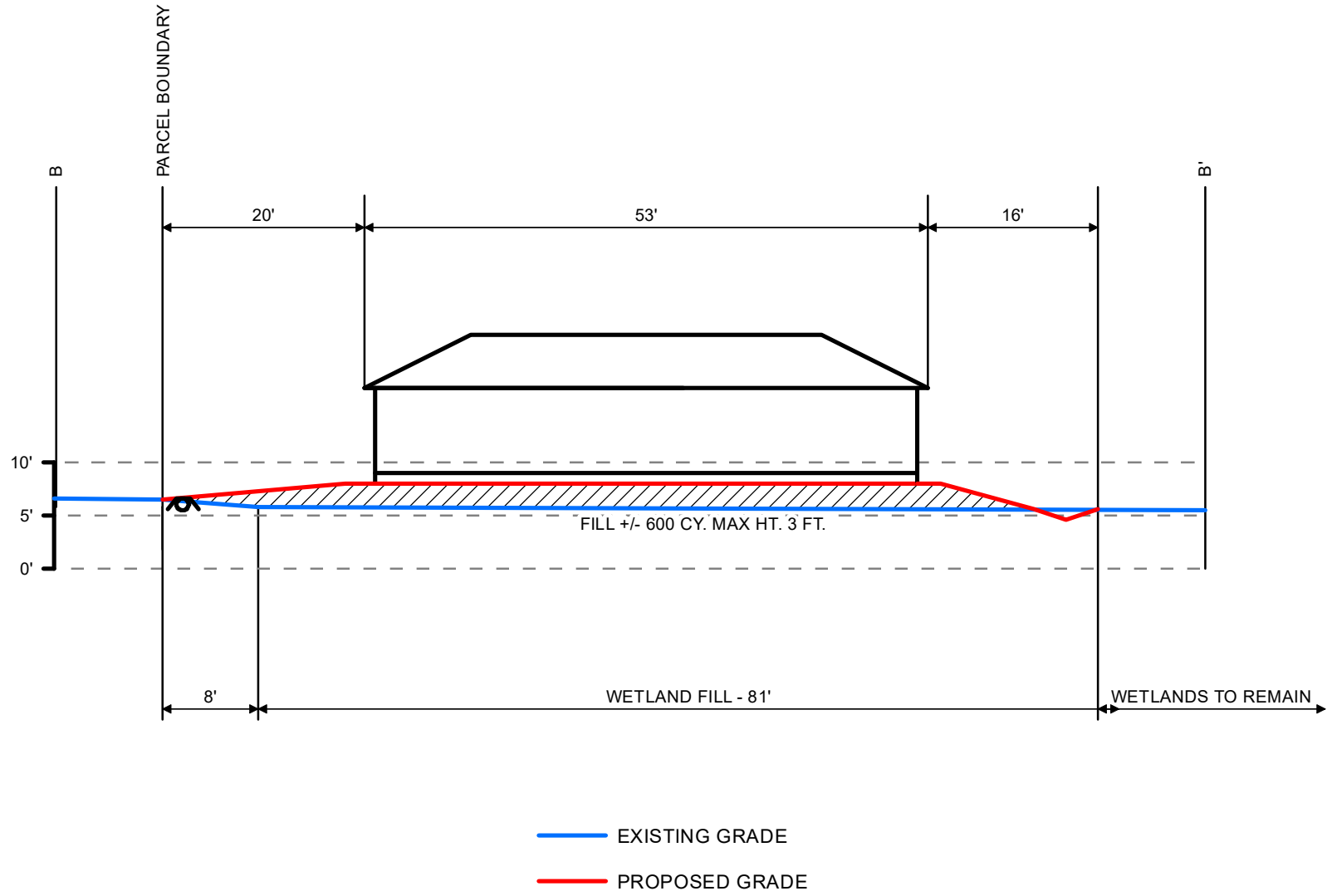
Cross-Section A - A'

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **9A**



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Cross-Section B - B'

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **9B**

Natural Resource Investment Group, LLC
8825 Perimeter Park Blvd, Suite 104
Jacksonville, Florida 32216
o-904-626-9751 f-904-396-7835

May 13, 2024

Mr. J. Reid Hilliard
Environmental Resource Program Manager
St. Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

Subject: He – Hybiscus Ave
FDEP Application No. 0435025-001-EI
Mitigation Reservation

This letter is to certify that 0.09 State Only UMAM forested fresh water (palustrine) mitigation bank credits are reserved for use to offset wetland impacts at "He-Hybiscus Ave" project detailed above. These credits are paid in full and upon permit issuance for the project will be withdrawn from the ledger of Natural Resource Mitigation Bank (SJRWMD Permit No. 141482-1).

If I can be of any further assistance or offer any additional information, please contact me at 904-626-9751.

Sincerely,

Michael D. Mesiano
President

Cc: Ben Briegel (ben@carterenv.com)

CONSTRUCTION COMMENCEMENT NOTICE

Instructions: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. _____ Application No. _____

Project Name _____ Phase _____

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on _____ , 20 _____ and will have an estimated completion date of _____ , 20 _____

PLEASE NOTE: If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Permittee's or Authorized Agent's Signature _____ Company _____

Print Name _____ Title _____ Date _____

E-mail _____ Phone Number _____

Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit

Instructions: This form is intended to be used solely by or for the permittee of a private single-family dwelling unit, duplex, triplex, or quadruplex that is not part of a larger plan of development proposed by the applicant/permittee. **Complete the information on this form, sign at the bottom of Page 2, and submit this form within 30 days of the inspection.**

Permit No.: Application No.:

Name of Permittee:

Location of Project:

I Hereby Certify That (please check only one box):

☐ The undersigned hereby certifies that all components of the project **authorized by the above permit have been conducted and/or built substantially in accordance with the terms and conditions of the permit**, that the project is functioning as permitted~~,~~ and that the project is ready for inspection. Any minor deviations (noted below) from the permit will not prevent the project from functioning and operating as designed, subject to routine custodial maintenance. This certification is based upon on-site inspection of the project conducted by me or my designee under my direct supervision and my review of the permit. If the undersigned is not the permittee, I further certify that I am acting for, and on behalf of, the permittee.

Upon receipt of this form, and verification by the Permitting Agency that any modifications are noted, the construction phase of this permit shall automatically convert to an operation and maintenance phase.

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected the project located at the above location and have determined that the project **does NOT appear to have been built or conducted substantially in accordance with the permit** or is not functioning in accordance with the requirements of the permit. One of the following applies:

☐ The project was constructed or conducted with substantial design changes that are not in conformance with the permit (attach description and permit drawings showing all changes), and either:

☐ I, the permittee, am aware that additional work is required to bring the project into compliance with the terms and conditions of the permit; or

☐ I, the agent inspecting the project on behalf of and for the permittee, have informed the permittee of the following:
(a) That the project does not appear to be functioning properly; and
(b) That additional construction or work is required to bring the project into compliance.

The following components of the project do not appear to be functioning properly (attach additional pages if needed):

Any components of the project that are not in conformance with the permit must either be brought into compliance with the permit within 30 days of the inspection, or the permittee must request a modification of the permit in accordance with Rule 62-330.315, F.A.C., within 30 days of the inspection. If the modification request is not approved, the components of the project that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S. If modifications are approved and implemented by the permittee, the permittee shall resubmit this form within 30 days of completion of the remedial work on the permitted project.

Name of Inspector: who is: ☐ the permittee; ☐ the agent for the permittee

Company Name (if applicable):

Mailing Address:

City: State: Zip Code:

Phone: Fax: Email:

_____

Signature of Inspector Date:

If at any time the Permitting Agency determines that the above project was not built or conducted in conformance with the terms and conditions of the permit, the permittee shall be subject to enforcement by the Permitting Agency for all measures required to bring the project into compliance with the permit. The permittee shall remain liable for ensuring that the project remains in full and complete compliance with the terms of the permit for the life of the system, unless such permit is transferred in accordance with Rule 62-330.340, F.A.C.

Request to Transfer
Environmental Resource and/or State 404 Program Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid ERP permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or email, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No(s): Application No(s).: Acres to be Transferred:

Permitted Project: Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit(s) be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records ☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

Attachment 5:

Tree Information

Arborist Report

Vacant Lot 24, City of St. Augustine, Florida
Date: March 10, 2025
Prepared by: Michael Guillotte, ISA Certified Arborist #FL-9471A
Contact: MGuillotte1985@gmail.com

Introduction

This report provides an assessment of the trees located on Vacant Lot 24 in the City of St. Augustine, Florida, at the corner of Hybiscus Ave and Prado Ave. The evaluation includes verification of species identification, measurements, and health status. The findings are as follows:

Tree Assessments

1. **Tree 1: Laurel Oak (Quercus laurifolia)**
    - DBH: 30 inches (co-dominant structure).
    - Health: Poor. The structure of the tree is weak due to the co-dominant union at the base. Visible signs of stress and decay are evident.
    - Recommendation: Removal.
2. **Tree 2: Slash Pine (Pinus elliottii)**
    - Previously recorded DBH: 25 inches.
    - Actual DBH: 15 inches.
    - Health: Good. No significant structural or health concerns noted.
3. **Tree 3: Cabbage Palm (Sabal palmetto)**
    - Previously recorded DBH: 20 inches.
    - Actual DBH: 10 inches.
    - Health: Good. No structural concerns.
4. **Tree 4: Cabbage Palm (Sabal palmetto)**
    - Previously recorded DBH: 15 inches.
    - Actual DBH: 10 inches.

- Health: Good. No structural concerns.

5. **Tree 5: Cabbage Palm (Sabal palmetto)**
    - Previously recorded DBH: 18 inches.
    - Actual DBH: 10 inches.
    - Health: Good. No structural concerns.
6. **Tree 6: Laurel Oak (Quercus laurifolia)**
    - Previously recorded DBH: 9 inches.
    - Actual DBH: 6 inches.
    - Health: Poor. Signs of decline and stress are evident.
    - Recommendation: Removal.
7. **Tree 7: Cabbage Palm (Sabal palmetto)**
    - Previously recorded DBH: 17 inches.
    - Actual DBH: 10 inches.
    - Health: Good. No structural concerns.
8. **Tree 8: Camphor (Cinnamomum camphora)**
    - DBH: 6 inches.
    - Health: Fair. However, Camphor is an invasive species.
    - Recommendation: Removal.

Conclusion and Recommendations

- Trees 2, 3, 4, 5, and 7 are in good health.
- Trees 1, 6, and 8 should be removed due to poor health, structural instability, or invasive species status.

For any further inquiries, please contact:
Michael Guillotte, ISA Certified Arborist #FL-9471A
Email: MGuillotte1985@gmail.com

Tree Mitigation

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
6" Camphor (Unhealthy)			17" Slash Pine	12+ dbh	3				
5" Sweet Bay	3+ dbh	0.5	14" Cabbage Palm	12+ dbh	3				
17" Cabbage Palm	12+ dbh	1.5	18" Sweet Bay Magnolia	12+ dbh	3				
15" Slash Pine	12+ dbh	1.5	18" Cabbage Palm	12+ dbh	3				
15" Slash Pine	12+ dbh	1.5	28" Slash Pine	20+ dbh	4				
18" Cabbage Palm	12+ dbh	1.5	20" Cabbage Palm	12+ dbh	3				
15" Cabbage Palm	12+ dbh	1.5							
24" Codom Camphor	20+ dbh	2							
30" Codom Laurel Oak (Unhealthy)									
14" Cabbage Palm	12+ dbh	1.5							
9" Laurel Oak (Unhealthy)									
	Deficits	11.5		Retaining Credits	19			Planting Credits	
							Total Credits		7.5

SCOPE OF WORK

NEW CONSTRUCTION, CONCRETE BLOCK STEM WALL, CONCRETE FOOTERS, FOUNDATION & SLAB, WOOD FRAMED EXTERIOR AND INTERIOR WALLS, WOOD TRUSSES WITH METAL ROOF. 3 BED ROOMS, 2 BATH ROOMS, 1-CAR GARAGE.

BUILDING CODE

APPLICABLE CODES
(8th) EDITION (2023) FLORIDA RESIDENTIAL BUILDING CODE
(8th) EDITION (2023) FLORIDA EXISTING BUILDING CODE
FLORIDA FIRE PREVENTION CODE (8th) EDITION
2020 NATIONAL ELECTRIC CODE

OCCUPANCY CLASSIFICATION - RESIDENTIAL F.B.C.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.

R310.1.1 MINIMUM OPENING AREA.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

R314.3 SMOKE ALARM LOCATIONS.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

GENERAL NOTES

REFER TO STRUCTURAL DRAWINGS FOR LAYOUT AND LOCATION OF ALL STRUCTURAL MEMBERS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO DESIGNER IMMEDIATELY.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE. RESIDENTIAL OR LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.

NEITHER THE OWNER NOR THE DESIGNER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH, AND WELFARE STANDARDS.

CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

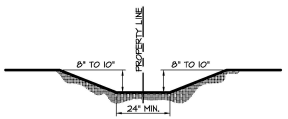
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR A BARRIER PROVIDED BETWEEN.

GENERAL CONTRACTOR TO FIELD VERIFY COUNT OF WINDOWS & DOORS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ROUGH OPENING SIZES OF ALL WINDOWS AND DOORS PRIOR TO ORDERING

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE BUILDING TO BE COMPLETELY WATERTIGHT. WATERPROOFING, FLASHING, SEALANTS, CAULKING, DRAINAGE AND CONSTRUCTION DETAIL SHOULD BE INSTALLED AND CONSTRUCTED TO PROVIDE A WATERTIGHT BUILDING. VENTILATION AS REQUIRED BY THE FLORIDA BUILDING CODE SHOULD BE PROVIDED TO PREVENT MOISTURE INTRUSION AND MOLD. THE SELECTION AND INSTALLATION OF BUILDING MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY RESULTING LEAKS, MOISTURE INTRUSION OF ANY KIND, MOLD, MILDEW, WIND-BLOWN RAIN, ETC.



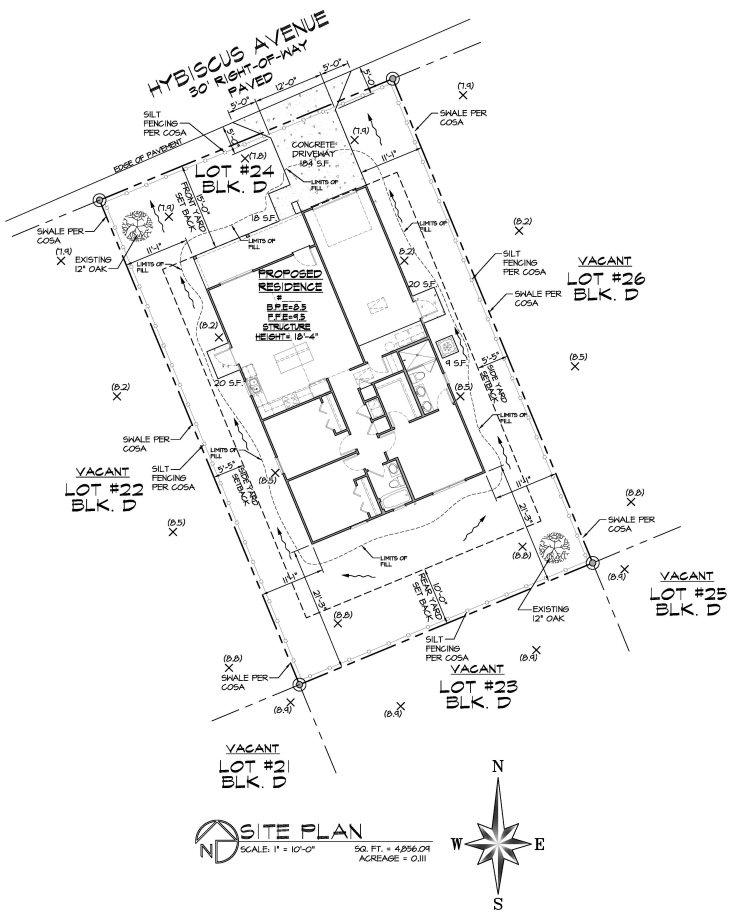
SWALE CROSS SECTION
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

SWALES SHOULD BE A MINIMUM OF TWO (2) FEET IN WIDTH AT THE BOTTOM AND 8" TO 10" IN DEPTH UNLESS FIELD CONDITIONS REQUIRE A MORE SPECIFIC CONFIGURATION. IF ON-SITE SWALE, SWALE SHALL HAVE A BACK-SLOPE FROM THE PROPERTY LINE TO THE FLOW-LINE OF THE SWALE. THE SWALE FLOW-LINE SHALL HAVE A POSITIVE DRAINAGE THAT CAN MEET AND A MINIMUM 1% SLOPE.

STORM WATER NOTE:
GUTTERS AND DOWNSPOUTS WILL UTILIZED TO REDIRECT STORMWATER TOWARDS PALMETTO AVE, INGRAM STREET AND SALT RUN COURT AWAY FROM THE PROPERTY TO THE NORTH, WHICH IS THE ONLY NEIGHBORING PROPERTY.

MAP SHOWING SURVEY OF

LOT 24, BLOCK D, REVISED PLAT OF FORT MOOSA GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



SITE PLAN
SCALE: 1" = 10'-0" SQ. FT. = 4,856.09 ACREAGE = 0.111

LOT 24
S.F. = 4,856.09
ACREAGE = 0.111
BUILDING FOOTPRINT S.F. = 1,696
LOT COVERAGE = 34.92%
MAXIMUM HEIGHT 30'-0"

NOTE: THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY, IT IS FOR LOCATION PURPOSES ONLY. SITE SURVEY PROVIDED TO DESIGNER BY THE OWNER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEY.

GENERAL NOTES:
1) SURVEY: ALL SITE INFORMATION HAS TAKEN FROM THE SURVEY PREPARED BY:
ANCIENT CITY SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FL. 32086
(904) 747-4961
2) LOT IS LOCATED IN FLOOD ZONE "AE" & "X".
3) G.C. TO PROVIDE PVC CONDUIT UNDER DRIVES & WALKS AS REQ. FOR SPRINKLER SYSTEM, LANDSCAPE LIGHTING, ETC. (IF REQUIRED) COORDINATE REQUIREMENTS W/ ALL SUB-CONTRACTORS AS WELL AS ALL TRADES N.I.C.
4) EROSION CONTROL MEASURES (I.E. SILT FENCING) SHALL BE USED AROUND THE PROPERTY BOUNDARY TO PREVENT IMPACT TO ADJACENT PROPERTIES.
5) A 1% MINIMUM SLOPE WILL BE PROVIDED FROM BUILDING TO DISCHARGE POINT.
6) SETBACKS ARE MEASURED FROM THE FURTHEST PROJECTION 30" OR MORE ABOVE LOWEST ESTABLISHED GRADE.
7) GRADES TO MATCH AT PROPERTY LINES.
8) CONTRACTOR TO SCHEDULE A MEETING WITH ST. JOHNS COUNTY GRADING STAFF PRIOR TO FILL BEING PLACED ON LOT.
9) APPLICANT / OWNER / CONTRACTOR SHALL IMMEDIATELY CONTACT THE ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT BASED ON FILL CONDITIONS.
10) RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS, CONTRACTOR WILL COORDINATE WITH COSA LOT GRADING STAFF.
11) IF ANY, ELEVATIONS ON THIS SITE PLAN ARE FOR REFERENCE TO INDICATE RELATIVE DIFFERENCES FROM EXISTING GRADES.
12) CONTRACTOR TO PROVIDE SWALES AS REQUIRED TO CONTROL WATER RUN OFF ONTO ADJ. PROPERTIES.
13) THE DRIVEWAY CULVERT OR SWALE WILL BE PROVIDED IN COORDINATION WITH COSA/ST. JOHNS COUNTY ROAD & BRIDGE. (LDC 6.04.07.L.3)
14) THE PROPOSED FINISHED FLOOR ELEVATION AND LOT GRADES ARE BASED ON THE ELEVATION DATUM (1988 NAVD).

TREE CALCULATIONS: (Per. LDC 6.06.02.B)

4,856.09 SQ. FT. LOT/43,560 SQ FT	= .111 ACRES
0.111 ACRES x 40 = 4.44 PER ACRE	= 5.0 REQ. TREE INCHES
EXISTING OAK TREES = 24"	= 24" PROVIDED/EXISTING

PROJECT & ZONING INFO

PROJECT ADDRESS:
Lot 24 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 169870 0240
OWNER'S NAME:
Meihua He & Lifang He
BUILDER'S CONTACT:
K. Nan Construction
(904) 540-2126
EXISTING ZONING: RS-2
LOT WIDTH: 45.50'
TOTAL LOT AREA: 4,856.09 S.F.
FLOOD ZONE: "AE" & "X"
DRAINAGE: TYPE "A"
PROPOSED FFE: = 13.4
PROP. BUILDING HEIGHT = 18'-4"
BUILDING HEIGHT MAX. = 30'-0"

PROPOSED ZONING AND ISR INFO:

SITE ADDRESS:
LOT 24 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

FLOOD ZONE: 'AE' & 'X'
ZONING: RS-2
DRAINAGE: TYPE "A"

LOT AREA:		4,856.09 SF
IMPERVIOUS SURFACES		
BUILDING FOOTPRINT		1,696 SF
PARKING AND DRIVEWAYS		184 SF
ACCESS EASEMENTS		-0- SF
WALKWAYS/STOOPS		58 SF
POOLS & DECKS		-0- SF
OTHER (PATIOS, PORCHES, ETC.)		-0- SF
EQUIPMENT PADS		4 SF
BUILDING LOT COVERAGE		34.92%
TOTAL IMPERVIOUS SURFACE		1,941 SF
IMPERVIOUS SURFACE RATIO =		40.0%
BUILDING HEIGHT		
NEW STRUCTURE/CONSTRUCTION		18'-4"
SETBACKS		
FRONT	(NORTH)	15'
SIDE	(EAST & WEST)	5'-5"
REAR	(SOUTH)	10'
A/C PAD TO PROPERTY LINE DIMENSIONS		
FRONT	(NORTH)	42'-3"
LEFT SIDE	(EAST)	7'-5"
REAR	(SOUTH)	42'-0"
RIGHT SIDE	(WEST)	48'-8"

LOT COVERAGE CALCULATION:

TOTAL LOT AREA	4,856.09 SQ. FT.	
RESIDENTIAL BUILDING(S)	1,696 SQ. FT.	
PROPOSED OPEN WOOD/DECK	N/A -0- SQ. FT.	
DRIVEWAY, SIDEWALKS & PADS	251 SQ. FT.	
POOL & DECK	N/A -0- SQ. FT.	
TOTAL IMPERVIOUS:	1,947 SQ. FT.	
4,856.09 SQ. FT. LOT x 35% = 1,699.63 SQ. FT. MAXIMUM BUILDING COVERAGE ALLOWED. 1,696.00 SQ. FT. BUILDING = 34.92% ..... COMPLIES		
4,856.09 SQ FT LOT x 70% = 3,399.26 SQ. FT. MAXIMUM IMPERVIOUS COVERAGE ALLOWED. 1,947.00 SQ. FT. IMPERVIOUS = 40.08% ..... COMPLIES		

AREA CALCULATIONS

LIVABLE AREAS:		
LIVING AREA		1,248
TOTAL LIVABLE		1,248
GARAGE/MECHANICAL:		
GARAGE	328	
MECHANICAL (IF ANY)	-0-	
TOTAL GARAGE/MECHANICAL		328
COVERED AREAS:		
FRONT PORCH	120	
REAR PORCH	-0-	
TOTAL COVERED AREAS		120
THERMAL ENVELOPE VOLUME (TOTAL CUBIC FEET)		11,232
FOOTPRINT, TOTAL SQ. FT.		1,696

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ROBERT ZUZU / DESIGN
Design/Drafting
Email: RobertZ.PD@gmail.com
Telephone : (904) 669-5976

K. NAN CONSTRUCTION
STATE LIC #: CBC1269754
Email: keNanWang22@gmail.com
Telephone : (904) 540-2126

PROJECT NAME: KNan Series 1010 Garage Tract-Home "San Marco"For: Meihua He & Lifang He
PROJECT LOCATION: LOT 24, BLOCK D, FORT MOOSA GARDENS SUBDIVISION
LOT 24, HYBISCUS AVENUE
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

SCALE FACTOR: 1:20
PROJECT #: 24-122
DESIGNER: RZ
DRAFTER: -
DATE: September 19 2024
REVISIONS: TYPE - DATE
SHEET#: A1
OF 7

FINAL PERMIT, September 19 2024

LEGEND

⊠	= SITE BENCHMARK	FPL	= FLORIDA POWER AND LIGHT
◉	= SET 1/2" IRON ROD LB#8139	BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
◉	= FOUND 1/2" IRON ROD PIPE WITH NO IDENTIFICATION	R/W	= RIGHT-OF-WAY LINE
○	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION	EOP	= EDGE OF PAVEMENT
PP	= POWER POLE	CODOM	= CODOMINANT
(10.0)	= EXISTING ELEVATION	TOB	= TOP OF BANK
	= EXISTING GROUND ELEVATIONS	TOE	= TOE OF SLOPE
	= EXISTING DRAINAGE FLOW	PVC	= POLYVINYL CHLORIDE
	= EXISTING TREE	LB	= LICENSED SURVEY BUSINESS
		RBL	= REFERENCE BEARING LINE
		(P)	= PLAT CALL
		(M)	= FIELD MEASURED VALUE

TREE TABLE		
COMMON NAME	NUMBER OF TREES PROVIDED	CALIPER INCHES
CABBAGE PALM	6	14,15,17,18,18,20
LAUREL OAK	2	9,24
CAMPHOR	1	6
SLASH PINE	4	15,15,17,28
SWEET BAY	1	5
SWEET BAY MAGNOLIA	1	18
CODOM CAMPHOR	1	24
CODOM LAUREL OAK	1	30
TOTALS:	17	293

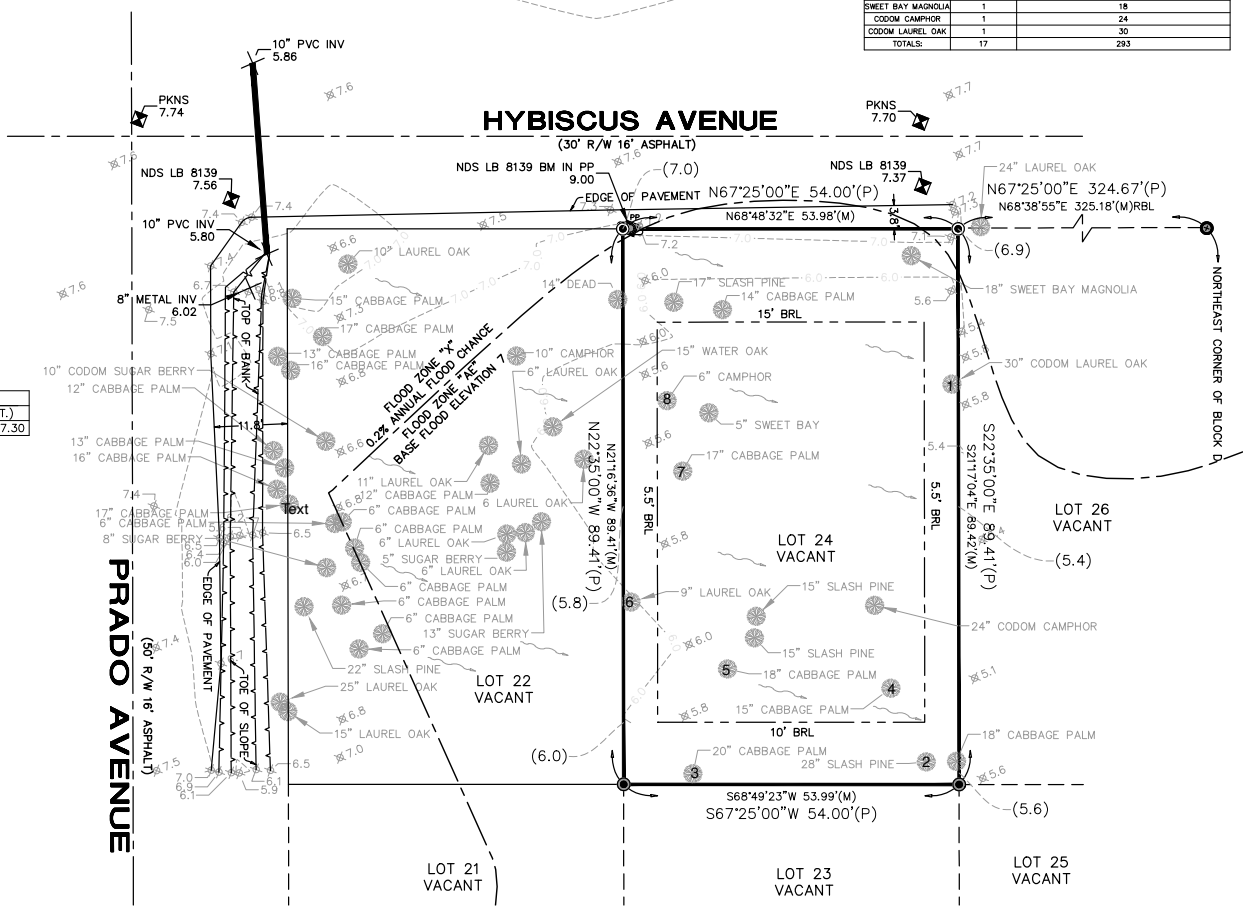
SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE.
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE & X WITH 0.2% ANNUAL FLOOD CHANCE", according to flood insurance rate map panel: #12109C0312J, EFFECTIVE ON 12/7/2018 BASE FLOOD EL 7'.

ZONING INFORMATION
RS-2 FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 15'
- SIDE 5.5'
- REAR 10'

LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	4827.30

GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.



Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #1 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS BEARING ORIGINAL SIGNATURE AND SEAL OF SURVEYOR. THIS SURVEY IS CERTIFIED TO THE PERSONS AND ENTITIES HEREON. I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT FIELD WORK WAS COMPLETED ON 10/25/2024.

BRANDON D. SHUGART LICENSE NUMBER 7009 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Brandon D. Shugart
STATE OF Florida Professional Surveyor and Mapper
License No. 7009

Signature Date

Brandon D Shugart, PSM #7009
Digitally signed by Brandon D Shugart, PSM #7009
Date: 2025.01.02 15:22:16 -05'00'

Adobe Acrobat Sign Verification
This PDF was signed using Adobe Acrobat Sign. Verification: Brandon D Shugart PSM 7009 (Principal) (Personally Known) E: surveying@imecivil.com O: IME Civil and Surveying, LLC our This item has been electronically signed and sealed by Brandon D Shugart PSM 7009 using a Digital Signature and Adobe Acrobat Sign. Electronic signatures and seals hereon are legally binding. Unless verified on Adobe Acrobat Sign, this document is not considered signed and sealed and the SHA authentication code must be verified on any electronic copies. email=surveying@imecivil.com, c=US, o=IME Civil and Surveying, LLC, cn=Brandon D Shugart PSM 7009

LEGAL DESCRIPTION

LOT 24, BLOCK D, FORT MOOSA GARDENS FORT MOOSA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:
FOR: KE NAN WANG
AT: 0 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

Drawn By:	VG	Scale 1" = 20 Feet	
Field Survey Date:	10/25/2024	Drawing/File #:101724.1	
FB/PG:	28-125	Plot Date: N/A	

Additional Information/Certifications:
XXXXX

LEGEND

⊠	= SITE BENCHMARK	FPL	= FLORIDA POWER AND LIGHT
◉	= SET 1/2" IRON ROD LB#8139	BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
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CAMPHOR	1	6
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SWEET BAY	1	5
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TOTALS:	17	293

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LOT SIZE	4827.30

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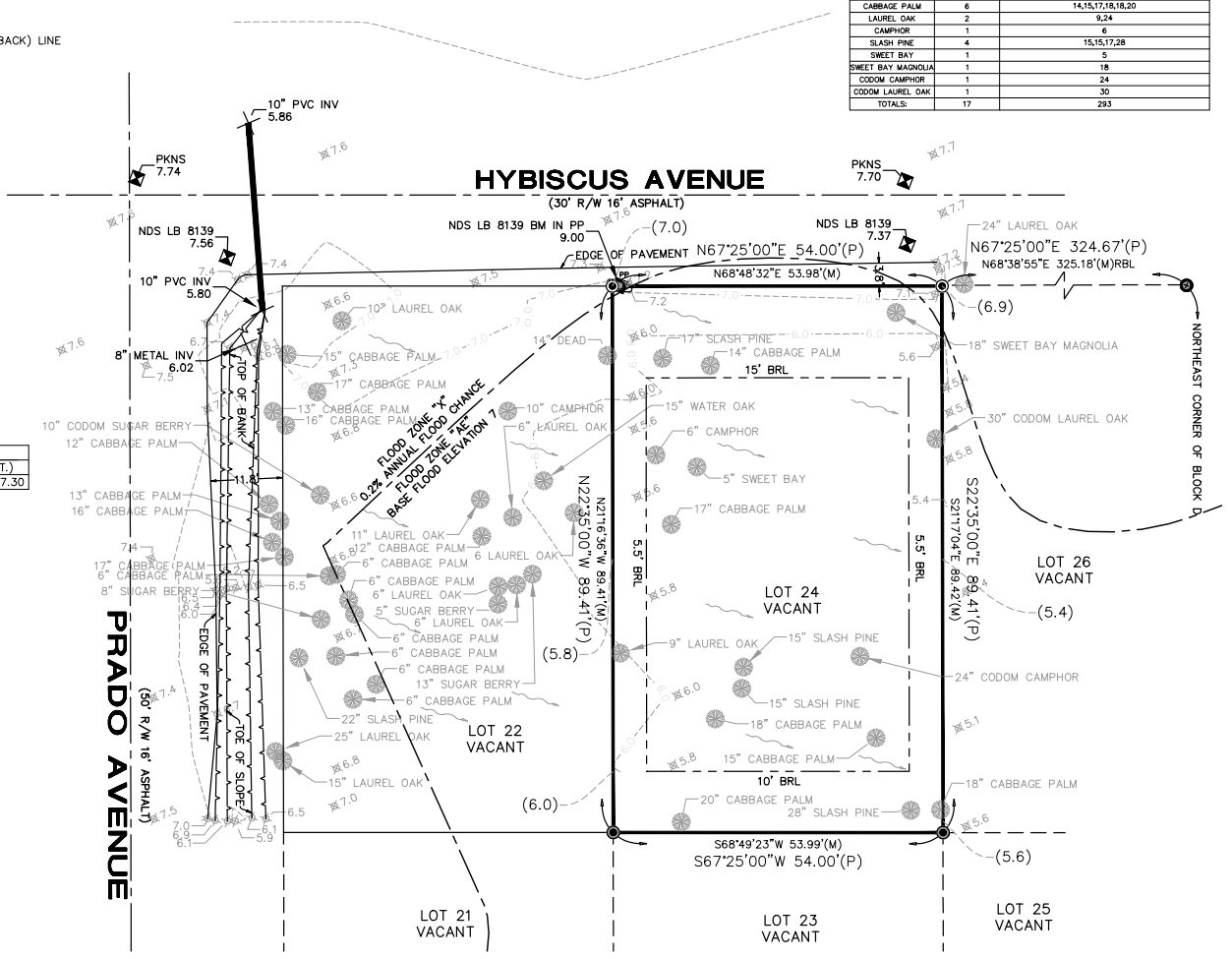
1 inch = 20 ft.



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Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

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MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE

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ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
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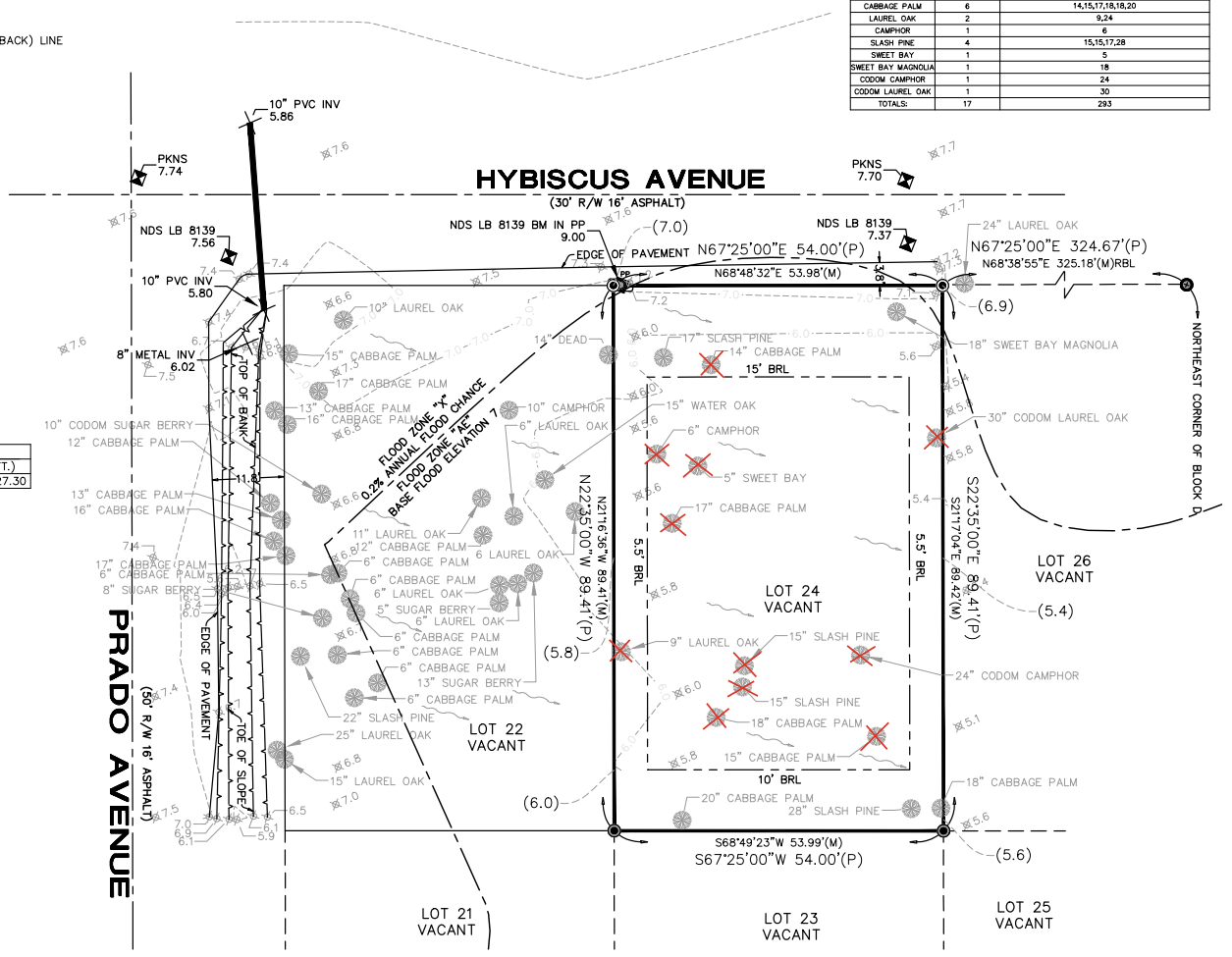

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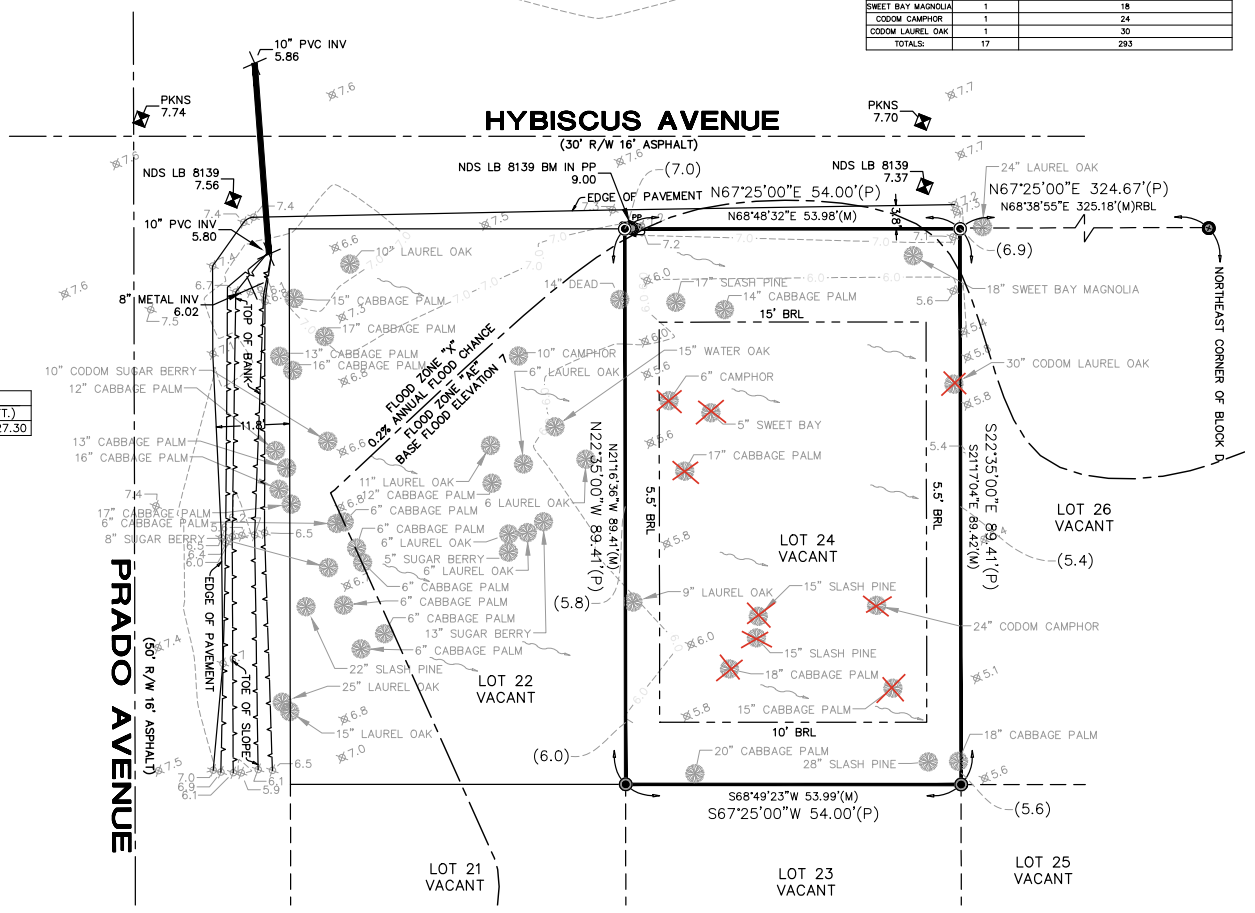

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	5.f.	PZB2025-0023
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	16 Bay View Drive	152740-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Elijah George c/o West King Studio
Owner:	McDowell Baptist Church
Property Class: **(St. Johns County Property Appraiser)**	7100 – Churches
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General-One: RG-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.63
Neighborhood:	Greater Fullerwood
Archaeological Zone:	N/A

Request Summary

This application is a request for Conservation Overlay Zone 3 development to remove two (2) significant trees in conjunction with the proposed parking facility and stormwater improvements at McDowell Baptist Church.

The requested significant trees to be removed are a 17" dbh Carolina Cherry Laurel and an 18" dbh Sugarberry.

Approval of this application and request would allow staff to review civil engineering site plans for the proposed site improvements at 16 Bay View Drive.

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Policy 1.5.4 Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.	This proposal is **consistent** with this City policy due to the much higher number of existing trees to be retained than to be removed on-site.
Policy 2.4.2 The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. As implemented in the land development code.	This proposal is **consistent** with this City policy as over fifty (50) percent of native vegetation on-site is proposed to be retained.
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
Prunus caroliniana	cherry laurel	10
Celtis laevigata	hackberry (sugarberry)	15 to 36

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

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

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
This application includes the request to remove significant trees, a 17" dbh Carolina Cherry Laurel and an 18" dbh Sugarberry.

(d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.
The proposed tree mitigation plan results in fifty-one (51) credits and two and a half (2.5) deficits which satisfies the City's tree mitigation requirements. Compliance with Chapter 25, as well as any potential conditions from the PZB, is required to be demonstrated through civil engineering site plans prior to the City's approval of land development.

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

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

(1) Site specific conditions.
The property at 16 Bay View Drive is located on the northwest corner of the Bay View Drive and Douglas Avenue intersection and is within the AE flood zone, base flood elevation seven (7) feet.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
This site is located within the urban area of St. Augustine, adjacent to primarily single-family residences, and approximately two thousand (2,000) feet away from open water located east of this property.

(3) Natural and proposed drainage patterns.
Drainage patterns are assumed to be altered so that stormwater is directed to the proposed stormwater facilities.

(4) Effect of point and nonpoint discharge in the marine environment.
There appears to be minimal impacts to the marine environment with point and nonpoint discharge from the subject property.

(5) Proposed soil stabilization and erosion control methods.
The City's permitting process will ensure compliance with the requirements of erosion control measures.

(6) Impact on floodplain.
The increase in impervious surface is accompanied by improvements for on-site stormwater management, further details are found in the civil engineering site plans.

(7) Impact of development on vegetative and animal communities.
This project proposes removing two (2) significant trees and retaining (14) trees, eleven (11) of which are significant as well. The impact of development on animal communities is unknown at this time.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Potential should be minimal due to the use of the property being for a church.

(9) Effect of shade on vegetation and shellfish.
Not applicable to this request.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable to this request.

(11) Impact of development on shoreline by linear feet and percent of site.
Not applicable to this request.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
Not applicable to this request.

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

The retention of fourteen (14) trees, including nine (9) Oak trees measuring over 20" dbh, is documented on the submitted plans.

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

Specific details are found in the civil engineering site plans.

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

Water quality objectives will be evaluated during the civil site plan development review process administered by City staff.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
Not applicable to this request.

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

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

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
A report prepared by Advanced Tree Care, Inc. has been provided by the applicant.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
Given the nature of stormwater facility construction, the ability to retain all trees on-site is extremely difficult. Staff believes that this proposal demonstrates an good faith attempt to meet the intent of this Chapter based on the amount of trees, and their size, proposed to be preserved.

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

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

e. Whether the tree has been designated a significant tree.
Two (2) trees proposed for removal are identified as significant trees.

f. Impact upon the urban and natural environment, including:
1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.

3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

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

Sec. 25-58. – Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with chapter 28. Standards and criteria for conservation overlay zone development review shall be in accordance with chapter 11.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the Planning and Zoning Board for the proposed removal of two (2) significant trees within Conservation Overlay Zone 3 at 16 Bay View Drive / PID 152740-0000.

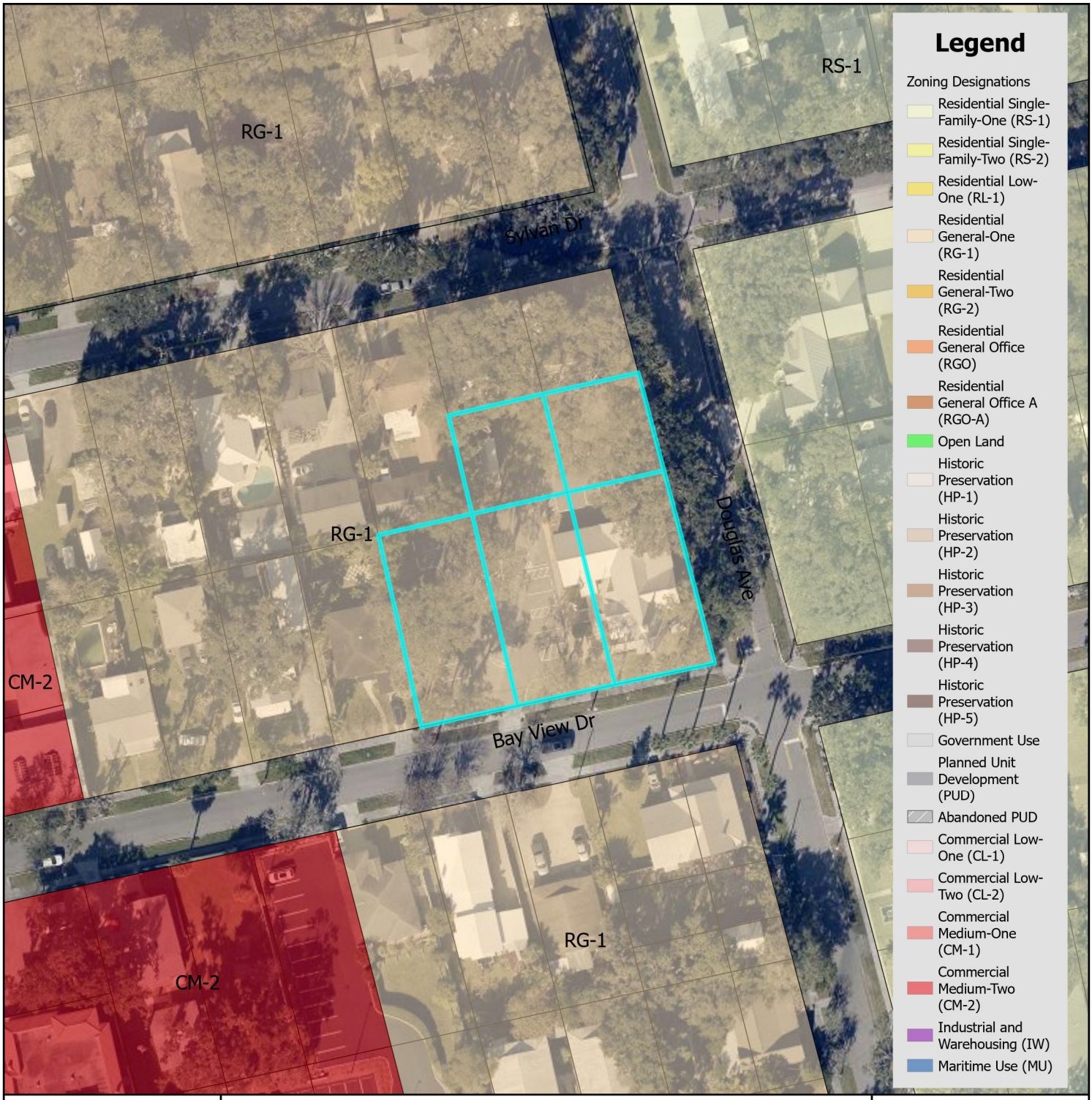
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Applicant Presentation
5. Landscape Architectural Drawings
6. Civil Engineering Plans
7. Advanced Tree Care, Inc. Arborist Report

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

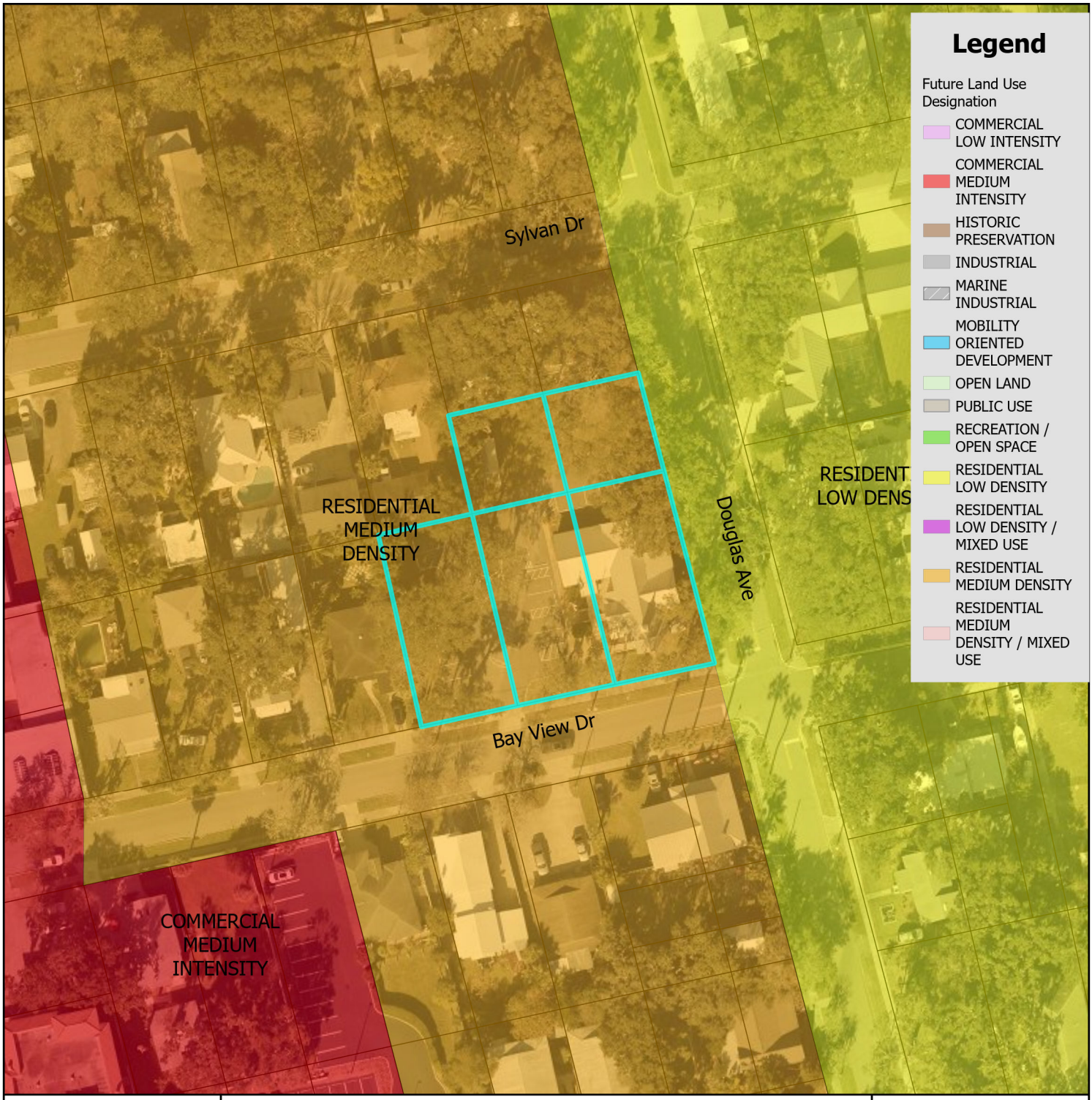
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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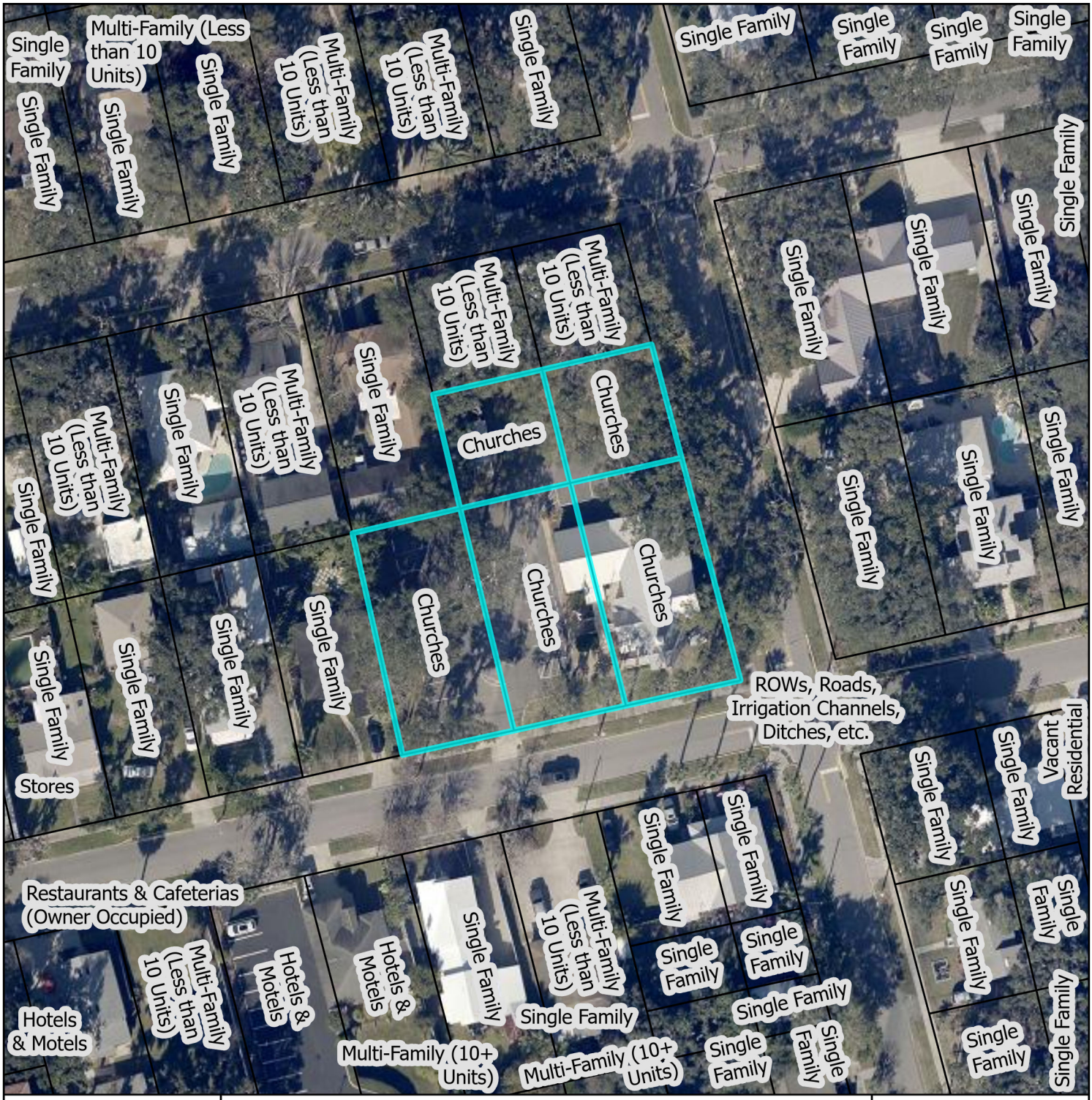
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

N

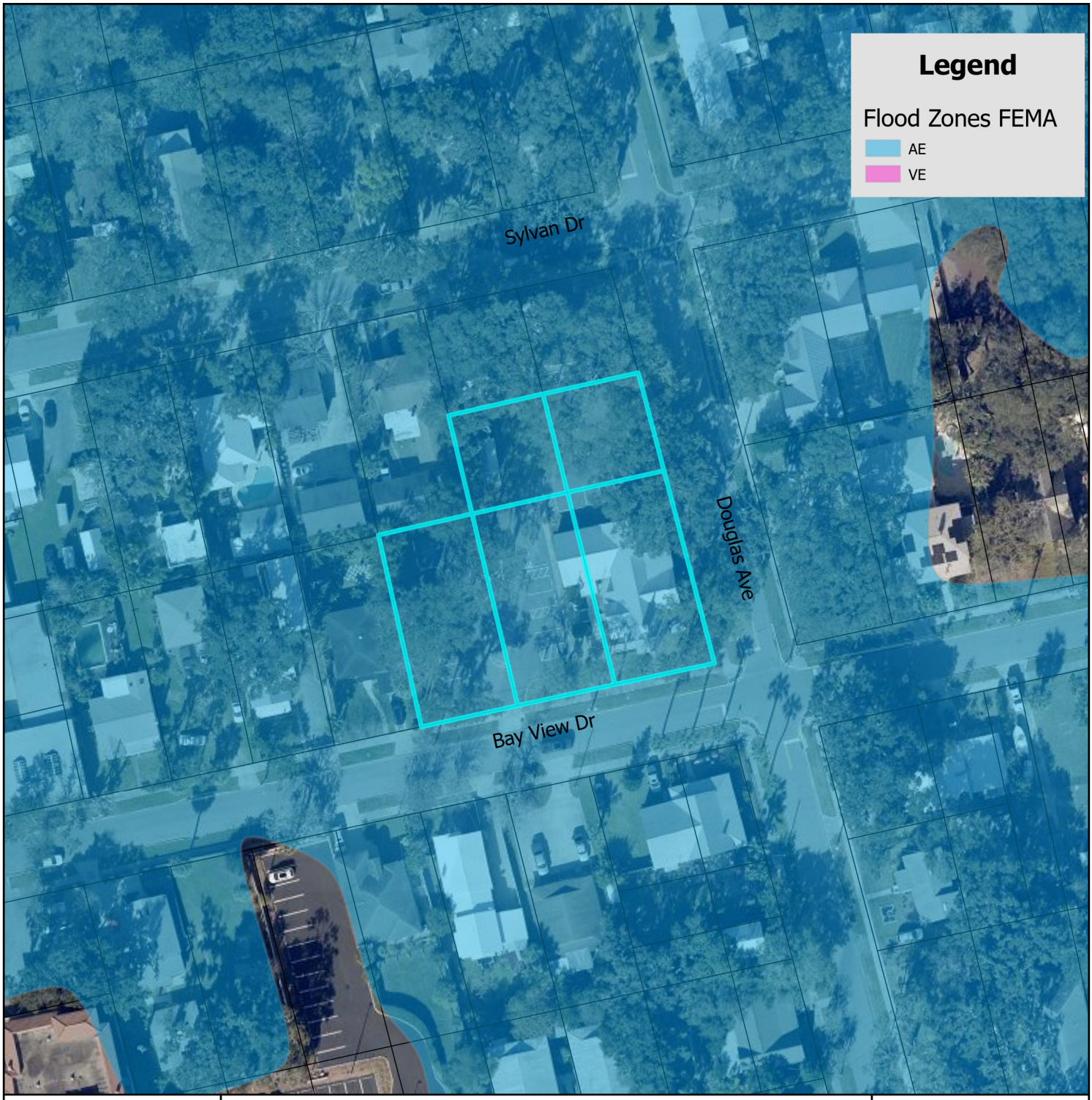
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

16 Bay View Drive

12/09/2024



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

DISCLAIMER
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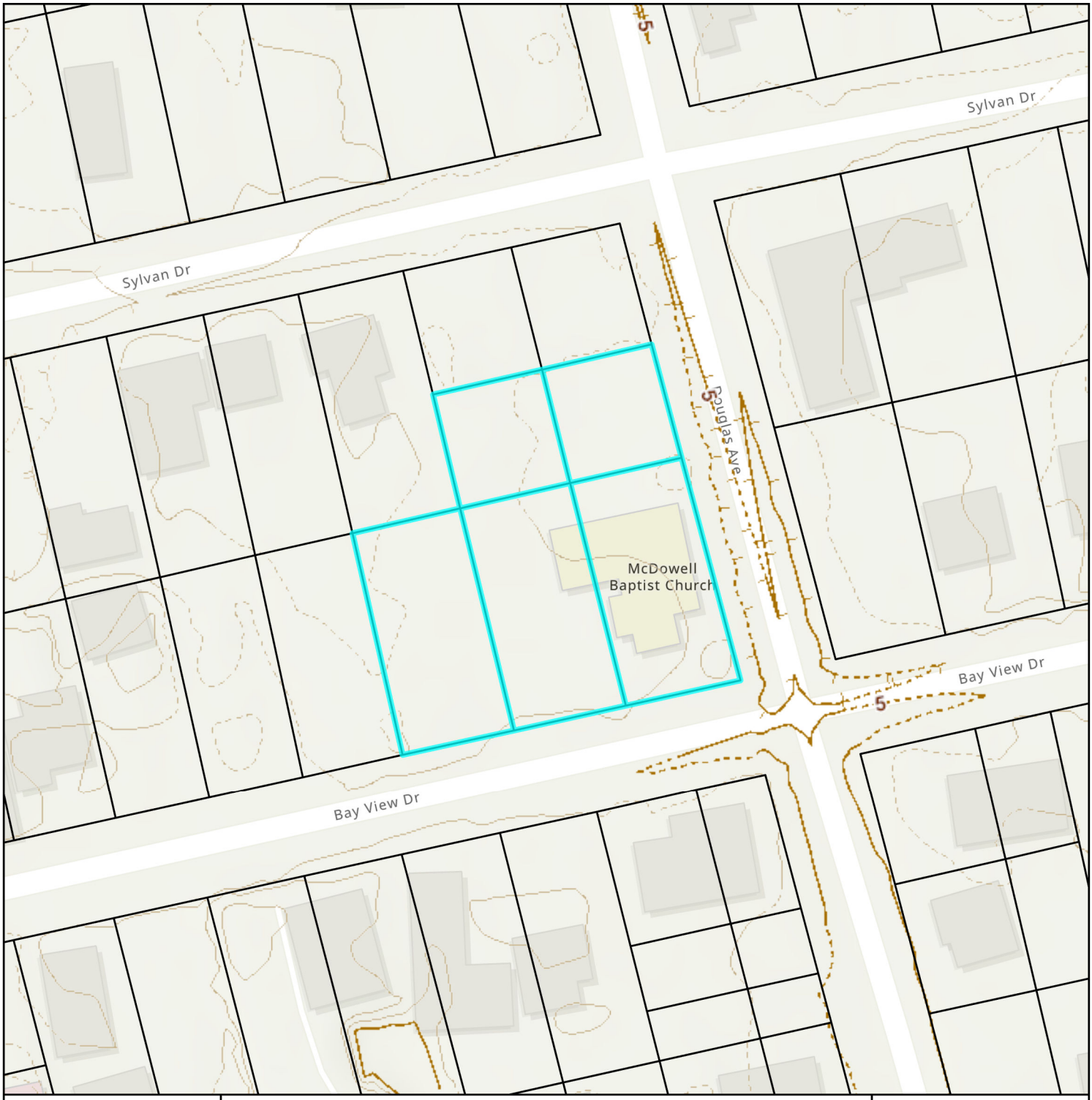
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

---

1. NAME OF APPLICANT: Elijah George Contact Number: 904-806-6307
   Business *(if applicable)*: West King Studio
   Address: 281 West King Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: elijah@weestkingstudio.com

2. NAME OF PROPERTY OWNER: McDowell Baptist Church Contact Number: 904-687-6982
   Business *(if applicable)*: _____
   Address: 16 Bay View Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: acrdupree@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: LOTS 104 105 ALL 119 120 &121 Block: BLK 7
   Subdivision: Fuller Wood Park Addition Parcel Number: 1527400000

4. PROJECT STREET ADDRESS: 16 Bay View Drive, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Church

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

7. DESCRIPTION OF ACTION REQUESTED: Preserved tree removal -
   (1) 17" Carolina Cherry Laurel and (1) 18" multi trunk sugarberry

8. JUSTIFICATION FOR ACTION REQUESTED: Addition to church requires expanded and formalized parking area. Required stormwater management implementation will lead to removal of two trees mentioned above.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

2-28-25

Signature of Applicant — Date

* Ronald Dupree - TREASURER / REPRESENTATIVE — 2-28-25

Signature of Property Owner — Date

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 16 Bay View Dr. St. Augustine, FL 32084

Applicant's Name: Elijah George Applicant's Signature: [signature]

X Owner's Name: RONALD L DUPREE Owner's Signature: [signature]
TREASURER/REPRESENTATIVE

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Elijah George
Print name of applicant

Signature of applicant

03.03.2025
Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

RONALD L DUPREE is/are hereby authorized TO ACT ON BEHALF OF McDOWELL BAPTIST CHURCH, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 16 BAY VIEW DRIVE, ST. AUGUSTINE, FL 32084

BY: Rev Steven D Brown
Signature of Owner

STEVEN D BROWN PASTOR
Print Name of Owner

404-281-5316
Telephone Number

State of_____

County of_____

Signed and sworn before me on this_____day of_____, 20__.

By_____

Identification verified:

Oath sworn: _____Yes____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

Clear Form

Jurat Certificate

WELLS FARGO

State of Florida

County of St johns

Sworn to (or affirmed) and subscribed before me this 10 day of March, 2025 by means of ☒ physical presence or ☐ online notarization Steven D Brown. (name of person making statement).

☐ Personally known to me

☒ Produced Identification

Type of Identification Produced FL DL.

Notary Signature LMaVilleyos

Title Notary public.

My appointment expires Aug 7 26.

Place Seal Here

LINA VILLEGAS
Notary Public - State of Florida
Commission # HH 257602
My Comm. Expires Aug 7, 2026

Description of Attached document

Type or Title of Document

Owner's Authorization for Agent.

Document Date

3/10/25

Number of Pages

1

Signer(s) Other Than Named Above

NA.

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DSG3018FL/595500 (Rev 04 - 09/24)

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1527400000
Location Address	16 BAY VIEW DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco North Area Interior Lots (COM) (602.51)
Tax Description*	2-18 FULLERWOOD PARK SUB S1/2 OF LOTS 104 105 ALL 119 120 &121 BLK 7 OR165/346 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	48-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.630
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Mc Dowell Baptist Church Trsts 100%
Mailing Address	16 BAY VIEW DR SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$566,752

Map

Historical Assessment Information

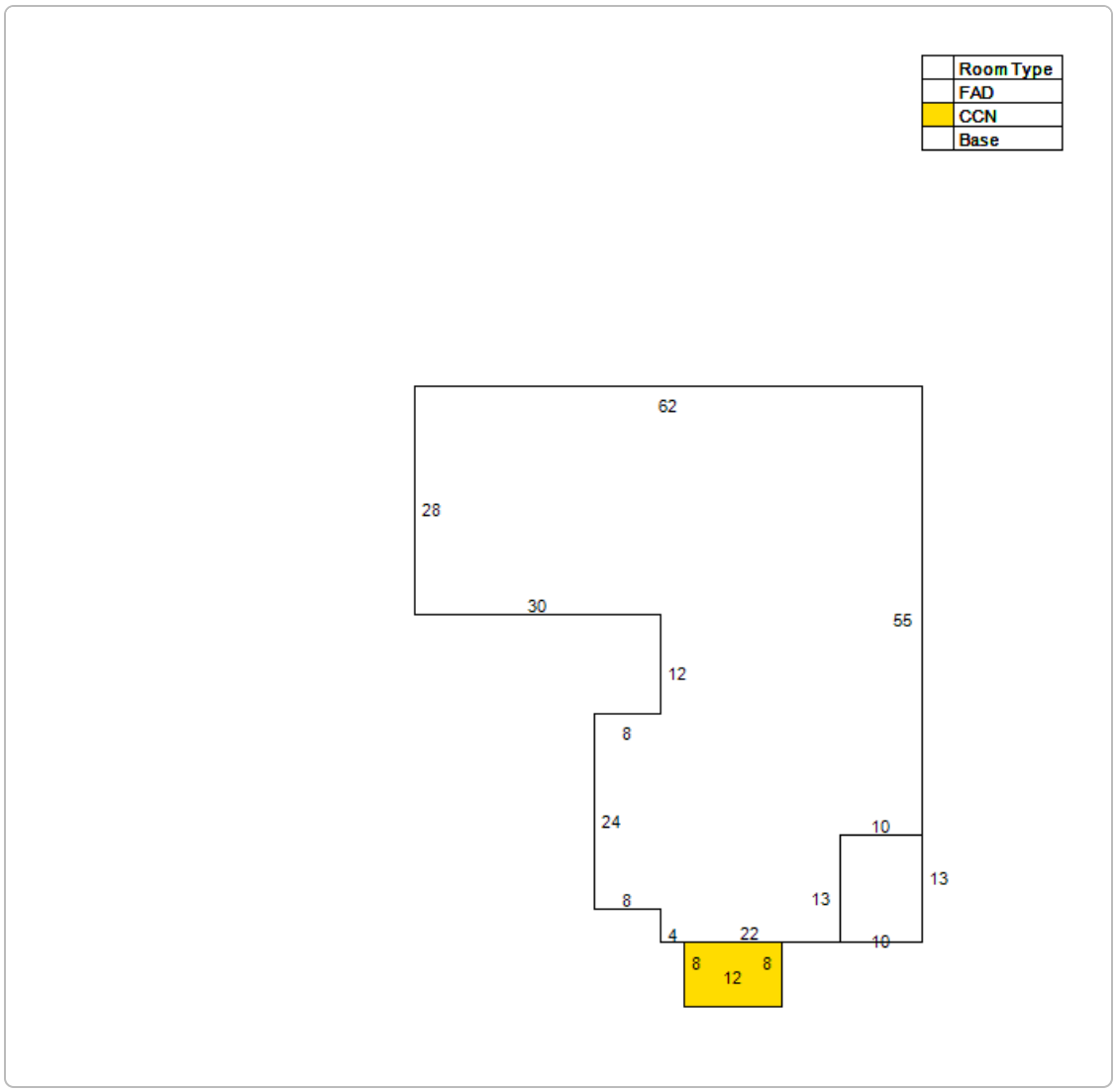
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$149,879	$3,513	$548,860	$0	$0	$702,252	$515,229	$702,252	$0
2023	$154,491	$3,673	$548,860	$0	$0	$707,024	$468,390	$707,024	$0
2022	$134,862	$3,876	$585,000	$0	$0	$723,738	$425,809	$723,738	$0
2021	$115,642	$3,988	$405,000	$0	$0	$524,630	$387,099	$524,630	$0
2020	$118,901	$4,303	$360,000	$0	$0	$483,204	$351,908	$483,204	$0
2019	$125,086	$4,090	$360,000	$0	$0	$489,176	$319,916	$489,176	$0
2018	$66,022	$2,061	$222,750	$0	$0	$290,833	$290,833	$290,833	$0
2017	$69,498	$2,363	$222,750	$0	$0	$294,611	$294,611	$294,611	$0
2016	$72,972	$2,667	$222,750	$0	$0	$298,389	$298,389	$298,389	$0
2015	$76,447	$2,969	$222,750	$0	$0	$302,166	$302,166	$302,166	$0
2014	$75,874	$3,068	$200,475	$0	$0	$279,417	$279,417	$279,417	$0

Building Information

Building	1
Building Value	$151,667
Year Built	1928
Actual Area	3304
Conditioned Area	3208
Use	Churches
Style	04
Exterior Wall	Wood
Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	3078
FINISHED CANOPY	96
ADDITION	130
Total SqFt	3304

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		806
Handicap Ramp (COM)		1682
Deck (COM)		128
Handicap Ramp (COM)		702

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	0	0	27443	SF	$548,860

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/10/2025, 8:59:49 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Applicant Presentation

McDowell Baptist Church
16 Bay View Drive, St. Augustine FL 32084

Planning & Zoning Board Presentation
April 1st, 2025

WEST KING
STUDIO

GULFSTREAM
DESIGN GROUP, LLC

PUPROPOSE OF APPLICATION

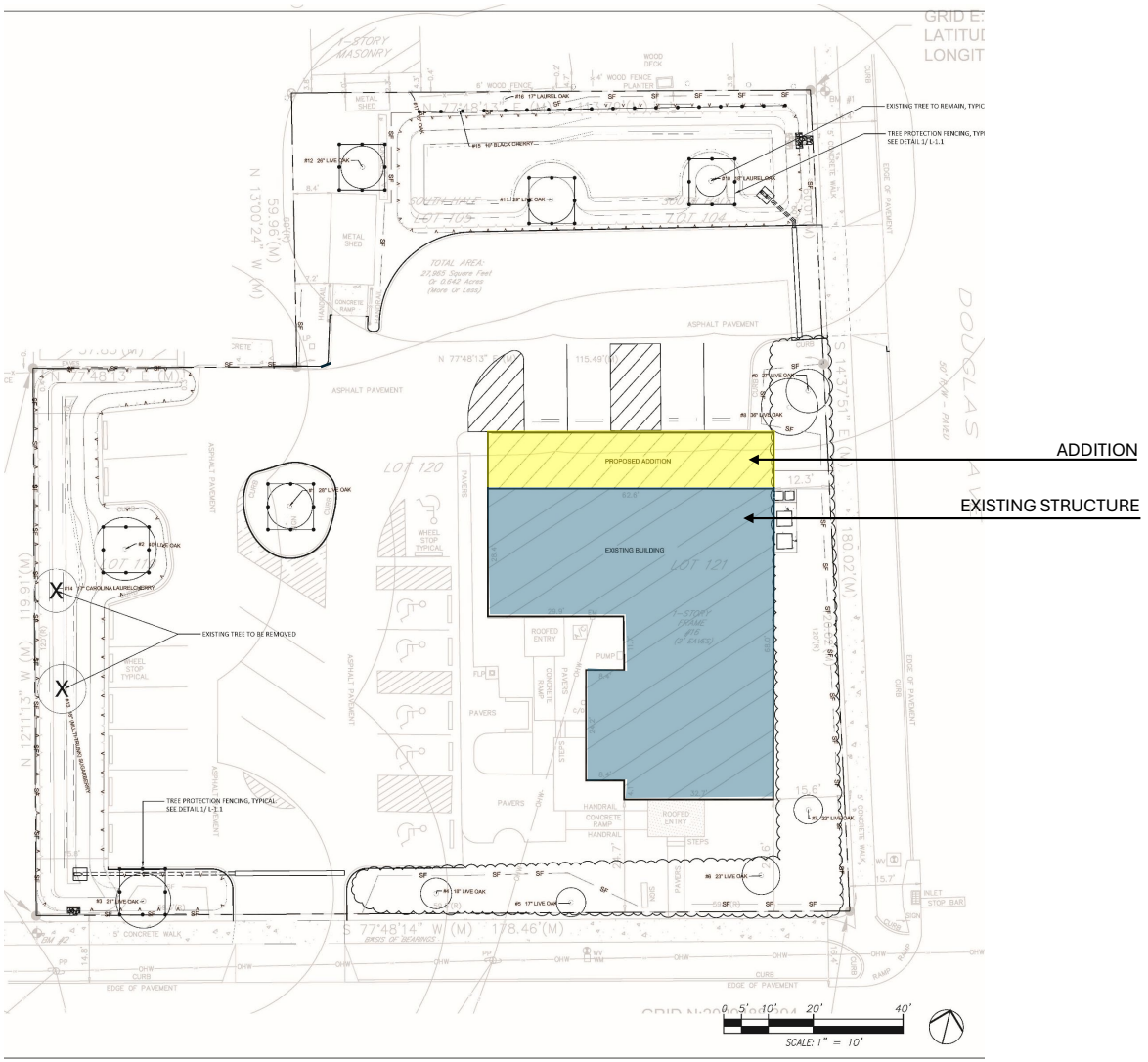
- REMOVAL OF PRESERVED TREES
  - (1) 17” CAROLINA CHERRY LAUREL
  - (1) 18” MULTI TRUNK SUGAR BERRY

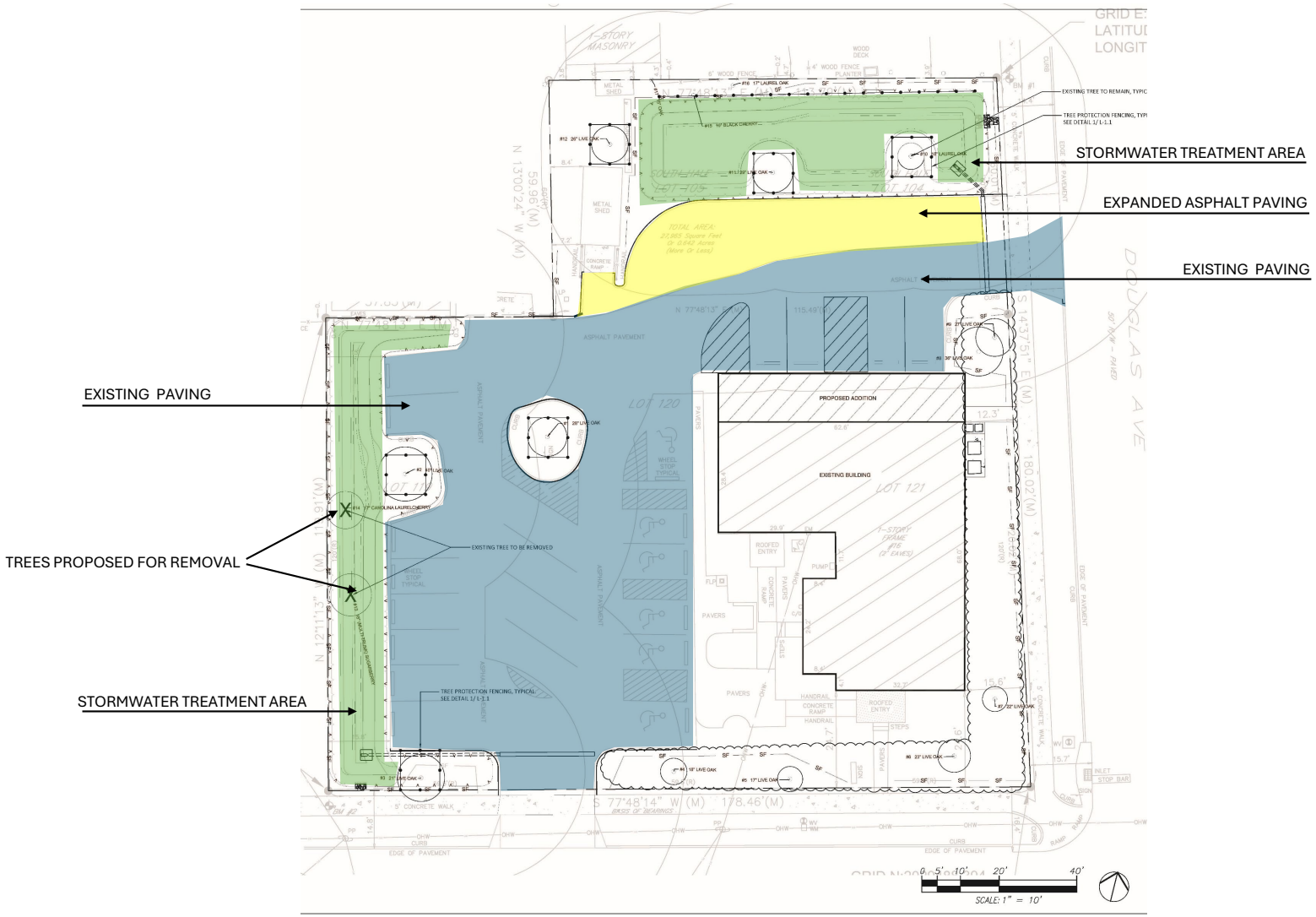
REASON FOR REMOVAL

- CHURCH ADDITION REQUIRES EXPANDED PARKING AND STORMWATER TREATMENT

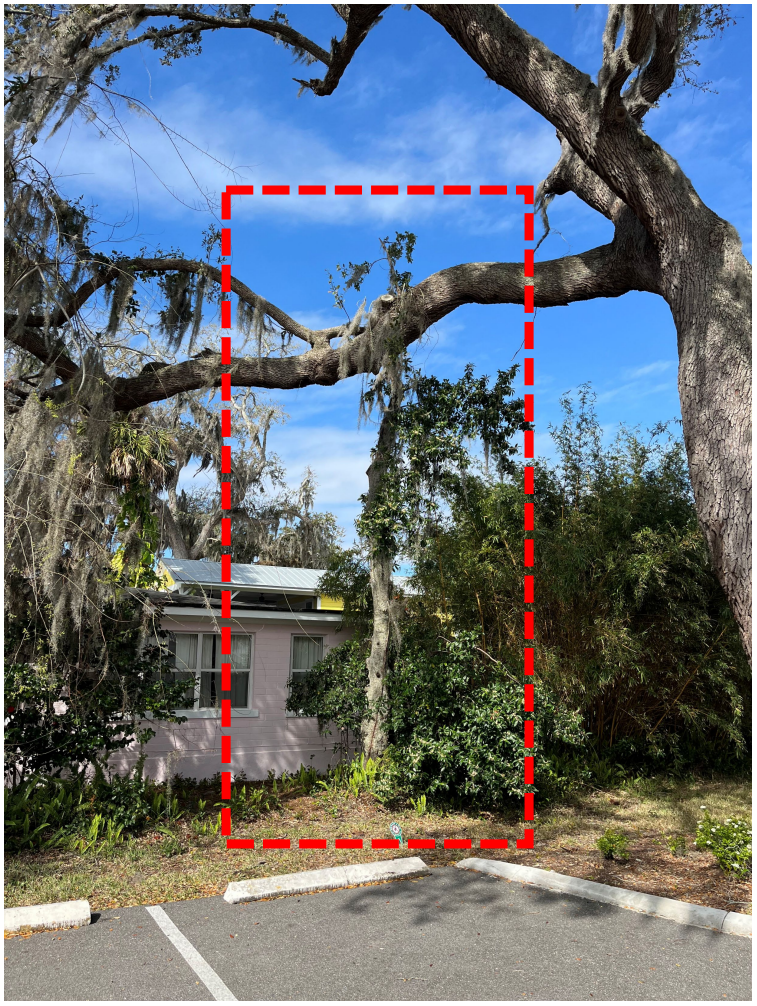
CHURCH ADDITION

- PROVIDE ADDITIONAL SPACE FOR FELLOWSHIP HALL
- ADD (2) RESTROOMS
- PROVIDE ONE PARTITIONED CLASSROOM TO REPLACE EXISTING CLASSROOM BEING UTILIZED FOR FELLOWSHIP HALL EXPANSION


ADDITION
EXISTING STRUCTURE
PROPOSED ADDITION
EXISTING BUILDING
EXISTING TREE TO BE REMOVED
TREE PROTECTION FENCING, TYPICAL
SEE DETAIL 1/ L-1.1
SCALE: 1" = 10'


STORMWATER TREATMENT AREA
EXPANDED ASPHALT PAVING
EXISTING PAVING
EXISTING PAVING
TREES PROPOSED FOR REMOVAL
STORMWATER TREATMENT AREA
PROPOSED ADDITION
EXISTING BUILDING
EXISTING TREE TO BE REMOVED
TREE PROTECTION FENCING, TYPICAL
SEE DETAIL 1/ L-1.1
ASPHALT PAVEMENT
5' CONCRETE WALK
SCALE: 1" = 10'

18” MULTI TRUNK SUGAR BERRY

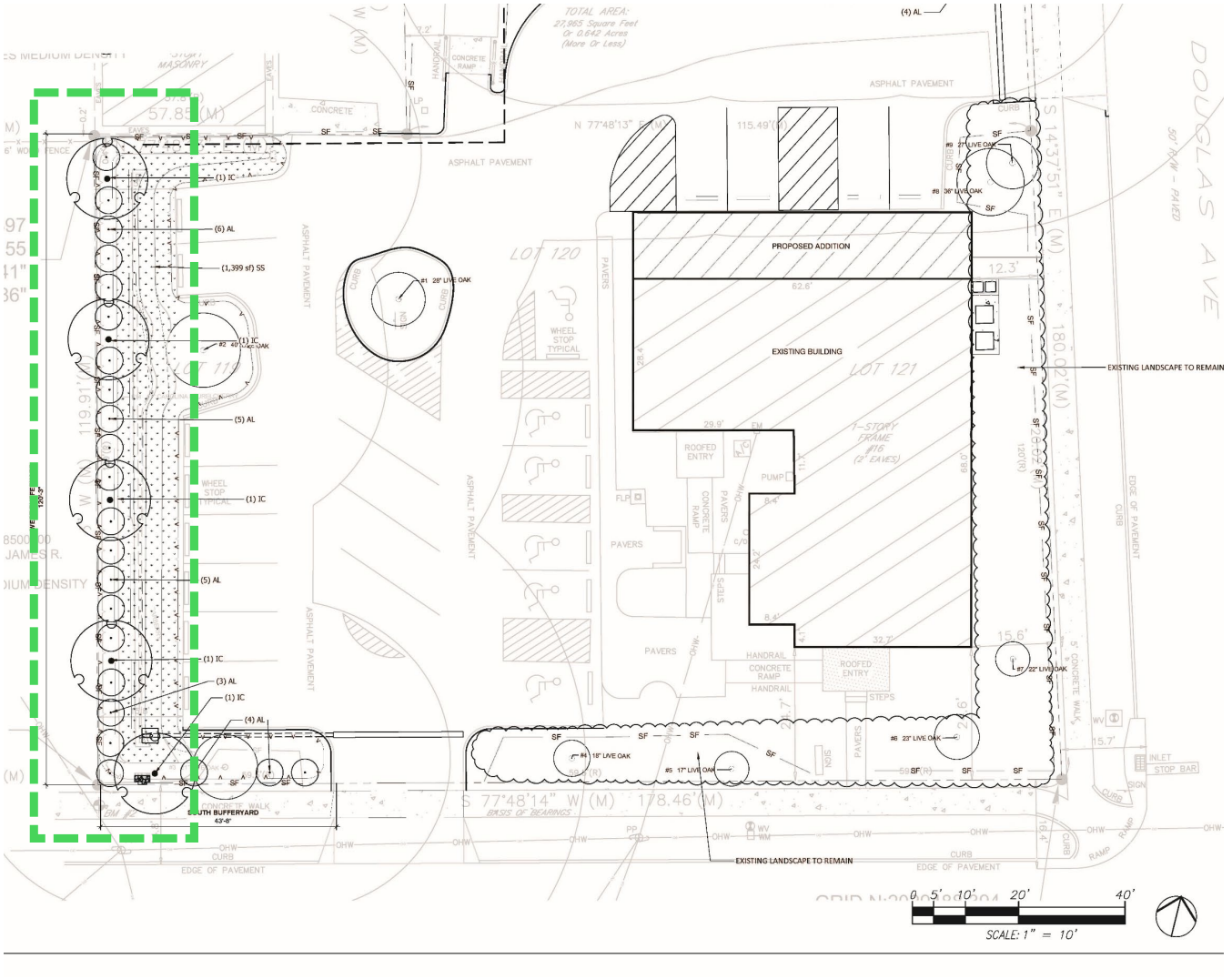


17” CAROLINA CHERRY LAUREL

LANDSCAPE SCREENING

DAHOON HOLLY

FORMOSA AZALEA



QUESTIONS?

McDowell Baptist Church
16 Bay View Drive, St. Augustine FL 32084

Planning & Zoning Board Presentation
April 1st, 2025

WEST KING
STUDIO

GULFSTREAM
DESIGN GROUP, LLC

Attachment 5:
Landscape Architectural Drawings

McDowell Baptist Church Site Improvements

LANDSCAPE ARCHITECTURAL DRAWINGS

SHEET LIST TABLE

Sheet Number	Sheet Title	Sheet Revision Date
L-1.1	TREE MITIGATION PLAN	01.09.2024
L-3.1	LANDSCAPE PLAN	01.09.2024
L-3.2	LANDSCAPE DETAILS	01.09.2024
L-4.1	IRRIGATION PLAN	01.09.2024

Prepared For:
McDowell Baptist Church, Inc.
Jurisdictional Review
City of Saint Augustine

WKS
West King Studio
Landscape Architecture
Project Manager: Elijah George
Email: elijah@westkingstudio.com
Ph: 904-806-6307

WEST KING STUDIO
281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394

DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.09.2025
1	PERMIT REVISION 1	02.28.2025

Project/Client:

MCDOWELL BAPTIST CHURCH

619 SOUTH MAIN STREET
GAINESVILLE, FLORIDA, 32601

SHEET TITLE

COVER PAGE

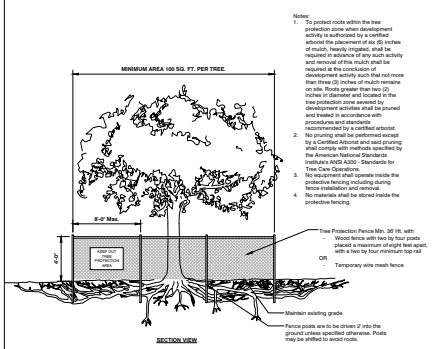
Project Number	Sheet
24.21.0	C

TREE MITIGATION TABLE

Tree Id	Common Name	Scientific Name	DBH	Tree Height (Estimated)	to be removed	to be preserved	tree credits
1	Live oak	Quercus virginiana	28	55		x	4
2	Live oak	Quercus virginiana	40	55		x	4
3	Live oak	Quercus virginiana	21	60		x	3
4	Live oak	Quercus virginiana	18	50		x	3
5	Live oak	Quercus virginiana	17	50		x	3
6	Live oak	Quercus virginiana	23	55		x	4
7	Live oak	Quercus virginiana	22	55		x	4
8	Live oak	Quercus virginiana	36	70		x	4
9	Live oak	Quercus virginiana	27	50		x	4
10	Laurel oak	Quercus laurifolia	18	70		x	3
11	Live oak	Quercus virginiana	29	70		x	4
12	Live oak	Quercus virginiana	26	60		x	4
13	Sugarberry	Celtis laevigata	18 (multiple trunk)	45		x	4
14	Carolina laur	Prunus caroliniana	17	45	x		-1
15	Black cherry	Prunus serotina	10	45	x		-1
16	Laurel oak	Quercus laurifolia	17	65		x	3
						Total Credits	48.5

PLAN KEY

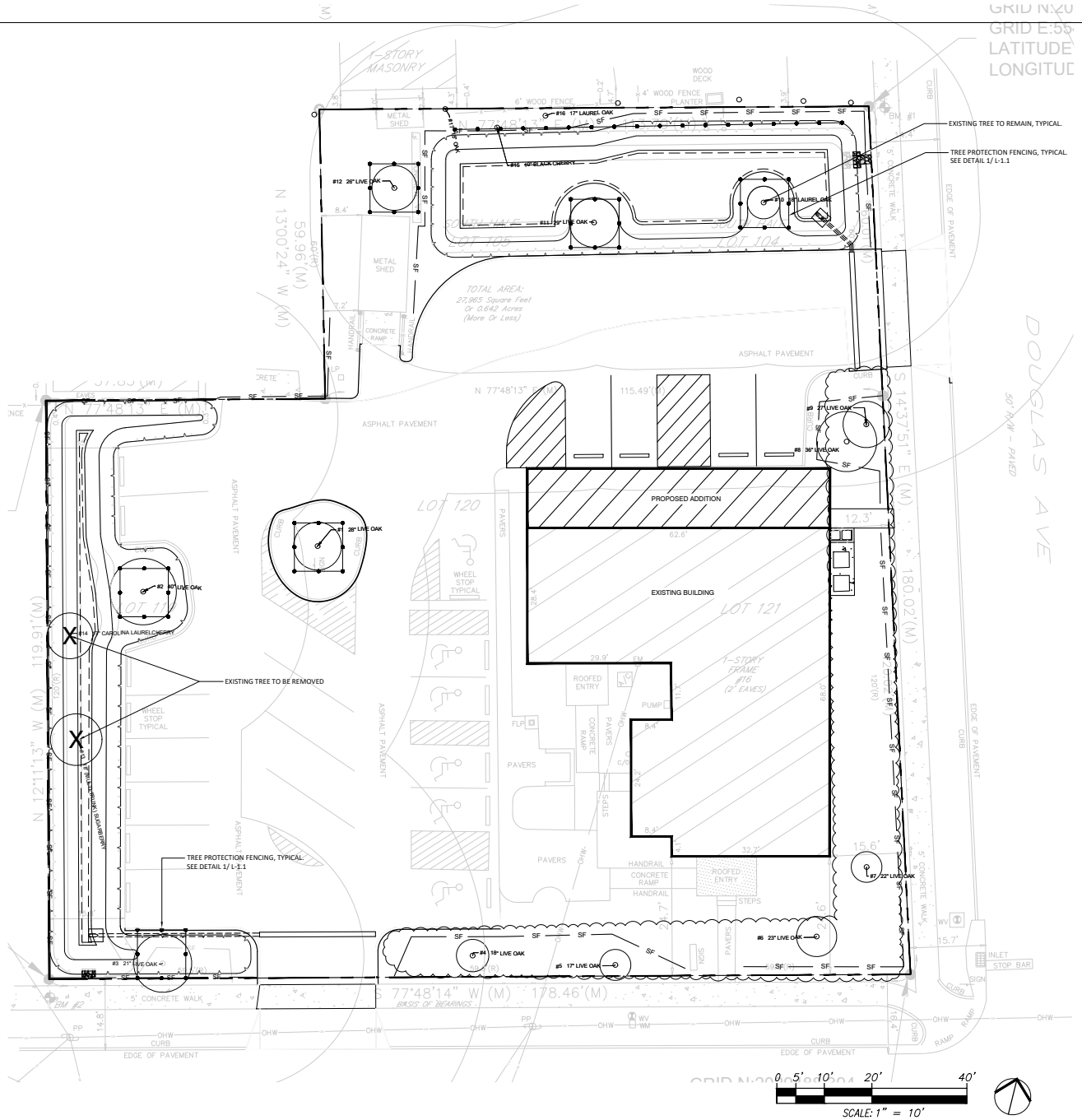
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING - SEE DETAIL 1/L-1.1 FOR DETAIL



Notes:
1. To protect roots within the tree protection zone when development activity is authorized by a certified arborist the placement of six (6) inches of mulch, heavily irrigated, shall be required in advance of any such activity and removal of this mulch shall be required at the conclusion of development activity such that not more than three (3) inches of mulch remains on site. Roots greater than two (2) inches in diameter and located in the tree protection zone severed by development activity shall be hand pruned and treated in accordance with procedures and standards recommended by a certified arborist.
2. No pruning shall be performed except by a Certified Arborist and said pruning shall comply with methods specified by the American National Standards Institute's ANSI A300 - Standards for Tree Care Operations.
3. No equipment shall operate inside the protective fencing including during fence installation and removal.
4. No materials shall be stored inside the protective fencing.

1 TREE BARRICADE DETAIL
3/16" = 1'-0"

P-CO-SOU-23



WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.09.2025
1	PERMIT REVISION 1	02.28.2025

Project/Client:

MCDOWELL BAPTIST CHURCH

619 SOUTH MAIN STREET
GAINESVILLE, FLORIDA, 32601

SHEET TITLE

TREE MITIGATION PLAN

Project Number	Sheet
24.21.0	L-1.1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	SIZE	HEIGHT	QTY	DETAIL	REMARKS
TREES								
	IC	Ilex cassine / Dahoon Holly	2" Cal.	As Needed	10' OA	5		STANDARD
	LW	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Standard	2" Cal.	30 gal	8-10`	2		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	QTY	DETAIL	REMARKS
SHRUBS								
	AL	Azalea x 'Red Formosa' / Red Formosa Azalea	7 gal.	48"	36"	28		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	SS	Stenotaphrum secundatum / St. Augustine Grass	---			3,516 sf		

COSA BUFFERYARD REQUIREMENTS

ZONING - RG-1

SOUTH BUFFERYARD - FRONT
BUFFERYARD CLASSIFICATION -E
REQUIRED PLANTINGS (PER 100 LF) 4 TREES + 12 SHRUBS
LINEAR FEET: 43'8"
REQUIRED PLANTINGS - 2 TREES + 4 SHRUBS
TREES PROVIDED: 2 - 1 SHADE + (1) EXISTING LIVE OAK
SHRUBS PROVIDED: 4

WEST BUFFERYARD - SIDE
BUFFERYARD CLASSIFICATION - D
REQUIRED PLANTINGS (PER 100 LF) 3 TREES + 6 SHRUBS
LINEAR FEET: 121 LF
REQUIRED PLANTINGS - 4 TREES +8 SHRUBS
TREES PROVIDED: 4 (4 SHADE TREES)
SHRUBS PROVIDED: 19
VUA SCREENING PROVIDED AT ADJACENT RESIDENTIAL LOT

NORTH BUFFERYARD- EXISTING VEGETATION TO REMAIN, PROTECT IN PLACE.

EAST BUFFERYARD -FRONT
BUFFERYARD CLASSIFICATION - E
REQUIRED PLANTINGS (PER 100 LF) 4 TREES + 12 SHRUBS
LINEAR FEET: 30 LF
REQUIRED PLANTINGS - 2 TREES + 4 SHRUBS
TREES PROVIDED: 2
SHRUBS PROVIDED: 4

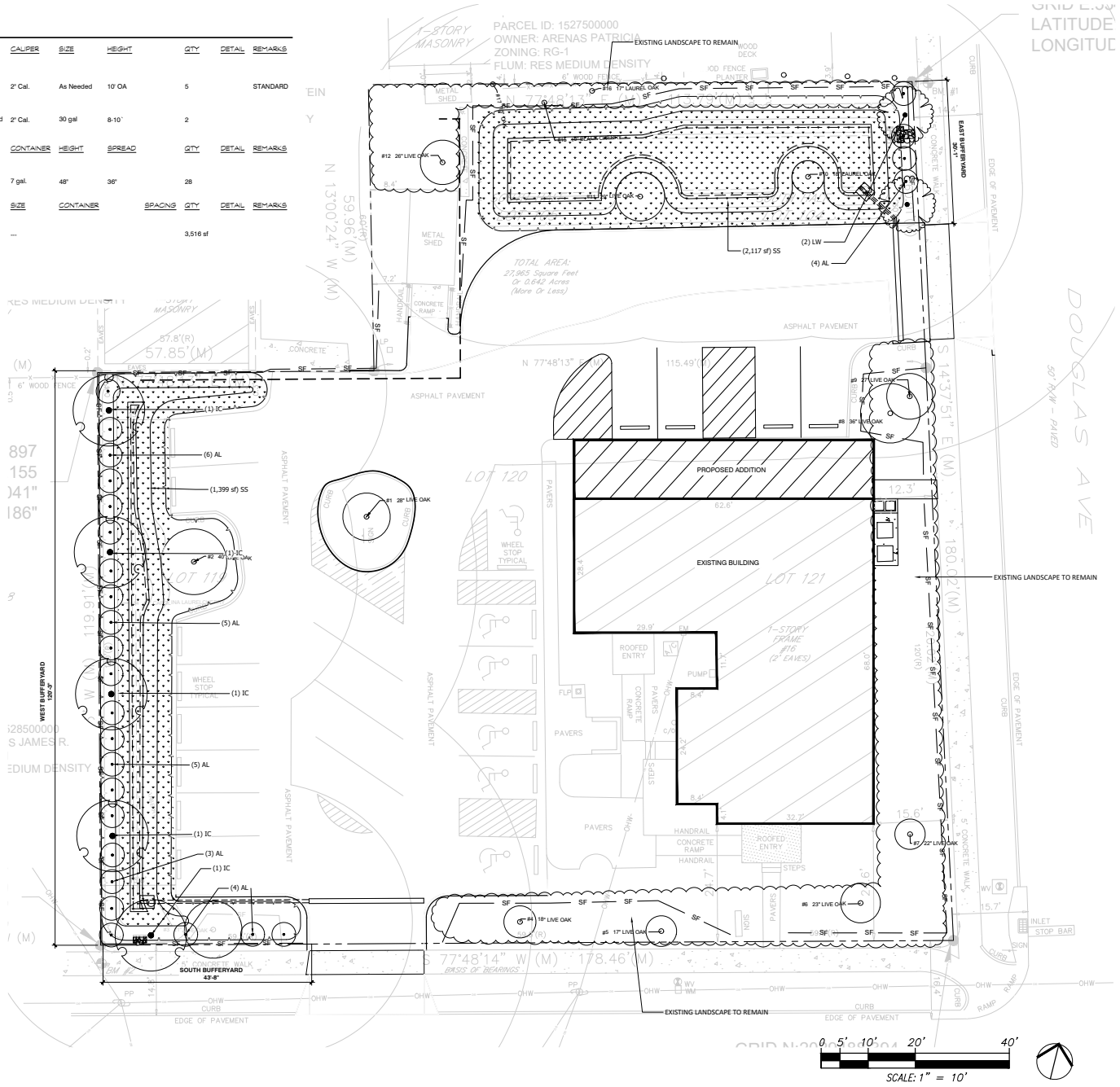
RATIO OF REQUIRED TREES

TOTAL TREES: 7
SHADE TREES: 75%

VUA LANDSCAPE AREA CALCULATION

TOTAL PAVING AREA: 11,719 SQ. FT.
TOTAL LANDSCAPE AREA: 1,497 SQ. FT.

PERCENTAGE: 12.7%



WEST KING STUDIO
281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.09.2025
1	PERMIT REVISION 1	02.28.2025

Project/Client:

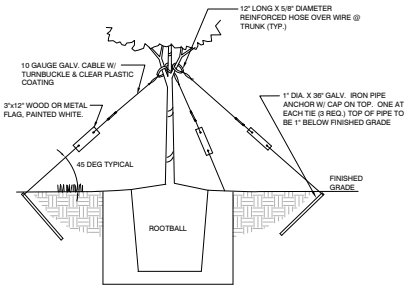
MCDOWELL BAPTIST CHURCH

619 SOUTH MAIN STREET
GAINESVILLE, FLORIDA, 32601

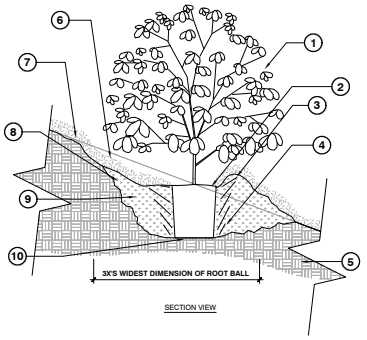
SHEET TITLE

LANDSCAPE PLAN

Project Number	Sheet
24.21.0	L-3.1



STAKING DETAIL



1. SHRUB
2. ROOTBALL
3. ROUND - TOPPED SOIL BERM 4" HIGH AND 8'WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT THE ROOT BALL PERIPHERY.
4. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER THE COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR THE WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
5. EXISTING SOIL
6. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
7. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL.
8. SLOPE SIDES OF LOOSENED SOIL.
9. LOOSEN THE SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
10. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

5 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL

3/4" = 1'-0" FX-PL-FX-SHRB-02

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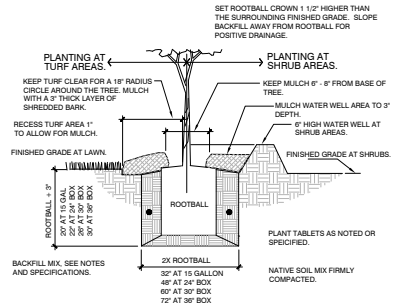
OPEN SOURCE FREE TO USE



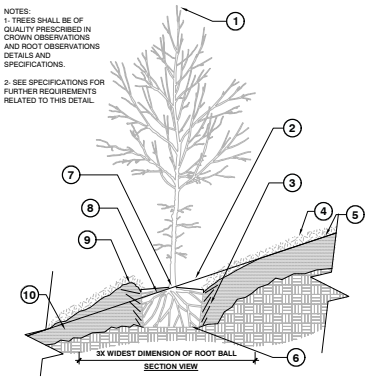
PLANT PIT DETAIL

4 TREE GUY WIRE PLANTING

1" = 1'-0" FX-PL-FX-TREE-17

NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



1. CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8' WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES. (SEE SOIL PREPARATION PLAN).

3 TREE ON SLOPE - UNMODIFIED SOIL SLOPE 5% (20:1) TO 50% (2:1)

1/2" = 1'-0" FX-PL-FX-TREE-08

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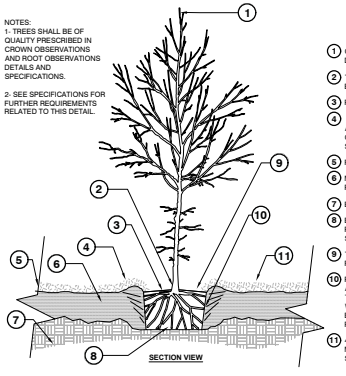
OPEN SOURCE FREE TO USE

NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



1. CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
3. ROOT BALL MODIFIED AS REQUIRED.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
5. FINISHED GRADE.
6. MODIFIED SOIL DEPTH VARIES. (SEE SOIL PREPARATION PLAN).
7. EXISTING SOIL.
8. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
9. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.
10. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR ATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
11. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).

2 TREE W/ BERM (EXISTING SOIL MODIFIED)

1/2" = 1'-0" FX-PL-FX-TREE-05

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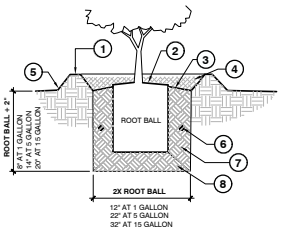


1. WATER WELL: 4" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 2" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. PLANT TABLETS AS NOTED OR SPECIFIED.
7. BACKFILL MIX. SEE NOTES AND SPECIFICAITONS.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

1 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-07

WEST KING STUDIO
281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394

DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.09.2025
1	PERMIT REVISION 1	02.28.2025

Project/Client:

MCDOWELL BAPTIST CHURCH

619 SOUTH MAIN STREET
GAINESVILLE, FLORIDA, 32601

SHEET TITLE

LANDSCAPE DETAILS

Project Number 24.21.0

Sheet L-3.2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1806-U U12 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	8	30	
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-U HE-VAN Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	17	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	2		
	Irrigation Lateral Line: PVC Schedule 40 1/2"	133.3 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	114.9 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1"	120.8 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	6.4 l.f.		
	Irrigation Mainline: PVC Schedule 40	126.3 l.f.		

Valve Callout

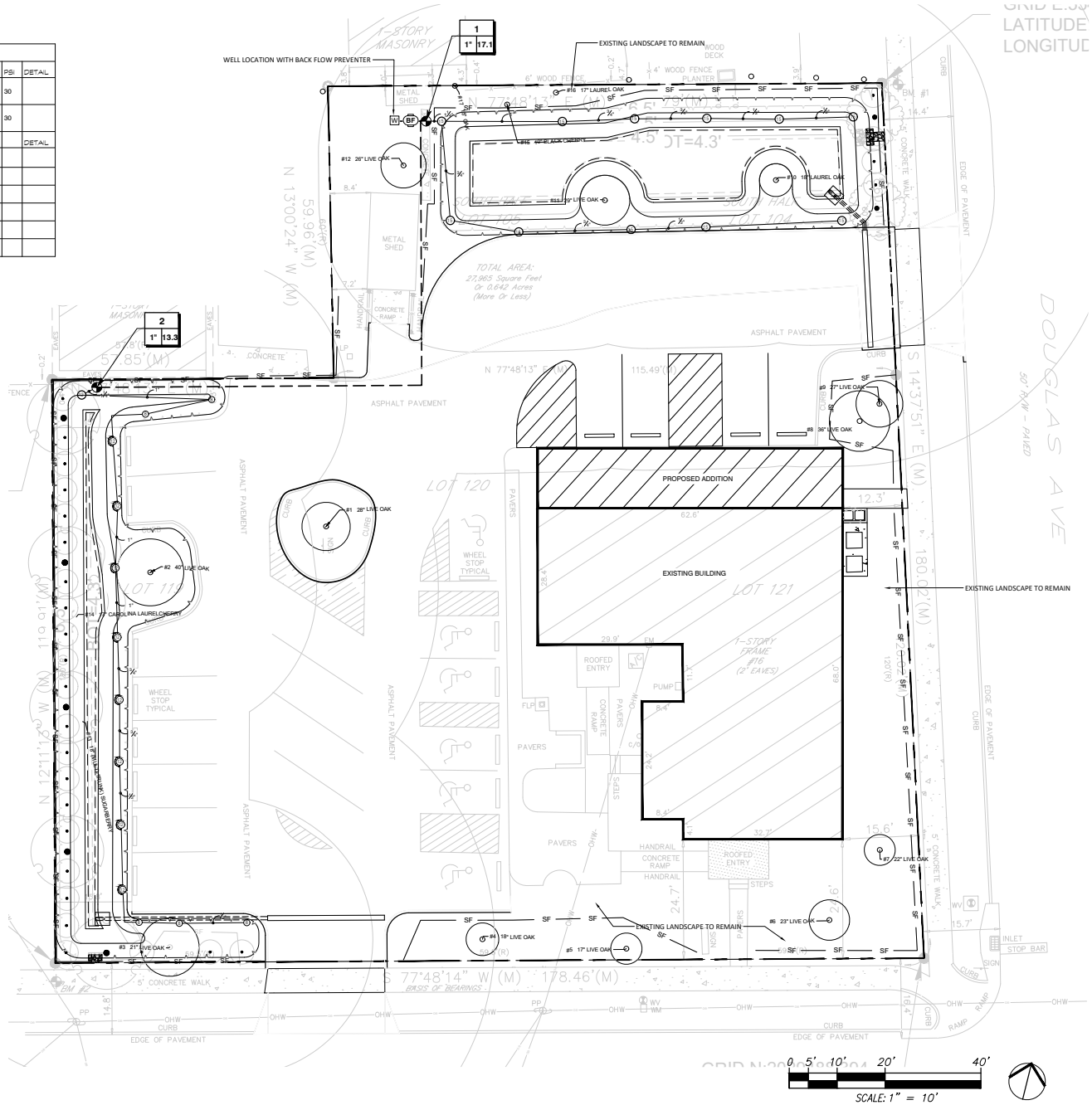
Valve Number
Valve Flow
Valve Size

IRRIGATION NOTES

EVALUATE EXISTING IRRIGATION SYSTEM AND EXTEND AS REQUIRED.

PROVIDE IRRIGATION CONTROLLER WITH WEATHER SENSORS AND AUTOMATIC TIMER AND CLOCK.

ANNUALIZED AVERAGE DAILY FLOW : 220.3 GPD
GALLONS PER DAY: 912
WATERING DAYS PER YEAR: 86



WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.09.2025
1	PERMIT REVISION 1	02.28.2025

Project/Client:

MCDOWELL BAPTIST CHURCH

619 SOUTH MAIN STREET
GAINESVILLE, FLORIDA, 32601

SHEET TITLE

IRRIGATION PLAN

Project Number	Sheet
24.21.0	L-4.1

Attachment 6:
Civil Engineering Plans

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
CITY OF ST. AUGUSTINE, FLORIDA

PROJECT TEAM

LAND OWNER:
MC DOWELL BAPTIST CHURCH TRUSTS
16 BAY VIEW DR.
SAINT AUGUSTINE, FL 32084-0000
PHONE: 904.687.6982
CONTACT: RON DUPREE

SURVEYOR:
ANCIENT CITY SURVEYORS
4425 US HIGHWAY 1 S STE 401
SAINT AUGUSTINE, FL 32086
PHONE:904.797.9967
CONTACT: MIKE PIESCO, P.S.M.

LANDSCAPE ARCHITECT:
WEST KING STUDIO, LLC
16 BAYVIEW DRIVE
ST. AUGUSTINE, FL 32084
PHONE: 904.806.6307
CONTACT: ELIJAH GEORGE

GENERAL CONTRACTOR:
JAMES LEE CONSTRUCTION
521 LAWRENCE AVE
SAINT AUGUSTINE, FL 32084-0000
PHONE: 904.669.0284
CONTACT: JAMES LEE

ARBORIST:
ADVANCED TREE CARE, INC.
243 SHAMROCK RD
ST. AUGUSTINE, FL 32084
PHONE: 904.794.4200
CONTACT: DAN LIPPI

CIVIL ENGINEER:
GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FL 32080
PHONE: 904.794.4231
CONTACT: MATT LAHTI, P.E.

GEOTECHNICAL ENGINEER:
JACKSON GEOTECHNICAL ENGINEERING, LLC
164 PLAZA DEL RIO DRIVE
ST. AUGUSTINE, FL 32084
PHONE: 904.252.2292
CONTACT: JEFF JACKSON, P.E.

PRIVATE UTILITY COMPANIES

ELECTRIC
FLORIDA POWER AND LIGHT
303 HASTINGS AVENUE
ST AUGUSTINE, FL 32084
PHONE: 904-255-3003

TELEPHONE
AT&T
735 MILL CREEK ROAD
JACKSONVILLE, FL 32211
PHONE: 904-727-1572

GAS
TECO PEOPLES GAS
P.O.BOX 31318
TAMPA, FL 33631
PHONE: 904-477-5908

PUBLIC UTILITY PROVIDERS

CITY OF ST. AUGUSTINE (COSA) WATER & SEWER
PUBLIC WORKS DEPARTMENT
75 KING STREET
ST AUGUSTINE, FL 32084
CONTACT: JONATHAN FOSTER, P.E.
PHONE: (904) 209-4273

REGULATORY AGENCY

FDEP - WATER & SEWER
8800 BAYMEADOWS WAY, SUITE 100
JACKSONVILLE, FL 32256
CONTACT: LYDIA JOYNER
PHONE: (904) 256-1700

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
7775 BAYMEADOWS WAY W #102
JACKSONVILLE, FL 32256
CONTACT: EVERETT FRYE, P.E.
PHONE: (904) 448-7913

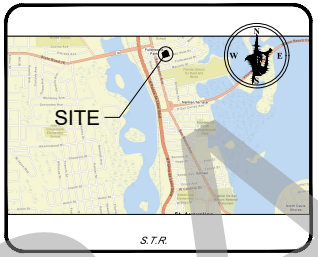
CITY OF ST. AUGUSTINE (COSA)
75 KING STREET
ST AUGUSTINE, FL 32084
CONTACT: JONATHAN FOSTER, P.E.
PHONE: (904) 209-4273

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. GULFSTREAM DESIGN GROUP AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR MISSIONS RESULTING FROM SURVEY INACCURACIES.
3. ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
4. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NORTH AMERICAN GEODETIC VERTICAL DATUM 1988 (NAVD 88).
5. HORIZONTAL PROJECTION FOR THIS PLAN SET IS BASED ON NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT.
6. LEGAL DESCRIPTIONS - SEE SURVEY.

LOCATION OF SITE

16 BAY VIEW DRIVE ST. AUGUSTINE, 32084-0000
PARCEL ID # 1527400000



LOCATION MAP
SCALE: N.T.S.

PREPARED FOR

McDOWELL BAPTIST CHURCH
16 BAY VIEW DRIVE
ST. AUGUSTINE, FL 32084
PHONE: (904)-687-6982

PREPARED BY

GULFSTREAM DESIGN GROUP, LLC

©GDG 2023
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
Phone: (904) 794-4231
www.gulfstreamdesign.com

FINAL ENGINEERING PLANS

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	STORMWATER POLLUTION PREVENTION PLAN
4	SURVEY PDF
5	DEMOLITION PLAN
6	SITE PLAN
7	GRADING AND DRAINAGE PLAN
8	CONSTRUCTION DETAILS 1
9	CONSTRUCTION DETAILS 2

ENGINEERING PLANS BASED ON

PLAN TYPE	COMPANY NAME	REVISION	REVISION DATE
SURVEYOR	ANCIENT CITY SURVEYORS		
STRUCTURAL	JAMES LEE CONSTRUCTION		
LANDSCAPE ARCHITECT	WEST KING STUDIO, LLC		
ARBORIST	ADVANCE TREE CARE, INC.		
GEOTECHNICAL ENGINEER	JACKSON GEOTECHNICAL ENGINEERING, LLC		4/10/24

FIRE SERVICES NOTE

CONTRACTOR SHALL PROVIDE AN UNOBSTRUCTED FIRE DEPARTMENT ACCESS ROAD, STABILIZED TO SUPPORT 80,000 LBS. AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHAPTER 18)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN THE FLOOD ZONE "AE" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12109C 0312J, DATED DECEMBER 7,2018

DRAFT

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/18/24	JGD	PER SURVEYOR & COSA COMMENTS
2	2/27/25	JGD	PER SURVEYOR & COSA COMMENTS
3			
4			
5			
6			
7			
8			
9			

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
COVER SHEET
CITY OF ST. AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

FINAL ENGINEERING PLANS

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
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PROJECT NO:	23-056
ISSUE DATE:	07-17-24
DRAFTED BY:	JGD
DESIGNED BY:	ZBH
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

1

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH EACH NOTE LISTED WITHIN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EACH SUBCONTRACTOR IS FAMILIAR AND PRESENTLY AWARE OF THESE NOTES AND CONDITIONS AS ESTABLISHED BY GULFSTREAM DESIGN GROUP, LLC THROUGHOUT THE ENTIRE PLAN SET AS LISTED ON THE COVER SHEET. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY REVIEW THIS PLAN PACKAGE TO BE FULLY PREPARED TO PROVIDE ACCURATE BID PRICES AND SERVICES.
2. EXISTING SURVEY INFORMATION PROVIDED BY ANCIENT CITY SURVEYORS PROFESSIONAL SURVEYORS & MAPPERS DATED JUNE 26, 2023 WITH FINAL REVISIONS DATED JANUARY 05, 2024. ALL INFORMATION WITHIN THIS PLAN SET HAS BEEN BASED OFF OF THE ABOVE REFERENCED SURVEY, THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR LACK THEREOF.
3. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND SHOWN IN FEET. BENCHMARK #1, ELEVATION BEING 5.40'.
4. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS TO VERIFY IN WRITING WITH THE ENGINEER OF RECORD THAT THE DOCUMENTS BEING UTILIZED IN THE FIELD ARE INDEED THE MOST CURRENT AND ACCURATE VERSIONS. ADDITIONALLY, THE GEOTECHNICAL REPORT CORRESPONDING TO THIS PLAN SET IS A REQUIRED CONSTRUCTION DOCUMENT, MEANING THE ENGINEERING DESIGN PLANS AND RECOMMENDATIONS AS DESCRIBED IN THE REPORT SHALL TAKE PRECEDENCE UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL PROVIDE THE ENGINEER OF RECORD IN WRITING WITH A TENTATIVE SCHEDULE OF CONSTRUCTION ACTIVITIES.
5. PRIOR TO THE AWARD OF THE CONTRACT, THE CONTRACTOR SHALL BECOME ACQUAINTED WITH THEMSELVES WITH ALL SITE CONDITIONS BOTH ABOVE AND BELOW GROUND. THE CONTRACTOR SHOULD ADDITIONALLY ENSURE THEY ARE PROPERLY FAMILIARIZED WITH ALL MATERIALS REFERENCED FOR USE WITHIN THIS PLAN AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND CODE SECTION(S) THAT APPLY TO THIS PROJECT.
6. THE ENGINEER OF RECORD AND THE OWNER ASSUME NO RESPONSIBILITY IN THE SUPERVISION OR INSPECTION OF THE WORK INVOLVED IN THE EXECUTION OF THIS CONTRACT BEYOND OBSERVATION TO ENSURE, TO THE OWNER'S SATISFACTION, THAT THE DRAWINGS AND SPECIFICATIONS ARE BEING INTERPRETED. THIS OBSERVATION AND CHECKING WILL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE PERFORMANCE OF HIS WORK IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING FEATURES, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES, UTILITIES, CONDUITS, SPRINKLERS, CONTROL CABLES AND HYDRANTS OF WATERING SYSTEMS, SURVEY BENCHMARKS/PROPERTY MONUMENTS, ETC. SHOULD ANY OVERHEAD OR UNDERGROUND OBSTRUCTION BE ENCOUNTERED/WHICH INTERFERES WITH CONSTRUCTION, THE ENGINEER OF RECORD SHALL BE CONSULTED AND WILL HAVE THE OPPORTUNITY TO ADJUST THE LOCATION OF CONFLICT ITEMS TO CLEAR SUCH OBSTRUCTIONS.
8. THE CONTRACTOR SHALL CONTACT THE APPLICABLE FRANCHISE UTILITY COMPANY (IE: AT&T, TECO GAS, FP&L, ETC. AS APPLICABLE) AND COORDINATE ANY CONSTRUCTION IN ADVANCE OF COMMENCING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK AT NO COST TO THE OWNER. ADDITIONALLY, THE CONTRACTOR SHOULD ENSURE THAT EXISTING STRUCTURES TO REMAIN ARE RESTORED TO THEIR ORIGINAL CONDITION, INCLUDING PAVEMENT, LANDSCAPING, CONTROL CABLES AND UTILITIES. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS AND OR VIDEO FOOTAGE OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ENSURE PROPER DOCUMENTATION OF PRECONSTRUCTION CONDITIONS OF THE SITE AND TO AID IN ANY POSSIBLE CONFLICTS DURING CONSTRUCTION. THIS INFORMATION SHOULD BE PROVIDED TO THE ENGINEER OF RECORD AND OWNER.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE OR THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), WHICHEVER IS MORE RESTRICTIVE.
11. ALL WORK WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAY MUST CONFORM TO MOST CURRENT LAND DEVELOPMENT CODE & STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES, SHOWN OR NOT SHOWN, ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES TO REMAIN AND COORDINATING THE REMOVAL OF UTILITIES AS NOTED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGES TO EXISTING UTILITIES. IF UTILITIES OR OTHER IMPROVEMENTS NOT SHOWN ON THE DRAWINGS ARE FOUND DURING EXCAVATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF RECORD IN WRITING AND THE OWNER'S REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
13. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER OF RECORD, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS WORK MUST BE APPROVED BY THE ENGINEER OF RECORD IN WRITING AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, AND NOTIFY THE ENGINEER OF RECORD IN WRITING REGARDING ANY POTENTIAL CONFLICTS. THIS IS RECOMMENDED TO BE COMPLETED IN THE FORM OF FIELD STAKEOUT WHICH MAY INCLUDE LOCATIONS OF BUILDING/BUILDING ELEMENTS TO BE VERIFIED THROUGH ENGINEER OF RECORD AND APPROVED ARCHITECTURAL PLANS), EDGES OF PAVEMENT, UTILITY STUB OUT LOCATIONS, ETC.
14. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATION FOR REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, PIPE, EXCESS MATERIAL AND EQUIPMENT OFFSITE.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY, INCLUDING BENCHMARKS, TO OWNER AS REQUIRED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND ENGINEER OF RECORD. THE AS-BUILT SURVEY SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR. ENGINEER OF RECORD IS TO PROVIDE ENGINEER'S CERTIFICATION TO OWNER WITH AS-BUILT PLANS.
16. IN THE EVENT THAT UNEXPECTED ARCHEOLOGICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL HALT AND THE ENGINEER OF RECORD'S OFFICE SHALL BE CONTACTED IMMEDIATELY IN WRITING.
17. ALL MATERIALS AND LABOR ASSOCIATED ITEMS ARE TO BE WARRANTED BY THE CONTRACTOR FOR A TIME PERIOD OF ONE (1) CALENDAR YEAR UPON THE ACCEPTANCE OF THE PROJECT BY THE OWNER AND ALL APPLICABLE GOVERNMENT AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCES, AND LICENSES PERTAINING TO THE WORK ILLUSTRATED IN THIS PLAN SET.
19. ANY POTENTIAL DISCREPANCIES WITHIN THIS PLAN SET THAT THE CONTRACTOR FINDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY IN WRITING.
20. ALL DISTURBED AREAS WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRASSING AND SODDING THE AREAS DISTURBED BY REMOVAL OF UTILITY STRIPS.
21. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY IN REGARDS TO CONSTRUCTION METHODS AND PROCEDURES EXERCISED BY THE CONTRACTOR. IT IS ASSUMED BY THE ENGINEER OF RECORD THAT THE CONTRACTOR SHALL OPERATE WITHIN THE BOUNDARIES OF ALL APPLICABLE SAFETY STANDARDS (REGARDING TRENCHING AND EXCAVATION OPERATIONS) WITH THE BEST INTEREST OF ALL EMPLOYEES TAKEN INTO CONSIDERATION. THE CONTRACTOR MUST CARRY THE REQUIRED STATUTORY LIABILITY AND WORKERS COMPENSATION INSURANCE. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR UPHOLDING ANY OF THESE ITEMS. THE OWNER IS THE ONLY ENTITY WHICH MAY CHOOSE TO TAKE ACTION REGARDING THESE ITEMS. GULFSTREAM DESIGN GROUP DOES NOT HAVE THE AUTHORITY TO RELIEVE THE CONTRACTOR OF HIS DUTIES DUE TO VIOLATIONS OF THESE POLICIES.
22. THE USE OF THE WORD "CERTIFY" WITHIN THIS ENGINEERING PLAN SET, IMPLIES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE SUBJECT TOPIC. THIS HOWEVER, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY (EXPRESSED OR IMPLIED).
23. BURNING OF ANY MATERIAL OR DEBRIS ONSITE IS PROHIBITED.
24. ALL ADJACENT PROPERTY OWNERS AND BUSINESSES ARE TO BE PROVIDED ACCESS TO THEIR SITES AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
25. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF THE CONTRACTOR AND/OR OWNER FAILS TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD HARMLESS FOR ALL INJURIES AND DAMAGES THAT THE ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

CLEARING/DEMO AND EROSION CONTROL NOTES:

1. AREAS ADJACENT TO THE PROJECT AREA ARE TO BE PROTECTED AND LEFT UNDISTURBED UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES, EROSION CONTROL STRUCTURES, AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, FILTER FABRIC, SILT FENCES AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
3. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED: (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES AND (5) AT ANY ADDITIONAL AREAS THAT CITY OF ST. AUGUSTINE DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, CITY OF ST. AUGUSTINE, FDEP, AND SJRWMD RESERVE THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED THROUGHOUT PROJECT CONSTRUCTION.
4. PRIOR TO, AND DURING, LAND CLEARING ACTIVITIES ALL PRESERVED TREES (AS PER THE CITY OF ST. AUGUSTINE APPROVED PLANS) WILL BE CLEARLY MARKED. THIS INCLUDES "TREE PROTECTION BARRICADES" WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. "TREE PROTECTION BARRICADES" SHALL BE INSTALLED AT THE DRIP LINE OF THE SUBJECT TREE. ANY PROPOSED ACTIVITIES WITHIN THIS DRIP LINE MUST BE APPROVED BY THE APPLICABLE GOVERNMENT AGENCY.
5. ONLY SUPPORTIVE LANDSCAPING ELEMENTS MAY BE ATTACHED TO PRESERVED OR PLANTED TREES, NO SIGNAGE, PERMITS, AND OR STAKES MAY BE ATTACHED TO A TREE ON THE SUBJECT PROPERTY.
6. ANY TREE THAT IS DAMAGED DURING THE TIME OF CONSTRUCTION SHALL BE CONSIDERED "REMOVED" AND SHALL BE REPLACED BY THE CONTRACTOR WITH NO COST TO THE OWNER.
7. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THESE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
8. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF NEW CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
9. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY UNDER SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER.
10. IF ANY UNSUITABLE MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD AND AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.
11. ALL EXISTING CATCH BASINS ADJACENT TO THE SITE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED AND MAINTAINED DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.
12. THE CONTRACTOR IS REQUIRED TO USE THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ON THE PROJECT FOR FINAL FILL COMPACTION AND DENSITY SPECIFICATIONS THROUGHOUT THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN EROSION CONTROL AND DEWATERING PLAN FOURTEEN (14) DAYS PRIOR TO THE PRECONSTRUCTION CONFERENCE. THE PROPOSED PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CRITERIA SET FORTH IN THE FDOT STANDARD SPECIFICATIONS FOR ROADS, FDEP LAND DEVELOPMENT MANUAL, AND SJRWMD APPLICANTS HANDBOOK.
14. EROSION CONTROL AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION. THEY SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AS STRUCTURES AND ELEMENTS ARE ADDED TO THE PROJECT SITE, STAKE OUT MUST BE PERFORMED UNDER SUPERVISION OF A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
15. SILT FENCE SHALL BE INSTALLED ALONG THE CLEARING LIMITS. GRAPHICAL REPRESENTATION OF CLEARING LIMITS AND SILT FENCE IS EXAGGERATED FOR PICTORIAL PURPOSES ONLY.
16. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE ENTIRE SITE TO BE CLEARED.
17. WHERE MUCK OR OTHER ORGANIC MATERIAL IS REMOVED, IT SHALL BE REPLACED BY GOOD QUALITY NEW BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER OF RECORD. THE ORGANIC MATERIAL SHALL THEN BE USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AND APPROVED BY THE OWNER AND ENGINEER.
18. CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
19. CONTRACTOR MUST REFER TO STORMWATER POLLUTION PREVENTION PLAN ON SHEET SWPPP AND ABIDE BY ALL CONDITIONS.
20. WITHIN 48 HOURS PRIOR TO CLEARING, THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NPDES NOTICE OF COMMENCEMENT AND NOTICE OF TERMINATION APPLICATIONS TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL PROVIDE A COPY OF THESE DOCUMENTS TO THE OWNER AND THE ENGINEER OF RECORD AS WELL AS A COPY OF THE NOTICE LETTER PROVIDED BY THE FDEP. PLEASE CONTACT NPDES STORMWATER NOTICES CENTER, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-2400 FOR FURTHER INFORMATION.
21. ALL EXISTING CURB AND GUTTER AND SIDEWALK SHOWN TO BE REMOVED, WILL BE REMOVED AND REPLACED JOINT TO JOINT.
22. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
23. THE OVERALL PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED, THE CONTRACTORS BID SHOULD INCLUDE THE ANTICIPATED COST OF THIS ITEM.

SITE LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO THE EDGES OF PAVEMENT UNLESS OTHERWISE NOTED.
2. SIDEWALKS ADJACENT TO PAVEMENT SURFACES ARE TO BE THICKENED EDGE SIDEWALKS.
3. ALL TYPE "F" CURBING SHALL HAVE A THREE (3) FOOT TRANSITION AT ALL TERMINUS LOCATIONS WHEN TYING BACK TO GRADE.
4. ALL TYPE "D" CURBING SHALL HAVE A ONE (1) FOOT TRANSITION AT ALL TERMINUS LOCATIONS WHEN TYING BACK TO GRADE.
5. THE CONTRACTOR SHALL LAYOUT EACH AREA OF WORK TO CHECK DIMENSIONING PRIOR TO CONSTRUCTION AND COORDINATE WITH OTHER DISCIPLINES. SHOULD ANY DISCREPANCIES EXIST, THE CONTRACTOR IS TO NOTIFY, IN WRITING, THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY.
6. ALL AMERICANS WITH DISABILITIES ACT (ADA) RAMPS TO MEET CURRENT ADA CRITERIA AND INCLUDE A DETECTABLE WARNING COLOR SELECTION FOR DETECTABLE WARNING TO BE COORDINATED WITH OWNER PRIOR TO ORDER AND PLACEMENT.
7. THE CONTRACTOR SHALL COORDINATE ANY OFF-SITE IMPROVEMENTS WITH CITY OF ST. AUGUSTINE SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
9. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
11. ADA RAMPS SHALL BE INSTALLED AT ALL SIDEWALK CURB INTERSECTIONS. ALL ADA RAMPS SHALL CONFORM TO DETAILS, NOTES AND SPECIFICATIONS FROM THE FDOT DESIGN MANUAL, LATEST EDITION, INDEX NO. 304 SHEETS 1 THROUGH 6 AS APPLICABLE.

ADA GUIDANCE TO CONTRACTOR:

1. CONTRACTORS MUST EXERCISE CARE AND PRECISION WHEN CONSTRUCTING ADA ACCESSIBLE COMPONENTS OF THE PRESCRIBED WORK AS PERTAINING TO THIS PLAN SET. THESE COMPONENTS MUST COMPLY WITH THE CURRENT ADA STANDARDS AT THE TIME OF PLAN APPROVAL. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
   1.1. PARKING SPACES AND AISLES -
      1.1.1. SLOPE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION
   1.2. CURB RAMPS -
      1.2.1. SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   1.3. LANDINGS -
      1.3.1. MUST BE AT EACH END OF RAMPS, PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
   1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE -
      1.4.1. MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF A VEHICLE. THIS SLOPE MUST BE NO GREATER THAN 5% IN THE DIRECTION OF TRAVEL (LONGITUDINAL) AND MUST NOT EXCEED 2% IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 5%, ADA RAMP MUST ADHERE TO A MAXIMUM SLOPE OF 8.3%, FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST ALSO INCLUDE ADA HANDRAILS AND LEVEL LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 2% IN ANY DIRECTION.
   1.5. DOORWAYS -
      1.5.1. MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 2% TO ENSURE POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN FIVE (5) FEET LONG, UNLESS OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING DESIGN.
2. WHEN THE PROPOSED CONSTRUCTION INVOLVES REMEDIATION OF CONSTRUCTION ACTIVITIES REGARDING ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY ELEVATIONS SHOWN ON PLAN. REFER TO THE MOST RECENT VERSION OF THE ADA CODE TO CONFIRM DESIGN REQUIREMENTS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS AND OR DISCREPANCIES IN THE FIELD THAT DIFFER FROM WHAT IS ILLUSTRATED ON THE PLAN SET, IN WRITING, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL CONSTRUCTION IMPROVEMENTS MUST MEET ALL REQUIREMENTS SET FORTH BY THE MOST RECENT VERSION OF ADA REQUIREMENTS.
3. CONTRACTOR MUST VERIFY SLOPES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. IF THERE ARE ANY NON-CONFORMANCES THAT EXIST, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD IN WRITING IMMEDIATELY.
4. IT IS ENCOURAGED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODES AND FIELD INSPECTOR AFTER STAKING AND BEFORE COMMENCEMENT OF CONSTRUCTION.

PAVING, GRADING, AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES AND TO END OF BE MET THROUGHOUT THE SITE.
2. ALL HP, HDPE OR RCP PIPE JOINTS TO BE WRAPPED WITH 4" WIDE "TYPE R" STRIPS OR EQUAL.
   PIPE ABBREVIATIONS ARE DEFINED AS FOLLOWS:
   PVC = POLYVINYL CHLORIDE PIPE
   RCP = REINFORCED CONCRETE PIPE
   HDPE = HIGH DENSITY POLYETHYLENE
   HP = HIGH PERFORMANCE
3. ALL PIPE SHALL MEET MINIMUM SLOPE REQUIREMENTS FOR THEIR SPECIFIC TYPE. AT A MINIMUM THE FOLLOWING SHOULD
   a. RCP SHALL BE A MINIMUM OF 0.30%
   b. PVC SHALL BE A MINIMUM OF 0.80%
   c. HDPE SHALL BE A MINIMUM OF 0.80%
4. DRAINAGE PIPE NOT LOCATED IN PAVED AREAS CAN BE PVC SDR-26 OR HDPE N-12 EQUIVALENT. STRUCTURES TO BE ADJUSTED ACCORDINGLY DEPENDING ON PIPE MATERIAL CHOSEN. THE CONTRACTOR MUST SUBMIT A REQUEST IN WRITING AND OBTAIN APPROVAL FROM THE OWNER AND THE ENGINEER OF RECORD BEFORE ANY SUBSTITUTIONS ARE ALLOWED.
5. UNLESS OTHERWISE STATED, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294D AND TYPE-S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT(S). PVC PIPE FOR ROOF DRAIN CONNECTION(S) MUST BE SDR 26 OR SCHEDULE 80 UNLESS INDICATED OTHERWISE. PVC PIPE AND FITTINGS MUST CONFORM TO ASTM D 3034, SDR 35, WITH PUSH ON OR RUBBER GASKETS. NO MATERIAL SUBSTITUTES WILL BE ALLOWED.
6. INSTALLATION OF PIPE SHOULD OCCUR ON A MINIMUM OF 8" STABILIZED MATERIAL FREE OF JAGGED MATERIAL. BACKFILL MATERIAL SHALL BE WELL GRADED AND MEET COVER VALUES AS SHOWN ON THE APPLICABLE PLAN SHEETS. STORM SEWER PIPES SHOULD BE PROTECTED BY A MINIMUM OF 18" OF FILL DURING CONSTRUCTION. DRAINAGE FROM OFFSITE ENTERING THE SITE VIA DITCH OR AN OPEN CUT PIPE MUST BE ACCOMMODATED FOR AND NOT HINDERED DURING CONSTRUCTION ACTIVITIES. CONTRACTOR TO UTILIZE ALL NECESSARY EQUIPMENT TO ENSURE POSITIVE DRAINAGE.
7. ALL NON-PAVED DISTURBED AREAS TO BE SODDED AND STABILIZED WITHIN SEVEN (7) DAYS OF THE DISTURBANCE UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
9. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SEATED PROPERLY.
10. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, ETC.
11. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE.
12. MITERED END SECTIONS SHALL CONFORM TO FDOT INDEX #430-022. MITERED END SECTIONS IN PONDS SHALL CONFORM TO FOOT INDEX #430-021. DITCH BOTTOM INLETS SHALL CONFORM TO FOOT INDEX #425-052. STORM MANHOLES SHALL CONFORM TO FOOT INDEX #425-001.
13. THE CONTRACTOR IS TO COORDINATE THE CONFLICT POINTS AT UTILITY INTERFACES AROUND THE SITE. CLEARANCES SHOULD BE MET IN ACCORDANCE WITH FDEP RULES AND PER THE CITY OF ST. AUGUSTINE STANDARDS NOTED IN THIS PLAN SET.
14. STORM STRUCTURE PIPES THAT EXCEED THE SIZING FOR TYPE C INLETS ARE TO BE CONSTRUCTED WITH ALTERNATE BOTTOMS WITH MINIMUM DIAMETERS TO ACCOMMODATE PIPE SIZES AND/OR PIPE ANGLES PER FOOT INDEX NO. 425-010 AND 425-001 - TYPE J BOTTOM.
15. NYLOPLAST OR EQUAL SHALL BE USED WHERE NOTED AND SHALL ACCOMMODATE THE PIPE SIZING AND ANGLES NOTED. SHOULD THE PIPES NOT BE ABLE TO BE ACCOMMODATED, THEN A TYPE 'C' INLET SHALL BE SUBSTITUTED AT NO ADDITIONAL CHARGE TO THE OWNER.
16. PAVEMENT SHALL BE PLACED IN TWO EQUAL LIFTS. THE SECOND LIFT SHOULD BE PLACED AFTER THE FINAL CERTIFICATE OF OCCUPANCY UNLESS THE OWNER AND THE ENGINEER OF RECORD REQUESTS OTHERWISE IN WRITING.
17. ALL DISTURBED AREA THAT WILL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS REQUIRE EROSION CONTROL TO ADDRESS RAIN DRIVEN AND WIND BLOWN SEDIMENT.
18. GULFSTREAM DESIGN GROUP, LLC. WILL REVIEW OR TAKE APPROPRIATE ACTION AS PERTAINING TO THE CONTRACTORS SUBMITTALS INCLUDING BUT NOT LIMITED TO: SHOP DRAWINGS, RFI, PRODUCT SAMPLES, FIELD DATA, ETC. GULFSTREAM DESIGN GROUP, LLC. WILL NOT BE REQUIRED TO PERFORM A COMPLETE REVIEW ON A SUBMITTAL WHICH IS CONSIDERED TO BE "INCOMPLETE" BY THE ENGINEER OF RECORD. SUCH SUBMITTAL WILL BE REJECTED IN WRITING AND RETURNED TO THE CONTRACTOR.
19. THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER AND GEOTECHNICAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE PAVEMENT.
20. THE CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT ABUTMENTS OF CONCRETE AND ANY STRUCTURE.
21. THE CONTRACTOR IS THE RESPONSIBLE PARTY FOR MAINTAINING THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED IN ACCORDANCE WITH THE TESTING SCHEDULE FOUND ON THIS SHEET UPON COMPLETION OF THE WORK, THE GEOTECHNIC

GENERAL NOTES

1. THE OWNER SHALL OBTAIN THE FDEP NPDES NOI PERMIT.
2. THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST SIGN THE SWPPP CERTIFICATION.
4. FDEP NPDES NOI MUST BE POSTED AT CONSTRUCTION SITE. PERMITEE MUST KEEP RECORDS 3 YEARS FROM DATE OF FINAL STABILIZATION.
5. CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL REQUIREMENTS IN THE FDEP NPDES NOI PERMIT, INCLUDING FILLING OUT ALL DAILY AND MONTHLY RECORDS AS OUTLINED IN APPROVED SWPPP REPORT AND SHALL SEND COPIES OF THESE RECORDS EACH MONTH TO THE OWNER AND ENGINEER OF RECORD.
6. CONTRACTOR SHALL EXECUTE ALL APPLICABLE SWPPP FORMS IN ACCORDANCE WITH CITY OF ST. AUGUSTINE STANDARDS.

SEQUENCE OF MAJOR EVENTS

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES AND SYNTHETIC BALES AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
7. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
8. COMPLETE GRADING.
9. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE CLEARING AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS FOLLOWS

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF SITE TO LIMIT THE AREA OF DISTURBANCE.
4. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY. ANY EXCAVATED MATERIAL MUST REMAIN ON THE PROJECT SITE.
5. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES, UNLESS APPROVED BY THE ENGINEER OF RECORD.
6. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
7. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND WILL RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING, OR SOD.
8. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
9. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

   TEMPORARY REGRASSING: IF AFTER 7 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER.

   MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
11. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
12. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SOD INSTALLED.

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. REFER TO DETAILS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

WASTE DISPOSAL

WASTE DISPOSAL:

WASTE MATERIALS:

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

WASTE DISPOSAL

WASTE DISPOSAL:

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:

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

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OF RECORD.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.

  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION. IT IS DESIGNED IN ACCORDANCE WITH AN EXISTING SYSTEM AND QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION OBTAINED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE.

SIGNED: _____ DATE: _____

MATTHEW H. LAHTI, P.E. FL #71395
PROFESSIONAL ENGINEER
GULFSTREAM DESIGN GROUP, LLC

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM LARGE AND SMALL PROJECTS AND FOR THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

*LIST THE 24 HOUR CONTACT NUMBER AND PERSON(S) BELOW.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

GENERAL:

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

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

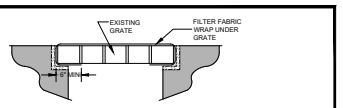
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

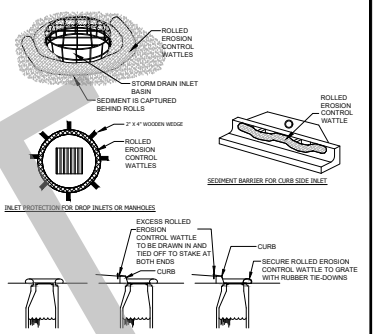
THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



CATCH BASIN SEDIMENT PROTECTION DETAIL

N.T.S.

(5-07)



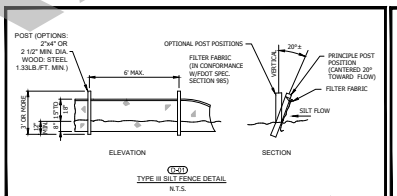
NOTES

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR CURB INLET AND CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

N.T.S.

(5-06)



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TYPE III SILT FENCE DETAIL

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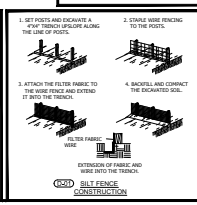
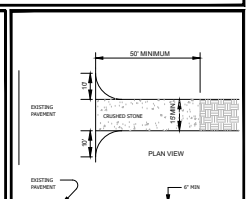


(5-07) SILT FENCE CONSTRUCTION



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

(5-04)

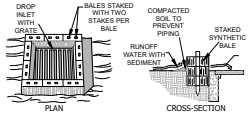
TRACKING PAD NOTES:

STONE SIZE - USE 2" CRUSHED STONE

FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.

(5-05)

NOTE:

CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SYNTHETIC BALES OR EQUIVATION CONTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER OF RECORD AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER OF RECORD AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER

N.T.S.

(5-01)

DRAFT

REVISIONS

NO	DATE	BY	DESCRIPTION
1	12/19/24	JGD	PER SJRWMD & COSA COMMENTS
2	02/27/25	JGD	PER SJRWMD & COSA COMMENTS
3			
4			
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7			
8			
9			
10			

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
STORMWATER POLLUTION PREVENTION PLAN
CITY OF ST AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

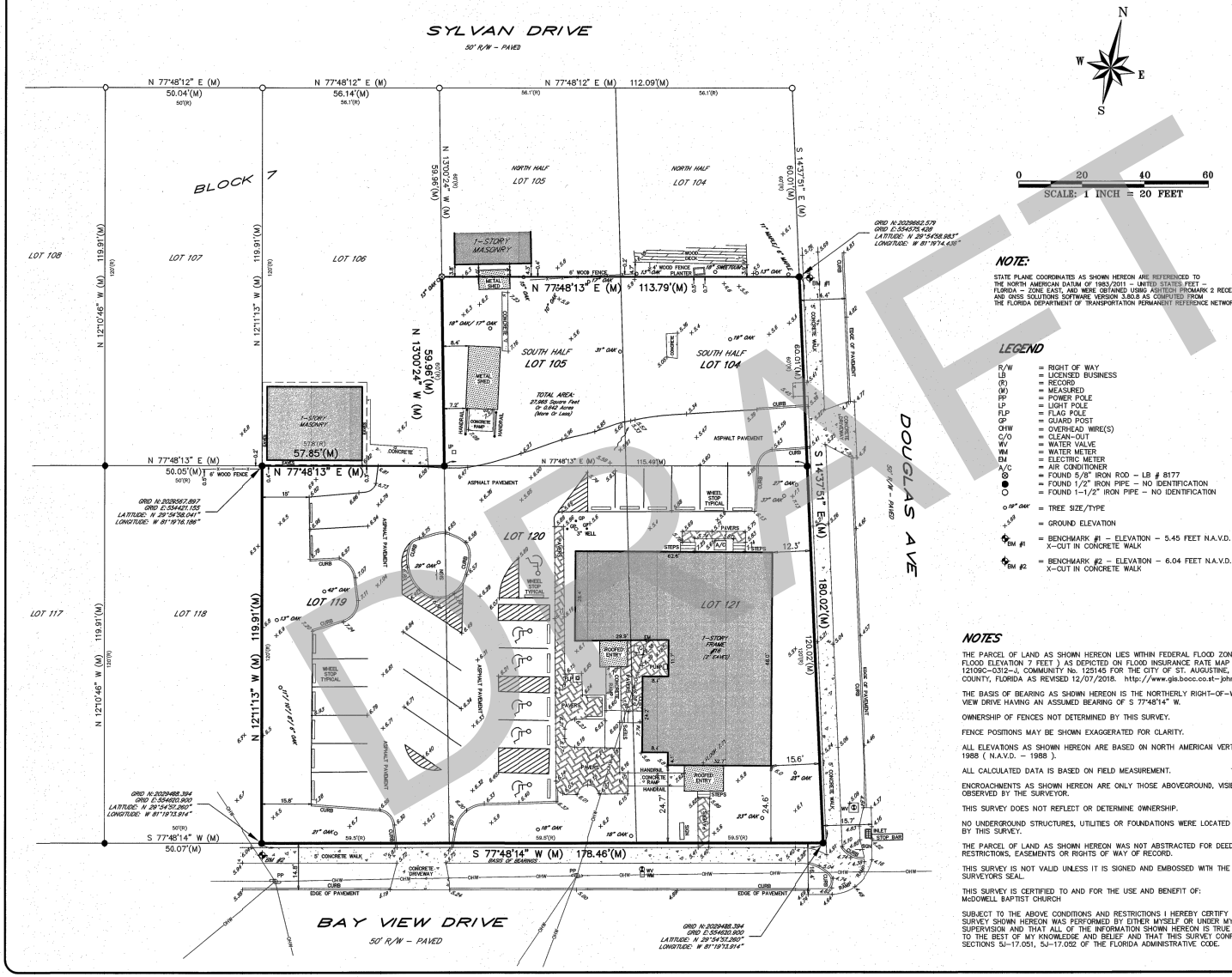
FINAL ENGINEERING PLANS

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
GULFSTREAM DESIGN GROUP, LLC 2024

PROJECT NO:	23-056
ISSUE DATE:	07-17-24
DRAFTED BY:	JGD
D

MAP OF SURVEY

LOTS 119, 120 AND 121 AND THE SOUTH HALF OF LOTS 104 AND 105, FULLER–WOOD PARK ADDITION TO ST. AUGUSTINE, FLORIDA AS RECORDED IN MAP BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



NOTE:

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 – UNITED STATES FEET – FLORIDA – ZONE EAST, AND WERE OBTAINED USING ASHTECH PROMARK 2 RECEIVERS AND GNSS SOLUTIONS SOFTWARE VERSION 3.80.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.

LEGEND

R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
PP	= POWER POLE
LP	= LIGHT POLE
FLP	= FLAG POLE
GP	= GUARD POST
OHW	= OVERHEAD WIRE(S)
C/O	= CLEAN-OUT
WV	= WATER VALVE
WM	= WATER METER
EM	= ELECTRIC METER
A/C	= AIR CONDITIONER
⊗	= FOUND 5/8" IRON ROD – LB # 8177
●	= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
○	= FOUND 1-1/2" IRON PIPE – NO IDENTIFICATION
o 19" OAK	= TREE SIZE/TYPE
5.69	= GROUND ELEVATION
BM #1	= BENCHMARK #1 – ELEVATION – 5.45 FEET N.A.V.D. 1988 X-CUT IN CONCRETE WALK
BM #2	= BENCHMARK #2 – ELEVATION – 6.04 FEET N.A.V.D. 1988 X-CUT IN CONCRETE WALK

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0312-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTHERLY RIGHT-OF-WAY LINE OF BAY VIEW DRIVE HAVING AN ASSUMED BEARING OF S 77°48'14" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
McDOWELL BAPTIST CHURCH

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

DRAFT

REVISIONS	

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 06/26/2023
FIELD BOOK/PAGE(S): 544/76-79
DRAWING SCALE: 1" = 20'
JOB NUMBER: 23-276

01/05/2024 – GPS & TREE LOCATION – FB 554/82 & 80
01/31/2024 3:38PM P:\Autocad\2023\23-276.dwg

BOUNDARY SURVEY

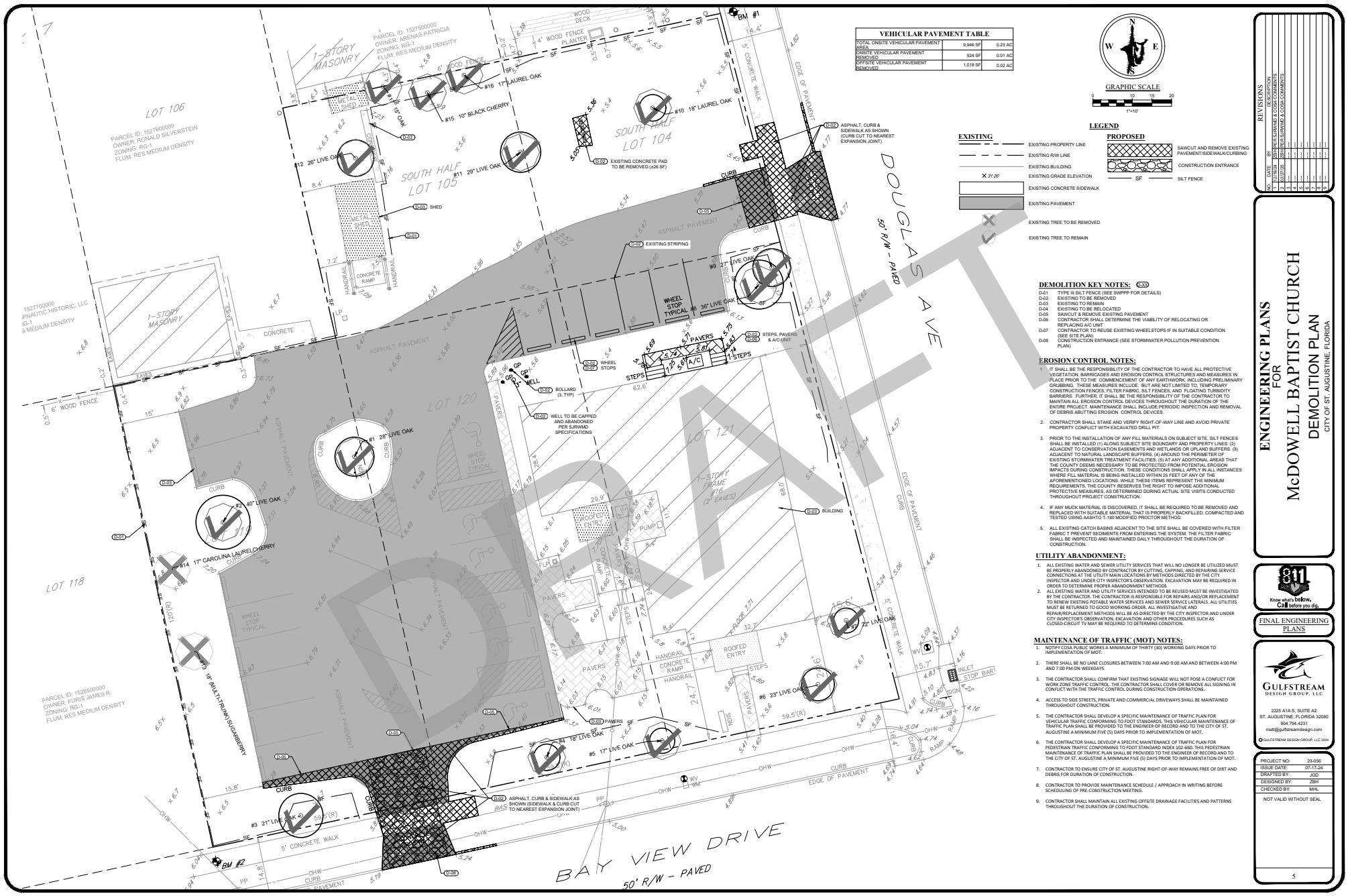
#16 BAY VIEW DRIVE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4455 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED: 07/01/2024



REVISIONS

NO	DATE	BY	DESCRIPTION
1	10/27/23	ZBH	PER SJRWMD & COSA COMMENTS
2	10/27/23	ZBH	PER SJRWMD & COSA COMMENTS
3			
4			
5			
6			
7			
8			
9			

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
DEMOLITION PLAN
CITY OF ST. AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

FINAL ENGINEERING PLANS

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2225 A1A S, SUITE A2
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904.794.4231
matt@gulfstreamdesign.com
GULFSTREAM DESIGN GROUP, LLC 2024

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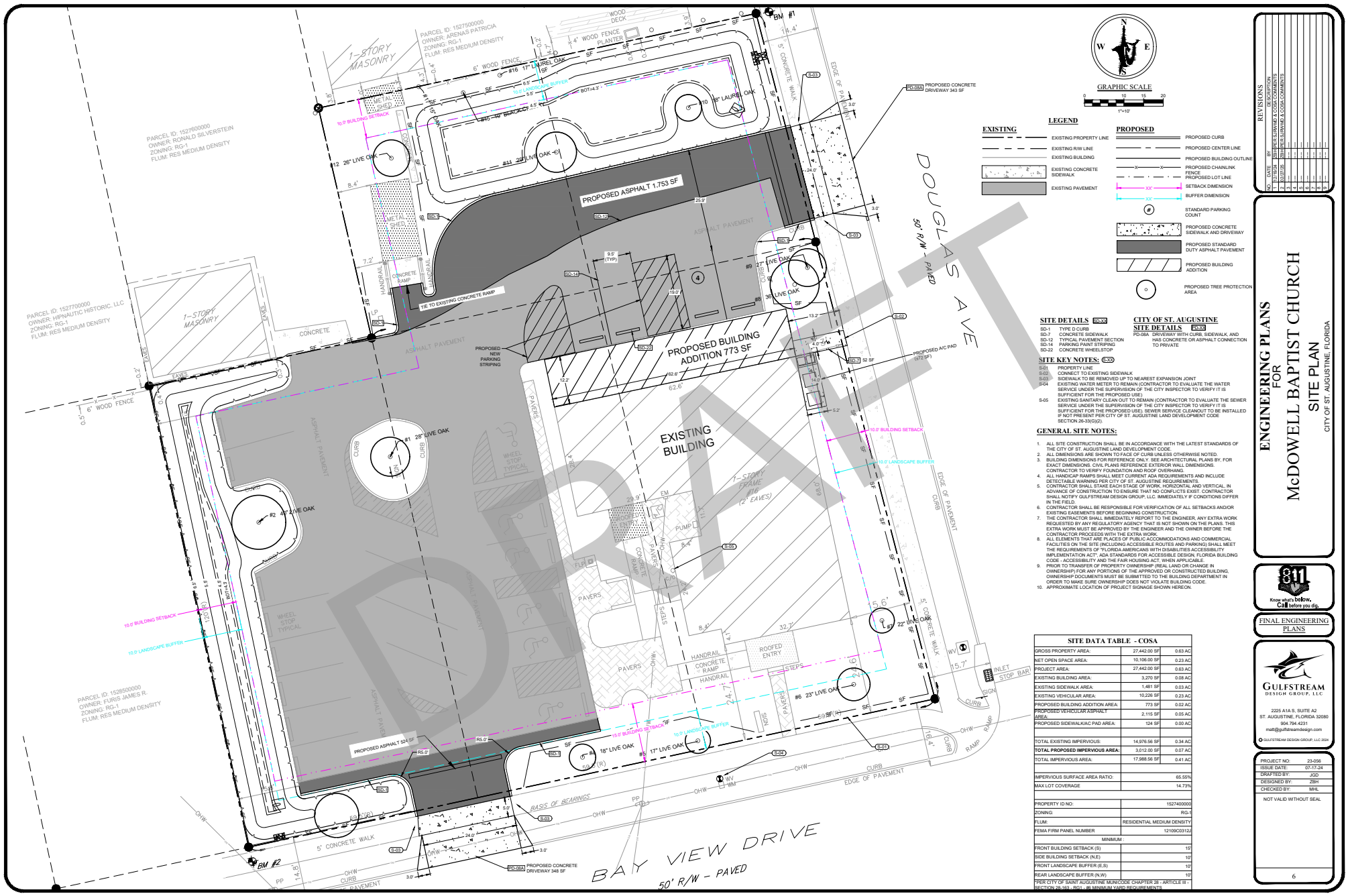
DRAFTED BY:	JGD
DESIGNED BY:	ZBH
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

5



GRAPHIC SCALE
0 10 15 20
1"=10'

LEGEND

EXISTING
- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING PAVEMENT

PROPOSED
- PROPOSED CURB
- PROPOSED CENTER LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED CHAINLINK FENCE
- PROPOSED LOT LINE
- SETBACK DIMENSION
- BUFFER DIMENSION
- STANDARD PARKING COUNT
- PROPOSED CONCRETE SIDEWALK AND DRIVEWAY
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING ADDITION
- PROPOSED TREE PROTECTION AREA

SITE DETAILS [SD-XX]
- SD-1 TYPE D CURB
- SD-7 CONCRETE SIDEWALK
- SD-12 TYPICAL PAVEMENT SECTION
- SD-14 PARKING PAINT STRIPING
- SD-22 CONCRETE WHEELSTOP

CITY OF ST. AUGUSTINE SITE DETAILS [PD-XX]
- PD-08A DRIVEWAY WITH CURB, SIDEWALK, AND HAS CONCRETE OR ASPHALT CONNECTION TO PRIVATE

SITE KEY NOTES: [S-XX]
- S-01 PROPERTY LINE
- S-02 CONNECT TO EXISTING SIDEWALK
- S-03 SIDEWALK TO BE REMOVED UP TO NEAREST EXPANSION JOINT
- S-04 EXISTING WATER METER TO REMAIN (CONTRACTOR TO EVALUATE THE WATER SERVICE UNDER THE SUPERVISION OF THE CITY INSPECTOR TO VERIFY IT IS SUFFICIENT FOR THE PROPOSED USE)
- S-05 EXISTING SANITARY CLEAN OUT TO REMAIN (CONTRACTOR TO EVALUATE THE SEWER SERVICE UNDER THE SUPERVISION OF THE CITY INSPECTOR TO VERIFY IT IS SUFFICIENT FOR THE PROPOSED USE). SEWER SERVICE CLEANOUT TO BE INSTALLED IF NOT PRESENT PER CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE SECTION 26-33(G)(2).

GENERAL SITE NOTES:

1. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.
2. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS BY, FOR EXACT DIMENSIONS. CIVIL PLANS REFERENCE EXTERIOR WALL DIMENSIONS. CONTRACTOR TO VERIFY FOUNDATION AND ROOF OVERHANG.
4. ALL HANDICAP RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND INCLUDE DETECTABLE WARNING PER CITY OF ST. AUGUSTINE REQUIREMENTS.
5. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF CONDITIONS DIFFER IN THE FIELD.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.
8. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA BUILDING CODE - ACCESSIBILITY AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
9. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
10. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREON.

SITE DATA TABLE - COSA

GROSS PROPERTY AREA:	27,442.00 SF	0.63 AC
NET OPEN SPACE AREA:	10,106.00 SF	0.23 AC
PROJECT AREA:	27,442.00 SF	0.63 AC
EXISTING BUILDING AREA:	3,270 SF	0.08 AC
EXISTING SIDEWALK AREA:	1,481 SF	0.03 AC
EXISTING VEHICULAR AREA:	10,226 SF	0.23 AC
PROPOSED BUILDING ADDITION AREA:	773 SF	0.02 AC
PROPOSED VEHICULAR ASPHALT AREA:	2,115 SF	0.05 AC
PROPOSED SIDEWALK/AC PAD AREA:	124 SF	0.00 AC
TOTAL EXISTING IMPERVIOUS:	14,976.56 SF	0.34 AC
TOTAL PROPOSED IMPERVIOUS AREA:	3,012.00 SF	0.07 AC
TOTAL IMPERVIOUS AREA:	17,988.56 SF	0.41 AC
IMPERVIOUS SURFACE AREA RATIO:		65.55%
MAX LOT COVERAGE		14.73%
PROPERTY ID NO:		1527400000
ZONING:		RG-1
FLUM:		RESIDENTIAL MEDIUM DENSITY
FEMA FIRM PANEL NUMBER		12109C0312J
MINIMUM:		
FRONT BUILDING SETBACK (S)		15'
SIDE BUILDING SETBACK (N,E)		10'
FRONT LANDSCAPE BUFFER (E,S)		10'
REAR LANDSCAPE BUFFER (N,W)		10'

*PER CITY OF SAINT AUGUSTINE MUNICODE CHAPTER 28 - ARTICLE III - SECTION 28-183 - RG1 – (B) MINIMUM YARD REQUIREMENTS

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/27/25	ZBH	PER FLS SURVEY & COSA COMMENTS
2	10/27/25	ZBH	PER FLS SURVEY & COSA COMMENTS
3			
4			
5			
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7			
8			

ENGINEERING PLANS FOR McDOWELL BAPTIST CHURCH
SITE PLAN
CITY OF ST. AUGUSTINE, FLORIDA

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904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2024

PROJECT NO:	23-056
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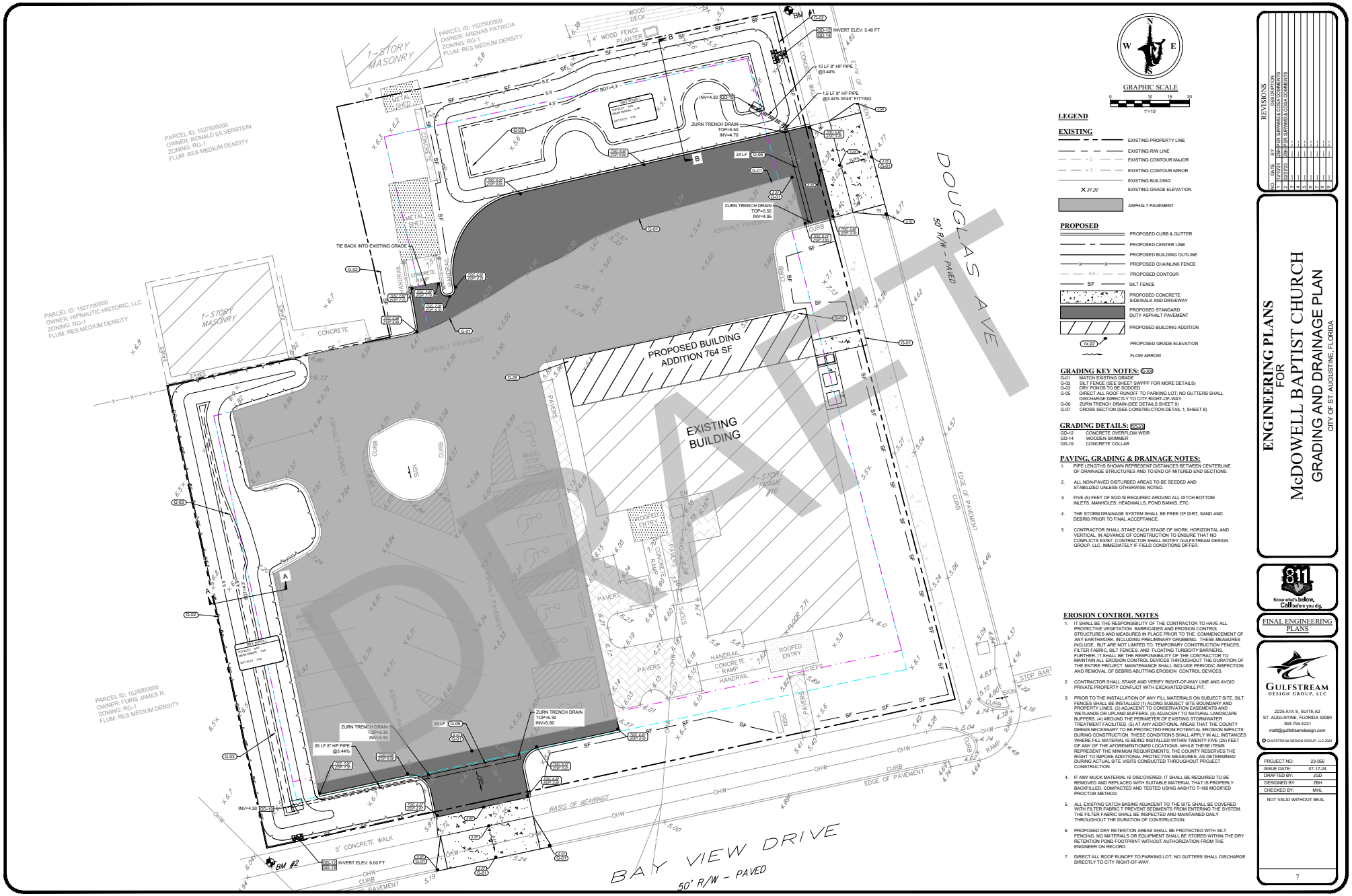
DRAFTED BY:	JGD
DESIGNED BY:	ZBH
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

6

DRAFT



GRAPHIC SCALE

0 10 15 20

1"=10'

LEGEND

EXISTING

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING BUILDING
- EXISTING GRADE ELEVATION (31.20)
- ASPHALT PAVEMENT

PROPOSED

- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR
- SILT FENCE
- PROPOSED CONCRETE SIDEWALK AND DRIVEWAY
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING ADDITION
- PROPOSED GRADE ELEVATION (14.82)
- FLOW ARROW

GRADING KEY NOTES: (G-XX)

G-01 MATCH EXISTING GRADE
G-02 SILT FENCE (SEE SHEET SWPPP FOR MORE DETAILS)
G-03 DRY PONDS TO BE SODDED
G-05 DIRECT ALL ROOF RUNOFF TO PARKING LOT; NO GUTTERS SHALL DISCHARGE DIRECTLY TO CITY RIGHT-OF-WAY.
G-06 ZURN TRENCH DRAIN (SEE DETAILS SHEET 9)
G-07 CROSS SECTION (SEE CONSTRUCTION DETAIL 1, SHEET 8)

GRADING DETAILS: (GD-XX)

GD-12 CONCRETE OVERFLOW WEIR
GD-14 WOODEN SKIMMER
GD-19 CONCRETE COLLAR

PAVING, GRADING & DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES AND TO END OF METERED END SECTIONS.
2. ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND STABILIZED UNLESS OTHERWISE NOTED.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, POND BANKS, ETC.
4. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE
5. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF FIELD CONDITIONS DIFFER.

EROSION CONTROL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, FILTER FABRIC, SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
2. CONTRACTOR SHALL STAKE AND VERIFY RIGHT-OF-WAY LINE AND AVOID PRIVATE PROPERTY CONFLICT WITH EXCAVATED DRILL PIT.
3. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES. (2) ADJACENT TO CONSERVATION EASEMENTS AND WETLANDS OR UPLAND BUFFERS. (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS. (4) AROUND THE PERIMETER OF EXISTING STORMWATER TREATMENT FACILITIES. (5) AT ANY ADDITIONAL AREAS THAT THE COUNTY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN TWENTY-FIVE (25) FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE COUNTY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED THROUGHOUT PROJECT CONSTRUCTION.
4. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
5. ALL EXISTING CATCH BASINS ADJACENT TO THE SITE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED AND MAINTAINED DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.
6. PROPOSED DRY RETENTION AREAS SHALL BE PROTECTED WITH SILT FENCING. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE DRY RETENTION POND FOOTPRINT WITHOUT AUTHORIZATION FROM THE ENGINEER ON RECORD.
7. DIRECT ALL ROOF RUNOFF TO PARKING LOT; NO GUTTERS SHALL DISCHARGE DIRECTLY TO CITY RIGHT-OF-WAY.

REVISIONS:			
NO	DATE	BY	DESCRIPTION
1	12/19/24	JGD	PER SJRWMD & COSA COMMENTS
2	02/27/25	JGD	PER SJRWMD & COSA COMMENTS

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
GRADING AND DRAINAGE PLAN
CITY OF ST AUGUSTINE, FLORIDA

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ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
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PROJECT NO:	23-056
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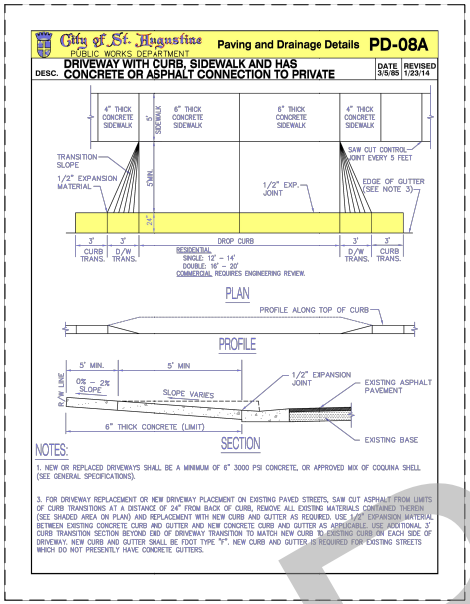
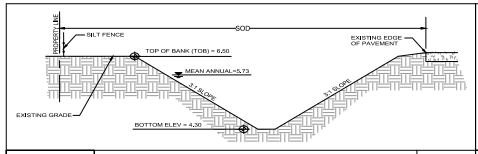
CHECKED BY:	MHL

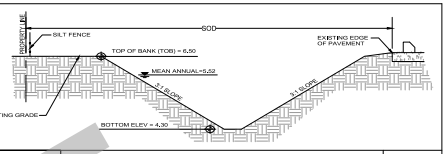
NOT VALID WITHOUT SEAL

7

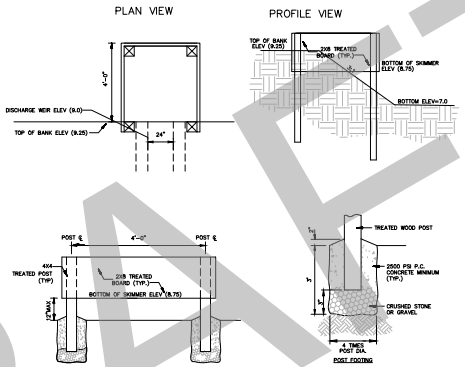




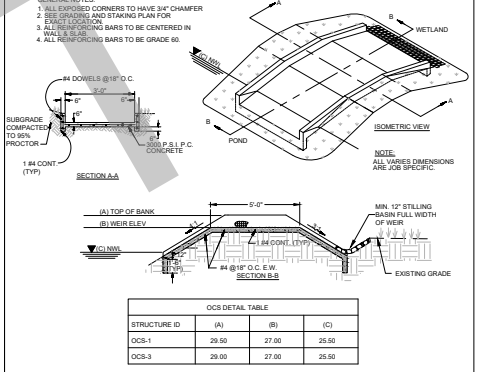
SECTION A-A — SCALE: N.T.S. — DETAIL# A-A — REVISED 12/19/24



SECTION B-B — SCALE: N.T.S. — DETAIL# B-B — REVISED 12/19/24

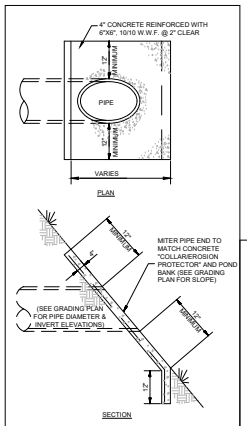


WOODEN SKIMMER — SCALE: N.T.S. — DETAIL# SD-XX — REVISED 2022

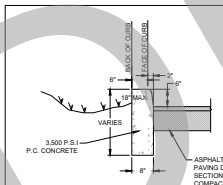


OCS DETAIL TABLE			
STRUCTURE ID	(A)	(B)	(C)
OCS-1	29.50	27.00	25.50
OCS-3	29.00	27.00	25.50

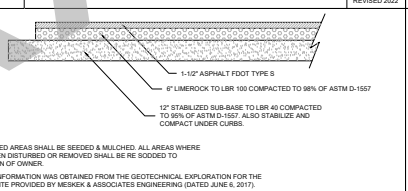
CONCRETE OVERFLOW WEIR DETAIL — SCALE: N.T.S. — DETAIL# GD-12 — REVISED 08/08/19



CONCRETE COLLAR — SCALE: N.T.S. — DETAIL# GD-19 — REVISED 08/08/19



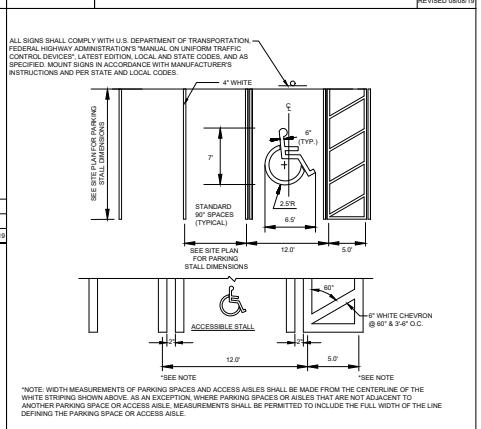
TYPE D CURB — SCALE: N.T.S. — DETAIL# SD-1 — REVISED 08/08/19



NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED. ALL AREAS WHERE SOD HAS BEEN DISTURBED OR REMOVED SHALL BE RE SODDED TO SATISFACTION OF OWNER.

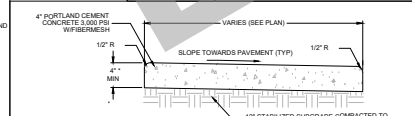
THE ABOVE INFORMATION WAS OBTAINED FROM THE GEOTECHNICAL EXPLORATION FOR THE PROPOSED SITE PROVIDED BY MESKEK & ASSOCIATES ENGINEERING (DATED JUNE 6, 2017).

TYPICAL PAVEMENT SECTION — SCALE: N.T.S. — DETAIL# SD-12 — REVISED 08/08/19



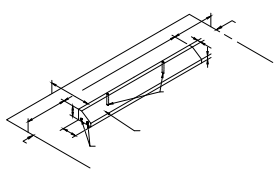
*NOTE: WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE STRIPING SHOWN ABOVE. AS AN EXCEPTION, WHERE PARKING SPACES OR AISLES THAT ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

PARKING PAINT STRIPING — SCALE: N.T.S. — DETAIL# SD-14 — REVISED 08/08/19



NOTES:
1. DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL & TRANSVERSE DIRECTION IN SIDEWALK.
2. SIDEWALK IS TO BE CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI.
3. MAX 2% CROSS SLOPE PER ADA
- SIDEWALK SHALL BE 6" THICK AT DRIVEWAY.

CONCRETE SIDEWALK — SCALE: N.T.S. — DETAIL# SD-17A — REVISED 08/08/19



PRECAST CONCRETE WHEELSTOP — SCALE: N.T.S. — DETAIL# SD-22 — REVISED 08/08/19

DRAFT

REVISIONS

NO	DATE	BY	DESCRIPTION
1	12/19/24	JGD	PER S.JERVIS & COA COMMENTS
2	2/27/25	JGD	PER S.JERVIS & COA COMMENTS
3			
4			
5			
6			
7			
8			
9			
10			

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
CONSTRUCTION DETAILS 1
CITY OF ST AUGUSTINE, FLORIDA

811 Know what's below. Call before you dig.

FINAL ENGINEERING PLANS

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
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PROJECT NO:	23-056
ISSUE DATE:	07-17-24
DRAFTED BY:	JGD
DESIGNED BY:	ZSH
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

1-877-903-7246 TRENCHDRAIN SUPPLY www.trenchdrainsupply.com

CPZ882 Complete Kit	Series	CPZ882 Cut Sheet Zurn Z882 Series

12" Wide Reveal Zurn Z882 HDPE Trench Drain Kit

New Zurn Z882 HDPE Trench Drain Complete Kit
12 Inch Wide - C Class Ductile Iron Grate Standard.

Complete system - Each Kit Includes:

- Specified Number of 8' Sections of Z882 Channel and Frame.
- Specified Number of 24" C Class Ductile Iron Slotted Grates Standard.
- 2 Solid End Caps - 1 Outlet End Cap.—1 Bottom Outlet
- Galvanized Lock Hardware for the Grates.

Z882 Features and Benefits:

- Eight-Foot Modular Sections with 24" Grates.
- 1.04% Built-In Slope. Handles Greater Flows, Uniform Slope.
- Radiused Bottom. Better Flow Rate, Less Debris Build-Up.
- Smooth High Density Polyethylene Structural Composite Interior.
- 0% Water Absorption. Durable and Lightweight.

ZURN

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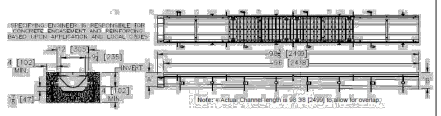
1-877-903-7246 TRENCHDRAIN SUPPLY www.trenchdrainsupply.com

Number Z882 Channel and Frame	Series	CPZ882 HDPE Channel Z882 Series



ENGINEERING SPECIFICATION: Zurn Z882
Channels shall be 96 [2438] long, 12 [305] wide reveal and have a 9-1/4 [235] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12 [305]. Channels shall weigh less than 5.00 lbs. [2.29kg] per linear foot, have a smooth, 3 [76] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be polyvided with standard DGC grates that lock down to frame. Zurn 12 [305] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile Iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24 [608] nominal lengths with 13/16 [21] wide slots, and 1-1/2 [38] bearing depth. Grate has an open area of 80.8 sq. in per ft. [171,027 sq. mm per meter]. The 1/4 [6] thick Heavy-Duty Carbon Steel Frame Assembly conforms to ASTM specification A36 with 10 1/4 [102] long concrete anchors per 96 [2438]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames Shall be produced in the U.S.A.

Trench No.	"A" Shallow Inv.	"B" Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8201	8.25 [159]	7.25 [184]	1.241	557	35
8202	7.25 [184]	8.25 [210]	1.725	774	49
8203	8.25 [210]	9.25 [235]	2.226	999	63
8203N	9.25 [235]	9.25 [235]	-	-	-
8204	9.25 [235]	10.25 [260]	2.745	1232	78
8205	10.25 [260]	11.25 [286]	3.271	1468	93
8206	11.25 [286]	12.25 [311]	3.808	1709	108
8206N	12.25 [311]	12.25 [311]	-	-	-
8207	12.25 [311]	13.25 [337]	4.347	1951	123
8208	13.25 [337]	14.25 [362]	4.893	2196	139
8209	14.25 [362]	15.25 [387]	5.443	2443	155
8209N	15.25 [387]	15.25 [387]	-	-	-
8210	15.25 [387]	16.25 [413]	5.996	2691	170
8211	16.25 [413]	17.25 [438]	6.551	2940	186
8212	17.25 [438]	18.25 [464]	7.106	3189	202

Manufacturer ZURN

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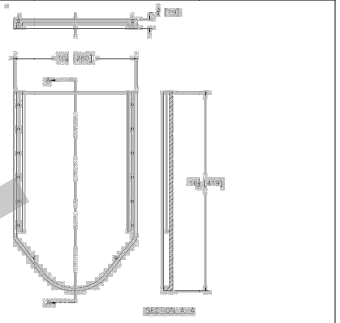
1-877-903-7246 TRENCHDRAIN SUPPLY www.trenchdrainsupply.com

Number Z882 E1 Solid End Cap	Series	CPZ882 HDPE Endcaps Z882 Series



Please Check	Item No.	Part Number	Item I.D.
✓	1	62205-001	P882-E1

Manufacturer ZURN

ENGINEERING SPECIFICATION: ZURN Z882-E1
Closed End for 12 [301] wide Trench Drainage System. Endcap is made of 1/4 [6] thick HDPE.
**Unit to be cut in field per channel depth.

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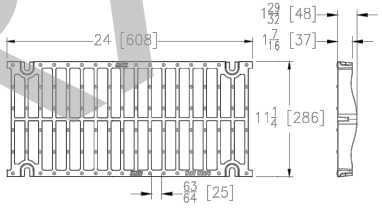
1-877-903-7246 TRENCHDRAIN SUPPLY www.trenchdrainsupply.com

Number 84225	Series	Z882-DGC C Class Ductile Iron Grate P12-DGC



Specification

The Zurn P12-DGC Slotted Grate, Ductile Iron, is 11-1/4 inches wide by 24 inches long, weighing 14.7 lbs per linear foot. The grate has an open area of 86.7 square inches per linear foot, DIN Rating of C, ANSI Rating of Heavy-Duty, H-20 Load Rated. Supplied by Trench Drain Supply.

DGC -Ductile Iron	
Material:	Ductile Iron
DIN Rating:	Class C
Weight:	14.7 lbs/ft.
Open Area:	86.7 in²/ft.
ANSI Rating:	Heavy-Duty
Application:	Vehicle & Truck
Slot Width/Hole Size: 63/64"	
ADA:	No
H-20:	Yes
FAA:	No

Manufacturer ZURN

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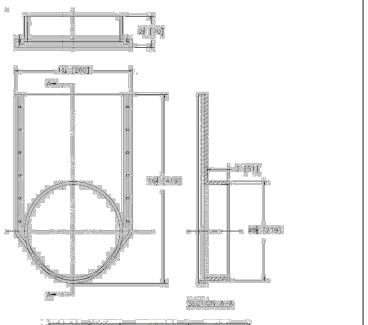
1-877-903-7246 TRENCHDRAIN SUPPLY www.trenchdrainsupply.com

Number Z882 E8 8" Outlet End Cap	Series	CPZ882 HDPE Endcaps Z882 Series



Please Check	Item No.	Part Number	Item I.D.
✓	4	62205-004	P882-E8

Manufacturer ZURN

ENGINEERING SPECIFICATION: ZURN Z882-E8
8 [203] No-Hub End Outlet for 12 [301] wide Trench Drainage System. Outlet is made of 1/4 [6] thick HDPE and is designed for No-Hub applications using an adapter (Supplied by other).
**Unit to be cut in field per channel depth.

DISCLAIMER - The customer and the customer's architects, engineers, consultants, and other professionals are completely responsible for the selection installation and maintenance of any product purchased from Trench Drain Supply and/or its manufacturers. TRENCH DRAIN SUPPLY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE SUITABILITY, DESIGN, MERCHANTIBILITY, OR FITNESS OF THE PRODUCT FOR CUSTOMERS APPLICATION. The drawing and information provided remain the property and copyright of the manufacturer listed. The manufacturer reserves the right to modify specification without notice.

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NO	DATE	BY	REVISIONS
1	12/19/24	JGD	PER SJRWMD & COSA COMMENTS
2	2/27/25	JGD	PER SJRWMD & COSA COMMENTS

ENGINEERING PLANS
FOR
McDOWELL BAPTIST CHURCH
CONSTRUCTION DETAILS 2
CITY OF ST AUGUSTINE, FLORIDA

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FINAL ENGINEERING PLANS

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

GULFSTREAM DESIGN GROUP, LLC 2025

PROJECT NO:	23-056
ISSUE DATE:	07-17-24
DRAFTED BY:	JGD
DESIGNED BY:	ZBH
CHECKED BY:	MHL

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9

Attachment 7:

Advanced Tree Care, Inc. Arborist Report

Tree Id	Common Name	Scientific Name	DBH	Tree Height (Estimated)	Health Condition	Structure	Mallet Test	Tree Protection Zone Inches Permiter Around Tree
1	Live oak	Quercus virginiana	28	55	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	336
2	Live oak	Quercus virginiana	40	55	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	480
3	Live oak	Quercus virginiana	21	60	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	252
4	Live oak	Quercus virginiana	18	50	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	216

Chuck Lippi
ISA Board Certified Master Arborist FL-0501B
Advanced Tree Care, Inc.

Tree Id	Common Name	Scientific Name	DBH	Tree Height (Estimated)	Health Condition	Structure	Mallet Test	Tree Protection Zone Inches Permiter Around Tree
5	Live oak	Quercus virginiana	17	50	Fair- tree has reduced vigor and/or significant signs or symptoms from insects or diseases associated with foliar damage but are not likely to be fatal. Foliage discoloration can be significant.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Inconclusive	204
6	Live oak	Quercus virginiana	23	55	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	276
7	Live oak	Quercus virginiana	22	55	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	264
8	Live oak	Quercus virginiana	36	70	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	432

Tree Id	Common Name	Scientific Name	DBH	Tree Height (Estimated)	Health Condition	Structure	Mallet Test	Tree Protection Zone Inches Permiter Around Tree
9	Live oak	Quercus virginiana	27	50	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	324
10	Laurel oak	Quercus laurifolia	18	70	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	216
11	Live oak	Quercus virginiana	29	70	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	348

Tree Id	Common Name	Scientific Name	DBH	Tree Height (Estimated)	Health Condition	Structure	Mallet Test	Tree Protection Zone Inches Permiter Around Tree
12	Live oak	Quercus virginiana	26	60	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Fair- there is either a single significant defect or multiple moderate defects. Branch or trunk failure is possible to probable. Defects may or may not be practical to correct or would require multiple treatments over several years.	Negative	312
13	Sugarberry	Celtis laevigata	18 (multiple trunk)	45	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Fair- there is either a single significant defect or multiple moderate defects. Branch or trunk failure is possible to probable. Defects may or may not be practical to correct or would require multiple treatments over several years.	Negative	280
14	Carolina laur	Prunus caroliniana	17	45	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Poor- a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is probable. Defects may or may not be correctable.	Positive	

Tree Id	Common Name	Scientific Name	DBH	Tree Height (Estimated)	Health Condition	Structure	Mallet Test	Tree Protection Zone Inches Permiter Around Tree
15	Black cherry	Prunus serotina	10	45	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	160
16	Laurel oak	Quercus laurifolia	17	65	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.	Negative	210

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	5.g.	PZB2025-0024
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	Weeden Street	206871-0020

Site & Background Information

Applicant:	Nathan Bussey c/o Pivot Construction LLC
Owner:	William Woodward
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	0.17
Neighborhood:	Lincolnville
Archaeological Zone:	IIIA

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the removal of significant trees within COZ 3 at Weeden St / PID 206871-0020. This is an after-the-fact approval for the removal of five (5) trees, two of which are significant.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**CCM Objective 2.6** The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The applicant is retaining trees on the site which is consistent with CCM Objective 2.6
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

Removal of significant trees shall be reviewed by the Planning and Zoning Board, all significant trees removed shall be replaced in accordance with the requirements of Chapter 25. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water

hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following:

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

The condition of the trees is unknown as an arborist report was not included in the application. The trees have already been removed so an arborist report for the removed trees would not be possible. The applicant does demonstrate with a tree survey the removed trees are within close proximity of the footprint of the proposed single-family home.

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

The trees have already been removed.

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

The St. Johns County iMaps indicate the lot is at elevation around 6-7 NAVD88 and is relatively flat. If adequate erosion control measures are taken, tree removal should not have a negative effect on erosion. From the information available staff cannot comment on the effect on the city master drainage plan.

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

The applicant is proposing to retain four (4) trees, with three of them being significant. All the trees retained are along the rear of the property. The applicant is planting one cabbage palm along the street and two oak trees in the rear of the property.

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

The application for Weeden Street includes the removal of two (2) significant trees and retain two significant trees.

f. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.
   7. Wildlife habitat.

Replanting additional trees along the front / street side of the property would help to maintain the tree canopy, contribute to the beauty of the neighborhood, and abate noise and air pollution.

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

The trees have already been removed.

Review of Sec. 25-53. - General landscape requirements.

(d) Tree mitigation.

(1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

(2) A negative number resulting from this equation is the number of deficit points the applicant must mitigate. A positive number resulting from this equation requires no mitigation by the applicant. However, other landscape requirements still apply even if mitigation is not required (i.e. bufferyard and parking landscapes).

(3) Tree planting associated with internal landscaping requirements counts toward mitigation requirements. Tree planting associated with the required bufferyard planting does not count toward mitigation requirements.

(4) Credits and deficits are determined by the schedules presented in subparagraphs a. through c. below.

a. Existing trees retained or preserved. Existing trees which are retained and preserved shall receive credit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h. .....1 credit

Seven (7) inches or more but less than twelve (12) inches d.b.h. .....2 credits

Twelve (12) inches or more but less than twenty (20) inches d.b.h. .....3 credits

Twenty (20) inches or more d.b.h. .....4 credits

Trees relocated and retained on site over six (6) inches dbh. shall receive a fifty (50) percent bonus credit

Southern Red Cedar tree (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch .....1 credit

Native vegetation .....1 credit

b. Existing trees removed. Existing trees which are proposed for removal shall receive deficit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h. .....0.5 deficit

Seven (7) inches or more but less than twelve (12) inches d.b.h. .....1 deficit

Twelve (12) inches or more but less than twenty (20) inches d.b.h. .....1.5 deficits

Twenty (20) inches or more d.b.h. .....2 deficits

Southern Red Cedar tree (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch .....1 additional deficit

Cabbage Palm tree (sabal palmetto) measuring more than 12 feet in height .....1 additional deficit

c. *New trees planted for mitigation credit. Each new tree planted to satisfy a mitigation requirement must be planted in an internal planting area as required by this chapter. Trees receive credit points as indicated in the schedule below:*

Tree with diameter of two (2) inches but less than three (3) inches .....1 credit

Tree with diameter of three (3) inches but less than four (4) inches .....1.5 credits

Tree with diameter of four (4) inches but less than five (5) inches .....2 credits

Tree with diameter of five (5) inches but less than six (6) inches .....3 credits

Tree with diameter of six (6) inches but less than twelve (12) inches .....4 credits

Tree with diameter of twelve (12) inches or greater .....5 credits

1. *To ensure the proper development of the tree's crown, no shade tree counted as credit shall be planted closer than fifteen (15) feet on center. Chinese Fan, Washingtonia and Cabbage (Sabal) palms counted as credit shall be planted with a minimum of two (2) plants to an area and in such proximity to one another that together they will develop a crown spread of fifteen (15) feet. A credit of one (1) tree shall be allowed for each group of palms whose center is at least fifteen (15) feet from the center of any other tree or palm group counted as credit.*
2. *See (c)(9) of this chapter for prohibited trees.*
3. *Trees planted in bufferyards are a separate requirement and do not count toward deficit mitigation.*

Trees Removed			**Trees Retained**			**Trees Planted**			
Type (dbh)	**Size Range**	**Deficit**	**Type (dbh)**	**Size Range**	**Credit**	**QTY**	**Type (dbh)**	**Size Range**	**Credit**
Laurel Oak 22	**20+ dbh**	**2**	**Oak 20**	**20+ dbh**	**4**	1	Cabbage Palm	6+ dbh	4
Laurel Oak 20	**20+ dbh**	**2**	Oak 5	3+ dbh	1	2	Live oaks	4+ dbh	4
Cabbage Palm 14	12+ dbh	1.5	**Bay 11**	**7+ dbh**	**2**				
Cherry 11*	**7+ dbh**	**1**	Momo 14	12+ dbh	3				
Camphor - Exotic									
	Deficits	6.5		Retaining Credits	10			Planting Credits	8
								Total Credits	**11.5**

New construction is required to meet the requirements of Sec. 25-53(d)(4) for tree mitigation, requiring new construction to mitigate tree removal with a positive number of tree credits for the site. This application proposes removing five (5) trees at a deficit of 6.5 and retaining four (r) trees for 10 credits and planting three trees giving a positive number of 11.5 credits. The application is consistent with Chapter 25.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. This application is for the removal of two significant trees at Weeden Street / PID 206871-0020.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Tree Survey and Mitigation Table

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos

Zoning Map

N

0 0.17 0.35 Miles

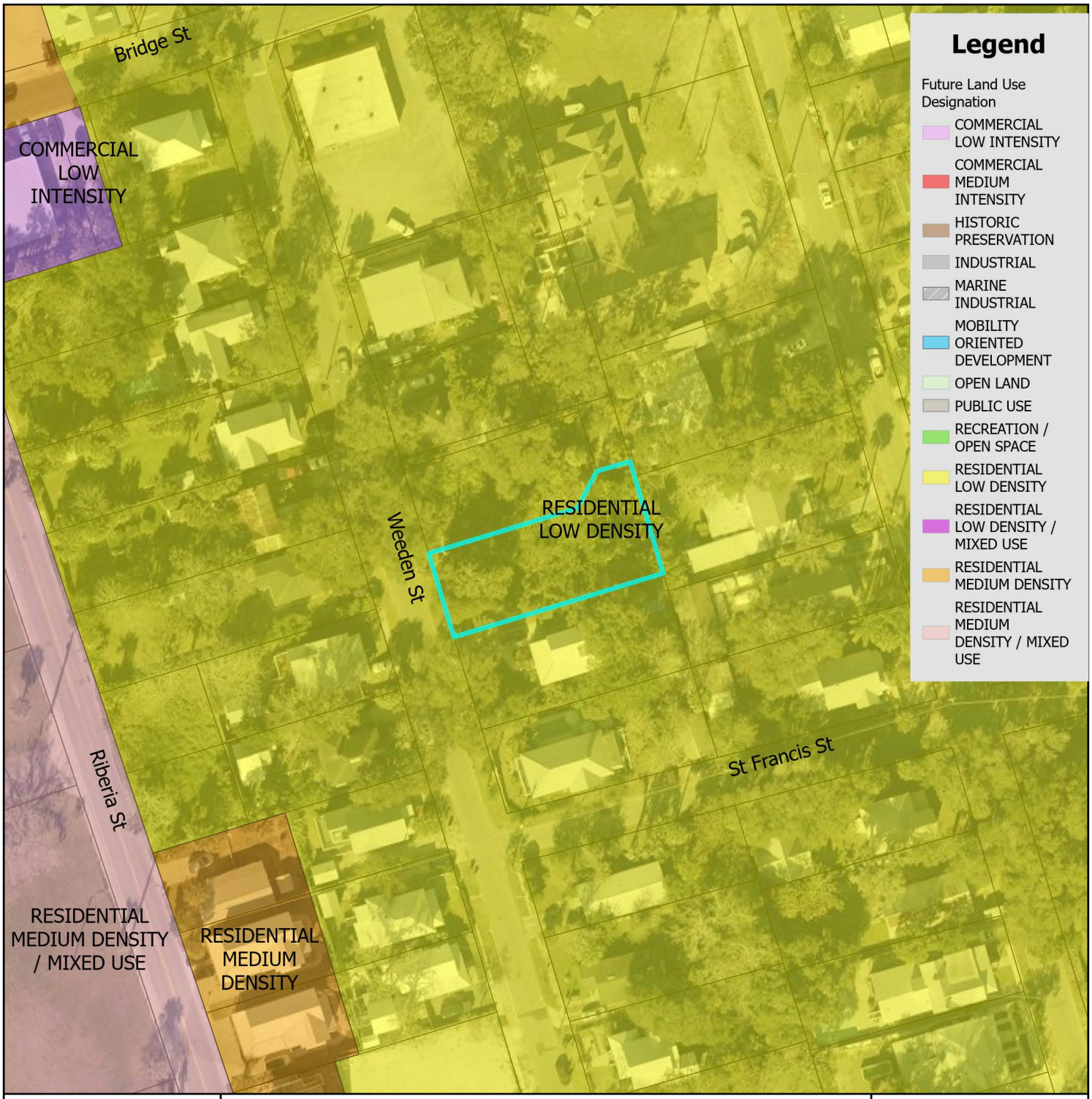
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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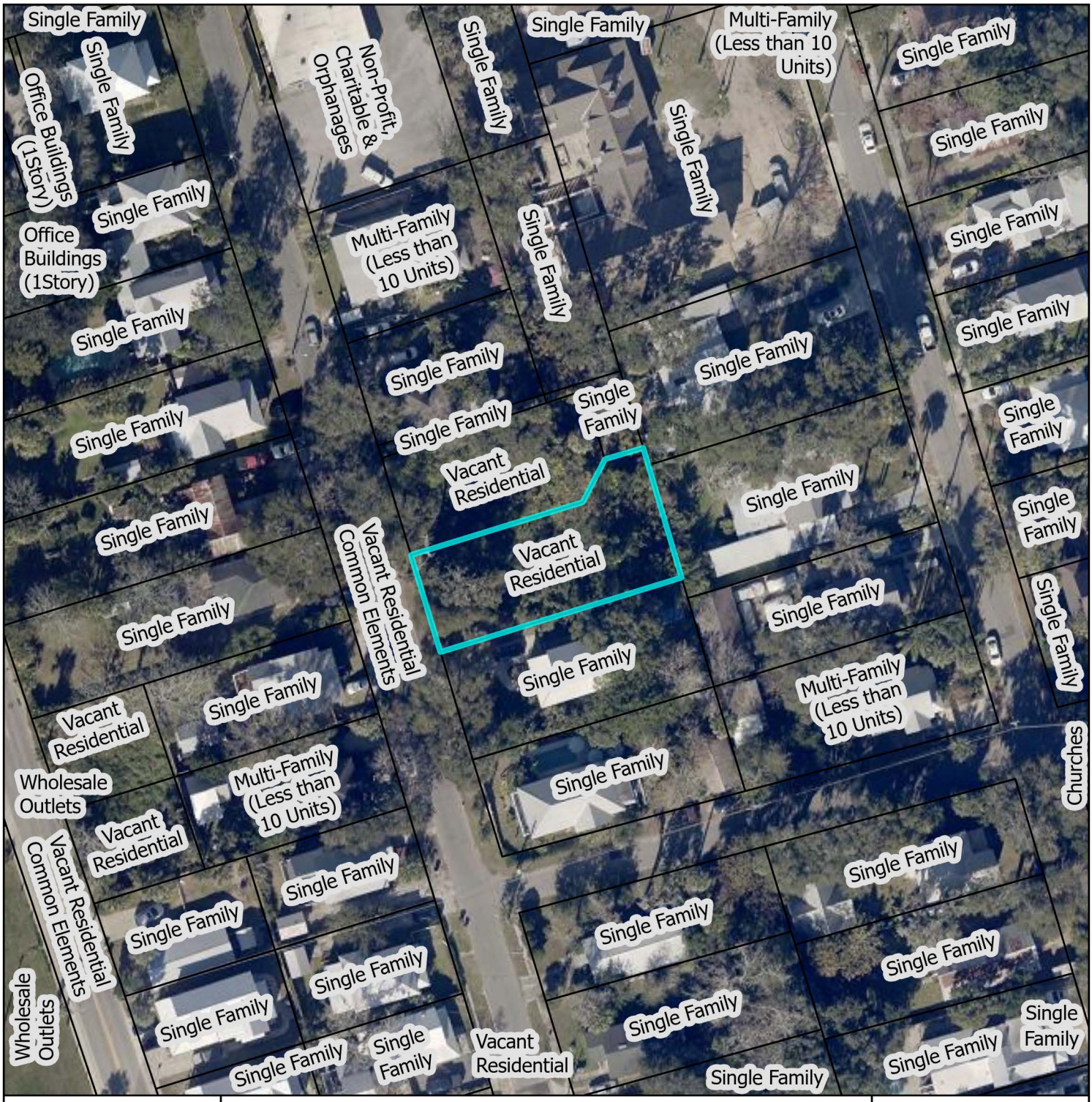
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

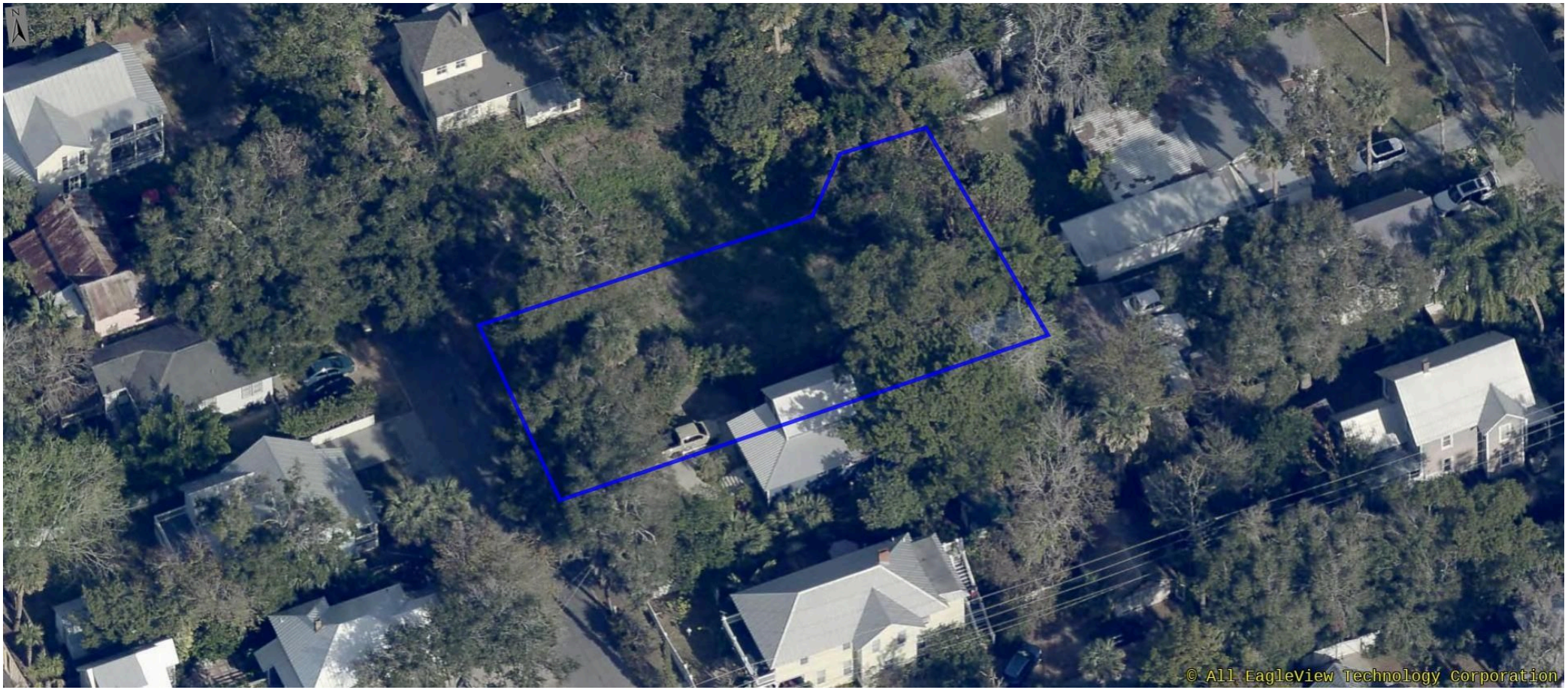
N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Weeden Street / PID 206871-0020



12/08/2024

FEMA Flood Zone Map

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

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

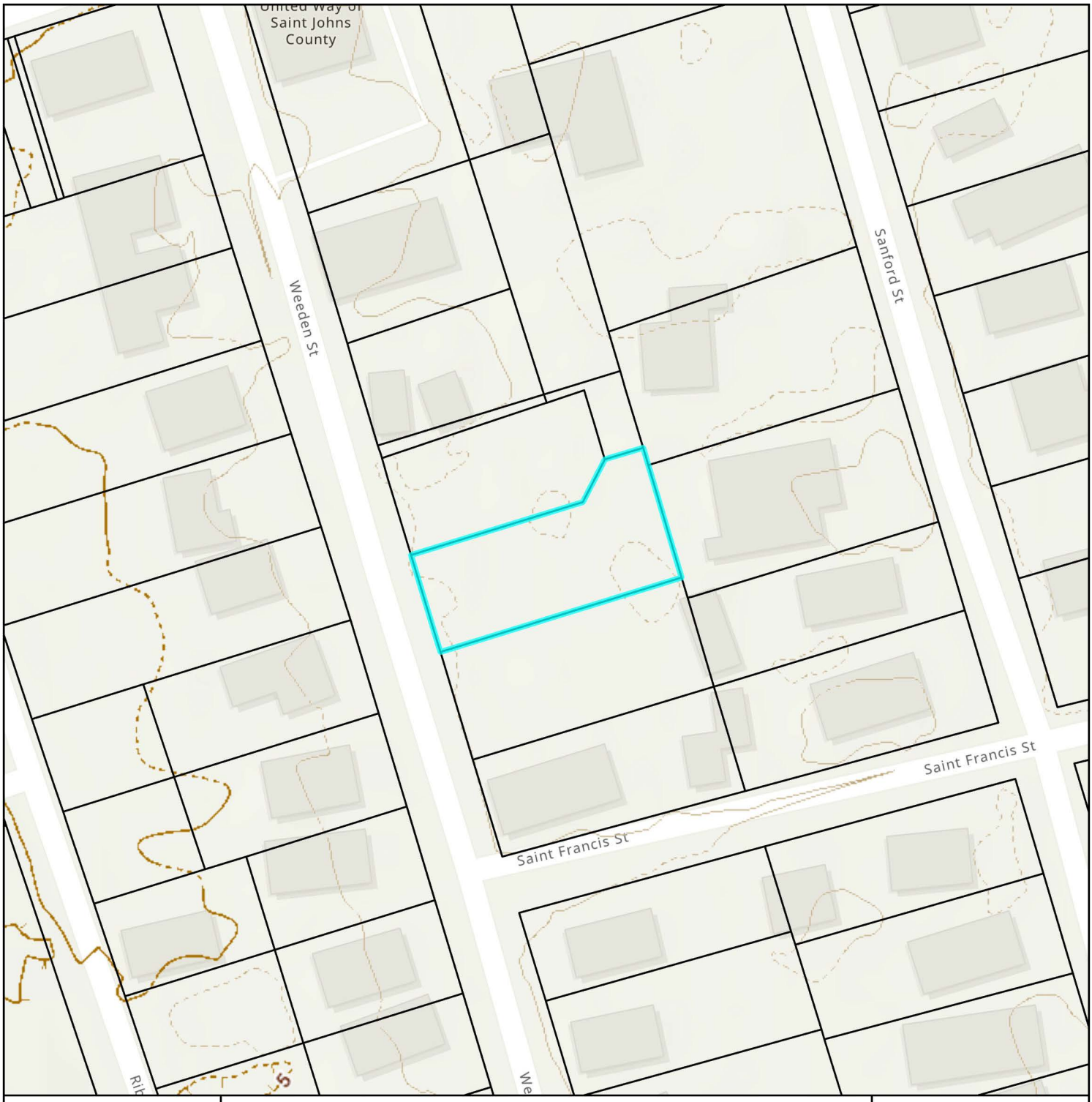
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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for the accuracy or completeness of the data shown hereon.

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

NATHAN BUSSEY is/are hereby authorized TO ACT ON BEHALF OF WILLIAM WOODWARD, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 59A WEEDEN STREET, ST. AUGUSTINE, FL 32084

BY: William Woodward
Signature of Owner

WILLIAM WOODWARD
Print Name of Owner

904 629-1709
Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 4 day of MARCH, 2025

By WILLIAM WOODWARD

Identification verified:

Oath sworn: X Yes ____ No

NOTARY PUBLIC
ALAN BONILLA GONZALEZ
Notary Public, State of Florida
Commission# HH 480706
My comm. expires Jan. 11, 2028

Notary Signature: _____

My Commission expires: JAN 11, 2028

Rev:022117

Attention

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

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

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

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

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

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

Conservation Overlay Zone Developments:

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

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

Planned Unit Development (PUD) Applications:

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

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

Subdivision Requirements:

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

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

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Nathan Bussey Contact Number: 205-586-5734
   Business (*if applicable*): Pivot Construction LLC
   Address: 1912 N Sherry Drive City: Atlantic Beach State: FL Zip: 32233
   E-Mail Address: william.woodward@floridanetworkrealty.com
2. NAME OF PROPERTY OWNER: William Woodward Contact Number: 904-629-1709
   Business (*if applicable*):
   Address: 2425 UNIVERSITY BLVD W City: Jacksonville State: FL Zip: 32217
   E-Mail Address: william.woodward@floridanetworkrealty.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 Block:
   Subdivision: Woodward Place Parcel Number: 2068710020
4. PROJECT STREET ADDRESS: 59A Weeden Street, St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Single Family
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Credits Required for Significant Tree Post Removal
7. DESCRIPTION OF ACTION REQUESTED: Tree credits required for building permit. Trees for this lot were cleared incorrectly during the clearing of the adjacent lot for Building Permit BP
   Request is for approval of credits required for Zoning to approve the building permit and allow for building permit to be issued.
8. JUSTIFICATION FOR ACTION REQUESTED:
   Trees and root systems are within the building footprint of foundation.

04/18/2019

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: No

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: No

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: No. Trees incorrectly removed during clearing of adjacent lot during building permit process.

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

3.3.25

Signature of Applicant — Date

William Woodward 3.3.25

Signature of Property Owner — Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

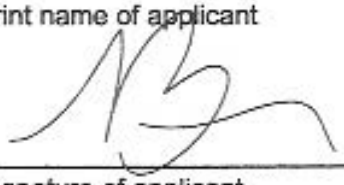
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Andrew Nathan Bussey

Print name of applicant



Signature of applicant

3.3.25

Date

10/31/17

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

59A Weeden Street, St. Augustine, FL 32217

Project Address: _____

Andrew Nathan Bussey

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

William Woodward

Owner's Name: _____ Owner's Signature: William Woodward

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

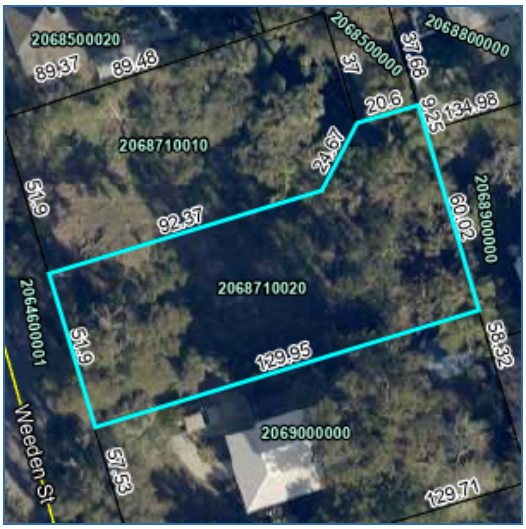
Parcel ID	2068710020
Location Address	WEEDEN ST Saint Augustine 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	111/21-22 WOODWARD PLACE LOT 2 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	WOODWARD PLACE
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	Woodward William T,Rebekah B Et AL 50% Woodward Rebekah B 50% Woodward William Terrence 50%
Mailing Address	2425 UNIVERSITY BLVD W JACKSONVILLE, FL 32217-0000

Map



Valuation Information

	2025
Building Value	$0
Extra Features Value	$0
Total Land Value	$238,680
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$238,680**
Total Deferred	$0
Assessed Value	**$238,680**
Total Exemptions	$0
Taxable Value	**$238,680**

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	$238,680	$0	$0	$238,680	$233,376	$5,304	$233,376
2023	$0	$0	$212,160	$0	$0	$212,160	$212,160	$0	$212,160
2022	$0	$0	$193,066	$0	$0	$193,066	$193,066	$0	$193,066

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	52	130	52	EF	$238,680

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

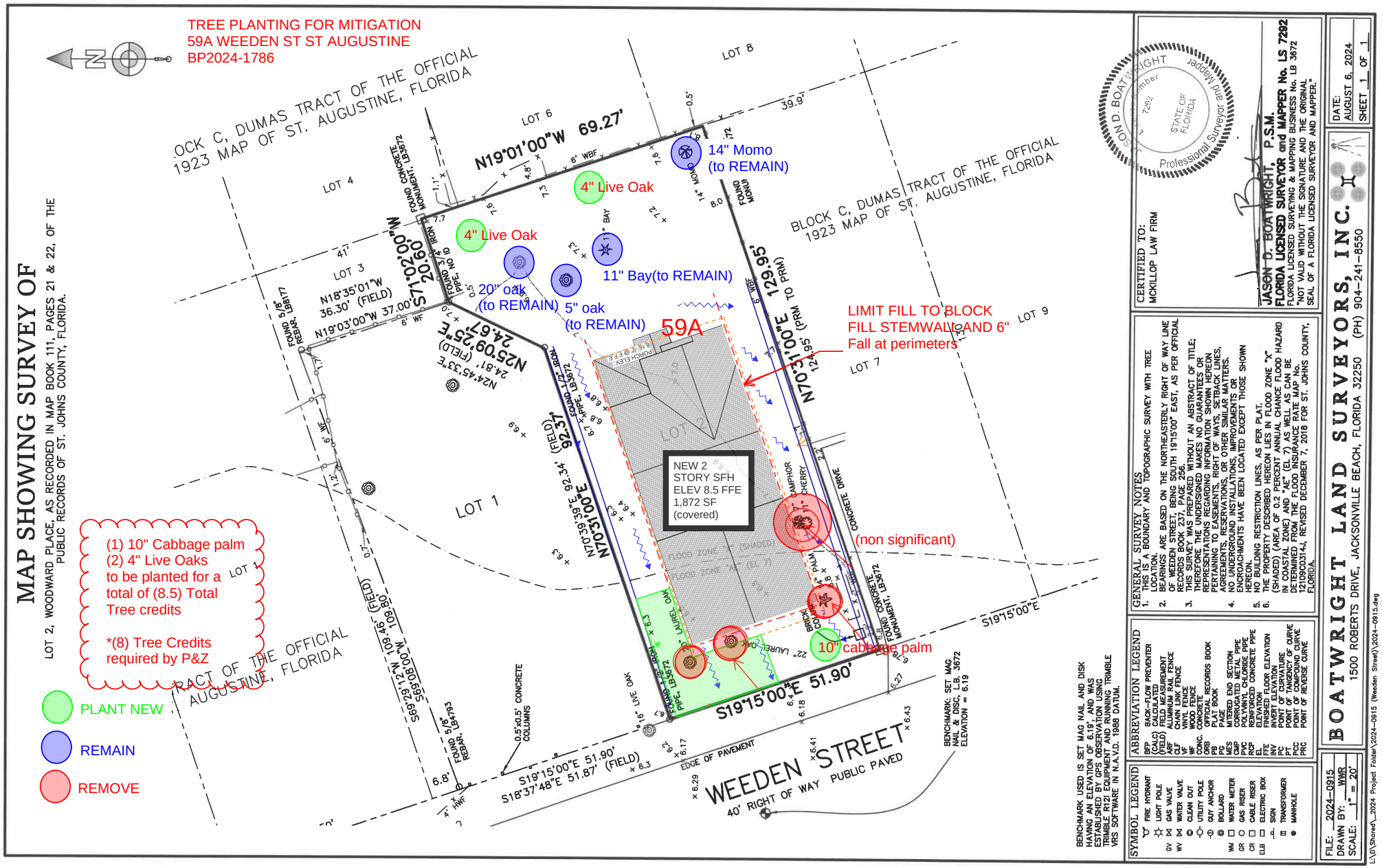
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/25/2025, 11:51:03 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Tree Survey and Mitigation Table


TREE PLANTING FOR MITIGATION
59A WEEDEN ST ST AUGUSTINE
BP2024-1786
MAP SHOWING SURVEY OF
LOT 2, WOODWARD PLACE, AS RECORDED IN MAP BOOK 111, PAGES 21 & 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
BLOCK C, DUMAS TRACT OF THE OFFICIAL 1923 MAP OF ST. AUGUSTINE, FLORIDA
LOT 8
LOT 6
LOT 4
LOT 3
LOT 1
LOT 9
LOT 7
N19°01'00"W 69.27'
S71°20'00"W 202.60'
N70°31'00"E 129.95' (PRM TO PRM)
N70°39'39"E 92.37' (FIELD)
S19°15'00"E 51.90'
S18°37'48"E 51.87' (FIELD)
N25°09'25"E 24.67'
N24°45'33"E 24.81' (FIELD)
S59°08'00"W 198.80' (FIELD)
14" Momo (to REMAIN)
4" Live Oak
4" Live Oak
11" Bay(to REMAIN)
20" oak (to REMAIN)
5" oak (to REMAIN)
59A
LIMIT FILL TO BLOCK FILL STEMWALL AND 6" Fall at perimeters
NEW 2 STORY SFH ELEV 8.5 FFE 1,872 SF (covered)
(non significant)
10" cabbage palm
(1) 10" Cabbage palm
(2) 4" Live Oaks to be planted for a total of (8.5) Total Tree credits
*(8) Tree Credits required by P&Z
PLANT NEW
REMAIN
REMOVE
WEEDEN STREET
40' RIGHT OF WAY PUBLIC PAVED
EDGE OF PAVEMENT
CONCRETE DRIVE
BENCHMARK: SET MAG NAIL & DISC, L.B. 3672 ELEVATION = 6.19
BENCHMARK USED IS SET MAG NAIL AND DISK HAVING AN ELEVATION OF 6.19' AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12i EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
CERTIFIED TO: MCKILLOP LAW FIRM
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
GENERAL SURVEY NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEEDEN STREET, BEING SOUTH 19°15'00" EAST, AS PER OFFICIAL RECORDS BOOK 237, PAGE 256.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C0314, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.
ABBREVIATION LEGEND
SYMBOL LEGEND
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550
DATE: AUGUST 6, 2024
SHEET 1 OF 1
FILE: 2024-0915
DRAWN BY: WHR
SCALE: 1" = 20'
L:\D\Shared_2024 Project Folder\2024-0915 (Weeden Street)\2024-0915.dwg

Tree Mitigation

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
Laurel Oak	20+ dbh	2	Oak	20+ dbh	4	1	Cabbage Palm	6+ dbh	4
Laural Oak	20+ dbh	2	Oak	3+ dbh	1	2	Live Oak	4+ dbh	4
Palm	12+ dbh	1.5	Loblolly Bay	7+ dbh	2				
Cherry	7+ dbh	1							
Camphor (Not calc'd/NC)			Momo 14" NC						
	Deficits	6.5		Retaining Credits	7			Planting Credits	8
							Total Credits		**8.5**

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	5.h.	PZB2025-0025
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	239 S Matanzas Boulevard	221220-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Josh Severt
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.36
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify a dock in COZ 1&2 at 239 S Matanzas Boulevard. The approval of this application would allow for the dock to extend an additional 315 feet as well as add a floating dock, gangway, and a no profile boatlift for a total of 2,994 square feet.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 2.1.3** Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed dock is seven (7) feet above the mean high water and would be **CONSISTENT** with policy 2.1.3 (12) impacts on scenic vistas.
	CCM Policy 2.1.1 Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.	Docks within COZ 1 are consistent with CCM Policy 2.1.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

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

(1) Site specific location

The site contains a single-family home in south Davis Shores on the Matanzas River. There is an existing 142-foot-long dock. The applicant is proposing to add 315 additional feet with a terminal platform containing a (240 sf) floating dock, (60 sf) gangway, and (400 sf) no profile boat lift for a total of 2,994 sf.

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

The dock is proposed within Conservation Zones 1 and 2 and is within the waters of the Matanzas River. The site has approximately one hundred and forty-four feet of bulkheaded shoreline.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

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

(6) Impact on floodplain.

Unknown

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

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

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

Unknown

(9) Effect of shade on vegetation and shellfish.

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

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

Unknown

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

The site has approximately one hundred and forty-four feet of bulkheaded shoreline. The dock exists and will not change the linear feet of shoreline development and percent of site.

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

The dock is existing, and the proposed modification will add a floating dock, gangway, and no profile boatlift to the dock terminus adding three hundred and fifteen (315) feet to the length of the dock. The dock height will be seven (7) feet above mean high water and meet the maximum requirements for boat docks.

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

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

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

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

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

Not applicable**.**

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

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

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

suspended in a boatlift shall not exceed six (6) eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The deck will be seven (7) feet above the mean high water which is one foot below the maximum height of eight (8) feet. The applicant states that the boat lifts will be no-profile and not exceed 12,000 pounds. The application appears to be consistent with dock requirements.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the modification of a dock at 239 S Matanzas Boulevard / PID 221220-0000.

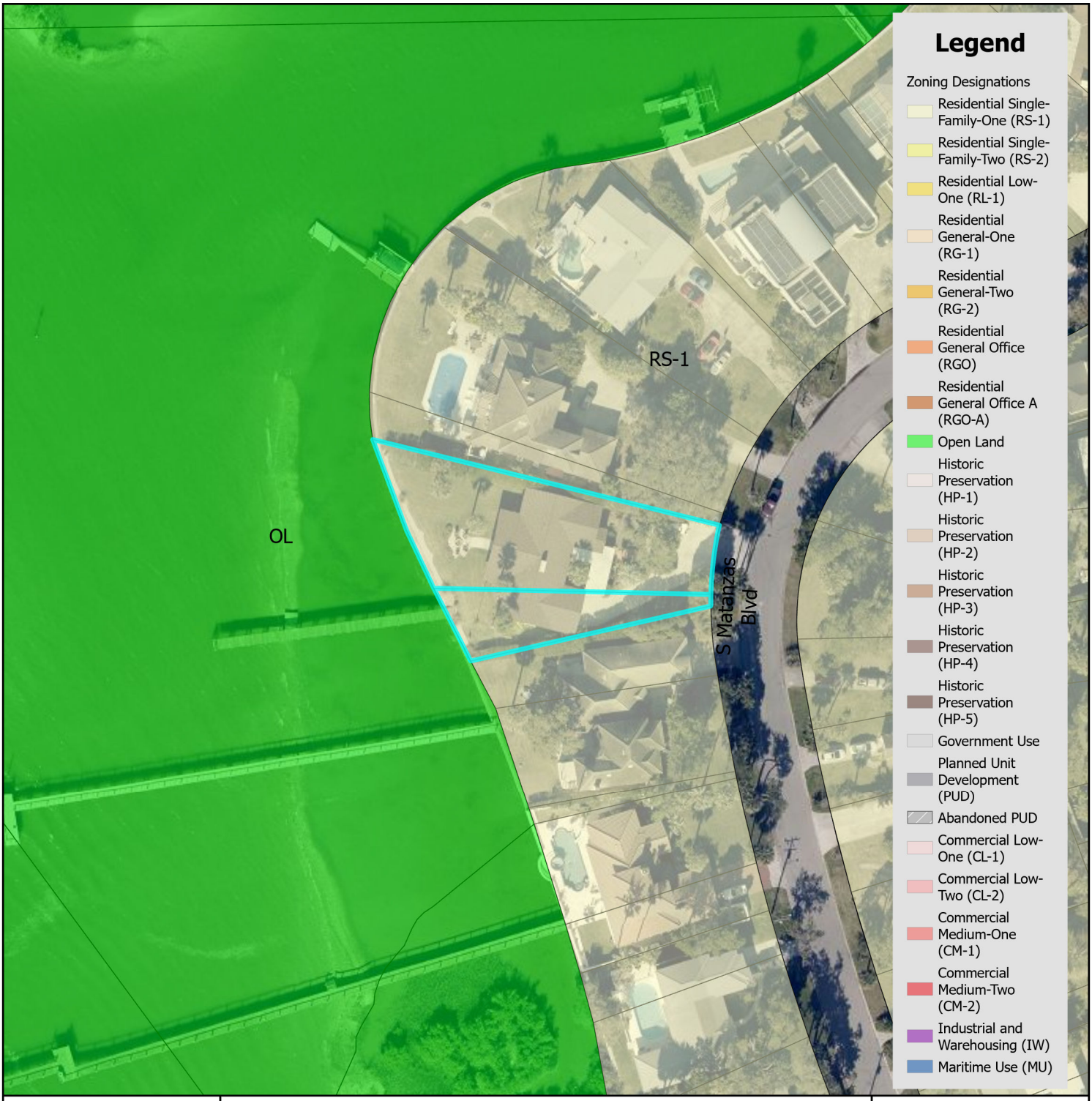
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Future Land Use Map

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

DISCLAIMER
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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Single Family
Single Family
Single Family

239 S Matanzas Boulevard

12/08/2024

FEMA Flood Zone Map

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

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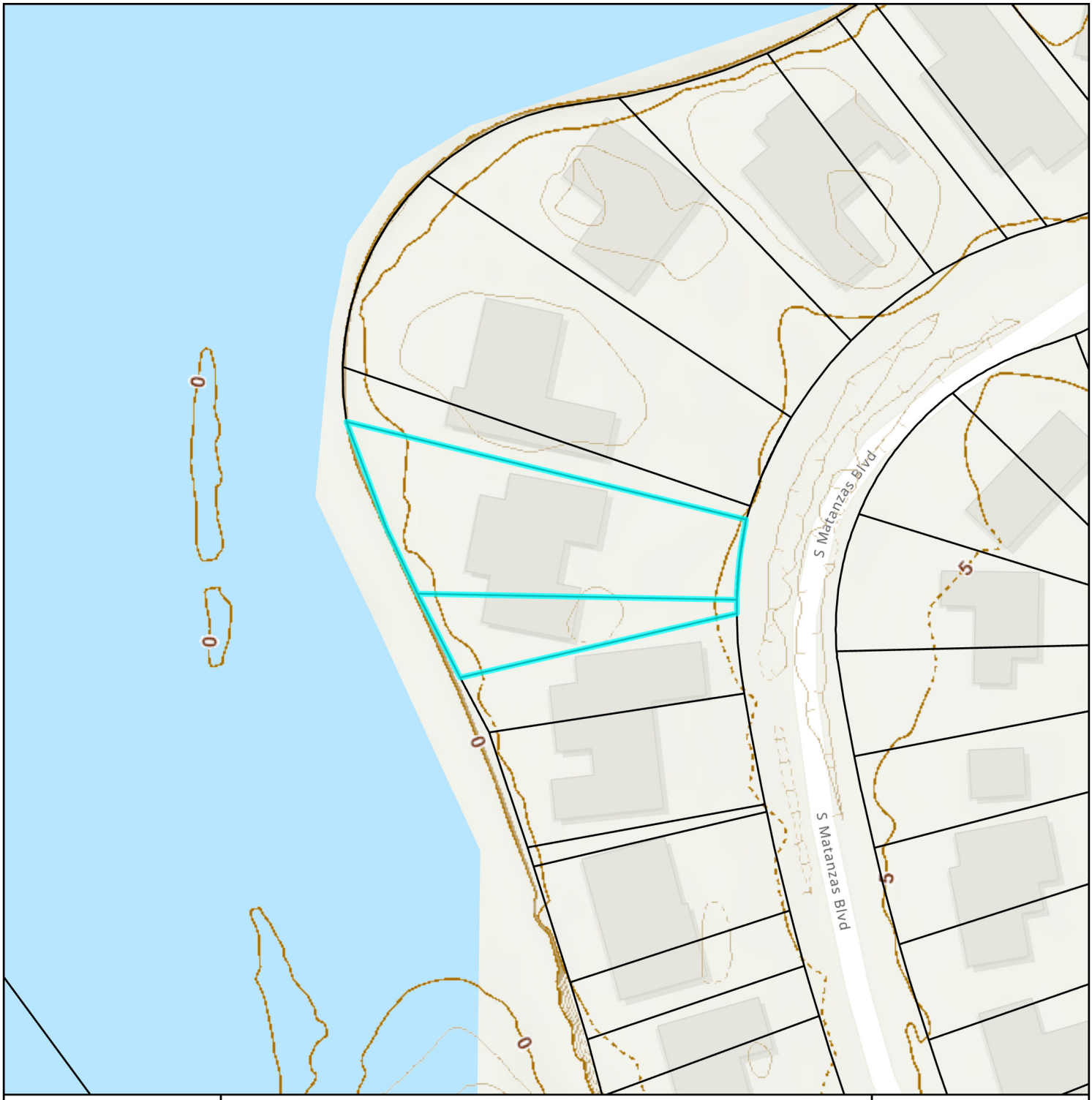
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: JOSH SEVERT Contact Number: 904-669-2813
   Business *(if applicable)*:
   Address: 2482 COASTAL HIGHWAY City: ST. AUGUSINTE State: FL Zip: 32080
   E-Mail Address: joshsevert@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 18/19 Block: 50
   Subdivision: DAVIS SHORES Parcel Number: 2212200000
4. PROJECT STREET ADDRESS: 239 S Matanzas Blvd
5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: APPROVAL FOR A DOCK MODIFICATION
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED APPLICATION SUPPLEMENT NARRATIVE AND GRAPHICS

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

K. A. Cato — 2-28-25

Signature of Applicant — Date

Joshua Sweet — 3-3-25

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant

Signature of applicant

2-28-25

Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

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

_____

BY: Joshua Severt
Signature of Owner

Josh Severt
Print Name of Owner

_____
Telephone Number

NOTARY PUBLIC STATE OF FLORIDA
TAMARA SUE ELLISON
MY COMMISSION # HH 610597
EXPIRES: November 6, 2028

State of FL

County of St Johns County

Signed and sworn before me on this 28 day of February, 2025

By Tamara Sue Ellison

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Tamara Sue Ellison

My Commission expires: 11/06/28

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 239 S Matanzas Blvd

Applicant's Name: RYAN CARTER Applicant's Signature: R-A Carter

Owner's Name: Josh Severt Owner's Signature: Joshua Severt

Attachment 3:

St. Johns County Property Appraiser Report

Skip to Main Content

Apply for Exemptions

Apply for Exemptions

St. Johns County, FL

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2212200000
Location	239 S MATANZAS BLVD
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-101 DAVIS SHORES S PT OF LOT 18 & 43.15FT ON MATANZAS BLVD & 91.08FT ON SEA WALL & N PT OF LOT 19 13.5FT ON MATANZAZ & 47.5FT ON SEA WALL BLK 50 OR6007/1682 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.360
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	239 South Matanzas Boulevard Land Trust D: 8-19-2024 100%
Mailing Address	97 ORANGE ST SAINT AUGUSTINE, FL 32084-0000

Map

Historical Assessment Information

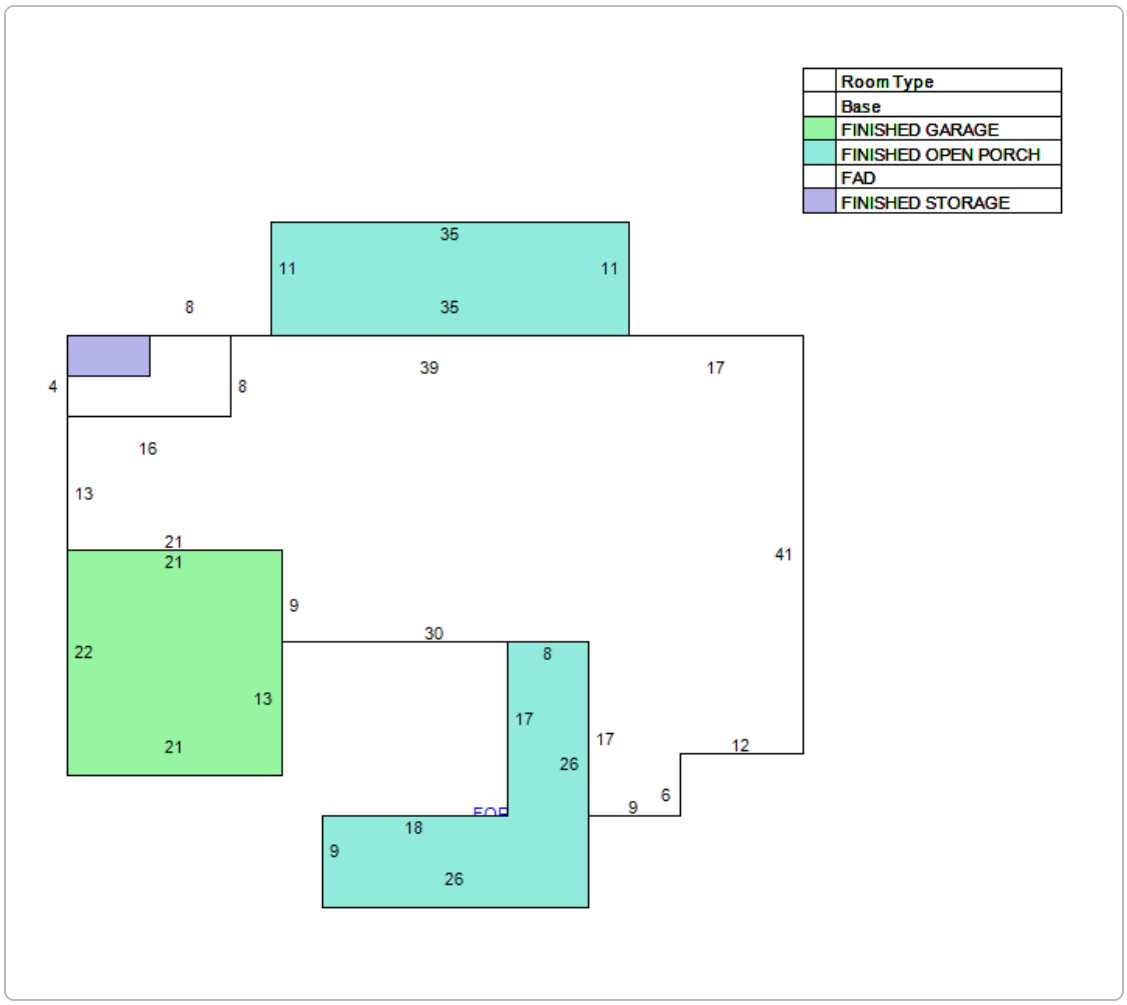
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$319,386	$45,769	$1,006,720	$0	$0	$1,371,875	$1,026,791	$395,084	$976,791
2023	$343,816	$53,796	$805,070	$0	$0	$1,202,682	$996,884	$255,798	$946,884
2022	$320,383	$40,042	$791,150	$0	$0	$1,151,575	$967,849	$233,726	$917,849
2021	$259,790	$42,770	$675,220	$0	$0	$977,780	$939,659	$88,121	$889,659
2020	$262,997	$14,874	$675,220	$0	$0	$953,091	$926,685	$76,406	$876,685
2019	$251,471	$10,323	$644,056	$0	$0	$905,850	$905,850	$50,000	$855,850
2018	$254,500	$10,323	$644,056	$0	$0	$908,879	$907,130	$51,749	$857,130
2017	$128,765	$11,032	$644,056	$0	$0	$783,853	$763,839	$70,014	$713,839
2016	$263,589	$23,883	$644,056	$0	$0	$931,528	$883,090	$98,438	$833,090
2015	$214,599	$23,922	$644,056	$0	$0	$882,577	$876,951	$55,626	$826,951
2014	$201,975	$23,960	$644,056	$0	$0	$869,991	$869,991	$50,000	$819,991

Building Information

Building	1
Building Value	$360,812
Year Built	1979
Actual Area	3473
Conditioned Area	2224
Use	Single Family Residence
Style	01
Exterior Wall	Brick 2
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3

Description	Square Footage
BASE AREA	2128
ADDITION	96
FINISHED STORAGE/UTILITY	32
FINISHED OPEN PORCH	385
FINISHED OPEN PORCH	370
FINISHED GARAGE	462
Total SqFt	3473

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		22405
Boat Dock - Average (Mix)		21402

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	143	160	143	FF	$1,006,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/22/2024	8/19/2024	$1,800,000.00	WARRANTY DEED	6007	1682	Q	I	SMITH ERIC J,CAROLYN K	239 SOUTH MATANZAS BOULEVARD LAND TRUST D: 8-19-2024
7/12/2013	7/11/2013	$1,200,000.00	WARRANTY DEED	3760	1755	Q	I	COBB RONALD W (WIDOWER)	SMITH ERIC J,CAROLYN K
	9/13/1989	$0.00	CORRECTIVE DEED	1095	629	U	I	COBB RONALD W,CARLA A	COBB RONALD W,CARLA A
	9/1/1989	$300,000.00		832	346	Q	I		COBB RONALD W,CARLA A

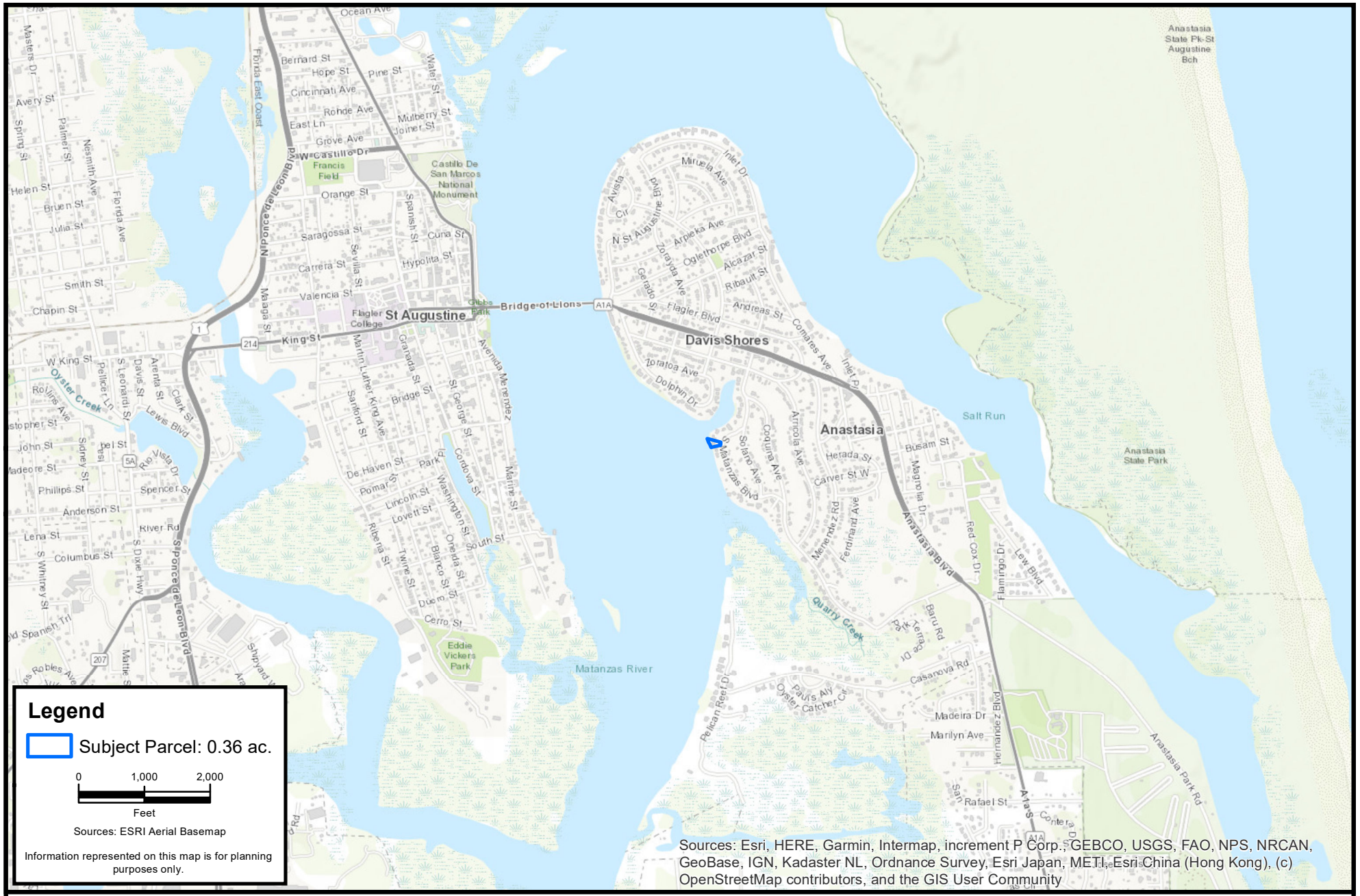
No data available for the following modules: Exemption Information.

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: 3/10/2025, 8:59:49 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Applicant Presentation



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 03 2025

Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25002 Severt 239 S Matanzas Blvd\GIS\MXD\01_location.mxd

Legend

Subject Parcel: 0.36 ac.

0 50 100

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Current Aerial

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 03 2025	Figure:	2

Legend

- Subject Parcel: 0.36 ac.

Total Proposed Structure: 2,994 sf.

- Decking: 2,294 sf.
- Floating Dock: 240 sf.
- Gangway: 60 sf.
- No Profile Lift: 400 sf.
- Existing Decking: 858 sf.

0 150 300
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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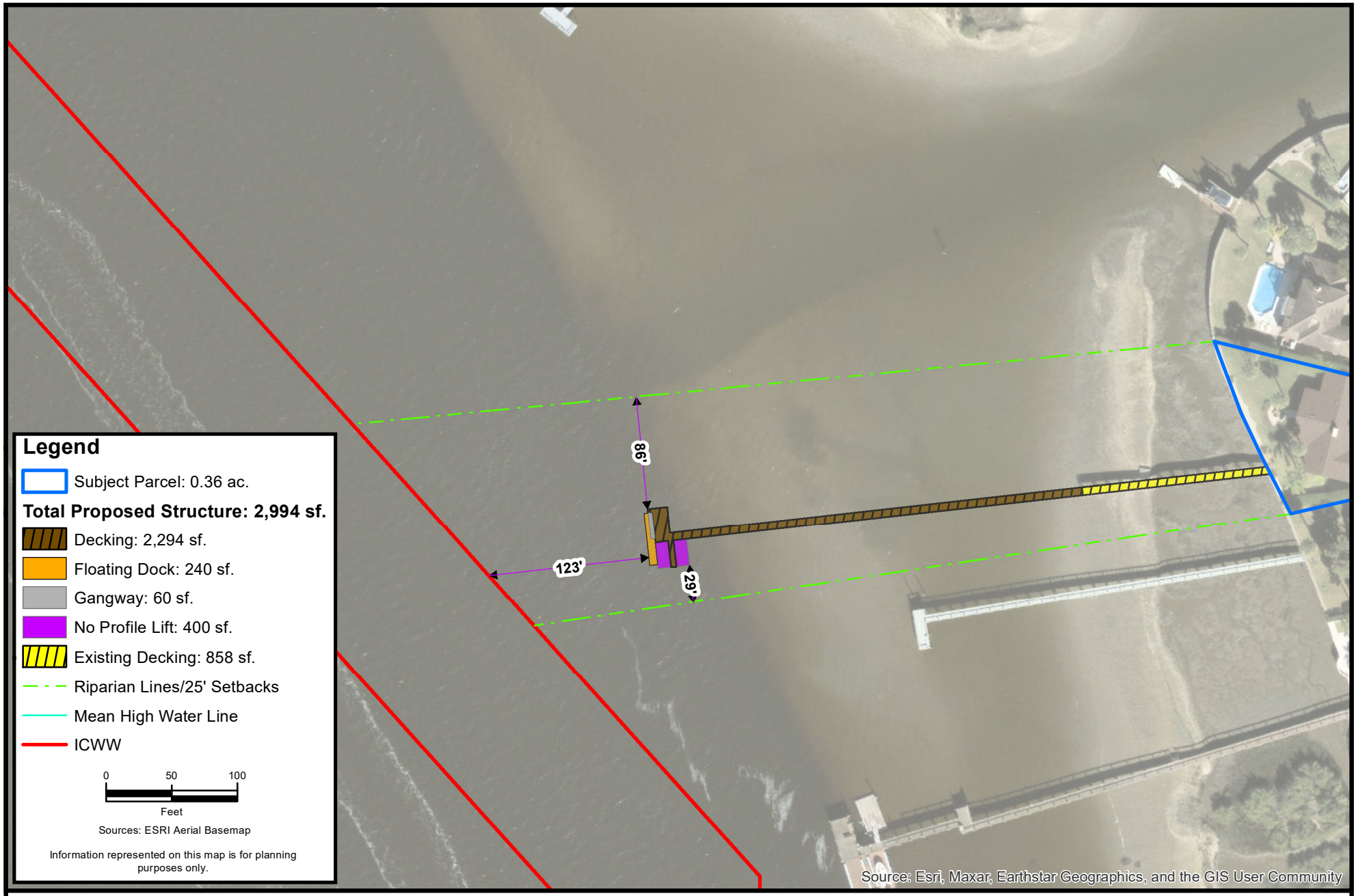
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Surrounding Structures

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure: 3



Legend

- Subject Parcel: 0.36 ac.

Total Proposed Structure: 2,994 sf.

- Decking: 2,294 sf.
- Floating Dock: 240 sf.
- Gangway: 60 sf.
- No Profile Lift: 400 sf.
- Existing Decking: 858 sf.
- Riparian Lines/25' Setbacks
- Mean High Water Line
- ICWW

0 50 100
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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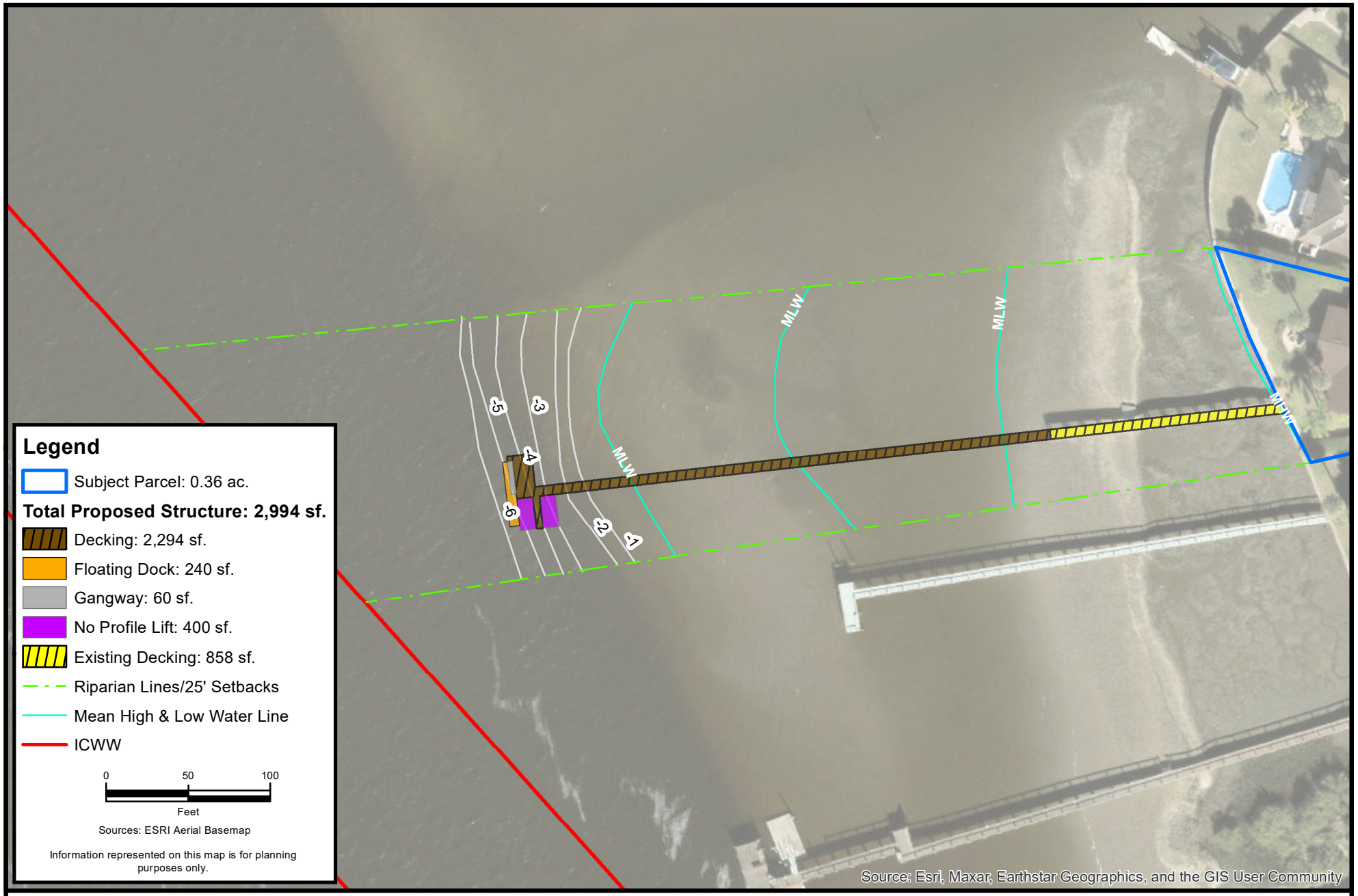
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Alignment

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure: 4



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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Bathymetric Assessment

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure: 5

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25002 Severt 239 S Matanzas Blvd\GIS\MXD\06_dims.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

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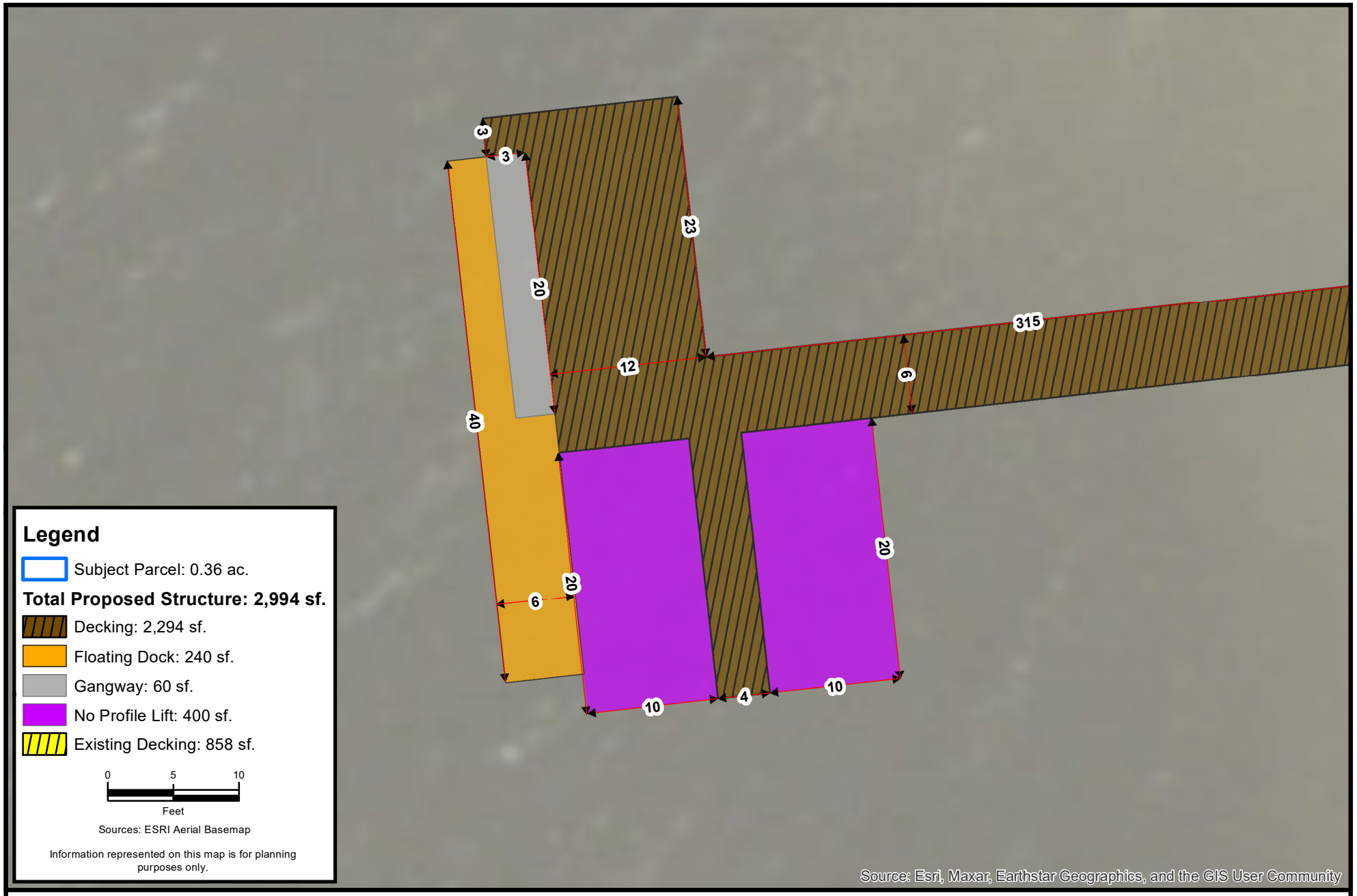
Dimensions

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure:	6



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

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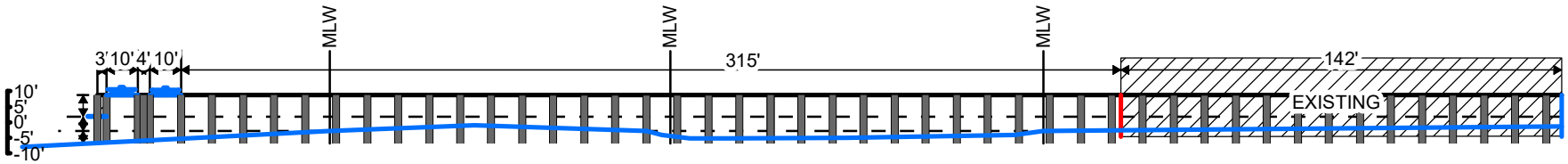
Dimensions - Detail

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure: 7



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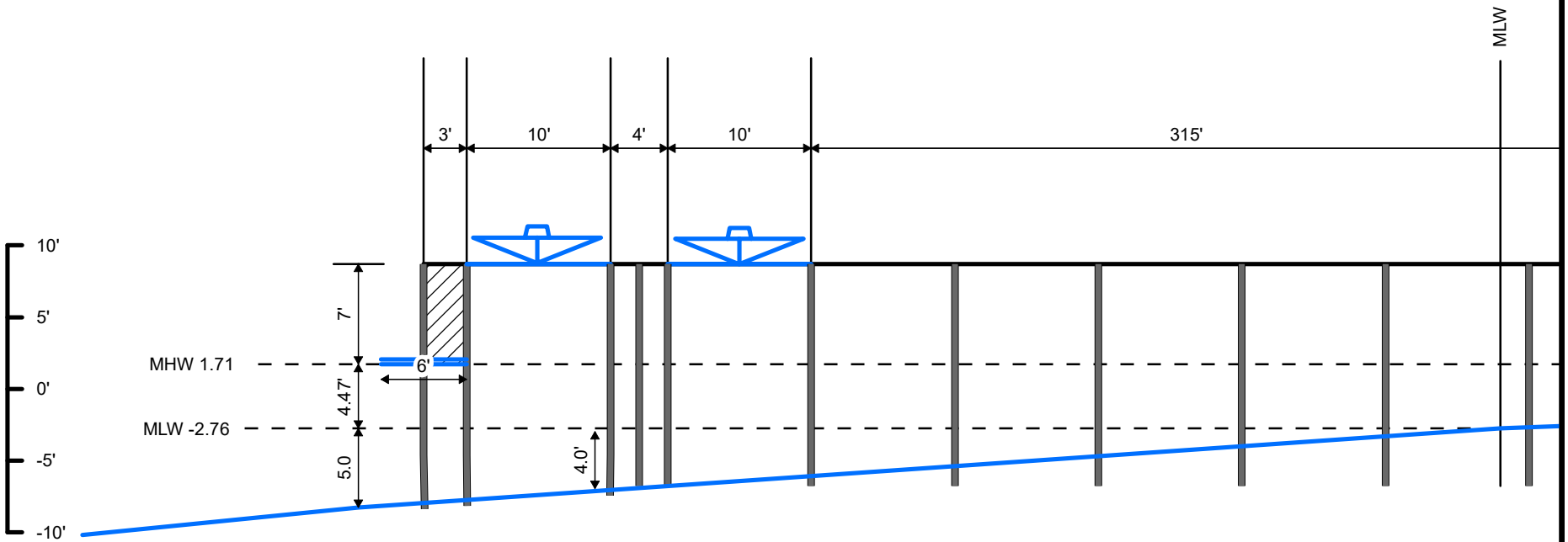
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Profile View

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure:	8



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

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Profile View - Detail

Severt 239 S Matanzas

Project:	5.25002	St. Augustine, FL	Date: Mar 04 2025	Figure:	9

239 S. Matanzas Blvd
Overlay Zone Development Application Supplement
March 4, 2025

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock modification that includes the addition of a 315' access pier, two (2) no profile lifts, a floating dock as well as a terminal platform. Currently there is an existing access pier that extends 142'. Total dock and lift area over open water will be approximately 3,828 sq. ft. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

   This is a private dock. Public benefits may be economically related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

   The floating dock will not shade any in water natural systems.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.

   No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.

   A floating dock will not impede anyone's vision. The boat lift is consistent in size with other lifts in the area.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 128 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline.

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

   The property sits on the Matanzas River next to single-family homes to the North and South.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application.

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

   <u>Vegetative impacts</u>: Not applicable.

   <u>Lighting of the open water areas at night</u>: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

   <u>Increased noise from day users</u>: Minimal noise associated with private residential boating activities.

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

   There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish*.

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

    Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock modification.

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

    Not applicable.

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

    Not applicable.

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

    Not applicable.

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

    Not applicable.

15. *Impact of development on water quality*.

    Not applicable.

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

    a) The effects of the proposed project on commercial and sport fish are as follows:

       <u>Positive</u>: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

       <u>Negative</u>: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.

    b) The effects of the project on shellfish are as follows:

<u>Positive</u>: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

<u>Negative</u>: None

c) The effects of the project on water fowl are as follows

<u>Positive</u>: The additional dock area could be used as a resting place or perch for many water fowl.

<u>Negative</u>: Extremely small loss of foraging habitat.

17. Dock specifications:

a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

b) *The deck of any private boat dock shall not exceed eight (8) feet in height above the mean high water line*.

The deck will not exceed 8' above MHW.

Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.

The boat lifts is low profile and does not exceed 12,000 pounds.

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

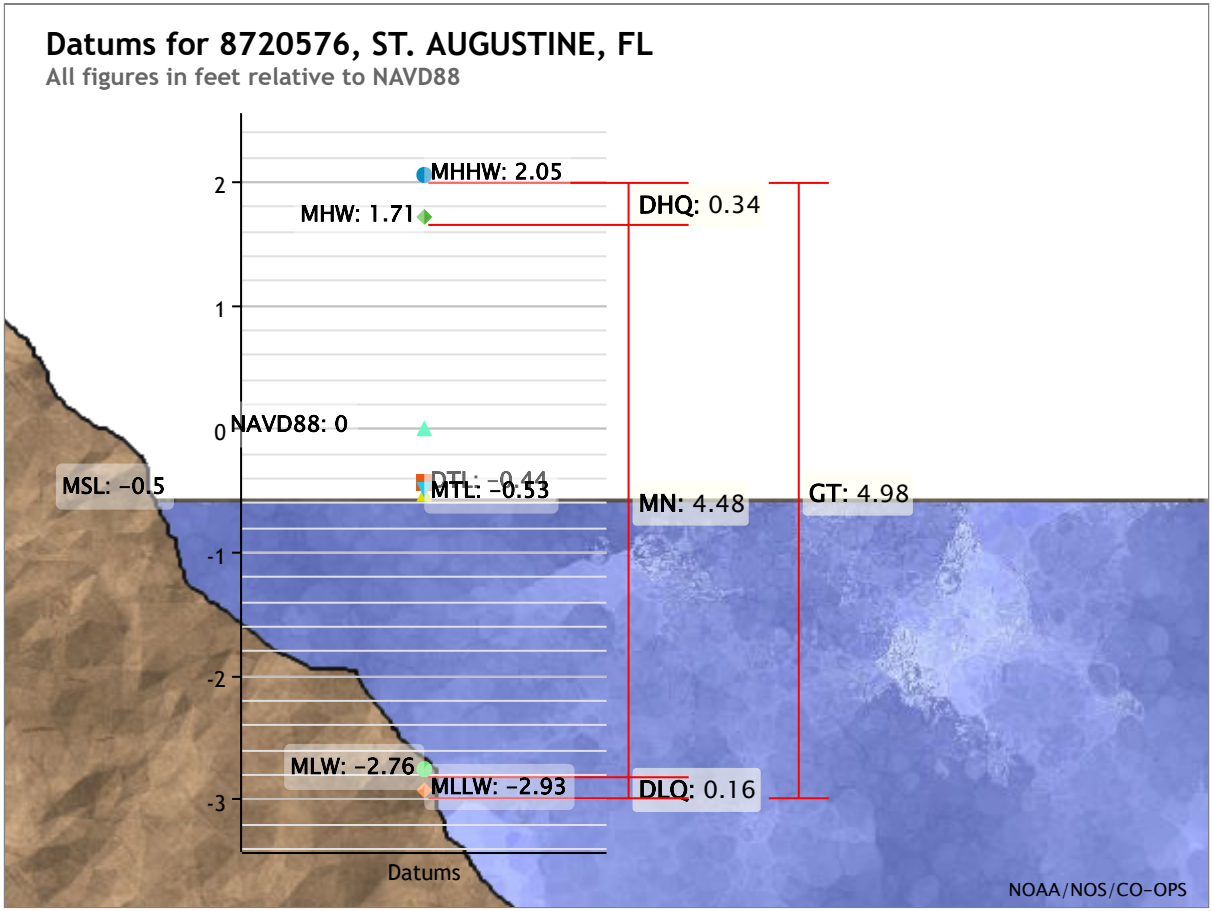
Elevations on NAVD88

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

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

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



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units (•) Feet ( ) Meters

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

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

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

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

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

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

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

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

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

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	6.a.	PZB2025-0020
Request	**Address**	**Parcel ID**
Variance	199 Whispering Brook Drive	102824-0450
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSTIE]

Site & Background Information

Applicant & Owner:	Matthew Wall
Property Class: (St. Johns County Property Appraiser)	0130 – Single Family Townhouse
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Residential and General Office: RGO [LINK TO DISTRICT REGULATIONS]
Acreage:	0.02
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application is for a variance request to reduce the minimum required rear yard setback of ten (10) feet down to seven and a half (7.5) feet to allow for the addition of a screen enclosure at 199 Whispering Brook Drive.

Staff Analysis

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

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

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

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel with the rear lot line.

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

Sec. 28-342. - Townhouses.

Each structure containing townhouses or each development of contiguous townhouse units shall comply with all regulations for multiple family dwellings of the districts where permitted (RG-1). In addition to regulations applicable to the entire building or development, the following regulations shall apply to individual single-family townhouse units in such buildings or developments:

(1) No side yards shall be required for individual interior townhouse units. Exterior units shall have a side yard requirement of ten (10) feet.
(2) Each townhouse unit shall have access to a public or private street.

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

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
Staff is unable to identify a singular disadvantage, one that does not apply to other properties in the vicinity, present at this particular property.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
A singular disadvantage has not been identified.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
A singular disadvantage has not been identified.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is most likely in harmony with the spirit, intent and purpose of this section.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **DENY** the variance request for a reduced rear yard setback at 199 Whispering Brook Drive / PID 102824-0450 as no singular disadvantage, which does not apply to other properties in the vicinity, has been identified.

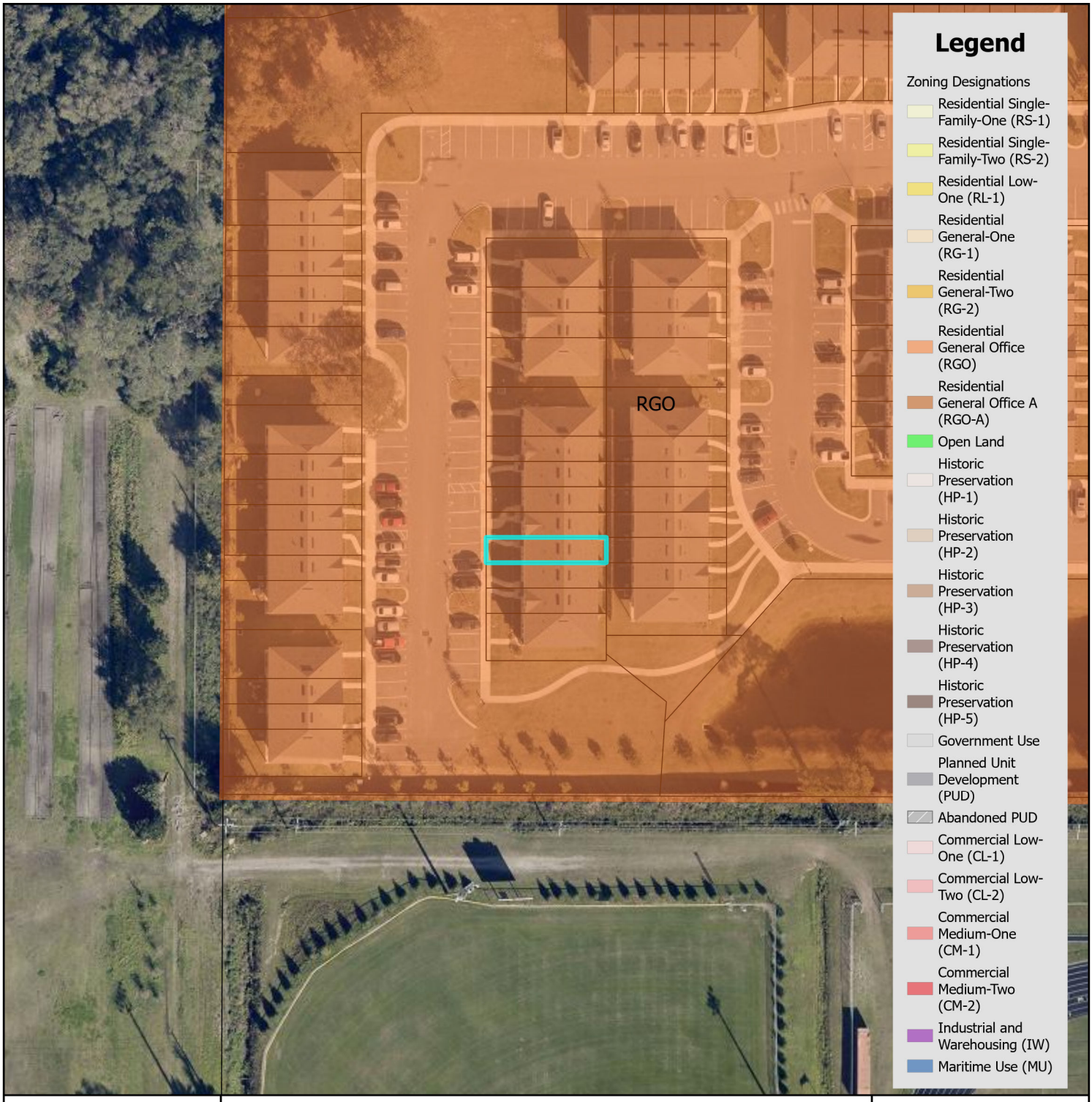
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Site Plan
5. Supporting Documents Provided by Applicant

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

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

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

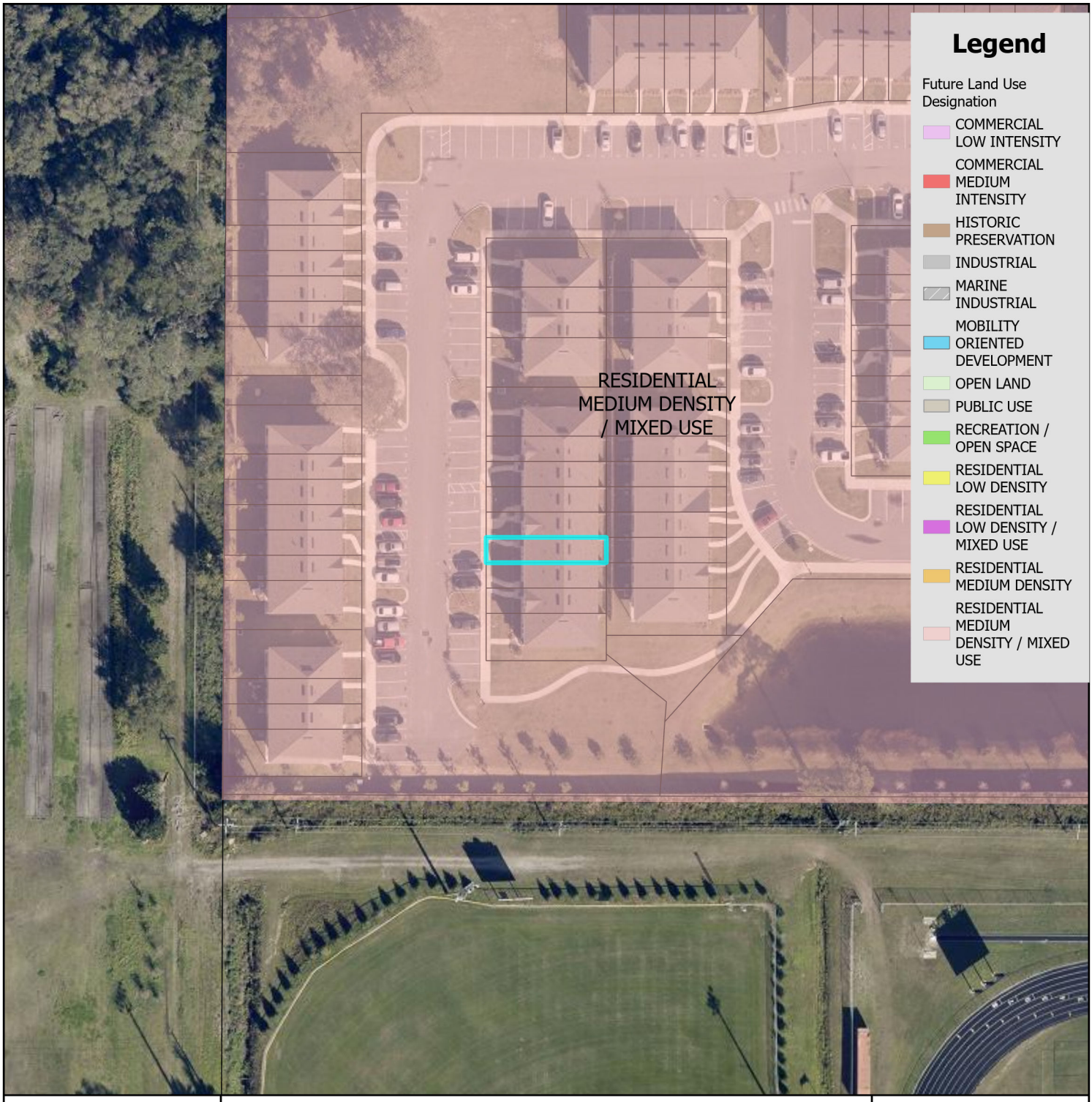
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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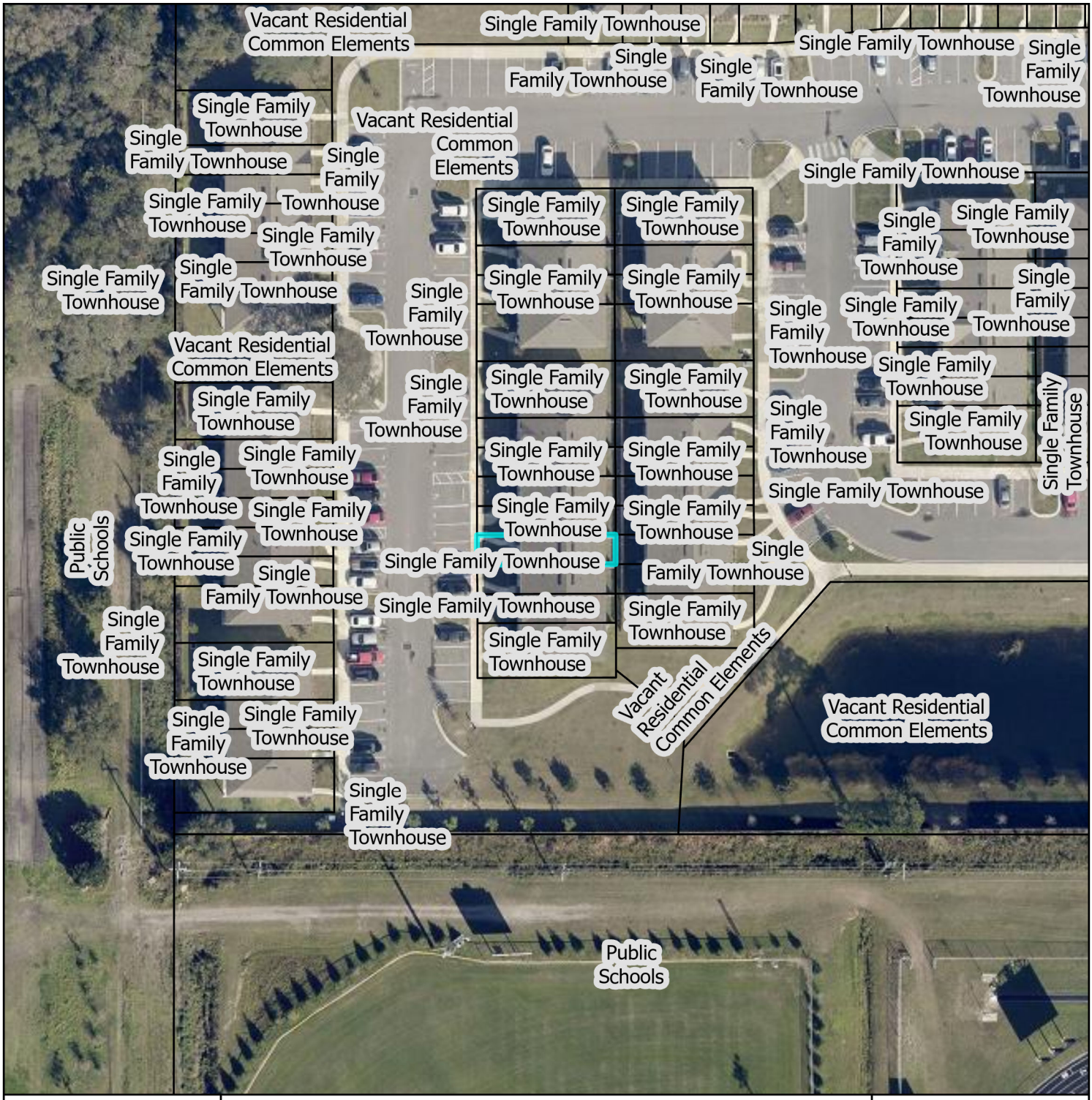
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet


Vacant Residential Common Elements
Single Family Townhouse
Single Family Townhouse
Single Family Townhouse
Single Family Townhouse
Single Family Townhouse
Single Family Townhouse
Vacant Residential Common Elements
Single Family Townhouse
Single Family Townhouse
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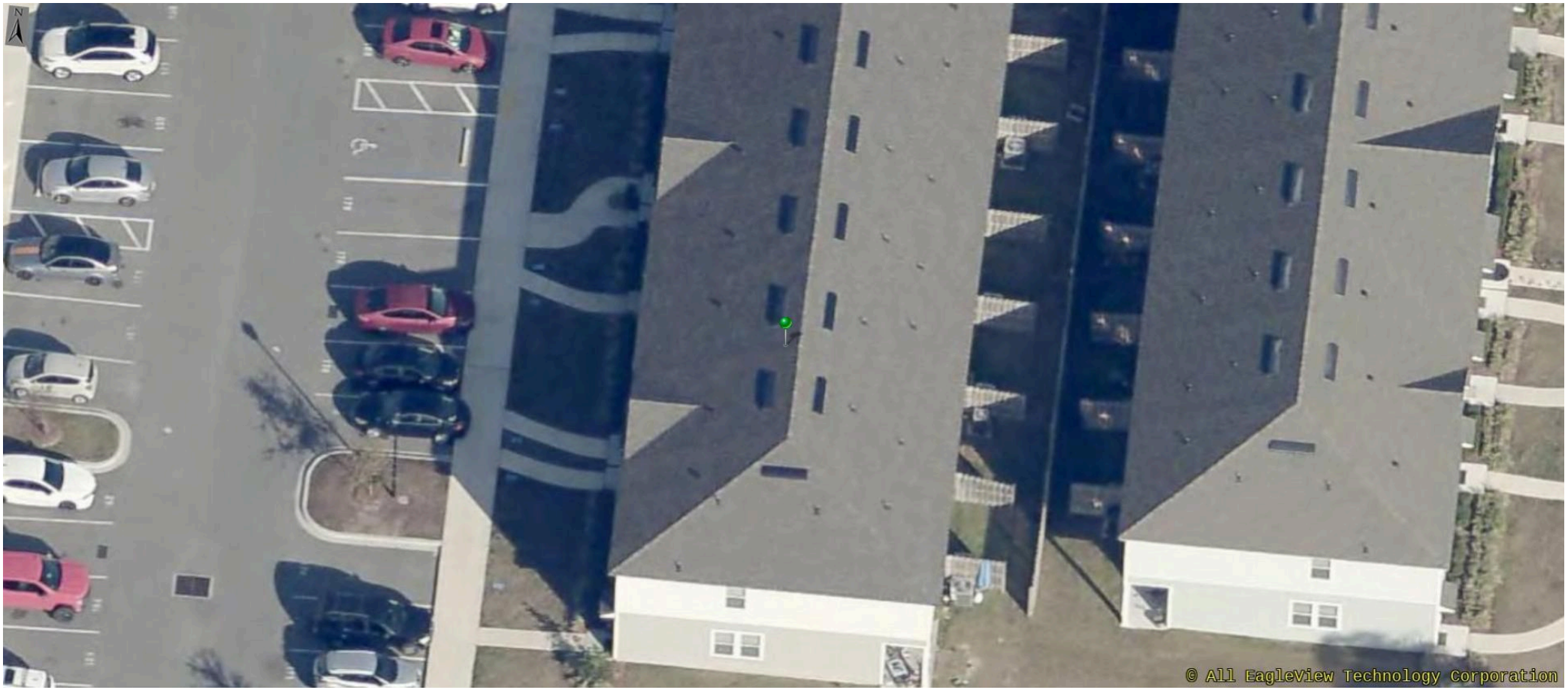
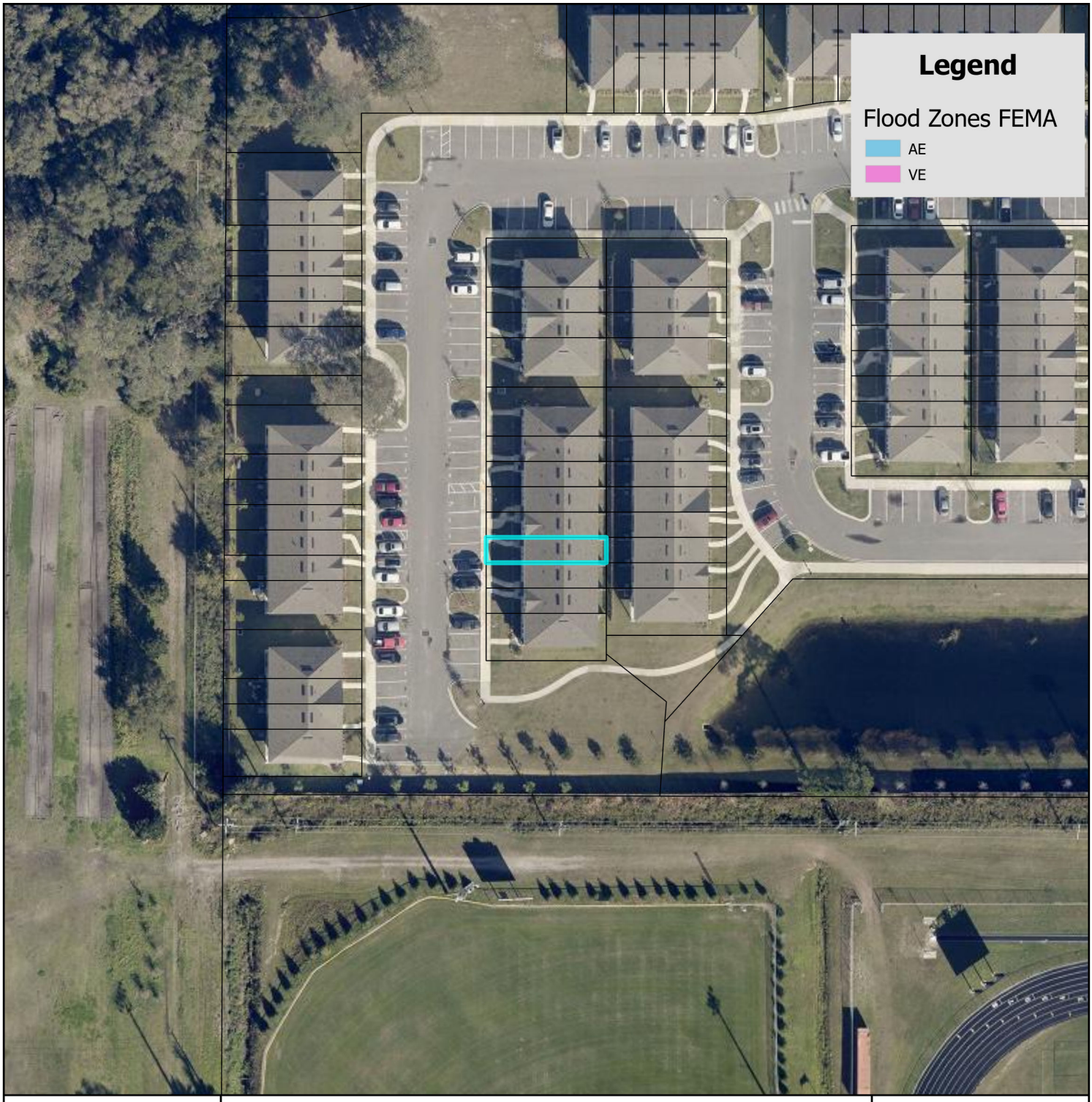
Single Family Townhouse
Single Family Townhouse

199 Whispering Brook Drive



12/08/2024



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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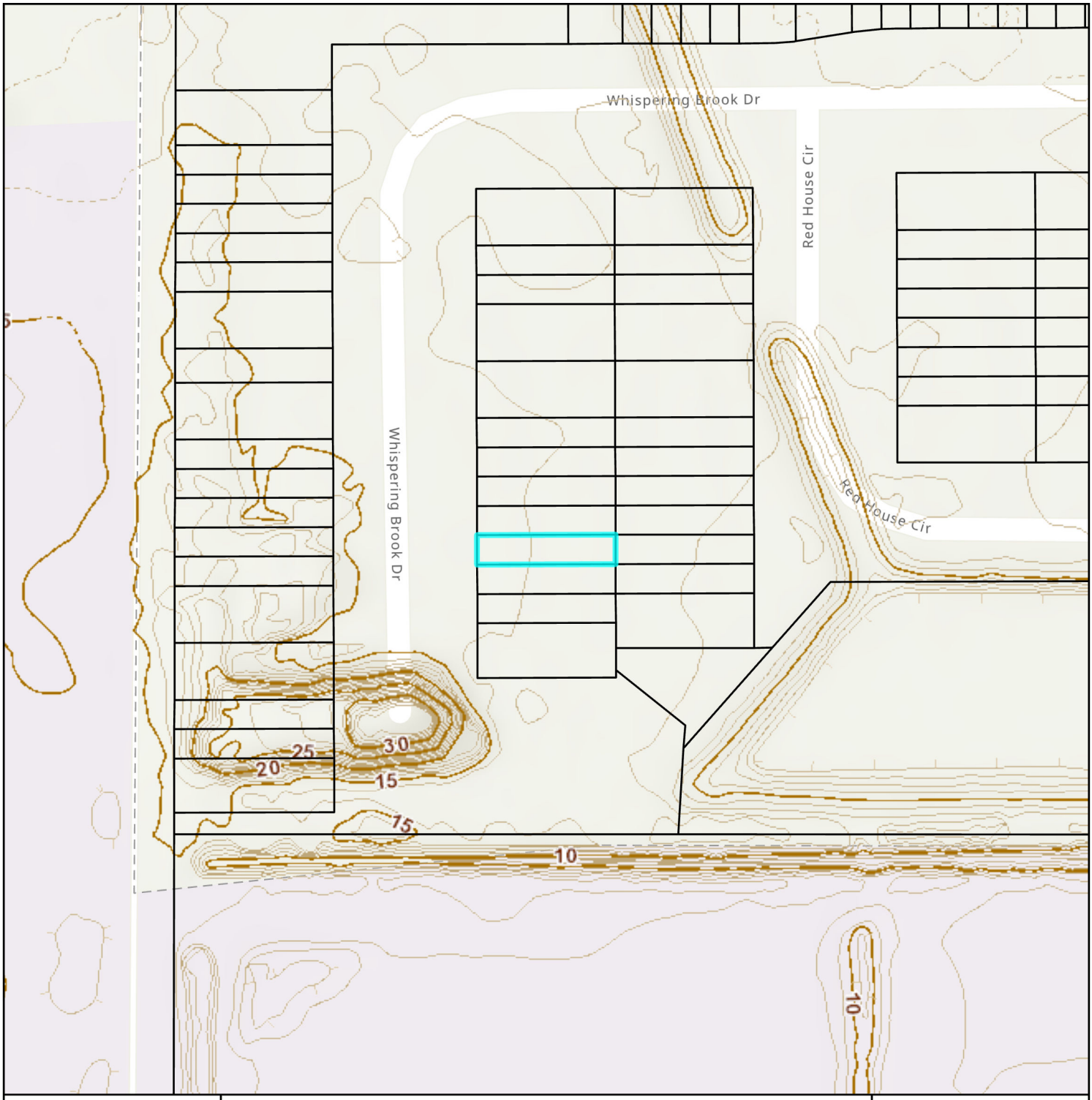
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Matthew Wall Contact Number: 312-914-7025
   Business (*if applicable*):_____
   Address: 199 Whispering Brook Drive City: St Augustine State: FL Zip: 32084
   E-Mail Address: matt.wall.015@gmail.com
2. NAME OF PROPERTY OWNER: Matthew Wall Contact Number: 312-914-7025
   Business (*if applicable*):_____
   Address: 199 Whispering Brook Drive City: St Augustine State: FL Zip: 32084
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 45 Block: 3
   Subdivision: Whispering Creek Parcel Number: 1028240450
4. PROJECT STREET ADDRESS: 199 Whispering Brook Drive, St Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Residential Addition - Screen Enclosure
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Screen enclosure build within the 10' setback but not encroaching the 7.5' easement on the back of the property (2.5' variance requested)
8. JUSTIFICATION FOR ACTION REQUESTED: Expanding the existing lanai area to make use of otherwise unusable space

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Other similarly situated properties in community have open space behind property or open to preserve. This property has otherwise unusable space behind existing lanai that would be best suited for a lanai expansion

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Space is otherwise unusable due to size

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes; no change has been made to property to cause this disadvantage to exist

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Properties on all sides are separated by 8' wooden fencing and lanai expansion will not go beyond fencing (or 7.5' easement) thus not impacting other properties and overall look/area. This lanai expansion has been approved by the Whispering Creek HOA.

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

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

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

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

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

Matt Wall — 02/27/2025
Signature of Applicant — Date

Matt Wall — 02/27/2025
Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Matthew Wall

Print name of applicant

Matt Wall

Signature of applicant

02/27/2025

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

199 Whispering Brook Drive, St Augustine, FL, 32084

Project Address: _____

Matthew Wall Matt Wall

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

Matthew Wall Matt Wall

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

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1028240450
Location Address	199 WHISPERING BROOK DR SAINT AUGUSTINE 32084-0000
Neighborhood	Whispering Creek TH (2210.05)
Tax Description*	110/34-40 WHISPERING CREEK LOT 45 BLK 3 OR5721/1817 *The Description above is not to be used on legal documents.
Property Use Code	Single Family Townhouse (0130)
Subdivision	WHISPERING CREEK
Sec/Twp/Rng	51-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.020
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Beberus Wall Family Trust D: 06/09/21 100% Beberus Ryan A Trustee 100% Wall Matthew C Trustee 100%
Mailing Address	199 WHISPERING BROOK DR SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map

Historical Assessment Information

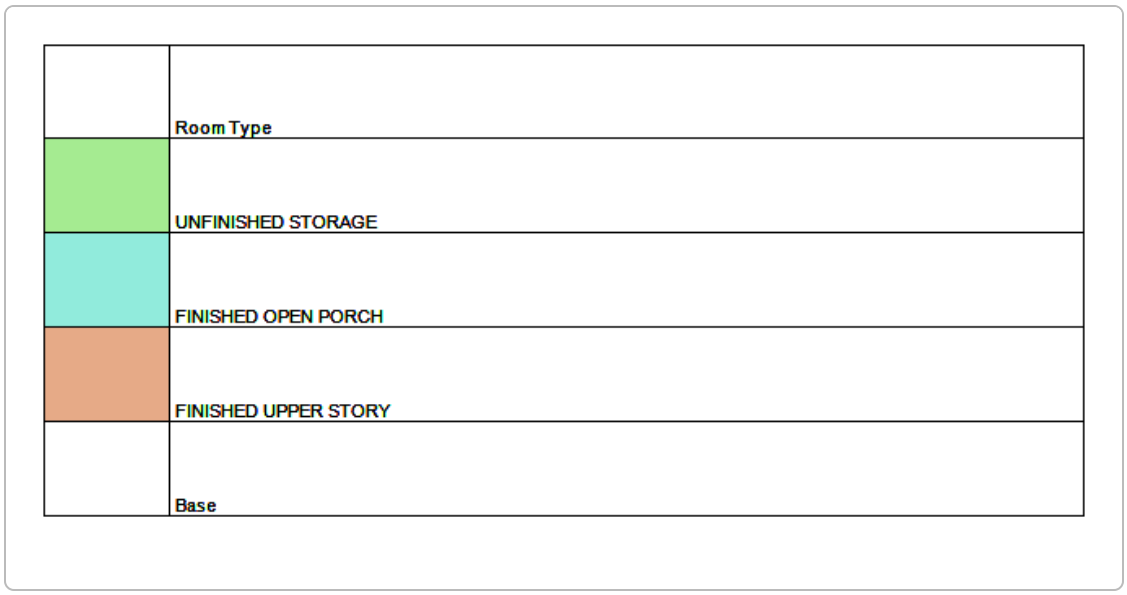
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$143,285	$0	$50,000	$0	$0	$193,285	$193,285	$50,000	$143,285
2023	$0	$0	$55,000	$0	$0	$55,000	$45,584	$9,416	$45,584
2022	$0	$0	$41,440	$0	$0	$41,440	$41,440	$0	$41,440

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$149,820	**Roof Structure**	Gable Hip
Year Built	2023	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	1219	**Interior Wall**	Drywall
Conditioned Area	1109	**Heating Type**	Air Duct
Use	Single Family Townhouse	**Air Conditioning**	Central
Style	01	**Bedrooms**	2
Exterior Wall	Concrete Siding	**Baths**	2.5

Description	Square Footage
BASE AREA	525
FINISHED UPPER STORY	584
FINISHED OPEN PORCH	66
FINISHED OPEN PORCH	20
UNFINISHED STORAGE/UTILITY	24
Total SqFt	1219

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family Townhouse	0	0	1	UT	$50,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/10/2023	3/8/2023	$226,000.00	WARRANTY DEED	5721	1817	Q	I	DR HORTON INC - JACKSONVILLE	BEBERUS WALL FAMILY TRUST D: 06/09/21
11/15/2021	11/4/2021	$2,786,300.00	WARRANTY DEED	5419	1869	Q	V	ADJ WHISPERING CREEK LLC	DR HORTON INC - JACKSONVILLE

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/10/2025, 11:55:25 PM

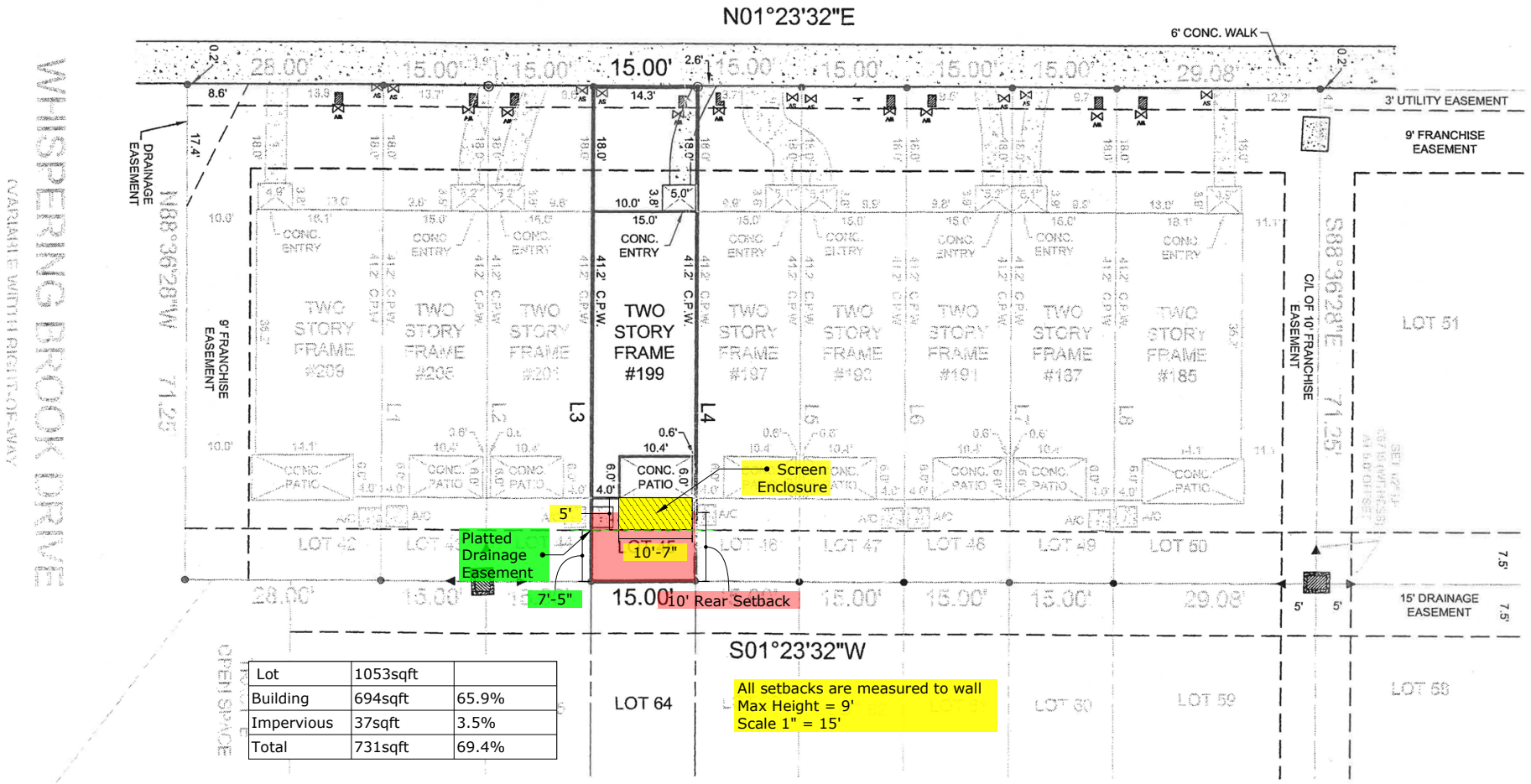
Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Proposed Site Plan

WHISPERING BROOK DRIVE

(VARIABLE WIDTH RIGHT-OF-WAY
FOR ACCESS AND UTILITIES)



Lot	1053sqft	
Building	694sqft	65.9%
Impervious	37sqft	3.5%
Total	731sqft	69.4%

All setbacks are measured to wall
Max Height = 9'
Scale 1" = 15'

Attachment 5:

Supporting Documents Provided by Applicant

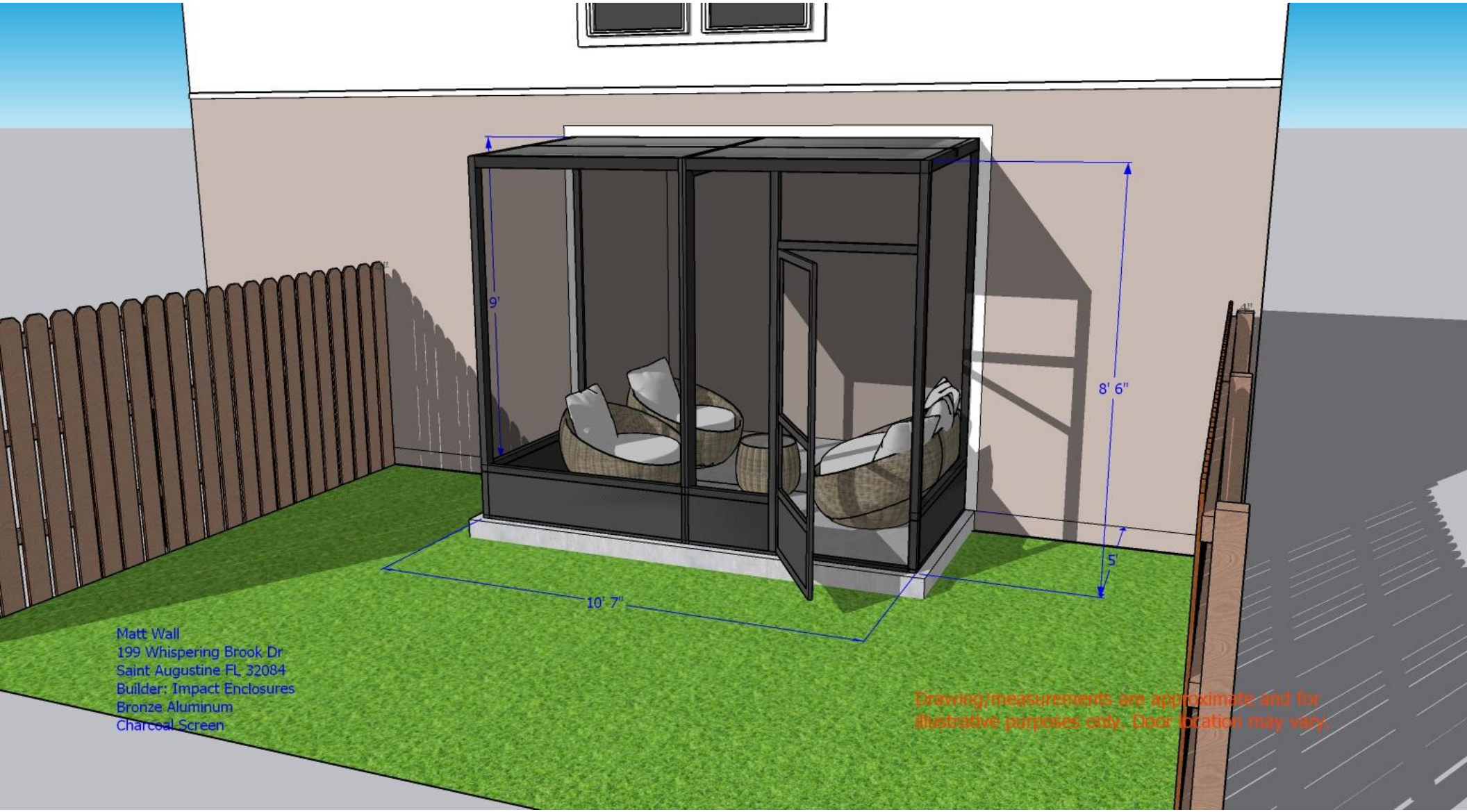
199 Whispering Brook Drive – Supporting Documentation

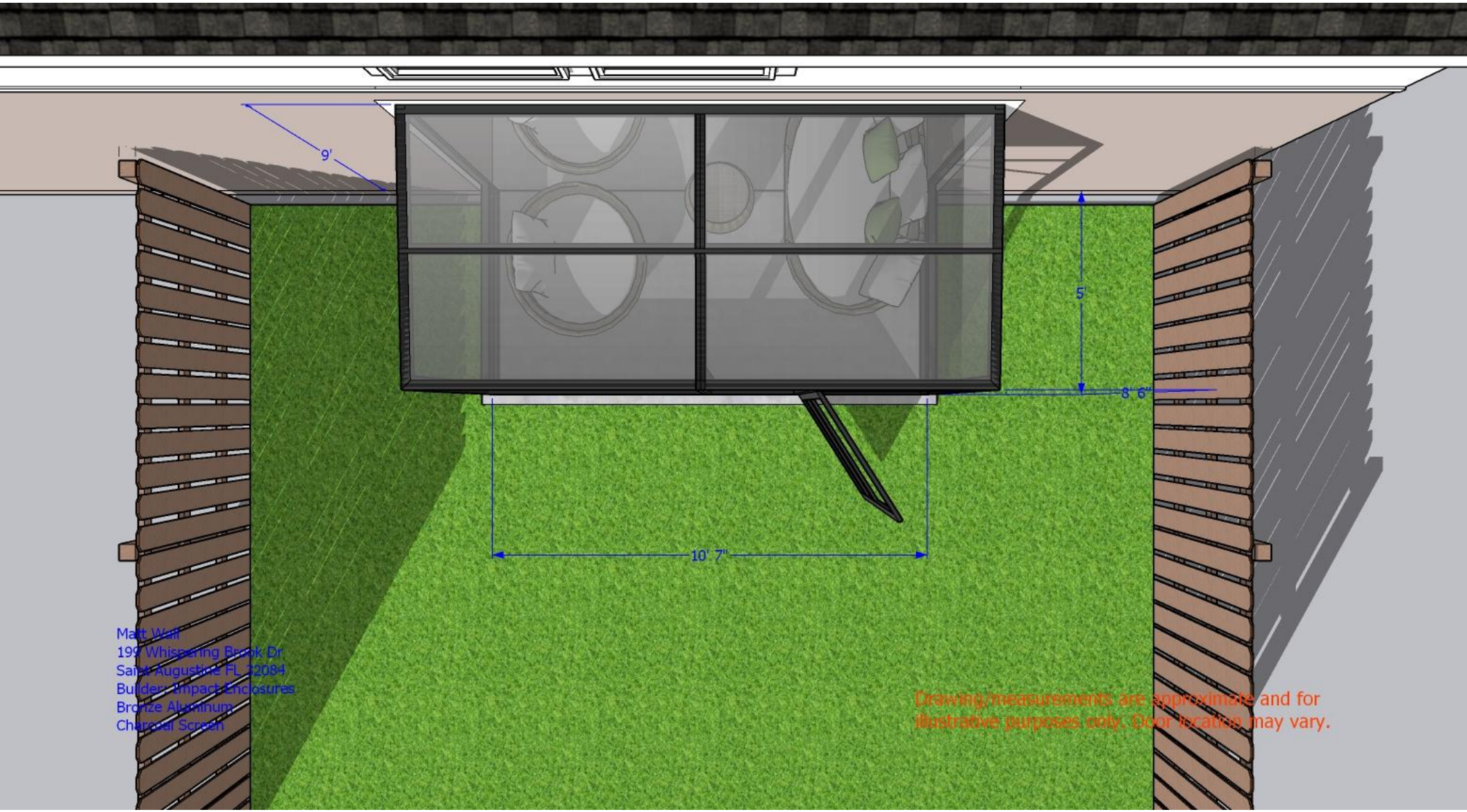
1. 3-D Renderings of Proposed Project – PDF pages 2,3

2. Whispering Creek Homeowners Association Approval of Project – PDF pages 4,5,6
    a. This includes supplemental email confirming roof is screen

3. Letter of Support from 197 Whispering Brook Drive – PDF pages 7,8

4. Letter of Support from 201 Whispering Brook Drive – PDF pages 9,10


9'
8' 6"
5'
10' 7"
Matt Wall
199 Whispering Brook Dr
Saint Augustine FL 32084
Builder: Impact Enclosures
Bronze Aluminum
Charcoal Screen
Drawing/measurements are approximate and for illustrative purposes only. Door location may vary.


9'
5'
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10' 7"
Matt Wall
199 Whispering Brook Dr
Saint Augustine FL 32084
Builder: Impact Enclosures
Bronze Aluminum
Charcoal Screen
Drawing/measurements are approximate and for illustrative purposes only. Door location may vary.

Whispering Creek
Homeowners Association, Inc.

October 2, 2024

Ryan Beberus
199 Whispering Brook Dr.
St Augustine, FL 32084

RE: Lanai Extension

Dear Homeowner,

Attached, please find your architectural application that was submitted to our office. Having gone over your specifications for the planned work, we are pleased to say that your plans have been **CONDITIONALLY APPROVED.**

The roof MUST match the existing roof, and the patio MUST not encroach upon the existing 7.5 ft easement

If you have any further questions or concerns, please feel free to reach out to our office; We will be happy to assist you however we can!

Respectfully,
Elizabeth Nichols - E. Nichols
C/O ALLIANCE Realty and Management
Email: enichols@alliancerm.biz

Whispering Creek of St. Augustine Homeowner's Association, Inc.
APPROVED
CONDITIONAL

WHISPERING CREEK OF ST. AUGUSTINE HOMEOWNERS ASSOCIATION, INC
Design Review Application – All Items EXCEPT FENCES

TO: Whispering Creek HOA 2695 Dobbs Road, St. Augustine, FL 32086 or Hoaapplications@alliancerm.biz

FROM: Property Owner Ryan Beberus, Matt Wall Lot # 45 Phone 5708529200 Date 9/8/24

Email address: Ryan.beberus@gmail.com; Matt.wall.015@gmail.com

Property Address 199 Whispering Brook Dr. St. Augustine, FL 32084

Mailing Address (if different from above) _____

Description of Change

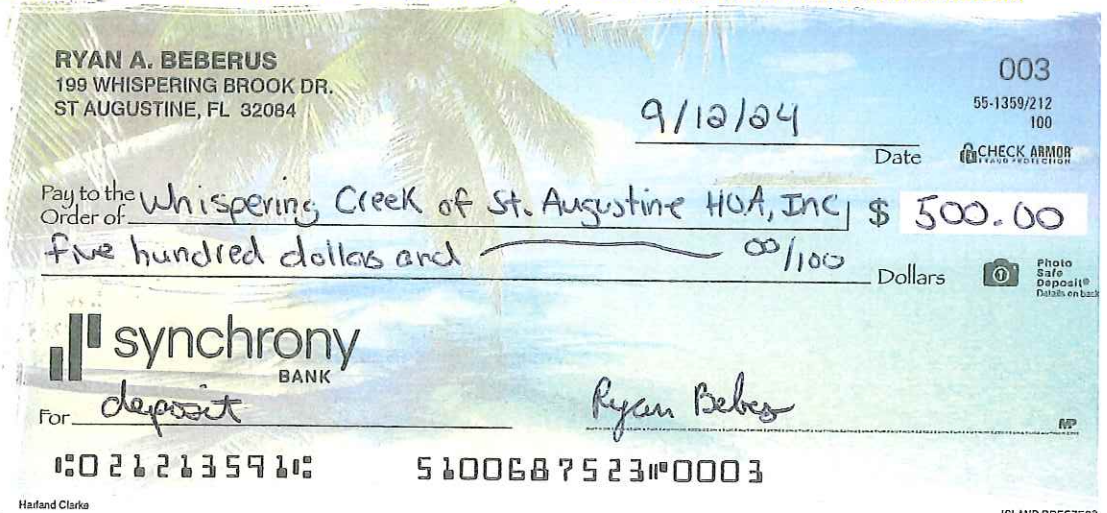
____ **Landscaping** (Attach copy of proposed landscape design)
____ **Play Equipment** (Attach copy of survey with photo of equipment; show placement on survey)
__X__ **Other:** Lanai extension from current lanai outward up to required 7.5 ft drainage easement; Concrete pad extension from current lanai with screened in cage over concrete pad

** All applications should include a copy of the lot survey with the proposed alterations drawn in, in addition to any relevant photographs, plans, and material samples.

Review Deposits and Fees: All Requests for Patio and Screen Rooms - $50.00 (Non Refundable Application Fee)

Patio Extensions - $500.00 (Refundable Deposit) Screen Room - $500.00 (Refundable Deposit)
NO DEPOSIT REQUIRED FOR ANY OTHER ITEMS.

After installation, an inspection will be conducted to determine if any damage has been done to the common area. If no damage, the deposit will be refu
damage deducted from the depo
the deposit amount.
(Deposits and Application Fees s
HOA, Inc.)



Note: These plans have been reviewed
functionality, safety and compliance wit
reliance on this approval. The approvin
any structures built pursuant hereto, inc
THE FOLLOWING APPLIES TO THE CONS
This approval concerns only your archite
and approvals which may be necessary t
be permission to encroach on another p
constitute a warranty or representation
consistent with the development plans
deviations from any setbacks or use rest
setbacks or restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretive errors on the submitted plans.

Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the improvement. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor.**

Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Committee approval subjects these changes to disapproval and enforced compliance to the approved plans may result.

Owner Signature: Ryan Beberus Date: 9/8/2024

Do not write below this line

Your application is APPROVED / DISAPPROVED subject to the following conditions, if any:
The roof must match the existing roof and the patio must not encroach upon the existing 7.5 ft easement.

Signature: E. Lawson Date: 10/2/24
Association Representative

RECEIVED
SEP 16 2024

Gmail **Matt Wall <matt.wall.015@gmail.com>**

Application for 199 whispering brook Dr - conditional approval question

Isabella <HOAARC@alliancerm.biz> Tue, Oct 29, 2024 at 4:01 PM
To: Ryan Beberus <ryan.beberus@gmail.com>, HOA Applications <hoaapplications@alliancerm.biz>, Matt Wall <matt.wall.015@gmail.com>

I looked at your application. On the actual application it does state that it will be screen. On the vendors quote it says shed roof. You can move forward with the screened in roof. If it is anything other than a screen it must match the existing roof.

Please let me know if you have any questions :)

--

Isabella Dux
Architectural Coordinator
ALLIANCE Realty and Management
2695 Dobbs Road
Saint Augustine, FL 32086
OFFICE: (904) 429-7624
FAX: (904) 217-7712

From: Ryan Beberus <ryan.beberus@gmail.com>
Sent: Monday, October 28, 2024 10:44 PM
To: HOA Applications <hoaapplications@alliancerm.biz>; Matt Wall <matt.wall.015@gmail.com>; Isabella <HOAARC@alliancerm.biz>
Subject: Application for 199 whispering brook Dr - conditional approval question

[Quoted text hidden]

Gmail

Matt Wall <matt.wall.015@gmail.com>

Patio project

Brittany Lemminn <lemminnb@icloud.com> Sun, Mar 16, 2025 at 9:42 PM
To: matt.wall.015@gmail.com

Hey Matt,

Thank you! We are very excited for our new chapter with the little one. I have attached a letter in response to your patio project. You have my support! Good luck with your project.

Respectfully,
Brittany Lemminn

Sent from my iPhone

Project Support Letter_197 Whispering Brook Drive.docx
15K

Brittany Lemminn
197 Whispering Brook Drive
St. Augustine, FL 32083

March 12, 2025

Matt Wall and Ryan Beberus
199 Whispering Brook Drive
St. Augustine, FL 32084

Dear Matt and Ryan,

I hope this letter finds you well. I am writing to express my full support for your backyard patio extension project, including the screened lanai, for which you are seeking a zoning variance approval.

After discussing the project details with you, I am pleased to say that I have no objections to the proposed extension. I believe it will be a wonderful enhancement to your home and will positively contribute to the overall charm of our neighborhood.

Please feel free to present this letter to the City of St. Augustine Planning and Zoning Board as a testament to my approval of your project. If there is anything else you need from me or any further steps I should take, please let me know.

Thank you for sharing your plans with me. I am excited to see the finished project.

Brittany Lemminn

Gmail

Matt Wall <matt.wall.015@gmail.com>

Zoning Project Approval

Payton Diamond <paytondiamond6@gmail.com> Fri, Mar 14, 2025 at 4:58 PM
To: Matt Wall <matt.wall.015@gmail.com>, Ryan Beberus <ryanbeberus@gmail.com>

Good afternoon Matt and Ryan,

Please find the attached letter for my support of the new zoning approval project.

Best of luck!
- Payton

Project Support Letter_201 Whispering Brook Drive.docx
15K

Payton Diamond
201 Whispering Brook Drive
St. Augustine, FL 32084

March 12, 2025

Matt Wall and Ryan Beberus
199 Whispering Brook Drive
St. Augustine, FL 32084

Dear Matt and Ryan,

I hope this letter finds you both well. I am writing to express my support for the backyard patio extension project that you are seeking a zoning variance approval for.

You have kindly communicated the details of the project to me, and I want to confirm that I have no concerns regarding the proposed extension. I believe it will be a wonderful addition to your property and will enhance the overall aesthetic of our neighborhood.

Please use this letter to show my approval of your project to the City of St. Augustine Planning and Zoning Board. If there are any additional steps I should take or further information you need from me, please let me know.

Thank you for keeping me informed about your plans. I look forward to seeing the completed project.

Best regards,

Payton Diamond

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	7.a.	PZB2025-0007
Request	**Address**	**Parcel ID**
Variance & Conservation Overlay Zone Development	11 Garnett Avenue	190060-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRIASER'S WEBSITE]

Site & Background Information

Applicant:	Autumn Martinage c/o Matthews | DCCM
Owner:	Turner Ace St. Augustine, Inc.
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-Two: CL-2 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.14
Neighborhood:	Magnolia
Archaeological Zone:	N/A

Request Summary

This application stems from the proposed expansion of Ace Hardware and is comprised of two parts:

1. A request for Conservation Overlay Zone (COZ) 3 Development to remove four (4) significant trees and
2. A variance request to eliminate the minimum number of off-street automobile parking spaces required by the City of St. Augustine.

This application was first heard during the February 4th, 2025, PZB regular meeting. [LINK TO MEETING FILES] At that meeting the application was continued with requests from the Board to:

1. Provide a site plan with tree canopy details including branch height,
2. Tree protection zone (TPZ) evaluation, and
3. Reevaluation of tree #2, a 38" dbh Live Oak tree with beehives.

Approval of this application and requests would allow staff to review civil engineering site plans for the proposed expansion of Ace Hardware at 11 Garnett Avenue.

Staff Analysis

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	The proposed project is **consistent** with the City's policy to *prioritize* compact and contiguous infill development. Infill urban development means building new things or improving existing spaces in the empty or unused parts of the City. It's like filling in the gaps or spaces between buildings to make the city more complete and vibrant.
Policy 5.1.2 The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.	This proposed project is **consistent** with the City's policy of *encouraging* infill and redevelopment through the use of higher density and intensity land use designations as this has been established as an appropriate location.
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	The requests in this application stem from the existing business's desire to continue operations within the small town mixed use urban context, which is **consistent** with this City objective by assisting with efforts in maintaining St. Augustine's industrious and charming character.

Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Policy 1.1.3 The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts: a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments; b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses; c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.	This proposal is **consistent** with this City policy to *encourage* clustered, infill development in addition to the provision of vegetative and landscape buffers.
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Objective 1.6 The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled. A) Establish locations for compact mixed-use development. B) Increase opportunities for job creation proximate to higher density residential. C) Facilitate future opportunities for transit-oriented developments. D) The City shall encourage existing and new developments to be connected by roadways,	This proposed project is **consistent** with the City's transportation strategy to address the reduction of greenhouse gas emissions by increasing opportunities for job creation proximate to higher density residential.

bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #2011-02)	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
Prunus caroliniana	cherry laurel	10
Quercus hemisphaerica	oak, laurel	15 to 36
Quercus laurifolia	oak, laurel (swamp)	15 to 36
Quercus virginiana	oak, live (southern live oak)	18
Quercus nuttallii	oak, nuttall	18
Quercus spp.	oak, other unlisted species	18
Quercus stellata	oak, post	18
Quercus falcata	oak, red (southern red oak)	18
Quercus geminate	oak, sand live	10
Quercus shumardii	oak, shumard	18
Quercus laevis	oak, turkey	18
Quercus nigra	oak, water	15 to 36
Quercus phellos	oak, willow	18

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

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

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
This application includes the request to remove a significant 38" dbh Live Oak tree, two (2) significant 16" dbh Laurel Oak trees, and a significant 11" dbh Cherry Laurel tree.

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

Tree #	dbh & Species (Significant trees in **BOLD** text)	Plan of Action	Deficit	Credit (Additional credit for native vegetation)
1	**96" Live Oak**	Preserve		4 + 1
2	**38" Live Oak**	Remove	2	
3	Camphors	Remove	N/A, invasive tree	
4	13" Live Oak	Remove	1.5	
5	**16" Laurel Oak**	Remove	1.5	
6.1	13" Palm (16' CT)	Preserve*		3 + 1
6.2	13" Palm (16' CT)	Preserve*		3 + 1
7	4"/3" Laural Oaks	Preserve*		1 + 1
8	6" Live Oak	Preserve*		1 + 1
9	3"/3" Laurel Oaks	Preserve*		1 + 1
10	6" Cedar	Remove	0.5	
11	**16" Laurel Oak**	Remove	1.5	
12	**11" Cherry Laurel**	Remove	1	
13	13" Sabal Palm (20' CT)	Preserve*		3 + 1
14	8" Live Oak	Remove	1	
15	11"/11"/10" Laurel Oak	Remove	1	
16	10" Washingtonia Palm (20' CT)	Remove	1	
17	15" Sabal Palm (12' CT)	Preserve*		3 + 1
			11 total deficits	**27 total credits**

*Sheet No. L-1 states "Keep trees along the perimeter if there is no construction activity."

The above table demonstrates a total of eleven (11) deficits to twenty-seven (27) credits which satisfies the City's tree mitigation requirements. Compliance with Chapter 25, as well as any potential conditions from the PZB, is required to be demonstrated through civil engineering site plans prior to the City's approval of land development.

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

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

(1) Site specific conditions.
The property at 11 Garnett Avenue is located primarily within the AE flood zone, base flood elevation six (6) feet, and partially in the X flood zone. It is also located on a neighborhood block between US Highway 1 and San Marco Avenue.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
This site is located within the urban area of St. Augustine, adjacent to a single-family home and Ace Hardware store, and approximately seven hundred (700) feet east of the San Sebastian River which it is separated from by railroad tracks and US Highway 1.

(3) Natural and proposed drainage patterns.
Drainage patterns are assumed to be altered so that stormwater is directed to the proposed dry retention area on the western side of the property.

(4) Effect of point and nonpoint discharge in the marine environment.
There appears to be minimal impacts to the marine environment with point and nonpoint discharge from the subject properties.

(5) Proposed soil stabilization and erosion control methods.
The City's permitting process will ensure compliance with the requirements of erosion control measures.

(6) Impact on floodplain.
The proposed work is contained within the lot that appears to have existing spot elevations ranging from 5.8' to 6.6', the submitted Concept Plan does not appear to include spot elevations following the completion of the work.

The increase in impervious surface is substantial when compared to existing site conditions, a calculation has not been provided at this time.

(7) Impact of development on vegetative and animal communities.
This application includes documentation for the impact of the development on vegetative and animal communities for the Board to review.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
Only known potential is associated with the operations of a hardware/home improvement store.

(9) Effect of shade on vegetation and shellfish.
Not applicable to this request.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable to this request.

(11) Impact of development on shoreline by linear feet and percent of site.
Not applicable to this request.

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

Impact on vistas and scenic opportunities is minimal as this property is located outside of COZ 2.

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

The retention of eight (8) trees, including a ninety-six (96) inch Live Oak tree, is documented on submitted plans.

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

At this time the submitted Concept Plan does not include lot coverage or impervious surface ratio calculations.

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

Water quality objectives will be evaluated during the development plan review process administered by City staff.

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

Not applicable to this request.

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

Not applicable to this request.

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

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
A Tree Arborist Exhibit Plan, Sheet No. L-1, has been provided by the applicant.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
The proposed tree removal plan appears to comply with the intent of this section by preserving several trees and removing a minimal number of trees to construct the proposed site improvements.

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

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

e. Whether the tree has been designated a significant tree.
Four (4) of the trees proposed for removal are identified as significant trees.

f. Impact upon the urban and natural environment, including:
1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.
3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

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

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

Invasive species means any tree species defined as a "Category 1" pest by the Florida Exotic Pest Plant Council (EPPC), or listed as an invasive plant by the Institute of Food and Agricultural Sciences (IFAS), University of Florida or described in the following list:

Common Name	Botanical Name
Australian pine	Casuarinas spp.
Orchid tree	Bauhinia variegate
Brazilian pepper	Shinus terebinthefolius
Camphor	Cinnamomum camphora
Chinaberry	Melia azederach
Chinese tallow, popcorn tree	Sapium sebiferum
Melalleuca, punk tree	Melaleuca leucadendion
Woman's tongue, singer tree	Albizia lebbeck

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

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

Sec. 25-58. – Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with chapter 28. Standards and criteria for conservation overlay zone development review shall be in accordance with chapter 11.

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

Parking facility means a structure or lot used for the storage of more than three (3) vehicles.

Parking space, compact, means a space at least eight (8) by eighteen (18) feet into which vehicles park, most commonly where spaces are assigned or turnover is minimal.

Parking space, off-street, means a space adequate for parking a standard-sized automobile with room for opening doors on both sides. Such space shall measure not less than nine and five-tenths (9.5) feet by nineteen (19) feet (180.5 square feet) excluding paved area necessary for access and maneuvering. Such space shall also be paved with erosion resistant material in accordance with city specifications.

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

Sec. 28-373. – Required off-street parking. [LINK TO SECTION]

The purpose of this section is to ensure the reasonable provision of off-street, on-site parking facilities. When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.

(d) *Minimum spaces required*:

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(41)	Business, commercial, or service establishments	300			

The submitted Concept Plan, Sheet No. 1, documents a proposal for 5,564 square feet of building area, this requires a minimum of nineteen (19) off-street parking spaces to be provided.

Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rated Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
35. Wholesale Distribution	1500 sq. ft.			and as required for office
36. Warehouse Storage	2000 sq. ft			and as required for office
37. Mini Warehouse			1 per 10 Storage Units	2 per office 2 per care-taker's unit
38. Convenience Store	100 sq. ft.			
39. Theatre		4 seats		
40. Grocery/ Supermarket	200 sq. ft.			
41. Business, Commercial, or Service Establishments	300 sq. ft.			
42. Outdoor Market	100 sq. ft. (sale/display area)			
43. Public Service				1 per employee plus 1 per stored company vehicle

33-124 Off-Street Stacking Requirements

Whenever a structure or use requires the off-loading of passengers or allows for use without exiting the vehicle, stacking or off-loading lanes and spaces will be required on-site as follows:

a) Drive through uses: three (3) stacking spaces per window.

10

Figure 1. A screenshot of Page 10 from Ordinance No. 88-37, which was adopted in June of 1988, hopefully demonstrates that the City of St. Augustine's minimum requirement for off-street automobile parking spaces for a commercial establishment is the exact same in April of 2025, over thirty-six (36) years later.

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

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The property at 11 Garnett Avenue is partially occupied by a ninety-six (96) inch Live Oak tree; this proves to be a disadvantage, which does not apply to other properties in the vicinity, when attempting to satisfy the City's minimum off-street automobile parking requirements.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
This disadvantage, a massive Oak tree, requires a large tree protection zone which negatively impacts the owner's ability to provide parking which meets the City's minimum requirements.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The owner was presumably not involved in the planting and/or growth of the Live Oak tree in question.

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

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the Planning and Zoning Board for the proposed removal of significant trees within Conservation Overlay Zone 3 at 11 Garnett Avenue / PID 190060-0000.

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to eliminate the minimum requirements for the number of off-street automobile parking spaces at 11 Garnett Avenue / PID 190060-0000.

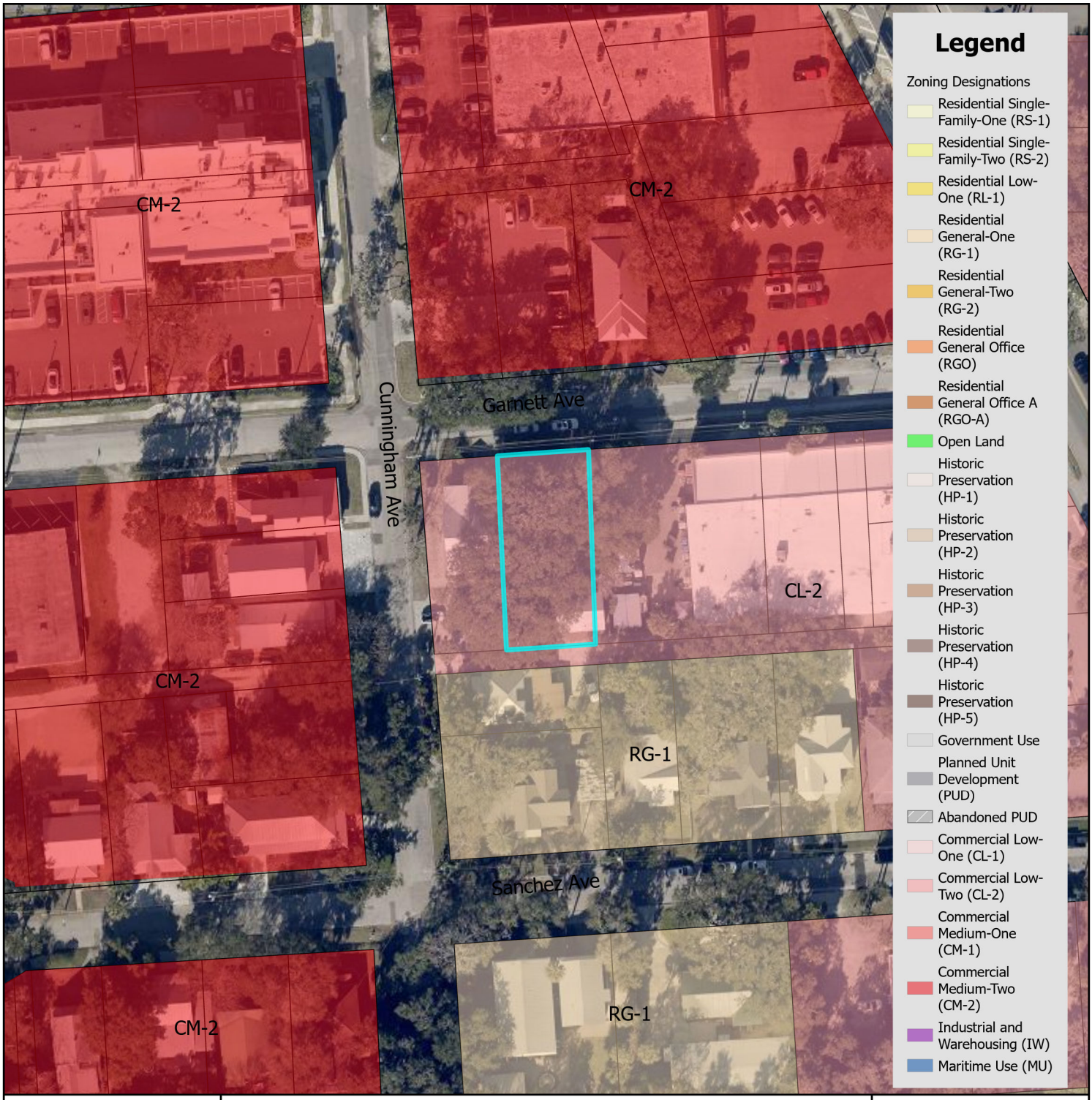
Attachments

1. Site Maps & Photos
2. Application & Supporting Documents
    a. Warranty Deed
    b. Photos of Property Provided by the Applicant
    c. Photos of Existing Trees Provided by the Applicant
    d. Survey
    e. Concept Plan
    f. Tree Arborist Exhibit Plan
    g. Tree Protection Exhibit
    h. Arborist Report
    i. Invoice for Bee Removal and Summary
    j. Applicant's Analysis of Applicable Code Language
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

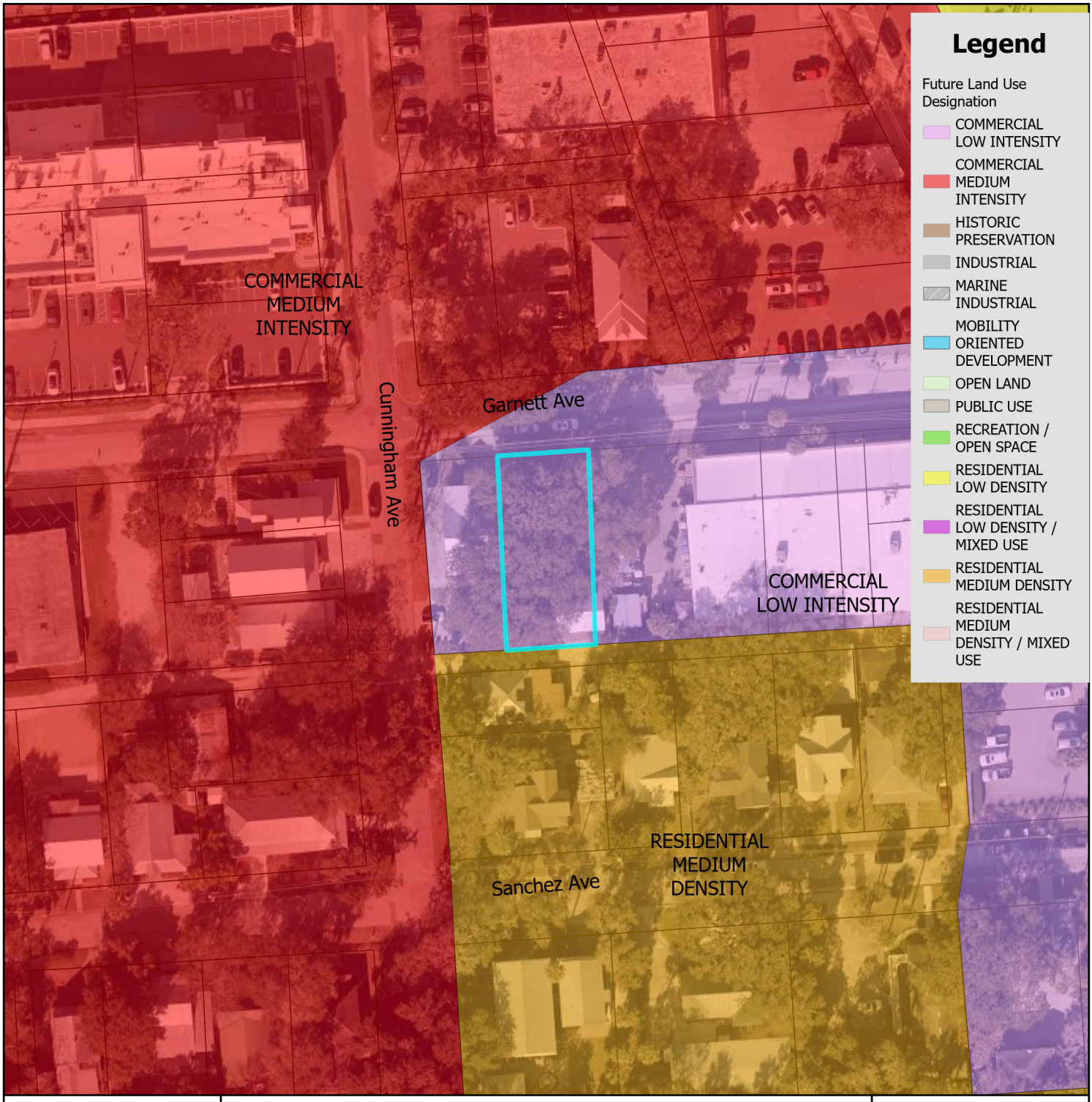
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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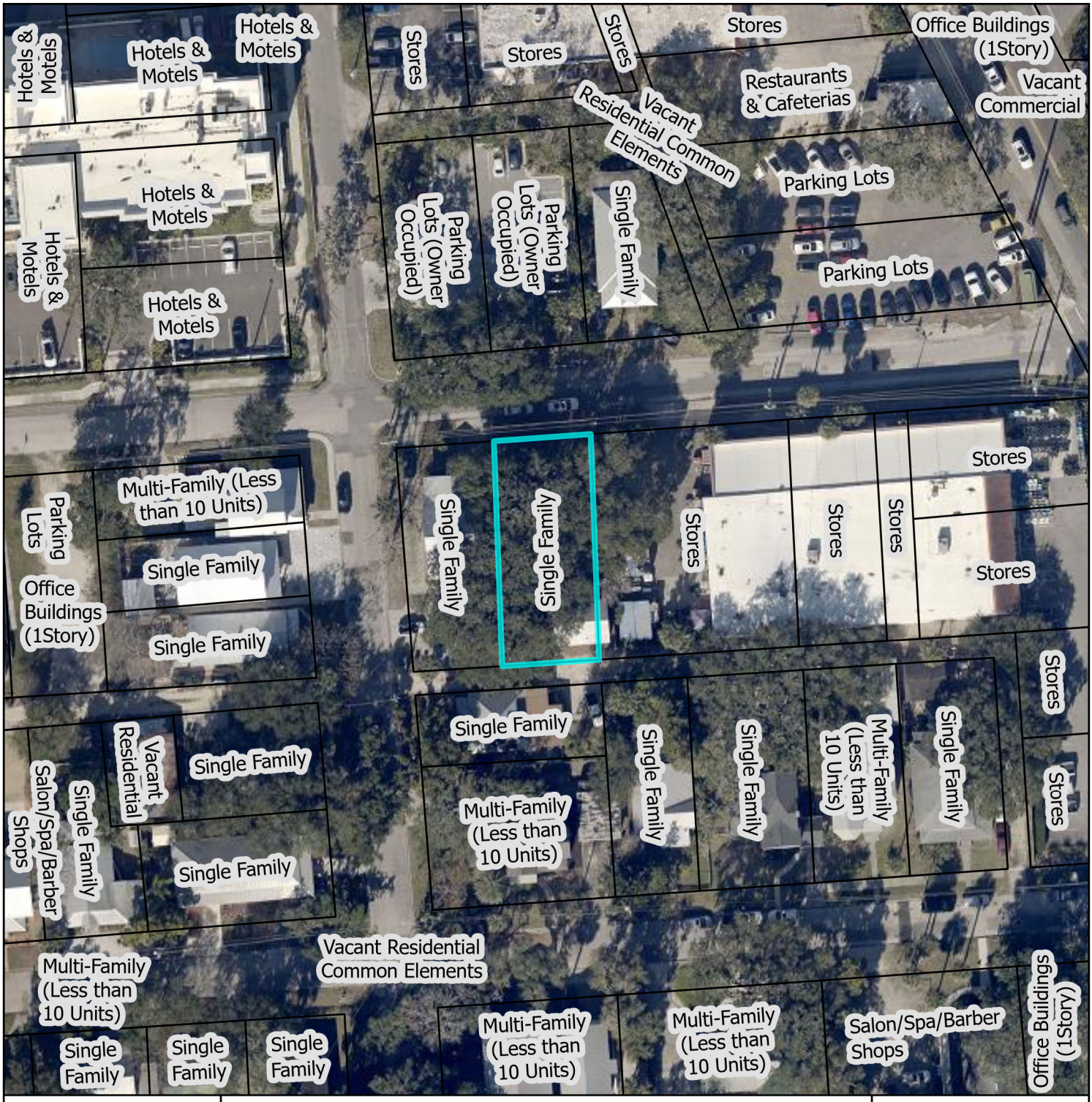
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2025

N

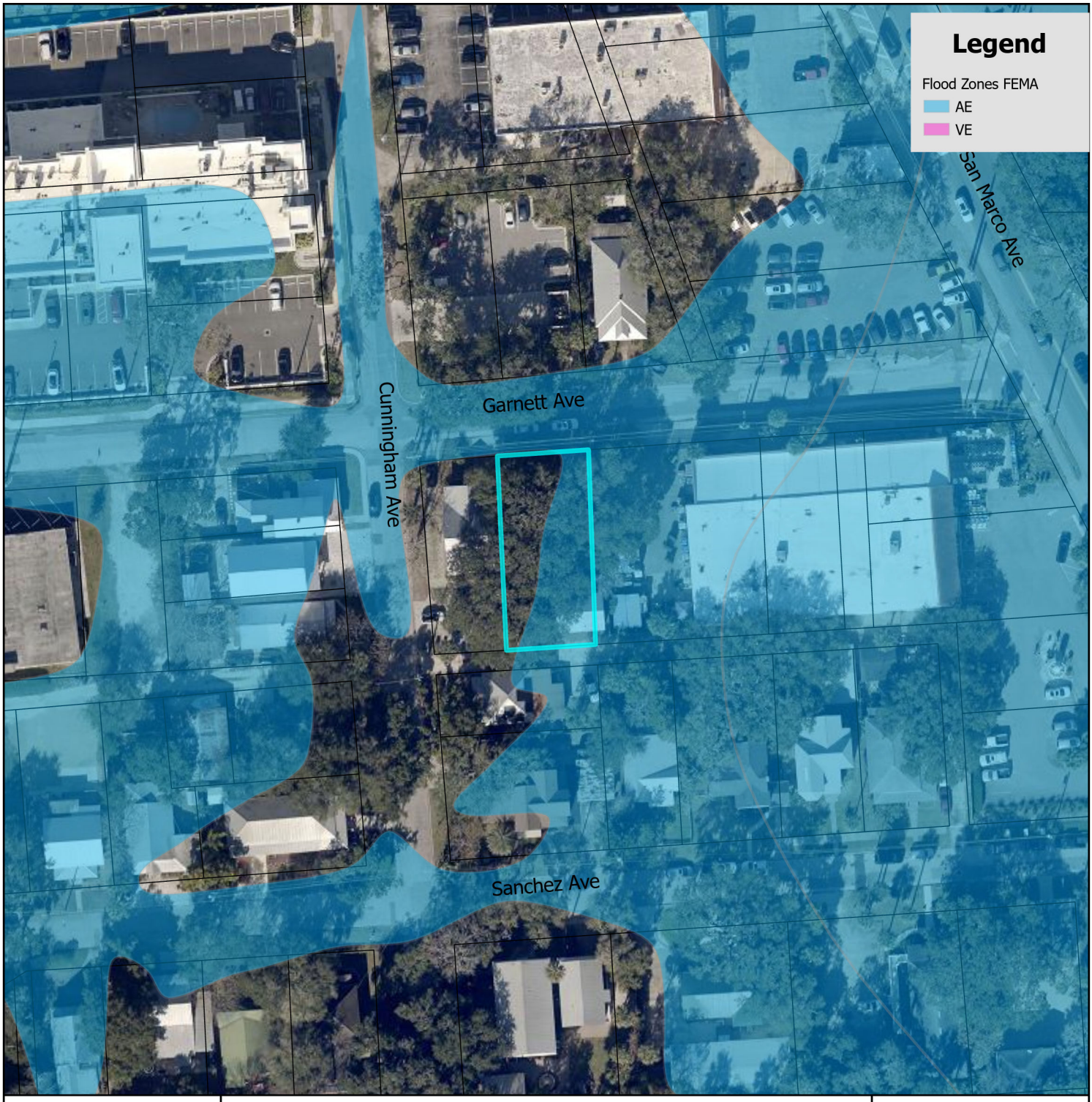
0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

11 Garnett Avenue

12/09/2024



FEMA Flood Zone Map

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

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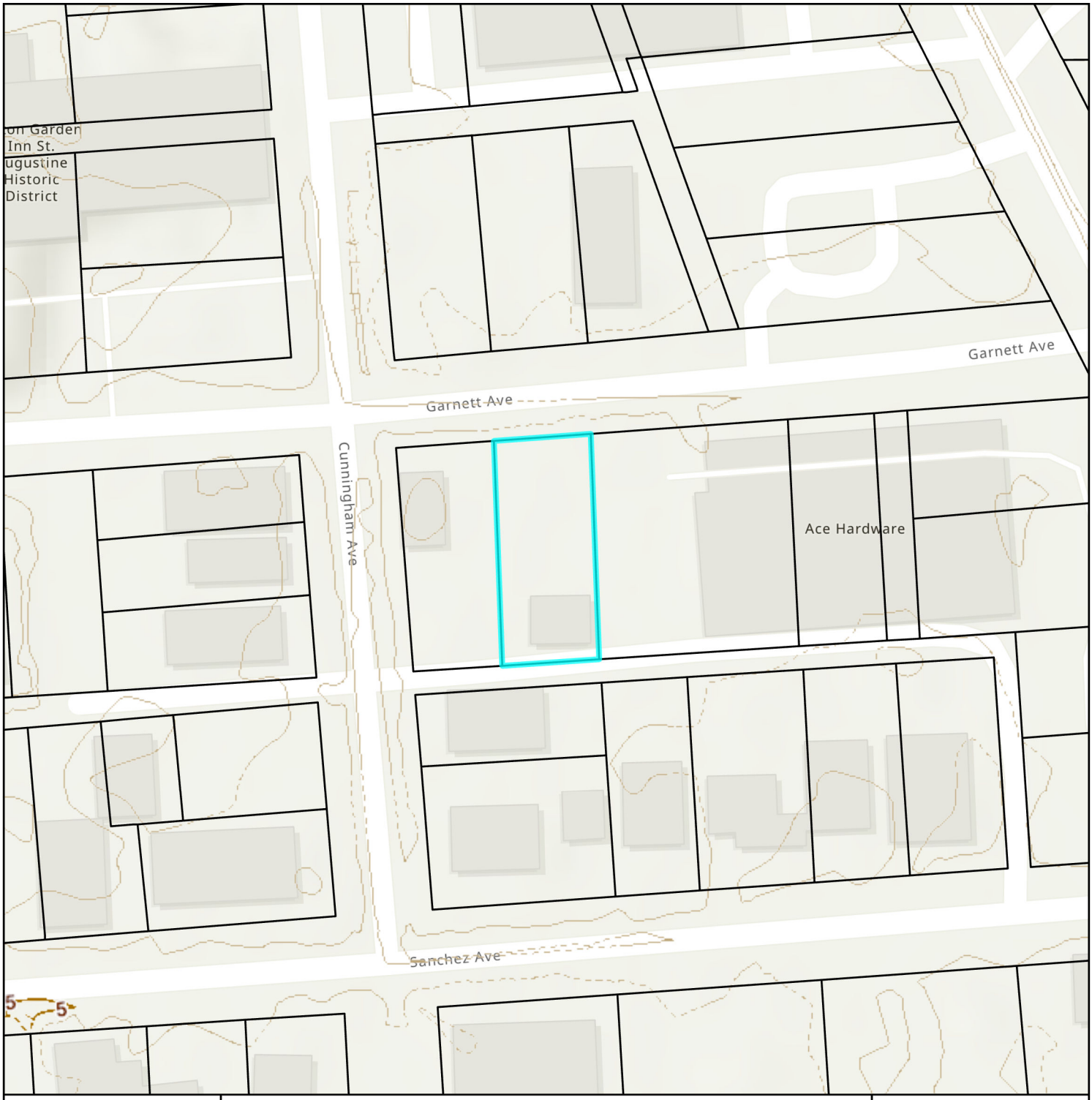
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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for the accuracy or completeness of the data shown hereon.

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application & Supporting Documents

Matthews | DCCM
Engineering - Landscape Architecture - Surveying

Turner Ace Hardware
Variance

Submittal Date
1/8/2025

Applicant/Property Owner
Turner Ace St Augustine Inc.
13164 Atlantic Blvd
Jacksonville FL 32225
904-294-2170
mitchell@turnerace.com

Agent
Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
904-826-1334
MDG.Planning@dccm.com

Application Form

Submittal Items
1. Proof of Ownership
2. Agent Authorization Form
3. Existing Conditions
    a. Photos
    b. Survey
4. Proposed Site Plan
5. Arborist Exhibit
6. COZ Findings of Fact
7. Variance Findings of Fact

Parcel ID/Address
190060-0000, 190040-0000
150 San Marco Ave and 11 Garnett Ave

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Autumn Martinage Contact Number: 904-826-1334
   Business (*if applicable*): Matthews | DCCM
   Address: 7 Waldo St City: St Augustine State: FL Zip: 32084
   E-Mail Address: amartinage@dccm.com, MDG.Planning@dccm.com

2. NAME OF PROPERTY OWNER:_____ Contact Number:_____
   Business (*if applicable*): Turner Ace St Augustine Inc.
   Address: 13164 Atlantic Blvd City: Jax State: FL Zip: 32225
   E-Mail Address: mitchell@turnerace.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Lots 1-7 and 15 feet alley lying east of Lot 5 Block: 7
   Subdivision: Garnett Addition Parcel Number: 190060-0000, 190040-0000

4. PROJECT STREET ADDRESS: 150 San Marco Ave & 11 Garnett Ave

5. SPECIFIC PROPOSED USE: Hardware Store

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

7. DESCRIPTION OF ACTION REQUESTED: See attached Narrative

8. JUSTIFICATION FOR ACTION REQUESTED: See attached Narrative

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

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

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

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

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

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

N/A

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

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

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

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

Autumn Martinage — Digitally signed by Autumn Martinage Date: 2025.01.08 10:48:10 -05'00' — 1/8/2025

Signature of Applicant — Date

Mitchell Turner — Digitally signed by Mitchell Turner Date: 2025.01.08 10:55:46 -05'00' — 1/8/2025

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Autumn Martinage, Matthews | DCCM

Print name of applicant

Autumn Martinage Digitally signed by Autumn Martinage Date: 2025.01.08 10:48:23 -05'00'

Mitchell Turner Digitally signed by Mitchell Turner Date: 2025.01.08 10:55:56 -05'00'

Signature of applicant

1/8/2025

Date

Instr #2024071649 BK: 6018 PG: 984, Filed & Recorded: 9/10/2024 1:39 PM #Pgs:2 Doc. D $2,502.50
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

This instrument was prepared by:
Joan DeGrande
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:26018
Consideration: $357,500.00
Documentary Stamps Paid: $2,502.50

This Warranty Deed

Made this **September 10, 2024 A.D.** By
Stephen J. Robideaux, a single man, hereinafter called the grantor, to **Turner Ace St. Augustine, Inc., a Florida corporation,** whose post office address is: **13164 Atlantic Blvd., Jacksonville, FL 32225**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

In the City of St. Augustine: The East Fifty (50) feet of Lot Seven (7) of Block Two (2) of the Cunningham and Garnett Subdivision, as the same is recorded in the Office of the Clerk of the Circuit Court of St. Johns County; now know as the East 50 feet of Lot 7, Block 7 of the Garnett Addition to the City of St. Augustine, Florida, as shown by plats on record in the Office of the Clerk of the Circuit Court of St. Johns County. The above described property fronting 50 feet on Garnett Avenue formerly known as Live Oak Avenue and extending back South 110 feet to an alley.

Parcel ID Number: 190060-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. The Grantor(s) residence is at the street or post office address designated below.

In addition, the property is not contiguous to such persons' homestead, which is located at: 1120 Hibiscus Street, St. Augustine, Florida 32084.

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

[signature page to follow]

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

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN. BOTH WITNESSES MUST PRINT THEIR MAILING ADDRESS PER §695.26 FLORIDA STATUES.

Signed, sealed and delivered in our presence:

[1] Joan DeGrande
Witness Printed Name: **Joan DeGrande**
Witness 1 address: 3670 US 1 S., Ste. 110, St. Augustine, FL 32086

[2]
Witness Printed Name Craig M. Herzog
Witness 2 address: 3670 US 1 S., Ste. 110
St. Augustine, FL 32086

Stephen J. Robideaux (Seal)
Stephen J. Robideaux
Address: 1120 Hibiscus Street, St. Augustine, Florida 32084.

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 09, 2024, by Stephen J. Robideaux, a single man. Such person (notary must check applicable box):

- ☐ **is / are personally known to me.**
- ☒ **produced a current Florida Driver's license as identification.**
- ☐ **produced _____ as identification.**

JOAN DEGRANDE MY COMMISSION EXPIRES MARCH 24, 2025 #HH 105171 NOTARY PUBLIC, STATE OF FLORIDA
(NOTARY SEAL)

Joan DeGrande
Notary Public
Print Name: Joan DeGrande
My Commission Expires: 03/24/2025

Instr #2021090694 BK: 5345 PG: 342, Filed & Recorded: 8/17/2021 10:10 AM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $35.50 Doc. D $16,905.00

Prepared by:

Bert C. Simon, Esq.
Gartner, Brock and Simon, LLP
1300 Riverplace Boulevard, Suite 525
Jacksonville, Florida 32207

COPY

Parcel ID#: 190040-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and delivered this 16th day of August, 2021, by **JEC FUNDING, LLC**, a Delaware limited liability company, whose mailing address is 1 CVS Drive, Woonsocket, Rhode Island 02895, Attn: Property Management Store 3591-01 (hereinafter referred to as "Grantor"), to **TURNER ACE ST. AUGUSTINE, INC.**, a Florida corporation, whose mailing address is 13164 Atlantic Boulevard, Jacksonville, Florida 32225 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary by act of the parties, or involuntary by operation of law);

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all that tract or parcel of land in St. Johns County, Florida, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein and all improvements located thereon (the "Property").

TOGETHER WITH all rights, members, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Property.

Without expanding by implication the special warranty set forth herein, this conveyance is made subject to the permitted encumbrances set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the aforesaid right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this SPECIAL WARRANTY DEED as of the day, month, and year first above written.

Witnesses:

Name: Neal Crann

Name: Christalyn Ferri

JEC Funding, LLC, a Delaware limited liability company

By: _____
Michael A. Colabella,
Its Assistant Secretary

COPY

CVS Legal Approval by The Tomcho Law Firm, P.C. (Kathleen Tomcho, Esq.)

STATE OF RHODE ISLAND)
) ss:
COUNTY OF PROVIDENCE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael A. Colabella, the Assistant Secretary of JEC Funding, LLC, a Delaware limited liability company, who having been duly sworn upon his oath, acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said entity.

WITNESS my hand and Notarial Seal this 13th day of August, 2021.

[SEAL]

SUSAN M. SCHADONE NOTARY PUBLIC STATE OF RHODE ISLAND

Susan M. Schadone

Notary Public, State of Rhode Island at Large
Print Name: _____
My Commission Expires: _____

Susan M Schadone
Notary Public 46180
State of Rhode Island
My Comm exp 3/9/2024

EXHIBIT A

LEGAL DESCRIPTION

That certain real property located in the State of Florida, County of St. Johns, described as follows:

Lots 1, 2, 3, 4, 5 and 6, Block 7, Garrett Addition, City of St. Augustine, Florida.

Together with that certain vacated alley described in Official Records Book 518, Page 521 of the public records of St. Johns County, Florida.

COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Ad valorem taxes for the year 2021 and all subsequent years

2. Declaration of Restrictive Covenants by JEC Funding, LLC, a Delaware limited liability company, recorded immediately preceding the Special Warranty Deed in the Official Records of St. Johns County, Florida.

COPY

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Turner Ace St Augustine Inc, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's CRC & Planning and Zoning Board, for an application related to the structure located at: 150 SAN MARCO AVE and 11 GARNETT AVE

BY: Mitchell A Turner
Signature of Owner

Mitchell Turner
Print Name of Owner

904-294-2170
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 4 day of October, 20 24

By Mitchell A. Turner

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Tammy Michele Williams
My Commission HH 432135
Expires 12/4/2027

Notary Signature: Tammy Michele Williams

My Commission expires: 12/4/2027

Rev:120219 jw

Turner Ace Hardware

CONSERVATION OVERLAY ZONE PERMIT

VIEW OF 11 GARNETT AVENUE FROM STREET

VIEW OF 150 SAN MARCO AVENUE FROM GARNETT AVENUE

VIEW ALONG GARNETT AVENUE

EXISTING STRUCTURE TO BE REMOVED

EXISTING LIVE OAK TO REMAIN (#1)

EXISTING LIVE OAK TO BE REMOVED (#2)

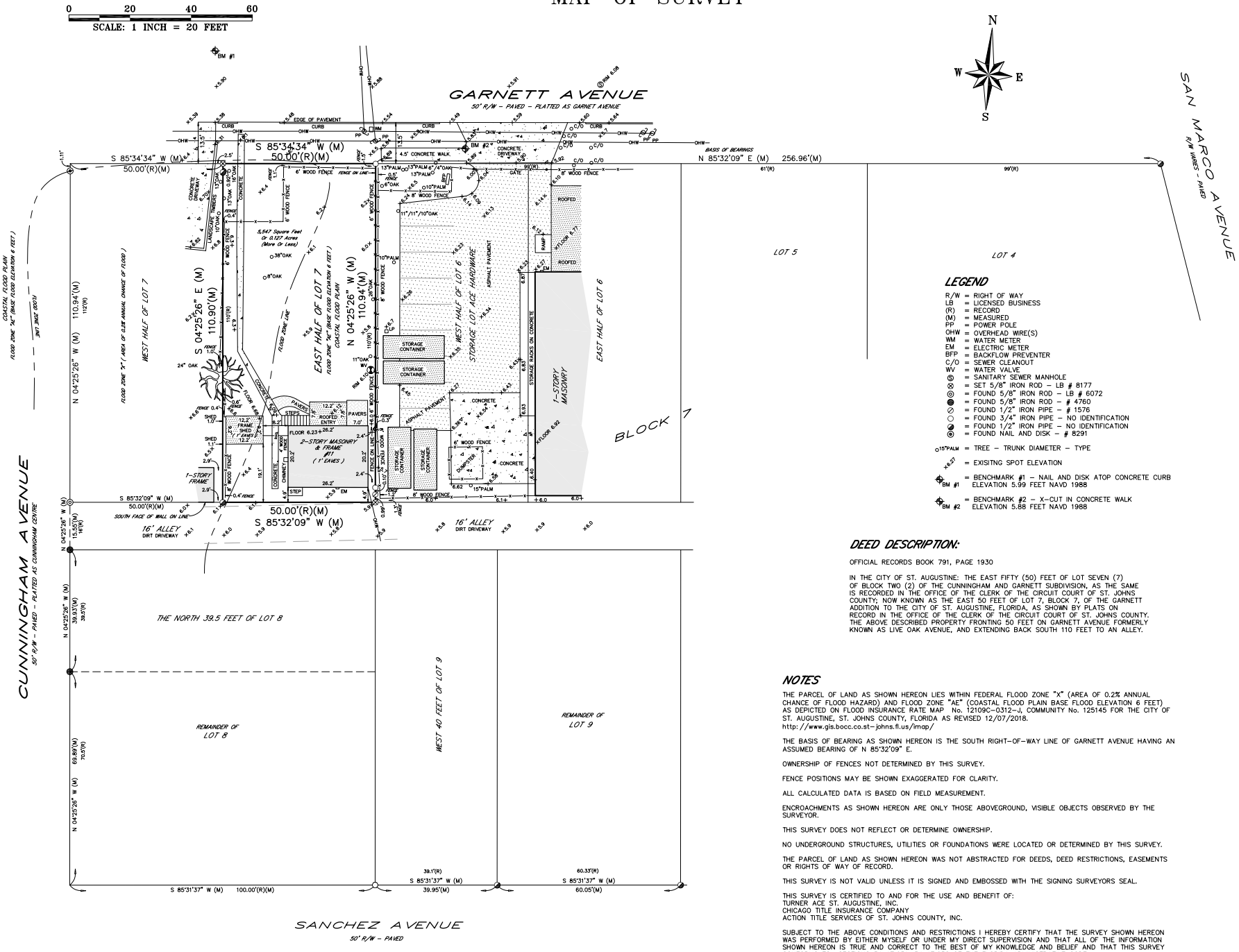
EXISTING LAUREL OAK TO BE REMOVED (#5)

[PLACEHOLDER, TREE #11]

[PLACEHOLDER, TREE #12]

MAP OF SURVEY

SCALE: 1 INCH = 20 FEET



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
PP = POWER POLE
OHW = OVERHEAD WIRE(S)
WM = WATER METER
EM = ELECTRIC METER
BFP = BACKFLOW PREVENTER
C/O = SEWER CLEANOUT
WV = WATER VALVE
= SANITARY SEWER MANHOLE
= SET 5/8" IRON ROD – LB # 8177
= FOUND 5/8" IRON ROD – LB # 6072
= FOUND 5/8" IRON ROD – # 4760
= FOUND 1/2" IRON PIPE – # 1576
= FOUND 3/4" IRON PIPE – NO IDENTIFICATION
= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
= FOUND NAIL AND DISK – # 8291
15"PALM = TREE – TRUNK DIAMETER – TYPE
x6.07 = EXISITNG SPOT ELEVATION
BM #1 = BENCHMARK #1 – NAIL AND DISK ATOP CONCRETE CURB ELEVATION 5.99 FEET NAVD 1988
BM #2 = BENCHMARK #2 – X-CUT IN CONCRETE WALK ELEVATION 5.88 FEET NAVD 1988

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 791, PAGE 1930

IN THE CITY OF ST. AUGUSTINE: THE EAST FIFTY (50) FEET OF LOT SEVEN (7) OF BLOCK TWO (2) OF THE CUNNINGHAM AND GARNETT SUBDIVISION, AS THE SAME IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY; NOW KNOWN AS THE EAST 50 FEET OF LOT 7, BLOCK 7, OF THE GARNETT ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA, AS SHOWN BY PLATS ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY. THE ABOVE DESCRIBED PROPERTY FRONTING 50 FEET ON GARNETT AVENUE FORMERLY KNOWN AS LIVE OAK AVENUE, AND EXTENDING BACK SOUTH 110 FEET TO AN ALLEY.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0312-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.
http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF GARNETT AVENUE HAVING AN ASSUMED BEARING OF N 85°32'09" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
TURNER ACE ST. AUGUSTINE, INC.
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 05/24/2024
FIELD BOOK/PAGE(S): 551/15, 52
DRAWING SCALE: 1" = 20'
JOB NUMBER: 24-255

07/19/2024 - SPOT ELEVATIONS AND ADDITIONAL LOCATIONS - FB 561/71-79
07/22/2024 7:40AM \\Client\Projects\Autocad\2024\24-255\dwg\24-255-TOPO.dwg

BOUNDARY SURVEY

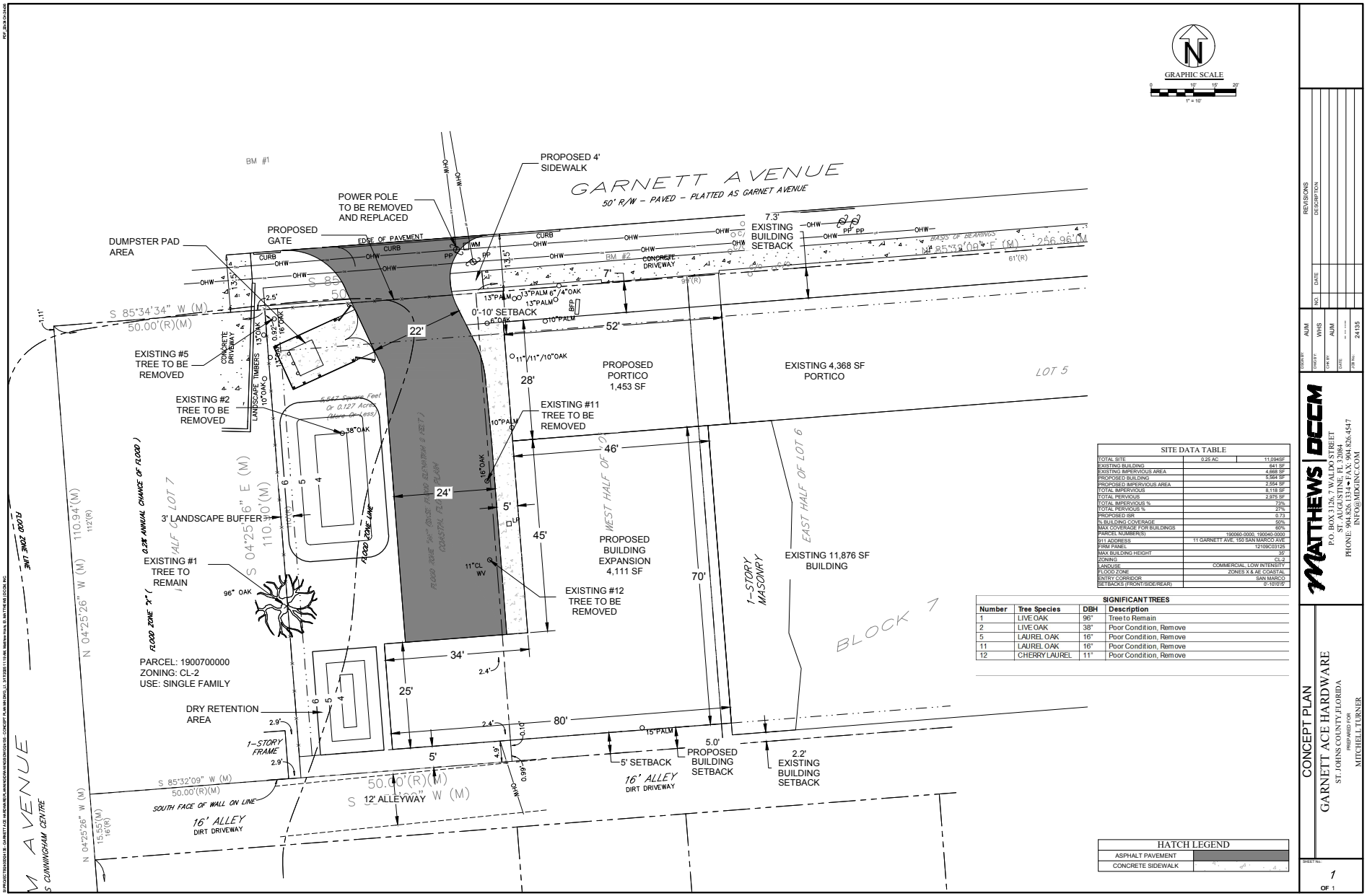
#11 GARNETT AVENUE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA, 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:



GRAPHIC SCALE
0 10' 15' 20'
1" = 10'

SITE DATA TABLE		
TOTAL SITE	0.25 AC	11,094SF
EXISTING BUILDING		641 SF
EXISTING IMPERVIOUS AREA		4,668 SF
PROPOSED BUILDING		5,584 SF
PROPOSED IMPERVIOUS AREA		2,554 SF
TOTAL IMPERVIOUS		8,118 SF
TOTAL PERVIOUS		2,975 SF
TOTAL IMPERVIOUS %		73%
TOTAL PERVIOUS %		27%
PROPOSED ISR		0.73
% BUILDING COVERAGE		50%
MAX COVERAGE FOR BUILDINGS		60%
PARCEL NUMBER(S)		190060-0000, 190040-0000
911 ADDRESS		11 GARNETT AVE, 150 SAN MARCO AVE
FIRM PANEL		12109C0312G
MAX BUILDING HEIGHT		35'
ZONING		CL-2
LANDUSE		COMMERCIAL, LOW INTENSITY
FLOOD ZONE		ZONES X & AE COASTAL
ENTRY CORRIDOR		SAN MARCO
SETBACKS (FRONT/SIDE/REAR)		0'-10'/0'/0'

SIGNIFICANT TREES

Number	Tree Species	DBH	Description
1	LIVE OAK	96"	Tree to Remain
2	LIVE OAK	38"	Poor Condition, Remove
5	LAUREL OAK	16"	Poor Condition, Remove
11	LAUREL OAK	16"	Poor Condition, Remove
12	CHERRY LAUREL	11"	Poor Condition, Remove

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	

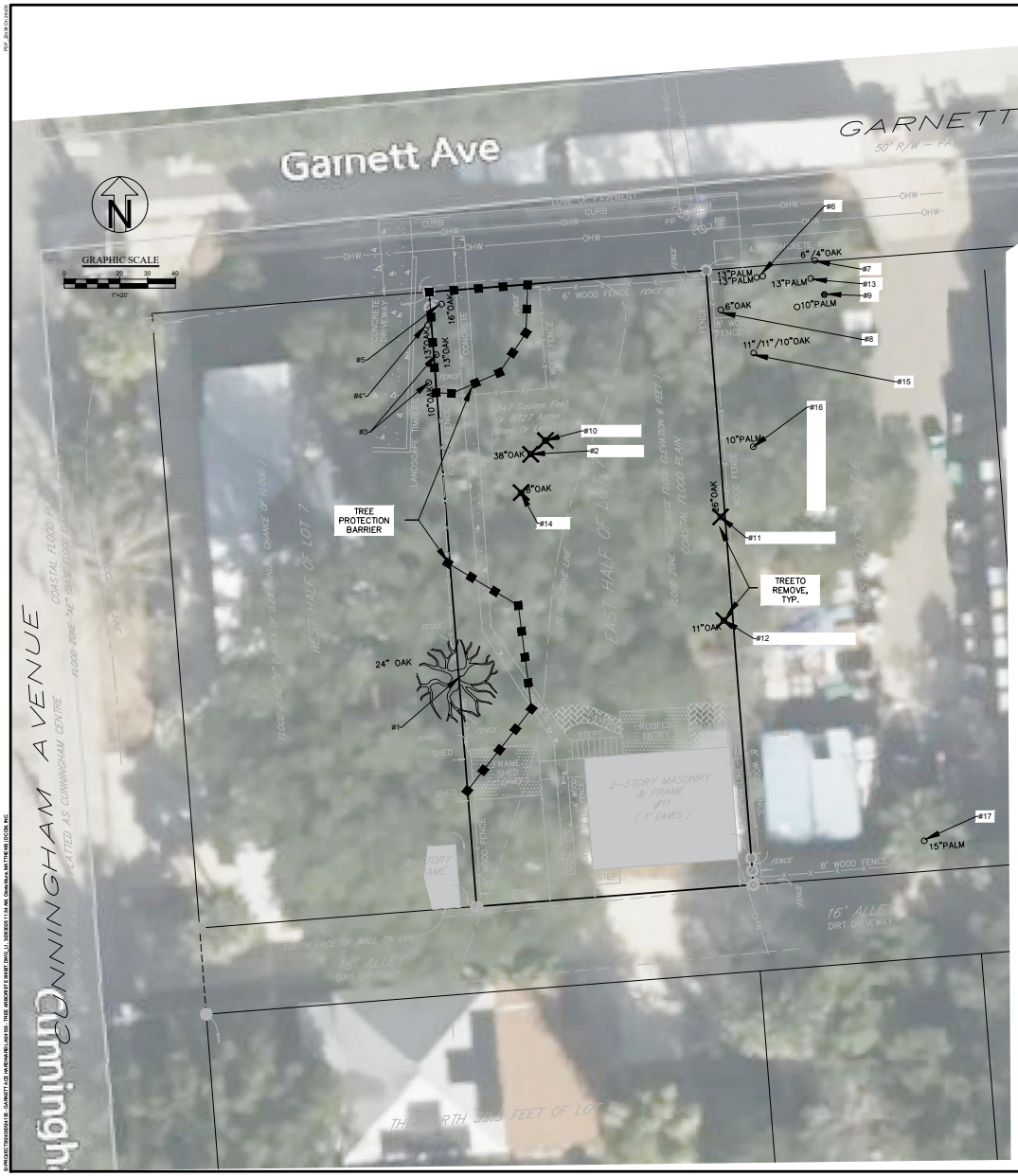
REVISIONS		
NO.	DATE	DESCRIPTION

DESIGNED: AJM
DRAWN BY: WHS
CHK BY: AJM
DATE: - - -
JOB No.: 24135

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

CONCEPT PLAN
GARNETT ACE HARDWARE
ST. JOHNS COUNTY, FLORIDA
PREPARED FOR
MITCHELL TURNER

SHEET No.: 1
OF 1



ARBORIST INVENTORY, FILED REVISED 7/31/2024 PER ERIC J LANEHART, FLORIDA CERTIFIED ARBORIST FL-6709A

NUMBER	TREE SPECIES	DBH	DESCRIPTION	Recommendation
1	LIVE OAK	96"	Tree to Remain	Tree to Remain
2	LIVE OAK	39"	Likley in Poor Condition There are three large hollow areas at the beehive locations. The oak has canopy die back and recent fallen branches on the ground. Large bee Colony on the east trunk base and on the west trunk 12' up. There is a decaying cedar trunk in the base of the live oak on the north east side and this is the other possible site for rotting and a hollow trunk.	Relocate bees. Reevaluate tree at cavity locations to determine if the tree is hollow.
3	CAMPHORS MISLABELED OAK	10" & 13"	Exempt Tree Species	Remove Tree
4	LIVE OAK	13"	Poor Condition Canopy has a poor structure and no central leader. Heavy lean west, multiple cavities from prunning cuts for (OHU) overhead utilities.	Not a significant Tree/ Remove Tree and mitigate
5	LAUREL OAK	16"	Poor Condition Three codominant leaders, multiple cavities along the trunk and lower canopy.	Keep trees along the perimeter if there is no construction activity. Monitor tree yearly and make assessments for selective pruning.
6	TWO PALMS	16'-26' C.T.	Good Condition	Keep trees along the perimeter if there is no construction activity.
7	LAUREL OAKS	4"13"	Poor Condition/Not Protected Cluster of two trees. Very sparce canopy, trees are competing with adjacent Sabal Palms.	Keep trees along the perimeter if there is no construction activity.
8	LIVE OAK	6"	Poor condition	Keep trees along the perimeter if there is no construction activity.
9	LAUREL OAKS	3"13"	Poor Condition/Not Protected Cluster of two trees. Very sparce canopy, trees are competing with adjacent Sabal Palms.	Keep trees along the perimeter if there is no construction activity.
10	CEDAR	5"	Poor Condition/ Not Protected	Not a significant Tree/ Remove Tree
11	LAUREL OAK	16"	Poor Condition/ Significant Tree Species Large cavities at previous branch cuts, poor canopy structure with three large codominant leaders, canopy overhangs back lot and is leaning east more that 26 degrees toward the existing storage area.	Significant Tree Species/ Remove Tree and Mitigate
12	CHERRY LAUREL MISLABELED OAK	11"	Poor Condition/ Significant Tree Species Open cavities along trunk and there are multiple broken branches uniform throughout the upper canopy. The tree has two codominant leaders, uniform die back in the upper canopy and the tree canopy overhangs the back lot. This tree is leaning east more that 15 degrees toward the existing storage area.	Remove Tree and Mitigate
13	SABAL PALM	20' C.T.	Good Condition	Keep trees along the perimeter if there is no construction activity.
14	LIVE OAK	8"	Poor Condition Lower trunk This tree is severly misshaped, with two nearly 90 degree turns in the lower trunk.	Not a significant Tree/ Remove Tree

ARBORIST INVENTORY, FILED REVISED 10/09/2024 PER ERIC J LANEHART, FLORIDA CERTIFIED ARBORIST FL-6709A

15	LAUREL OAK	11"/11"/10"	Fair Condition/Not Protected These are three trees growing in close proximity. All trees have more the a 15 degree lean with small, poorly structured canopies. The 11" tree closes to the store has the worst lean toward the store and a large trunk buldge 12' up. This is typicl of a an area of included bark and possibly a hollow trunk.	Not significant Tree/ Remove Trees
16	WASHINGTONIA PALM	20' C.T.	Good Condition	Not a significant Tree/ Remove Tree
17	SABAL PALM	12' C.T.	Good Condition	Keep trees along the perimeter if there is no construction activity.

Significant and Exempt Tree Species - Per the Preserved Trees, St. Augustine Urban Forest Manual

C.T. - Clear Trunk Palm

REVISIONS

NO.	DATE	DESCRIPTION
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----	----	----
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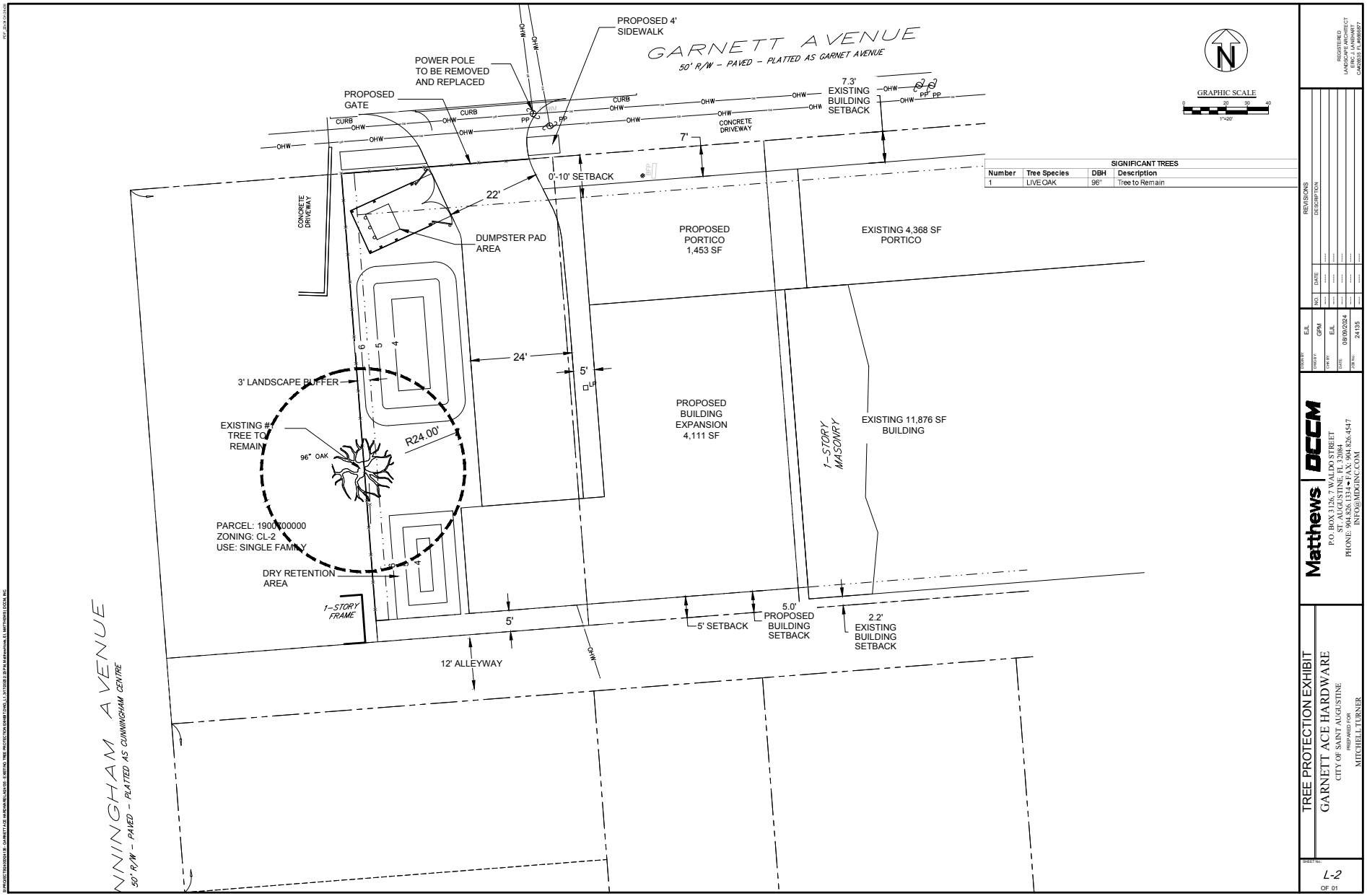
DESIGNED: E.B.
DRAWN BY: GPM
CHK BY: E.B.
DATE: 08/09/2024
JOB No.: 24135

REGISTERED LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6618 FLA#686977

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

TREE ARBORIST EXHIBIT PLAN
GARNETT ACE HARDWARE
CITY OF SAINT AUGUSTINE
PREPARED FOR
MITCHELL TURNER

SHEET No.
L-1
OF 01


GARNETT AVENUE
50' R/W - PAVED - PLATTED AS GARNET AVENUE
PROPOSED 4' SIDEWALK
POWER POLE TO BE REMOVED AND REPLACED
PROPOSED GATE
7.3' EXISTING BUILDING SETBACK
CONCRETE DRIVEWAY
7'
0'-10' SETBACK
22'
DUMPSTER PAD AREA
PROPOSED PORTICO 1,453 SF
EXISTING 4,368 SF PORTICO
24'
5'
3' LANDSCAPE BUFFER
EXISTING #1 TREE TO REMAIN
96" OAK
R24.00'
PROPOSED BUILDING EXPANSION 4,111 SF
1-STORY MASONRY
EXISTING 11,876 SF BUILDING
PARCEL: 1900000000
ZONING: CL-2
USE: SINGLE FAMILY
DRY RETENTION AREA
1-STORY FRAME
5'
5' SETBACK
5.0' PROPOSED BUILDING SETBACK
2.2' EXISTING BUILDING SETBACK
12' ALLEYWAY
CUNNINGHAM AVENUE
50' R/W - PAVED - PLATTED AS CUNNINGHAM CENTRE
GRAPHIC SCALE
1"=20'
SIGNIFICANT TREES
Number | Tree Species | DBH | Description
1 | LIVE OAK | 96" | Tree to Remain
REVISIONS
NO. | DATE | DESCRIPTION
DESIGNED E.B.
DRAWN BY GPM
CHK BY E.B.
DATE 08/09/2024
JOB No. 24135
REGISTERED LANDSCAPE ARCHITECT ERIC J. LANGHART CA#5835 FLA#666977
Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM
TREE PROTECTION EXHIBIT
GARNETT ACE HARDWARE
CITY OF SAINT AUGUSTINE
PREPARED FOR
MITCHELL TURNER
SHEET No.
L-2
OF 01

Arborist Report

Date:	March 14, 2025
Prepared by:	Eric J. Lanehart, Florida Certified Arborist FL-6709A
Municipality:	City of St. Augustine
Project No(s):	24135
Project Name:	Turner Ace Hardware Expansion (PZB2025-0007)

At the February 4, 2025, Planning and Zoning Board (PZB) meeting, there was discussion regarding potential preservation of Tree #2, a Live Oak with 38" DBH, following removal of the live Honey Bee colony.

This report summarizes the information gathered from a field visit by myself, a Certified Arborist, performed on March 11, 2025, and observations by the Florida Apiary Inspector who conducted the live Honey Bee colony removal on February 26, 2025.

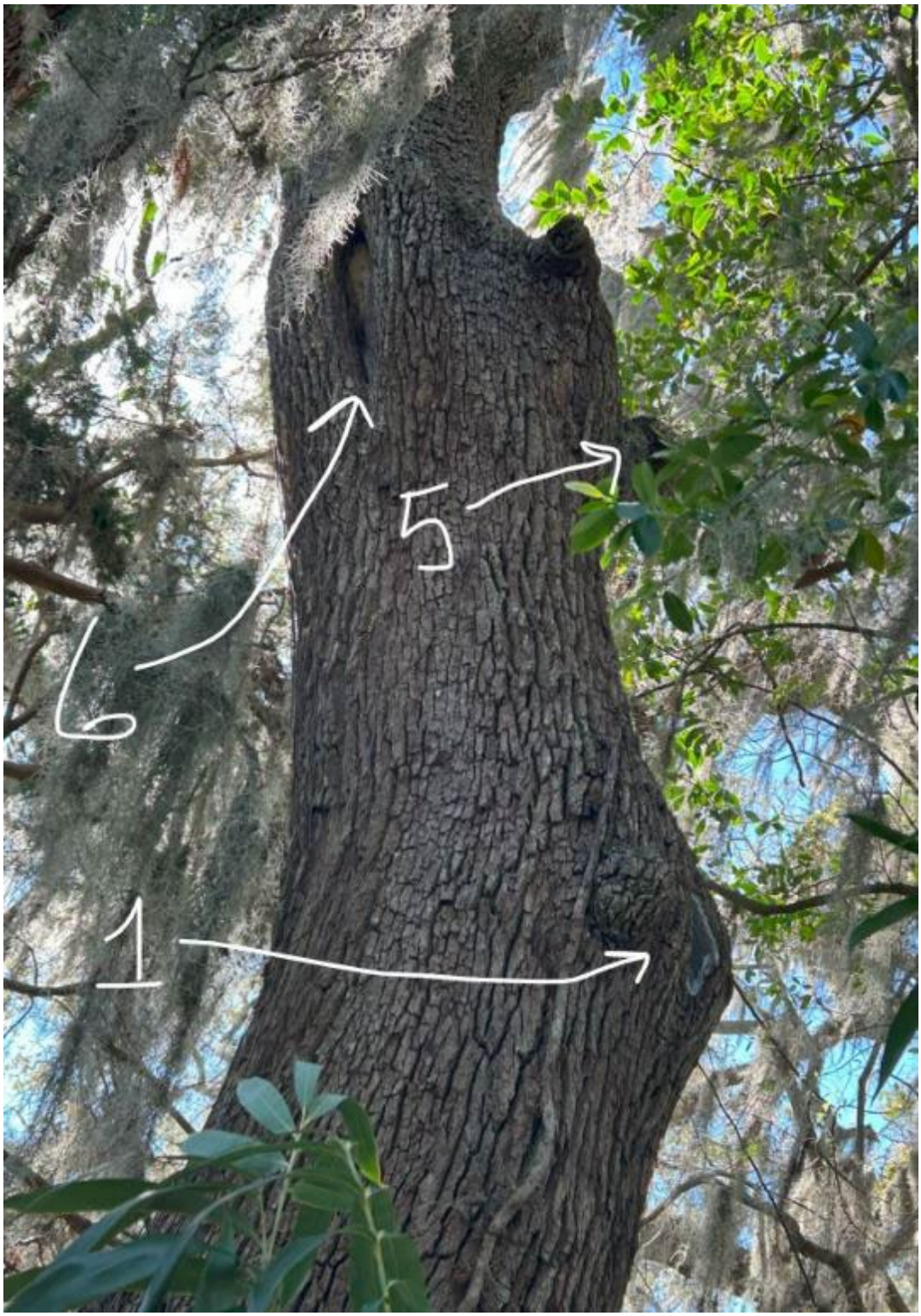
Using the mallet test, I confirmed several, significant hollow areas throughout the Oak tree. The largest hollow area resulting from the bee colony. The Florida Apiary Inspector that removed the live colony estimates that the rotten/hollow center of the tree is at least 8" to 12" wide and 3' to 4' tall, and will continue to grow over time. See **Attachment 1**.

My inspection identified several other hollow and decaying areas throughout the trunk. Based on the number, size and locations of these hollow areas in combination with the amount of decay, this Live Oak is compromised in several locations and subject to further decay and disease.

These findings support the removal of Tree #2, a Live Oak with 38" DBH, within Conservation Overlay Zone 3 located at 11 Garnett Avenue in St. Augustine, Florida.

The following pages show the size, location and description of the defects on the tree that make it unsafe and unsuitable for preservation.

1. Hollow area from former beehive. Mallet test confirmed a ± 1' wide by 5' long cavity also observed by the Florida Apiary Inspector. See **Photo A** for enlarged image of defect.
2. Former tree or oak branch decaying. Majority of this side of the base of the trunk is in decay. Mallet test indicated hollow areas at the base of the tree. See **Photo B** for enlarged image of defect.
3. A small cedar tree in poor condition growing directly from the base of the tree. Bark was observed falling off the trunk of the live oak in this location. See **Photo C** for enlarged image of defect.
4. Bark was observed falling off the trunk of the live oak in this location.
5. Ferns actively growing from this hollow decaying branch. See **Photo D** for enlarged image of defect.



6. Partially healed over, open cavity with possible additional hollow trunk space. See **Photo E** for enlarged image of defect.
5. Ferns actively growing from this hollow decaying branch.
1. Hollow area from former beehive. Mallet test confirmed a ± 1' wide by 5' long cavity also observed by the Florida Apiary Inspector. See **Photo A** for enlarged image of defect.

7. Bulged area of trunk and possible former branch location. Mallet test indicated mostly hollow areas in this location. See **Photo F** for enlarged image of defect.

PHOTO A
Hollow area from former beehive

PHOTO B
Decaying and hollow areas near base of trunk

PHOTO C
Unhealthy cedar tree growing directly from base of trunk

PHOTO D
Ferns growing from hollow decaying branch

PHOTO E
Open cavity with possible hollow trunk area

PHOTO F
Hollow areas at base of trunk

ATTACHMENT 1

Blue Sky Country Farm LLC
10331 Lilamae Lane
Jacksonville FL 32221
904.999.7560
www.beeremovaljacksonville.com

INVOICE for BEE REMOVAL

INVOICE # 1266
P.O.# Mitchell Turner
DATE 26 Feb 2025

FL state apiary license #FL48018070

		WORK LOCATION	
NAME	Turner Ace Hardware	Street	11 Garnett Ave
STREET	150 San Marco Ave.	City	St. Aug. State FL 32804
CITY	St. Augustine	Phone	904.294.2170
STATE	FL ZIP 32084	Email	mitchell@turnerace.com

1) For the live removal of 1 Honey Bee colony from an ouk tree at the rear of the above address. Removal was done via the "forced abscond" method. Complete.	$1,200.00
Note: First, I am not an arborist and can only speak of my observations of almost 15 years of doing live removals. Honey Bees need 3 things. dark, dry, and room to grow.This tree suits all 3 of their needs. Back some years ago a large branch detached from the tree. Over time the inside has rotted from rain etc. Perfect for a colonny to take up residence. Honey Bees are not W.D.O.'s. They cannot make a void to set up a new colony, they can only exploit an existing void.	
Second: It it a certanty that the rotten center of the tree is at a minimum of 8"-12" wide and 3' to 4' tall. This will continue to get larger as time goes on.	

Notes: The price of a "cut-out" is an estimate. We never know exactly what we will find behind a wall or ceiling until it is opened (i.e. structural barriers, trusses, etc.). If there is any additional charge it will be addressed at that time. We take great pride and care to remove any drywall, plaster, stucco, wood, etc. However sometimes it does not come off so easy. We are not responsible for the replacement of said items or for the reinstallation of them. After removal it is normal for some stragglers to be around for several days. Payment to be received in full at completion of job. We will offer a 30 day payment schedual with aproval prior to any work being done. Past 30 dayd the client will be responsable for an additionall 3% of the original balance and added to every month it goes unpaid.. In addition, all collection fees will also be added to the total invoice..

Blue Sky Country Farm LLC
10331 Lilamae Lane
Jacksonville FL 32221
904.999.7560
www.beeremovaljacksonville.com

INVOICE
for
BEE REMOVAL

INVOICE # **1266**
P.O.# **Mitchell Turner**
DATE **26 Feb 2025**

FL state apiary license #FL48018070

			WORK LOCATION		
NAME	Turner Ace Hardware		Street	11 Garnett Ave	
STREET	150 San Marco Ave.		City	St. Aug. State FL	32804
CITY	St. Augustine		Phone	904.294.2170	
STATE	FL	ZIP 32084	Email	mitchell@turnerace.com	

1) For the live removal of 1 Honey Bee colony from an ouk tree at the rear of the above address. Removal was done via the "forced abscond" method. Complete.	$1,200.00
Note: First, I am not an arborist and can only speak of my observations of almost 15 years of doing live removals. Honey Bees need 3 things. dark, dry, and room to grow.This tree suits all 3 of their needs. Back some years ago a large branch detached from the tree. Over time the inside has rotted from rain etc. Perfect for a colonny to take up residence. Honey Bees are not W.D.O.'s. They cannot make a void to set up a new colony, they can only exploit an existing void. Second: It it a certanty that the rotten center of the tree is at a minimum of 8"-12" wide and 3' to 4' tall. This will continue to get larger as time goes on.	

Notes: The price of a "cut-out" is an estimate. We never know exactly what we will find behind a wall or ceiling until it is opened (i.e. structural barriers, trusses, etc.). If there is any additional charge it will be addressed at that time. We take great pride and care to remove any drywall, plaster, stucco, wood, etc. However sometimes it does not come off so easy. We are not responsible for the replacement of said items or for the reinstallation of them. After removal it is normal for some stragglers to be around for several days. Payment to be received in full at completion of job. We will offer a 30 day payment schedual with aproval prior to any work being done. Past 30 dayd the client will be responsable for an additionall 3% of the original balance and added to every month it goes unpaid.. In addition, all collection fees will also be added to the total invoice..

Turner Ace Hardware
COZ 3 Development

Request
To remove 4 of 5 significant trees, all in poor health, for expansion of the existing Ace Hardware store. All significant trees removed shall be replaced in accordance with the requirements of Chapter 25.

NUMBER	SPECIES	SIZE	RECOMMENDATION
1	Live Oak	96” DBH	Good health, preserve
2	Live Oak,	38” DBH	Poor health, remove
5	Laurel Oak	16” DBH	Poor health, remove
11	Laurel Oak	16” DBH	Poor health, remove
12	Cherry Laurel	11” DBH	Poor health, remove

Findings of Fact
Applications for development in Conservation Overlay Zones are to be evaluated according to seventeen (17) criteria set forth in Section 11-29(c), City Code.

Tree removal analysis according to criteria set forth in Chapter 25, Landscape Code, City Code.
In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:

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

TREE	CONDITION	PROXIMITY TO DEVELOPMENT
1	**Good Condition, 96” DBH**	**Splits western property line with adjoining property**
2	**Bee colony, likely hollow and in poor health, die back throughout canopy**	**Conflicts with proposed new driveway**
5	**Poor condition, multiple cavities in trunk and lower cavity**	**Conflicts with proposed dry retention area**
11	**Large cavities, poor canopy, extreme lean**	**Conflicts with new structure and extends towards overhead wires**
12	**Open cavities, die back, major lean**	**Conflicts with new structure**

2. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
   A Tree Protection Zone (TPZ) exhibit shows retention of the existing trees with the applicable TPZ renders the site undevelopable. There are no alternative site designs that would allow accommodation of the existing trees. The trees proposed for removal are located in areas central to the site and impossible to work around without impeding the proposed addition.

3. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
   Removal of proposed trees will have minimal effect on erosion, soil moisture retention, diversion, flow of surface waters or the City's master drainage plan.

4. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
   The tree removal plan should have little impact on neighborhood property values due to the amount of tree retention proposed.

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

NUMBER	SPECIES	SIZE	SIGNIFICANT
1	Live Oak	96" DBH	Significant species and size (*over 18"), good health*
2	Live Oak,	38" DBH	Significant species and size (*over 18"*), poor health
5	Laurel Oak	16" DBH	Significant species and size, poor health
11	Laurel Oak	16" DBH	Significant species and size, poor health
12	Cherry Laurel	11" DBH	Significant species and size, poor health

6. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.
   7. Wildlife habitat.

   The removal of the surrounding trees will have minimal impacts on the areas identified above. The property is located within a developed urban environment.

7. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
   No alternative site design options exist that would allow the property owner to avoid impacting these trees due to the placement of the existing structure and the narrow depth of the available area for the proposed project.

Turner Ace Hardware
Variance

Narrative

Request

Relief from LDC Section 28-373(b)(2) which requires additional off-street parking spaces with expansion of the existing commercial facility.

> *LDC Section 28-373(b)(2) Enlargement. When a building or use existing at the time of adoption of this chapter is enlarged or increased in area or capacity by adding floor area, volume or seats, off-street parking and loading as required by this chapter shall be provided for the additional floor area, volume, capacity or seats so created or used.*

Justification

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

Findings of Fact

1. Does the property, because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity.

   Response: *The property is relatively consistent in size, shape, topography or other physical conditions with other properties within the vicinity that are included as part of this historically platted subdivision (Garnett Addition to the City of St Augustine) which results in small lot dimensions.*

2. Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property.

   Response: *The property is part of an established platted neighborhood (Garnett Addition to the City of St Augustine). Due to the existing development of the site (190040-0000) and the small nature of the existing block, there is limited area available for the expansion of the existing commercial structure at 150 San Marco Ave. The proposed addition and necessary loading area at the rear of the addition, prevent the site to be developed with the required additional parking as outlined in Sec 28-373(d). The site is only able to develop four (4) new parking spaces at the rear of the site while being able to provide the requested stormwater retention along with the necessary square footage.*

3. Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant.

   Response: *This disadvantage exists due to the existing layout of the historically platted neighborhood of Garnett Addition to the City of St Augustine and not because of conditions created by the owner/applicant.*

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

   Response: *This variance will not be contrary to the public interest, will not adversely affect other property within the vicinity, and will be in harmony with the spirit, intent, and purpose of this section. The proposed addition and loading area will be consistent with the existing loading area presently located at the rear of 150 San Marco Avenue. The construction of the proposed addition will only shift the loading area west onto the adjacent property at 11 Garnett Avenue which presently has a commercial zoning and land use designation and the proposed use is consistent with these designations.*

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1900600000
Location Address	11 GARNETT AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7 OR791/1930 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Turner Ace St Augustine Inc 100%
Mailing Address	13164 ATLANTIC BLVD JACKSONVILLE, FL 32225-0000

Map

Valuation Information

	2025
Building Value	$68,177
Extra Features Value	$324
Total Land Value	$190,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$258,501**
Total Deferred	$0
Assessed Value	**$258,501**
Total Exemptions	$0
Taxable Value	**$258,501**

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

Historical Assessment Information

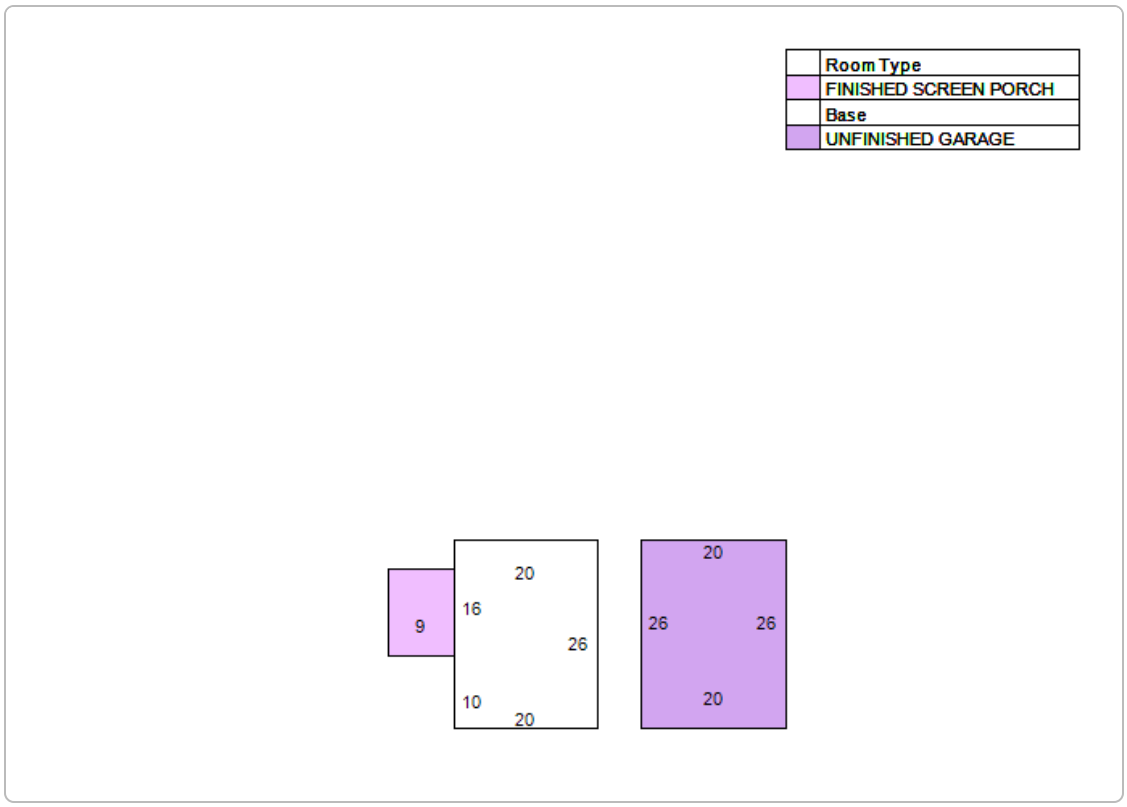
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$70,449	$324	$190,000	$0	$0	$260,773	$239,635	$21,138	$239,635
2023	$66,477	$324	$190,000	$0	$0	$256,801	$217,850	$38,951	$217,850
2022	$65,770	$351	$159,600	$0	$0	$225,721	$198,045	$27,676	$198,045
2021	$49,065	$351	$130,625	$0	$0	$180,041	$180,041	$0	$180,041
2020	$40,332	$351	$85,500	$0	$0	$126,183	$90,721	$85,462	$40,721
2019	$35,544	$333	$85,500	$0	$0	$121,377	$88,681	$82,696	$38,681
2018	$36,672	$333	$85,500	$0	$0	$122,505	$87,027	$85,478	$37,027
2017	$25,644	$2,097	$85,500	$0	$0	$113,241	$85,237	$78,004	$35,237
2016	$24,318	$2,097	$76,000	$0	$0	$102,415	$83,484	$68,931	$33,484
2015	$20,957	$2,097	$59,850	$0	$0	$82,904	$82,904	$50,000	$32,904
2014	$20,468	$2,097	$59,850	$0	$0	$82,415	$82,415	$50,000	$32,415

Building Information

Building	1
Building Value	$68,177
Year Built	1940
Actual Area	1148
Conditioned Area	520
Use	Single Family Residence
Style	01
Exterior Wall	Cement Fiber, Concrete Block
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
UNFINISHED GARAGE	520
BASE AREA	520
FINISHED SCREEN PORCH	108
Total SqFt	1148

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		324

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2024	9/10/2024	$357,500.00	WARRANTY DEED	6018	984	Q	I	ROBIDEAUX STEPHEN J	TURNER ACE ST AUGUSTINE INC
	8/1/1988	$39,000.00		791	1930	Q	I		ROBIDEAUX STEPHEN J
	1/1/1981	$21,000.00		478	471	U	I		
	1/1/1977	$0.00		340	612	U	I		

No data available for the following modules: Exemption Information.

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

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 1, 2025	8.a.	PZB2025-0008
Request	**Address**	**Parcel ID**
Rezoning	1500 Arapaho Avenue	134780-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Mark Shelton, AICP c/o Kimley-Horn and Associates, Inc.
Owner:	Toll Southeast LP Company, Inc.
Property Class: (St. Johns County Property Appraiser)	1000 – Vacant Commercial
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Windward Shipyard Planned Unit Development: PUD (Ordinance No. 2023-14)
Acreage:	15.71
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

While this application is categorized as a rezoning request, the specific request being made is to amend the previously approved tree removal and mitigation sections of the Windward Shipyards Planned Unit Development (Ordinance No. 2023-14).

Since the approval of the PUD on June 12th, 2023, five (5) Live Oak trees and seventeen (17) Red Cedar trees have been uprooted. This is inconsistent with the tree removal and mitigation plan outlined in the current PUD. The current PUD specifically referenced saving trees and relocating existing trees as part of the "Shipyards" project.

The changes proposed for the existing PUD text are contained to Page 8 of the text under "s. Landscaping" and "t. Tree Mitigation."

The proposed tree mitigation plan, documented in the table below, includes the provision of one hundred twenty-three (123) new trees to be planted which results in approximately two hundred fifty (250) mitigation credits.

Species	dbh (inches)	Quantity
Southern Red Cedar	3	8
Southern Magnolia	3	7
Live Oak	4	53
Live Oak	8	19
Bald Cypress	3	20
Sabal Palmetto		11
East Palatka Holly	2	5

The applicant stated in their original application, under the justification section, that "the five remaining Live Oak (Quercus virginiana) have either fallen over or are close to falling over and will cause a safety issue" and that "the trees fell over during a storm, not by being physically removed."

Below is staff's presentation of the development progression at the Shipyards.

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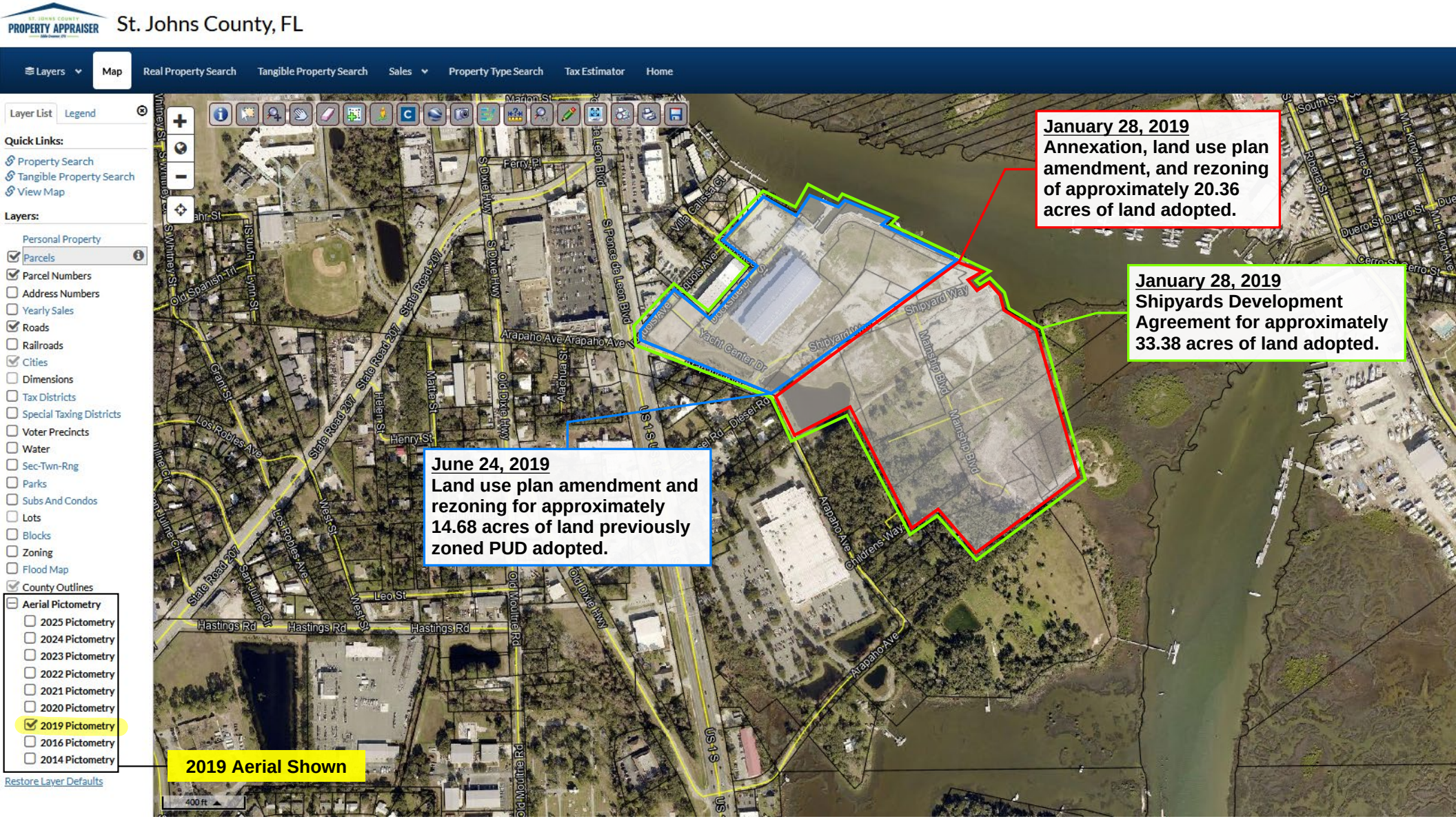
  - [ ] 2022 Pictometry
  - [ ] 2021 Pictometry
  - [ ] 2020 Pictometry
  - [ ] 2019 Pictometry
  - [x] 2016 Pictometry
  - [ ] 2014 Pictometry

Restore Layer Defaults

October 27, 2014
St. Augustine Shipyards PUD, Ordinance No. 2014-13, adopted.

2016 Aerial Shown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2022 Pictometry
2021 Pictometry
2020 Pictometry
2019 Pictometry
2016 Pictometry
2014 Pictometry
Restore Layer Defaults
2019 Aerial Shown
January 28, 2019
Annexation, land use plan amendment, and rezoning of approximately 20.36 acres of land adopted.
January 28, 2019
Shipyards Development Agreement for approximately 33.38 acres of land adopted.
June 24, 2019
Land use plan amendment and rezoning for approximately 14.68 acres of land previously zoned PUD adopted.
Shipyard Way
Mainship Blvd
Yacht Center Dr
Arapaho Ave
Children's Way
State Road 207
Hastings Rd
Leo St
Henry St
Ferry Pl
Marion St
Old Dixie Hwy
S Dixie Hwy
S Ponce de Leon Blvd
Old Moultrie Rd
West St
Los Robles Ave
Grant St
Lynn St
Old Spanish Trl
Whitney St
Riberia St
Duero St
400 ft

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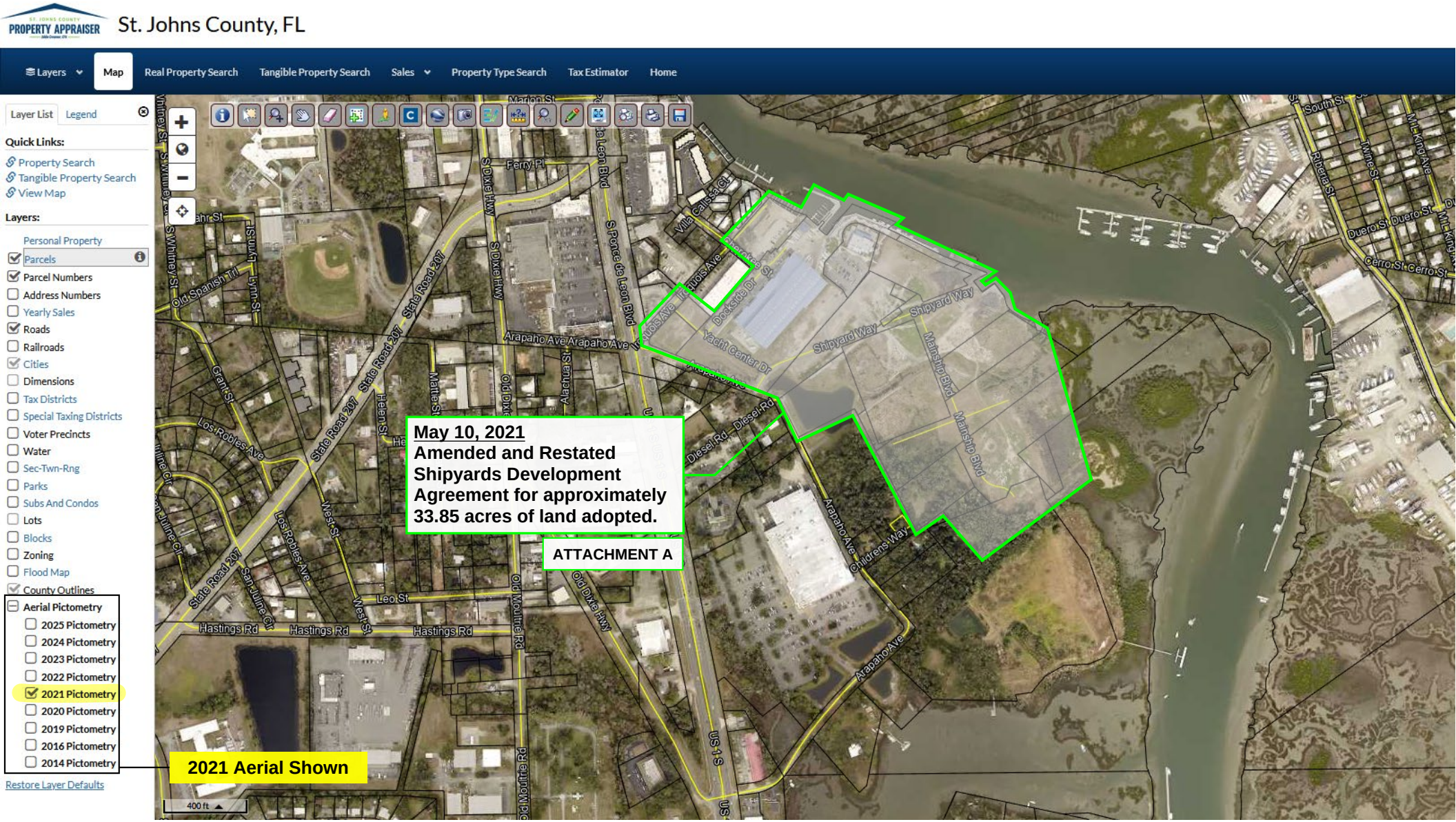
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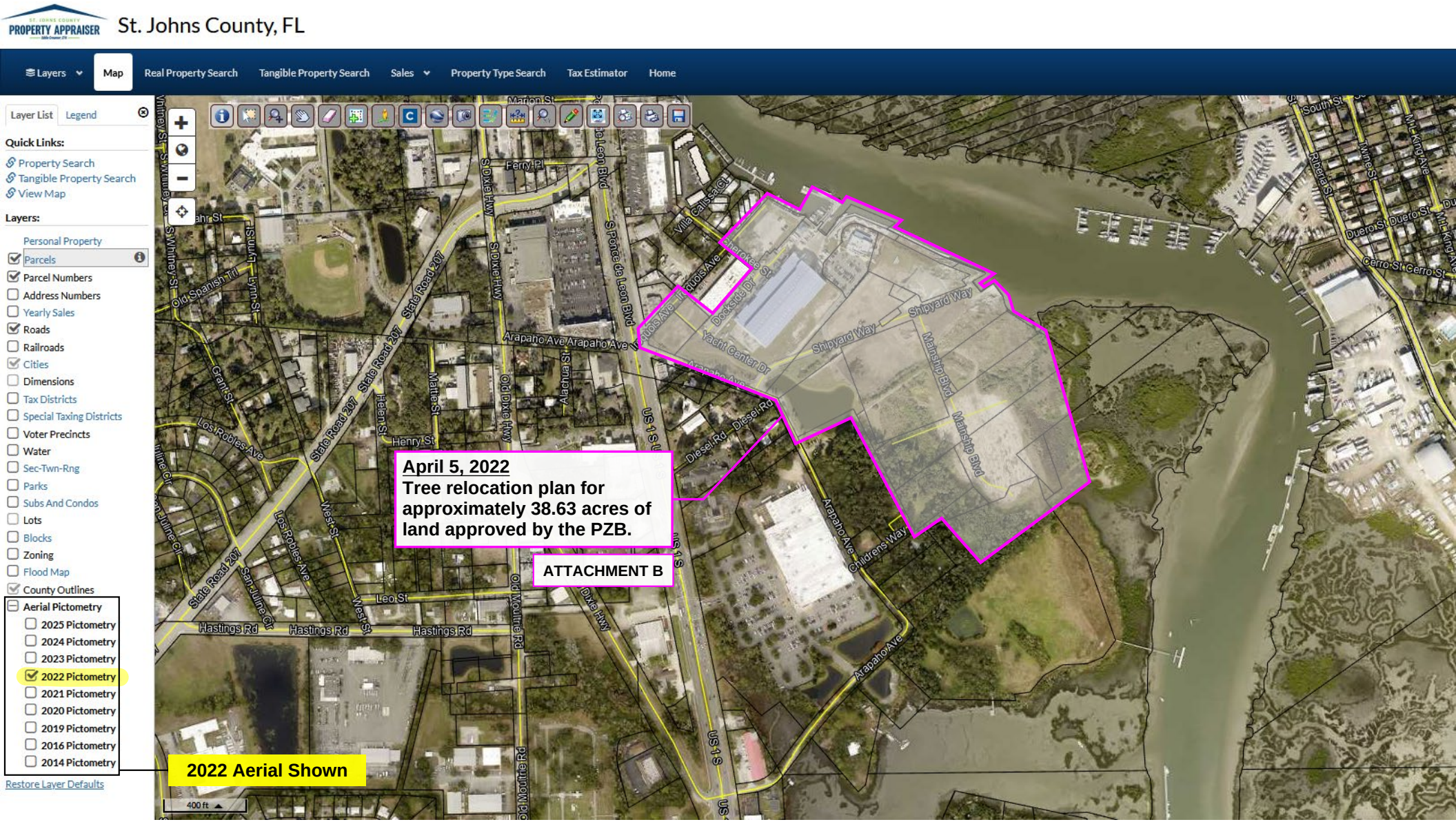
2023 Pictometry
2022 Pictometry
2021 Pictometry
2020 Pictometry
2019 Pictometry
2016 Pictometry
2014 Pictometry
Restore Layer Defaults
May 10, 2021
Amended and Restated Shipyards Development Agreement for approximately 33.85 acres of land adopted.
ATTACHMENT A
2021 Aerial Shown
Shipyard Way
Yacht Center Dr
Mainship Blvd
Arapaho Ave
Childrens Way
Diesel Rd
Dockside Dr
Villa Calissa Ct
Ferry Pl
S Dixie Hwy
S Ponce de Leon Blvd
State Road 207
Old Mountain Rd
Old Dixie Hwy
US 1 S
Hastings Rd
Leo St
West St
Los Robles Ave
San Juline Ct
Grant St
Lynn St
Old Spanish Trl
S Whitney St
Marion St
South St
Riberia St
Twine St
Mt King Ave
Duero St
Cerro St
400 ft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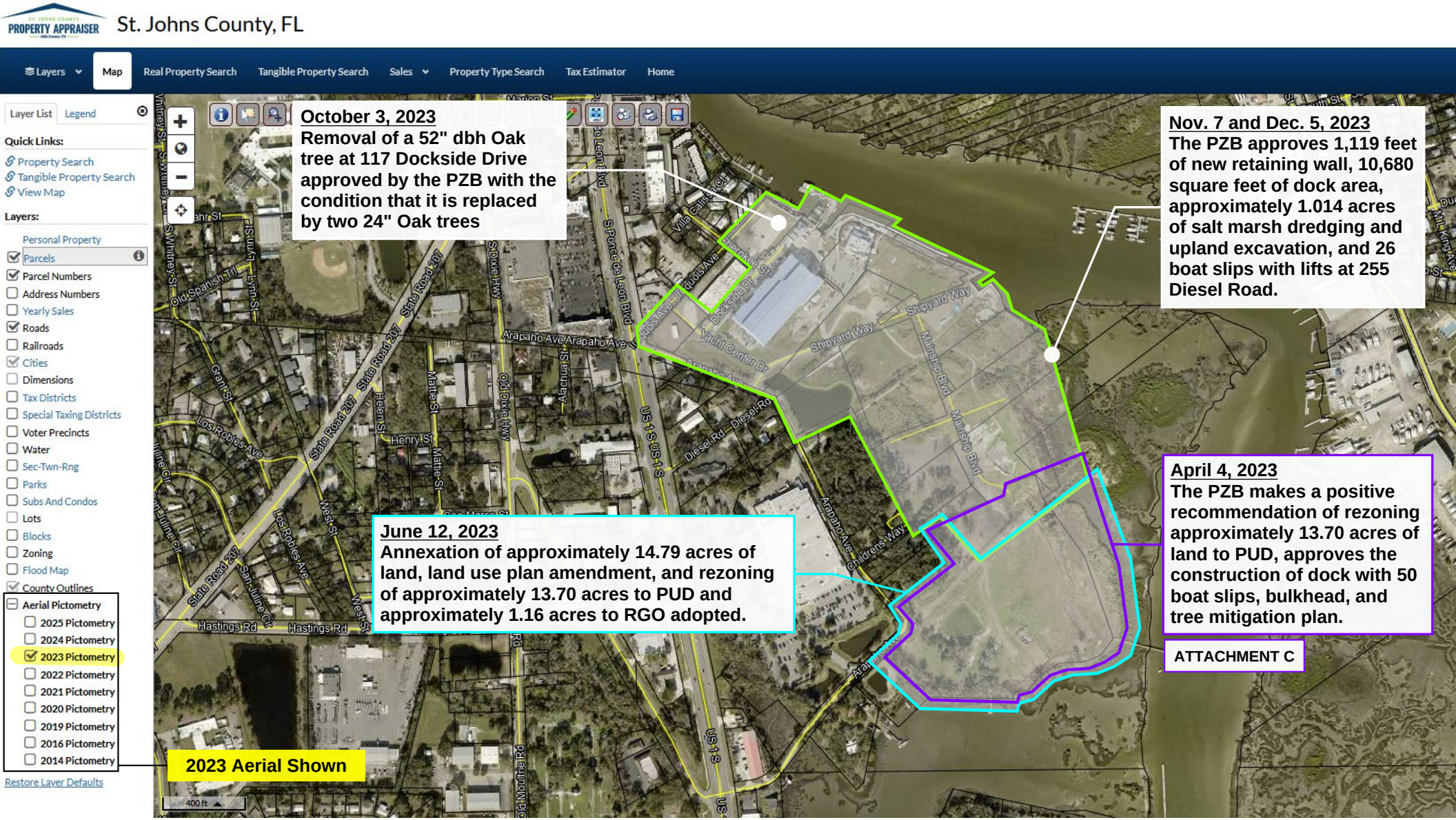
2023 Pictometry
2022 Pictometry
2021 Pictometry
2020 Pictometry
2019 Pictometry
2016 Pictometry
2014 Pictometry
Restore Layer Defaults
April 5, 2022
Tree relocation plan for approximately 38.63 acres of land approved by the PZB.
ATTACHMENT B
2022 Aerial Shown
400 ft
Marion St
Ferry Pl
S Dixie Hwy
S Ponce de Leon Blvd
Villa Cassandra Cir
Cherokee St
Dockside Dr
Yacht Center Dr
Shipyard Way
Mainship Blvd
Arapaho Ave
Childrens Way
Diesel Rd
US 1 S
State Road 207
Old Dixie Hwy
Alachua St
Maitland St
Helen St
Henry St
Grant St
Los Robles Ave
West St
Leo St
Hastings Rd
Old Moultrie Rd
San Juline Cir
Whitney St
Lynn St
Old Spanish Trl
South St
Riberia St
Twin Rivers St
Mt King Ave
Duero St
Cerro St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2023 Pictometry
2022 Pictometry
2021 Pictometry
2020 Pictometry
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2016 Pictometry
2014 Pictometry
Restore Layer Defaults
October 3, 2023
Removal of a 52" dbh Oak tree at 117 Dockside Drive approved by the PZB with the condition that it is replaced by two 24" Oak trees
Nov. 7 and Dec. 5, 2023
The PZB approves 1,119 feet of new retaining wall, 10,680 square feet of dock area, approximately 1.014 acres of salt marsh dredging and upland excavation, and 26 boat slips with lifts at 255 Diesel Road.
April 4, 2023
The PZB makes a positive recommendation of rezoning approximately 13.70 acres of land to PUD, approves the construction of dock with 50 boat slips, bulkhead, and tree mitigation plan.
June 12, 2023
Annexation of approximately 14.79 acres of land, land use plan amendment, and rezoning of approximately 13.70 acres to PUD and approximately 1.16 acres to RGO adopted.
ATTACHMENT C
2023 Aerial Shown
400 ft

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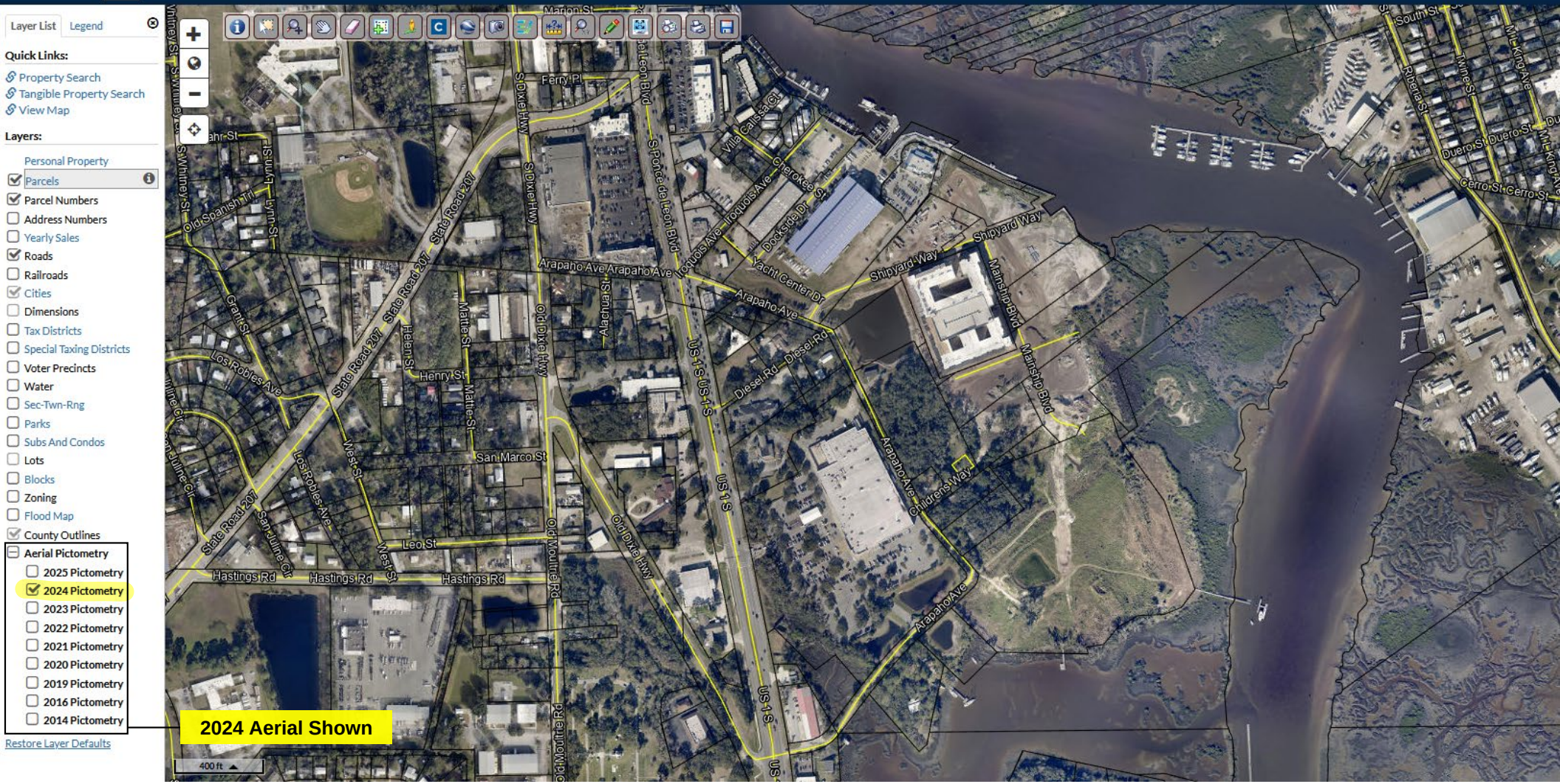

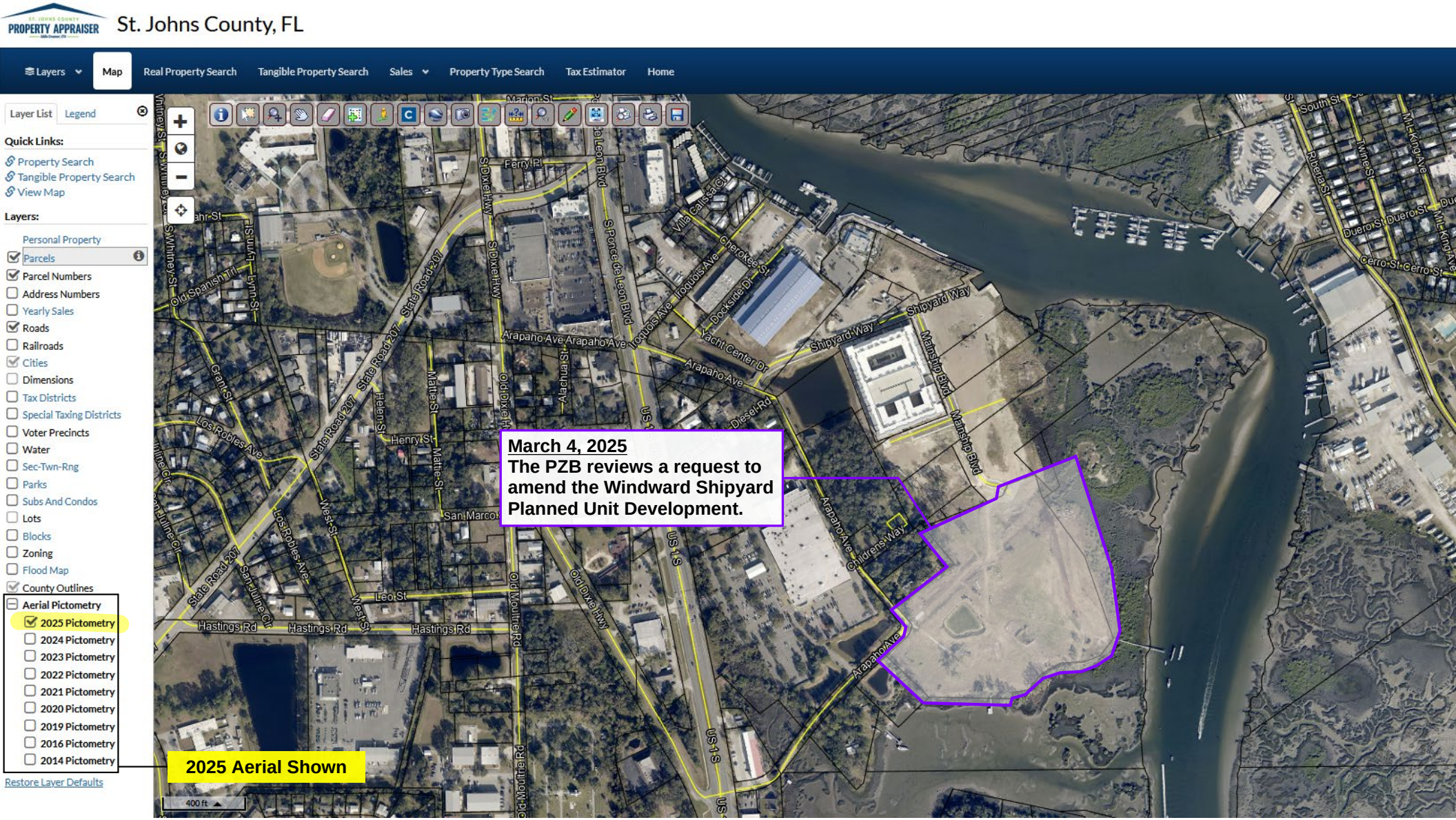
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2023 Pictometry
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2021 Pictometry
2020 Pictometry
2019 Pictometry
2016 Pictometry
2014 Pictometry
Restore Layer Defaults
March 4, 2025
The PZB reviews a request to amend the Windward Shipyard Planned Unit Development.
2025 Aerial Shown
400 ft

Public Records of St. Johns County, FL
Clerk number: 2021056282
BK: 5268 PG: 1843
5/19/2021 9:02 AM
Recording $137.50

ATTACHMENT A

AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT (the "**Agreement**") is made and entered into on this 10 day of MAY, 2021, by and between WINDWARD SHIPYARD, LLC, a Delaware limited liability company ("**Windward**"), and WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company ("**Land Holdings**", and together with Windward, their successors and assigns, "**Owner**"), and THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation (the "**City**").

A. The Owner is the successor in interest to Greenwood Property, LLC, a Florida limited liability company ("**Greenwood**"), in ownership of a majority of the real property subject to that certain Shipyards Development Agreement between the City and Greenwood dated January 28, 2019 and recorded in Official Records Book 4734, Page 782, Public Records of St. Johns County, Florida (the "**Original Agreement**").

B. The Owner attests and warrants that it is the sole owner in fee simple title of the property described in **Exhibit "A"** attached hereto and incorporated herein by this reference, which is located within the City of St. Augustine, St. Johns County, Florida (the "**Property**"), and that Robert Finvarb, as Manager of Windward Shipyard Manager, LLC, a Delaware limited liability company, which is Manager of Windward Shipyard, LLC and Windward Shipyard Land Holdings, LLC, is authorized to execute all binding documents on behalf of Owner.

C. The parcel owned by St. Augustine Shipyard, LLC (St. Johns County Parcel Identification No. 134230-0010) will remain subject to the Original Agreement.

D. The Property has been annexed into the City pursuant to Ordinance No. 2018-41.

E. The Property has been given a Future Land Use Map ("**FLUM**") designation of Residential Medium Density/Mixed Use and a zoning district of Residential General Office ("**RGO**"). The Property will be developed in accordance with these applicable future land use and zoning designations (the **"Development").** The Property does not include other land owned by the Owner that is wetland and designated Open Land on the City's FLUM.

F. The Owner desires to develop the Property in an innovative, unified manner, with a mixture of residential, commercial, office and light industrial uses, with residential densities and non-residential intensities consistent with the Residential Medium Density/Mixed Use FLUM designation. Some land uses will be combined in one building or a series of buildings and on the same parcel or parcels within the Property.

G. The Owner will construct certain public roadway, utility and other improvements, both on the Property and off-site, to mitigate for impacts of the Development, as set forth herein.

H. The Owner and the City desire to enter into this Agreement to (i) allow the assignment of development rights and related parking and stormwater within the Property to individual parcels within the Development, regardless of parcel ownership; and (ii) to provide for the provision of certain site improvements that will benefit the Development and the public concurrently with the portion of the Development to be served by such improvements.

I. This Agreement is consistent with the City's Charter, the City's Comprehensive Plan and Municipal City Code, as well as, with provisions of Chapter 163, Florida Statutes, Chapter 166, Florida Statutes, Chapter 187, Florida Statutes and Article VIII, Section 2(b), Constitution of the State of Florida, and other applicable law, and serves a public purpose.

J. The City has determined that the requirements of Section 163.3231, Florida Statutes, have been met in that:

i. The City has adopted a local Comprehensive Plan that is in compliance.

ii. The proposed development of the Property is consistent with the City of St. Augustine Comprehensive Plan, including the Future Land Use Map, and complies with applicable provisions of the City's Land Development Regulations and Municipal Code (the "**City Code**").

iii. This Agreement constitutes a binding commitment on the part of the Owner, its successors and assigns, to develop the Property consistent with the Comprehensive Plan and applicable provisions of the City Code.

K. The following is the Public Facility Schedule applicable to the development of the Property through the thirty (30) years of this Development Agreement, to 2051:

i. Transportation. Transportation capacities will be provided by the City or other agency as set forth in its regulations and Capital Improvement Program, as amended from time to time, and in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

ii. Potable Water and Sanitary Sewer. The City will provide adequate water and wastewater service to the Property in accordance with local government development orders that have been and will be issued for development of the Property from time to time. The Owner will construct water and sewer line extensions necessary to serve the Property, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

iii. Solid Waste. The City will provide solid waste disposal to the Property.

iv. Drainage. Concurrently with development of the Property or portions thereof, the Owner will provide drainage in accordance with St. Johns River Water Management District rules and in accordance with local government development orders that have been and will be issued for development of the Property from time to time, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

v. Parks / Open Space. Concurrently with development of the Property or portions thereof, the Owner and the City will provide parks and open space as required in applicable provisions of the City Code.

L. The population densities, building intensities and maximum height possible for the Development under its FLUM and zoning designations and current City Code include all uses in the RGO zoning district, including restaurants, hotels and conference centers, apartments or condominiums up to a maximum of 16 units per developable acreage, with a lot coverage maximum of fifty percent (50%) and a maximum building height of fifty (50) feet (with additional height for architectural features, mechanical equipment and the like, in conformance with applicable City Code provisions).

M. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Findings of Fact.** The Recitals set forth above are true and correct and are incorporated herein by reference as Findings of Fact.

2. **Purpose and Intent.** The Owner and the City desire to enter into this Agreement to address their respective responsibilities for both on-site and off-site improvements related to the Development. The parties intend to utilize this Agreement to identify the methodology to be used for allocating costs for the potable water system, the sanitary sewer system, the stormwater system and the transportation system. In addition, the Agreement identifies the available credits to the Owner, the potential for future credits, and the City's share of financial responsibility for improvements that may benefit the City's overall utility, stormwater and transportation systems beyond that needed for this Development. The parties do not intend to vest the Development to current land development regulations, and Owner or its successors and assigns will be required to meet all applicable codes at the time individual development orders or permits are sought.

3. **Public Facility Improvements.** The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall pay the water/sewer connection/tap costs/fees for lots, units or structures within the Development at the time of issuance of a building permit for the particular improvement. The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall abide by all applicable federal, state and local codes, design, permitting and construction standards, requirements, policies, rules and regulations for civil site plan, utilities, stormwater and buildings. The water, sanitary sewer, stormwater and transportation system improvements detailed in this Section 3 shall be provided concurrently with the portion of the Development such systems are designed to serve. In addition, the parties agree to the following utility and infrastructure improvements:

a. City Potable Water System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing potable water on-site to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to the provision of potable water to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's potable water system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.

iii. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the potable water system.

b. City Sanitary Sewer System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing sanitary sewer onsite to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to the provision of sanitary sewer to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's sanitary sewer system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property. However, any design changes by the City for the long-term efficacy of Pump Station 67 shall be borne solely by the City.

iii. Owner agrees to provide to the City any additional easements on, under and across the Property for the construction, operation and maintenance of the sanitary sewer system.

c. Stormwater System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing

stormwater capture, retention and treatment onsite to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to the provision of stormwater capture, retention or treatment to the Property, the City determines that oversizing on-site improvements for accepting the City's off-site stormwater flow are beneficial to the City's stormwater system, the City will pay one hundred percent (100%) of the costs associated with the oversizing costs to on-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit.

iii. City will grant Owner one hundred percent (100%) credit for 295,309 square feet (6.78 acres) of historical impervious area.

iv. City will grant Owner thirty percent (30%) credit for on-site treatment of stormwater runoff.

v. City will grant Owner an additional discount proportionate to the City's use of the oversized on-site improvements per the engineering sizing calculations submitted to the City as part of the permitting.

vi. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the stormwater system. However, such easements shall not relieve Owner of the duty to construct, maintain and operate the onsite stormwater facilities.

d. Transportation System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing mobility, access, transportation and roadway system improvements to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to mobility, access, transportation or roadways to the Property, the City or other permitting agency determines that off-site improvements related to development of the Property are beneficial to the transportation system, the City will be responsible for payment not to exceed $500,000.00 of the costs associated with the upgrade to off-site improvements and Owner will be responsible for all other costs associated with the offsite transportation and roadway system improvements. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.

iii. Owner may be eligible to apply for credits for transportation or mobility improvements, if the City has a system for such credits available in its codes and regulations at the time of permitting the off-site improvements. Nothing herein implies that a credit system will be in place at the time of permitting, nor that the

City is otherwise required to implement such a system. Once the offsite improvements are built, inspected and approved, no credits will be applied retroactively.

iv. Owner agrees to provide to the City any additional easements on, under, and across the Property necessary for the construction, operation and maintenance of the transportation system. However, such easements shall not relieve Owner of the duty to construct, maintain, and operate the onsite transportation facilities.

4. Property Development Rights. For the purposes of the Agreement, the Property shall have the following development rights, as calculated below:

a. The Property includes approximately 33.85 developable acres, as depicted on the conceptual development plan attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "**Conceptual Development Plan**"). Based on the approximately 33.85 developable acres within the Property, the maximum residential density for the Development will be 541 units, pursuant to the future land use and zoning designations (the "**Residential Development Rights**"). The maximum non-residential intensity for the Development shall not exceed the 50 percent lot coverage by buildings for the overall Property, less the lot coverage by residential buildings (the "**Non-Residential Development Rights**", and collectively with the Residential Development Rights, the "**Development Rights**"):

b. The Development shall not be permitted to exceed 50 percent lot coverage by buildings, as calculated over the 33.85 developable acres within the Property.

c. The Owner shall be permitted to allocate some or all of the Development Rights to one or more parcels within the Property, regardless of the size of such parcel or parcels. The Owner shall notify the City when it allocates any portion of the Development Rights to a parcel within the Property and shall record an assignment of such portion of the Development Rights against title to the applicable parcel in the Public Records of St. Johns County, Florida. The Owner shall also submit tables tracking allocations of the Development Rights with each construction plan submittal to the City, so that the City will know how many cumulative Development Rights have been allocated as of the date of each construction plan submittal.

d. Permitted uses within the Development shall be those allowed by right in the Residential Medium Density/Mixed Use future land use category and RGO zoning district.

e. Lot coverage by buildings and impervious surface shall be measured within the Property as a whole, and not by individual parcel or parcels.

f. Stormwater ponds and structures may be shared among parcels within the Property.

g. Trash dumpsters and other facilities may be located outside of any parking garage or garages that may be constructed on the Property so that garbage trucks do not have to enter such garage(s).

5. **Shared Parking**. The Development will include a variety of land uses, including residential, commercial, office and light industrial, and will be developed in a unified manner, consistent with the Conceptual Development Plan. Due to its mixed-use nature, the Development shall be permitted to have parking for various parcels within the Property located anywhere within the Development, if approved by the City Planning and Zoning Board ("**PZB**") as a use by exception. If the entire Development is approved by the PZB as a use by exception for off-site parking, each specific parcel, at the time of its construction plan submittal, shall identify (i) its per-Code parking needs, (ii) the off-site parking location to be used within the Development for such parcel and if the location complies with the City Code's distance requirements, (iii) the available number of parking spaces at that location, and (iv) the availability of such parking spaces no later than at the time the City issues a certificate of occupancy or its equivalent for the related use. The Owner shall notify the City when it allocates parking spaces within the Development to a specific parcel and shall submit tables tracking allocations of parking spaces with each construction plan submittal to the City, so the City can track the Development's compliance with Code parking provisions. Nothing herein is intended to vary, modify or waive any Code criteria, nor to imply the preemptive approval or disapproval of a use by exception or other quasi-judicial hearing process. If the Development is not approved by the PZB as a use by exception for off-site parking, each parcel within the Development will have to comply with Code parking requirements on-site.

6. **Development Timing.** Project development has commenced with the construction of the Culinary Outfitters restaurant and Windward Marina dry stack storage facility. Because the Property has an RGO zoning designation, no Development phasing or completion dates are required by the Code. The City shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with this Agreement, pursuant to Section 163.3235, Florida Statutes.

7. **Authority and Duration.** This Agreement is made and granted pursuant to Sections 163.3220-163.3243, Florida Statutes, and is effective through the thirtieth (30th) anniversary of the Effective Date of this Agreement, and any extension of this Agreement.

8. **Amendment, Extension of Agreement.** If state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, this Agreement shall be modified or revoked as necessary to comply with the relevant State or federal laws, pursuant to Section 163.3241, Florida Statutes, as may be amended from time to time. The duration of this Agreement may be extended by the City pursuant to law and after conducting a public hearing in the manner specified in Section 163.3225, Florida Statutes, as may be amended from time to time.

9. **Necessity to Obtain Permits.** The Owner acknowledges its obligation to obtain all necessary federal, state and other local development permits (not mentioned herein) for development of the Property. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to development of the Property shall not relieve the Owner or any successors or assigns of the necessity of complying with federal, state, and other local permitting requirements, conditions, terms or restrictions as may be applicable.

10. **Agreement Consistent with Comprehensive Plan and Section 163.3180, Florida Statutes (2020).** The City hereby acknowledges and agrees that (i) the Development is consistent with Florida Statutes and with the City's Comprehensive Plan and Land Development Regulations, and (ii) that the City's Comprehensive Plan is in compliance with the State of Florida Comprehensive Plan.

11. **Remedies.** Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party consistent with Section 163.3243, Florida Statutes, as may be amended from time to time. .

12. **Binding Effect.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. When Owner is used in this Agreement, it includes Owner and any successors and assigns owning any rights to the Property, jointly and severally assuming all the Owner obligations set out in the Agreement, unless the obligations have been fully discharged. Payments or credits due to Owner by City pursuant to the terms of this Agreement will be disbursed or assigned to WINDWARD SHIPYARD LAND HOLDINGS, LLC. City shall have no duty to apportion or assign any payments or credits from this Agreement to successors or assigns, and said successors or assigns shall only look to WINDWARD SHIPYARD LAND HOLDINGS, LLC for reimbursement, credit or apportionment.

13. **Applicable Law: Jurisdiction and Venue.** This Agreement and the rights and obligations of the City and Owner under this Agreement shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida (2020). This Agreement may be enforced as provided in Section 163.3243, Florida Statutes, as may be amended from time to time. Venue for any litigation pertaining to the subject matter of this Agreement shall be exclusively in St. Johns County, Florida. If any provision of this Agreement, or the application of this Agreement to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Development contemplated by this Agreement shall not relieve Owner or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

14. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

15. **Exhibits.** All exhibits attached to this Agreement contain additional terms of this Agreement and are incorporated into this Agreement by reference.

16. **Captions or Paragraph Headings.** Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision of this Agreement.

17. **Counterparts.** This Agreement may be executed in counterparts, each constituting a duplicate original; such counterparts shall constitute one and the same Agreement.

18. **Effective Date and Recordation.** This Agreement shall become effective fifteen (15) days after it has been recorded in the Public Records of St. Johns County (the **"Effective Date").**

19. **Amendment.** This Agreement may be amended, cancelled or revoked consistent with the notice and hearing procedures of Section 163.3225, Florida Statutes, and the terms of Section 163.3237, Florida Statutes, as may be amended from time to time.

20. **Further Assurances.** Each party to this Agreement agrees to do, execute, acknowledges and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances in a manner and to the degree allowed by law, as shall be reasonably requested by the other party in order to carry out the intent of and give effect to this Agreement. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the City, the parties declare their intention to cooperate with each other in effecting the purposes of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

21. **Notices.** Any notices or reports required by this Development Agreement shall be sent to the following:

For the City:	City Manager City of St. Augustine 75 King Street St. Augustine, Florida 32084
With copy to:	City Attorney City of St. Augustine 75 King Street St. Augustine, Florida 32084
For Owner:	Windward Shipyard, LLC Windward Shipyard Land Holdings, LLC 2999 NE 191st Street, Suite 800 Aventura, Florida 33324
With copy to:	Ellen Avery-Smith Rogers Towers, P.A. 100 Whetstone Place, Suite 200 St. Augustine, Florida 32086

[Signatures on Following Pages]

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida this 10th day of May, 2021.

Attest:

ATTEST:

Darlene Galambos, City Clerk

THE CITY OF ST. AUGUSTINE CORPORATION

CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation

By: _____
John P. Regan, P.E., City Manager

Approved as to form, legal sufficiency and execution:

By: _____
Isabelle Lopez, City Attorney

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

Name: _____
Christopher Sims

Name: _____

WINDWARD SHIPYARD, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: MANAGER

Date: 5/14/21

STATE OF Florida

COUNTY OF Miami-Dade

The forgoing instrument is hereby acknowledged before me by means of X physical presence or ___ online notarization this 14th day of May, 2021, by Robert Finvarb as Manager of Windward Shipyard, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

_____
NOTARY PUBLIC

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

Name: _____
Christopher Simon

Name: _____

WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: MANAGER

Date: 5/14/21

STATE OF Florida

COUNTY OF Miami-Dade

The forgoing instrument is hereby acknowledged before me by means of X physical presence or ___ online notarization this 14th day of May, 2021, by Robert Finvarb as Manager of Windward Shipyard Land Holdings, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

_____
NOTARY PUBLIC

Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

EXHIBIT "A"

Legal Description of Property

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE OUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.93 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'55" EAST, 40.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4)

NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 293.82 FEET; 14) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 16) SOUTH 59°47'29" WEST, 72.11 FEET; 17) SOUTH 39°36'26" EAST, 67.83 FEET; 18) NORTH 54°53'59" EAST, 70.90 FEET; 19) SOUTH 35°37'46" EAST, 71.43 FEET; 20) SOUTH 12°20'53" EAST, 24.82 FEET; 21) SOUTH 10°25'04" EAST, 21.99 FEET; 22) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,060 FEET MORE OR LESS AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 581.92 FEET; 2) NORTH 39°35'58" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;) NORTH 26°52'42" WEST, 205.14 FEET; 2) NORTH 68°29'21" WEST, 403.09 FEET; 3) NORTH 53°15'10" EAST, 8.50 FEET; 4) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

<u>LESS AND EXCEPT THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC</u>:

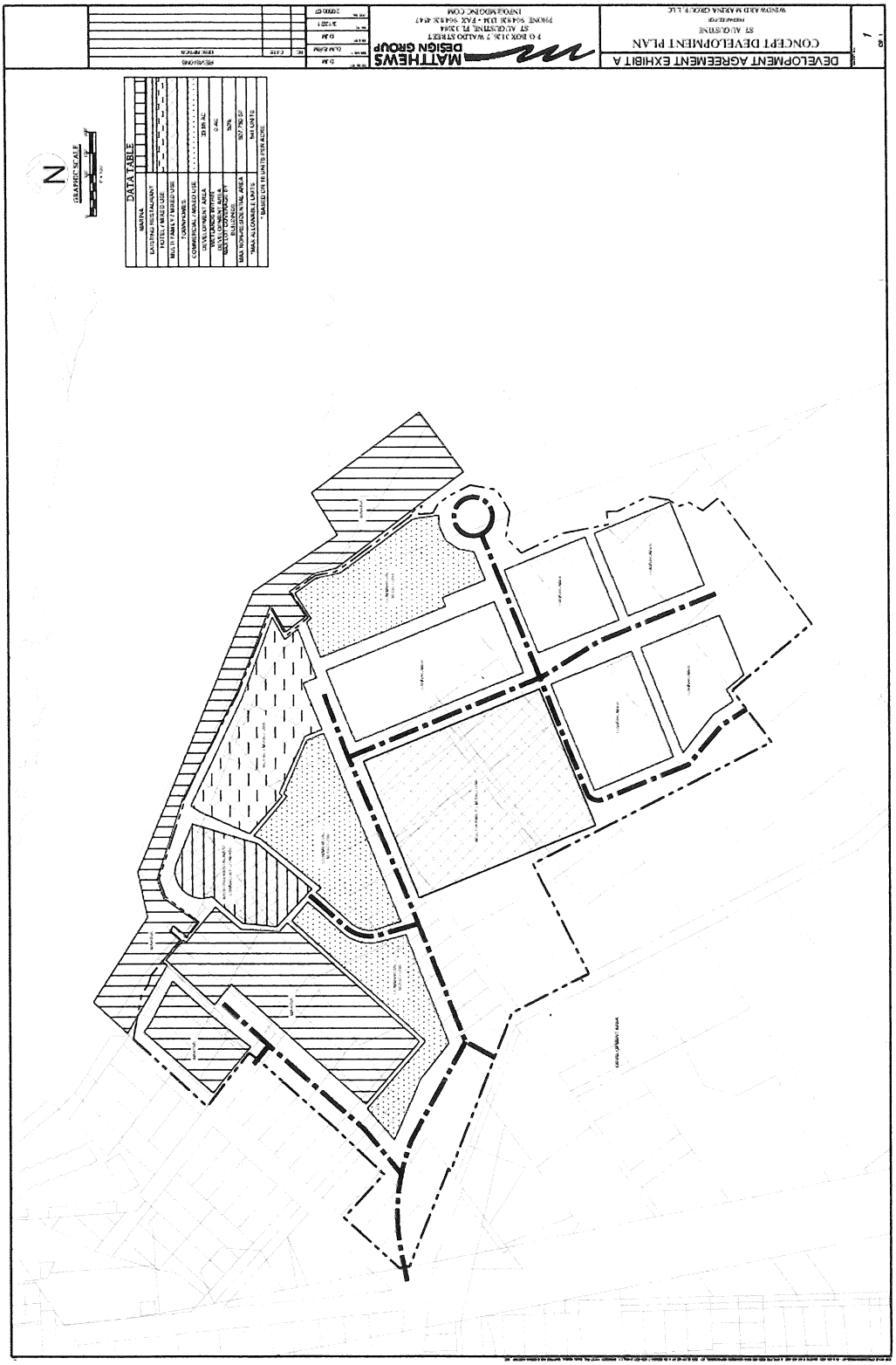
A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41 °43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41 °43'22" EAST, 240.84 FEET TO THE

NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32"'
EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41 °43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41 °05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41 °39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 41 °44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51 °20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41 °44'47" EAST, 54.65 FEET, TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

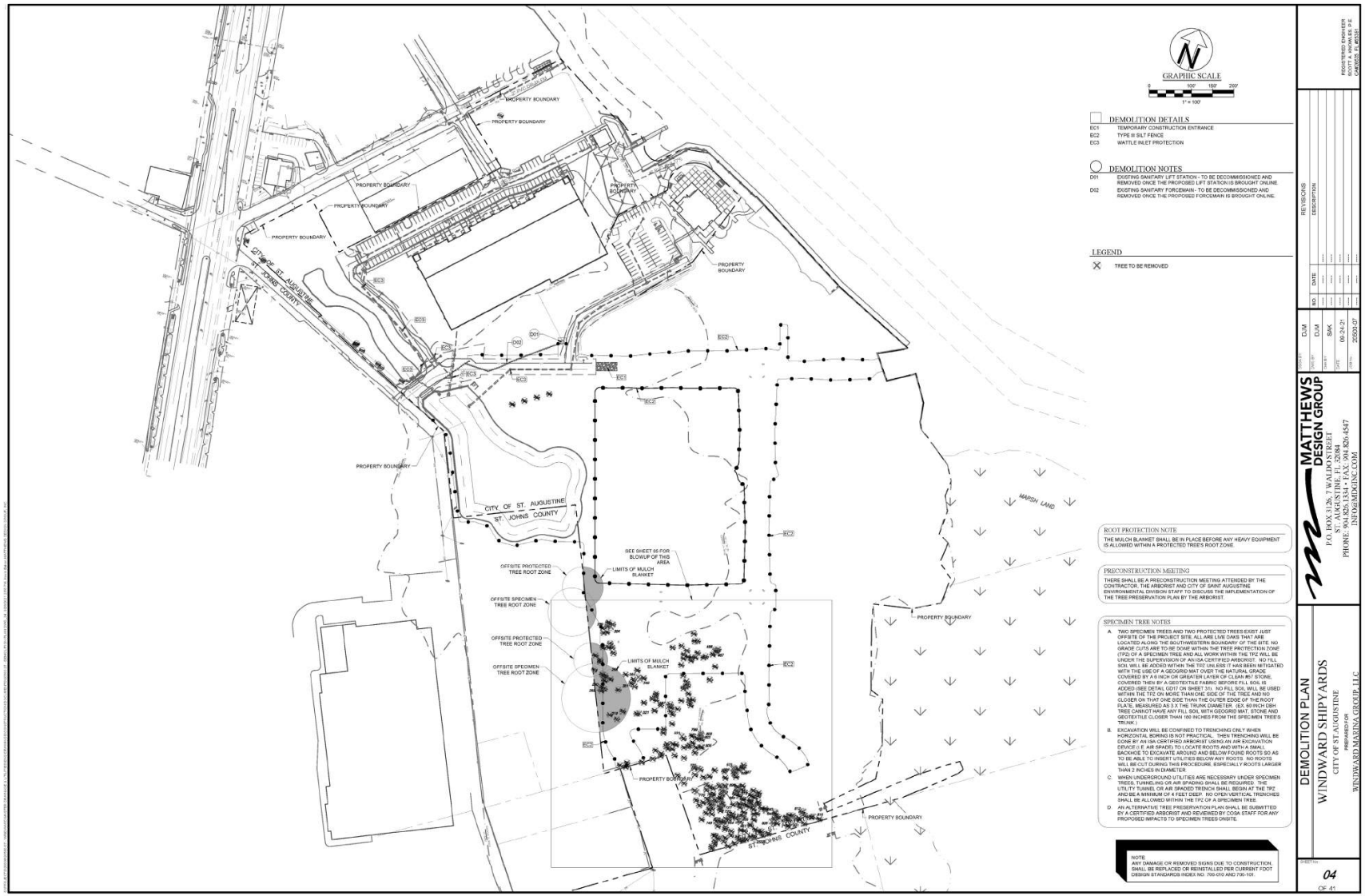
EXHIBIT "B"

Conceptual Development Plan

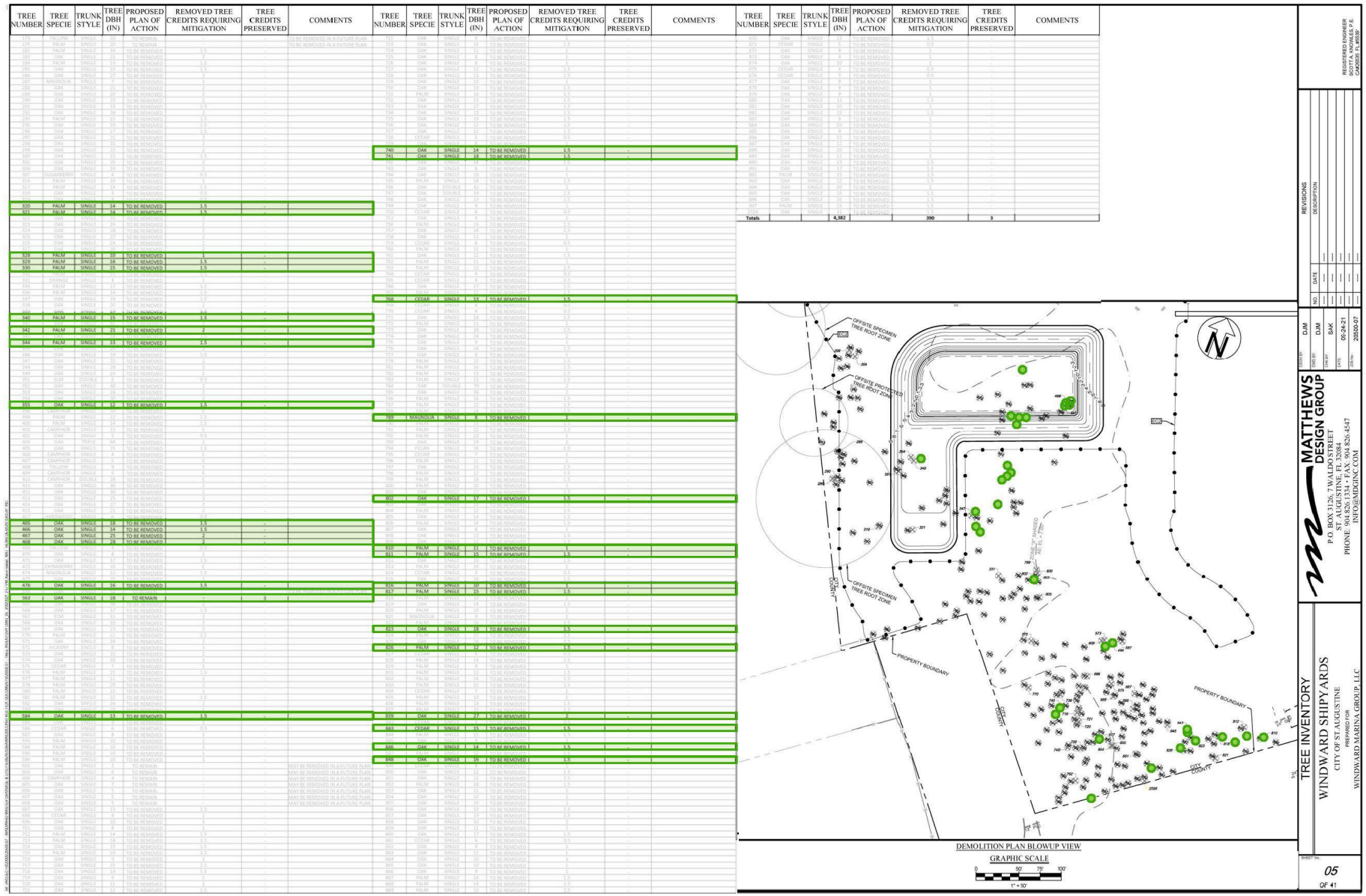


JAX_3442343_4

ATTACHMENT B



TREE SURVEY + CIVIL 390 CREDITS NEEDED



TREES TO BE RELOCATED (GREEN) 292 CREDITS

TREES TO BE TRANSPLANTED

PLANT_SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	DETAIL
	JS	Juniperus silicicola / Southern Red Cedar 14-16" CALIPER	B&B	4	
	QV	Quercus virginiana / Southern Live Oak 20"-25" LIVE OAK SPECIMEN	B&B	5	
	QV2	Quercus virginiana / Southern Live Oak 12"-16" CALIPER	B&B	10	
	SS	Sabal palmetto / Cabbage Palmetto 15'-25'	B&B	8	

EXISTING TREE TO BE PRESERVED

EXISTING TREES TO BE TRANSPLANTED

IN ADDITION TO THE RELOCATED TREES (49) 4" LIVE OAKS WILL BE PLANTED ON SITE.

ML+H

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com
LC0000091

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY FL

SHIPYARD
ST. AUGUSTINE, FLORIDA
TREE RELOCATION DIAGRAM

SYM DESCRIPTION DATE

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-0.1

TREE RELOCATION PLAN

ATTACHMENT C

TREES TO BE TRANSPLANTED

Tree #	(DBH)	Tree Species
154	50	live oak
166	45	live oak
168	48	live oak
196	46	live oak
143	14	red cedar
144	19	red cedar
145	10	red cedar
147	12	red cedar
148	10	red cedar
149	14	red cedar
150	17	red cedar
170	15	red cedar
172	16	red cedar
173	21	red cedar
174	15	red cedar
175	9	red cedar
176	10	red cedar
177	11	red cedar
178	10	red cedar
179	13	red cedar
180	12	red cedar

TREES TO BE PRESERVED IN PLACE

Tree #	(DBH)	Tree Species
323	44	live oak
337	31	live oak
338	12	cabbage palm
339	12	cabbage palm
340	13	sugarberry
341	12	cabbage palm
342	12	cabbage palm
343	10	cabbage palm
344	11	magnolia
354	16	red cedar

MAP KEY

- SIGNIFICANT LIVE OAKS TO BE RELOCATED
- SIGNIFICANT CEDAR TO BE RELOCATED
- EXISTING TREE TO REMAIN

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

DRAWN BY: EG, CS

SHIPYARD SINGLE FAMILY SITE

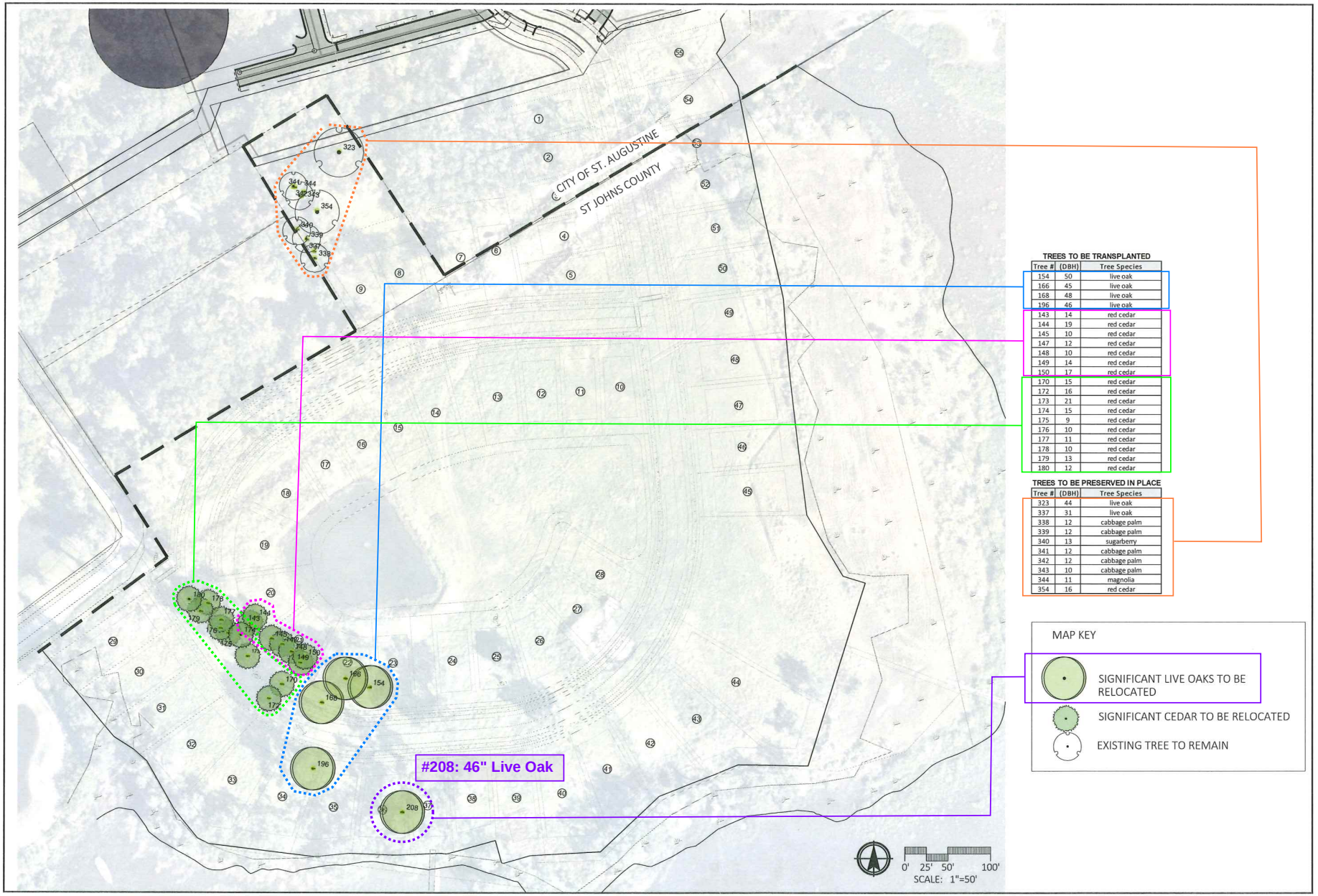
ST AUGUSTINE, FLORIDA

TREE PRESERVATION AND RELOCATION DIAGRAM

SYM	DESCRIPTION	DATE
	PZB PRESENTATION	03.20.2023

SIZE: ANSI D
PRIME PROJECT #: XXXXXXXX
ML+H PROJECT #: 22.05.00

DRAWING NO.:



TREES TO BE TRANSPLANTED

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168	48	live oak
196	46	live oak
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144	19	red cedar
145	10	red cedar
147	12	red cedar
148	10	red cedar
149	14	red cedar
150	17	red cedar
170	15	red cedar
172	16	red cedar
173	21	red cedar
174	15	red cedar
175	9	red cedar
176	10	red cedar
177	11	red cedar
178	10	red cedar
179	13	red cedar
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LA6667110 Qualifier

DRAWN BY: EG, CS

SHIPYARD SINGLE FAMILY SITE
ST AUGUSTINE, FLORIDA
TREE PRESERVATION AND RELOCATION DIAGRAM

SYM	DESCRIPTION	DATE
	PZB PRESENTATION	03.20.2023

SIZE: ANSI D
PRIME PROJECT #: XXXXXXXX
ML+H PROJECT #: 22.05.00

DRAWING NO.:

TREES TO BE TRANSPLANTED

Tree #	(DBH)	Tree Species
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148	10	red cedar
149	14	red cedar
150	17	red cedar
170	15	red cedar
172	16	red cedar
173	21	red cedar
174	15	red cedar
175	9	red cedar
176	10	red cedar
177	11	red cedar
178	10	red cedar
179	13	red cedar
180	12	red cedar

SIGNIFICANT LIVE OAKS TO BE RELOCATED

SIGNIFICANT CEDAR TO BE RELOCATED

0' 64' 128' 256'
SCALE: 1"=128'

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LA6667110 Qualifier

DRAWN BY: EG, CS

SHIPYARD SINGLE FAMILY SITE

ST AUGUSTINE, FLORIDA

TREE RELOCATION PLAN

SYM	DESCRIPTION	DATE
	PZB PRESENTATION	03.20.2023

SIZE: ANSI D
PRIME PROJECT #: XXXXXXXX
ML+H PROJECT #: 22.05.00

DRAWING NO.:

Staff Analysis & Recommendation

Based on Sec. 28-289 of the COSA's Code, given the scale and complicated nature of PUDs, the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission.

The Planning and Zoning Board is required to provide a report and recommendation to the City Commission showing that the Board has studied and considered:

(1) The need and justification for the change.
(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
(3) Consistency with the comprehensive plan. [LINK TO COMPREHENSIVE PLAN ELEMENTS]

In addition, staff would request that the following concerns be addressed prior to a Board recommendation.

1. In the previously approved Tree Preservation and Relocation Diagram, under Exhibit "C" Tree Relocation Plan, there are seventeen (17) Red Cedar trees shown to be transplanted and one (1) Red Cedar tree to be "preserved in place." At this time staff is unsure of the location and status of these eighteen (18) Red Cedar trees.
2. To ensure that the proposed mitigation plan exceeds typical City requirements, the rationale for choosing the types and quantities of trees proposed to be planted should be provided to serve as support for an acceptable mitigation plan.
3. In the PUD text under "t. Tree Mitigation" is "*…the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA…*" Staff requests that the text be amended so that any future tree removal also requires City review and permitting.

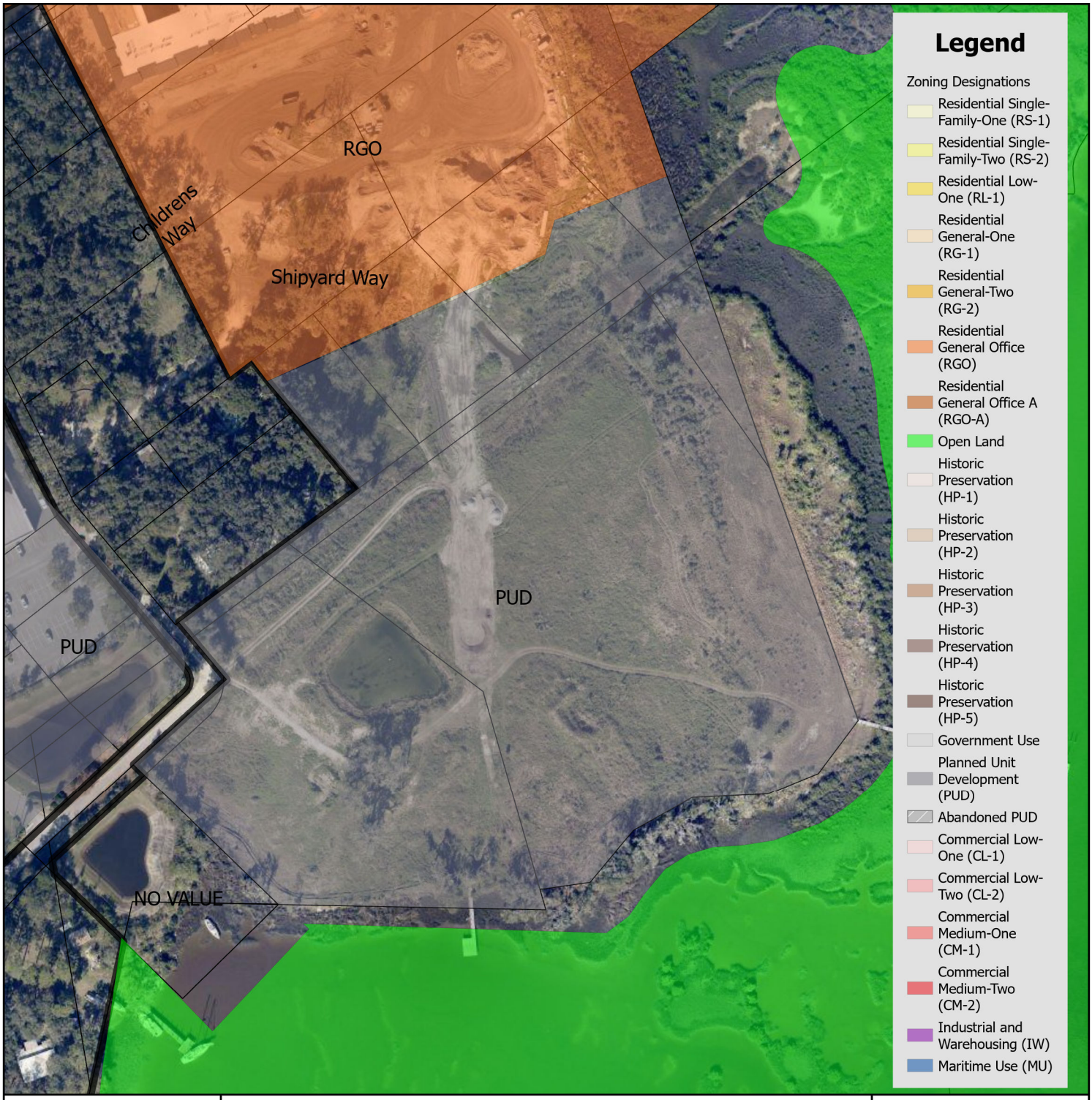
Attachments

1. Site Maps & Photos
2. St. Johns County Property Appraiser Report
3. PUD Modification Application

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

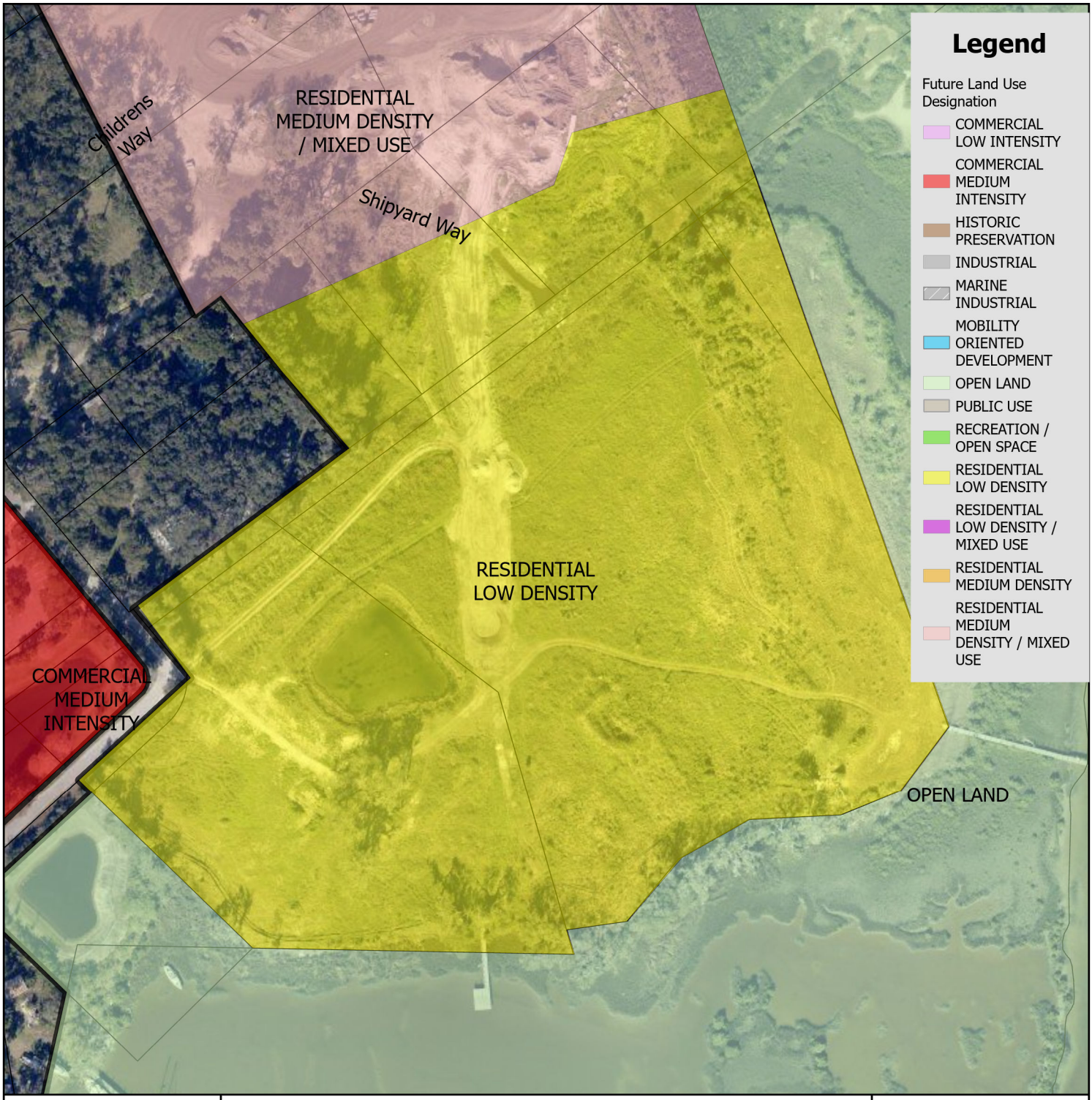
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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2025

N

0 0.17 0.35 Miles

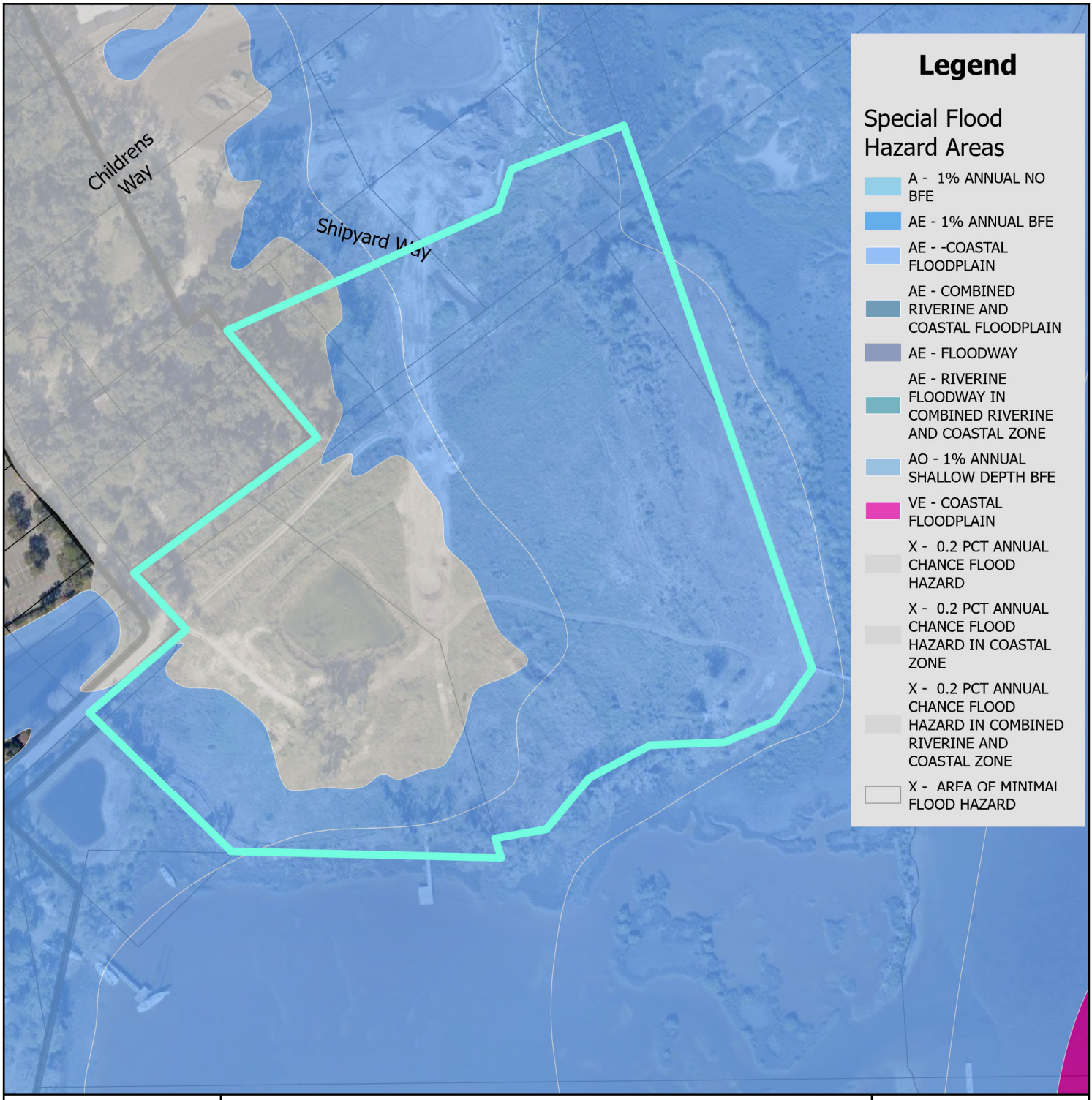
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Vacant Commercial
Vacant Commercial
Vacant Commercial

1500 Arapaho Avenue

12/08/2024



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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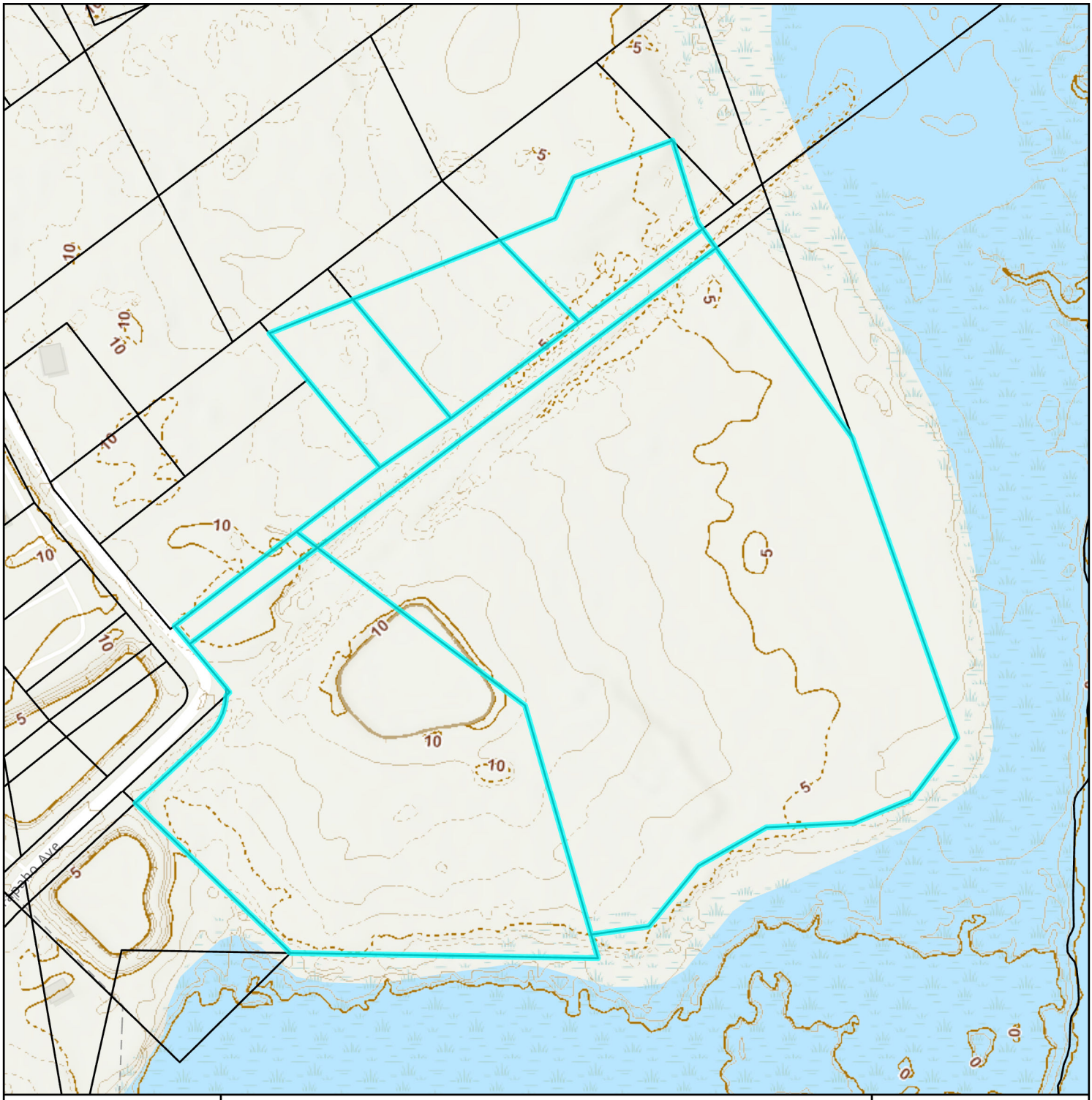
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

N

0 0.01 0.03 Miles

0 105 210 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1347800000
Location Address	1500 ARAPAHO AVE 1501 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (COM) (681.15)
Tax Description*	(44) SOLANO GRANT UNPLATTED SUB SEC 40 T7S R30E PTS PT OF LOTS 11 12 & 13 OR5905/1045 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	15.710
Homestead	N

No Image Available

Owner Information

Owner Name	Toll Southeast Lp Company Inc 100%
Mailing Address	40 EVEREST LN STE 5 SAINT JOHNS, FL 32259-0000

Map

Valuation Information

	2025
Building Value	$0
Extra Features Value	$46,929
Total Land Value	$10,496,396
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$10,543,325**
Total Deferred	$0
Assessed Value	**$10,543,325**
Total Exemptions	$0
Taxable Value	**$10,543,325**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$0	$68,287	$5,893,665	$0	$0	$5,961,952	$2,094,487	$3,867,465	$2,094,487
2023	$0	$73,422	$2,357,466	$0	$0	$2,430,888	$1,904,079	$526,809	$1,904,079
2022	$0	$58,277	$1,672,704	$0	$0	$1,730,981	$1,730,981	$0	$1,730,981
2021	$0	$65,682	$1,672,704	$0	$0	$1,738,386	$1,738,386	$0	$1,738,386
2020	$0	$73,088	$1,672,704	$0	$0	$1,745,792	$1,745,792	$0	$1,745,792
2019	$0	$70,646	$522,720	$0	$0	$593,366	$436,665	$156,701	$436,665
2018	$0	$77,249	$522,720	$0	$0	$599,969	$396,968	$203,001	$396,968
2017	$0	$43,686	$522,720	$0	$0	$566,406	$360,880	$205,526	$360,880
2016	$0	$39,566	$522,720	$0	$0	$562,286	$328,073	$234,213	$328,073
2015	$0	$42,500	$522,720	$0	$0	$565,220	$298,248	$266,972	$298,248
2014	$0	$45,432	$522,720	$0	$0	$568,152	$271,135	$297,017	$271,135

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		24539
Boat Dock - Excellent (Mix)		22390

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	656013.6	SF	$10,496,218
Conservation Easements	0	0	0.06	AC	$30
Marshes & Tidal Lands	0	0	0.59	AC	$148

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/ Improved	Grantor	Grantee
2/27/2024	2/26/2024	$15,000,000.00	WARRANTY DEED	5905	1045	Q	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	TOLL SOUTHEAST LP COMPANY INC
11/12/2019	11/8/2019	$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMIAMI TRAIL CORP	LUHRS LINDA M
	10/2/2003	$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMIAMI TRAIL CORP
	8/14/2003	$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	$3,100,000.00	WARRANTY DEED	739	255	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/26/2025, 12:10:07 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 3:
PUD Modification Application

SHIPYARDS SINGLE-FAMILY
PUD MODIFICATION APPLICATION

Attachment 1	Application
Attachment 2	Revised PUD Written Description – Redline
Attachment 3	Revised PUD Written Description – Clean
Attachment 3	Revised Exhibit C

ATTACHMENT 1

APPLICATION

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Mark Shelton, AICP Contact Number: 904-828-3900
   Business (*if applicable*): Kimley-Horn and Associates, Inc.
   Address: 12740 Gran Bay Pkwy W, Suite 2350 City: Jacksonville State: FL Zip: 32258
   E-Mail Address: Mark.Shelton@Kimley-Horn.com

2. NAME OF PROPERTY OWNER: Toll Southeast LP Company Inc. Contact Number:_____
   Business *(if applicable)*:_____
   Address: 40 Everest Ln City: Saint Johns State: FL Zip: 32259
   E-Mail Address:_____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 13 Block:_____
   Subdivision: M Solana Grant Uplatted Parcel Number: 134760 0000, 134770 0000, 134780 0000, 134790 0000, 134650 0000

4. PROJECT STREET ADDRESS: 1510 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Single Family Residential Development

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

7. DESCRIPTION OF ACTION REQUESTED:
   This requested PUD Modification is to revise a portion of the current Windward Shipyard Planned Unit Development Text. Section C.3.t. - Tree Mitigation - states "At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the property is attached as Exhibit C" to the PUD 2023-14. This is no longer possible, as the significant trees will need to be removed as they have fallen over or are posing a safety risk.

8. JUSTIFICATION FOR ACTION REQUESTED:
   The five remaining Live Oak (Quercus virginiana) have either fallen over or are close to falling over and will cause a safety issue. The trees fell over during a storm, not by being physically removed. As these trees were damaged during a storm, they beyond repair and would be in the best interest to be removed from the property. As the trees have been uprooted and no longer considered living, it will not be possible to relocate these trees. Instead, the owner plans to plant additional trees on site, while relocating other trees, as shown in the tree mitigation exhibit attached.

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

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

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:_____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:_____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:_____

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☐ No If yes, please give date and final disposition below.

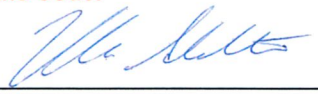
_____

11. AGREEMENT:
In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.



Signature of Applicant — Date: 10/24/2024

Signature of Property Owner — Date: 11/6/24

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Mark Shelton, AICP

Print name of applicant

Signature of applicant

January 23, 2025

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Kimley-Horn and Associates, Inc. is/are hereby authorized TO ACT ON BEHALF OF Toll Southeast LP Company Inc., the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 1346500000, 1347700000, 1347700001, 1347800000, 1347900000

BY: _____
Signature of Owner

Nate Beidle
Print Name of Owner

904-217-3852
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 23rd day of October, 2024.

By Nate Beidle

Identification verified:

Oath sworn: X Yes ____ No

Notary Signature: Kendall Hibbard

My Commission expires: 11/28/2027

KENDALL HIBBARD
Notary Public
State of Florida
Comm# HH467845
Expires 11/28/2027

Rev:022117

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices
Zoning Variance	$350.00 + ads & notices
Zoning Exception	$250.00 + ads & notices
Conservation Overlay Zone Development	$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	$165.00 + ads & notices
Appeal of Staff Determination	$200.00 + ads & notices
Application to Amend Zoning Code	$600.00 + ads & notices
Subdivision Plat Review	$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 1510 Arapaho Avenue, Saint Augustine, Florida 32084

Applicant's Name: Mark Shelton, AICP Applicant's Signature: _____

Owner's Name: Toll Southeast LP Company Inc Owner's Signature: _____

ATTACHMENT 2

REVISED PUD WRITTEN DESCRIPTION - REDLINE

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023
Revised May 25, 2023
Revised March 25, 2025

Team Roster

Owner/Applicant:	**Windward Shipyard Land Holdings, LLC** *Stefan Johansson, Chris Simon, Karl Masters* 404 Riberia Street St. Augustine, Florida 32084 (904) 824-4394
Civil Engineering:	**Maverick Engineering** *Jeremy Calloway* 10 Willow Winds Parkway St. Johns, Florida 32259 (904) 655-6687
Landscape Architect:	**Marquis Latimer +Halback, Inc.** *Jeremy Marquis, Fremont Latimer, Elijah George* 34 Cordova Street, Suite A St. Augustine, Florida 32084 (904) 540-6940
Environmental:	**Carter Environmental Services, Inc.** *Ryan Carter* 42 Masters Drive St. Augustine, Florida 32084 (904) 540-1786
Legal:	**Rogers Towers, P.A.** *Ellen Avery-Smith, Esq.* 100 Whetstone Place, Suite 200 St. Augustine, Florida 32086 (904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation/Mitigation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the "**Owner**"). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map ("**FLUM**") designation to Residential Low Density ("**RLD**") in the City. The legal description of the Property is attached as **Exhibit "A**" (the "**Property**"). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the "**Project**"). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit "B"** (the "**Master Development Plan**").

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property**.

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City's boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element ("**FLUE**") Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City's existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation ("**FDOT**").

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

Not applicable.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

(i) A maximum of 55 single-family residential units.

(ii) A 50-slip community dock related to the residential units.

(iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet

2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.

3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.

b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.

d. Minimum lot size: 4,800 square feet.

e. Minimum lot width: 40 feet.

f. Maximum lot coverage by all buildings and structures: 50 percent.

g. Maximum impervious surface per single-family lot: 70 percent.

h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.

i. Signage: Project residential signage will comply with applicable provisions of the Code.

j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("**HOA**") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.

k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.

n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.

o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.

p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.

q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.

r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.

s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.

t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. ~~At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on site~~. There are five significant Live Oak trees on site that have been critically damaged due to natural causes and therefore are proposed for removal. A significant tree relocation and removal plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation/Mitigation Plan**"). Plant notes are contained on the Tree Relocation/Mitigation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

u. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation

overlay zones ("**COZs**"). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit "D"**. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Drainage within the Property will comply with applicable local, state and federal stormwater laws, rules and regulations. Landscaping will meet the requirements of Section 3.s herein, and tree mitigation will comply with the requirements of Section 3.t herein.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions**.

   See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

2. **The site's relationship to adjacent properties, bodies of water and surrounding conservation zones**.

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns**.

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coastline drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

4. **Effect of point and nonpoint discharge in the marine environment**.

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

5. **Proposed soil stabilization and erosion control methods**.

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain**.

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

7. **Impact of development on vegetative and animal communities**.

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "**Corps**"). All hydrologic flow

will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

8. **Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials**.

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

9. **Effect of shade on vegetation and shellfish**.

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

10. **Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion**.

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

11. **Impact of development on shoreline by linear feet and percent of site**.

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

12. **Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site**.

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

13. **Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes**.

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

14. **Impact of development on plant and animal habitat and potential loss in acres and percent of site**.

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria**.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

16. **Impact of development on shellfish and on commercial and sport fish and waterfowl**.

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. **Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height**

above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286**.

The PUD complies with Code Section 28-286 by:

a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.

b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.

c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.

d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.

e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.

f. Providing an environment of consistent character compatible with the surrounding areas.

g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses**.

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B**". Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

a. Preserving marshland and other wetland associated with the San Sebastian River.

b. Providing interconnection of potable water lines with adjacent parcels.

c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.

e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.**

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement**.

The Owner will create a homeowners' association ("**HOA**") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule**.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted**.

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city**.

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

11. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses**.

See Section E hereof.

D. <u>Performance Standards (Code Section 28-291)</u>.

1. **Density of development**. The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space**. Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction**. See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas**. All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities**.

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public**.

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified**.

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal**.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust**.

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine**.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.*** **Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place**.

See the Master Development Plan, **Exhibit "B"**, the Tree Relocation/Mitigation Plan, **Exhibit "C"**, and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By:_____
Name:_____
Title:_____
Date:_____

Exhibit “A”

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25” E, 122.04 FEET; (2) S 53°15'10” W, 8.50 FEET; (3) S 68°29'21” E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25” E, 396.45 FEET; THENCE N 24° 47' 29” E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29” E, 40.03 FEET; THENCE S 11° 52' 43” E, 51.41 FEET; THENCE S 13° 02' 00” E, 157.41 FEET; THENCE S 36° 59' 22” E, 84.02 FEET; THENCE S 78° 42' 32” E, 26.87 FEET; THENCE S 11° 22' 05” W, 220.85 FEET; THENCE S 84° 46' 38” W, 81.60 FEET; THENCE S 62° 22' 13” W, 98.51 FEET; THENCE S 40° 49' 36” W, 93.52 FEET; THENCE S 80° 44' 20” W, 81.97 FEET; THENCE S 67° 54' 06” W, 33.95 FEET; THENCE N 22° 17' 02” W, 28.06 FEET; THENCE S 67° 53' 27” W, 55.55 FEET; THENCE S 76° 38' 57” W, 90.94 FEET; THENCE N 89° 10' 17” W, 197.97 FEET; THENCE N 46° 09' 33” W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit "B"

Master Development Plan

Exhibit "C"

Tree Relocation/Mitigation Plan

Exhibit "D"

Conservation Overlay Zone Plan

ATTACHMENT 3

REVISED PUD WRITTEN DESCRIPTION - CLEAN

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023
Revised May 25, 2023
Revised March 25, 2025

Team Roster

Owner/Applicant:	**Windward Shipyard Land Holdings, LLC** *Stefan Johansson, Chris Simon, Karl Masters* 404 Riberia Street St. Augustine, Florida 32084 (904) 824-4394
Civil Engineering:	**Maverick Engineering** *Jeremy Calloway* 10 Willow Winds Parkway St. Johns, Florida 32259 (904) 655-6687
Landscape Architect:	**Marquis Latimer +Halback, Inc.** *Jeremy Marquis, Fremont Latimer, Elijah George* 34 Cordova Street, Suite A St. Augustine, Florida 32084 (904) 540-6940
Environmental:	**Carter Environmental Services, Inc.** *Ryan Carter* 42 Masters Drive St. Augustine, Florida 32084 (904) 540-1786
Legal:	**Rogers Towers, P.A.** *Ellen Avery-Smith, Esq.* 100 Whetstone Place, Suite 200 St. Augustine, Florida 32086 (904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation/Mitigation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the "**Owner**"). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map ("**FLUM**") designation to Residential Low Density ("**RLD**") in the City. The legal description of the Property is attached as **Exhibit "A**" (the "**Property**"). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the "**Project**"). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit "B"** (the "**Master Development Plan**").

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property**.

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City's boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element ("**FLUE**") Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City's existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation ("**FDOT**").

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

Not applicable.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

(i) A maximum of 55 single-family residential units.

(ii) A 50-slip community dock related to the residential units.

(iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet

2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.

3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.

b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.

d. Minimum lot size: 4,800 square feet.

e. Minimum lot width: 40 feet.

f. Maximum lot coverage by all buildings and structures: 50 percent.

g. Maximum impervious surface per single-family lot: 70 percent.

h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.

i. Signage: Project residential signage will comply with applicable provisions of the Code.

j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("**HOA**") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.

k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.

n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.

o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.

p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.

q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.

r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.

s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.

t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.. There are five significant Live Oak trees on site that have been critically damaged due to natural causes and therefore are proposed for removal. A significant tree relocation and removal plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation/Mitigation Plan**"). Plant notes are contained on the Tree Relocation/Mitigation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

u. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("**COZs**"). Portions of the Property lie within COZs 1, 2 and 3,

and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit "D"**. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Drainage within the Property will comply with applicable local, state and federal stormwater laws, rules and regulations. Landscaping will meet the requirements of Section 3.s herein, and tree mitigation will comply with the requirements of Section 3.t herein.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions**.

   See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

2. **The site's relationship to adjacent properties, bodies of water and surrounding conservation zones**.

   See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns**.

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coastline drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

4. **Effect of point and nonpoint discharge in the marine environment**.

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

5. **Proposed soil stabilization and erosion control methods**.

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain**.

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

7. **Impact of development on vegetative and animal communities**.

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "**Corps**"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

8. **Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials**.

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

9. **Effect of shade on vegetation and shellfish**.

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

10. **Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion**.

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

11. **Impact of development on shoreline by linear feet and percent of site**.

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

12. **Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site**.

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

13. **Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes**.

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

14. **Impact of development on plant and animal habitat and potential loss in acres and percent of site**.

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria**.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

16. **Impact of development on shellfish and on commercial and sport fish and waterfowl**.

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. **Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile**

boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286**.

The PUD complies with Code Section 28-286 by:

a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.

b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.

c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.

d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.

e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.

f. Providing an environment of consistent character compatible with the surrounding areas.

g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses**.

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B**". Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

a. Preserving marshland and other wetland associated with the San Sebastian River.

b. Providing interconnection of potable water lines with adjacent parcels.

c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.

e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.**

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement**.

The Owner will create a homeowners' association ("**HOA**") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule**.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted**.

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city**.

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

11. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses**.

See Section E hereof.

D. <u>Performance Standards (Code Section 28-291)</u>.

1. **Density of development**. The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space**. Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction**. See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas**. All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities**.

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public**.

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified**.

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal**.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust**.

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine**.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.*** **Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place**.

See the Master Development Plan, **Exhibit "B"**, the Tree Relocation/Mitigation Plan, **Exhibit "C"**, and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By:_____
Name:_____
Title:_____
Date:_____

Exhibit “A”

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25” E, 122.04 FEET; (2) S 53°15'10” W, 8.50 FEET; (3) S 68°29'21” E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25” E, 396.45 FEET; THENCE N 24° 47' 29” E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29” E, 40.03 FEET; THENCE S 11° 52' 43” E, 51.41 FEET; THENCE S 13° 02' 00” E, 157.41 FEET; THENCE S 36° 59' 22” E, 84.02 FEET; THENCE S 78° 42' 32” E, 26.87 FEET; THENCE S 11° 22' 05” W, 220.85 FEET; THENCE S 84° 46' 38” W, 81.60 FEET; THENCE S 62° 22' 13” W, 98.51 FEET; THENCE S 40° 49' 36” W, 93.52 FEET; THENCE S 80° 44' 20” W, 81.97 FEET; THENCE S 67° 54' 06” W, 33.95 FEET; THENCE N 22° 17' 02” W, 28.06 FEET; THENCE S 67° 53' 27” W, 55.55 FEET; THENCE S 76° 38' 57” W, 90.94 FEET; THENCE N 89° 10' 17” W, 197.97 FEET; THENCE N 46° 09' 33” W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit "B"

Master Development Plan

Exhibit "C"

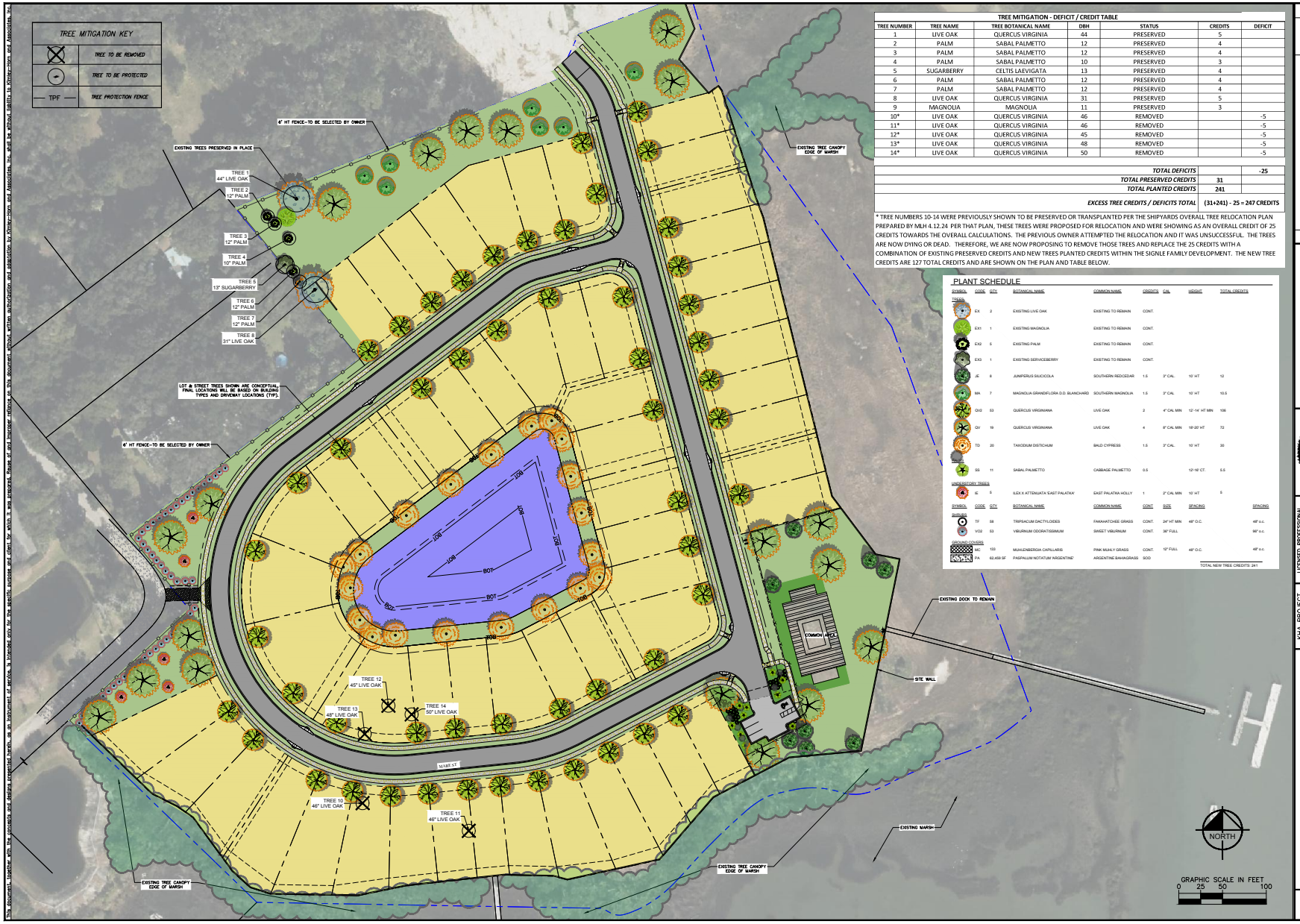
Tree Relocation/Mitigation Plan

Exhibit "D"

Conservation Overlay Zone Plan

ATTACHMENT 4

REVISED EXHIBIT C



TREE MITIGATION - DEFICIT / CREDIT TABLE

TREE NUMBER	TREE NAME	TREE BOTANICAL NAME	DBH	STATUS	CREDITS	DEFICIT
1	LIVE OAK	QUERCUS VIRGINIA	44	PRESERVED	5	
2	PALM	SABAL PALMETTO	12	PRESERVED	4	
3	PALM	SABAL PALMETTO	12	PRESERVED	4	
4	PALM	SABAL PALMETTO	10	PRESERVED	3	
5	SUGARBERRY	CELTIS LAEVIGATA	13	PRESERVED	4	
6	PALM	SABAL PALMETTO	12	PRESERVED	4	
7	PALM	SABAL PALMETTO	12	PRESERVED	4	
8	LIVE OAK	QUERCUS VIRGINIA	31	PRESERVED	5	
9	MAGNOLIA	MAGNOLIA	11	PRESERVED	3	
10*	LIVE OAK	QUERCUS VIRGINIA	46	REMOVED		-5
11*	LIVE OAK	QUERCUS VIRGINIA	46	REMOVED		-5
12*	LIVE OAK	QUERCUS VIRGINIA	45	REMOVED		-5
13*	LIVE OAK	QUERCUS VIRGINIA	48	REMOVED		-5
14*	LIVE OAK	QUERCUS VIRGINIA	50	REMOVED		-5
				TOTAL DEFICITS		-25
				TOTAL PRESERVED CREDITS	31	
				TOTAL PLANTED CREDITS	241	
				EXCESS TREE CREDITS / DEFICITS TOTAL	(31+241) - 25 = 247 CREDITS	

* TREE NUMBERS 10-14 WERE PREVIOUSLY SHOWN TO BE PRESERVED OR TRANSPLANTED PER THE SHIPYARDS OVERALL TREE RELOCATION PLAN PREPARED BY MLH 4.12.24 PER THAT PLAN, THESE TREES WERE PROPOSED FOR RELOCATION AND WERE SHOWING AS AN OVERALL CREDIT OF 25 CREDITS TOWARDS THE OVERALL CALCULATIONS. THE PREVIOUS OWNER ATTEMPTED THE RELOCATION AND IT WAS UNSUCCESSFUL. THE TREES ARE NOW DYING OR DEAD. THEREFORE, WE ARE NOW PROPOSING TO REMOVE THOSE TREES AND REPLACE THE 25 CREDITS WITH A COMBINATION OF EXISTING PRESERVED CREDITS AND NEW TREES PLANTED CREDITS WITHIN THE SIGNLE FAMILY DEVELOPMENT. THE NEW TREE CREDITS ARE 127 TOTAL CREDITS AND ARE SHOWN ON THE PLAN AND TABLE BELOW.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CREDITS	CAL	HEIGHT	TOTAL CREDITS	SPACING
TREES									
	EX	2	EXISTING LIVE OAK	EXISTING TO REMAIN	CONT.				
	EX1	1	EXISTING MAGNOLIA	EXISTING TO REMAIN	CONT.				
	EX2	5	EXISTING PALM	EXISTING TO REMAIN	CONT.				
	EX3	1	EXISTING SERVICEBERRY	EXISTING TO REMAIN	CONT.				
	JE	8	JUNIPERUS SILICICOLA	SOUTHERN REDCEDAR	1.5	3" CAL.	10' HT	12	
	MA	7	MAGNOLIA GRANDIFLORA D.D. BLANCHARD	SOUTHERN MAGNOLIA	1.5	3" CAL.	10' HT	10.5	
	QVG	53	QUERCUS VIRGINIANA	LIVE OAK	2	4" CAL MIN	12'-14' HT MIN	106	
	QV	19	QUERCUS VIRGINIANA	LIVE OAK	4	8" CAL MIN	18'-20' HT	72	
	TD	20	TAXODIUM DISTICHUM	BALD CYPRESS	1.5	3" CAL.	10' HT	30	
PALMS									
	SS	11	SABAL PALMETTO	CABBAGE PALMETTO	0.5		12'-16' CT.	5.5	
UNDERSTORY TREES									
	IE	5	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	1	2" CAL MIN	10' HT	5	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	RATE	SPACING		SPACING
SHRUBS									
	TF	68	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	CONT.	24" HT MIN	48" O.C.		48" o.c.
	VO2	53	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	CONT.	36" FULL			96" o.c.
GROUND COVERS									
	MC	133	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	CONT.	12" FULL	48" O.C.		48" o.c.
	PA	62,459 SF	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIAGRASS	SOD				

TOTAL NEW TREE CREDITS: 241

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NO.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
LA6666993
MATTHEW A. JURNEY
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KHA PROJECT
DATE
MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: HEM
CHECKED BY: MAJ

TREE MITIGATION PLAN
TOLL BROTHERS
SHIPYARDS SINGLE FAMILY
CITY OF ST AUGUSTINE FLORIDA

SHEET NUMBER
TM-100

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: April 1, 2025

RE: Discussion and Recommendation related to the update of the city's 2014 Vision Plan.

As you may recall, the city engaged the Northeast Florida Regional Council (NEFRC) to help us update the 2014 Vision Plan. Since August of 2024 the city has held several workshops at several locations in the city to garner as much input as possible related to updating the 2014 Vision.

A citizen survey was also conducted between October and December of 2024, generating 495 responses including much appreciated input and feedback. The Appendices for the final Vision update report are attached for your information.

In September and November staff provided information regarding the public input to the Board(s), and in December a joint meeting with the Planning and Zoning Board (PZB), the Historic Architectural Review Board (HARB) and the Corridor Review Committee (CRC) was held. This joint meeting gave the Boards an opportunity to discuss proposed language and provided a general consensus on the direction of the update.

Attached please find draft language/text of the updated Vision Statement for the City of St. Augustine. Staff request that the PZB review this language and make a recommendation(s) to the City Commission.

This timeframe is important to the city as we approach the next required Evaluation and Appraisal Report (EAR) of the city's Comprehensive Plan which is due to the state in December of 2025. The city's Vision Plan sets the tone and direction of the Comprehensive Plan and other important documents such as the city's Strategic Plan.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com or Jacob Fredriksson at (904) 209-4331 or email at jfredriksson@citystaug.com.

The Northeast Florida Regional Council team can also be contacted at StAugustineVision@nefrc.org.

Amy McClure Skinner, AICP
Director
Planning and Building Department

Vision Statement

St. Augustine will remain a vibrant waterfront city with an authentic character that celebrates its rich history and protects its natural environment.

The city will foster a unique community characterized by a healthy economy, diverse population, and a variety of experiences for both residents and visitors, all while ensuring the city remains resilient for generations to come.

The Need for Balance

A quote from the 2014 and Beyond Vision Plan:

“St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community. St. Augustine certainly has those tensions.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.”

Ten years later, the city still needs to balance the benefits and costs of tourism for the residents and the local economy. It is evident that the pressures of the current level of tourism is a heavy burden on the city as a whole and especially the neighborhoods close to downtown. Additionally, balancing the needs of all residents and neighborhoods is imperative to create an equitable environment to create opportunities for all.

Defining the Themes

Throughout the public involvement process, it was clear that the four (4) themes identified in the 2014 visioning process - Livability, Authenticity, Character, and Vitality - were still important priorities for St. Augustine residents.

City staff and officials have made a good-faith effort to move forward supporting decision making that is consistent with all of the themes. Based on this priority the city has achieved many of the objectives and has incorporated Vision objectives into city standard policy proposed in 2014. However, many residents who participated in the public involvement process were unaware of the City's accomplishments over the last 10 years. The city should more clearly communicate its priority to promote the community vision through its work efforts.

Concerns about resiliency were much more pronounced during this public involvement process with flooding more common outside of major storm events and worsening impacts from recent hurricanes. St. Augustine must balance its unique responsibility to protect its irreplaceable historic, archaeological and architectural heritage while ensuring a positive quality of life for residents throughout its historic neighborhoods with development, redevelopment and commercial and tourism pressures.

The City has become a statewide leader in resiliency planning, but these projects require extensive research and planning to be effective and are expensive to design and construct. While resiliency is mentioned in the 2014 and Beyond Vision Plan, it became clear that resiliency needed to be elevated to one of the central pillars of an updated vision statement.

At the same time, through the public outreach efforts it became clear that the city's feeling of authenticity and character are important to maintain. Therefore, these themes have been combined into one referred to as Authentic Character for this Vision update.

The Vitality and Livability themes remain major concerns for city residents and also require balance. The city has made major strides by developing and adopting the Mobility Plan and continues to work toward implementing the priorities articulated in the Plan.

The City has also made significant efforts into developing a program and initiatives as well as partnering with the County and other groups to address homelessness issues.

The tension in the community due to the large tourism economy and pressures necessitates consideration of a better balance between residents' livability and the community's broader economic vitality. While tourism drives the economy in areas such as downtown St. Augustine, there are other opportunities to elevate other historic or commercial corridor areas of the city to spread economic activity and promote vitality across the city.

The Four Themes

Livability	The City of St. Augustine is a safe and pleasant place to live, where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all its senses. With livability as a core theme, St. Augustine will be an even more desirable place to live by offering the full range of opportunities that make a city livable for all residents.
Authentic Character	In the City of St. Augustine, the rich layers of history and people create the city's unique character. The city's-built scale and architecture support the "small town" feel that draws people worldwide to live in and visit St. Augustine. The city has distinguished itself as an arts and cultural hub, which enriches the social and cultural character of the city. The Vision Plan intends to protect and enhance those features of the city which form St. Augustine's distinctive authentic character.
Vitality	The City of St. Augustine has a thriving economy and culture, creating a vibrant community. By elevating the community's pride, the city can advance projects to beautify itself and encourage new entrepreneurial drivers to support the diverse group of people who call St. Augustine home.
Resiliency	The City of St. Augustine is taking steps to increase its ability to thrive in the face of climate-related shocks and stressors. As a first step, the city will prioritize maintaining and restoring its rich and healthy ecosystem. Over time, the city will implement projects to adapt to and mitigate the impacts of climate-related changes, improving the community's safety for generations to come.

Livability

Highlight of Achievements

Throughout the past 10 years, the City of St. Augustine has focused on policies and resources to enhance livability. A notable first step was adopting the Mobility Plan 2040, hiring a mobility coordinator, and implementing a Mobility Fee. Additionally, the city offers discounted parking across St. Augustine to its residents.

The city has also supported the St. Johns County Continuum of Care (CoC) in advocating for people who are homeless or at risk of homelessness.

These initiatives demonstrate a commitment to improving the quality of life for all community members by addressing transportation, housing, and accessibility needs.

Goal

The City of St. Augustine will continue to promote city policies and direct resources to enhance residents' livability and quality of life.

Objectives

- **Continue Addressing Mobility**

To improve mobility, the City of St. Augustine should continue enhancing walkability by maintaining wide, obstacle-free sidewalks and ensuring safe street crossings with well-marked crosswalks and pedestrian signals.

Initiatives such as the shuttle service to downtown and the circulator around town reduce the number of cars on the road and parking demand, making downtown St. Augustine more accessible and easing traffic congestion.

- **Improving Safety Across the City**

Enhancing crosswalks with clear markings and pedestrian signals ensures safer crossings for everyone, especially in high-traffic areas located in under-resourced communities.

Upgrading street lighting in poorly lit areas will help deter crime and increase visibility, making residents feel more secure at night, as well as a higher sense of safety for pedestrians.

- **Provide Annual Reports on Vision Related Projects**

By sharing updates on milestones reached and resources allocated, the city can demonstrate accountability and commitment to its Vision goals. Additionally, these reports play a dual role: They offer an opportunity for residents to provide feedback and engage in the decision-making process and fulfill the City of St. Augustine's mission of creating a collaborative environment where community input is valued.

- **Collaborate on Solutions for Affordable Housing and Homelessness**

By prioritizing the development of affordable housing units for all income levels, the City of St. Augustine can ensure that all residents can access safe and stable living conditions.

Collaborating between government agencies, non-profits, and private sector partners is essential to create sustainable and practical solutions.

- **Address Food Deserts Across the City of St. Augustine**

Addressing food deserts in neighborhoods across the city is vital for ensuring all residents have access to nutritious and affordable food. Partnerships with nonprofit and community organizations can also play a crucial role in educating people on healthy eating, cooking and food distribution.

Authentic Character

Highlight of Achievements

The City of St. Augustine prioritizes distinctive places that honor its unique history, look, and feel. Tools such as the Neighborhood Zoning Workbooks empower neighborhoods to define and protect their community's unique characteristics.

Design Standards for Entry Corridors and the Corridor Review Committee ensure that entryways to the city maintain a welcoming, authentic aesthetic.

Goal

The City of St. Augustine will preserve its “small town” feel by preserving and maintaining the historic character that is consistent with the community's look and ambiance.

Objectives

- **Protect Historic Character in Building Designs and Preserve Historic Structures**

History is ingrained in the fabric of St. Augustine's built environment, telling the story of how the city has been shaped over the past 450 or more years. To honor St. Augustine's authenticity, the city should take steps to preserve and rehabilitate historic structures in every neighborhood.

New or revitalized areas should also follow the look and feel of their respective neighborhoods to uphold the neighborhood's authentic character.

- **Align City Efforts to Support a "Small Town" Feel Through Smart Growth Practices**

St. Augustine residents appreciate the city's "small town" size and scale. To curb urban sprawl and curate development consistent with its neighborhoods, the city should implement smart growth practices, such as improving walkability and encouraging redevelopment and infill development within existing neighborhoods.

- **Continue Strengthening the Uniqueness of Neighborhoods**

Every neighborhood in St. Augustine has a unique history. Some date back to the city's founding, while others have a more recent, mid-century timeframe. The city should take steps to celebrate each neighborhood's unique history, culture, and architecture.

Like considering implementing design standards, supplemental regulations and/or overlay districts in other neighborhoods and commercial corridors to support the distinctive character of all parts of the city.

- **Promote Culture and the Arts**

The residents—their stories, backgrounds, cultures, and traditions—shape St. Augustine's authentic character. The city will make strides to promote its cultural elements to ensure residents enjoy a sense of place and community.

The city will also encourage the arts, including providing opportunities to local artists and increasing public art to celebrate the creativity and talent of St. Augustine residents. The city should consider methods to safeguard the unique people, culture, and art that thrive in the historic city environment.

Vitality

Highlight of Achievements

In the 2014 Vision Plan, the Vitality theme covered a number of economic development and environmental issues. The city has developed a deeper understanding of the tourism industry, which helps drive the local economy and creates unique challenges for residents. As part of the city's Comprehensive Plan update in 2020 the city included more detailed discussion and analysis of the impacts and contributions of tourism on the local economy including recognizing that it is the city that draws many tourists to the county.

Additionally, capital improvements are reviewed annually and are reviewed for potential deficiencies as well as increased efficiency over a five (5) year period. This review process is a way to ensure that improvements are planned with the city's Vision setting the priorities.

Several items that were previously discussed related to the environment are now highlighted under the new Resiliency theme.

Goal

Strengthen the local economy of St. Augustine to provide opportunities for residents and visitors alike through policies and practices that will support the prosperity of all community members.

Objectives

- **Support Locally Driven Economic Development**

The City of St. Augustine should enhance support for small businesses throughout its commercial corridors. By improving accessibility to small businesses in all parts of the city, residents will be encouraged to shop locally instead of traveling outside the city.

- **Foster a Diverse Business Environment**

By embracing diversity in the business community, the City of St. Augustine can help promote inclusive hiring practices and equal opportunities for advancement. Additionally, supporting minority-owned businesses and encouraging diverse partnerships can strengthen the local economy and build a more resilient business community.

- **Invest in St. Augustine's Workforce and Education**

The City of St. Augustine should invest resources in workforce development and education. As the City's population ages, the community must attract and train younger talent to fill the employment gap. Investing in workforce education will ensure that St. Augustine businesses can employ highly trained individuals. The City must consider options such as higher education and skill-based trade opportunities to create a robust, multigenerational workforce

- **Promote Beautification Across the City**

The City of St. Augustine will promote beautification across the city to improve the quality of life in neighborhoods and attract new business opportunities in commercial areas. The City will also find solutions to address blighted properties that have fallen into disrepair, prioritizing historic properties.

These strategies could include tree planting, urban tree management, property recognition awards, volunteer clean up days, and sidewalk repair to make the city more enjoyable to walk around and improve residents' perceptions of their neighborhoods.

Resiliency

Highlight of Achievements

The City of St. Augustine completed its Sustainability Plan in 2019, marking a significant step towards a more resilient and sustainable future. The City’s efforts include comprehensive studies on the city's resiliency and qualifying for state and federal funding for future projects.

The city is one of only two local governments in the region to have a Chief Resilience Officer, and it has played a leading role in Resilient First Coast, the regional resiliency collaborative group. Now, the city is beginning to move past the planning stage and into designing and implementing projects that will improve local resiliency. This ongoing commitment highlights the City of St. Augustine's proactive approach to fostering a sustainable and resilient community.

Goal

Enhance the resilience of the City of St. Augustine to ensure the ability of individuals, communities, businesses, and the natural and built environment to survive, adapt, grow, and thrive in the face of climate-related shocks and chronic stressors.

Objectives

- ## Focus on Protecting Historic and Cultural Assets

The City of St. Augustine will focus resiliency efforts on historic and cultural assets and neighborhoods to preserve the unique identity and heritage of St. Augustine. By protecting historic landmarks and cultural sites, the city can ensure that future generations can appreciate and learn from the city's rich history.

- ## Conserve the Natural Environment

Conserving natural resources and ecosystems helps maintain the environmental health and sustainability of the whole city. These efforts safeguard the city's character and enhance its ability to withstand and recover from various environmental challenges.

- ## Improve Education and Public Outreach on Resiliency, Sustainability, and City Projects

Education and public outreach are crucial for fostering an informed and engaged community. The city can raise awareness about the importance of resilience and sustainable practices by offering educational opportunities such as workshops, seminars, and informational campaigns.

These initiatives can help residents understand how to prepare for and respond to various challenges, from natural disasters to everyday environmental impacts.

Engaging the community through educational efforts empowers individuals and strengthens the collective ability to build a more resilient and sustainable city.

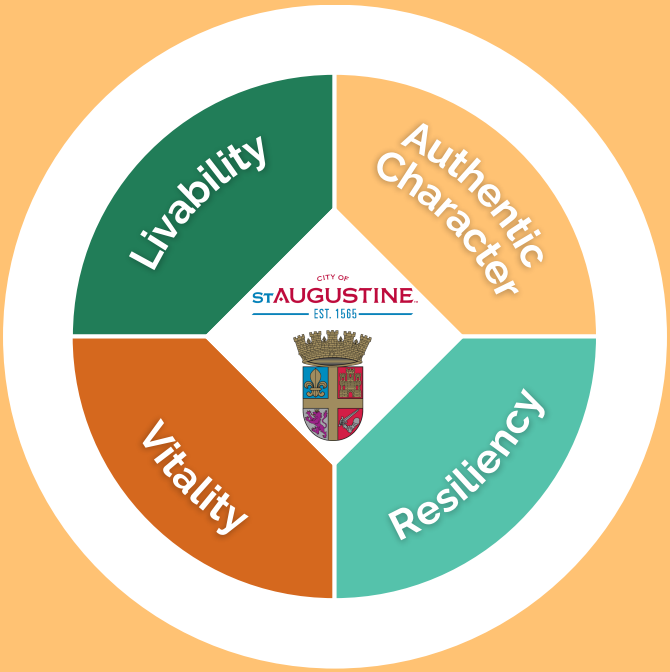
- ## Uphold the City of St. Augustine as a Regional Leader in Resiliency

Upholding St. Augustine as a regional leader in resiliency requires a proactive approach to addressing immediate and long-term challenges. By implementing innovative strategies and best practices, the city can effectively manage risks and enhance its capacity to recover from adverse events.

This includes investing in resilient infrastructure, promoting sustainable development, and fostering strong community partnerships. By continuously adapting and improving its resilience strategies, the City of St. Augustine can inspire neighboring communities and set a benchmark for regional resilience.

- ## Support Green Infrastructure

Supporting green infrastructure, such as tree planting and preservation, low impact development (LID) stormwater techniques and other more resilient development practices, are crucial for creating sustainable and resilient urban environments. Green infrastructure investment is a proactive step towards a healthier, more sustainable future for all.



THE CITY OF

St. Augustine

2024 VISION PLAN UPDATE

Appendices

PREPARED BY:
NORTHEAST FLORIDA REGIONAL COUNCIL

Appendix A

PUBLIC ENGAGEMENT METHODOLOGY

IMAGES: CASSIDY TAYLOR PRESENTING AT THE ST. JOHNS COUNTY MAIN LIBRARY

Public Engagement

The City of St. Augustine contracted the Northeast Florida Regional Council (NEFRC) to update the City of St. Augustine 2014 and Beyond Vision Plan. The NEFRC was asked to hold community engagement meetings to create consensus on the vision's themes and develop goals and objectives.

St. Augustine seeks public input on its current 2014 Vision Plan to update the 2025 Plan

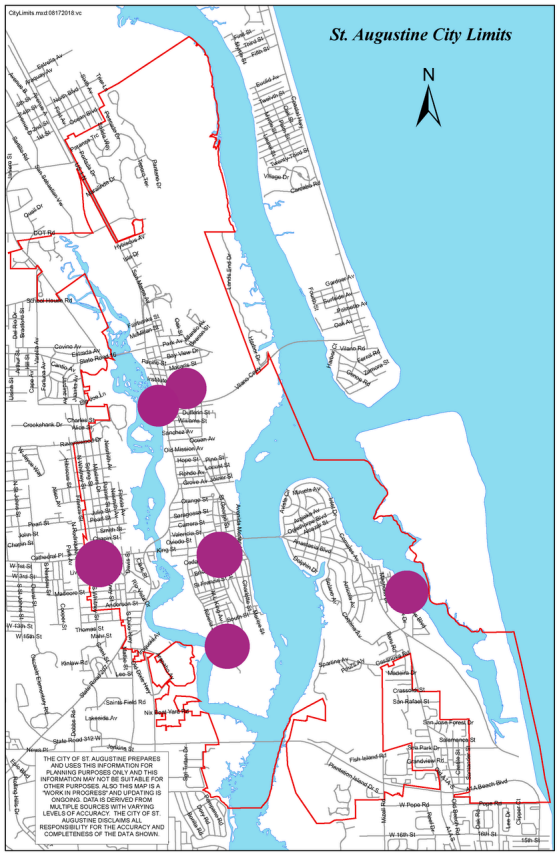
The city will hold six workshops in various locations September - November

Lucia Viti
St. Augustine Record

Published 6:26 p.m. ET Aug. 29, 2024 | **Updated 6:27 p.m. ET Aug. 29, 2024**

City of St. Augustine keeps residents' input for 'Vision Plan' update at the forefront

IMAGES: MEDIA COVERAGE OF THE ST. AUGUSTINE VISION PLAN

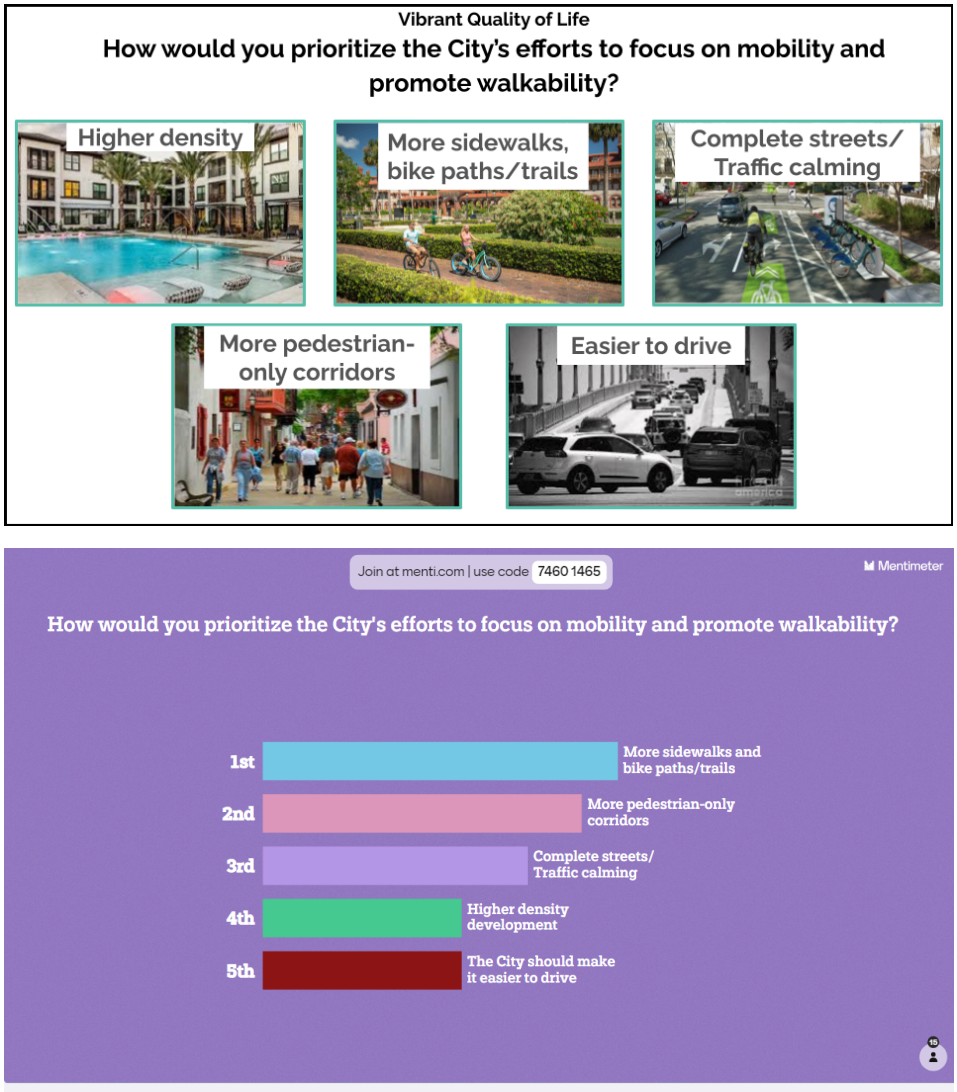


Several factors were considered to maximize public input. Six public meetings were scheduled, and the locations were carefully considered to ensure diversity of input. The meetings were held throughout the city in the St. Johns County Main Library, St. Augustine Yacht Club, Galimore Center, Waterworks Building, Shiloh Baptist Church, and the Alcazar Room in City Hall. In addition, NEFRC created an email address, staugustinevision@nefrc.org, to send out meeting invitations and gather further input. NEFRC was provided a list of emails from over 700 stakeholders, who were emailed invitations to each meeting.

In parallel, the City of St. Augustine sent out notices via its newsletter, notified media outlets about meetings, created posters and placed them around the city, and administered a survey for eight weeks. This survey gave residents who could not attend in-person meetings an opportunity to participate in the visioning process.

IMAGES: AN EXAMPLE OF A MENTIMETER WORD CLOUD AND PUBLIC INPUT USING A FLIP CHART

The format of the six meetings was standardized. The first part of the presentation set the stage by providing the meeting's objectives, a working definition for the theme(s) explored in the meeting, background on the City of St Augustine 2014 Vision Plan and Beyond, and an update on what the City has done to implement the 2014 Vision. The second part included gathering qualitative and quantitative input using the Mentimeter tool to make interactive polls and word clouds. Mentimeter enhances public engagement by providing immediate feedback on results. NEFRC also provided paper surveys for those who preferred to write their answers down. In the third part of the meeting, the public could offer direct input by approaching a flip chart staffed by a NEFRC staff member, who captured their comments and observations.



IMAGES: AN EXAMPLE OF MENTIMETER QUESTION AND RESULTS GATHERED DURING PUBLIC MEETINGS

Appendix B

RESULTS FROM MENTIMETER SURVEYS

Appendix B: Results from Mentimeter Surveys

During each public engagement meeting, the Northeast Florida Regional Council (NEFRC) utilized Mentimeter to ask questions and gain feedback on a variety of topics related to the Vision Plan. Meeting participants could either use their smartphone or a paper survey to submit results. Appendix B lists the Mentimeter results from each meeting. As requested by staff from the City of St. Augustine, only the responses from residents are recorded in this appendix. All survey responses are anonymous.

The NEFRC staff asked three types of questions in the Mentimeter surveys. First, the NEFRC asked open-ended questions, where meeting participants could type or write in a response. Appendix B displays this type of question as a list of responses. Then, the NEFRC asked multiple choice questions. The number of responses per multiple choice option is written next to each option. Third, the NEFRC asked meeting participants to rank a list of options. These responses are listed as an averaged ranking based on the number of answer options. An option ranked closer to 1 indicates a higher preference.

Meeting #1 – Themes Discussion	
What do you think were the four (4) themes of the 2014 Vision Plan?	• Safe_community Retain_authenticity Vibrant_economy • Mobility Livable traffic Tourist • Balance Mobility Tourism • Mobility Accessibility_to_all • Mobility • Mobility Tourism Community_members • Livability Vitality Authenticity Character • Mobility Transportation Green_ways • Livability Mobility History Residents_vs_neighbor • parking/transportation, quality of life, resilience, accessibility • livability, vitality, authenticity, character • livability, vitality, authenticity, character • traffic, sewer+water • livability, vitality, authenticity, character
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 0 c. 35 – 54 - 1 d. 55+ - 16
What is your employment status?	a. Retired - 14 b. Full-Time - 1 c. Part-Time - 2 d. Student – 0 e. Not Currently Employed - 0
What is your household income?	a. Under $34k - 3 b. $35 – 64.9k - 1 c. $65 - $99.9k - 1 d. $100 - $149.9k - 2 e. $150 - $199k - 0 f. Over $200k – 2

What part of St. Augustine do you live in?	1. Ravenswood - 1 2. Oyster Creek - 0 3. Fort Mose Gardens - 1 4. Greater Fullerwood - 1 5. Nelmar Terrace - 2 6. Magnolia – 0 7. Uptown - 1 8. Flagler Model Land - 2 9. Spanish Quarters - 0 10. Lincolnville - 1 11. Old City South - 2 12. North Davis Shores - 1 13. South Davis Shores - 3 14. Lighthouse Park - 0 15. Different Neighborhood in St. Augustine - 2 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	• Madeira • Abbott Tract • Maderia • The preserve of Anastasia Island, of the edge of St. A. • Water St.
Do you own or rent your home in St. Augustine?	a. Own - 17 b. Rent - 0 c. I don't live in St. Augustine - 0 d. Prefer not to say - 0
How long have you lived in St. Augustine?	a. 1 year or less - 0 b. 2-5 years - 1 c. 6-10 years - 1 d. 11-15 years - 2 e. 16+ years - 13 f. I don't live in St. Augustine – 0

What does livability mean to you?	• Safe Opportunities • Respect • User_friendly • Flood_control Traffic_flow • Resident_ficused • Residents_rule • Safety • Ease • Neighbors • No_tourists • safe; walkable and good environments - more concern for resident's issues. • ability to get around the city + enjoy the cultural offerings, work if needed, diversity, respect, safety, public transportation, affordable housing • safety • not sure • traffic flow • focus on the fact that people live and work here - it is NOT just a tourist town that people visit • shop_nearby • No_trollies • Respect, safety, public transportation, affordable housing • Accessibility • Walking • Community
Over the next 10 years, should livability be a key theme for St. Augustine?	a. Yes - 15 b. No - 0 c. Undecided - 2

What does authenticity mean to you?	• Genuine • History • Not_commercialized • Honest_local_government • Historical_accuracy • History • Small • Historical_nature • Giving concern for the historical emphasis upon which the City relies based on the interests of tourism. • real history, cultural diversity, natural areas • Is what defined as 'historic' service and of relacence to the majority of the community • not sure - real history - not Disney • History • That the historic resources here are preserved & that we aren't full of fake history to attract tourists • That is what makes to tourism • Perserveration • Not_disney • A friendly place – easy to find where you are going • Preservation • Local_business • History
Over the next 10 years, should authenticity be a key theme for St. Augustine?	a. Yes - 12 b. No - 2 c. Undecided - 3
What does character mean to you?	• Cohesion • Historic_accuracy • Small_town Neighborliness • Transparency • Honesty • Panache • Mobility • Blend_in • Character pretains to originality to me. • Truthfulness in government, historical accuracy • Are residents and taxpayers first in the minds of the city? • Unique identity embodied/projected • Architecture • That we are a small southern town with a unique history. • Authentic • Like_no_other_town • Work_for_the_residents • Southern • Small_town

Over the next 10 years, should character be a key theme for St. Augustine?	a. Yes - 14 b. No - 0 c. Undecided - 3
What does vitality mean to you?	• Healthy_Opportunities Healthy_relationships • Sustainability Local_energy • Responsible_growth_and_ac • Activitviez_for_locsls • Community_pride • Thriving • Variety_of_food • Vitality means "of importance" to me. • Diversity of opportunity, to work + play • Residents and taxpayers are primary to the city • vibrant; resilient? • That is an economically healthy town where its residents want to participate in the activities here. • Culture • Lively • Bike_lanes • Culture • Economically_healthy • Economic development
Over the next 10 years, should vitality be a key theme for St. Augustine?	a. Yes - 12 b. No - 0 c. Undecided - 4
Please rank the four themes in order of their importance for the future of St. Augustine.	• Livability: 1.58 • Authenticity: 2.33 • Character: 2.54 • Vitality: 3.23

Meeting #2 – Resiliency & Sustainability Discussion	
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 3 c. 35 – 54 - 8 d. 55+ - 27
What is your employment status?	a. Retired - 19 b. Full-Time - 10 c. Part-Time - 7 d. Student – 0 e. Not Currently Employed - 0
What part of St. Augustine do you live in?	1. Ravenswood - 0 2. Oyster Creek - 1 3. Fort Mose Gardens - 0 4. Greater Fullerwood - 2 5. Nelmar Terrace - 3 6. Magnolia – 0 7. Uptown - 0 8. Flagler Model Land - 0 9. Spanish Quarters - 0 10. Lincolnville - 2 11. Old City South - 4 12. North Davis Shores - 1 13. South Davis Shores - 6 14. Lighthouse Park - 12 15. Different Neighborhood in St. Augustine - 3 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	• North Davis Shores • N/A • Fullerwood • Madeira • Oyster Creek • Lighthouse park • Lighthouse park • The Preserve (SE edge of City –on Anastasia Island)
Do you own or rent your home in St. Augustine?	a. Own - 33 b. Rent - 2 c. I don't live in St. Augustine - 0 d. Prefer not to say - 1
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 36 b. Part-time resident – 0 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 2 b. 2-5 years - 7 c. 6-10 years - 4

	d. 11-15 years - 4 e. 16+ years - 20 f. I don't live in St. Augustine – 0
Should the City focus on adapting to or mitigating weather events?	a. Mitigating – 7 b. Adapting – 22 c. Unsure – 5
Should the City focus on improving aged infrastructure projects or build new resilient infrastructure?	a. Improve aged infrastructure - 20 b. Build new resilient infrastructure – 9 c. Unsure - 5
How would you prioritize what the City should focus on protecting?	a. Neighborhoods – 1.85 b. Cultural & Historic Resources – 2.06 c. Natural environment – 2.29 d. Businesses – 3.63
How should the City help local businesses become more resilient and sustainable?	• Awareness and education • Building codes • Assure safe environment for customers. • Improve infrastructure and utility resiliency. Better traffic flow • More parking options • Prioritize small, locally owned businesses and limited chain stores, big box stores. • Education • Parking • Fast response time after storm events • Improve the streets by paving them with new asphalt. Building side walks around oyster creek. • Safe environment Traffic lights and cross walks • Educate • Education • Limit the number of businesses • Improve drainage in City especially south of King Street, on Cordova St, and Davis Shores - All areas that flood streets in a normal rain. • Building Codes Incentives • Educate & support & let them make their own creative solutions, there are smart people who want to do good for St. Aug • Education • Education • Cut red tape • Resources before storms • Improve infrastructure • Crime control

	• We need less bars - wine shops, more galleries and art related and cultural emphasis. • Education helps w/ funding • Recyling • More interested in helping residents. They are making a profit and can finance their own measures. • building rodes • Improve the walkability/ bikeability on both sides of the bridge of lions • More walkability and bikeability • Improve flooding mitigation • Information • Offer incentives to become more energy efficient, resource efficient, etc. • Building Codes • Keep regular parking downtown - stop eliminating street parking. • Information • Parking • Tax benefits to increase • grants to improve buildings • improve drainage • Parking • Building Codes • Use shuttle/ hop on/hop off • better historical and cultural protective • enhancement • Partner program • Building codes • Promotion • employment • research new ways to pave streets etc • to mitigate global warming • affordable access • Parking garage • less parking requirement – • more biking /walkability • Mobility • Parking Traffic • Parking • Improve walking and bike paths mobility • Keep St. Augustin dog friendly
How would you prioritize these economic objectives?	a. Smart Growth Practices – 1.68 b. Protection of Culturally Significant Economic Assets – 2.29 c. Housing Stability – 2.62 d. Workforce Development – 3.33

How would you prioritize the City's efforts to focus on mobility and promote walkability?	a. More sidewalks and bike paths/trails – 2.17 b. More pedestrian-only corridors – 2.55 c. Complete streets/Traffic calming – 2.66 d. The City should make it easier to drive – 2.96 e. Higher density development – 4.07
Do you support green infrastructure?	a. Yes – 23 b. No – 0 c. Unsure – 8
How would you prioritize the following heat reduction strategies?	a. Tree planting and Tree restoration – 1.21 b. Smart Surfaces – 2.37 c. Reduce Concrete Surfaces – 2.41
How would you prioritize the following sustainable practices?	a. Conservation 1.52 b. Waste Reduction – 2.90 c. Building Design – 3.16 d. Renewable Energy – 3.50 e. Community Gardens/Reducing Greenhouse Gases – 3.61

Meeting #3 – Livability & Vitality Discussion	
What is your age?	e. 17 and Under - 0 f. 18 – 34 - 1 g. 35 – 54 - 2 h. 55+ - 11
What is your employment status?	f. Retired - 6 g. Full-Time - 6 h. Part-Time - 3 i. Student – 0 j. Not Currently Employed - 0
What part of St. Augustine do you live in?	17. Ravenswood - 0 18. Oyster Creek - 0 19. Fort Mose Gardens - 0 20. Greater Fullerwood - 3 21. Nelmar Terrace - 1 22. Magnolia – 0 23. Uptown - 2 24. Flagler Model Land - 0 25. Spanish Quarters - 3 26. Lincolnville - 4 27. Old City South - 0 28. North Davis Shores - 0 29. South Davis Shores - 0 30. Lighthouse Park - 1 31. Different Neighborhood in St. Augustine - 1 32. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	• Flagler Model Land
Do you own or rent your home in St. Augustine?	a. Own - 12 b. Rent - 3 c. I don't live in St. Augustine - 0 d. Prefer not to say - 0
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 15 b. Part-time resident – 1 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 1 b. 2-5 years - 4 c. 6-10 years - 3 d. 11-15 years - 1 e. 16+ years - 7 f. I don't live in St. Augustine – 0

Is it easier to get downtown than it was a few years ago?	a. Yes – 3 b. No – 6 c. Same – 3 d. Unsure – 1
As St. Augustine consider mobility options for Downtown, would you rather:	a. Take a free and convenient shuttle to Downtown – 15 b. Pay to park Downtown - 0
What tourism experiences in St. Augustine would you like to promote?	• Culinary, Historic, • African American History, live jazx • Guided walking tours Family life museums • Eco friendly • The Arts, Nature • Golf Cart tours • Beach shuttles • None. Stop promoting St Augustine. • Adult learning at Flagler • More public access for kayaking and canoeing. Trolley is great, Fountain of Youth, • Beauty of trees • Fishing tours • Walking tours • Historical visits • Cultural programs • History – walking/lecture exhibits • Guided walking tours • Treasure Chest hands on history experience • Electric eco-friendly vehicle tours • Beach shuttles • History Tours
Please prioritize ways St. Augustine can diversify its economy?	• Support small businesses – **1.53** • Promote tourism and culture – **2.79** • Invest in workforce development/education – **2.81** • Promote green technology – **3.53** • Develop advanced industries – **4.07**
How can St. Augustine promote the diversity of people, places, and economic opportunities?	• Training, and programming • Encourage small businesses • By telling the stories of both longtime residents and those who are new to the area. • Greater homestead exemption so that the local community can continue to live here. • Ethnic festivals Merit based city and coubty hiring – not nepotism and good oke boy network • LGBTQIA+ Community center • Equal treatment for all people • Prioritizing community over tourism

	• More affordable housing for those who work on our City • Encourage historical and educational events • Attract people with a common interest in the uniqueness of this Historic town • Hire city and county jobs based on merit and not nepotism/ good ole boy network lGBTQ events • LGBTQIA+ equal rights [Home ownership assistance • Equal rights for all humans • Grants for small businesses owned by minority people • Disabled help
What should St. Augustine invest in?	• Community events – **1.86** • Support local artists – **2.20** • Public art – **2.79** • Art education **– 2.93**
Part A) How do you think St. Augustine prioritizes the following?	• Tourists/Visitors – **1.27** • Business – **2.00** • Recreation and Culture – **3.20** • Residents – **4.13** • Education – **4.40**
Part B) How do you think St. Augustine should prioritize the following?	• Residents – **1.57** • Recreation and Culture – **2.71** • Business – **3.43** • Tourists/Visitors - **3.64** • Education – **3.64**

Meeting #4 – Character and Authenticity Discussion	
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 1 c. 35 – 54 - 1 d. 55+ - 5
What is your employment status?	a. Retired – 5 b. Full-Time - 3 c. Part-Time - 0 d. Student - 0 e. Not Currently Employed - 0
What part of St. Augustine do you live in?	1. Ravenswood - 1 2. Oyster Creek - 0 3. Fort Mose Gardens - 0 4. Greater Fullerwood - 1 5. Nelmar Terrace - 0 6. Magnolia – 1 7. Uptown - 1 8. Flagler Model Land - 0 9. Spanish Quarters - 1 10. Lincolnville - 1 11. Old City South - 0 12. North Davis Shores - 0 13. South Davis Shores - 1 14. Lighthouse Park - 0 15. Different Neighborhood in St. Augustine - 0 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	N/A
Do you own or rent your home in St. Augustine?	a. Own - 5 b. Rent - 2 c. I don't live in St. Augustine - 0 d. Prefer not to say - 1
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 8 b. Part-time resident – 0 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 1 b. 2-5 years - 3 c. 6-10 years - 1 d. 11-15 years - 0 e. 16+ years - 3 f. I don't live in St. Augustine – 0

Are you aware of the following initiatives: Neighborhood Zoning Workbooks and Entry Corridor Design Standards?	a. Yes – All documents – 3 b. Yes – Neighborhood Zoning Workbook Only – 0 c. Yes – Entry Corridor Design Standards Only – 1 d. No – 3
Please prioritize how St. Augustine can create distinctive neighborhoods.	a. Develop policies/rules for each neighborhood – 1.71 b. Signage at neighborhood entrances – 2.33 c. Unique landscaping & sidewalk materials – 2.43 d. Neighborhood events – 3.00
Please tell us the name of your neighborhood and what makes it distinct	• Lincolnville, beautiful architecture and diversity. • Fullerwood – older homes, near the water, friendly neighbors • Uptown; Historic first neighborhood outside of old city, walkable to downtown, fort and water. • Ravenswood. Poor and neglected, no sidewalks. Now coveted by developers. • Magnolia…the hammock,thepeacocks,the FOY, unique architecture,near downtown and the beach.unique stores.restaurants history and by that you know a different type of architecture and then also • It is the older as it is part of the walled city • Fullerwood. Character Neighbors. • Fullerwood walkable easy walk to business & downtown • Proximity to island rest, venues, shops + downtown is w/in walking distance. • Still has quiet, safe, friendly neighborhood feel
Please prioritize which aesthetic characteristics you enjoy most in St. Augustine.	a. Historic building facades – 2.43 b. Small city feel – 2.43 c. Walkability and Bikeability – 2.57 d. Brick sidewalks and roads – 3.67 e. Park Spaces – 3.71
What is your opinion on St. Augustine hosting large scale events?	a. It's important that events are financially sustainable and don't burden the city's budget. – 0 b. Events should be planned to minimize disruption to residents' daily routines - 3 c. A mix of event types can cater to different interests and demographics - making the city a vibrant place to live. -3 d. I don't want more events - 3
Is it important to you that businesses promoting the historic nature of St. Augustine are historically accurate?	a. Yes, historical accuracy is important - 4 b. No, I support growing small businesses regardless of accuracy - 3 c. I'm not sure - 0

What could be done to make the entrances to St. Augustine more appealing?	• Clear signage and clear direct traffic patterns and directions. • Enforce standards for vacant buildings . Too many old closed buildings • Not have a Pawn shop at the entrance! • Trees, flowers big sign oldest city • Historic markers,good signage no art • Agree with all of the above • Better landscaping and appropriate signage. Beautiful enough so you want to stop for a photo op • Cool big art/sculptures from local artists (a collab?) • Agree with all of the above • Hx markers.good signage • Include Flagler college
Would you be willing to pay more for utilities to move overhead cabling underground?	a. Yes -2 b. No - 1 c. Unsure – 4

Meeting # 5 – Livability and Vitality Discussion	
What is your age?	a. 17 and Under - 0 b. 18 – 34 - 1 c. 35 – 54 - 0 d. 55+ - 3
What is your employment status?	a. Retired - 2 b. Full-Time - 2 c. Part-Time - 0 d. Student – 0 e. Not Currently Employed - 0
What part of St. Augustine do you live in?	1. Ravenswood - 2 2. Oyster Creek - 2 3. Fort Mose Gardens - 0 4. Greater Fullerwood - 0 5. Nelmar Terrace - 0 6. Magnolia – 0 7. Uptown – 0 8. Flagler Model Land - 0 9. Spanish Quarters - 0 10. Lincolnville - 0 11. Old City South - 0 12. North Davis Shores - 0 13. South Davis Shores - 0 14. Lighthouse Park - 0 15. Different Neighborhood in St. Augustine - 0 16. None – I do not live in St. Augustine - 0
If your neighborhood was not shown in the previous question, what neighborhood do you live in?	N/A
Do you own or rent your home in St. Augustine?	a. Own - 2 b. Rent - 2 c. I don't live in St. Augustine - 0 d. Prefer not to say - 0
Are you a full-time or part-time resident of St. Augustine?	a. Full-time resident – 4 b. Part-time resident – 0 c. I don't live in St. Augustine – 0
How long have you lived in St. Augustine?	a. 1 year or less - 0 b. 2-5 years - 1 c. 6-10 years - 1 d. 11-15 years - 0 e. 16+ years - 2 f. I don't live in St. Augustine – 0

Is it easier to get downtown than it was a few years ago?	a. Yes – 0 b. No – 4 c. Same – 0 d. Unsure – 0
As St. Augustine consider mobility options for Downtown, would you rather:	a. Take a free and convenient shuttle to Downtown – 4 b. Pay to park Downtown – 0
What tourism experiences in St. Augustine would you like to promote?	• Family activities: puppet theater, street musicians, free movie in the park • History of the ciry • The various historical points, the different types of restaurant • Historic churches
Please prioritize ways St. Augustine can diversify its economy?	• Support small businesses – **3.00** • Promote tourism and culture – **2.00** • Invest in workforce development/education – **1.5** • Promote green technology – **3.50** • Develop advanced industries – **3.50**
How can St. Augustine promote the diversity of people, places, and economic opportunities?	• Affordable housing, shuttles to downtown, shade for pedestrians • Support more services for the underserved populations • By better support of small businesses • Support home buying
What should St. Augustine invest in?	• Community events – **1.33** • Support local artists – **4.00** • Public art – **2.00** • Art education **– 2.5**
Part A) How do you think St. Augustine prioritizes the following?	• Tourists/Visitors – **1.25** • Business – **1.67** • Recreation and Culture – **3.00** • Residents – **4.67** • Education – **4.33**
Part B) How do you think St. Augustine should prioritize the following?	• Residents – **1.00** • Recreation and Culture – **3.67** • Business – **3.00** • Tourists/Visitors – **4.33** • Education – **3.00**

Appendix C

ADDITIONAL COMMENTS

Appendix C: Additional Comments

During each public meeting, participants had an opportunity to speak one on one with a Northeast Florida Regional Council (NEFRC) staff member. NEFRC staff captured the essence of these comments at each meeting. Appendix C lists all of the additional comments received at each meeting.

Meeting #1 Kickoff Meeting – September 12, 2024

Other Suggestions Regarding Outreach

- Need themes for the meetings / advertised/social media/ etc
- Other ways to participate

Public Comments "At Large"

- Flooding
- Aging Infrastructure
- Resiliency and Survivability of the town itself
- Enterprise Zones
- Resiliency
- Livability – should be currently focused
- Not Disney
- Need more Themes. Are we stuck to one?
- Is the city following the current 2014 Vision Plan
- Expand internal sustainability efforts (what is the city doing for residential, smaller projects)
- Drainage
- Issues of the city maintaining current issues
- Transportation issue (Parking garages to alleviate mobility)
- Connect STAR and the Black History Museum need to be on the route
- Overdevelopment of Multifamily
- Flooding – funding connects to best choices
- Strip malls
- NO DISNEY
- No Tourists
- Authenticity – Where do strip malls come in?
- Character – Authentic
- Vitality – Creativity
- Vibrancy – concerts, plaza, lively energy
- Current themes overlap
- City should provide annual detail on the current vision
- Public Transportation
- Current Vision should not change
    - Current vision not followed
- Nightlife Ordinance
    - Lost
    - Worked on it to maintain vitality
    - Strike a balance between residents vs. tourists
        - Amenities missing for resident

Meeting #2 Resiliency - September 16, 2024

- Raising seawalls – Davis Shores
- Some people are raising houses
- City denying some seawalls
- Providing a program for those who can't afford
- People wanting to put in development
- Approved only if they provide a sustainable environment – native plants
- Don't assume car traffic will disappear
- Improve flow of vehicle traffic
- Traffic light – A1A/ Anastasia Park Blvd
- Better healthcare – continuity often - hospital not being run well
- Integrated program for the homeless – dignified opportunities
- Healthcare, jobs, shelter
- Healthcare for the homeless (Baltimore)
- Building codes/smart growth
- Adapting and mitigating
- Restoration
- Building, implementing, and natural barriers
- Go beyond "sustaining" to regenerative development and restoration of what has already been degraded
- Use natural systems/ environmental services as a priority over using "manmade" fixes
- Connect with Chamber
- Engage the youth
- Stop promoting tourism as much. That will solve many of the problems
- Address traffic issues – increasing with population traffic circle @ A1A and Anastasia Park Rd.
- Flooding in downtown, all over, in neighborhoods (South Davis Shores)
- Displacement of residents
- Workforce housing, reduction in rent/owner prices
- Gold cars & access outside of traditional cars
- Bike racks – lighting & security cameras
- Reduction of vacation rentals
- Prioritize quality of life of residents (top priority)
- Prioritize local involvement to support businesses during slow or off-season vs promoting tourism year round
- More police – safety considerations
- Bridge of Lions – regular openings causes bottlenecks
- Traffic in the neighborhoods
- Parking
- Metrics to establish boundaries for flooding
- Building standards improved
- How can we use land used to create equity / density
- How do we get to interim improvement?
- Improved vehicle traffic flow
- Dog friendly

- Sidewalk
- Bike lanes
- Bike lane for bridge (pedestrians)
- Third spaces (open spaces)
- Strengthening preservation/ historic
- Protect our neighborhoods
- Make city livable for people who live here
- Less tourism
- Less fake history
- More preservation
- Tax break on historic properties
- How to make it easier?
- 1 electronic billboard advertisement for parking shuttle
- Create/improve/implement easily accessible mass transit
- Music, art, culture – support and connect
- Address flooding issues from normal rain
- St. George/ bridge/ Cordova/ Bridge- Cordova
- Keep diverse downtown stores – real business
- Impact of losing parking downtown
- Survey generic answers
- Promote people who live here -focusing walkers
- Mitigating/adapting – both
- Hard to say infrastructure improvements
- Survey…
- Tree planting
- Use more (vision)
- Better building design
- Survey not neutral
- No parking problem – where it is
- "Polar extremes" Nova special documentary
- 10 year window – need longer term with 10 year steps for longer term solutions ex Fort Lauderdale
- Tide station need local data
- Grant from FEMA/USGS
- Other ….in floodplain – FEMA PROGRAM
- Contradiction with raising properties and heigh limits
- Local license plates/passes vs parking garage from tourist
- Covered walkways for shade/rain
- Long term maintenance trash breaks
- Run off causing flooding

Meeting #3 Livability and Vitality - October 2, 2024

Vitality

- Increase mobility, concept of breezeway trail/development
- Preserve existing natural space
- Balance tourism with residents' needs
- Commuter rail – access to JAX and airport
- Address blight, repair, clean up (business)
- Increase more pedestrian-only corridors (especially in historic district)
- Promote NE FL Regional Airport
- Safety in residential areas, deconflict from tourist use. Enhance dusk until dawn restrictions to maintain order: character of neighborhood.
- Maintain and enhance seawall
- Apply for and use more grant dollars, want more implemented in the community
- Preserve natural resources, create more access
- Maintain character, look, feel of community
- Balance of short-term rental vs residents
- Ensure zoning is consistent
- Residents should be allowed in age in place, if they choose
- We want younger families, schools should be accessible, funding, and improve the system
- Safe spaces to all people -diversity
- Potential center
- Sign/ design ordinance, maintain consistent look and feel

Livability

- Enforcement residential parking of the law – eg. Parking enforcement. Could fund additional projects
- Small businesses- San Marcos – beautification district? Maybe tax cuts?
- Flow of traffic
- Old houses of deceased folks to waste – squatter homes
- Keep homeless feeding out of parks
- Enforcements of noise ordinances
- Issues for tourists and residents
- 2014 Vision – need for pedestrian corridors in the historic area – Spanish St.
- Need low-income housing /housing that is affordable to people
- Homeless support – feeding folks inside not in the weather
- Expanding street outreach
- Medical care/water/ good more localized and closer to city center
- More recycling
- Last vision everyone wanted livability
- This is where residents live
- Living town – ppl live downtown
- *we want people to be able to live downtown longterm
- -regulation on airbns – killing neighborhoods
- Random businesses – something should be done

- Reduce homeless/presence in livability
- City doing fine
- City take over building
- Enforced maintenance on old buildings
- Already have strict regs on demolition
- Convert buildings to more positive uses
- Address homestead exemption (rn. Cap at 50K)
- non-homestead is at 10%
- TDD $ - how can we bring this $ to the city instead of just county – think about the impact on water, infrastructure; etc.
- Not enough public access for rec – paddling, fishing, rec.

What has your experience been opening/ expanding a business is St. Augustine?

- Great experience with business in City
- 36 years
- Promote City history/culture
- Expanded to museums
- Retail
- Balance growth of downtown w business challenges – ask other owners what their challenges are – work together to address them.
- Short- & long-term rentals. Had great experience working meeting the city. Always responsive to questions and concerns. Great leadership in the city. Always responsive to questions and concerns. Great leadership in the city.

Other comments

- Golf cart tour/ taxi
- Needs central location for taxis, pedicabs; etc
- City had answers, but didn't always know how to ask - need list
- Should be more regulations for consideration of residents seems pro-business /tourism – need more laws/rules on noise, times; etc.
- More support for independent tour guides
- Indy tour guide
- "no barriers" from city
- Need standards
- Non-profit – better interactions with tours and tour guides
- Museum
- To better represent authentic history
- To tell better stories that are FACTUAL
- Less tax burden on residents, increase on tourists
- Idea: water feature park – interactive park with water likes/increase seawall events
- Increase support other districts – not just downtown support move business for residents and tourists
- Better utilize downtown square – pop-ups/events – increase foot traffic for nearby businesses
- Water taxi? System may help alleviate traffic
- Reusable prices

- Peak season/major events
- Better pump out systems (availability and awareness) for visitors. Critical to environment.
- Short term rental restrictions negative impact
- Homeowners -limits their ability to add on for aging parents/ college kids
- For fear of short term rental properties

Meeting #4 Character and Authenticity – October 16, 2024

Character

- Stop issuing PUDs
- Stop development – need to handle current infrastructure
    - Build and maintain existing roads
- St. Augustine has a "small town" feel
    - Quaint/intimate feeling
- Lack of skyscrapers is a good thing
- Larger fines for demolition of historic properties
    - Properties need to be brought to a certain standard
- Enforce, enforce, enforce codes, laws, and regulations
- Empower code enforcement officer with the authority to enforce codes, laws, and regulations
    - Currently code enforcement officers need City Council approval on these issues
- Example: corner of Vannon and Court Theophilia – abandoned property
    - Owners/developers let the properties sit and dilapidate so they can be demolished
- **Abandoned** buildings (both residential and commercial) make the city look **rundown**
- No more permits for small mobility vehicles (i.e., scooters)
    - But this detracts from the City's Mobility Plan which includes the addition of multi-modal transportation
- Bring back authentic history to St. George Street
- Maintain homes so they have historic character

Authenticity

- Protect all neighborhoods
- Recognize all historic neighborhoods
- Ravenswood has no protections
- Tear downs and incompatible new houses
- Enforce, enforce, enforce, current LODS, regs, and laws
- Empower code enforcement officers to write citations vs warnings
- More playgrounds/less bars
- More family oriented
- More family events
- Make sure development honors the authenticity of the city
- Give things time to develop
- Increase fines to deter demo and other work without permits
- Don't change City's character to increase profit
    PUD's
- Get vacant houses into use
- Too many gold carts tours
- App to congestion
- Look at closing streets and allowing outdoor dining and shopping

Meeting #5 Livability and Vitality – October 29, 2024

Livability

- Investment in alternate mobility options
    - Decrease cars
- Cathedral place – pedestrian only
- Affordable housing stock
- Authentic culture/history/design
- Love a lot of activities in a town of 15,000
- Promote areas outside of downtown
- Short term rental issues, too many
- Bring grocery store back King St
    - Businesses – minority
- Live/work in close proximity
- Address gentrification of w king community, new money pushing out residents
- Community events – to bring people/community together
- Affordable housing
- Street lights one Masters
- More trash cans
- Real side walks – proper widths
- Bike lanes need to feel safe
- More greenery make streets look alive
- Eye sore buildins – what happens?
- Cemeteries – highlight the history, clean up professionally
- Historic places need upgrade
- Veteran's cemetery no markers
- South Whitney water source impacts Shiloh Baptist Church

Vitality

- Invest in affordable housing, increase of units
- Elderly daycare in the city
    - Lots of elderly in the west
    - Assistance of elderly
    - Help with mowing lawns
    - Optical/medical
- Masters – green space – Polmar Park
    - Needs park
    - May not feel safe
- Swimming pool – easier access – free summer programming. Children should be bussed there.
- Reasaonable programs for children with low or no fees
- Urgent care
- More transportation option – sunshine bus
- Help when someone's roof needs repair
- West city CRA

Other Comments

- Blight in neighborhoods and code enforcement is not responsive – are there other solutions?
- No sidewalks in neighborhoods (Ravenswood)
- Lots of bnbs – including brand new housing
- *** lots of traffic on Masters Drive – throughway to 216 and Kings Street (also called Palmer) and the railroad
    - Not a single pedestrian crosswalk on this road
    - Consider ADA option, especially for the blind/deaf school
- St Augustine Beach has flags for crossing the street
- Affordable elder care (urgent care) / transportation / shuttle
- Systems in place to support the people who live here
- West needs a grocery store (used to be Browdys), parking lot of Amars
- Promoting for Westside – small Publix/Winn Dixie
    - Healthy living
    - Jobs
- Live/work in same community
- Safety – police listen to complaints better and be respectful
- Racism in the job market
- Black people being run out of their neighborhoods
- Access to capital or resources to develop or promote minority business
- Start up center/program
- Car lot for downtown – that's business –
- Training for business promote culture/retains
- Affordable home of choice/options
- Just as St. Augustine was left out of the economic winning, so have the west side, left out of the St. Augustine winning

Meeting #6 Did we get it right? – November 13, 2024

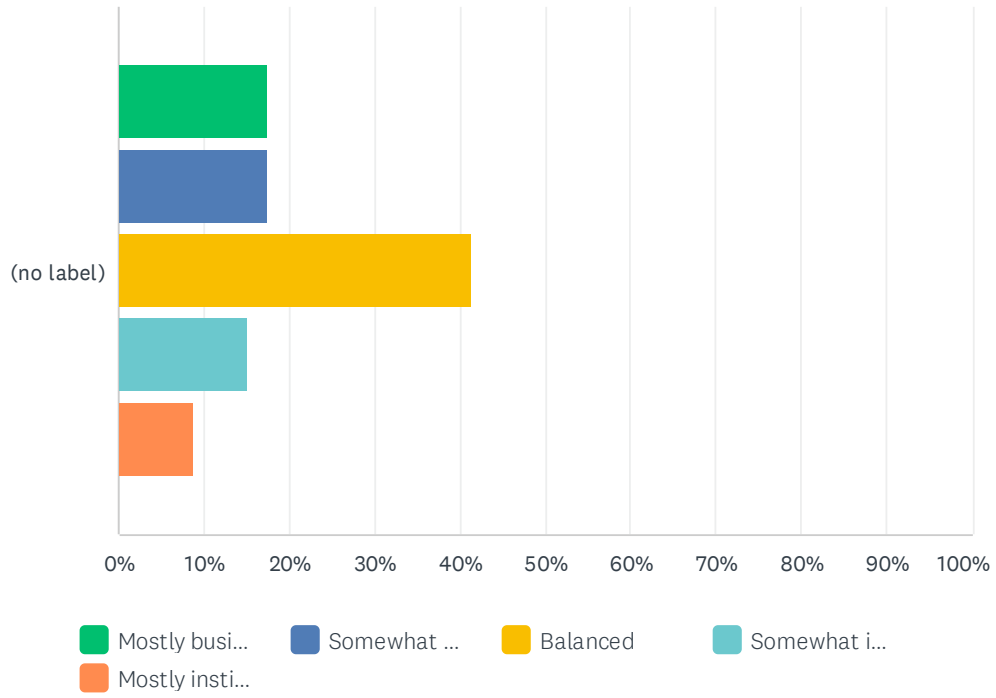
- Pushing info out to residents
    - FB groups
    - Texting servies
- Need for more public restrooms downtown (esp. at night)

Appendix D

ONLINE SURVEY RESULTS

Q1 Is St. Augustine more friendly towards businesses or institutions?

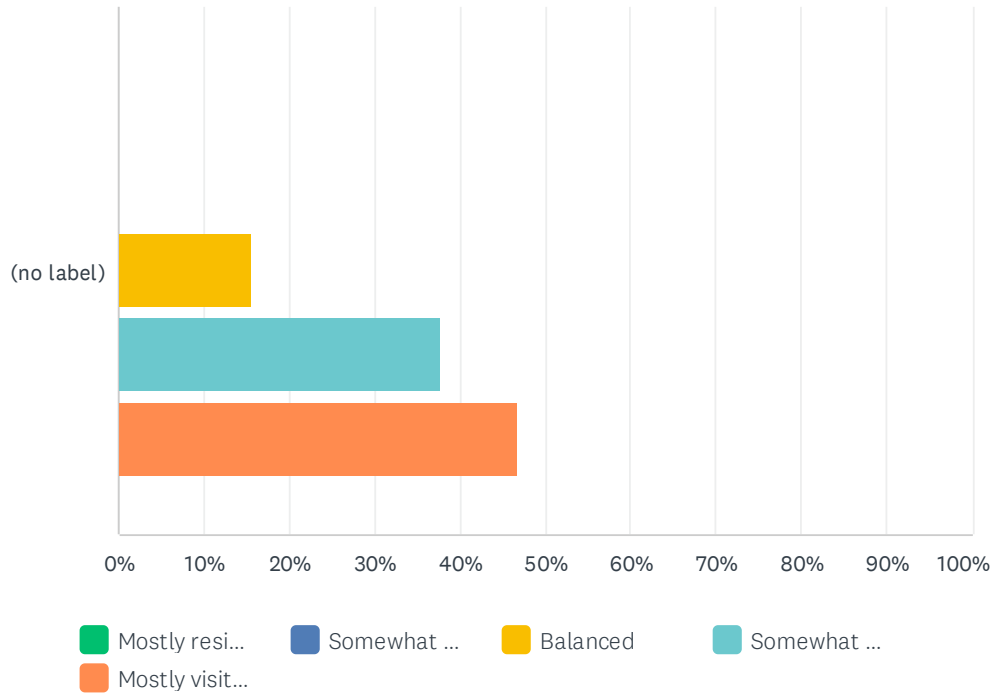
Answered: 46 Skipped: 0



	MOSTLY BUSINESS	SOMEWHAT BUSINESS	BALANCED	SOMEWHAT INSTITUTION	MOSTLY INSTITUTION	TOTAL	WEIGHTED AVERAGE
(no label)	17.39% 8	17.39% 8	41.30% 19	15.22% 7	8.70% 4	46	2.80

Q2 Is St. Augustine more friendly towards residents or visitors?

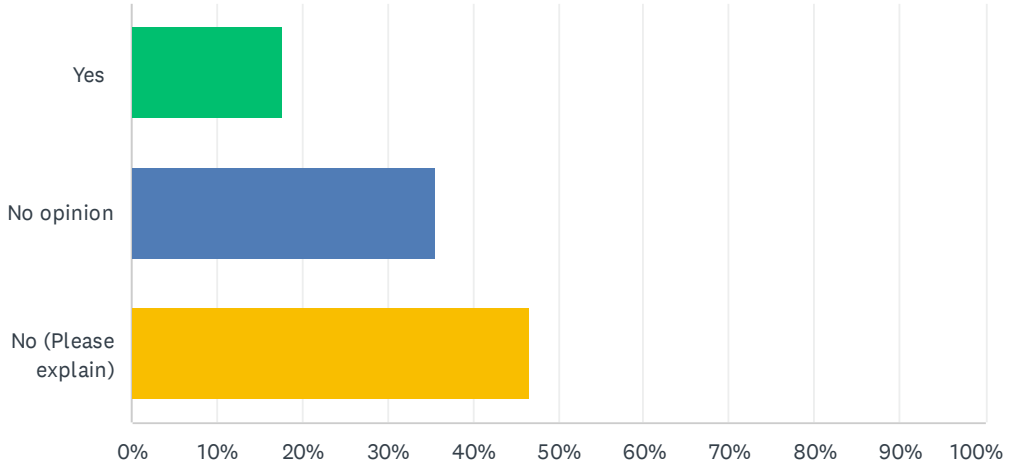
Answered: 45 Skipped: 1



	MOSTLY RESIDENTS	SOMEWHAT RESIDENTS	BALANCED	SOMEWHAT VISITORS	MOSTLY VISITORS	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	0.00% 0	15.56% 7	37.78% 17	46.67% 21	45	4.31

Q3 Do you feel the city is making its best effort to maintain balance?

Answered: 45 Skipped: 1



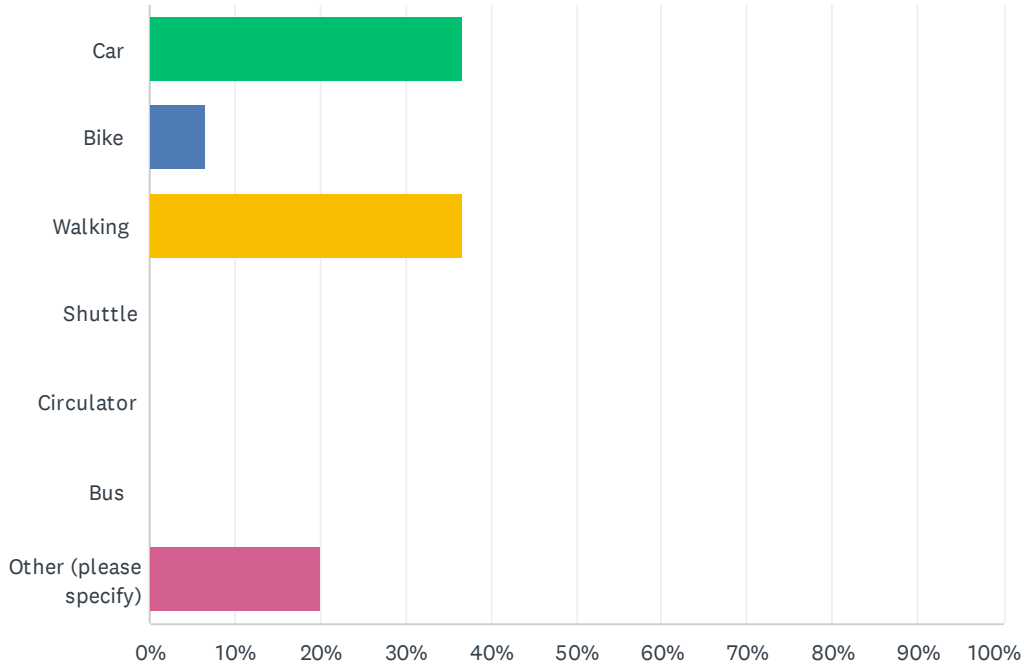
ANSWER CHOICES	RESPONSES	
Yes	17.78%	8
No opinion	35.56%	16
No (Please explain)	46.67%	21
TOTAL		45

#	NO (PLEASE EXPLAIN)	DATE
1	The city needs to consider residents concerns when events take place such as N.O.L. traffic gridlock, there is NOT enough parking anywhere in downtown BUILD ANOTHER GARAGE!!!!! The more houses you build on open land, the more space you keep taking away for residents to enjoy nature. This is one reason why I plan to move AWAY from here. I like downtown for its unique characteristics but outside of that I'm READY TO MOVE AWAY!!!!!!	12/21/2024 3:58 PM
2	As a resident, I am not likely to visit downtown during weekends or special events because of the cost of parking. Residents should have more of a discount or preferred parking areas.	12/20/2024 9:24 AM
3	It’s getting over crowed not enough roads for everything that is coming in.	12/19/2024 10:18 PM
4	SHOULD BE MORE ACCESSIBLE AND LOWER COST FOR SJC RESIDENTS & CITY RESIDENTS	12/19/2024 3:28 PM
5	Parking and infrastructure are an issue	12/19/2024 8:01 AM
6	The city is geared towards Flagler and Visitors. Locals have to live and shop in surroundings.	12/18/2024 4:30 PM
7	Residents should have free parking. Or resident only parking. Most of us can’t even go downtown during night of lights and if we do we pay a lot for parking	12/18/2024 2:42 PM
8	Homeless is a real issue for tourists and residents. Growth exploding makes traveling our roads a nightmare. Way too crowded in our historic city that cannot continue to increase. Recommend vehicles are restricted in the historic area to residents, those who work in town, delivery and maintenance crews. Turn the area into a pedestrian area.	12/18/2024 12:24 PM
9	Too many new hotels being planned, too much development, too much traffic downtown.	12/18/2024 11:17 AM
10	The city leaders have nothing to preserve the livability and heritage of St Augustine.	12/16/2024 3:59 PM

	Regulations for traffic, business (airBnB) are not in forced. I feel as a resident I am viewed as a source of tax revenue only. The City Council should come on and state the goal is to maximize business. St Augustine has a very successful business environment at the expense to the residents. An example is the crowed and poor traffic conditions. Another example is the high living expenses due to the expanding airBnBs.	
11	Airbnb explosion on downtown residents	12/15/2024 2:59 PM
12	You can not get across town on holidays or Night of Lights especially weekends. It's frightening traffic and has been like that for too many years for residents. Don't tell we residents to come downtown during the week as it's insulting. The bay front is glitzy, not historic or in taste..lit up. Why are there camera pods now for picture taking? You made a beast and now must feed it. Traffic was difficult well over 50 yrs ago in the summer months. This traffic is not safe…and so your busses to alleviate do not help.	12/15/2024 5:54 AM
13	Parking on yellow, too close to stop signs, fire engines would have challenges	12/14/2024 1:05 PM
14	There is no balance between visitors and residence	12/14/2024 12:38 PM
15	Night of lights is way too long. The summer tourists season is long in itself but exceptable. Night of lights brings too many people in at once and clogs the traffic for way too long. Local families who aren't interested in Night of lights can enjoy season without so much traffic. Shorten the event by a week or 10 days. Too much for locals and if asked that would be the answer every local would give you. Traffic and over crowded!	12/14/2024 8:20 AM
16	Downtown is commercial without proper infrastructure for parking and traffic, and lacks things residents need like grocery stores, pharmacies, etc.	12/13/2024 4:20 PM
17	Living in the city is a traffic nightmare. Nothing is done on busy weekends to make it possible to leave my home or return to my home.	12/13/2024 3:32 PM
18	Nothing has been done to curb the masses of people. Events are too loud, Christmas trolleys shout all day long. It's too much.	12/13/2024 3:26 PM
19	The city has done nothing to help prevent flooding. As a business owner we struggle to find parking to even get to our business and have to provide parking stipends so that our employees can afford to come to work. The only suitable parking accommodations are the parking garage that fill up during tourist season and is way too far away for our employees to be walking in the dark to their car. Shame on you city of Saint Augustine.	12/10/2024 7:30 PM
20	Over development and abundance of STR are destroying our neighborhoods	11/19/2024 7:53 PM
21	The focus on visitors and spending on bed tax on destination marketing instead of arts culture and leisure/recreation is where the balance seems to be off. Our tourism revenue should be used to benefit the residents and encourage a better balance of private properties remaining long term residences rather than all short-term vacation rentals. Additionally the amount of private properties being acquired by Flagler College and Old town trolley is concerning as well.	11/6/2024 11:15 AM

Q4 Throughout a typical year which is the most convenient way to travel around St. Augustine? (choose one)

Answered: 30 Skipped: 16

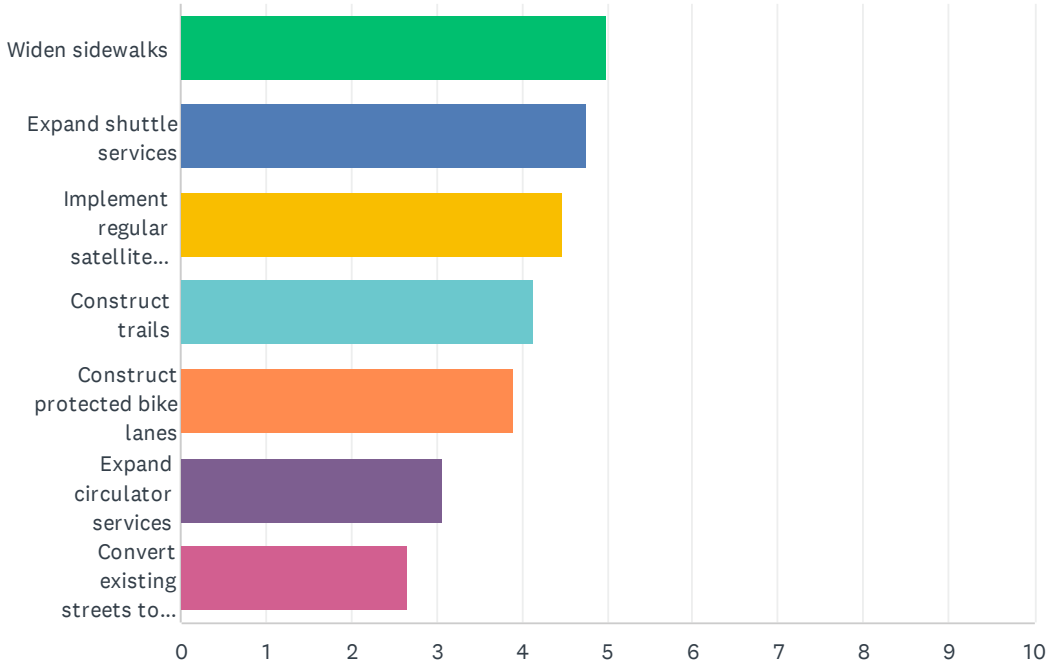


ANSWER CHOICES	RESPONSES	
Car	36.67%	11
Bike	6.67%	2
Walking	36.67%	11
Shuttle	0.00%	0
Circulator	0.00%	0
Bus	0.00%	0
Other (please specify)	20.00%	6
TOTAL		30

#	OTHER (PLEASE SPECIFY)	DATE
1	Outside the historic district, cars and bus. Inside the historic district, shuttles or walking.	12/18/2024 12:31 PM
2	Bike	12/16/2024 4:04 PM
3	Gridlock emerging	12/15/2024 3:05 PM
4	Yes, add to traffic.	12/15/2024 6:00 AM
5	Walking and car	12/14/2024 2:57 PM
6	We bike or walk downtown mostly, but there are times we need to drive.	12/13/2024 3:40 PM

Q5 Rank in order of importance ways the city could improve mobility

Answered: 29 Skipped: 17



	1	2	3	4	5	6	7	TOTAL	SCORE
Widen sidewalks	34.48% 10	17.24% 5	10.34% 3	17.24% 5	0.00% 0	13.79% 4	6.90% 2	29	5.00
Expand shuttle services	27.59% 8	3.45% 1	24.14% 7	20.69% 6	13.79% 4	6.90% 2	3.45% 1	29	4.76
Implement regular satellite parking operations	6.90% 2	27.59% 8	31.03% 9	10.34% 3	0.00% 0	13.79% 4	10.34% 3	29	4.48
Construct trails	10.34% 3	20.69% 6	10.34% 3	10.34% 3	31.03% 9	13.79% 4	3.45% 1	29	4.14
Construct protected bike lanes	13.79% 4	10.34% 3	13.79% 4	17.24% 5	20.69% 6	6.90% 2	17.24% 5	29	3.90
Expand circulator services	3.45% 1	13.79% 4	6.90% 2	13.79% 4	13.79% 4	20.69% 6	27.59% 8	29	3.07
Convert existing streets to shared streets	3.45% 1	6.90% 2	3.45% 1	10.34% 3	20.69% 6	24.14% 7	31.03% 9	29	2.66

Q6 What does "diversity in people, places, and economic development" mean to you? (140 character limit)

Answered: 23 Skipped: 23

#	RESPONSES	DATE
1	mix of people of different ages, ethnicities, races, religions, and socio-economic backgrounds who enhance the city's economic development	12/21/2024 7:24 PM
2	Persons with a divergence of opinions are welcomed.	12/20/2024 12:15 PM
3	Affordable housing for everyone.	12/20/2024 9:29 AM
4	Creating sustainable change that impacts all of the citizens	12/20/2024 9:08 AM
5	A lot more variety in experiences and the type of people who own businesses	12/20/2024 9:02 AM
6	Living in a community that is full of various backgrounds and opinions to improve the overall quality of life	12/20/2024 8:57 AM
7	IT MEANS LEFTIST CRAP TO ME.	12/19/2024 3:33 PM
8	Keep opportunities equal for people regardless of race or gender	12/19/2024 12:34 AM
9	Lots of different backgrounds, perspectives, and opinions	12/18/2024 4:37 PM
10	A community that welcome's everyone regardless of their skin color or ethnicity.	12/18/2024 4:13 PM
11	The free market will balance itself. Supply and demand will determine needs.	12/18/2024 3:01 PM
12	seeing a lot of brown, black and white people. See wide variety of restaurant types andservices avaialble	12/18/2024 2:31 PM
13	Affordable housing, a variety in industries, walkable communities for fun AND services.	12/18/2024 11:22 AM
14	Nothing but buzzword bingo	12/18/2024 6:21 AM
15	Small business, working class and long term homes historic preservation culture public spaces arts	12/17/2024 4:34 PM
16	This question is not relevant and should not be the priority	12/16/2024 4:04 PM
17	Balance in serving locals and visitors with inclusive, welcoming services and equitable opportunities	12/16/2024 3:55 PM
18	Avoid political division	12/15/2024 3:05 PM
19	People from different socioeconomic backgrounds with shared interests and values.	12/14/2024 2:57 PM
20	Better diversity, better pool of labor and goods and services	12/14/2024 1:24 PM
21	Expanding access to all people regardless of race, religion or economic situation	12/14/2024 10:58 AM
22	Everything is available to everyone	12/13/2024 3:40 PM
23	we need to expand on our downtown nightlife to bring a more diverse and younger crowd.	12/10/2024 7:43 PM

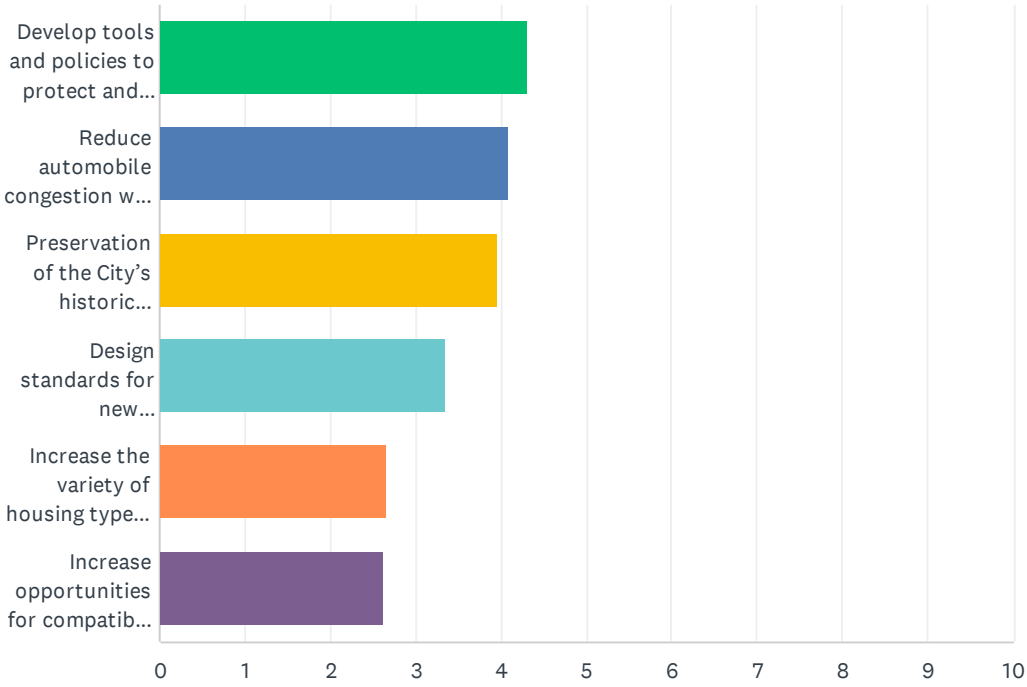
Q7 How can the City address diversity in people, places, and economic development? (140 character limit)

Answered: 23 Skipped: 23

#	RESPONSES	DATE
1	affordable housing and creating a more diverse community that is welcoming to all	12/21/2024 7:24 PM
2	No opinion.	12/20/2024 12:15 PM
3	Stop raising rent.	12/20/2024 9:29 AM
4	Many people who are stuck in their ways that are not receptive to evolving, or change and we could improve if we are open to grow	12/20/2024 9:08 AM
5	Offer more incentives for small businesses	12/20/2024 9:02 AM
6	Listen to the voices of the people!	12/20/2024 8:57 AM
7	BY DOING NOTHING.	12/19/2024 3:33 PM
8	Make info available in a public forum, events, seminars on subjects that will unify people such as small groups at coff	12/19/2024 12:34 AM
9	Meeting different needs of different groups and individuals	12/18/2024 4:37 PM
10	Just continue to be fair with everyone regardless of their financial status.	12/18/2024 4:13 PM
11	Let it address itself. Don't let vocal small activist ajenda driven groups speak and choose for the majority.	12/18/2024 3:01 PM
12	Promote inclusion, provide assistance to businesses that provide services that economically develop the area in a diversified way	12/18/2024 2:31 PM
13	Find a way to make good housing affordable. Cultivate industries that aren't tourism based, stop building everywhere.	12/18/2024 11:22 AM
14	You can't. A decision to priority either people, place or economic development needs to be made - what comes first?	12/18/2024 6:21 AM
15	limit the amount of private property Old town tours of America and Flagler college	12/17/2024 4:34 PM
16	What does this mean?	12/16/2024 4:04 PM
17	Continue to support small businesses and embrace bilingual access especially with regard to the City's Spanish heritage	12/16/2024 3:55 PM
18	Avoid political division by drawing distinctions charged by these.	12/15/2024 3:05 PM
19	Incentivize small business initiatives and offer economic easement opportunities to locals. Local homeowner incentives too.	12/14/2024 2:57 PM
20	Shuttles should be available up to 5 miles away, run 3 times a day each way min	12/14/2024 1:24 PM
21	Have more public transportation.	12/14/2024 10:58 AM
22	Stop promoting a liberal agenda	12/13/2024 3:40 PM
23	Allow a downtown night scene. Provide more accessible parking.	12/10/2024 7:43 PM

Q8 Please rank the order of priority, 1 being highest priority, initiatives the City should pursue in establishing a greater sense of place.

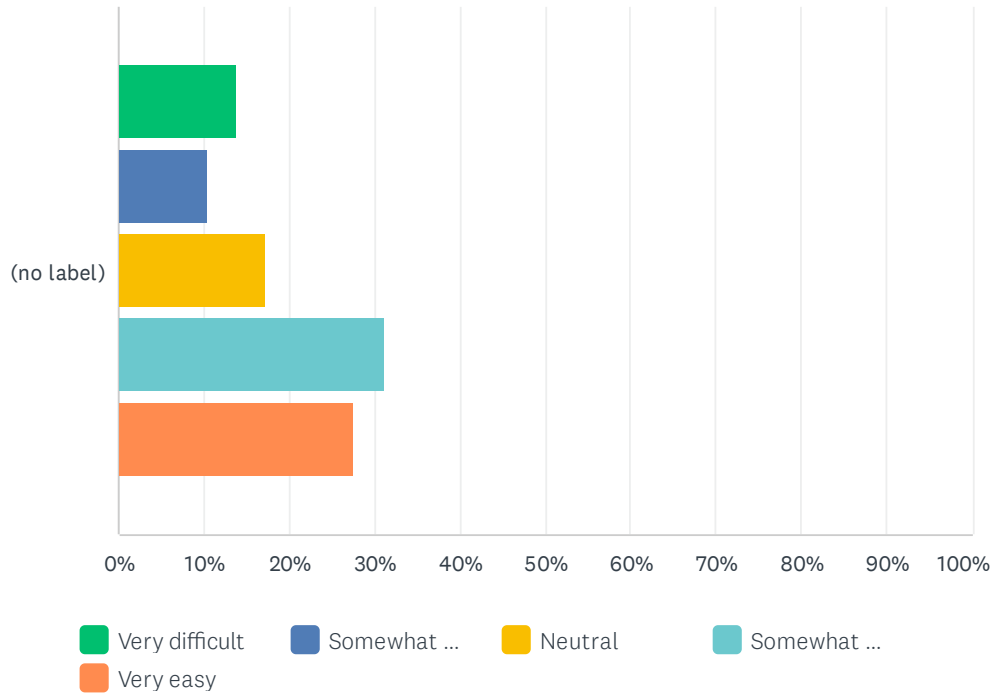
Answered: 29 Skipped: 17



	1	2	3	4	5	6	TOTAL	SCORE
Develop tools and policies to protect and enhance natural resources and ecological systems	20.69% 6	31.03% 9	20.69% 6	17.24% 5	6.90% 2	3.45% 1	29	4.31
Reduce automobile congestion with the development of safe and convenient alternative forms of transportation	24.14% 7	17.24% 5	27.59% 8	13.79% 4	10.34% 3	6.90% 2	29	4.10
Preservation of the City's historic skyline	20.69% 6	20.69% 6	20.69% 6	17.24% 5	13.79% 4	6.90% 2	29	3.97
Design standards for new construction to ensure compatibility of the City's built environment	13.79% 4	20.69% 6	13.79% 4	17.24% 5	6.90% 2	27.59% 8	29	3.34
Increase the variety of housing types to support diverse ages, income, family sizes, and lifestyles	10.34% 3	6.90% 2	13.79% 4	3.45% 1	37.93% 11	27.59% 8	29	2.66
Increase opportunities for compatible small-scale development	10.34% 3	3.45% 1	3.45% 1	31.03% 9	24.14% 7	27.59% 8	29	2.62

Q9 What is the level of ease in finding your way around the city

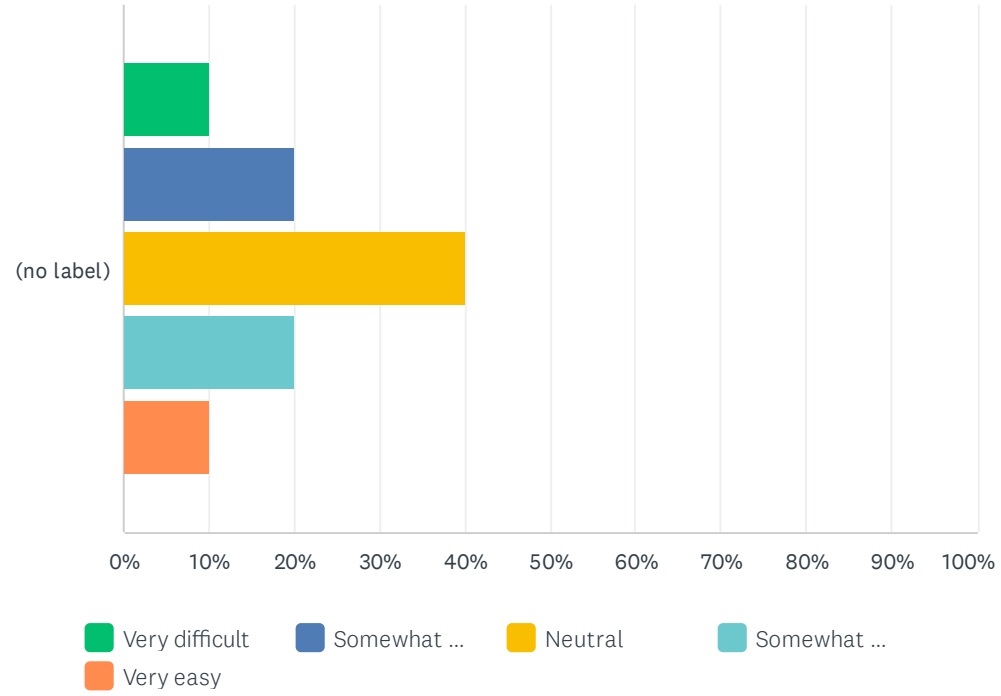
Answered: 29 Skipped: 17



	VERY DIFFICULT	SOMEWHAT DIFFICULT	NEUTRAL	SOMEWHAT EASY	VERY EASY	TOTAL	WEIGHTED AVERAGE
(no label)	13.79% 4	10.34% 3	17.24% 5	31.03% 9	27.59% 8	29	3.48

Q10 What is the level of ease in explaining to friends and family how to find their way around the city?

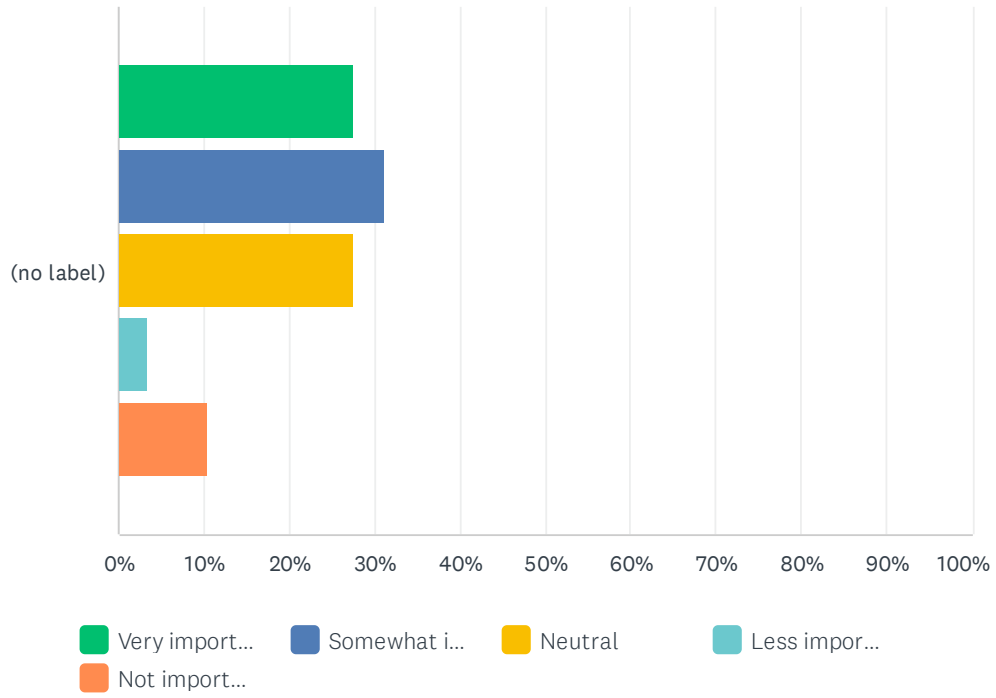
Answered: 30 Skipped: 16



	VERY DIFFICULT	SOMEWHAT DIFFICULT	NEUTRAL	SOMEWHAT EASY	VERY EASY	TOTAL	WEIGHTED AVERAGE
(no label)	10.00% 3	20.00% 6	40.00% 12	20.00% 6	10.00% 3	30	3.00

Q11 Priority for improving signage (finding your way around town)

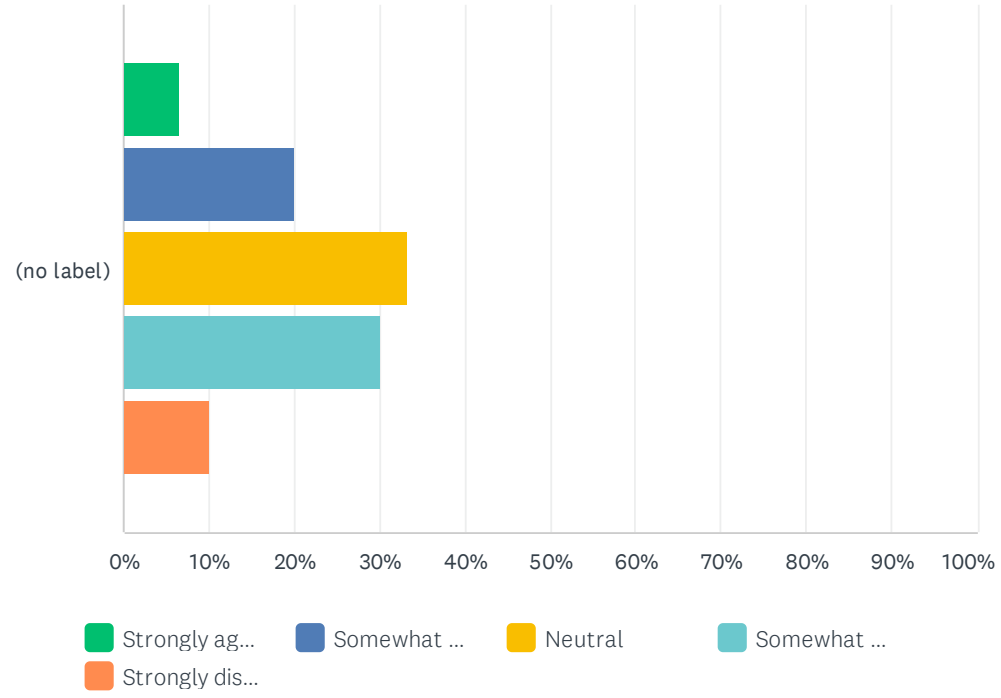
Answered: 29 Skipped: 17



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	LESS IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	27.59% 8	31.03% 9	27.59% 8	3.45% 1	10.34% 3	29	2.38

Q12 Do you agree the city has begun taking necessary steps to address homelessness?

Answered: 30 Skipped: 16



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	6.67% 2	20.00% 6	33.33% 10	30.00% 9	10.00% 3	30	3.17

Q13 The city has initiated an outreach program with addition of staff, investment in a resource center, improved policing, and providing shelter beds. What other steps should be taken by the City?

Answered: 20 Skipped: 26

ANSWER CHOICES	RESPONSES	
Step 1	100.00%	20
Step 2	60.00%	12
Step 3	55.00%	11
Other	25.00%	5

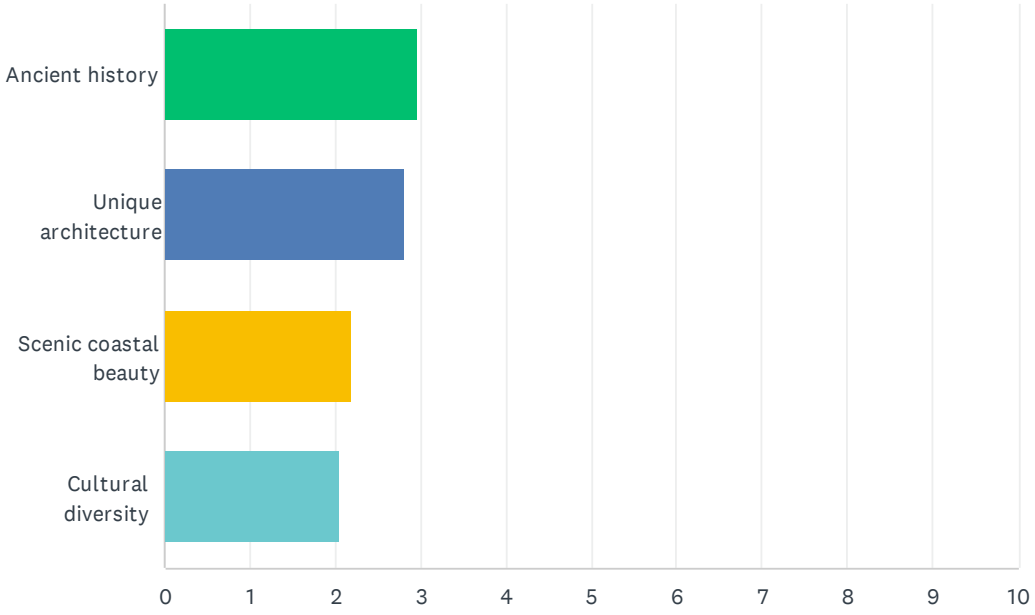
#	STEP 1	DATE
1	No thoughts to add.	12/20/2024 12:15 PM
2	Mental Health Resources	12/20/2024 9:08 AM
3	Keep working with homeless advocates to find solutions that are realistic	12/20/2024 9:02 AM
4	More affordable housing	12/20/2024 8:38 AM
5	Enforce no panhandling	12/19/2024 7:44 AM
6	Have volunteers or people that can talk to the homeless	12/19/2024 12:34 AM
7	Signage and cards telling visitors not to donate directly to beggers/homeless.	12/18/2024 4:37 PM
8	Determine the reason for homelessness and try to help those that can be helped	12/18/2024 4:13 PM
9	New laws have been passed to deal with the homeless. Enforce them.	12/18/2024 3:01 PM
10	Assess how many people are really homeless	12/18/2024 2:31 PM
11	Enforce no pan handling and sleeping in historic areas.	12/18/2024 12:31 PM
12	The city is doing all it can. The county needs to be on board and they aren't	12/18/2024 11:22 AM
13	Be more aggressive with removal	12/18/2024 6:21 AM
14	Why is this a priority?	12/16/2024 4:04 PM
15	More police dwntwn, esp. walk/bike patrol w goal to feel safe/welcome not like it is dangerous.Consider Gainesville's new Dwntwn Ambassadors	12/16/2024 3:55 PM
16	Incentivize stability via housing (grants to cover security deposit, help with rent, etc)	12/14/2024 2:57 PM
17	Start running Power lines underground	12/14/2024 1:24 PM
18	Actually enforce the codes the city has in place	12/13/2024 3:40 PM
19	Train city staff	12/13/2024 3:32 PM
20	We still need more police presence downtown.	12/10/2024 7:43 PM

#	STEP 2	DATE
1	Warming/ Cooling Centers	12/20/2024 9:08 AM
2	Provide a more effective way for people to deal with underlying causes of homelessness	12/20/2024 9:02 AM
3	More shelter beds	12/20/2024 8:38 AM

4	No transient address for sex offenders	12/19/2024 7:44 AM
5	Send out information to the downtown residents via magazine or flyers	12/19/2024 12:34 AM
6	Offer visitors alternative donation options at store cashier areas and churches.	12/18/2024 4:37 PM
7	Don't be too ACCOMMODATING, they came from somewhere less accommodating, they can move again.	12/18/2024 3:01 PM
8	Learn why	12/18/2024 2:31 PM
9	Improve job opportunities and outreach	12/14/2024 2:57 PM
10	Airbnb 24/7 code enforcement	12/14/2024 1:24 PM
11	Make it a walking city to tourists	12/13/2024 3:32 PM
12	More employees hosing off the roads before shops open.	12/10/2024 7:43 PM
#	**STEP 3**	**DATE**
1	Initiatives to provide clothing, grooming, etc. to help people experiencing homelessness get prepped for job interviews.	12/20/2024 9:08 AM
2	The above refers to mental health and substance abuse treatment	12/20/2024 9:02 AM
3	Homeless people need help not policing	12/20/2024 8:38 AM
4	Bus ticket out of town	12/19/2024 7:44 AM
5	Plan events for residents to attend to inform them	12/19/2024 12:34 AM
6	Ensure drug rehab and mental health places are effective and compassionate.	12/18/2024 4:37 PM
7	There are many places without a homeless problem. See how they do it and emulate it.	12/18/2024 3:01 PM
8	Povide shelter and assistance	12/18/2024 2:31 PM
9	Encourage locals to spread wealth	12/14/2024 2:57 PM
10	Noise/music is loud from tour trains, obnoxious and annoying when really loud	12/14/2024 1:24 PM
11	Extend the star shuttle times and stops.	12/10/2024 7:43 PM
#	**OTHER**	**DATE**
1	Not the same thing, but I MISS THE STREET PERFORMERS ON ST GEORGE ST, sketchy or not!	12/20/2024 9:02 AM
2	Get a donation program set up for people to contribute to the program	12/19/2024 12:34 AM
3	Continue aggressive outreach to ensure homeless and street beggers know of options for help.	12/18/2024 4:37 PM
4	Cities have homelessness providing shelter and assistance may help. Away from the tourist areas so that the tourists aren't annoyed	12/18/2024 2:31 PM
5	Restrict Leisure buses from going on narrow streets with no lights	12/14/2024 1:24 PM

Q14 In your opinion how is the city currently prioritizing the following:

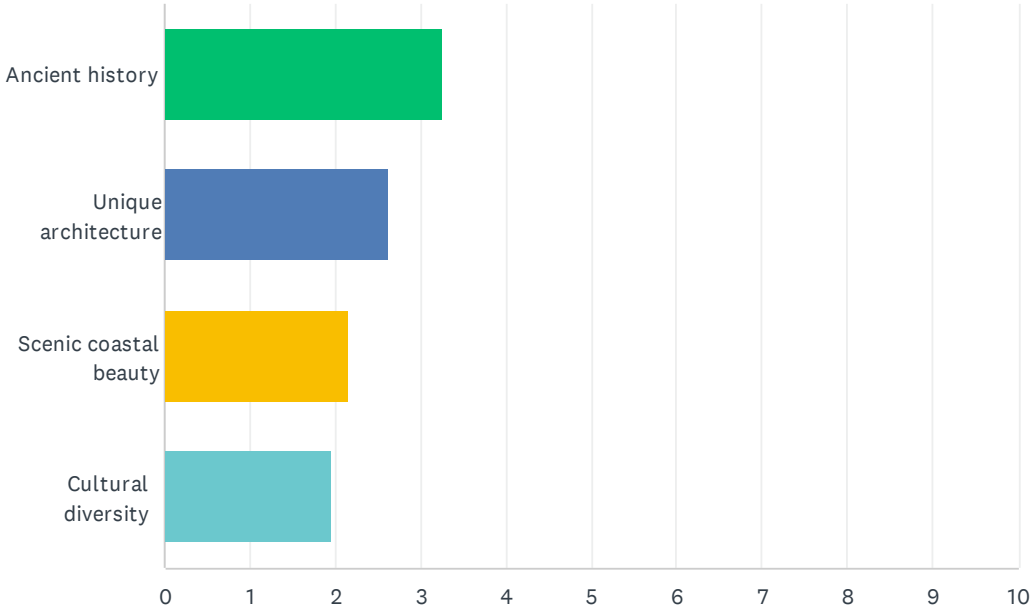
Answered: 26 Skipped: 20



	1	2	3	4	TOTAL	SCORE
Ancient history	42.31% 11	30.77% 8	7.69% 2	19.23% 5	26	2.96
Unique architecture	19.23% 5	42.31% 11	38.46% 10	0.00% 0	26	2.81
Scenic coastal beauty	15.38% 4	15.38% 4	42.31% 11	26.92% 7	26	2.19
Cultural diversity	23.08% 6	11.54% 3	11.54% 3	53.85% 14	26	2.04

Q15 In your opinion how should the city prioritize the following:

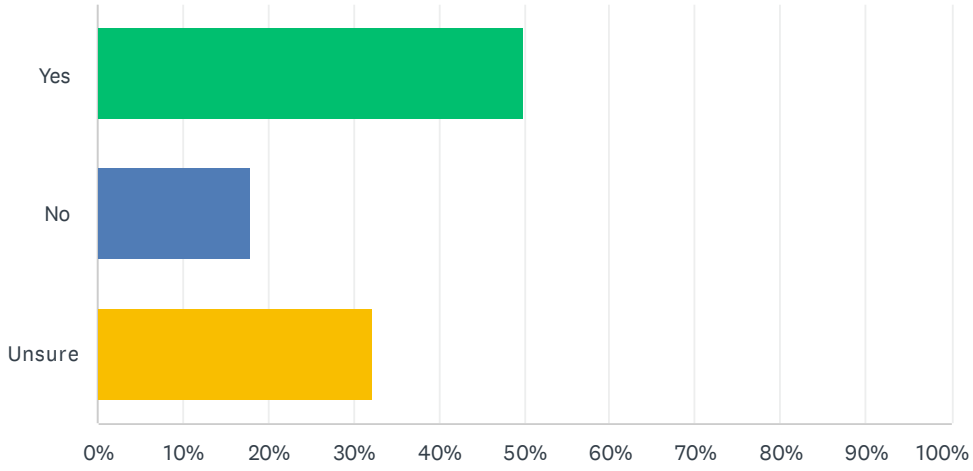
Answered: 26 Skipped: 20



	1	2	3	4	TOTAL	SCORE
Ancient history	53.85% 14	23.08% 6	19.23% 5	3.85% 1	26	3.27
Unique architecture	15.38% 4	42.31% 11	30.77% 8	11.54% 3	26	2.62
Scenic coastal beauty	11.54% 3	23.08% 6	34.62% 9	30.77% 8	26	2.15
Cultural diversity	19.23% 5	11.54% 3	15.38% 4	53.85% 14	26	1.96

Q16 Should the city develop a program and allocate resources towards recognizing businesses and tours which are historically accurate or that meet a standard set forth by the city?

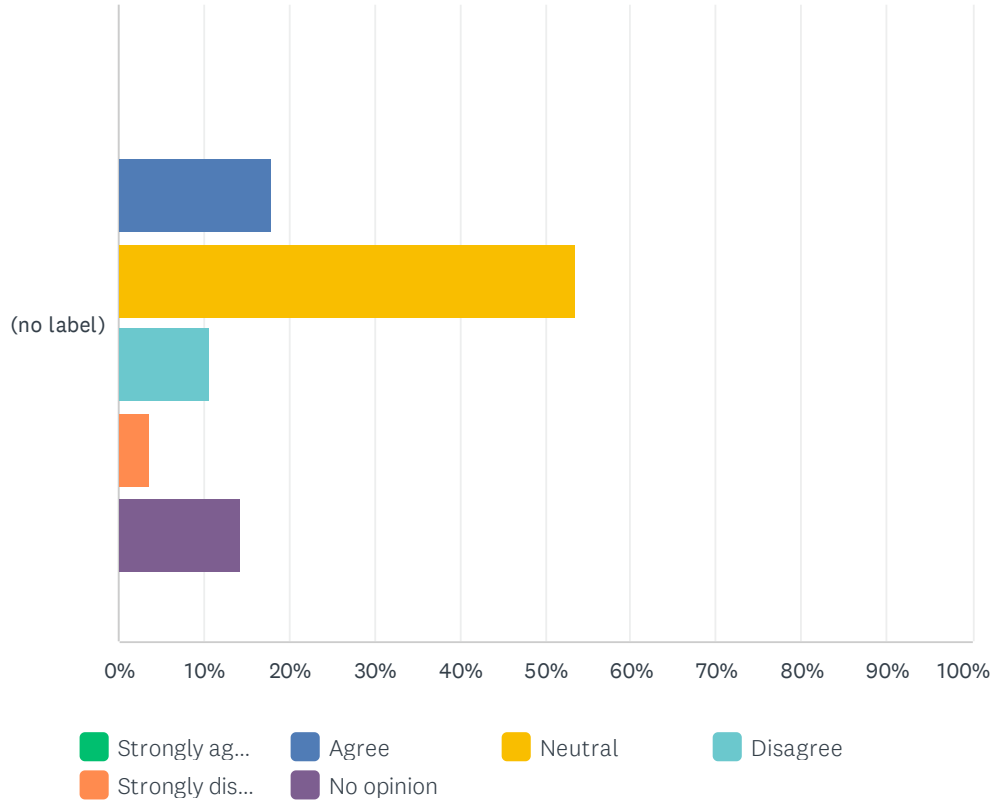
Answered: 28 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	50.00%	14
No	17.86%	5
Unsure	32.14%	9
TOTAL		28

Q17 Have the existing entry corridor design standards for King Street, San Marco Avenue, and Anastasia Boulevard been effective in maintaining authenticity of those areas?

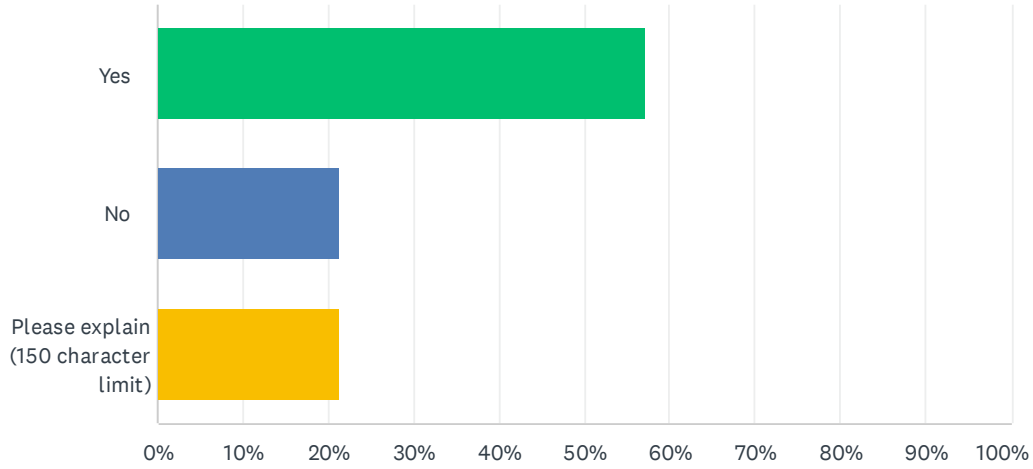
Answered: 28 Skipped: 18



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	NO OPINION	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	17.86% 5	53.57% 15	10.71% 3	3.57% 1	14.29% 4	28	3.43

Q18 Should the city implement design standards for commercial development in other commercial corridors such as US 1, Masters Drive, and South Dixie Highway?

Answered: 28 Skipped: 18

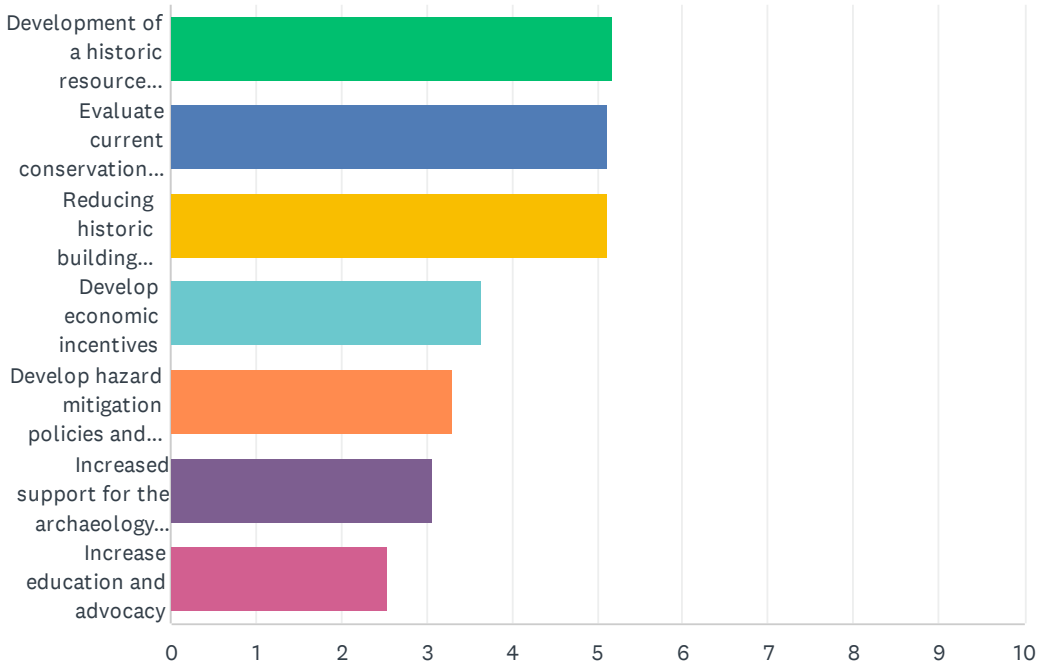


ANSWER CHOICES	RESPONSES	
Yes	57.14%	16
No	21.43%	6
Please explain (150 character limit)	21.43%	6
TOTAL		28

#	PLEASE EXPLAIN (150 CHARACTER LIMIT)	DATE
1	There are some atrocious modern buildings that are incongruent with downtown architecture being built.	12/20/2024 12:20 PM
2	Please, please clean up the many eyesores at US1 and King street	12/20/2024 9:04 AM
3	Only in regards to size-no oversized apartment complexes, car washes, etc	12/19/2024 7:49 AM
4	Yes, but I think that horse has already left the barn.	12/18/2024 4:42 PM
5	The question is too broad for 150 characters	12/18/2024 3:04 PM
6	Yes - not as stringent as in the downtown but the City has the right/responsibility to expect quality and good design	12/16/2024 4:00 PM

Q19 Rank in order of importance areas of implementation of the Historic Preservation Master Plan

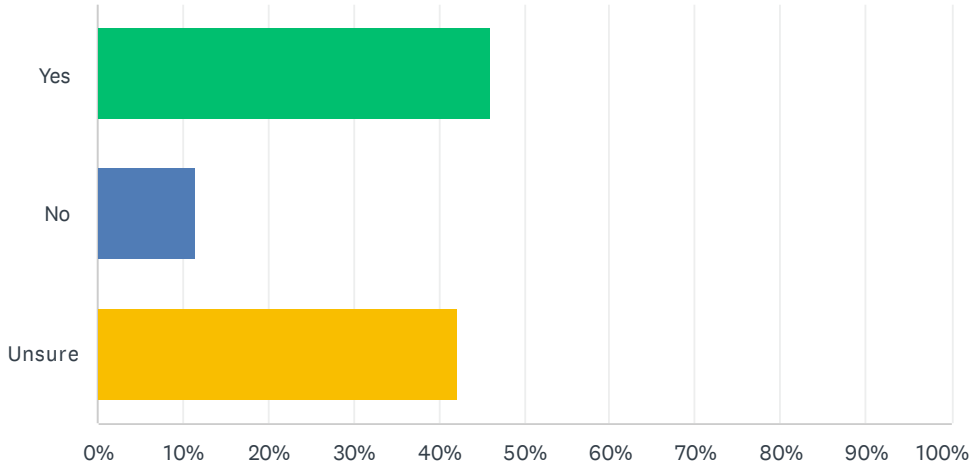
Answered: 26 Skipped: 20



	1	2	3	4	5	6	7	TOTAL	SCORE
Development of a historic resource inventory	26.92% 7	23.08% 6	26.92% 7	7.69% 2	3.85% 1	3.85% 1	7.69% 2	26	5.19
Evaluate current conservation and zoning requirements	23.08% 6	26.92% 7	11.54% 3	23.08% 6	11.54% 3	0.00% 0	3.85% 1	26	5.12
Reducing historic building demolition	19.23% 5	26.92% 7	30.77% 8	7.69% 2	3.85% 1	7.69% 2	3.85% 1	26	5.12
Develop economic incentives	3.85% 1	11.54% 3	11.54% 3	42.31% 11	3.85% 1	3.85% 1	23.08% 6	26	3.65
Develop hazard mitigation policies and/or programs	11.54% 3	3.85% 1	7.69% 2	11.54% 3	23.08% 6	30.77% 8	11.54% 3	26	3.31
Increased support for the archaeology program	11.54% 3	0.00% 0	7.69% 2	3.85% 1	34.62% 9	26.92% 7	15.38% 4	26	3.08
Increase education and advocacy	3.85% 1	7.69% 2	3.85% 1	3.85% 1	19.23% 5	26.92% 7	34.62% 9	26	2.54

Q20 Should the city implement overlay districts* in residential neighborhoods?(*Overlay districts : special zones that provide additional regulation or relaxation of current zoning requirements)

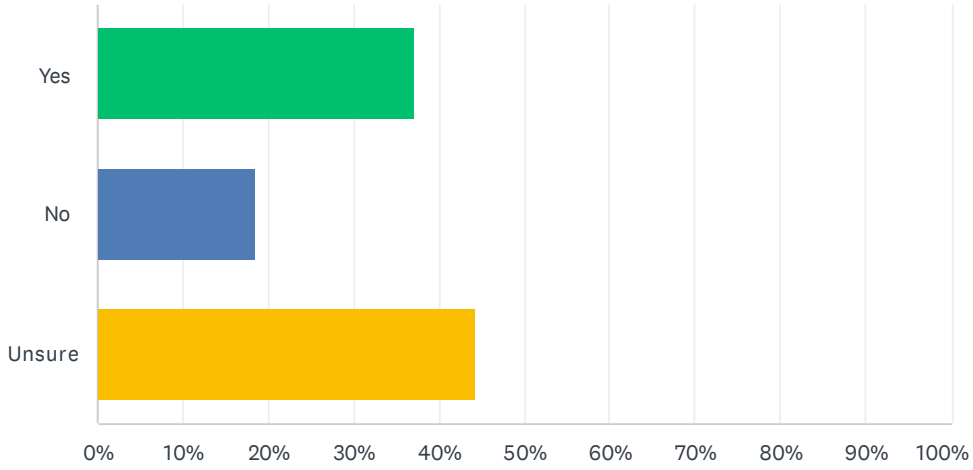
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	46.15%	12
No	11.54%	3
Unsure	42.31%	11
TOTAL		26

Q21 Should overlay districts be implemented in any other areas of St. Augustine such as US 1, Masters Drive, and South Dixie Highway?

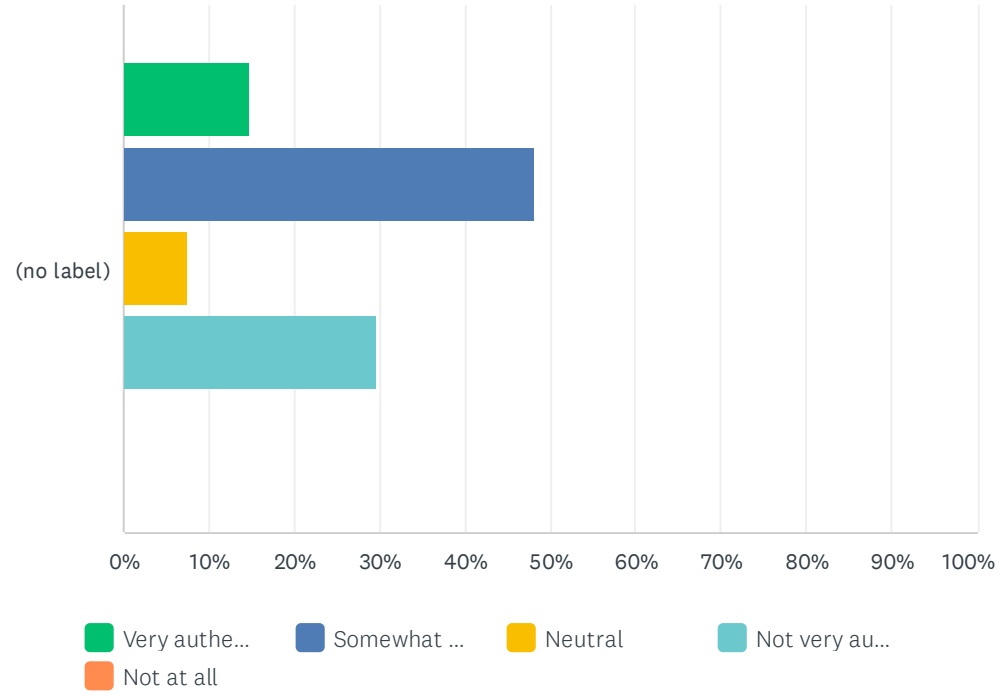
Answered: 27 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	37.04%	10
No	18.52%	5
Unsure	44.44%	12
TOTAL		27

Q22 How would you rate the overall authentic historic 'feel' of the City of St. Augustine?

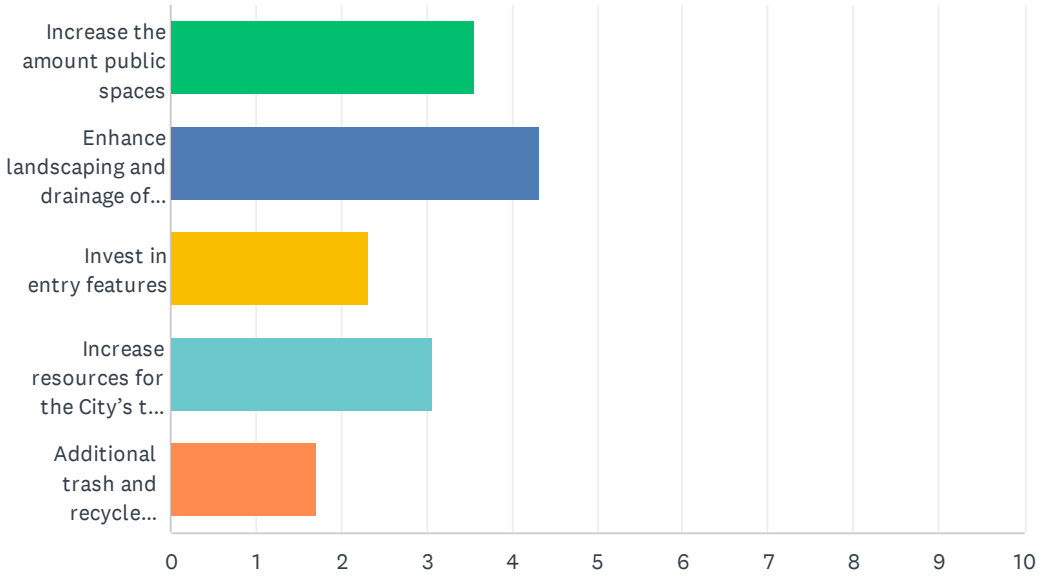
Answered: 27 Skipped: 19



	VERY AUTHENTIC	SOMEWHAT AUTHENTIC	NEUTRAL	NOT VERY AUTHENTIC	NOT AT ALL	TOTAL	WEIGHTED AVERAGE
(no label)	14.81% 4	48.15% 13	7.41% 2	29.63% 8	0.00% 0	27	2.52

Q23 Please rank the order of priority, 1 being highest, initiatives the City should pursue

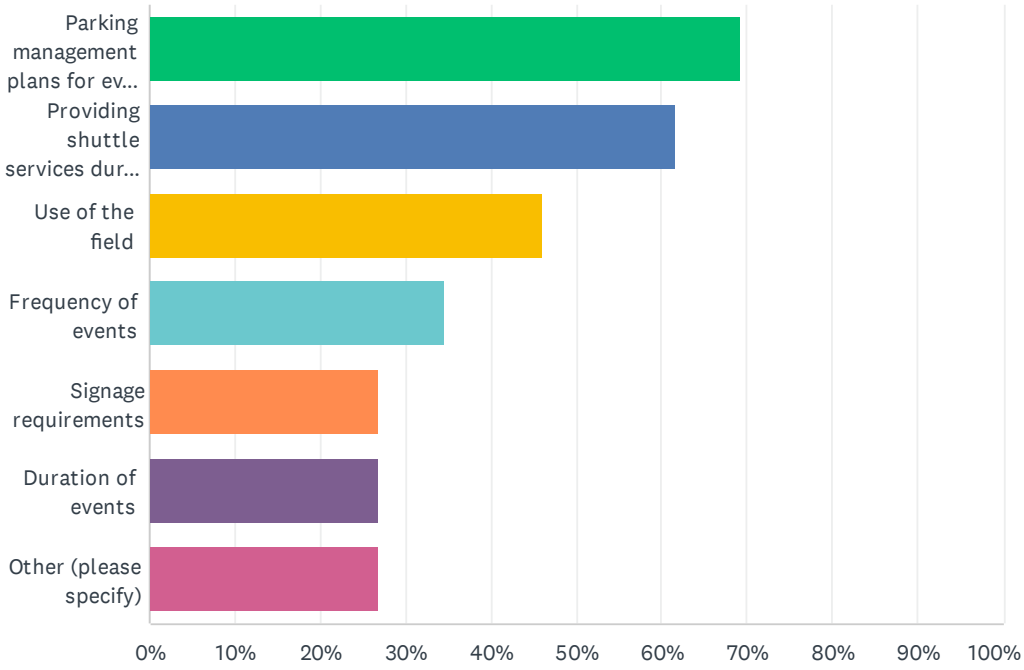
Answered: 27 Skipped: 19



	1	2	3	4	5	TOTAL	SCORE
Increase the amount public spaces	29.63% 8	22.22% 6	29.63% 8	11.11% 3	7.41% 2	27	3.56
Enhance landscaping and drainage of City streets	62.96% 17	22.22% 6	7.41% 2	0.00% 0	7.41% 2	27	4.33
Invest in entry features	3.70% 1	14.81% 4	14.81% 4	44.44% 12	22.22% 6	27	2.33
Increase resources for the City's tree canopy program	3.70% 1	33.33% 9	37.04% 10	18.52% 5	7.41% 2	27	3.07
Additional trash and recycle drop-off locations	0.00% 0	7.41% 2	11.11% 3	25.93% 7	55.56% 15	27	1.70

Q24 Which of the following should be a priority to address the impacts of events on Francis Field? (Select all that apply)

Answered: 26 Skipped: 20



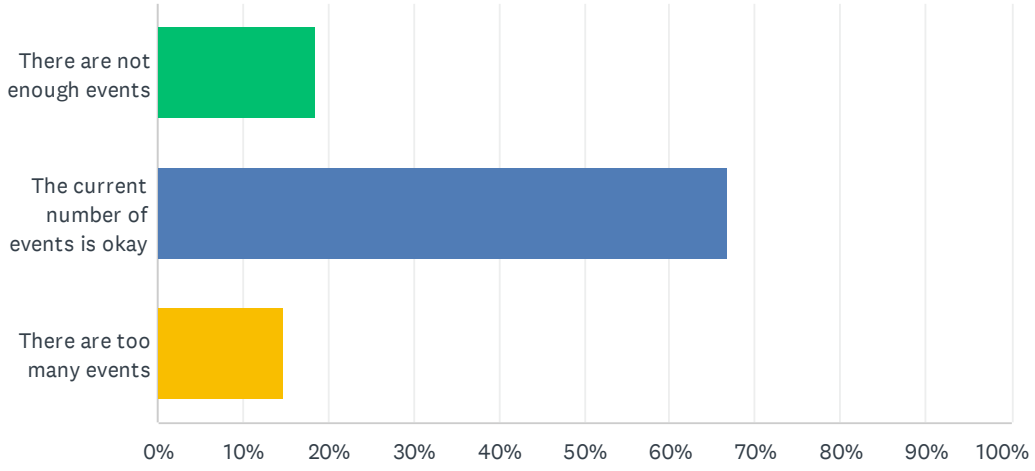
ANSWER CHOICES	RESPONSES	
Parking management plans for event organizations	69.23%	18
Providing shuttle services during seasons and specific events	61.54%	16
Use of the field	46.15%	12
Frequency of events	34.62%	9
Signage requirements	26.92%	7
Duration of events	26.92%	7
Other (please specify)	26.92%	7
Total Respondents: 26		

#	OTHER (PLEASE SPECIFY)	DATE
1	create more interpretation of the historic use of space of the field	12/21/2024 7:29 PM
2	I don't see the events as too much of a problem	12/20/2024 9:14 AM
3	Volume, timing, and direction of noise	12/18/2024 4:47 PM
4	Part of Francis field should be used to expand the parking garage	12/16/2024 4:10 PM
5	Notice to participants to stay on sidewalks streets and not cross private prop	12/14/2024 1:37 PM
6	There needs to be a parking garage built near downtown. Most problems would disappear with	12/13/2024 3:48 PM

	adequate parking.	
7	Move events out of Francis Field	12/13/2024 3:39 PM

Q25 Number of events (Select one)

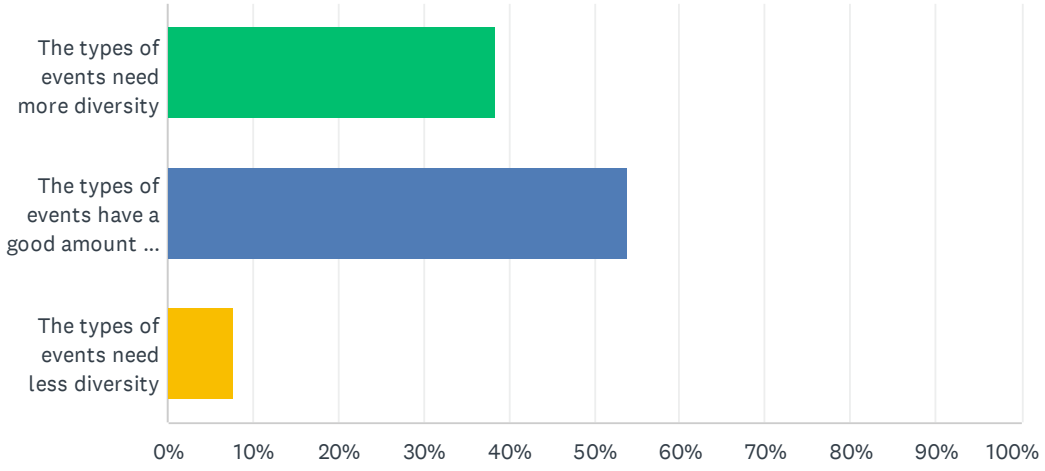
Answered: 27 Skipped: 19



ANSWER CHOICES	RESPONSES	
There are not enough events	18.52%	5
The current number of events is okay	66.67%	18
There are too many events	14.81%	4
TOTAL		27

Q26 Types of events (Select one)

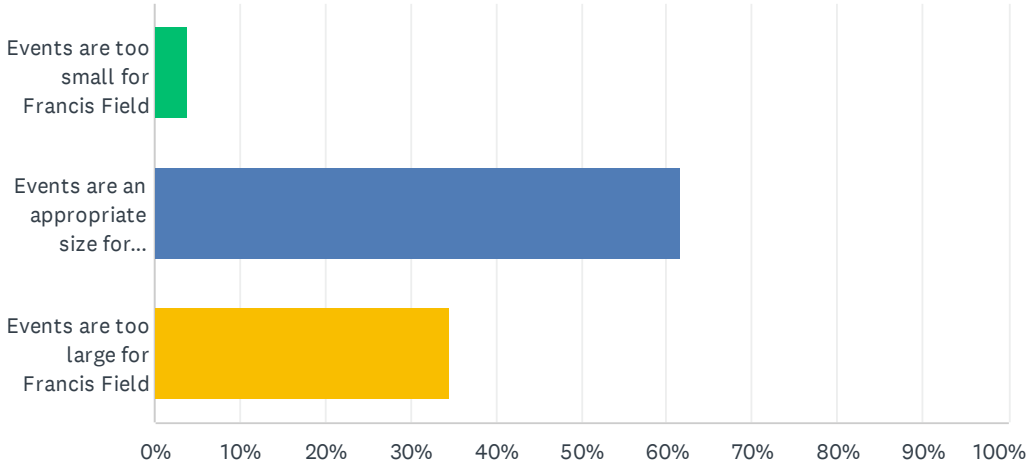
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
The types of events need more diversity	38.46%	10
The types of events have a good amount of diversity	53.85%	14
The types of events need less diversity	7.69%	2
TOTAL		26

Q27 Size of events (Select one)

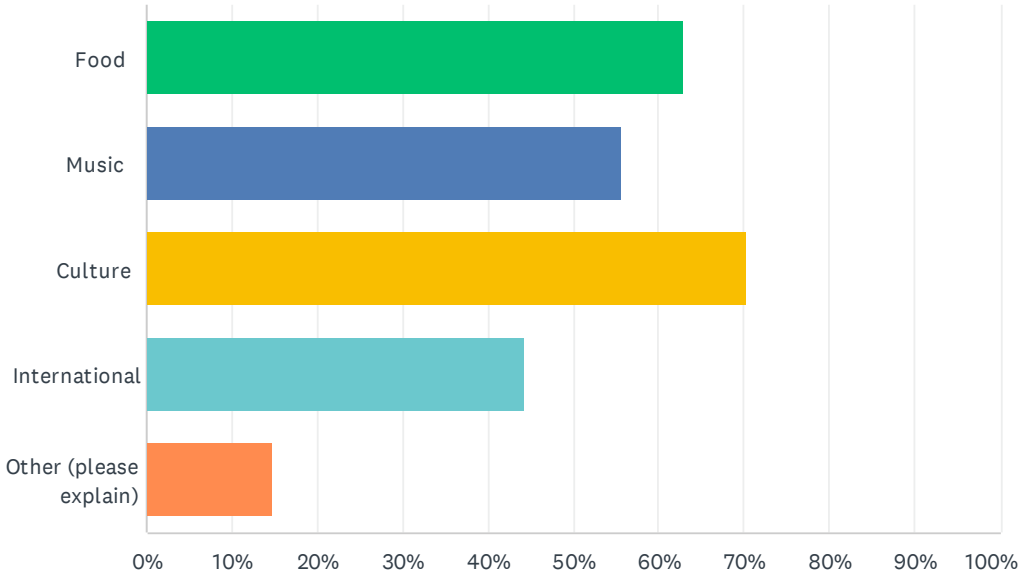
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
Events are too small for Francis Field	3.85%	1
Events are an appropriate size for Francis Field	61.54%	16
Events are too large for Francis Field	34.62%	9
TOTAL		26

Q28 For future types of events what type(s) are more authentic to St. Augustine? (Select all that apply)

Answered: 27 Skipped: 19

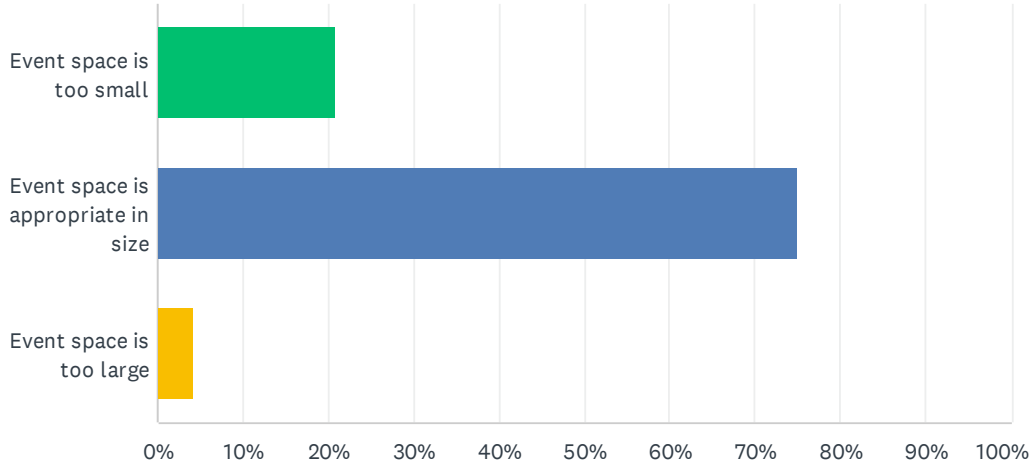


ANSWER CHOICES	RESPONSES	
Food	62.96%	17
Music	55.56%	15
Culture	70.37%	19
International	44.44%	12
Other (please explain)	14.81%	4
Total Respondents: 27		

#	OTHER (PLEASE EXPLAIN)	DATE
1	We should not take pride in hosting the Florida man games. Do not hold them in the city again. It's embarrassing.	12/20/2024 8:45 AM
2	Continue to be creative, like the Florida Man contest	12/18/2024 4:47 PM
3	Requiring a certain percent of vendors and acts be from local area	12/17/2024 4:38 PM
4	Craft markets	12/13/2024 3:48 PM

Q29 Size of Francis Field

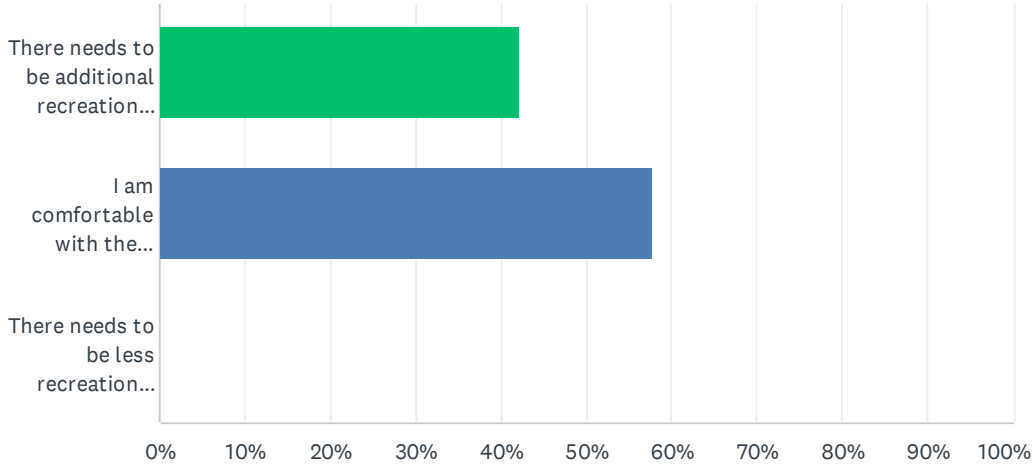
Answered: 24 Skipped: 22



ANSWER CHOICES	RESPONSES	
Event space is too small	20.83%	5
Event space is appropriate in size	75.00%	18
Event space is too large	4.17%	1
TOTAL		24

Q30 Additional facilities

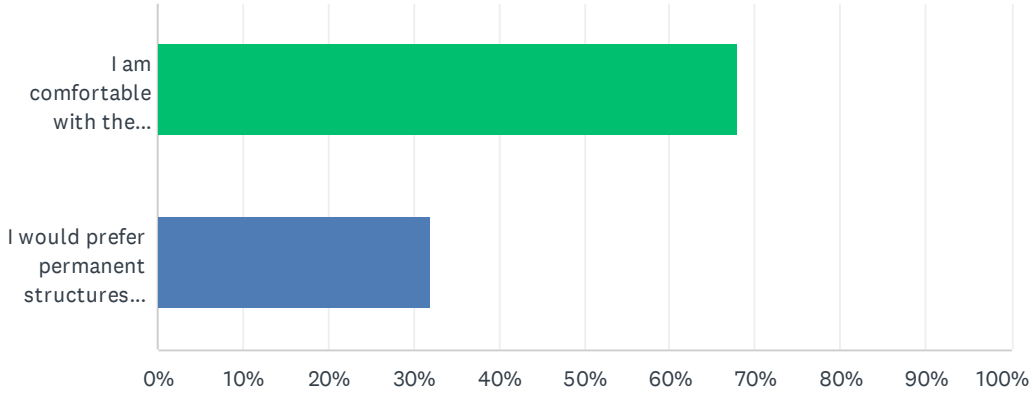
Answered: 26 Skipped: 20



ANSWER CHOICES	RESPONSES	
There needs to be additional recreation facilities	42.31%	11
I am comfortable with the current amount of recreation facilities	57.69%	15
There needs to be less recreation facilities	0.00%	0
TOTAL		26

Q31 Current configuration

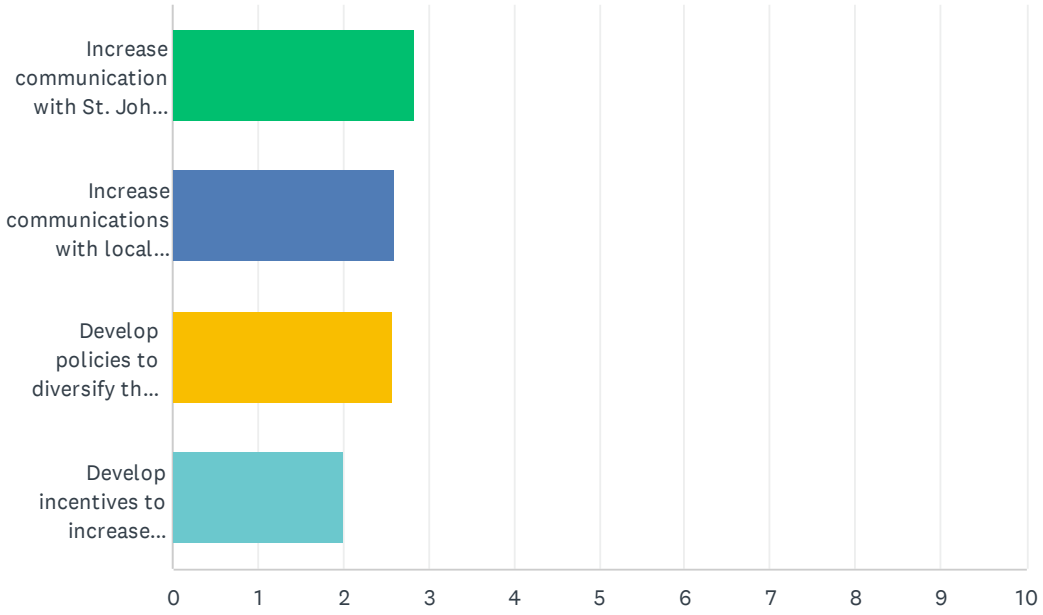
Answered: 25 Skipped: 21



ANSWER CHOICES	RESPONSES	
I am comfortable with the current configuration of an open field and temporary event setup	68.00%	17
I would prefer permanent structures which would be used to host events	32.00%	8
TOTAL		25

Q32 Please rank the order of priority, 1 being highest, how the City should participate in regional economic development.

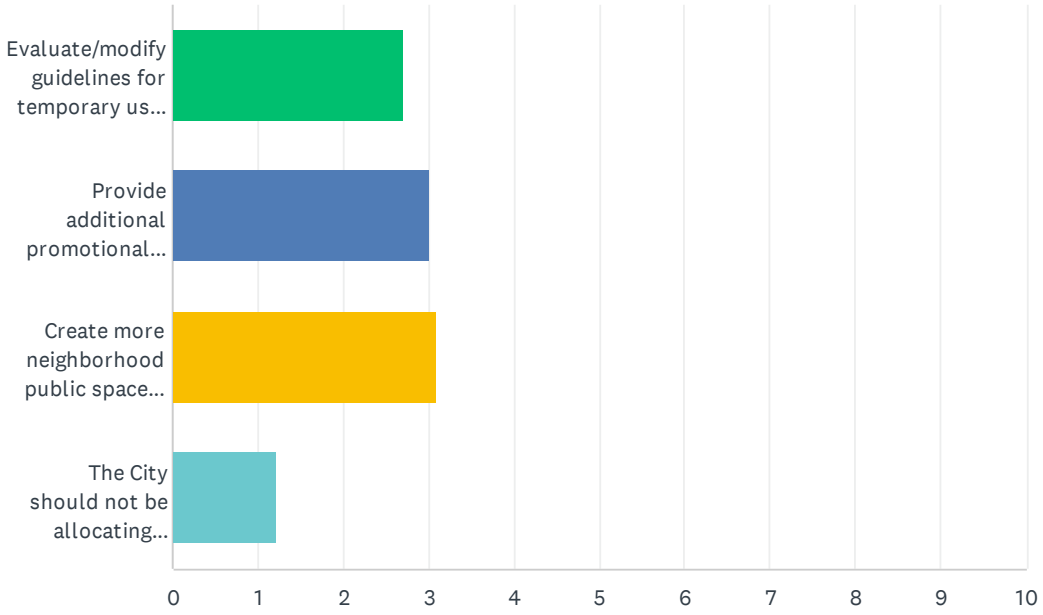
Answered: 23 Skipped: 23



	1	2	3	4	TOTAL	SCORE
Increase communication with St. Johns County	39.13% 9	17.39% 4	30.43% 7	13.04% 3	23	2.83
Increase communications with local business groups	17.39% 4	39.13% 9	30.43% 7	13.04% 3	23	2.61
Develop policies to diversify the local St. Augustine economy	26.09% 6	26.09% 6	26.09% 6	21.74% 5	23	2.57
Develop incentives to increase economic development	17.39% 4	17.39% 4	13.04% 3	52.17% 12	23	2.00

Q33 Please rank the order of priority, 1 being highest, how the City should promote arts and culture.

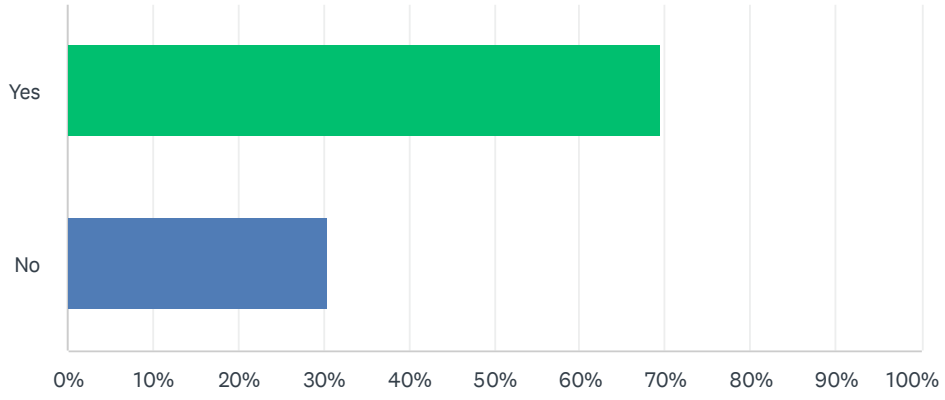
Answered: 23 Skipped: 23



	1	2	3	4	TOTAL	SCORE
Evaluate/modify guidelines for temporary uses within the City	17.39% 4	34.78% 8	47.83% 11	0.00% 0	23	2.70
Provide additional promotional support for local neighborhood events. (i.e. Carnival, Lincolnville Bluesfest, West King Wednesday)	43.48% 10	21.74% 5	26.09% 6	8.70% 2	23	3.00
Create more neighborhood public spaces (i.e. gardens, parks)	34.78% 8	43.48% 10	17.39% 4	4.35% 1	23	3.09
The City should not be allocating resources for arts and culture.	4.35% 1	0.00% 0	8.70% 2	86.96% 20	23	1.22

Q34 Should the City be allocating resources to promote diversity in the cultures and histories that comprise St. Augustine?

Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	69.57%	16
No	30.43%	7
TOTAL		23

#	PLEASE EXPLAIN (140 CHARACTER LIMIT)	DATE
1	with over 4000 years of occupation within city limits, there needs to be more focus on all the diverse histories of our community	12/21/2024 7:40 PM
2	An answer of no would imply it is not appropriate to support these types of projects or events, and that is not the case.	12/20/2024 12:29 PM
3	Perhaps a part of the cost could be passed to tourists/temporary visitors and residents	12/20/2024 9:16 AM
4	One of the biggest charms of the city is the melting pot of cultures. They should be celebrated.	12/20/2024 9:13 AM
5	Depends what diversity means. All relevant groups are important.	12/18/2024 4:50 PM
6	What do you mean by diversity?	12/16/2024 4:12 PM
7	variety of food and merchandise already part of a St Aug culture supports this	12/14/2024 1:52 PM

Q35 What incentives or programs could the city develop to ensure balance in business development, recreation, education, and culture?

Answered: 12 Skipped: 34

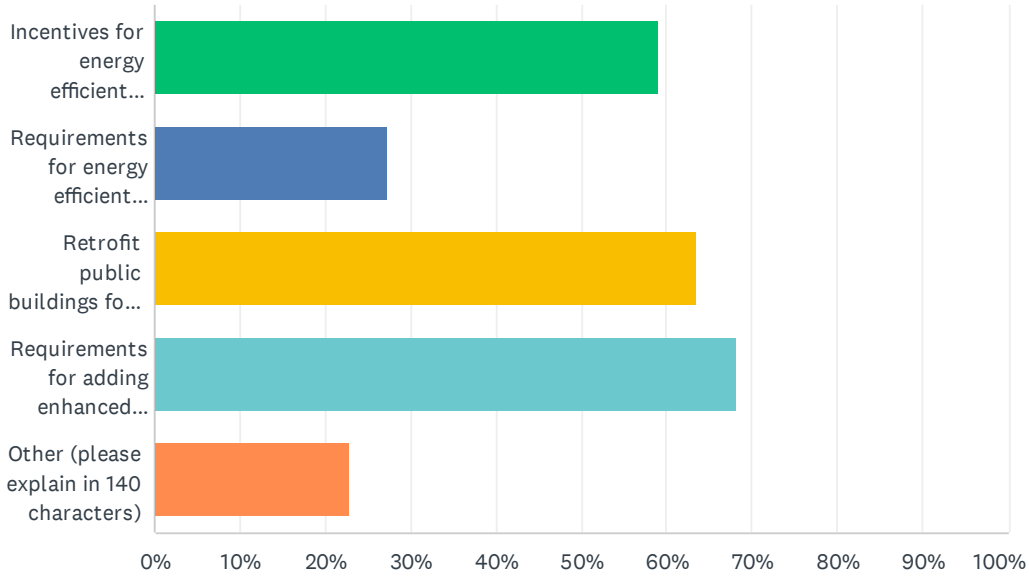
ANSWER CHOICES	RESPONSES	
1.	100.00%	12
2.	83.33%	10
3.	50.00%	6

#	1.	DATE
1	offer incentives (e.g. reduced permit fees) for protecting/preserving historic building and archaeological sites	12/21/2024 7:40 PM
2	I'm not sure, but in the absence of a decent local newspaper, some sort of local news flyer would be helpful.	12/20/2024 12:29 PM
3	Incentives to rehab houses along West King and Masters Drive	12/20/2024 9:16 AM
4	Festivals	12/20/2024 9:01 AM
5	A civic center to host large events indoors	12/20/2024 8:47 AM
6	Seminars	12/19/2024 12:44 AM
7	Reduced unit connection and mobility fees for small business with extra incentives for new overlay districts i.e. masters/old dixie	12/17/2024 4:43 PM
8	What do you mean by diversity and balance?	12/16/2024 4:12 PM
9	Investing more in Lincolnville and its historical importance	12/14/2024 3:03 PM
10	Grants(ie $500 match) for residents to improve curb appeal for home fronts to be historically appropriate to age of home	12/14/2024 1:52 PM
11	Invest in a walking city only	12/13/2024 3:43 PM
12	Allow artists to paint in the plaza	12/10/2024 7:56 PM
#	2.	DATE
1	expand the historic preservation department so the city can offer more educational and cultural programing	12/21/2024 7:40 PM
2	This is probably something more appropriate for the St. Johns Cultural Council, than the city.	12/20/2024 12:29 PM
3	Tax breaks or promise to promote events that benefits the city and businesses	12/20/2024 9:16 AM
4	Parks and rec areas for kids, teens, adults	12/20/2024 8:47 AM
5	Local neighborhood tours	12/19/2024 12:44 AM
6	Tougher guidelines for corporate developments and Old town tours/Flagler college	12/17/2024 4:43 PM
7	Investing more in Uptown	12/14/2024 3:03 PM
8	Grants for businesses to add bench & potted tree to fronts, space permitting	12/14/2024 1:52 PM
9	Advertise to a higher clientele	12/13/2024 3:43 PM
10	Allow musicians to play in the plaza	12/10/2024 7:56 PM
#	3.	DATE

1	create an archaeology and history museum or permanent exhibit to tell an accurate store about the city's history	12/21/2024 7:40 PM
2	Do something about the trashy Trump house on the bay front	12/20/2024 8:47 AM
3	Book collaboration on historical neighborhoods	12/19/2024 12:44 AM
4	Deprioritizing tourist hot spots and embracing more local spots	12/14/2024 3:03 PM
5	No Political signs or flags larger than 12 x 16...we are a tourist destination, can give negative vibes	12/14/2024 1:52 PM
6	Allow performers back in the streets.	12/10/2024 7:56 PM

Q36 How should the City promote and enforce policies to maintain a rich and healthy built environment? (Select all that apply)

Answered: 22 Skipped: 24

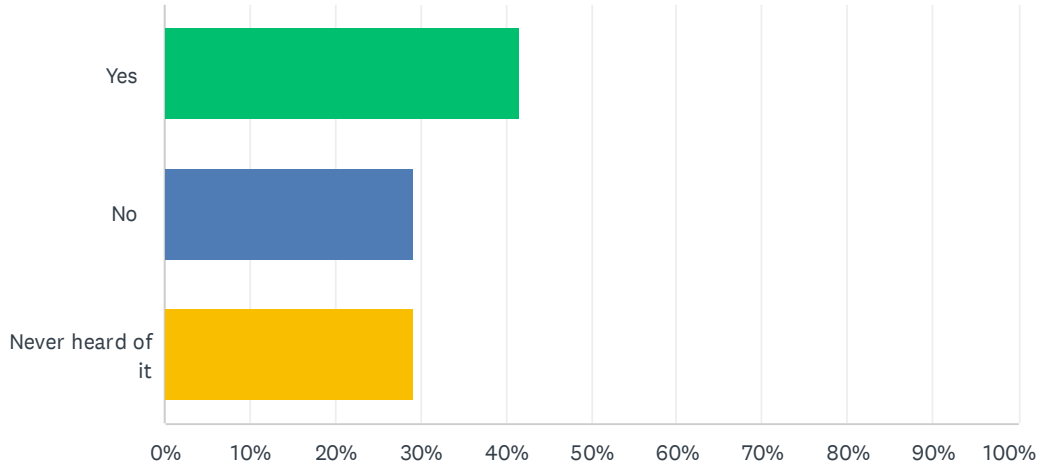


ANSWER CHOICES	RESPONSES	
Incentives for energy efficient buildings	59.09%	13
Requirements for energy efficient buildings	27.27%	6
Retrofit public buildings for increased sustainability	63.64%	14
Requirements for adding enhanced environmental considerations into City Capital Improvement Projects	68.18%	15
Other (please explain in 140 characters)	22.73%	5
Total Respondents: 22		

#	OTHER (PLEASE EXPLAIN IN 140 CHARACTERS)	DATE
1	Preserve what we have that makes our community rich. Best sustainable building is one that is already built.	12/21/2024 7:47 PM
2	incentives for maintaining historic building. steeper fines and penalties for unmaintained properties/demo by neglect	12/21/2024 7:40 PM
3	Why is this a priority?	12/16/2024 4:12 PM
4	Continue work to develop programs/policies/projects that address climate change	12/16/2024 4:10 PM
5	Plant trees to assist with drainage since we have a flooding issue	12/14/2024 1:52 PM

Q37 I subscribe to News & Notes, the City's weekly e-newsletter:(Click here to subscribe)

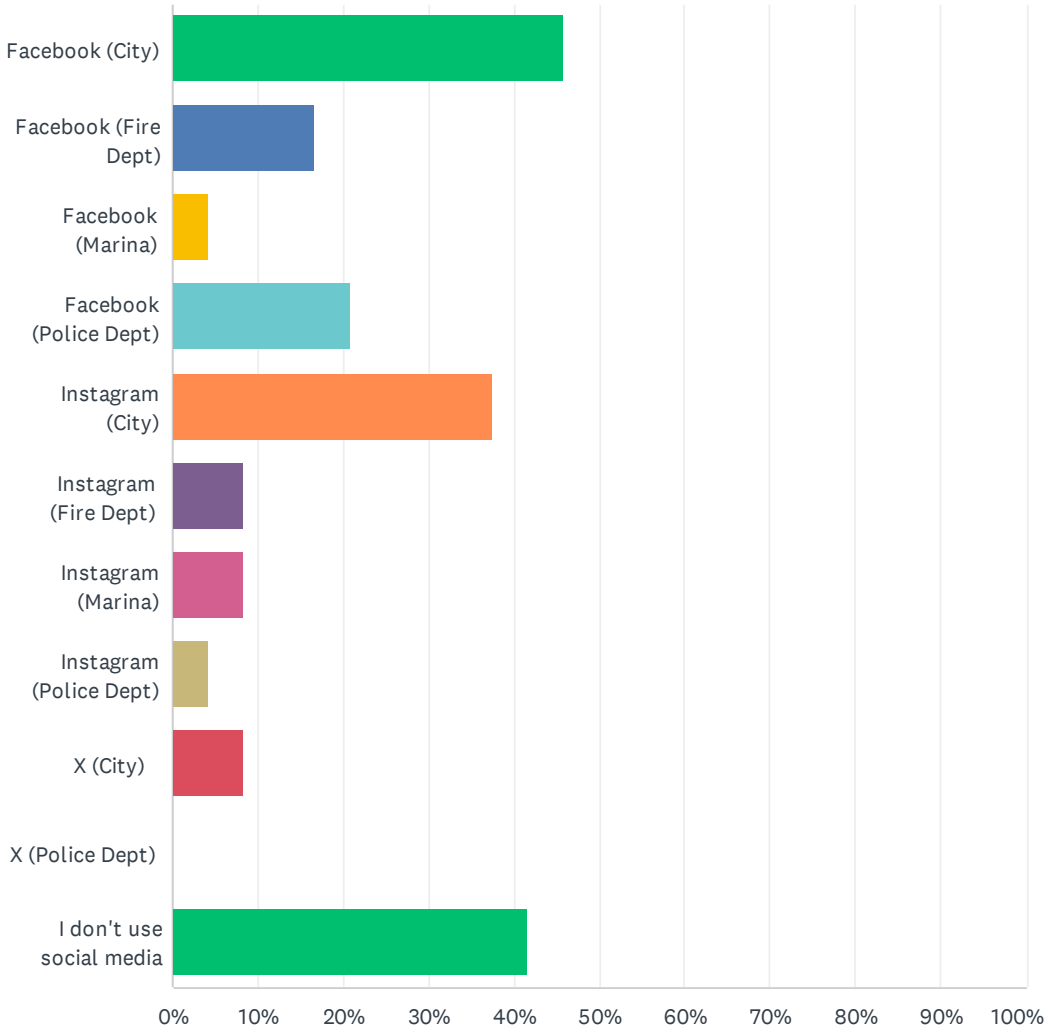
Answered: 24 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	41.67%	10
No	29.17%	7
Never heard of it	29.17%	7
TOTAL		24

Q38 I follow the City on the following social media platforms: (Select all that apply)

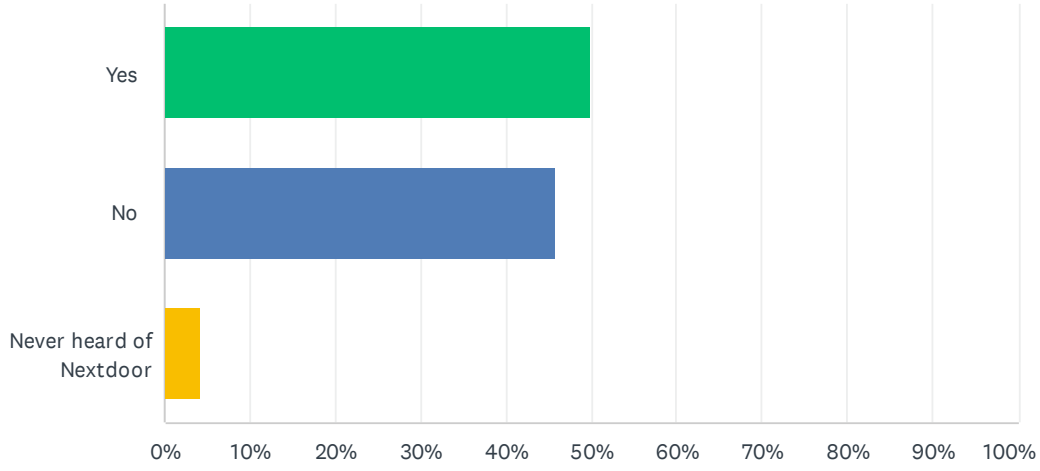
Answered: 24 Skipped: 22



ANSWER CHOICES	RESPONSES	
Facebook (City)	45.83%	11
Facebook (Fire Dept)	16.67%	4
Facebook (Marina)	4.17%	1
Facebook (Police Dept)	20.83%	5
Instagram (City)	37.50%	9
Instagram (Fire Dept)	8.33%	2
Instagram (Marina)	8.33%	2
Instagram (Police Dept)	4.17%	1
X (City)	8.33%	2
X (Police Dept)	0.00%	0
I don't use social media	41.67%	10
Total Respondents: 24		

Q39 I use Nextdoor as a source of information.

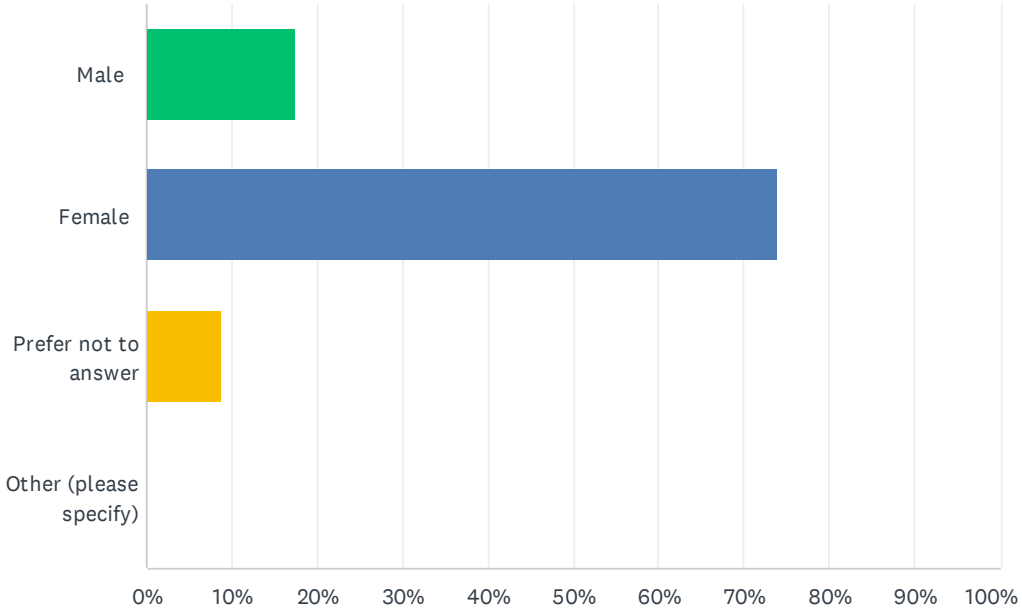
Answered: 24 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	50.00%	12
No	45.83%	11
Never heard of Nextdoor	4.17%	1
TOTAL		24

Q40 What is your Gender?

Answered: 23 Skipped: 23

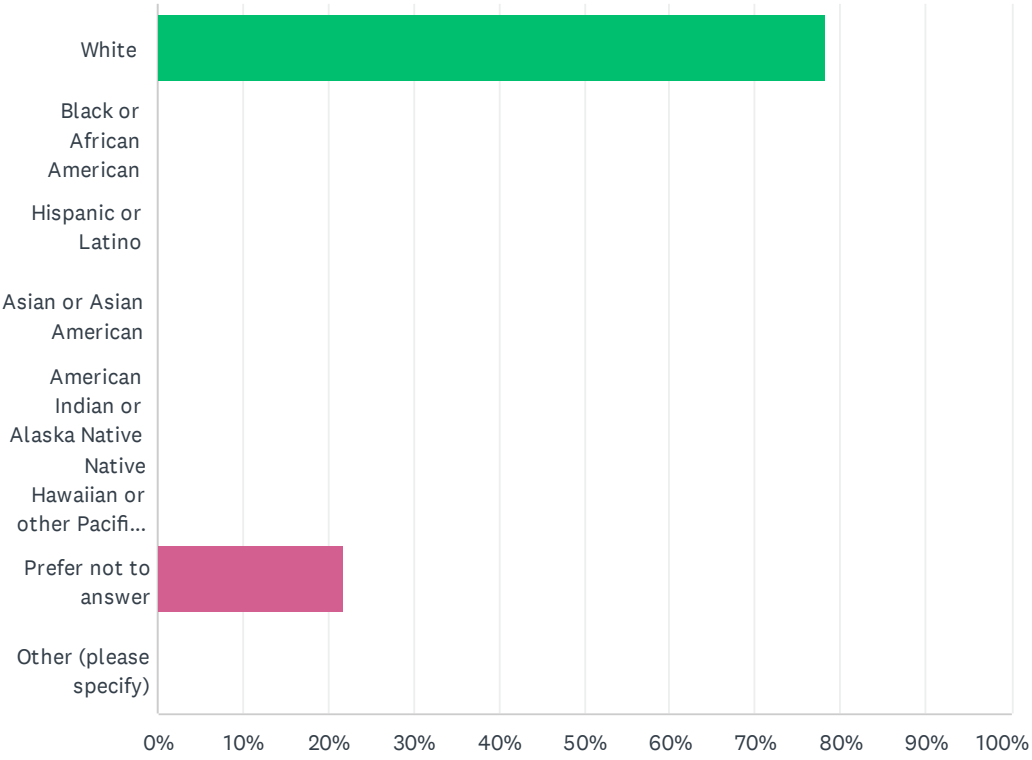


ANSWER CHOICES	RESPONSES	
Male	17.39%	4
Female	73.91%	17
Prefer not to answer	8.70%	2
Other (please specify)	0.00%	0
TOTAL		23

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q41 What is your race?

Answered: 23 Skipped: 23

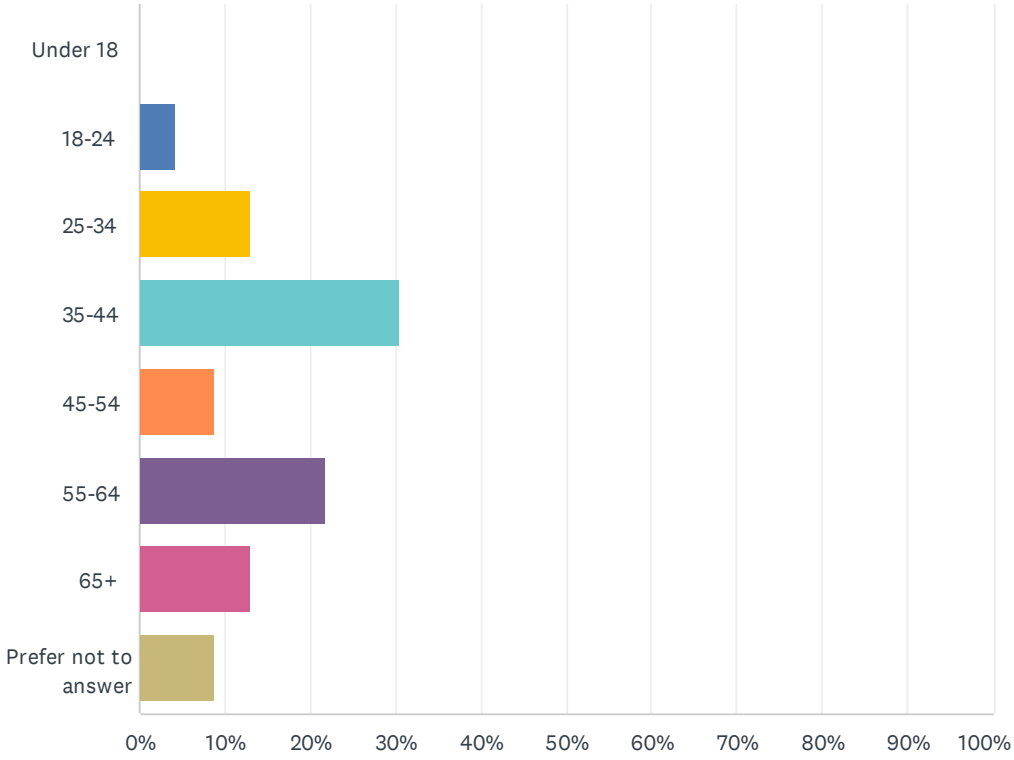


ANSWER CHOICES	RESPONSES	
White	78.26%	18
Black or African American	0.00%	0
Hispanic or Latino	0.00%	0
Asian or Asian American	0.00%	0
American Indian or Alaska Native	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
Prefer not to answer	21.74%	5
Other (please specify)	0.00%	0
TOTAL		23

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q42 What is your age group?

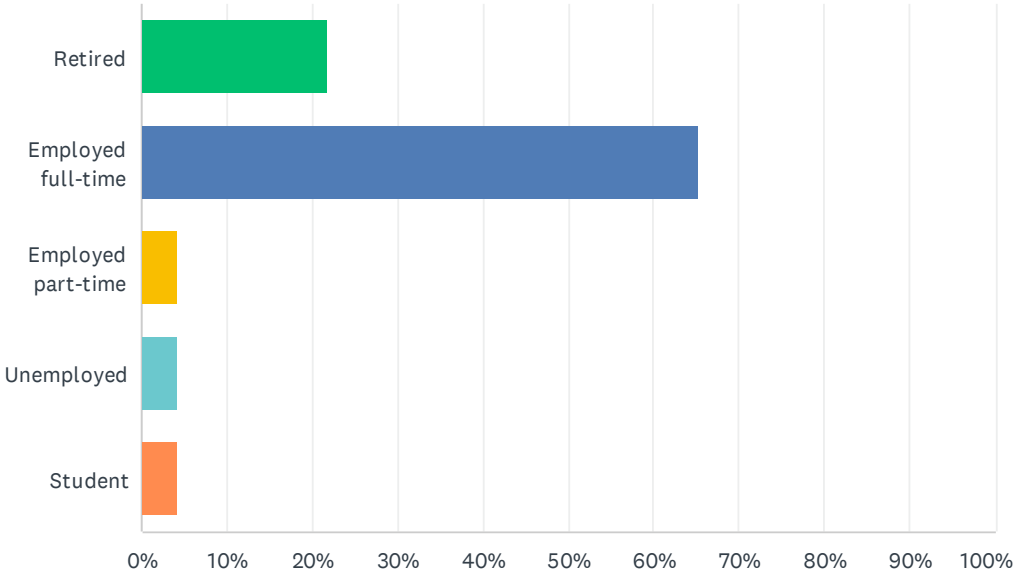
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	4.35%	1
25-34	13.04%	3
35-44	30.43%	7
45-54	8.70%	2
55-64	21.74%	5
65+	13.04%	3
Prefer not to answer	8.70%	2
TOTAL		23

Q43 What is your employment status?

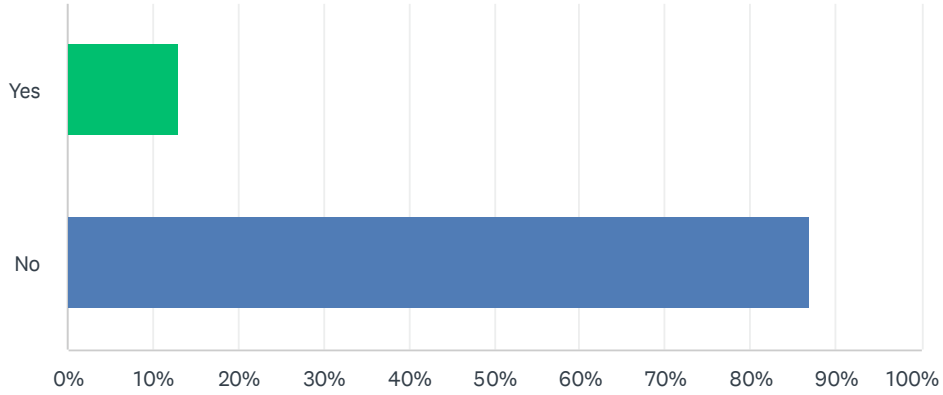
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Retired	21.74%	5
Employed full-time	65.22%	15
Employed part-time	4.35%	1
Unemployed	4.35%	1
Student	4.35%	1
TOTAL		23

Q44 Do you own a business in the City of St. Augustine?

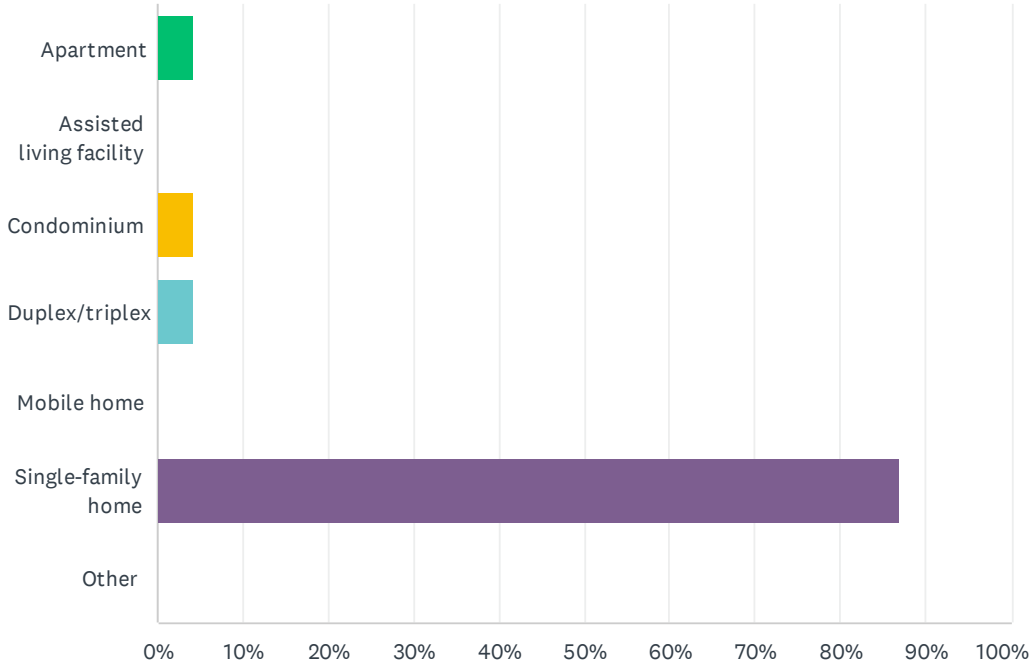
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	13.04%	3
No	86.96%	20
TOTAL		23

Q45 What type of house do you live in?

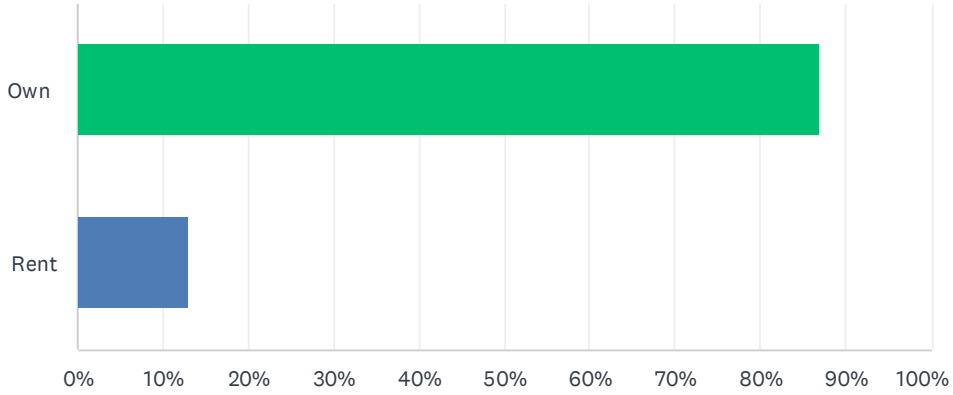
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Apartment	4.35%	1
Assisted living facility	0.00%	0
Condominium	4.35%	1
Duplex/triplex	4.35%	1
Mobile home	0.00%	0
Single-family home	86.96%	20
Other	0.00%	0
TOTAL		23

Q46 Do you own or rent your home?

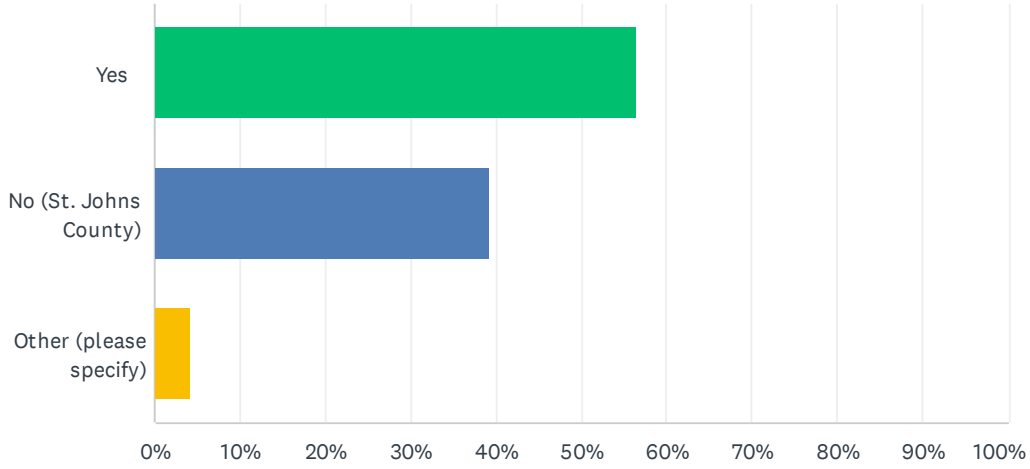
Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES	
Own	86.96%	20
Rent	13.04%	3
TOTAL		23

Q47 Are you a resident of the City of St. Augustine (within City Limits)?

Answered: 23 Skipped: 23

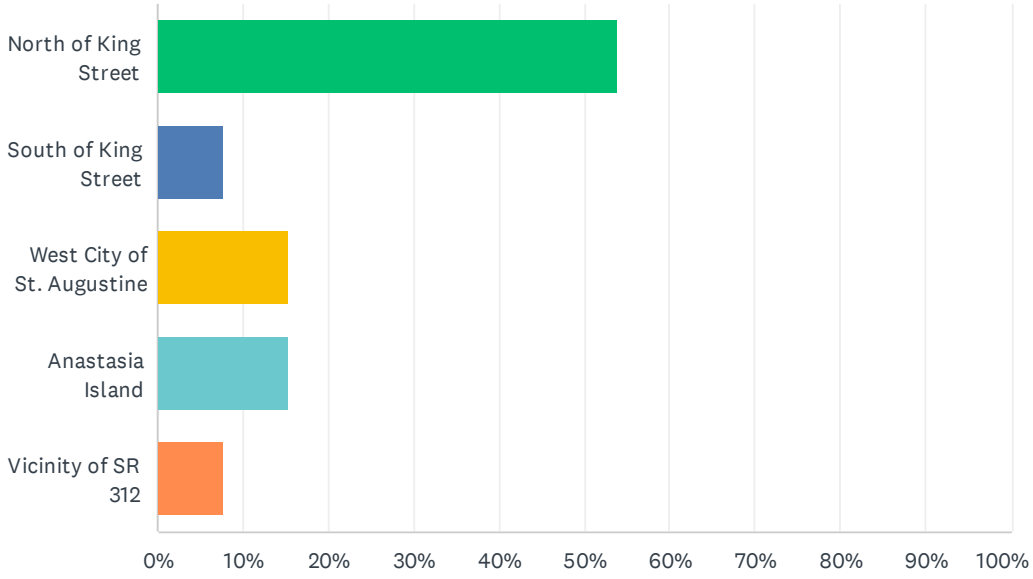


ANSWER CHOICES	RESPONSES	
Yes	56.52%	13
No (St. Johns County)	39.13%	9
Other (please specify)	4.35%	1
TOTAL		23

#	OTHER (PLEASE SPECIFY)	DATE
1	nearby County	12/16/2024 4:11 PM

Q48 Which area of the City do you live in?

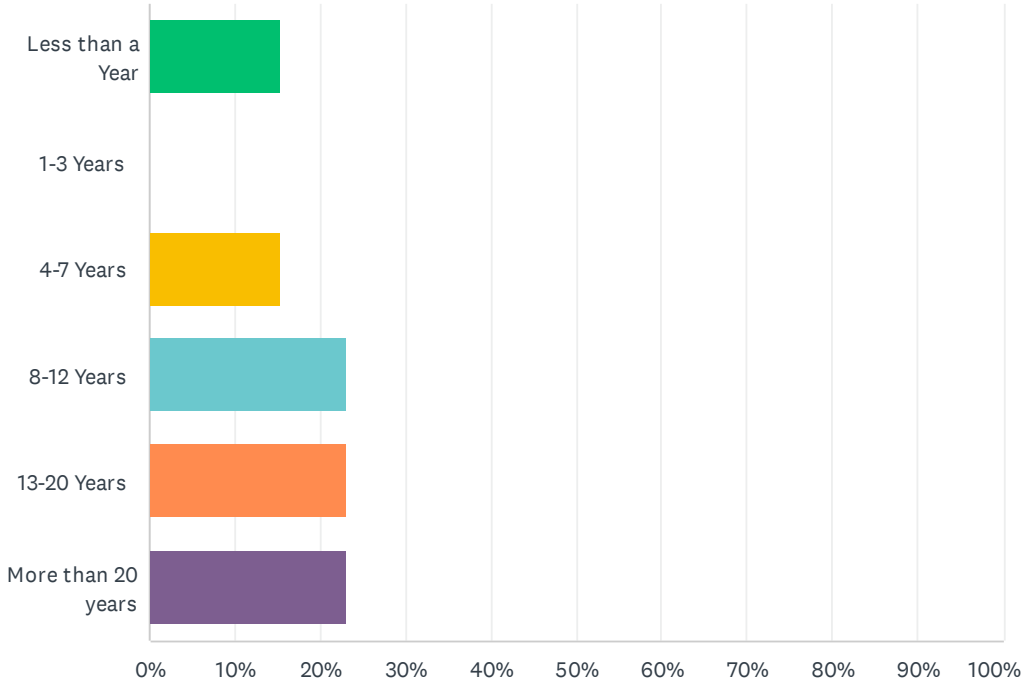
Answered: 13 Skipped: 33



ANSWER CHOICES	RESPONSES	
North of King Street	53.85%	7
South of King Street	7.69%	1
West City of St. Augustine	15.38%	2
Anastasia Island	15.38%	2
Vicinity of SR 312	7.69%	1
TOTAL		13

Q49 How long have you lived in the City?

Answered: 13 Skipped: 33



ANSWER CHOICES	RESPONSES	
Less than a Year	15.38%	2
1-3 Years	0.00%	0
4-7 Years	15.38%	2
8-12 Years	23.08%	3
13-20 Years	23.08%	3
More than 20 years	23.08%	3
TOTAL		13

Appendix E

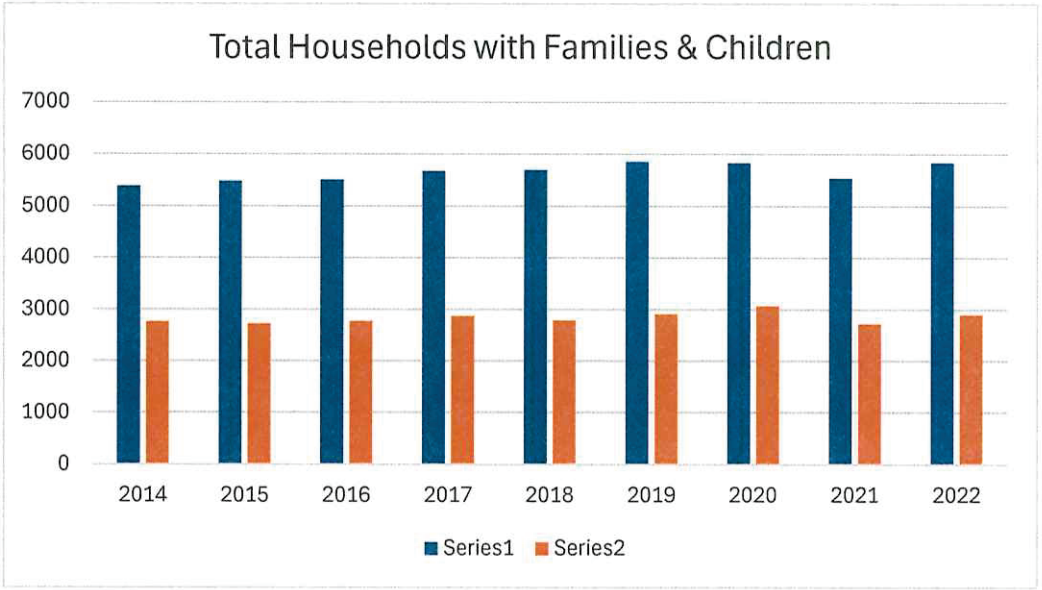
DEMOGRAPHIC DATA

United States Census Data - QuickFacts
St. Augustine city, Florida

Fact	2010	2020	2023
Population	12,899	14,329	15,596
Age and sex			
Persons under 5	417 (3.2%)		156 (1%)
Persons under 18	1,809 (14%)		1,185 (7.6%)
Persons over 65	2,767 (21.5%)		4,086 (26.2%)
Female, percent	7,165 (55.5%)		8,703 (55.8%)
Male, percent	5,734 (44.5%)		6,893 (44.2%)
Race and Hispanic			
White, alone	12,718 (98.6%)		13,272 (85.1%)
Black or African American, alone	1,294 (10%)		764 (4.9%)
Asian, alone	115 (0.9%)		328 (2.1%)
Two or more races	181 (1.4%)		998 (6.4%)
Hispanic/Latino	541 (4.2%)		1,357 (8.7%)
Characteristics			
Veterans			1,104
Foreign born			1,310 (8.4%)
Housing			
Owner occupied	55.4%		65.9%
Median value	$250,000		$355,400
Median monthly costs	$1,375		$1,686
Median gross rent			$1,355
Families & Living Arrangements			
Households	6,831		5,833
Persons per household	1.89		2.24
Living in same house 1 yr ago			74.9%
Language other than English			12.0%

Fact	2010	2020	2023
Computer and Internet			
Households w/computer			94.9%
Households w/broadband			89.5%
Education			
High school graduate	90%		94.2%
Bachelor's degree or higher	38%		42.3%
Health			
With disability under 65			11.2%
Persons w/out health insurance			13.3%
Economy			
In labor force 16+ years	6,418 (49.7%)		8,593 (55.1%)
In labor force female 16+	3,182 (24.7%)		7,970 (51.1%)
Food service sales	191,883 (2012)		301,387(2017)
Total health care revenue	105,092 (2012)		143,098(2017)
Total transportation revenue	36,650 (2012)		41,703 (2017)
Total retail sales	545,501 (2012)		743,879(2017)
Total retail sales per capita	$42,290		$51,235
Transportation			
Mean travel time to work	17.1 minutes		20.5 minutes
Income and Poverty			
Median household income	$45,612 (2016)		$72,806
Per capita income	$27,787 (2016)		$42,903
Persons in poverty	20.4%		12.6%
Businesses			
All employer firms	3,431		1,279
Men-owned employer firms			697
Minority-owned employer firms			141
Nonminority owned			961
Nonveteran owned			1,015
Geography			
Population per sq-mile	1,376	1,505	
Land area in sq-miles	9.43	9.52	

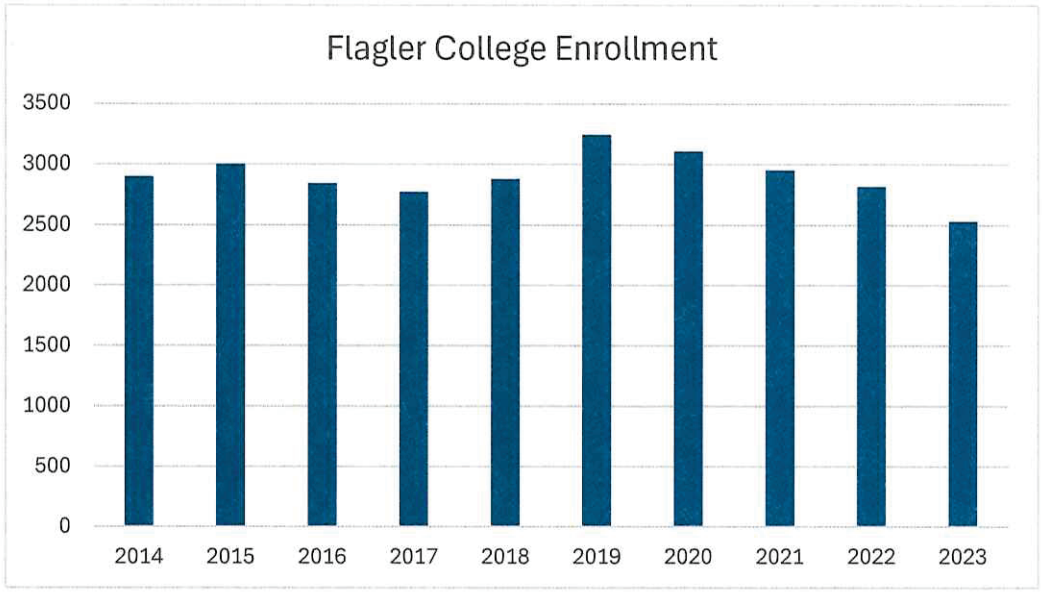
2014	5383	2769
2015	5477	2726
2016	5505	2774
2017	5662	2874
2018	5689	2793
2019	5852	2919
2020	5828	3072
2021	5538	2726
2022	5833	2908
	5641 avg	2840 avg



Source: US Census Bureau- American Community Survey

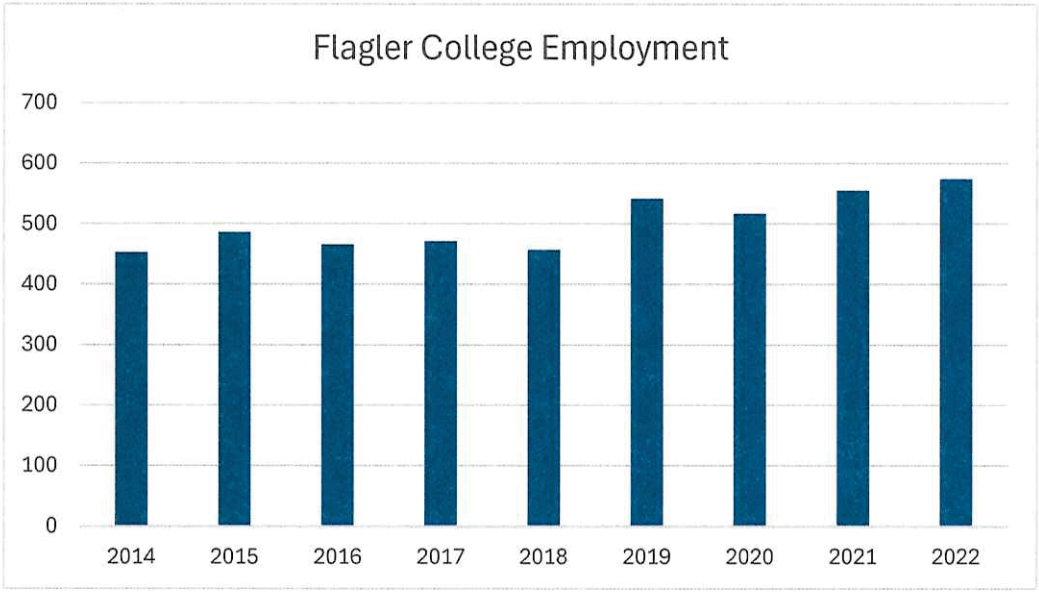
2014	2896
2015	2999
2016	2840
2017	2769
2018	2875
2019	3239
2020	3104
2021	2950
2022	2815
2023	2530

2902 avg



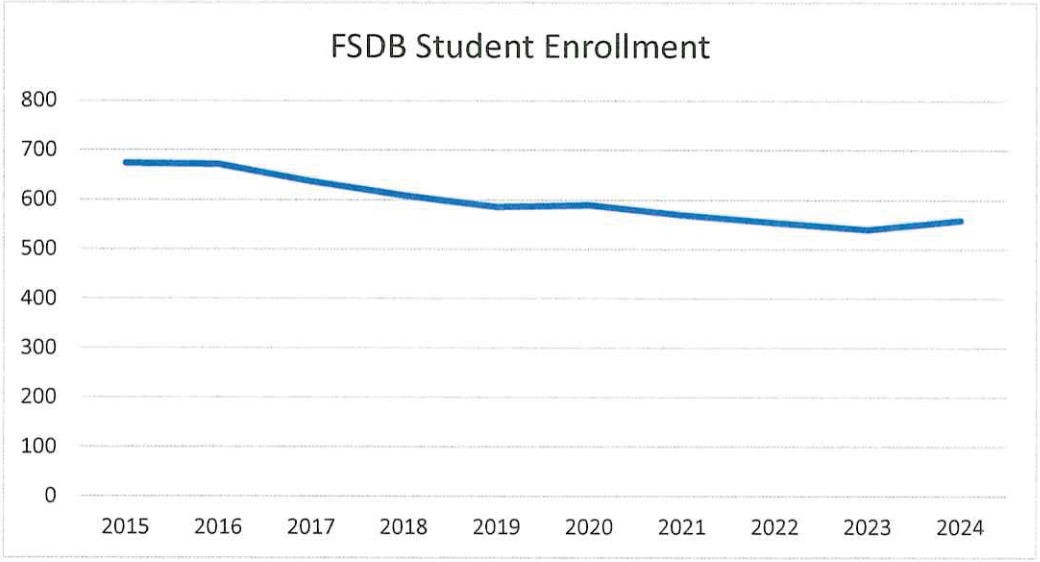
2014	453
2015	486
2016	466
2017	471
2018	457
2019	542
2020	517
2021	555
2022	574

502 avg



2015	673
2016	671
2017	636
2018	608
2019	585
2020	589
2021	569
2022	554
2023	540
2024	558

598 avg



Visitor Information Center (VIC) – Visitation Numbers/Vehicle Parking Count

Year	Total	*Average	Highest Month	Lowest Month	Vehicles Parked	*Average
2009	343,796	28,650	April	October	298,369	24,864
2010	306,026	25,502	July	January	331,678	27,640
2011	412,176	34,348	March	February	352,735	29,395
2012	382,986	31,916	December	August	297,815	24,818
2013	450,051	37,504	March	September	347,854	28,988
2014	466,015	38,835	March	September	372,784	31,065
****2015**	507,518	42,293	*December	August	398,458	33,205
2016	518,178	43,182	December	October	414,386	34,532
2017	508,024	42,335	December	September	406,894	33,908
2018	497,417	41,451	December	January	400,321	33,360
2019	529,756	44,146	December	September	419,443	34,954
*****2020**	390,829	32,569	December	April/May	323,614	26,968
2021	597,699	49,808	December	February	455,998	38,000
2022	633,826	52,819	December	September	509,222	42,435
2023	658,205	54,850	December	September	521,657	43,471
	7,202,502				**5,851,228**	
	480,167 15 yr annual average				**390,082** 15 yr annual average	

*Monthly average
**City of St. Augustine 450th Celebration
***Covid Pandemic Shutdowns

***Note:** Starting in 2015 through 2023 the highest month for visits to the VIC is December, but the second highest monthly visitation count within this same timeframe except for 2020 (Covid) and 2021 was March. In 2021 the second highest month for visitors to the VIC was July.

VIC Visitor Counts
Series1
Series2
0
0.2
0.4
0.6
0.8
1
1.2
0
20000
40000
60000
80000
100000
November 2008
March 2009
July 2009
November 2009
March 2010
July 2010
November 2010
March 2011
July 2011
November 2011
March 2012
July 2012
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July 2022
November 2022
March 2023
July 2023
November 2023
March 2024
July 2024

Net TDT Revenue to the Tourism Department by Fiscal Year

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
October	$ 509,136	$ 514,347	$ 698,904	$ 550,334	$ 763,934	$ 791,701	$ 748,068	$ 764,027	$ 1,433,249	$ 1,472,774	$ 1,502,822
November	$ 498,947	$ 579,382	$ 586,391	$ 639,941	$ 755,703	$ 734,460	$ 828,129	$ 734,256	$ 1,411,921	$ 1,419,713	$ 1,554,762
December	$ 505,390	$ 591,460	$ 661,923	$ 717,944	$ 825,934	$ 888,565	$ 964,804	$ 900,241	$ 1,848,637	$ 1,878,754	$ 2,089,638
January	$ 516,745	$ 626,358	$ 694,843	$ 680,039	$ 765,515	$ 827,594	$ 904,473	$ 754,128	$ 1,339,161	$ 1,707,915	$ 1,731,678
February	$ 670,639	$ 753,236	$ 822,038	$ 867,985	$ 902,098	$ 1,004,681	$ 1,012,638	$ 950,746	$ 1,829,297	$ 1,947,956	$ 1,994,649
March	$ 896,659	$ 1,004,443	$ 1,113,134	$ 1,113,824	$ 1,256,045	$ 1,435,691	$ 691,517	$ 1,479,331	$ 2,580,026	$ 2,778,964	$ 2,903,360
April	$ 779,200	$ 908,428	$ 847,147	$ 1,012,714	$ 1,095,414	$ 1,191,039	$ 254,852	$ 1,437,785	$ 2,337,424	$ 2,439,606	$ 2,109,250
May	$ 811,926	$ 930,949	$ 1,000,835	$ 980,862	$ 1,006,706	$ 1,037,134	$ 424,308	$ 1,430,279	$ 1,862,167	$ 1,899,752	$ 2,005,957
June	$ 871,532	$ 953,672	$ 991,427	$ 907,327	$ 1,145,753	$ 1,230,856	$ 988,383	$ 1,702,388	$ 2,188,339	$ 2,263,926	$ 2,248,389
July	$ 976,791	$ 1,057,944	$ 1,216,382	$ 1,190,258	$ 1,247,647	$ 1,334,808	$ 1,143,383	$ 1,954,847	$ 2,517,580	$ 2,584,377	$ 2,413,376
August	$ 667,456	$ 717,172	$ 659,211	$ 685,034	$ 783,857	$ 805,973	$ 765,057	$ 1,331,818	$ 1,515,709	$ 1,405,773	
September	$ 457,387	$ 557,588	$ 586,244	$ 558,117	$ 736,935	$ 563,578	$ 708,515	$ 946,292	$ 1,336,608	$ 1,392,580	
Total	**$ 8,161,807**	**$ 9,194,979**	**$ 9,878,478**	**$ 9,904,379**	**$ 11,285,541**	**$ 11,846,081**	**$ 9,434,127**	**$ 14,386,139**	**$ 22,200,117**	**$ 23,192,091**	**$ 20,553,881**
Per Penny	$ 2,040,452	$ 2,298,745	$ 2,469,619	$ 2,476,095	$ 2,821,385	$ 2,961,520	$ 2,358,532	$ 3,596,535	$ 4,440,023	$ 4,638,418	
Per Penny Growth	10.6%	12.7%	7.4%	0.3%	13.9%	5.0%	-20.4%	21.4%*	23.5%	4.5%	0.8%

Yellow = Introduction of Category 5 and reallocation of 4% TDT revenue

Green = 5% TDT Levied

***FY21 per penny growth is compared to FY19 per penny growth**

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: April 1, 2025

RE: Discussion and Recommendation related to draft language to clarify construction techniques including potential fill limitations in flood prone areas.

The City Commission has directed staff to work with the city's Citizen Boards to examine concerns related to development in low-lying and/or flood prone areas. This issue has become more of a concern recently with more frequent development applications proposing significant amounts of fill, higher than minimum finished floor elevations, and building techniques or design, such as on slab construction that minimizes the options to control drainage, runoff and water for residential development.

You may recall that several years ago the city did have an initiative with a "Building Code Task Force" that looked at this issue. This group recommended the adoption of a maximum impervious surface ratio (70% of the lot) in addition to the preexisting lot coverage limits, and the requirement for lot grading plans for new single-family development. These recommendations were adopted and are enforced through the city's building permit process.

However, the Planning and Zoning Board (PZB) has recognized that these issues impact proposed development which includes infill development in older areas, redevelopment as properties are demolished and redeveloped with new proposals, and character defining features in our historic districts, historic neighborhoods and our entry corridors. As well as, on specific historic structures as property owners and others work to protect their "investment" in the city.

The city held a joint meeting with all three (3) citizen boards in December 2024 to give the Boards an opportunity to discuss these issues as an introduction to the topic. Subsequently, the PZB held its own workshop in February 2025 to specifically discuss this issue. At this meeting staff was able to review current city projects, review current floodplain, CRS and building requirements, and discuss potential enforcement options with the Board. Based on this discussion a revised list of higher regulatory options is attached for your review.

Additionally, the PZB requested that staff hold a Public Workshop specifically so that the public can provide feedback and input on this issue. Graphics provided for information at the subsequent March Public Workshop are also attached for your information.

The March Public Workshop was well attended. Staff worked through a presentation with relevant information that included several stopping points to garner as much feedback from attendees as possible. Those that attended included a mix of contractors as well as property owners. The workshop PowerPoint is attached for your information.

The main concerns expressed at the Workshop related to the fill issue included:

- Bringing in fill should not adversely impact neighboring properties.
- The need to clarify if any requirements/limitations related to fill are for bringing in fill to raise the entire property or is the fill just related to the type of construction.
- Requirements/limitations on fill should consider surrounding grade and be defined so that the points/references are measurable and can be consistently applied.
- And that the definition of side yards, swales and grading requirements and if fill is considered a structure and therefore limited by a height of less than 30 inches within yards needs to be clarified.

The city has received draft amendment language to Chapter 11 Conservation Overlay Zone regulations, and Chapter 25 Landscape Code regulations from the city consultant. This draft language is attached for your review.

The draft Chapter 11 language includes:

- Adding definitions for retaining wall and shoreline modification.
- Adding an 18th criterion to the list of 17 Criteria that discusses fill, and minimum and maximum top elevations for armored shorelines.
- Adding standards for issuing permits for fill and shoreline modifications, and
- Maintenance and operations of fill and shoreline modifications.

The draft Chapter 25 language includes:

- Adding a definition for fill and yard and amending the yard definition, and
- Adding criteria for development utilizing fill into the General landscape requirements.

Staff do have several concerns related to the current proposed language:

- The retaining wall definition should include language related to change of ground elevation.
- Add definition of flood protection wall.

- Add definitions of bulkhead and seawalls.
- References in the new 18th criteria including minimum and maximum top elevations for bulkheads and hybrid and natural shoreline standards may need to wait until we are ready to specifically discuss shoreline standards.
- All updates or revisions should probably be contained within Chapter 11. There may be no need to also amend Chapter 25, which is the Landscape Code.
- The proposed language currently inserted into Chapter 25 is too stringent and not feasible for single family residential construction on individual lots.
- Any standards for single family residential development should be simple, measurable, easily obtained by the applicant, and easily reviewed and enforceable.

Based on feedback from the Public Workshop, the PZB and internal staff review, staff would like to present the PZB with revised proposed language to update Chapter 11 the Conservation Overlay Zone regulations section of the Land Development Code at the May 6th PZB meeting.

Thank you for your attention to this matter. We look forward to hearing any of your questions, concerns and input on this important topic. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director
Planning and Building Department

Example Higher Regulatory Standards and Graphics

March 19, 2025

RE: Building Techniques for Resiliency – Public Workshop

Summary: Below is a list of higher regulatory development standards/policy options categorized in terms of their impact on community level flood risk reduction as determined by the City's floodplain coordinator. Most of these policies are recognized as higher regulatory standards or "Best Practices" under FEMA's Community Rating System (CRS), and through the Association of State Floodplain Manager's (ASFPM) "No Adverse Impacts" toolkit.

Tier 1 – High Impact

1. **Prohibit the use of fill in all Special Flood Hazard Areas** (SFHA) (Flood Zones A, AE, V, and VE). Exceptions made for small amounts (6 in. or less) of fill dirt used for landscaping and grading purposes only. (Possible CRS points)

2. **Prohibit slab-on-grade and backfilled stem-wall foundation types within the SFHA**. This would allow for crawlspace foundations only (ie. piers or pilings) within the SFHA.

3. **Raising the freeboard requirement**. The City currently requires all new or substantially renovated residential structures built within the SFHA to have their finished floor elevation a minimum of 1 ft above the property's base flood elevation (BFE). A property's BFE is the predicted flood height during a %1 annual-chance-flood event. Further increasing the finished floor elevation height requirement (ex. BFE + 2ft) would provide added protection and reduced flood risk for all newly built or substantially renovated residential structures. (Possible CRS points)

Tier 3 - Low Impact

1. **Limit Lot Coverage**. Consider reductions to allowed lot impervious coverage (e.g. 50%). Consider increasing allowed heights in exchange for smaller building footprints. Also consider prohibiting or limiting the footprint of accessory structures, such as storage structures or detached buildings.

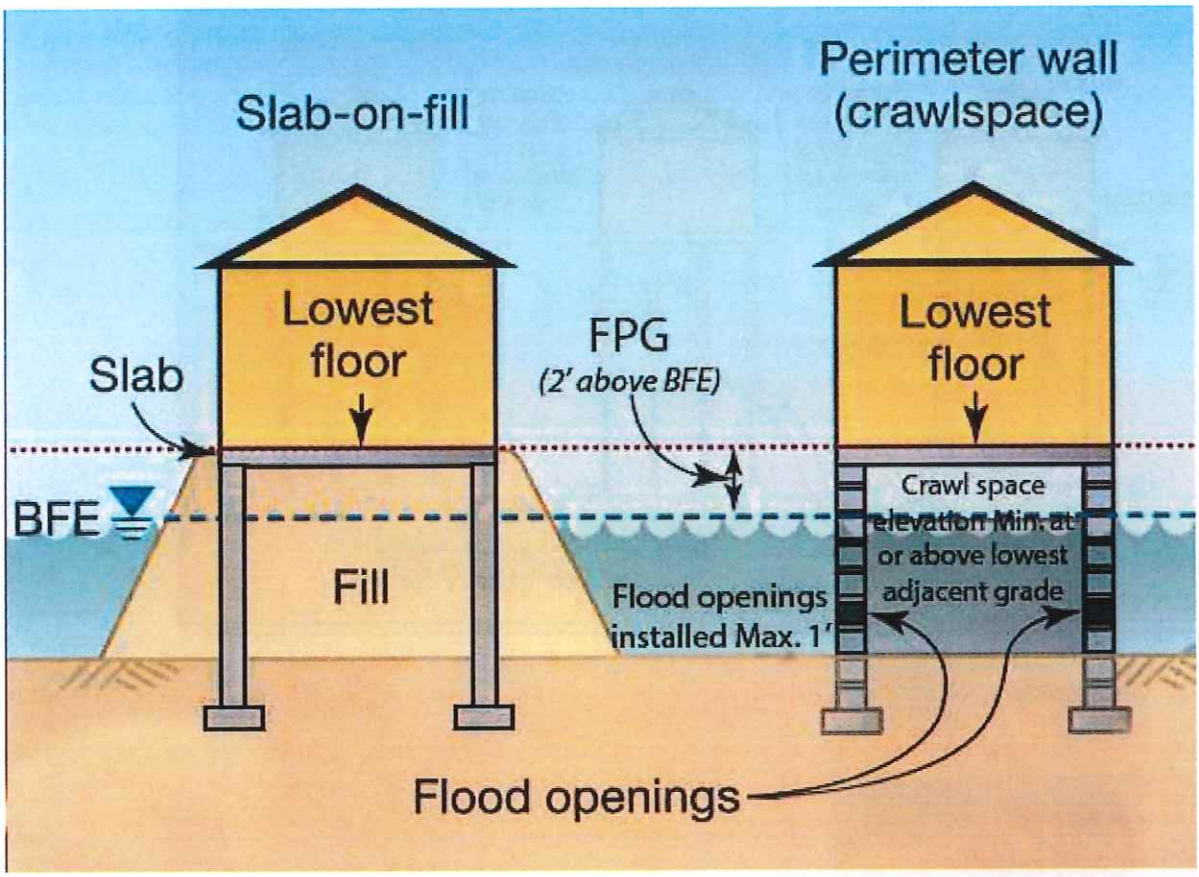
2. **Low Impact Development / Green Infrastructure**. Consider requiring or incentivizing the installation of green infrastructure to store and infiltrate runoff onsite from new impervious surfaces.

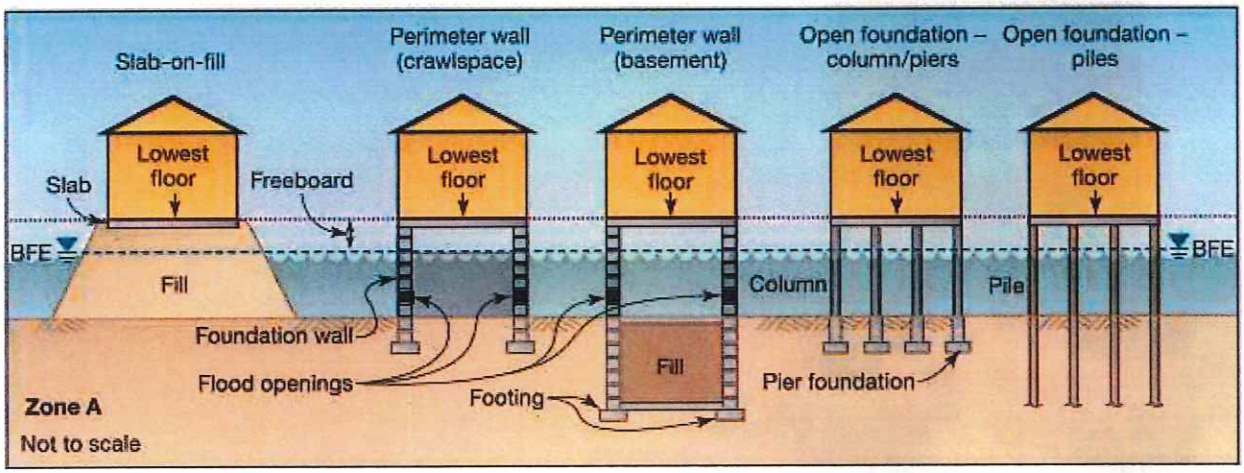
3. **Limit Impervious Surfaces (Private properties).** Explore providing information and support to private property owners to reduce impervious services. Consider offering reductions to stormwater utility fees for reduction in impervious surfaces or other incentives. The previous Building Code Task Force recommended utilizing incentive programs to implement porous materials for driveways and patios, and to cap the maximum impervious surface ratio at 70%.

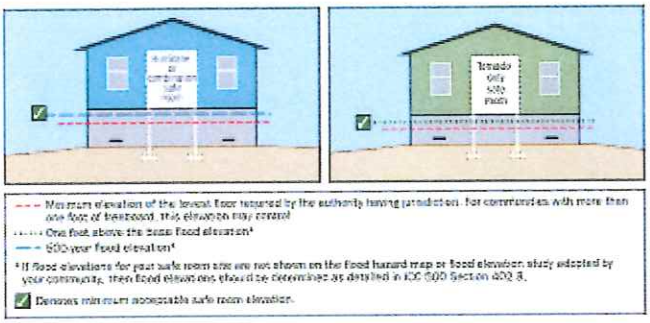
4. **Enclosure Limitations**. Consider prohibiting or limiting the size of enclosures below the lowest floor / lowest horizontal structure member. The construction method could also be limited to require breakaway walls in lieu of walls of enclosures with flood openings.

These items are suggested for discussion purposes and are listed from the highest development related impacts to the lowest discussed items that could be implemented by land development code revisions.

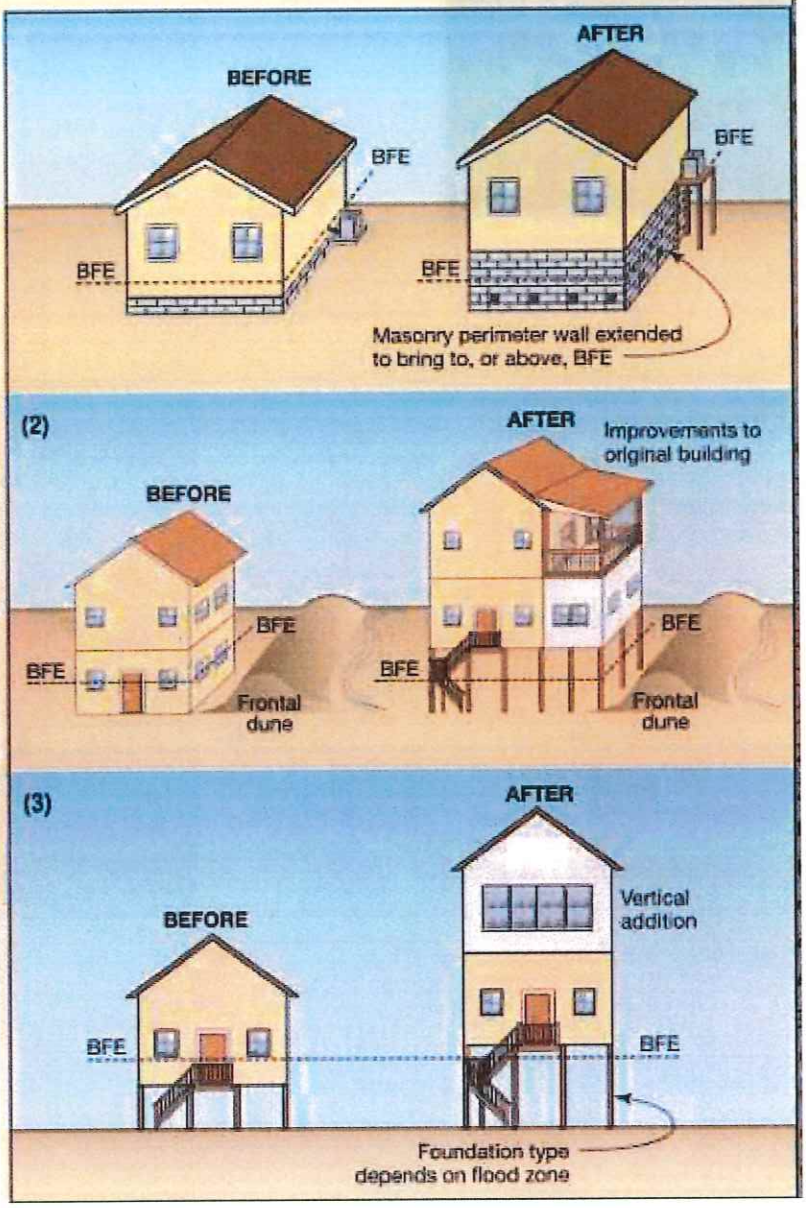
Raymond Deschler, CFM
Floodplain Coodinator


Slab-on-fill
Perimeter wall
(crawlspace)
Lowest
floor
Slab
FPG
(2' above BFE)
Lowest
floor
BFE
Fill
Crawl space
elevation Min. at
or above lowest
adjacent grade
Flood openings
installed Max. 1'
Flood openings

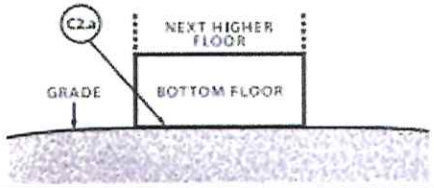
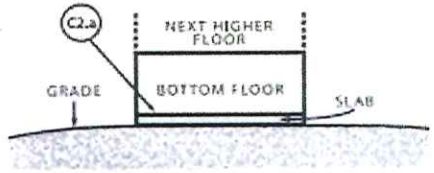
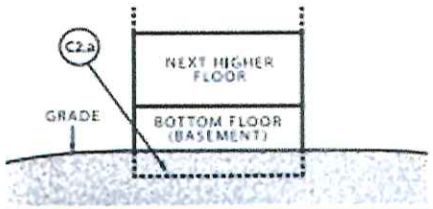
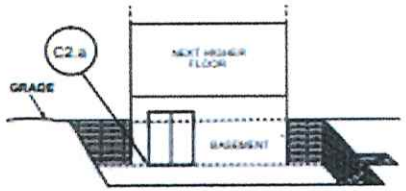

Slab-on-fill
Perimeter wall
(crawlspace)
Perimeter wall
(basement)
Open foundation –
column/piers
Open foundation –
piles
Lowest
floor
Slab
Freeboard
BFE
Fill
Foundation wall
Flood openings
Footing
Column
Fill
Pile
Pier foundation
Zone A
Not to scale



SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE (cc

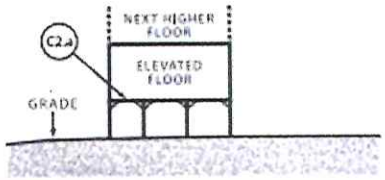
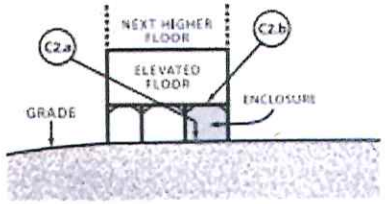
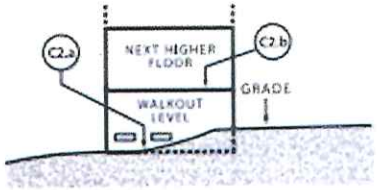
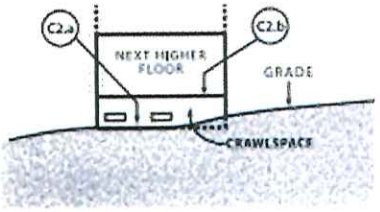


Example Slab-On-Grade Building Types

BUILDING DIAGRAM #1A **Distinguishing Feature:** The bottom floor is at or above ground level (grade) on at least one side. **Lowest Floor for Rating:** Top of slab or lower attached garage if it has machinery and equipment below BFE unless the garage is properly vented **Elevation Needed for Rating from FEMA EC:** Item C2.a or Item C2.d (if structure has attached garage)	**All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.** 
BUILDING DIAGRAM #1B **Distinguishing Feature:** The bottom floor is at or above ground level (grade) on at least one side. **Lowest Floor for Rating:** Top of slab or lower attached garage if it has machinery and equipment below BFE unless the garage is properly vented **Elevation Needed for Rating from FEMA EC:** Item C2.a or Item C2.d (if structure has attached garage)	**All raised slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.** 
BUILDING DIAGRAM #2A **Distinguishing Feature:** The bottom floor (basement or underground garage) is below ground level (grade) on all sides.[1] **Lowest Floor for Rating:** Top of basement floor **Elevation Needed for Rating from FEMA EC:** Item C2.a	**All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.** 
BUILDING DIAGRAM #2B **Distinguishing Feature:** The bottom floor (basement or underground garage) is below ground level (grade) on all sides; most of the height of the walls are below ground level on all sides and the door and area of egress is also below ground level on all sides.[1] **Lowest Floor for Rating:** Top of basement floor **Elevation Needed for Rating from FEMA EC:** Item C2.a	**All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.** 

Source: FEMA

Example Piers-Pilings-Crawlspace Building Types

BUILDING DIAGRAM #5 **Distinguishing Feature:** The area below the elevated floor is open, with no obstruction to flow of floodwaters (open lattice work and/or insect screening is permissible). **Lowest Floor for Rating:** Lowest elevated floor **Elevation Needed for Rating from FEMA EC:** Item C2.a	**All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor.** 
BUILDING DIAGRAM #6 **Distinguishing Feature:** The area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings[1] present in the walls of the enclosure. **Lowest Floor for Rating:** Lowest elevated floor or top of bottom floor if conditions in the FIM are met **Elevation Needed for Rating from FEMA EC:** Item C2.a or Item C2.b	**All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor.** 
BUILDING DIAGRAM #7 **Distinguishing Feature:** The area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings[1] present in the walls of the enclosure. **Lowest Floor for Rating:** Lowest elevated floor or top of bottom floor if conditions in the FIM are met **Elevation Needed for Rating from FEMA EC:** Item C2.a or Item C2.b	**All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least one side is at or above grade. The principal use of this building is located in the elevated floors of the building.** 
BUILDING DIAGRAM #8 **Distinguishing Feature:** The area below the first floor is enclosed by solid or partial perimeter walls. In A Zones, the crawlspace is with or without openings[1] present in the walls of the crawlspace. **Lowest Floor for Rating:** Next higher floor or top of bottom floor if conditions in the FIM (Lowest Floor Determination) for A zones are met **Elevation Needed for Rating from FEMA EC:** Item C2.a or Item C2.b	**All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least one side, with or without attached garage.** 

Source: FEMA

STORMWATER, RESILIENCE, AND LOW IMPACT DEVELOPMENT

STORMWATER DESIGN OVERVIEW

Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES

It is recommended that projects include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

A. **Raised pier construction for homes** (allowing for movement of stormwater and additional infiltration area)

B. Rain water harvesting (rain barrels, underground cisterns, and similar to assist in water conservation)

C. Green roofs

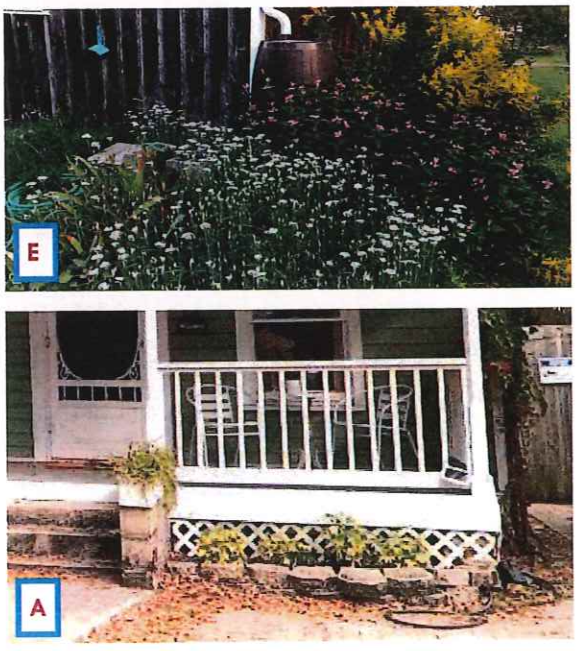
D. Bio-swales

E. Rain gardens

F. **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements)

Example of Rainwater harvesting and green roof.

Image from Unsplash and Shutterstock.



Example of rain garden and raised pier construction with porous skirting.

Image from Shutterstock and ML+H.

Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.

STREET WALL AS FLOOD PROTECTION

Masonry site walls with floodgates can provide flood protection. Image from ML+H.

1. It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.

2. Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.

STREET WALLS

1. Low block / masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.

2. Portions of the wall above 3 feet should not be more than 50% solid.

3. Street walls shall be constructed of brick or masonry. Fencing may be included.

4. When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.

A low site wall can help to provide flood protection. Also shown is an open "pier system" for the front porch. Image from ML+H.

FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

Raised Pier Foundations: There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

Example of Raised Pier construction with porous skirting (lattice). Image from ML+H.

RECOMMENDED FIRST FLOOR ELEVATIONS

Homeowners may consider further elevating the first floor. General recommendations to keep the architectural context of the homes include:

1. Take into consideration maximum heights of FEMA and City required minimum elevations of 35' (conforming lot) and 30' (non conforming lot).

2. Do not raise the home more than 4' from existing grade.

3. When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.

4. The City encourages sensitivity to the neighborhood character and sense of place created by the streetscape.

APPENDIX G

Mitigation Strategies

- Pumping Stations
- Relocate All Utilities Above the Flood Risk Level*
- Elevate & Anchor Exterior Mechanical Equipment*
- Relocate Interior Mechanical Equipment*
- Install Backflow Prevention Devices*
- Install Sump Pumps

Building Infrastructure

*Move the Historic Building**
- Relocate Building, Utilities, Facilities, and Infrastructure*
- Find an Available Site with as Similar Setting as Possible While Also Eliminating Flood Risk*
- Document the Historic Building with Photographs*

*Elevate Building on a New Foundation**
- Assess Potential Impacts of Elevation*
- Document the Property with Photographs and/or Drawings*
- Elevate the Building on a New Foundation*

*Elevate the Interior Structure**
- Assess Potential Impacts of Elevation*
- Document the Property with Photographs and/or Drawings*
- Elevate the Interior Structure (i.e. build up interior floor)*

*Dry Floodproofing**
- Evaluate the Strength of Masonry Walls & Footing Against Flood*
- Anchor the Structure to the Foundation*
- Implement Site Drainage to Manage Floodwaters*
- Create Plan for Post Flood Water Removal*
- Install Backflow Prevention Devices*
- Install Sump Pumps*
- Design Temporary or Permanent Closures*
- Install Stanchions, Fasteners, or Tracks for Flood Shields*
- Install a Low Wall Around Basement Windows*
- Install Vents in Foundations Walls that Can be Sealed*
- Coasting or Covering the Exterior of Foundation Wall Surfaces*
- Temporary Removable Waterproof Membrane*
- Elevated Flood Wall / Flood Gate
- By-Pass Creation
- Building on Partially Elevated Areas
- Construction on Piles

*Wet Floodproofing**
- Evaluate the Strength of Masonry Walls & Footing Against Flood*
- Anchor the Structure*
- Relocate Utilities*
- Install a Ground Fault Circuit Interrupter*
- Install Hydrostatic Flood Vents (following Engineering Guidance)*
- Install a Pumping System*
- Remove Non-Historic Finishes & Furnishings that Retain Moisture*
- Relocate Electrical Outlets & Panels Above Flood Risk Level*
- Wet Proofing (Water Resistant Crawl Space or Interiors)
- Install a Horizontal Water Stop*
- Abandon the First Story*
- Utilize Flood Damage-Resistant Materials*
- Fast Replacement Components

*Fill the Basement**
- Assess Strength of Basement Walls & Footings (Modify if Necessary)*
- Remove or Breakup Non-Porous/Concrete Basement Floor Slabs*
- Relocate All Systems & Utilities*
- Fill Basement Using Removable Fill Material (Gravel, Soil, or Sand) & Compact*

Abandon the First Story

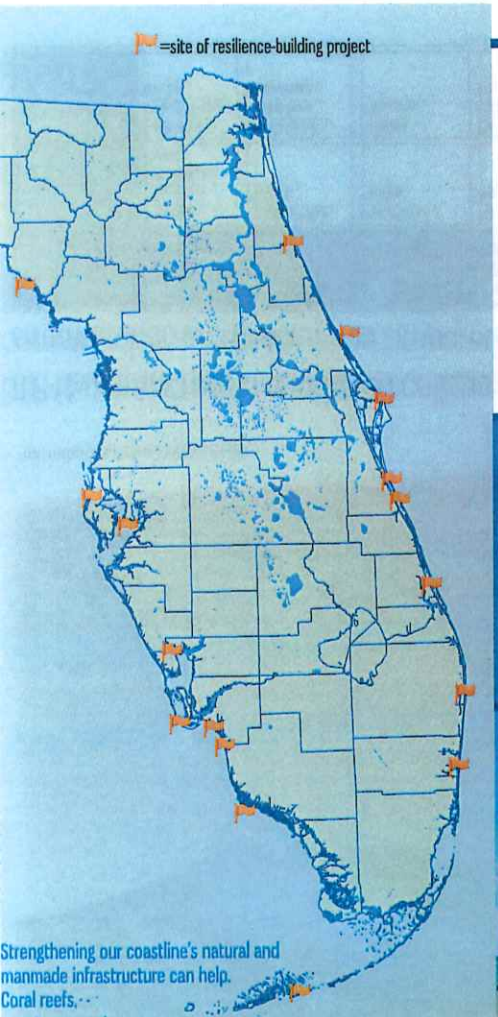
*Abandon the First Story**
- Evaluate the Strength of Walls, Columns, & Footings*
- Document Interior Materials, Features, Finishes, & Spaces*
- Abandon the First Story*

Planning & Assessment for Flood Risk Reduction

*Planning and Assessment for Flood Risk Reduction**
- Identify & Catalogue Important Historic Features*
- Develop an Adaptive Strategies Implementation Plan*
- Identify & Evaluate Vulnerabilities*
- Document Properties & Defining Characteristics*
- Monitor Character Defining Features*
- Identify, Utilize, & Maintain Existing Characteristics that Minimize Flood Impacts*

Policies
- Policy - Regulations
- Policy - Incentives

Post-Event "Historic Resiliency Triage" Teams



Strengthening our coastline's natural and manmade infrastructure can help. Coral reefs, mangroves, oyster reefs and marshes are our first lines of defense.

Funding for all highlighted projects was provided by DEP in partnership with NOAA and the Florida Coastal Management Program.

OUR VISION

Florida's coastal communities are resilient and prepared for the effects of rising sea levels, including coastal flooding, erosion, and ecosystem changes.

The Florida Department of Environmental Protection's Florida Coastal Office is committed to marshalling resources to prepare Florida's communities and habitats for changes resulting from sea level rise. Our history of protecting, preserving, and restoring habitats has set the stage for this continuing effort.

For more information about past and current projects, funding opportunities, technical assistance and speaker availability contact:

Florida Coastal Office
FloridaCoasts@FloridaDEP.gov
(850)245-2094
3900 Commonwealth Blvd. MS 235
Tallahassee, FL 32399-3000

Florida Resilient Coastlines Program

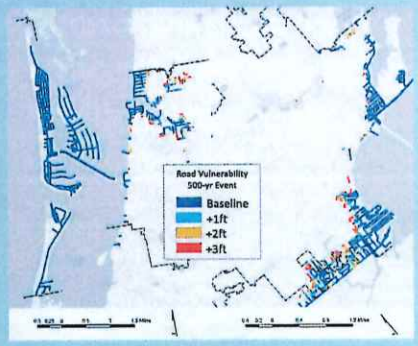
Synergizing community resilience planning and natural resource protection tools and funding to prepare Florida's coastline for the effects of climate change, especially rising sea levels.

PROJECT HIGHLIGHT INFORMATION

The Cities of Clearwater and St. Augustine and Escambia County were chosen as pilot communities to assess vulnerabilities to projected increases in coastal flooding and develop strategies to make affected areas more resilient. They received assistance from the Community Resiliency Initiative (CRI), a partnership between DEP and the Department of Economic Opportunity, with funding from NOAA and the Florida Coastal Management Program.

A guidebook for adaptation planning in Florida will be the next product from the CRI, available summer 2018.

Sea level rise is affecting Florida communities, especially along the coast. DEP is committed to continuing our efforts to help ensure collaboration among our coastal communities to help them address the increasingly complex effects of sea level rise, including tidal "sunny day" flooding, habitat shifts, and erosion.



Part of Clearwater's vulnerability assessment was to identify roads likely to flood during various rain events combined with sea level rise.

Nature-based solutions at FEMA

Overview

FEMA and other federal agencies have steadily increased the use of nature-based solutions to assist communities reduce disaster risk and the loss of life and property resulting from some of our nation's most common natural hazards. This evolution is in response to communities across the US recognizing the benefits of nature-based solutions and sustainable practices, and increasingly looking for federal support to implement solutions. FEMA has worked to ensure that the path to implementing nature-based solutions is as straightforward as possible, driving innovation and encouraging wider adoption of sustainable practices and hazard mitigation solutions.

Importance of nature-based solutions

The *Fifth National Climate Assessment* states the "effects of human-caused climate change are already far-reaching and worsening across every region of the United States."[i] At the same time, people are moving to more disaster-prone areas in the United States. In the 1980s, the country experienced an average of 3.3 weather and climate disasters each year that exceeded $1 billion in damages (adjusted for inflation to 2023 dollars). In the last five years (2019-2023), the U.S. experienced an average of 20 such disasters annually. These weather and climate disasters have resulted in more than 5,000 deaths and caused more than $1 trillion in damage since 2016.[ii]

Urban and suburban development, especially in the last two centuries, often worked against nature. People drained wetlands, channelized streams, cut down forests and paved over soils. Many cities relied on "gray infrastructure" – concrete, asphalt, and steel – to move stormwater off roads and into pipes as quickly as possible.[iii] In other places, natural shorelines that once intercepted polluted stormwater runoff were replaced with steel and concrete seawalls. The hardened shoreline consequently allowed contaminants to flow into lakes, rivers, and streams unimpeded.[iv] However, cities, suburbs and small towns are running into the limits of the gray infrastructure paradigm. Gray infrastructure tends to serve only a single purpose; it often works against nature; and it is increasingly expensive to operate and maintain.

Nature-based solutions offer an alternative paradigm. Nature-based solutions are sometimes called green or blue infrastructure, low-impact development, bioengineering, natural engineering, or engineering with nature. Examples of nature-based solutions that mitigate hazards include[1]:

1. Huntington, West Virginia using rain gardens to manage stormwater to reduce urban flooding.

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[1] Information in this document is meant solely for informational purposes and is not intended to be an endorsement of any non-federal entity by FEMA, the U.S. Department of Homeland Security, or the U.S. Government.

- State, local, Tribal, and territorial (SLTT) entities interested in using FEMA funds to support nature-based solutions activity should consult the *Hazard Mitigation Assistance Program and Policy Guide*. This document provides guidance on how to use FEMA's hazard mitigation programs to evaluate nature-based solutions as a cost-effective and resilience-building approach to keep natural hazards from becoming costly disasters. This includes the Hazard Mitigation Grant Program, HMGP Post-Fire, Building Resilient Infrastructure and Communities and Flood Mitigation Assistance. The most recent update included modifying the discount rate in the benefit-cost analysis from 7% to 3% so that it could better account for the long-term benefits of nature-based solutions.

- The BRIC and Flood Mitigation Assistance programs are competitive non-disaster grants that allow SLTTs to address their hazard mitigation needs through various pathways that may include nature-based solutions:

  - The BRIC program incentivizes FEMA applicants to adopt nature-based solutions in their hazard mitigation grants. For Fiscal Year 2023 (FY 2023) applicants received up to 15 additional points in the evaluation criteria for inclusion of a nature-based solution.

  - In the FY 2023 National Competition selections for the BRIC program 61% included nature-based solutions. Of the 56 selections, 16 were landscape or coastal scale nature-based solutions and an additional 16 were neighborhood scale nature-based solutions. 84% of the nature-based solutions projects selected took place in Economically Disadvantaged Rural Communities, Community Disaster Resilience Zones (CDRZ), or disadvantaged communities.

  - FEMA's Flood Mitigation Assistance grants program also incentivizes applicants to utilize nature-based solutions. The FY 2023 final priority scoring criteria for localized flood risk reduction projects included the incentive of 100 points for incorporating nature-based solutions.

  - In FEMA's BRIC FY 2023 national competition selections, $50 million in funding was awarded for the East Elmhurst, New York Cloudburst Project that will use permeable concrete parking and bike lanes, as well as green infrastructure and on-site storage to manage 1.5 million gallons of stormwater. In addition to flooding vulnerability, the community of East Elmhurst is disadvantaged and has become highly urbanized. This project aims to safeguard lives and property, protect critical infrastructure, and provide a drainage solution for the community so that it can adapt to the expected increases in rainfall. In FY 2023, FEMA's BRIC national competition selections included a project in Goldsboro, North Carolina for $6 million to implement nature-based solutions and infrastructure improvements to enhance flood resilience and equity. This project will utilize a mix of green and grey infrastructure improvements to provide in-stream enhancements, three roadway modifications (e.g., updating culverts), and an expanded area of restored floodplain and recreational area within the Elmwood Terrace residential area. Some of the benefits this Justice40 community will experience are improved water quality, new wildlife habitat, and more equitable access to recreational areas.

- FEMA published *Financing Climate Resilience* which features case studies of how communities across the United States have creatively funded their resilience projects. Many of the cases include nature-based solutions, such as Delaware's South Wilmington Freshwater Tidal Wetland Park and Minot, North Dakota's post-flood recovery.

[iv] J. H. Hartig et al., "Habitat Rehabilitation in the Detroit River Area of Concern," *Aquatic Ecosystem Health & Management* 21, no. 4 (October 2, 2018): 458–69, https://doi.org/10.1080/14634988.2018.1536437.

[v] FEMA, "Building Community Resilience with Nature-based solutions: A Guide for Local Communities," June 2022, https://www.fema.gov/sites/default/files/documents/fema_riskmap-nature-based-solutions-guide_2021.pdf

[vi] FEMA, "FEMA Allocates Millions to Restore Coral Reefs in the Coast of San Juan," June 12, 2023, https://www.fema.gov/press-release/20230613/fema-allocates-millions-restore-coral-reefs-coast-san-juan.

[vii] Erik E. Nordman et al., "Benefit-Cost Analysis of Stormwater Green Infrastructure Practices for Grand Rapids, Michigan, USA," *Journal of Cleaner Production* 200 (November 1, 2018): 501–10, https://doi.org/10.1016/j.jclepro.2018.07.152.

[viii] Congressional Budget Office, "Federal Spending for Flood Adaptations," September 2024, 59971-flood-damage.pdf

March 19, 2025, Public Workshop PowerPoint

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EST. 1565

RESILIENT ST AUG

City of St. Augustine

Resiliency and Building Techniques

Public Workshop

March 19, 2025

Planning and Building Department

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Why Do We Flood ?

Flooding is not new to the City

However, the frequency of "sunny day" flooding is on the rise

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Why Do We Flood ?

Current City Challenges (Stormwater):

- Aging infrastructure
- Undersized collection system
- Low-lying and coastal location (90% of the City is within a flood zone)
- Highly developed (high impervious area)
- **Subject to flooding – both from rainfall and tidal/coastal influence (compound flooding)**

-5-

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Types of Flooding

September 2020 - Flood Event (Compound Flooding)

"King Tides"

+

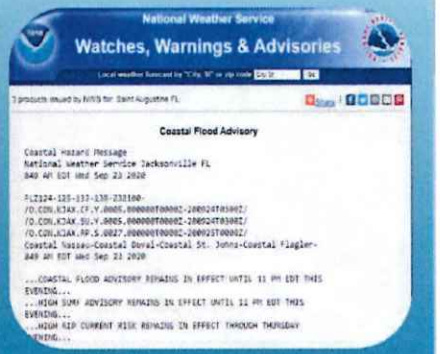
Nor'easter
> 20 mph (3 days)
10-15 mph (1 day)

+

Rainfall 2-3 inches

+

Multiple Flood Advisories Issued



= CITY WIDE FLOODING

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FEMA Flood Zones

In 2017 the city added required standards for building in the flood zone:

1. **Freeboard** - a one-foot freeboard for all residential structures which is now a state requirement in the Florida building code.
2. **Foundation protection** - requires construction documents to be prepared and sealed by a registered design professional that the design and methods of construction resist flood loads.
3. **Local drainage protection** – for new construction that is outside of the Special Flood Hazard Area (Zone X), the lowest habitable floor is elevated at least 12" above the crown of the road (predominantly Lighthouse Park and West City).

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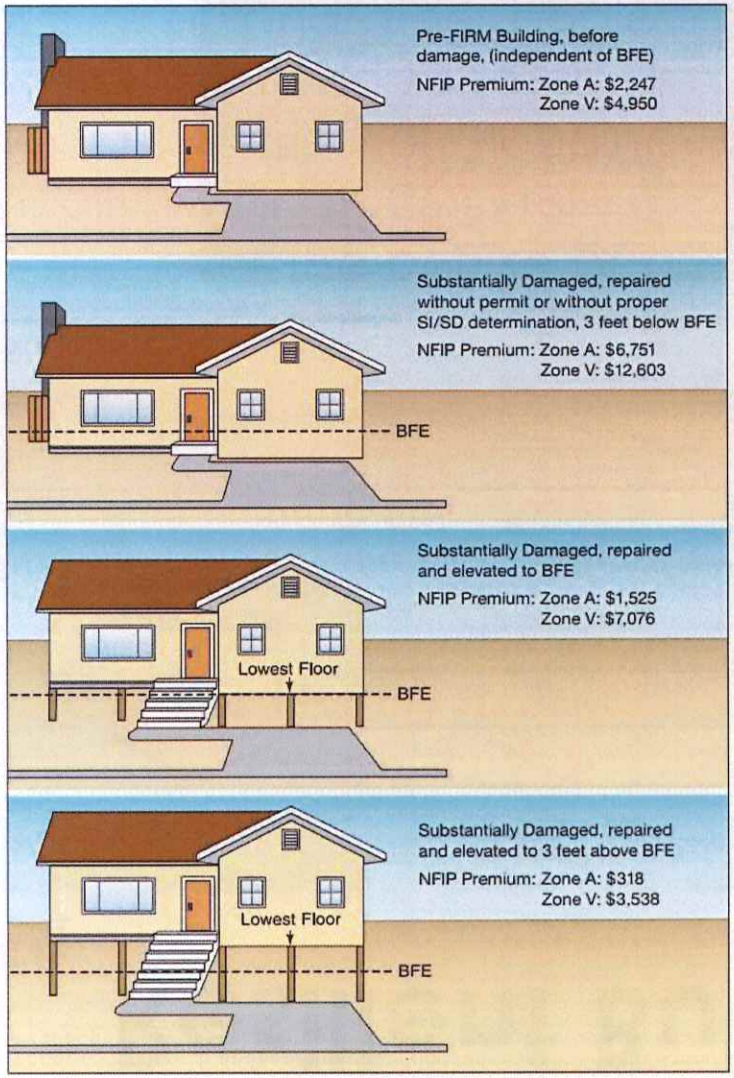
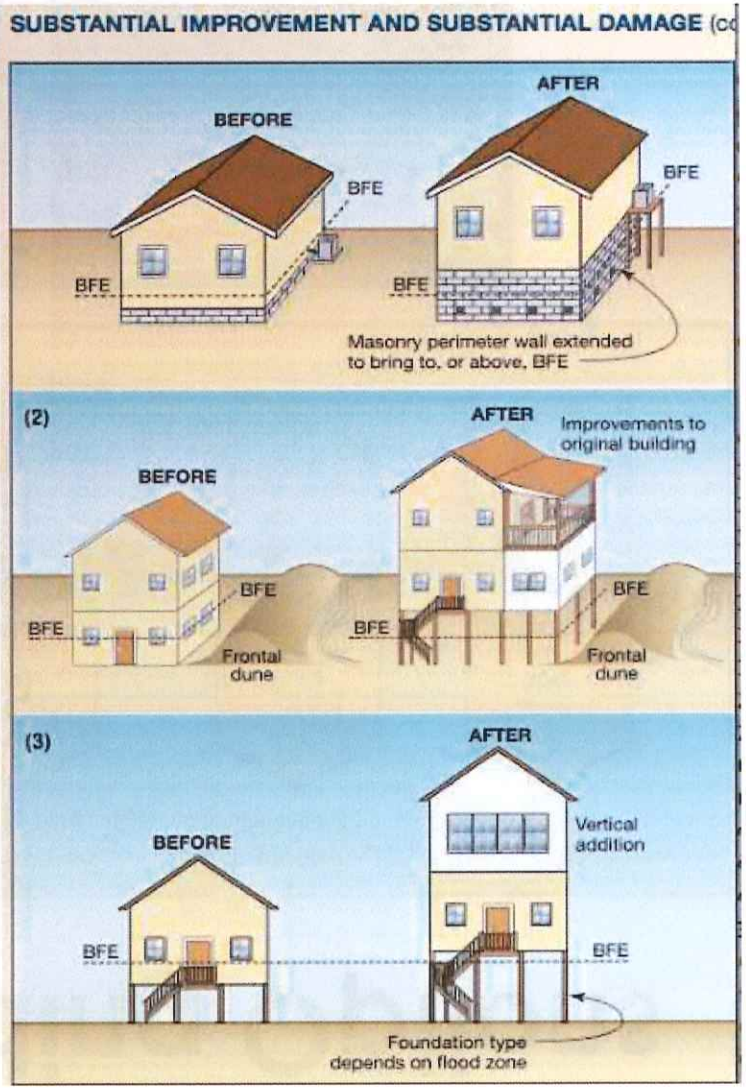
Feedback

- What do you see in your neighborhoods?
- Are you feeling impacts from new developments?
- What site development considerations are you making?
- Have you changed any site development recommendations for homeowners or clients?
- Should the city regulate fill? How much? Height?
- If so, how much is reasonable? How much is necessary to develop a site properly?

Resilient Building Options

The cost of an NFIP flood insurance policy varies depending on how a substantially damaged building is repaired. The example illustrated is for a one-story, single-family home without basement or enclosure. Premiums shown are based on $250,000 building coverage with $2,000 deductible (rates as of April 2018), without fees and surcharges. This figure is for comparison purposes only.





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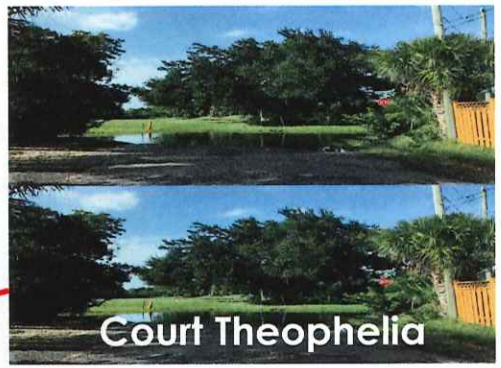
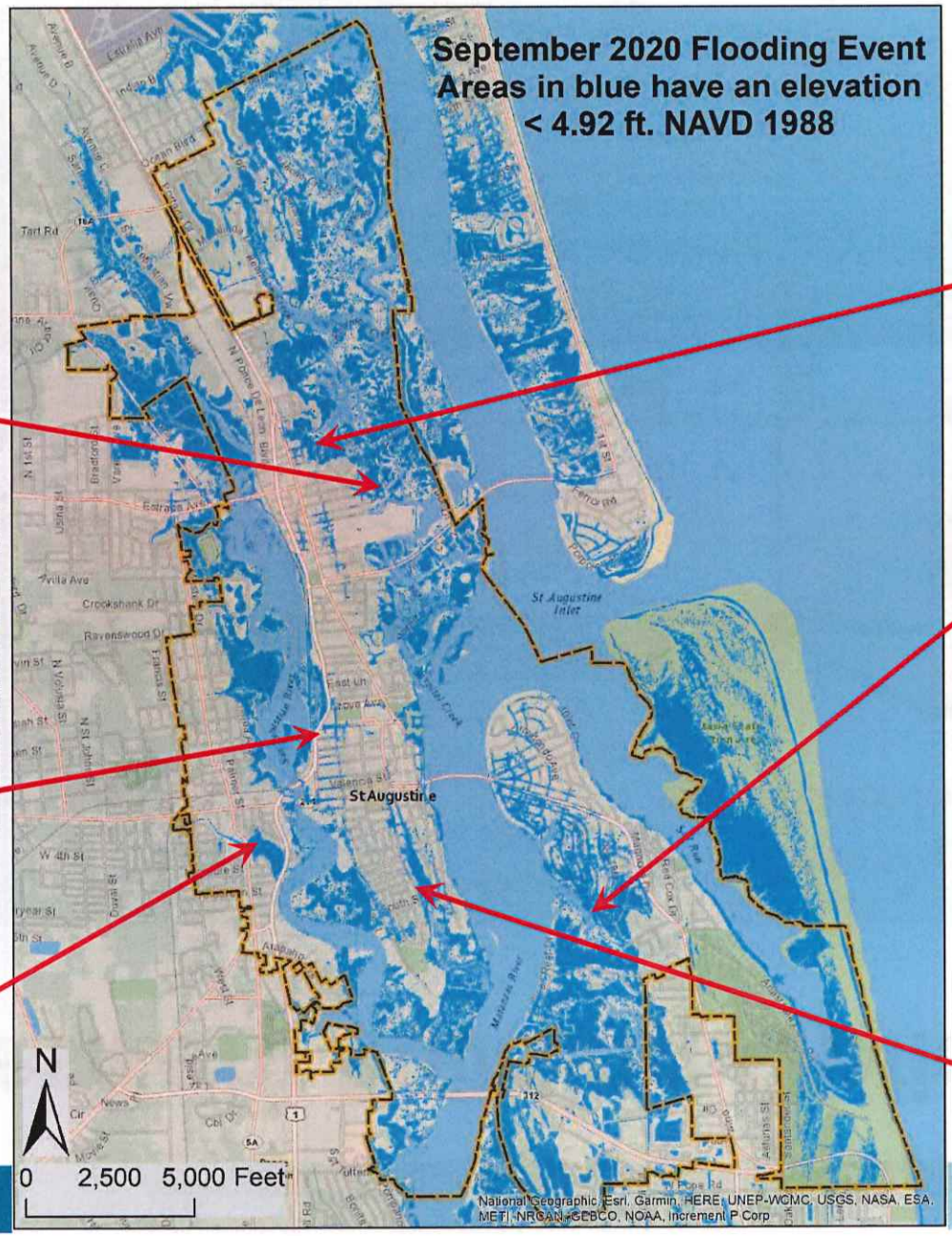
Where Do We Flood ?

September 2020 - Flood Event (Compound Flooding)





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Feedback

- Should the city establish specific building techniques in identified areas, such as low-lying areas?
- Are more resilient techniques a priority for new development and redevelopment?
- What are reasonable options or requirements? For builders? For you and your neighbors?
- If regulations are adopted, then they apply to everyone in the city or just in designated areas?

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Overview of the Resilience Program and Strategy

www.citystaug.com/resiliency

RESILIENTSTAUG

Potential Policy Options

Tier 2 – Moderate Impact

1. **Limiting the use of fill to a "reasonable" amount**. Instead of completely prohibiting the use of fill, another option is setting a maximum allowable amount.

- Example 1 - A maximum of 2 feet of fill above the existing grade is permitted around the perimeter of a proposed structure only. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

- Example 2 – The amount of fill will not exceed the BFE of the property around the perimeter of the proposed structure. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches within the first 10 feet.

Potential Policy Options

Tier 2 – Moderate Impact

3. Applying floodplain management regulations in the 0.2%-annual-flood-hazard area. This would mean flood zones "X", and "X – shaded" located within the City are treated as "A" zones in regard to floodplain regulations. In other words, the entire City would be treated as a part of the SFHA, and would be subject to all applicable higher regulatory standards and floodplain regulations. (Possible CRS points)

FEMA's classifies flood zones "X" and "X – shaded" as areas of minimal and moderate flood hazard, respectively. They are normally excluded from the SFHA, and unlike flood zones "A", "AE", and "V", are not subject to FEMA NFIP regulations.

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Potential Policy Options

Tier 3 - Low Impact

3. Limit Impervious Surfaces (Private properties). Explore providing information and support to private property owners to reduce impervious services. Consider offering reductions to stormwater utility fees for reduction in impervious surfaces or other incentives. The previous Building Code Task Force recommended utilizing incentive programs to implement porous materials for driveways and patios, and to cap the maximum impervious surface ratio at 70%.

4. Enclosure Limitations. Consider prohibiting or limiting the size of enclosures below the lowest floor / lowest horizontal structure member. The construction method could also be limited to require breakaway walls in lieu of walls of enclosures with flood openings.

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Feedback

- Do any of these policy options sound reasonable? Worth exploring?
- The city already requires a grading plan and limits impervious surface for residential uses to 70% of the lot – should we change these standards and require more site design?
- Again, should the city establish certain building techniques in certain areas, such as low-lying areas?

Low Impact Design (LID)

STORMWATER DESIGN OVERVIEW

- Stormwater is recommended to be incorporated into the overall design of the project as amenities.

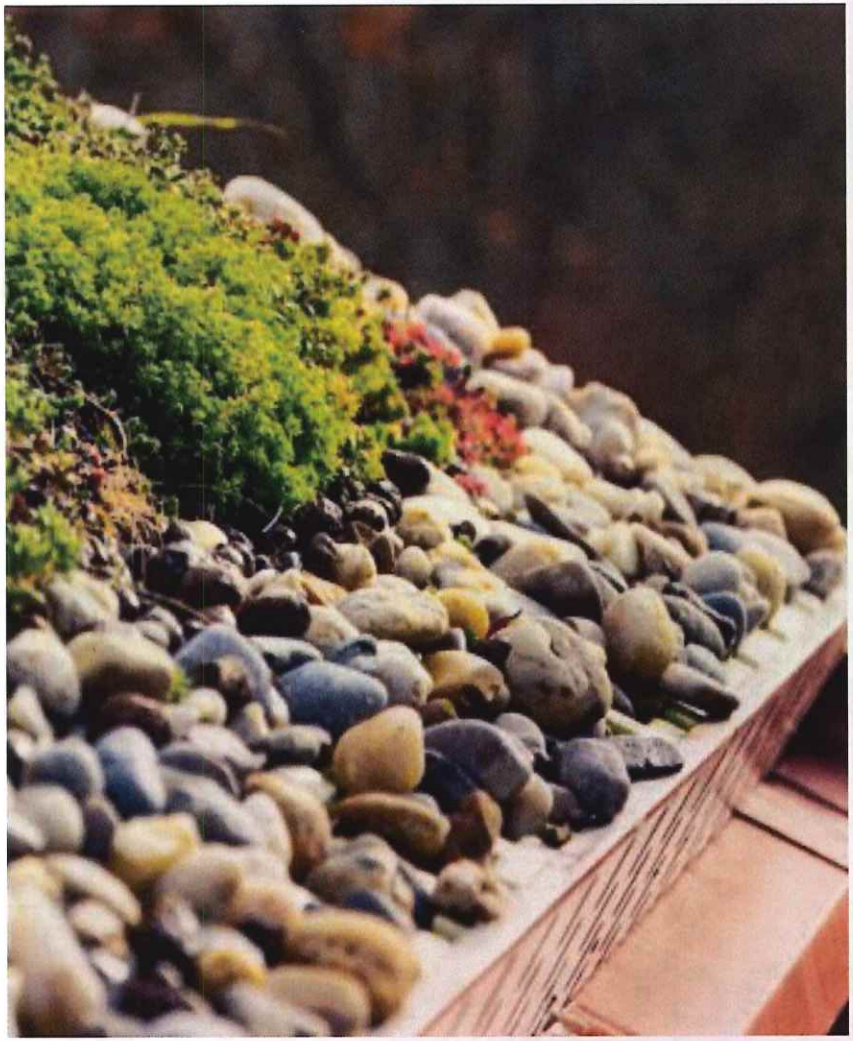
- The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

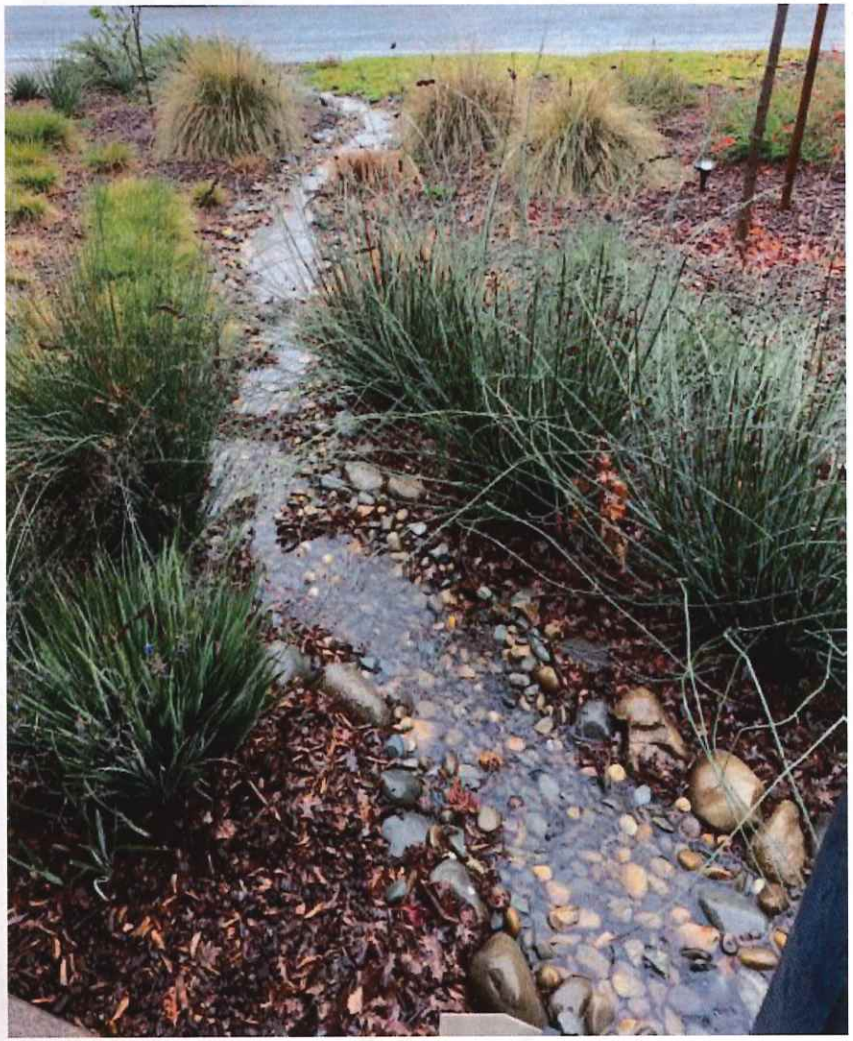
LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES

It is recommended that projects include at least two of the following low impact design concepts, which may be located anywhere on the project (including the front setback):

- Raised pier construction for homes (allowing for movement of stormwater and additional infiltration area)
- Rainwater harvesting (rain barrels, underground cisterns, and similar to assist in water conservation)
- Green roofs
- Bio-swales
- Rain gardens
- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements)

Low Impact Design (LID)





Storm Resilient Design

STREET WALL AS FLOOD PROTECTION

- It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.

- Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.

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Storm Resilient Design

FOUNDATION

- The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.
- **Raised Pier Foundations:** There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.
- Design recommendations should consider:
- Brick, tabby or concrete block (with texture) piers.
- Spaces between piers left open.
- Lattice infill between piers is common.

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Feedback

- Should these design techniques be suggestions or requirements?
- What are the opportunities? What are the limitations of these techniques?
- What are the potential positives? What are the potential negatives?
- What are your thoughts from a neighborhood and property owner perspective and from a builder and developer perspective?

Thank you for your time!

We appreciate your input!

Ray Deschler, CFM, Floodplain Coordinator,
rdeschler@citystaug.com
Richard "Buddy" Schauland, CBO, CFM,
rschauland@citystaug.com

Draft Code Amendment Language

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 11-27 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING DEFINITIONS; AMENDING SECTION 11-28 PROVIDING FOR; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS,; and

WHEREAS,; and

WHEREAS,; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending Chapter 11, Article II, Section 11-27. Chapter 11, Article II, Section 11-27 is hereby amended, as follows:

"Sec. 11-27. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(...)

Retaining wall means any wall or structure that holds back earth, stone, silt, soil or any other material.

Shoreline modification means a seawall, hybrid shoreline, living shoreline or other structure or action that permanently changes the physical configuration or quality of the shoreline, specifically at the point where upland areas and tidal waters meet.

(...)"

Section 2. Amending Chapter 11, Article II, Section 11-28. Chapter 11, Article II, Section 11-28 is hereby amended, as follows:

"Sec. 11-28. – Issuance of building permits.

(...)

(b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into ~~the~~ a marsh is proposed, without a maintained or restored 25-foot buffer, no significant alteration of surface water hydrology will occur through the placement of fill, shoreline modification or otherwise and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property already contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

(...)"

Section 3. Amending Chapter 11, Article II, Section 11-29. Chapter 11, Article II, Section 11-29 is hereby amended, as follows:

"Sec. 11-29. – Standards for review.

(a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, ~~boathouses,~~ boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to avoid impacts to adjacent or nearby property owners, eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

(b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined

as having no significant negative impact on adjacent properties or natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent properties, salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

(1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.

(2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.

(3) Dead, diseased, unsafe, or fallen trees may be removed.

(4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less

than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

(5) For commercial properties with an approved storm water management system, the buffer can be reduced to provide amenities to provide public access to vistas and scenic opportunities which are determined to benefit the public as a whole.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

(c) The following information shall be provided and ~~Applications~~ applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions.

(2) The site's relationship to adjacent properties including parcel and existing grade elevations, bodies of water and surrounding conservation zones.

(3) Natural and proposed drainage patterns.

(4) Effect of point and nonpoint discharge in the marine environment.

(5) Proposed soil stabilization and erosion control methods.

(6) Impact on floodplain including general impacts related to flood management or fill.

(...)

(18) Specific conditions applicable to fill and shoreline modifications . Fill and shoreline modification projects that meet the requirements of subsections (1) through (17) and this subsection may be administratively approved. In addition to the considerations in subsection (1) through (17) herein, fill or shoreline modifications, regardless of lot configuration or size, shall not cause significant harmful diversion of floodwater or wave runup and wave reflection would increase damage to adjacent properties, buildings or structures. Fill and shoreline modifications, regardless of lot configuration or size, shall also not allow the unmitigated trespass of tidal or flood waters onto adjacent property, public right-of-way or other public infrastructure. New or substantially improved armored shorelines shall include a minimum top elevation of 7.0 feet NAVD88 and maximum elevation not to

exceed the base flood elevation of the property or adjacent properties according to the most recent FEMA Flood Insurance Rate Map. New or substantially improved hybrid shorelines shall include a minimum top elevation of 7.0 feet NAVD88 and remain in place with the addition of native plants, as appropriate and maximum elevation not to exceed the base flood elevation of the property or adjacent properties according to the most recent FEMA Flood Insurance Rate Map. New or substantially improved natural shoreline treatments shall consist of a gradual slope no steeper than 4:1 with a minimum top elevation of 7.0 feet NAVD88 coupled with native plants and could include a sill to address wave energy dissipation if necessary and a maximum elevation not to exceed the base flood elevation of the property or adjacent properties according to the most recent FEMA Flood Insurance Rate Map . For fill, post development runoff shall not exceed predevelopment runoff on the parcel or onto adjacent properties or waterways as shown by calculations performed by a registered and qualified design professional. The maximum elevation of the fill on any lot shall not exceed 1 foot above the highest adjacent grade or the current base flood elevation of the property based upon the current FEMA Flood Insurance Rate Map, whichever is less. Additionally, the 1 foot of fill on the subject property shall not exceed the elevation of any adjoining lot. Any development that includes placement of fill shall provide flood routing calculations demonstrating that the Standards and Criteria in Sec. 29-26 can be met without encroaching on the floodplain as well as compliance with Sections 8-435 and 8-436 of this Code. No such fill may be placed until such calculations have been submitted in a report signed and sealed by a registered design professional engineer licensed in the State of Florida and have been reviewed and approved in writing by the Floodplain Manager. Applicants who do not meet the above criteria may submit an alternative design for consideration by the Planning and Zone Board. The City shall have the option of requiring the analysis of alternative designs must provide evidence that the criteria of this section cannot strictly be met due to extraordinary characteristics of the property and its surroundings. where such alternatives designs must clearly demonstrate that they have the potential to reduce environmental or navigational impacts in an alternative way. It shall be the burden of the applicant to prove that the proposed alternatives design does not result in lesser greater negative impacts than a design that adheres to the administrative requirements the proposed design. An analysis of alternatives may be submitted at the time of application at the option of the applicant. Alternative designs that do not meet the criteria in subsection (1) through (17) and the administrative approval standards of subsection (18)and this subsection shall require a PZB hearing.

(d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, ~~or~~ cause the removal of significant trees or impact adjacent parcels through the placement of fill or shoreline modifications. The planning and zoning board is authorized to impose

limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Limitations may also be imposed to protect against impacts to adjacent or nearby parcels related to the placement of fill or shoreline modifications.

(...)

h. Consideration of the elevation of the applicant's property in relation to adjacent properties and the impact a proposed shoreline modification may have on adjacent or nearby properties.

(e) Issuance of tree removal permits. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

(3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.

(4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

(f) Issuance of permits for fill and shoreline modifications. The planning and building division shall issue permits for fill or shoreline modifications unless, pursuant to this section, it finds that the analysis prepared by a registered design professional licensed in the State of Florida demonstrates harmful diversion of floodwater or wave runup and wave reflection would increase damage to adjacent properties, buildings or structures. If such findings are made by the planning and building division, the application will be heard by the planning and zoning board that shall consider at a minimum the following special conditions to be placed upon the application to accomplish the purposes of the Comprehensive Plan and this Code, to prevent or minimize adverse effects upon the public, the environment, and neighborhoods, and, to ensure compatibility between fill and shoreline improvements if conventional standards are inadequate to protect the public interest and surrounding land uses or if additional improvements are needed to facilitate a transition between different fill and shoreline uses in a green to gray approach:

(1) Incorporating native seagrass and other native plants;

(2) Incorporating edging which holds the toe of existing or vegetative slopes in place;

(3) Incorporating oyster or clam shell bags;

(4) Establishing living structures such as benthic substrates;

(5) Incorporating other natural shoreline features;

(6) Incorporating breakwater structures offshore or wave attenuation devices to reduce wave action and encourage sediment accretion;

(7) Seawall enhancement projects may include the addition of rock or riprap in front of the wall in order to help dissipate wave energy and refraction, or the introduction of native plants;

(8) Constructing wing walls or returns at the end of the structure to tie back into the shoreline added at the initial time of construction or after assuming that the original structure hasn't been damaged;

(9) Seawalls with sloped (not vertical) faces and use of seawall pockets or grooves (similar to rock rip rap);

(10) Additional design elements to prevent erosion that can be considered: diverting surface runoff away from shorelines, limiting flow of ground or surface water toward shorelines, placing or relocating drain fields / septic systems at least 25 feet from shorelines, having minimal paved areas near shorelines and avoiding installation of pools, sheds, and other outbuildings at least 25 feet from shorelines.

(11) Special conditions may also include any item which can be reasonably expected to enhance the probability that the proposed fill activity will be conducted in compliance with the intent of this article. Special conditions may also be applied in order to assure consistency with the comprehensive plan. Those conditions may include, but are not limited to, field inspections by city staff; reports; monitoring; bonding; easements; guaranteed survival of nonaffected and/or replanted vegetation; protective barriers; setbacks; protective earthwork; replants; signage; restoration and/or mitigation. Other special conditions may include enhanced gutters directing stormwater runoff to onsite retention areas including, but not limited to, anchored rain barrels or cisterns, bioswales, raingardens, bioretention flow-through planters or cells, or rock swales; permeable pavement; retaining walls or berms or other accepted onsite or offsite drainage retention techniques that will prevent post development runoff to exceed predevelopment runoff as approved by the engineer of record. For detention areas: wet detention is storage of stormwater at or below the design mean high water table. Dry detention is storage of stormwater one foot above the design mean high water table. Examples of detention systems are excavated or natural depression storage areas, pervious pavement with subgrade, or above ground storage areas.

(g) Maintenance and operations of fill and shoreline modifications. All property owners must maintain their fill and shoreline modification in good repair to address general tidal flooding conditions from tidal impacts, understanding that storm events are not general conditions. Fill and shoreline modification are presumed to be in disrepair if they allow for upland erosion, transfer of material through the shoreline modification or onto adjacent properties or allow tidal waters to flow unimpeded over or through the modification beyond the intended design such that it adversely impacts adjacent properties, public infrastructure or the public right-of-way. Fill is presumed to be in disrepair if it is not contained onsite impacting adjacent properties or waterways.

Section 4. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes. Pending complete applications for new PUDs that have not received a final approval or disapproval of their rezoning ordinance or pending complete applications to amend existing PUDs that have not received a final approval or disapproval of their rezoning ordinance as of the effective date of this ordinance shall be vested from the supermajority requirements of this ordinance.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

_____

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

_____

Darlene Galambos, City Clerk

(SEAL)

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTIONS 25-52 AND 28-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING DEFINITIONS; AMENDING SECTION 25-53 PROVIDING FOR CRITERIA FOR DEVELOPMENT UTILIZING FILL; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS,; and

WHEREAS,; and

WHEREAS,; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending Chapter 25, Article III, Section 25-53. Chapter 25, Article III, Section 25-52 is hereby amended, as follows:

"Sec. 25-52. - Definitions.

As used in this article, unless otherwise stated, the following words shall have a meaning as indicated herein:

(...)

Fill means sand, gravel, earth or other materials of any composition whatsoever.

(...)

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. No fill may occur in any required yard setback more than thirty (30) inches above the general ground level measured at the Abutting property line."

Section 2. Amending Chapter 25, Article III, Section 25-53. Chapter 25, Article III, Section 25-53 is hereby amended, as follows:

"Sec. 25-53. - General landscape requirements.

(...)

(d) *Tree mitigation.*

(...)

(6) a. For development utilizing fill, peak post development storm drainage runoff shall not exceed peak pre-development storm drainage runoff for a twenty-five (25) year, twenty-four (24) hour storm event on the parcel or onto adjacent properties or waterways (for major developments) and storm drainage runoff for minor developments must be retained on-site using a ten (10) year, one (1) hour storm event as shown by calculations performed by a registered design professional. The maximum elevation of the fill on any lot shall not exceed 1 foot above highest adjacent grade or the current base flood elevation of the property based upon the current FEMA Flood Insurance Rate Map, whichever is less. Additionally, the 1 foot of fill on the subject property shall not exceed the elevation of any adjoining lot. Any major or minor development that includes placement of fill shall provide flood routing calculations demonstrating that the Standards and Criteria in Sec. 29-26 can be met without encroaching on the floodplain as well as compliance with Sections 8-435 and 8-436 of this Code. No such fill may be placed until such calculations have been submitted in a report signed and sealed by a registered design professional licensed in the State of Florida and have been reviewed and approved in writing by the Floodplain Manager.

b. All property owners must maintain their fill improvements in good repair. Fill is presumed to be in disrepair if it allows for upland erosion or the transfer of material through or onto adjacent properties beyond the intended design such that it adversely impacts adjacent properties, public infrastructure or the public right-of-way. Fill is presumed to be in disrepair if it is not contained onsite impacting adjacent properties or waterways.

c. Applicants who do not meet the above criteria for development utilizing fill may submit an alternative design for consideration by the Planning and Zoning Board. Alternative designs must provide evidence that the criteria of this section cannot strictly be met due to extraordinary characteristics of the property and its surroundings. Alternative designs must clearly demonstrate that they reduce environmental impacts in an alternative way. It shall be the burden of the applicant to prove that the proposed alternative design does not result in greater negative impacts than a design that adheres to the administrative requirements. An analysis of alternatives may be submitted at the time of application at the option of the applicant.

d. Alternative designs that do not meet the criteria in this section shall require a PZB hearing. If such findings are made by the planning and building division, the application will be heard by the planning and zoning board that shall consider at a minimum the following special conditions to be placed upon the application to accomplish the purposes of the Comprehensive Plan and this Code, to prevent or minimize adverse effects upon the public, the environment, and neighborhoods, and, to ensure compatibility of filling improvements if conventional standards are inadequate to protect the public interest and surrounding land uses or if additional improvements are needed to facilitate a transition between different filling improvements. Special conditions may include any item which can be reasonably expected to enhance the probability that the proposed fill activity will be conducted in compliance with the intent of this article. Special conditions may also be applied in order to assure consistency with the comprehensive plan. Those conditions may include, but are not limited to, field inspections by city staff; reports; monitoring; bonding; easements; guaranteed survival of nonaffected and/or replanted vegetation; protective barriers; setbacks; protective earthwork; replants; signage; restoration and/or mitigation. Other special conditions may include enhanced gutters directing stormwater runoff to onsite retention areas including, but not limited to, anchored rain barrels or cisterns, bioswales, raingardens, bioretention flow-through planters or cells, or rock swales; permeable pavement; retaining walls or berms or other accepted onsite or offsite drainage retention techniques that will prevent post development runoff to exceed predevelopment runoff as approved by the engineer of record. For detention areas: wet detention is storage of stormwater at or below the design mean high water table. Dry detention is storage of stormwater one foot above the design mean high water table. Examples of detention systems are excavated or natural depression storage areas, pervious pavement with subgrade, or above ground storage areas."

Section 3. Amending Chapter 28, Article I, Section 28-2. Chapter 28, Article I, Section 28-2 is hereby amended, as follows:

"Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word "shall" is mandatory; the word "may" is permissive. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." The word "lot" includes the word "plot" or "parcel." The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word "land" includes the word "marsh," "water" or "swamp."

The word "map" shall mean the "Zoning Maps of the City of St. Augustine, Florida" and the "city" shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

(...)

Fill means sand, gravel, earth or other materials of any composition whatsoever.

(...)

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. No fill may occur in any required yard setback more than thirty (30) inches above the general ground level measured at the Abutting property line."

Section 4. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes. Pending complete applications for new PUDs that have not received a final approval or disapproval of their rezoning ordinance or pending complete applications to amend existing PUDs that have not received a final approval or disapproval of their rezoning ordinance as of the effective date of this ordinance shall be vested from the supermajority requirements of this ordinance.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

_____
Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

_____
Darlene Galambos, City Clerk
(SEAL)

Initial Staff Comments and Concerns

- The retaining wall definition should include language related to change of ground elevation.
- Add definition of flood protection wall.
- Add definitions of bulkhead and seawalls.
- References in the new 18th criteria including minimum and maximum top elevations for bulkheads and hybrid and natural shoreline standards may need to wait until we are ready to specifically discuss shoreline standards.
- All updates or revisions should probably be contained within Chapter 11. There may be no need to also amend Chapter 25, which is the Landscape Code.
- The proposed language in Chapter 25 is too stringent and not feasible for single family residential construction on individual lots.
- Any standards for single family residential development should be simple, measurable, easily obtained by the applicant, and easily reviewed and enforceable.