CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
PZB Meeting - May 6, 2025
TUESDAY, MAY 6, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
   a) April 1, 2025, Regular Meeting Minutes
   b) February 19, 2025, Special Meeting Minutes
   c) December 18, 2024, Special Joint Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development

a) PZB2025-0018
Continued from the April 1, 2025, Regular Meeting

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.

b) PZB2025-0019
Continued from the April 1, 2025, Regular Meeting

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.

c) PZB2025-0021
Continued from the April 1, 2025, Regular Meeting

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.

d) PZB2025-0022
Continued from the April 1, 2025, Regular Meeting

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.

e) PZB2025-0024
Continued from the April 1, 2025, Regular Meeting

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.

f) PZB2025-0028

Ryan Carter - Applicant
c/o Carter Environmental Services
Joe Tringali - Owner
211 Inlet Dr
To approve a modification to an existing dock within Conservation Overlay Zones 1 & 2.

g) PZB2025-0029

Kevin M Marks - Applicant
c/o Shoreland Home Builders
Ron and Pam Bowman - Owner
Pelican Reef Dr / PID # 158573-0010
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

h) PZB2025-0030

Ryan Pereira - Applicant & Owner
201 Inlet Dr
To approve the construction of a dock within Conservation Overlay Zone 1 & 2.

6. Variance

a) PZB2025-0026

Mike Koppenhafer - Applicant
c/o Fisher Koppenhafer Architecture + Interior Design
Robert & Georgiana Pulak - Owner
134 Oneida St
To approve a variance request to the front and side yard setbacks and to increase the maximum lot coverage.

b) PZB2025-0032

Kelley Gudahl Sinclair - Applicant & Owner
208 Alcazar St
To approve a variance request to increase the maximum fence height within the front yard setback.

c) PZB2025-0033 — Andrew Douglas - Applicant & Owner
201 Kenan St
To approve a variance request to increase the maximum fence height within the front yard setback.

7. Use by Exception

a) PZB2025-0011 — Jack Banks - Applicant & Owner
Continued from the March 4, 2025, Regular Meeting
8 Grant St
To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.

b) PZB2025-0031 — Jacob Throneburg - Applicant
c/o Curaleaf FL, LLC
Layth Adamo - Owner
c/o PV Commercial Management LLC
1280 N Ponce De Leon Blvd
To approve a use by exception for a medical marijuana dispensary.

c) PZB2025-0035 — Star Song School - Applicant
James N Sheils - Owner
c/o FBM Holdings, LLC
101 Masters Dr
To approve a use by exception for a school.

8. Rezoning

a) PZB2025-0008 — Mark Shelton, AICP - Applicant
c/o Kimley-Horn and Associates, Inc.
Toll Southeast LP Company, Inc. - Owner
Continued from the April 1, 2025, Regular Meeting
Arapaho Ave / PID #134780-0000
1500 Arapaho Ave / PID #134770-0001
1510 Arapaho Ave / PID #134790-0000
To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3.

b) PZB2025-0034 — James McGarvey - Applicant
c/o Real Estate Development
James McGarvey - Owner
c/o Real Estate Development & 36 Granada, LLC
36 Granada St
To approve a PUD modification.

9. Other Business

a) West City Community Redevelopment Area (WCCRA) plan adoption recommendation.

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
April 1, 2025

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

1. Roll Call:

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

City Staff:

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

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2. General Public hearings for Items Not on the Agenda

None

3. Approval of Minutes

MOTION

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

4. Modification and Approval of Agenda

There were no modifications to the agenda

MOTION

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

5. Conservation Overlay Zone Development

5. (a) PZB2025-0003 – William Schaeffer 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 March 4, 2025 Regular Meeting

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

No new information had been received as of March 15, 2025. Staff recommends a continuance to a date uncertain or a Denial to allow the applicant time to produce the necessary information for the Board.

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

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

2. A table that corresponds to the above reference site plan, with details of tree species, diameter at breast height (d.b.h.). and health condition
   a. Each tree in this table 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 proposal removal for those outside of the FDEP remediation area.

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

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

William Schaeffer was sworn in for the record.

Mr. Blow asked about the dozer work that was being done in the area. He wanted to know who was supervising the work.

Mr. Schaeffer advised that there was some environmental prework to fill low areas on the site.

Ms. Tucker asked if there was a way to inspect the work that was being done. She asked the board if they wanted to hear the presentation.

Mr. Davis confirmed that if they heard the presentation, they would also have to allow public comment.

Ellen Avery-Smith served as legal counsel for the applicant. She advised the board that she and the applicant understood that this would be continued to at least May but asked that the presentation be heard as well as the public comment.

William Schaeffer gave his presentation.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi said that if there were emergencies such as a storm, there were extensions available and the work may not be completed in a timely manner.

Grace Miner asked the board to be equal in applying decisions when hearing applications that involve the removal of significant trees.

Kimberly Grane said that the concerns expressed in the previous letter remained and she did not feel that there had been adequate information presented. She told the board that they had not had a chance to review the information submitted today. She advised the board that the St. Johns Water Management District permit was still pending.

Carla Gogel said that although Tennis Village was in the county she wanted to be sure that the residents were given consideration as they were very much a part of the Madeira area.
Nancy VanPelt was concerned about the wildlife in the area.

Larry Perez told the board that they had the ability to make decisions that would affect the residents of the city in the future.

Renee Josef said that there were no surprises with the proposed development and questioned if the people who were opposed to the tree removal had the same concern when building their own homes.

John Weizman said he was distressed that so many trees had been removed in St. Augustine over the years.

Public hearing was closed.

Ellen Avery-Smith presented her rebuttal, stating that she was a land use attorney representing Ponce Commercial.

Mr. Blow confirmed that the commercial parcels would not be platted.

Doug Maher was sworn in for the record to answer questions for the real estate side of the parcel. He advised that ninety percent of the parcels were under contract. He advised that the parcel sizes would not be changed as they had already been determined and identified.

Mr. Blow identified the significant trees that were to be removed and said that the removal should be permitted as the future builders went forward with their respective projects.

Mr. Schaeffer explained the process by which the trees had been selected for removal.

Mr. Davis said that he would not vote to remove a significant tree if there was a possibility that a change in the plans could save those trees. He said that if the arsenic testing revealed that there was no arsenic present then the plans could change. He advised the applicant that the Board wanted to know which trees could be saved.

Mr. Maher explained the arsenic remediation.[1]

The Board discussed:

Mr. Pappas asked for reassurance from the applicant that the parcels would be built as presented on the plans. He asked that the applicant clarify the size of the trees that would be put back on the property. He expressed concern that the plantings would not build a canopy or help the wildlife in the area.

Mr. Shaffer had spoken to Ms. Skinner about the work that was done at the site to confirm that it had been approved. He confirmed that CM-2 regulations would be used for commercial construction.

Ms. Lopez explained how the parcels would be sold. She advised that commercial lots did not have to be platted and that meets and bounds described the property and location.

Ms. Avery-Smith advised that each parcel would have to provide the setbacks, parking, and other requirements.

Ms. Tucker wanted to see the site plan with the proposed development as well as the grading plan to include water retention.

Mr. Schaeffer advised that the Water Management District permit was in place.

Ms. Tucker said that overall, she did not see any creativity that would result in the retention of any of the live oaks on the property. She wanted to see that the applicant had at least tried to design parking around the trees, she added that if it was not possible, she wanted to see that the effort had been made with documentation.

Mr. Pappas said that the board had the ability to allow for variances in the setbacks if necessary that could result in saving some of the trees.

[1] Fire alarm 2:10 – 2:18 pm

Mr. Blow said that until there was some definitive information about the development, the tree removal should be delayed.

Mr. Davis asked for confirmation of the amount of fill that would be placed on the site. He confirmed that no ponds would be filled or moved as they were functioning well in their current locations.

Ms. Johns clarified that parcel one would be developed. She agreed that the applicant should try to reconfigure the parking to allow for some of the trees to be saved.

MOTION

Mr. Davis MOVED to CONTINUE application PZB2025-0003 to the June 3, 2025 meeting. The motion was SECONDED by Mr. Pappas.

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

5. (b) PZB2025-0018 – Svend E. Pelch – Applicant Pelch Family Trust – Owner
28 N. St. Augustine Boulevard

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.

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 Zone 2 and 3. This application is for the construction of a seawall on top of an existing bulkhead and to construct a flood wall within Conservation Overlay Zone 2 and 3 at 28 N. St. Augustine Boulevard / PID 213490-0000.

Svend Pelch reviewed the application

Ex Parte Communication: none

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

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

The Board discussed:

- These types of applications had typically been approved in the past
- Photographs would be helpful to see what the condition of the existing wall was
- Drawings provided were not from an engineer
- The plan was to duplicate the wall next to the property
- No fill would be added to the property
- The bulkhead should match the height of the existing wall next to it
- How high was the wall on the north side of the property and what material was it made of, that information was needed to go forward with the application.
- Where was the water going to be directed that fell on the property
- If the water was going out into the intercoastal or the bay, that would be acceptable
- Needed to see a drawing showing the planned drainage

Richard Lawrence was sworn in for the record and said that there were pipes in the seawall and no water would be diverted to any other property as it would be retained on the property.

MOTION

Ms. Tucker MOVED to CONTINUE application PZB2025-0018 to the May 6, 2025 meeting. The motion was SECONDED by Mr. Davis.

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

NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. (c) PZB2025-0019 – Amanda Mishoe c/o Robert Chalk Construction Company Inc. – Applicant
Amelia Duddington – Owner
Spring Street / PID 108880-0221

To approve the removal of significant trees within Conservation Overlay Zone 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 Zone 3. This application is for the removal of one significant tree at Spring Street / PID 108880-0221

Robert Chalk and Amanda Mishoe reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Paula Sullivan lived on Spring Street, and she explained that the trees proposed to be removed housed many owl species. She said that there was a concern that there would be increased traffic in the area. She said that it appeared that the house was going to be an Air B&B. She said that this was one of the few wooded areas in the city.

BJ Kalaidi said that this was in the West City CRA area and needed to be protected. She echoed the concern of the increased traffic.

John Weizman said that there was a substantial number of trees marked for removal and while some would have to be removed, clear cutting was not acceptable.

Molly Krube lived next door to the property and spoke against the proposed tree removal and construction.

Ann Soloman was not a fan of the Air B&B, she thought that if this new house was going to be affordable housing, she would be more forgiving; however, she wanted to be sure that unchecked development was not allowed in the west city area.

Vincent Goggins lived across the street from the proposed project. He said that the demographic in the area was changing very rapidly and was not in favor of having another Air B&B in the area.

Public hearing was closed.

Ms. Mishoe and Mr. Blake provided their rebuttal

The Board discussed:

- Clarified which trees were to be removed
- Reviewed the criteria that applied to trees proposed for removal
- Needed a plan that showed the proposed construction as well as the trees proposed for removal
- Trees 7-11 were either in the footprint of the house or very close to it
- Did not see a way to move the house around to save the cedar trees in the middle of the lot
- There had been no owls' nests found in the trees as the tops had been destroyed in the last wind event
- Concern that there would be fill added to the site to correct the drainage plan
- Questioned how the drainage would move from east to west
- Requested a grading plan be provided
- Maximize the use of the existing swale at the rear of the property
- The lot was zoned RS-2 with 5,450 square feet
- There were eight trees to be removed of which three were significant

- Clarified that ten trees would be removed of which five were significant, seven trees would be kept that included three significant trees
- Advised that the Board had no control over Air B&Bs
- Needed to combine the tree survey overlayed with the house plan
- Wanted to see pictures of the trees slated for removal
- Confirmed that the lot backed up to apartments
- Wanted the applicant to recheck trees 1,3,4 and 5 to see if they could be saved

MOTION

Mr. Davis MOVED to CONTINUE application PZB2025-0019 to the May 6, 2025 meeting. The motion was SECONDED by Mr. Blow.

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

5. (d) PZB2025-0021 – Kenan Wang c/o TWP Management LLC DBA K. Nan Construction – Applicant
Li Fang and Mei Hua He – Owner
21 Hybiscus Avenue / 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.

The applicant was not present and after a brief discussion Mr. Davis **MOVED** to place this item and 5.e. at the end of the agenda. The motion was **SECONDED** by Ms. Tucker and **PASSED** with **UNANIMOUS VOICE VOTE.**

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 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:

a. The tree survey and tree mitigation table should be updated with accurate and consistent information.
b. The tree survey should include tree locations, dbh, species, and whether they are to be removed or retained and identify trees in arborist report.
c. The tree survey should overlay the building footprint and limits of fill.

The Board presented their Ex Parte Communication.

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

Mr. Wang reviewed the application.

The Board discussed:

- The applicant needed to provide a tree survey as well as an arborist report for both 5.d and 5.e.
- The tree mitigation table and the tree survey did not match
- Information was not overlayed with the fill and arborist report
- The surveyor needed to provide elevations on the property
- Needed to know how much fill would be placed on the property

MOTION

DRAFT

Mr. Shaffer MOVED to CONTINUE application PZB2025-0021 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. At Hybiscus Avenue, to the May 6, 2025 meeting. The motion was SECONDED by Ms. Tucker.

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

5. (e) PZB2025-0022 – Kenan Wang c/o TWP Management LLC DBA K. Nan Construction – Applicant
Li Fang and Mei Hua He – Owner
23 Hybiscus Avenue / 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.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2. This application is for the 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:

a. The tree survey should include tree locations, dbh, species, and whether they are to be removed or retained and identify trees in arborist report.
b. The tree survey should overlay the building footprint and limits of fill

Kenan Wang reviewed the application.

The Board presented their Ex Parte Communication.

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

MOTION

Mr. Shaffer MOVED to CONTINUE application PZB2025-0022 at 23 Hybiscus Avenue 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. The motion was SECONDED by Ms. Tucker.

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

5. (f) PZB2025-0023 – Elijah George c/o West King Studio – Applicant
McDowell Baptist Church – Owner
16 Bay View Drive

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

Mr. Fredriksson read the staff report and said review of Section 11-529 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

Elijah George and Ron Dupree reviewed the application

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Clarified the proposal was for the swale on the western side and stormwater pond on the north side of the property
- There had been no storm water storage on the property previously.
- Many of the trees would be preserved.
- There was a requirement to provide storm retention on site.
- The retention pond was designed to wrap around the live oaks in order to protect them
- There was an existing code that required stormwater treatment once the addition was in place
- The applicant had made a thoughtful effort to save as many trees as possible

Mr. Blow put forth an idea to use gravel cover for the additional driveway space rather than asphalt

Ms. Lopez advised that the code allowed for some flexibility for the board to use; however, there would have to be a separate request for a variance.

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0023 at 16 Bayview Drive for the removal of significant trees within Conservation Overlay Zone 3 with the understanding that if there was a way to save the trees it should be used. The motion was SECONDED by Mr. Shaffer.

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

MOTION CARRIED 6/1[2]

5. (g) PZB2025-0024 – Nathan Bussey c/o Pivot Construction LLC – Applicant
William Woodward – Owner
Weeden Street / PID 206871-0020

To approve the removal of significant trees within Conservation Overlay Zone 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 Zone 3. This application is for the removal of two significant trees at Weeden Street / PID 206871-0020.

Nathan Bussey reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi said she knew that the board would fix the after the fact removal of significant trees. She suggested that code enforcement should get involved. She felt that the board would help the applicant to put back significant trees.

Mr. Bussey provided his rebuttal.

Public hearing was closed.

The Board discussed:

- Most if not all the trees had been removed

Ms. Lopez advised that the general criteria were available to guide the board, such as, the number and density of trees existing in the adjacent neighborhood, numeric tree mitigation, and others.

[2] Break 4:12 – 4:22 pm

- Procedurally, if trees were removed that had not been approved, code enforcement could fine the developer up to $5,000 per tree.
- Code enforcement was the only body that could levy a fine
- The applicant was short three- and one-half tree credits
- Would like to see multiples of seven-inch trees to go back on the property
- Suggested recommendation to code enforcement and let the remedy be there
- The applicant appeared to be willing to repair the damage
- Four twelve-inch oak trees would be an acceptable solution
- If the applicant agreed to place larger caliper trees on the property, that would be positive progress
- Felt that after the fact approval would create an environment that the city did not protect the local neighborhoods
- The applicant needed to come to the board with a plan for mitigation including a more mature tree
- Several larger caliper trees would be better than a larger quantity of trees

MOTION

Ms. Tucker MOVED to CONTINUE application PZB2025-0024 to the May 6, 2025 meeting. The motion was SECONDED by Mr. Davis.

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

5. (h) PZB2025-0025 – Ryan Carter c/o Carter Environmental Services – Applicant
Josh Severt – Owner
239 S. Matanzas Boulevard

To approve the modification of an existing dock within Conservation Overlay Zone 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 Zone 1 & 2. This application is for the modification of a dock at 239 S. Matanzas Boulevard / PID 221220-0000.

Ryan Carter reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

Mr. Davis asked if the dock that was farther back would eventually interfere with the proposed remodel.

Mr. Ryan advised that there was plenty of room for both to have docks out to deeper water using southern ingress and egress.

Mr. Blow asked if a shift of three degrees to the north would address any concerns with getting in the way of the dock to the south of the project.

Mr. Carter was amenable to that change if necessary.

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0025 at 239 S. Matanzas Boulevard to approve the modification of an existing dock within Conservation Overlay Zone 1 & 2. The motion was SECONDED by Mr. Pappas.

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

6. Variance

6. (a) PZB2025-0020 – Matthew Wall – Applicant & Owner
199 Whispering Brook Drive

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

Mr. Fredriksson read the staff report and said based on a review of Section 28-29 staff finds that the Board may DENY the variance request for a reduced rear yard setback at 100 Whispering Brook Drive / PID 102824-0450 as no singular disadvantage, which does not apply to other properties in the vicinity, has been identified.

Matthew Wall reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi commented that the applicant was more prepared than many others in the past.

Public hearing was closed.

The Board discussed:

- This project had already been approved by the Homeowners Association
- The singular disadvantage was the small lot size
- The screened porch area was reasonable use
- Confirmed that the lot size differences were within the same community
- The roof of the enclosure would be screened

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0020 at 199 Whispering Brook Drive to approve the variance request for the rear yard setback as it met the four criteria. The motion was SECONDED by

VOTE ON MOTION:
AYES:
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Variance and Conservation Overlay Zone Development

7. (a) PZB2025-0007 – Autumn Martinage c/o Matthews | DCCM – Applicant
Turner Ace St. Augustine, Inc. – Owner
11 Garnett Avenue
Continued from the February 4, 2025 Regular meeting

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

Mr. Fredriksson read the staff report and said review of Section 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 Section 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.

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

The Board presented their Ex Parte Communication

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

Public hearing was opened.

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Dorothy Malone was concerned that the proposed project would have a negative effect on the drainage in the area.

Anna Kephart said that she had never observed any parking in the back of the business. She wanted to keep the trees and the house that was already on the property.

William Carcoba said that the proposed parking area would be detrimental to the area.

Public hearing was closed.

Ms. Martinage provided her rebuttal.

The Board discussed:

- The applicant had provided the information that the board had requested
- The zoning for the property had been confirmed as commercial
- There was no mitigation plan for tree removal necessary
- The arborist report had confirmed that the tree with the bees was a danger
- The applicant had addressed all the board's concerns
- Made the observation that from a land use standpoint, there was nothing wrong with the proposal
- Wanted to see the retention ponds moved beyond the drip line of the oak tree
- The loss of parking would be approximately eight to ten spaces
- Moving the dumpster to the front of the business would take additional parking spaces

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0007 to approve a variance request to eliminate required off-street parking and approve the removal of significant trees within Conservation Overlay Zone 3 with the condition that the retention pond, building and parking lot remain outside the dripline which appears to be a twenty-four foot radius from the significant tree noted as number one. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Davis, Pappas, Johns, Shaffer, Blow, Barnes, Tucker
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

8. Rezoning

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

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

Mr. Fredriksson read the staff report and said based on Section 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

[3] Break 6:25 – 6:34 Ms. Johns left the meeting

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 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 typed and quantities of trees proposed to be planted should be provided to serve as support for an acceptable mitigation plan.

3. In the PUD test 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 request that the text be amended so that any future tree removal also requires City review and permitting

Carl Masters, Stephan Johansen, Jeremy Marquis, Justin Scarberry, Mark Shelton, Marc White, Ryan Carter and Ellen Avery-Smith reviewed the application.
Mr. Carter gave a brief presentation showing the oak trees on the property that had fallen and were no longer viable.

Mr. Johansen provided a chronology of the events that transpired and ultimately resulted in the loss of five significant trees on the property.

Mr. Masters described the process that included the sale of the property to Toll Brothers.

Mr. Scarberry advised that they had decided to build around the trees and leave them in place; however, after two hurricanes had passed three trees had fallen and a subsequent arborist report concluded that the remaining trees would not survive a move. [4]

Mr. Marquis explained a proposed plan to mitigate for the lost significant trees.

Mr. Shelton reviewed the changes to the language of the PUD with respect to the lost trees.

Mr. Blow advised the Board that he had given Ms. Avery-Smith information to review prior to the meeting.

Ms. Lopez asked if the applicant was going to imbed the new tree requirement including the caliper details in the text.

Ms. Avery-Smith proposed for the trees that would be replaced within the PUD property, those details would be put into the PUD revisions.

Ms. Lopez advised the board that all of the proposal should be included in the revised language of the PUD.

Mr. Marquis presented the revised landscape plan, highlighting the placement of the twenty-inch caliper trees in the townsquare and the additional trees that would be placed in the other portion of the project.

The Board presented their Ex Parte Communication.

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

[4] 7:00 pm Ms. Barnes left the meeting

Public hearing was opened.

BJ Kalaidi asked what other avenue would be available for the applicants if there was no approval granted. She was also concerned that the housing was not necessarily affordable.

Ms. Lopez told the board that everything depended on what was in the PUD text.

Public hearing was closed.

Ms. Avery-Smith and Ms. Lopez had a brief discussion of the proposed text for the PUD revision.

Mr. Johansen answered Ms. Kalaidi's question about affordable housing.

The Board discussed:

Mr. Shaffer recapped the proposal and asked for more details about the proposed trees on the Toll Brothers portion of the property. He confirmed that the size of the trees would be larger than previously proposed. He felt that the proposal was moving in the right direction and that as many of the changes as possible needed to be tied to the PUD.

Ms. Avery-Smith advised that the language in the presentation referencing the eight-inch caliper trees would be incorporated into the PUD.

Ms. Tucker asked for clarification of the original PUD including the prior zoning and the need and justification for the PUD. She did not support the language stating that the trees were critically damaged due to natural causes. She asked if an additional thirty-one inch live oak would be protected.

Ms. Lopez explained that an amendment to a PUD was processed in the same way an original PUD would be.

Ms. Avery-Smith explained that the original intent of the PUD had not changed. She told the Board that the trees could still be relocated, and the PUD would be satisfied; however, because the trees were no longer viable, Toll Brothers had presented a plan to mitigate for the loss of the trees.

Mr. Scarberry advised the board that every precaution had been taken to ensure that the trees near the retaining wall were preserved.

Mr. Johansen questioned what would have happened if the trees had been relocated and still did not survive.

Mr. Blow provided a review of the PUD for the Board and photographs of the property prior to the development starting. He suggested a fine for the owner paid to the city to buy conservation land.

Mr. Davis confirmed that the nineteen proposed trees would have an increased caliper. He did not support the "natural causes" language proposed for the PUD.

Mr. Pappas said that he was moving in favor of the proposed amendments regarding the tree mitigation. He added that he wanted language that would provide for future replacement of trees in kind in perpetuity. He asked about the sidewalks and confirmed that they would be on both sides of the roads.

Mr. Davis said that the proposals presented were acceptable and the language of the text would be worked out with the legal team for approval.

Ms. Lopez reviewed the Board's comments and had a concern that the terms might not be attainable with respect to the replacement of trees. She said that the Memorandum of Understanding (MOU) would be difficult to enforce. She suggested that she and Ms. Avery-Smith should meet and put together the language that would be acceptable for all parties involved.

MOTION

Mr. Davis MOVED to CONTINUE application PZB2025-0008 at 1500 and 1510 Arapaho to approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 and 3 to the May 6, 2025 meeting. The motion was SECONDED by Mr. Pappas.

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

9. Other Business

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

Ms. Skinner highlighted the biggest changes in the vision statement that maintained the four themes: Livability Authentic Character, Vitality and Resiliency.

Mr. Shaffer wanted to wait to discuss the Vision Statement and confirmed that there was some flexibility with regard to the deadline.

Mr. Blow confirmed that there was a definite deadline for the Comp Plan and Vision Statement should complement the Comp Plan.

Mr. Davis suggested a special meeting to deal with these issues, specifically the Vision Statement and the recommendation for the fill limitations.

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

Ms. Lopez asked if the members present currently would consider moving the meetings to a 9 am start time.

Ms. Tucker and Mr. Shaffer declined; however, Ms. Tucker was amenable to starting one hour earlier.

Mr. Blow brought up the subject of having complete applications prior to being placed on an agenda.

Mr. Davis agreed, adding that when an application included tree removal, there was specific information needed for approval.

Ms. Tucker asked about a hard stop on the meetings.

Ms. Lopez explained the quasi-judicial process, that if there was a pending application that had been noticed to be heard, it had to be heard. She added that a state statute had created a time frame for applications that required quasi-judicial hearing. She said that the state statute referenced completed applications, which she said tied into what the board was discussing.

There was a suggestion to limit the presentation time for each applicant and Ms. Lopez advised that due process had to be taken into consideration regarding the applicant. She suggested that the time limit should be applied to the board members' time to speak to the applicant.

10. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 8:57 P.M.[5]

[5] Transcribed by Michele Fudo

Christina Tucker, Chairperson

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CITY OF ST. AUGUSTINE

Planning and Zoning Board Special Meeting
February 19, 2025

The Planning and Zoning Board met in formal session Tuesday, February 19, 2025, at 1:30 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

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

City Staff: Amy Skinner, Director, Planning & Building Department
Jessica Beach, Deputy Director Public Works, Chief Resiliency Officer
Sarah Daugherty, Senior Planner
Bobby Schauland, Building Official and Floodplain Administrator
Ray Deschler, Floodplain Coordinator
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

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2. General Public hearings for Items Not on the Agenda

none

3. Discussion Regarding an Initiative to Develop more Resilient Criteria for Building for Flood Prevention

Ms. Skinner opened the meeting thanking the board members for their time. She said that the discussion would cover some of the criteria, code, and understanding of applications involving resiliency and sustainability and the effects on neighboring properties. She highlighted some of the specific issues that have become urgent, such as fill being brought on to properties and any regulations that would be placed on fill, the impacts of development on adjacent properties, flood plain areas and low-lying areas. She advised that she had been directed by the City Commission to work with the Planning and Zoning Board and the local experts on the ground to develop plans to move the city forward. She introduced the participants on the panel from the city and explained their function within the city.

a. Update of Current City Resiliency Projects and Initiatives

Ms. Beach gave an update for the regional resiliency collaborative meeting in Jacksonville advising attendees that there was a regional effort to address the issues facing seven counties regarding flooding. She reviewed Projects, Plans and Studies, and Policies that had been completed, were on going, and those projects that the city had partnered with other organizations. She stated that more specific problems were facing the city, such as undersized, outdated infrastructure for drainage, Compound Flooding, which included Rainfall, King Tide (coastal), and Nuisance flooding (Nor'easter). She provided an update for the

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Federal Emergency Management Agency (FEMA) flood mitigation assistance program as well.

b. Overview of Current City Floodplain Management Codes and Policies

Mr. Schauland advised the Board that the current floodplain management update had been done to bring the city's plan to FEMA standards in 2018 with the following additions:

Freeboard, Foundation Protection and Local Drainage Protection.

He explained that the Community Rating System (CRS) was designed to help municipalities reduce the cost of flood insurance for the property owners in the area, and that the rating currently provided a twenty-five percent discount for property owners. He went on to go through the steps that could be taken to move the city's rating from Class 5 to Class 4 and advised that any ordinance had to be written with care to allow for any class change.

Mr. Schauland talked about Flood Management Planning, a ten-step process, that would help to elevate the city to a Class 4 rating. He said that they were also in the process of evaluating the St Johns County Local Mitigation Strategy (LMS) to determine if it would qualify the city to receive valuable points to help get the city to the Class 4 rating for flood mitigation.

Mr. Pappas asked what the definition of a compliant building was

Mr. Schauland advised that a building that met FEMA requirements such as new construction would be compliant; however, one that had a finished floor below base flood elevation would not be compliant.
Mr. Schauland told the Board that the state required the city staff to do certain evaluations for substantial damage assessments. He explained that after the evaluation was completed, there was an appeal process for property owners.

Ms. Lopez asked for an explanation of substantially damaged structures.

Mr. Schauland said there was a requirement that if the damage was determined to be more than fifty percent of the structure then the entire structure would have to be brought to code or destroyed so that a new structure could be built.

Ms. Skinner addressed the question of limiting fill for construction. She said that there could be language drafted to include any criteria the board recommended.

Mr. Schauland advised that the Insurance Services Organization (ISO) had the contract to regulate the CRS. He explained to the Board how any disagreements with FEMA would be handled using the guidelines set forth by FEMA. He told the board that there was a way to lose the National Flood Insurance Program (NFIP) if a review found that the municipality had been negligent in enforcing those guidelines.

Ms. Skinner summarized the process by which structures were evaluated as well as the frequency of the evaluations. She said that these evaluations were required to be sent to the county, then subsequently to the state and federal offices.

Raymond Deschler explained how he designed the memorandum for flood plain management. He highlighted the following three tiers:

Tier 1 included Prohibiting the use of fill in all Special Flood Hazard Areas (SFHA); Prohibiting slab on grade and backfilled stem wall foundation types within the SFHA; Raising the freeboard requirement and including a 100-year floodplain Compensating Volume.

Tier 2 highlighted the following: Limiting the use of fill to a reasonable amount; Requiring

a Certificate of No Adverse Impact signed by a licensed engineer; Applying floodplain management regulations; Adopting V Zone standards for Coastal A zones; Lower Threshold for Substantial Damage/Substantial Improvement

Tier 3 listed Limiting Lot Coverage; Green Infrastructure; Limiting Impervious Surfaces and Enclosure Limitations.

c. Planning and Zoning Board discussion

Ms. Tucker said that she was not opposed to limiting fill in flood hazard areas. She wanted to know if there was a different way to calculate impervious areas when considering lot coverage. She was in favor of offering incentives.

Ms. Daugherty said that lot coverage was limited to mean high water; however, the impervious ratio was not included but could be an easy add.

Mr. Davis there would need to be an exception for garages and driveways, he suggested that they should be limited to one or two feet above the freeboard line. He was also concerned that retaining walls built around the entire property needed to have a regulation for holding a certain percentage of water on the property.

Ms. Barnes asked if there should be a distinction between lot coverage for a house that is on slab versus piers.

Mr. Davis agreed and said that there could be some flexibility with approvals when considering the difference.

Mr. Shaffer asked how Floodplain Management regulations would be applied to existing homeowners.

Mr. Deschler advised that the regulations only applied to new construction or substantially damaged homes as written.

Mr. pappas stated that the tier one proposal was the simplest.

Ms. Johns questioned if the tiers were mutually exclusive from one another. She suggested perhaps looking at the distance between structures as well to mitigate the water retention on properties.

Mr. pappas felt that dealing with the everyday flooding events would be the best path forward for the residents in the area.

Mr. Blow cautioned that codes should be cognizant of the residents who may not have the means to rebuild in a flood event.

d. Discussion related to developing criteria in the land development code to incorporate more resilient types of construction and site development techniques in flood prone areas.

Ms. Daugherty advised the board the this was an effort to write a consistent measurable way to approach the applications that come to Planning and Building addressing water retention on site as well as preserving the natural flow of the runoff water. She reviewed the ranking system for conservation overlay zones that staff had created and explained the displacement of water when a home was built and advised that they were attempting to get homeowners to do on site treatment of water as many areas predate the stormwater system.

Ms. Skinner said that they were trying to incentivize builders to maintain the twenty-five-foot natural buffer on their property when it came to the natural shoreline.

Ms. Tucker asked how often the base flood elevation was measured.

Mr. Schauland advised that it was not done often; however, the last measurement had been completed in 2018.[1]

e. Public comment

Steve Content liked the pier concept for houses; however, there needed to be consideration for handicap access. He said that another thing about pier construction was the need for water storage and also to take into consideration the possibility of mud and sea grass going into the crawl space. He felt like there was a conflict between preserving the marsh and draining the city.

Richard Rodriguez thought that giving commercial developers a break on water retention was absurd and not a solution. He mentioned that developers could move too fast and not deal with the infrastructure.

Jon Benoit said that you should start with the end result in mind. He envisioned roads that could have higher elevations than existed at this time. He questioned how fast individual homeowners were getting to a place of resiliency. He was not in favor of limiting fill as it was a viable solution to some of the problems that existed for current homeowners. He was a strong advocate for a flood hazard committee to look at these issues in more depth.

Lauren Giber said she used an encapsulated crawl space and had updated the drainage.

Jon Benoit responded to Ms. Giber. He felt that getting the community together to discuss these issues for education and best practices sharing was needed.

Ms. Skinner said that they had direction from the commission to work with the PZB as they were the planning board for the city and any code changes would come through that board.

Ms. Tucker asked if there were other ways to get contractors and members of the community together to discuss these issues.

Ms. Skinner said that her vision would be a more open workshop type of meeting. She added that she anticipated more interactive workshops soon.

Ms. Lopez asked for feedback from the board, she asked if the PZB was amenable to gatherings with a smaller format.

Mr. Pappas wanted to confirm what the end goal was for these meetings.

Ms. Barnes said that a better outline going forward was necessary if there was going to be any progress.

Mr. Davis said that there were already ideas from staff and proposals of how things could be handled when evaluating applications. He thought that a film of the workshop with a summarization of the ideas that were decided on was a good idea to move things forward.

Ms. Lopez asked for feedback from the board about a deadline and suggested May as the time to have a draft amendment addressing the topics discussed.

Mr. Shaffer said that the criteria used currently was often subjective. He wanted to know how soon any changes would be implemented.

Mr. Davis said that a draft needed to be available for the April meeting to discuss and then to vote on by May.

Ms. Lopez confirmed that there would be a community meeting in March and in April, there would be a draft ready to review.

Donna Dove suggested that there needed to be consideration for older homes that should be grandfathered into any new policies. She

[1] Break 3:16 – 3:26 pm

asked the Board to not overlook the residents that have lived in the situation.

Jon Benoit spoke on how existing code was interpreted by local contractors. He cited specifically the amount of fill and the length of a wall on any property.

Ms. Skinner explained lot coverage and maximums that were currently allowed. She said that those regulations allowed for administrative approval.

Ms. Lopez talked about the approval process based on current code equating the process to two tracks that were followed. She said that everyone seemed to be on the same page as to using best practices.

Ms. Barnes confirmed the next steps for the board as new studies were received.

Ms. Lopez said that step one would be to provide interim guidelines, using a do no harm concept.

9. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 4:21 P.M.[2]

Christina Tucker, Chairperson

[2] Transcribed by Michele Fudo

PZB HARB CRC CITY OF ST. AUGUSTINE
SPECIAL JOINT MEETING

Planning and Zoning Board, Historical Architectural Review Board and the Corridor Review Committee
Wednesday December 18, 2024

The Planning and Zoning Board, Historical Architectural Review Board and the Corridor Review Committee met in formal session Wednesday, December 18, 2024, at 9:00 a.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

1. Roll Call:	Christina Tucker, Chairperson
	Ashleigh Barnes, Vice- Chairperson
	Charles Pappas
	Mike Davis
	Carl Blow
Absent	Matthew Shaffer (Excused)
	Susan Johns
	Gaere MacDonald, Chairperson
	Brad Beach, Vice-Chairperson
	Paul Weaver
Absent	Catherine Duncan (Excused)
	Linda Potter
	Michael Dixon, Chairperson
	Vaughn Cochran, Vice-Chairperson
	Lorna MacDonald
City Staff:	Reuben Franklin, Asst. City Manager
	Jessica Beach Chief Resiliency Officer, Deputy Director Public Works and Utilities
	Buddy Schauland, Building Official
	Amy Skinner, Director, Planning & Building Department
	Jacob Fredriksson, Planning & Building Planner
	Sarah Daugherty, Senior Planner
	Raymond Deschler, Floodplains Coordinator
	Julie Courtney, Historic Preservation Officer
	Isabelle Lopez, City Attorney
	Kenyette Smith Williams Lead Interpreter American Sign Language
	Michele Fudo, Recording Secretary

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2. General Public hearings for Items Not on the Agenda

Dr. Leslee Keyes, Chair of the St. Johns County Cultural Resources Review Board, provided a list of grants that would be presented at the state level and highlighted two that were awarded to the Ancient City Baptist and Trinity Episcopal churches to mediate storm damage over the last decade.

3. Presentation and Discussion Regarding the Update to the City's 2014 Vision Plan

3.a. Presentation by city consultant the Northeast Florida Regional Council (NEFRC) to discuss the 2014 Vision Plan Update public process, survey results, and recommendations.

Mr. Fredriksson reviewed the 2014 Vision Plan. He said that the three citizen boards were gathered to provide input for the Plan going forward using the responses gathered at the various meetings and the online survey. He presented some of the accomplishments since 2014 as follows:

- A mobility coordinator had been hired and the mobility plan and mobility fee had been adopted.
- The Historic Preservation Masterplan was adopted in 2018.
- Updated the entry corridors and created the CRC in 2019.
- Developed a comprehensive utility infrastructure plan.

Mr. Fredriksson introduced Jack Shad, the Northeast Florida Regional Council representative.

Mr. Shad explained that the NEFRC worked with seven North East Florida counties and helped with coordination of urban planning projects. He introduced his colleague Cassidy Taylor and continued with his presentation saying that the online survey data would be combined with other information to put together a plan. He explained the process that would be used to put together the results of the surveys and face to face meetings. He advised the board members and staff that the study would be ready in early January 2025. He followed with some highlights for the board to comment on, including the following:

- The focused themes going forward were Livability, Authentic Character, Vitality and Resiliency
- Maintaining a balance between progress and rehabilitation would be a challenge
- The city needed to communicate to residents how the Vision Plan was being used to guide the budget process and other projects
- The survey had shown that walking and bike riding were considered a good way to travel in the downtown area
- Per the survey, citizens felt that no real progress had been made to address the homeless issue
- Addressing blight, culture and the arts would be an economic driver for the city
- Signage was a significant issue according to the survey
- Retro fit public buildings for resiliency and adding enhanced environmental consideration
- Authenticity was the character that residents wanted to maintain
- Continue to strengthen the uniqueness in the various neighborhoods
- Would overlay districts be a viable option to protect or maintain neighborhood authenticity

3.b. Citizen Board discussion and Public Comment

Ms. Tucker (PZB) agreed that keeping the Vision Plan relevant was important, and she felt that the city had accomplished that goal. She thought that the common theme from the survey was that the value of tourists had been placed above the residents. She thought that the city needed to provide a better line of communication to the public so they could be better educated on what was happening with various projects related to the Vision Plan. She said that she would like to see some overlay areas, especially in the lower lying areas.

Mr. Beach (HARB) thought the focus should be on the traffic counts, especially the car counts that would affect the livability and safety within the city. He felt that notification

of available parking should be posted farther out from the city to avoid congestion on the streets. He said that working on the walkability of the city would be a good idea going forward. He also agreed that enhancing corridor guidelines to include US1 was important as this was one of the main ways that people came into the city.

Ms. MacDonald (CRC) said that parking was a major problem as well as the traffic flow. She thought that providing a shuttle service for the residents of the county into the city during peak seasons would alleviate some of the congestion.

Ms. Tucker asked if the city was still developing an app that provided parking information and availability.

Ms. Skinner spoke about the app that was being developed and how it would assist visitors in finding available parking. She also summarized the other options that were available to visitors and residents.

Mr. Blow (PZB) referred to the data from the city staff that compared the status of the city population and the changes that had occurred in the last ten years and said it would be helpful to include that information in anything that would be presented to the commission. He felt that it would be critical to coordinate with the county to alleviate some of the traffic problems. He said that it would be in the city's best interest to try to solve that problem.

Ms. MacDonald did not think that the visitors were having a positive experience because of the traffic issues.

Ms. Potter (HARB) related her experience in the city prior to moving to the city permanently. She said that public transportation was a necessity.

Mr. Pappas (PZB) evaluated the vision plan to be sure that nothing was missed. He felt that the four themes were accurate. He did not think that the goal for participation had been met at the various meetings that were held for the public and said that consolidating the meetings would get more participation. He wanted to be sure that livability should be heavily considered in any vision plan as the common theme was that citizens felt that they were being considered second. He felt that combining authentic character would be difficult as each board would have a different view of the definition.

Ms. Johns (PZB) spoke highly of the shuttle that the city offers and wanted to promote that to the citizens.

Mr. MacDonald (HARB) mentioned the encroachment of tourist entities into the residential neighborhoods such as Trolleys, and Helicopter tours, in addition to Boat and Golf Cart tours. He thought that there should be a better balance of the two. He supported the hardening of properties for flood issues and suggested a board of builders to determine the best construction methods. He mentioned the Short-Term Rentals and how they were a problem that needed to be addressed as it seemed that they were taking over some neighborhoods.

Mr. Cochran (CRC) gave some history and said that parking had been a problem since the 1940's. He thought it was a good idea for the CRC to begin to look at the 207 corridors.

Ms. Barnes (PZB) thought it was important to widen the coverage of information to include renters in the city. She thought that there were two things to do, define the vision as well as the components of the pillars in the plan. She felt that there was a need to figure out how to address mobility and traffic for the citizens as well as the visitors. She said that she would support overlay zones in certain neighborhoods.

Mr. Weaver (HARB) said that mobility and transportation planning were the most important aspects of the plan that should be promoted. He cited making St. George Street pedestrian only, the closing of Spanish Street and the Parking Garage as successes

for the city. He said that one of the biggest successes in the city had been the adaptive use of certain properties.

Mr. Davis (PZB) wanted to have the information of ridership of the shuttle provided to the boards. He said that traffic and parking had been a problem for a long time, he also related to the issues of trying to navigate the tight corridors in the city and that it had become a terrible burden to the residents. He felt that the city would lose tourists if the traffic issue was not addressed.

Mr. Dixon (CRC) thought that the Vision Plan was very important. He felt that the CRC was sometimes passed over when looking at certain projects in the city.

Ms. Lopez responded to some of the comments that had been made and advised that the city had jurisdiction over some roads but not all; specifically, SR207 was not under the city; however, King Street was. She continued that bike paths had been proposed but the state had not allowed for them. The public art project would go to the CRC but had not progressed to that point yet. She said that the city could not regulate the living situation of people regarding the homeless, only the bad behavior. She said that artists had a dedicated space in the Plaza at the Visitors Information Center that was specific to the artist. She advised that phase one of the wrap around center would be opened for the homeless.

Ms. Skinner advised that a public outreach had been started in the code enforcement department for the homeless. She advised that the Dining with Dignity program would be moved to the center on SR207 and S. Dixie Highway, which would be ready in the next two to three months. She added that there would be restrooms and showers for the homeless as well. She said the plan was to provide the space and the overall facility management of the property so other organizations would be able to help the homeless get personal business done.

Ms. Lopez told the board about the different types of money that was controlled by the city. She said that only Ad Valorem taxes went directly to the city, the state received the sales tax and any dollars received by the city were received back as a percentage based on the population of the city and the bed tax was not controlled by the city, the county oversaw that and none of those dollars came back to the city.

Mr. MacDonald asked how well represented trade people were on the county board regarding the spending of the bed tax.

Ms. Lopez advised of the contract with legislative consultants to try to represent the concerns of the citizens.

Mr. Shad pointed out that based on the discussion, the number one theme was the balance between the tourists and the residents. He said that another key point was that people wanted to be able to walk or ride bikes around the city.

Mr. Pappas advised that the boards and the commission use the vision plan to help with the decisions. He mentioned legal criteria and strengthening those criteria. He felt that character and authenticity related to the people in the neighborhoods.

Mr. Shad said that affordability of living spaces would become an issue using that idea.

Mr. MacDonald suggested that the city could already be at capacity and perhaps the focus should be on improving the clientele.

Mr. Davis, to answer a previous question, advised that there were nine members on the Tourist Development Council (TDC) and consisted of three government representatives, three members were from the accommodations industry, and three other representatives were from a different portion of the accommodations industry.

Ms. Skinner said that all the feedback and the final survey results would be used to determine how to move forward to make things clearer for all concerned parties.

Mr. Shad thanked everyone in attendance for the work that had been done.

Public Comment was opened.

Dr. Leslee Keyes wanted to provide context for the proposed changes to the vision plan. She listed a few things that had transpired prior to the 2014 Vision Plan being instituted that related to the Vision Plan. [1]

Public Comment was closed.

4. Introduction and Discussion Regarding an Initiative to Develop more Resilient Criteria for Building for Flood Prevention

4.a. Introduction information to begin the discussion related to potentially developing criteria in the land development code to incorporate more resilient types of construction and site development techniques in flood prone areas.

Ms. Skinner spoke of the building code task force that had worked in the past to make changes to the code including a seventy percent limitation on impervious surface for single-family residences and establishing a requirement for lot grading plans for single-family residences. She said that there were a growing number of new applications being presented that recognized concerns that homes needed to be built at a higher level to provide protection. She noted that future construction had an impact on existing homes in certain areas as well as structures in HP Districts. She provided information on what work had been done so far and said that the hope was to craft a code that would assist builders going forward to provide a "hardened" scape for homeowners as well as businesses.

4.b. Citizen Board discussion and Public Comment

Mr. Davis said that everyone recognized the problem and asked how they could form a new building code task force and who would serve as this was not a one size fits all solution. He felt there would need to be representatives from the various boards plus experts in the fields of engineering and construction.

Ms. Skinner had taken the idea to the commission and was given the job of working with the PZB as that was the land planning agency and who would be making the recommendations for any code changes. She said HARB and CRC would be involved because of the unique issues in the HP districts and corridors. She said that this was the kickoff meeting and that there should be special meetings or workshops every other month to move the project forward.

Ms. Lopez advised that there would be stakeholders invited to these meetings and a framework of language from the consultant to have something to work with.

Mr. Pappas said a task force would narrow the discussion and help to expedite getting any code changes put forward to the commission.

Mr. MacDonald said to be cognizant of how the water would flow once the changes had been made to harden the city, which would protect historical buildings but may cause problems to other parts of the area.

Mr. Davis agreed that for every action there would be an equal and opposite reaction and that needed to be examined in a comprehensive manner.

Mr. Blow mentioned the possibility of devaluing the homes that were not raised as new homes were being built especially on fill with a much higher finished floor height.

[1] Break 11:18 – 11:34, Mr. Weaver left the meeting

Mr. MacDonald agreed that there could be an impact; however, he said that the real valuation would come from researching the flood history.

Mr. Pappas advised that these types of applications were before the PZB now and these changes could not wait.

Ms. Barnes questioned how certain projects got approved even if they pose a flood threat to the neighbors.

Ms. Tucker agreed that the retaining walls should be checked and checked again to try to stem the problem.

Ms. Potter advised that previously she had complied with raising her home and even after that she had 8 feet of water in her house. She said that there were many ways to guard your home, but there needed to be some oversight. She suggested that some research in other places that experienced flooding would be helpful.

Ms. Lopez wanted to roll out a draft that she had to the PZB to try to facilitate actions from the different boards to expedite the process and use as an interim rule.

Ms. Barnes said that she would agree conditionally upon making a recommendation

Mr. Davis agreed to look at the document but asked that Mr. Schauland and Ms. Beach attend those meetings to try to control certain parts of the process.

There was agreement with members from the other boards to review the proposed draft.

Public Comment was opened:

Jon Benoit pointed out three things in the existing code that should be used, and he proceeded to list them for the board members. He suggested a technical advisory committee and explained how that committee would interact with residents and business owners.

John Valdes suggested a new board that would have experts to advise builders. He suggested offering incentives to builders to use other construction methods.

Donna Dove was hopeful that the feasibility studies that have been performed would come to fruition.

Public comment was closed.

Ms. Lopez advised that she would provide the draft as quickly as possible to all of the board members for review.

5. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 12:13 P.M.[2]

Christina Tucker, Chairperson

[2] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	5.a.	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.

The applicant last appeared before the Board on April 1, 2025. The PZB continued the application so that the applicant could provide:

- Top of wall elevation of proposed wall and adjoining wall
- Drainage pattern and information on tide check valves.
- A statement that no fill is proposed

The applicant has provided additional information.

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, could 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 Summary

The applicant has provided pictures demonstrating the height of the proposed wall will be of similar height as the adjoining floodwall. The new drawings indicate one-way valves within the proposed flood wall. The applicant does not appear to have added a statement of no fill, but this omission could be handled by placing a condition in the approval.

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.

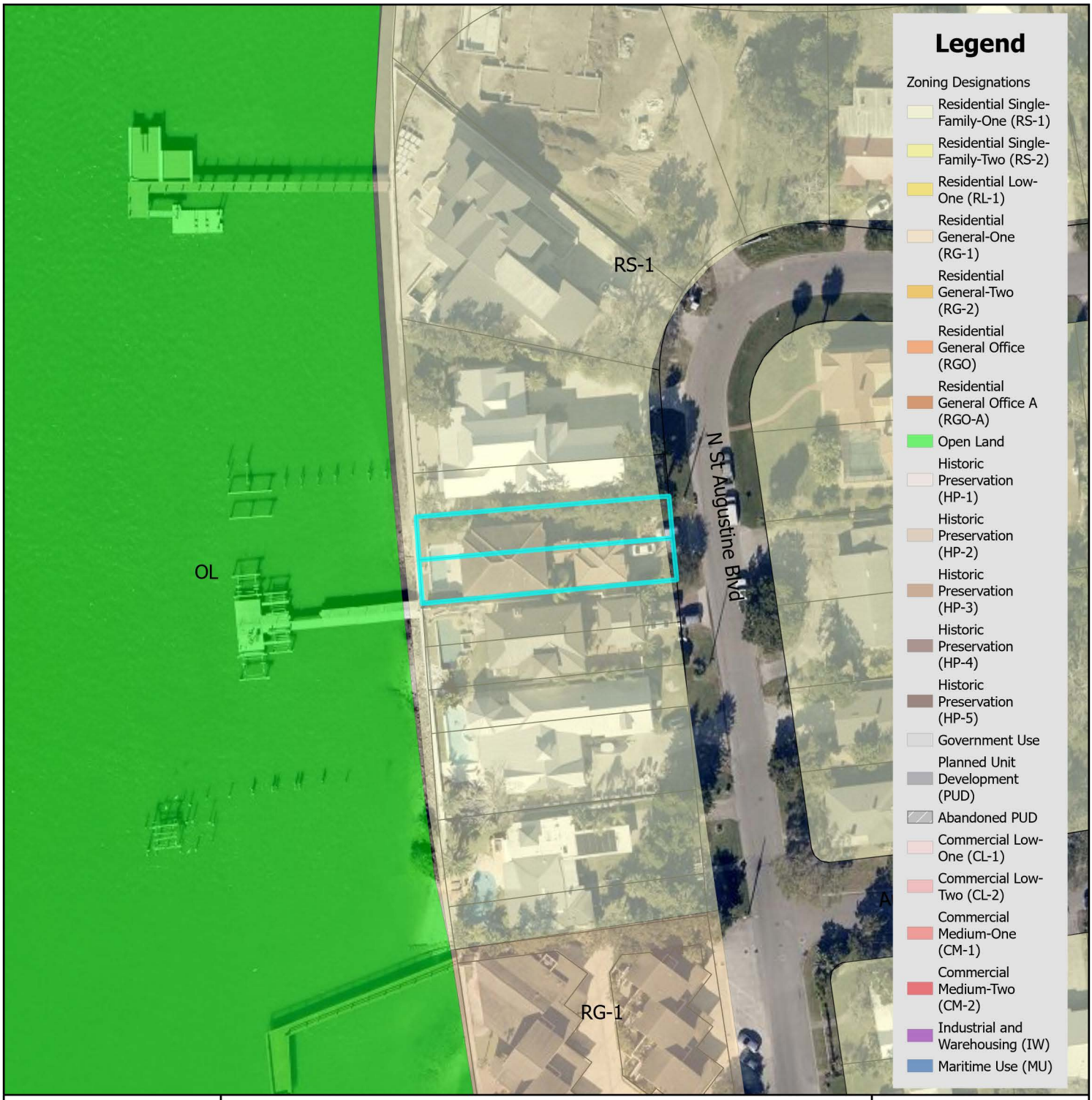
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

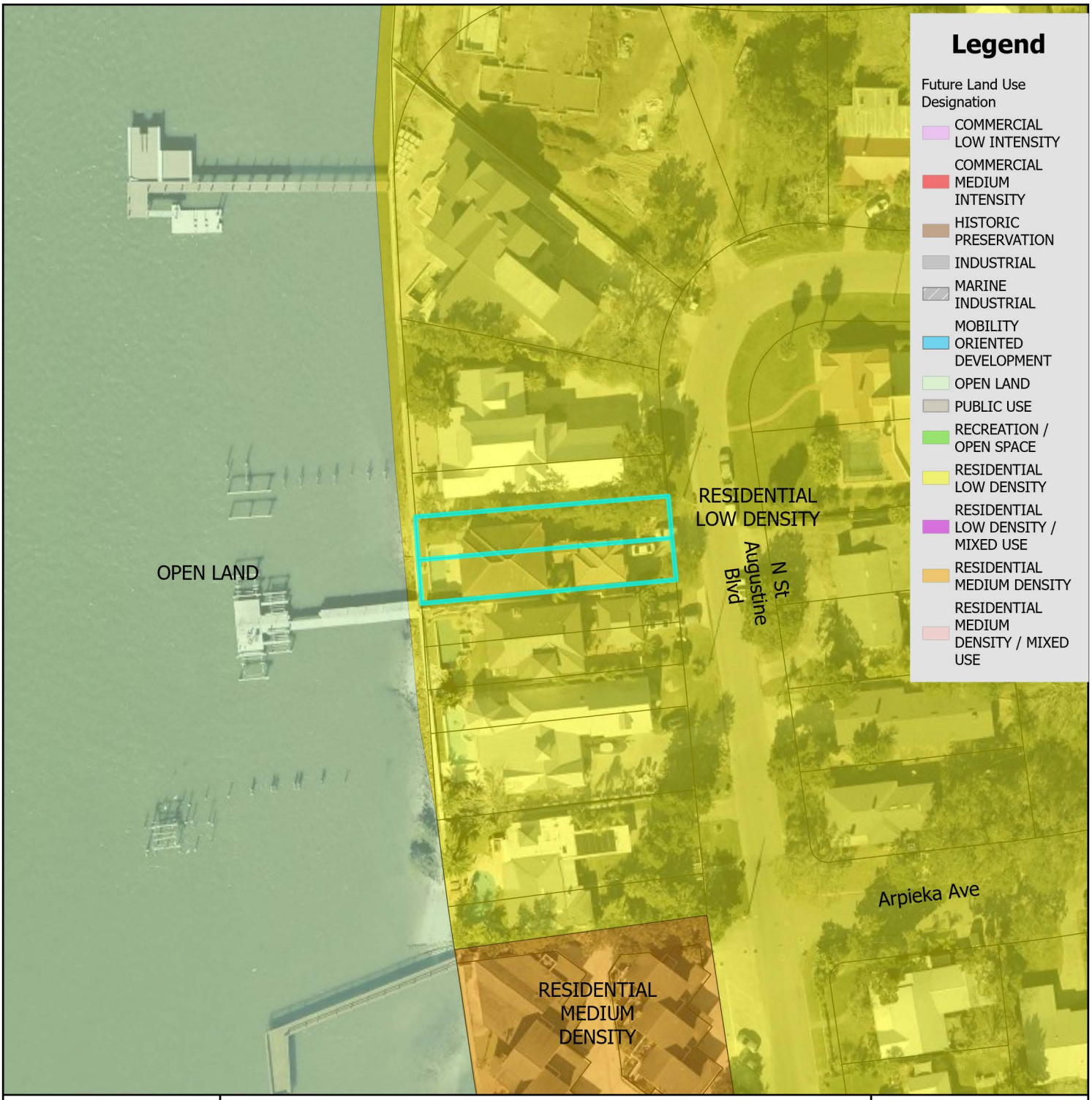
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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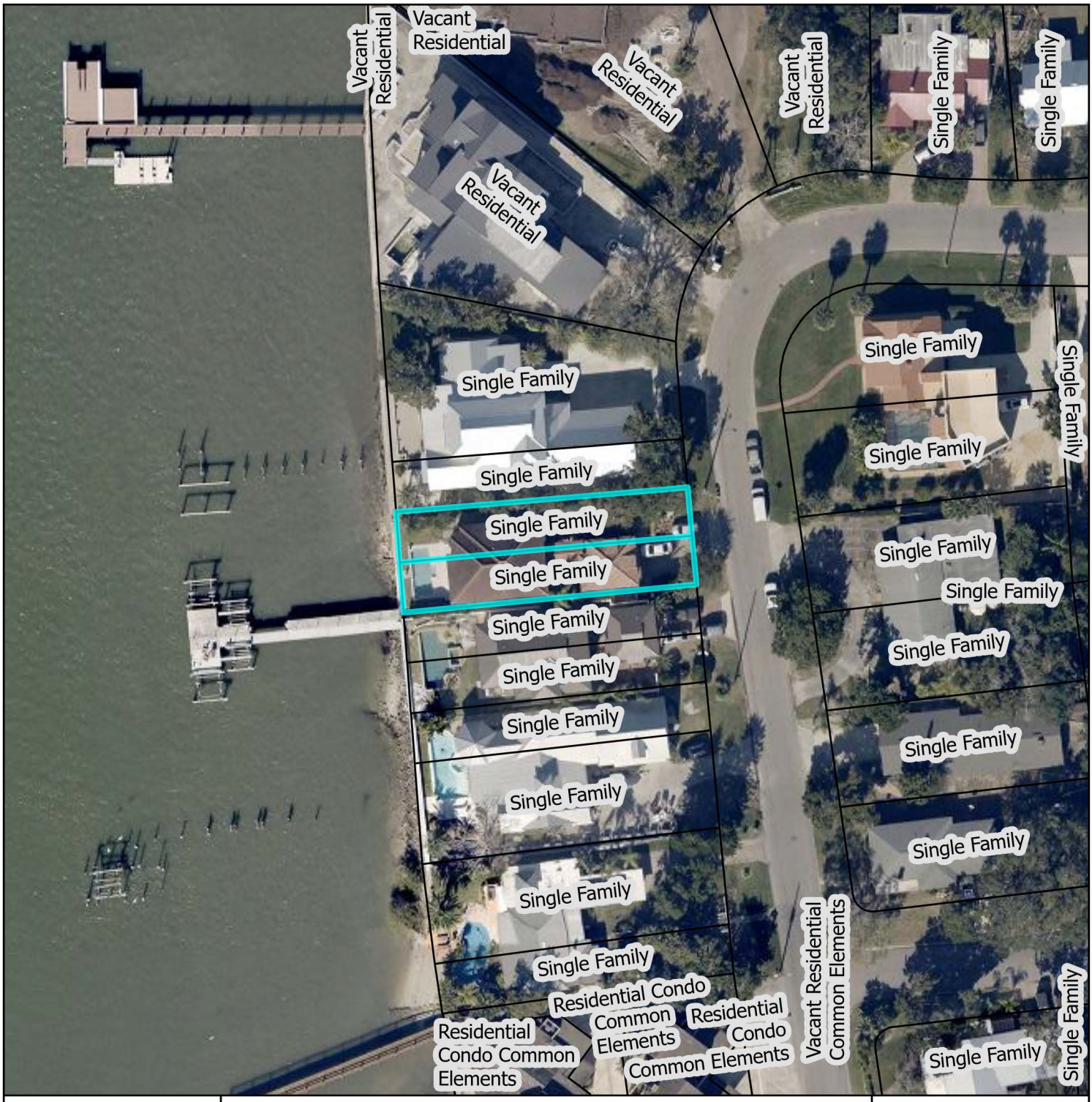
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

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

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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

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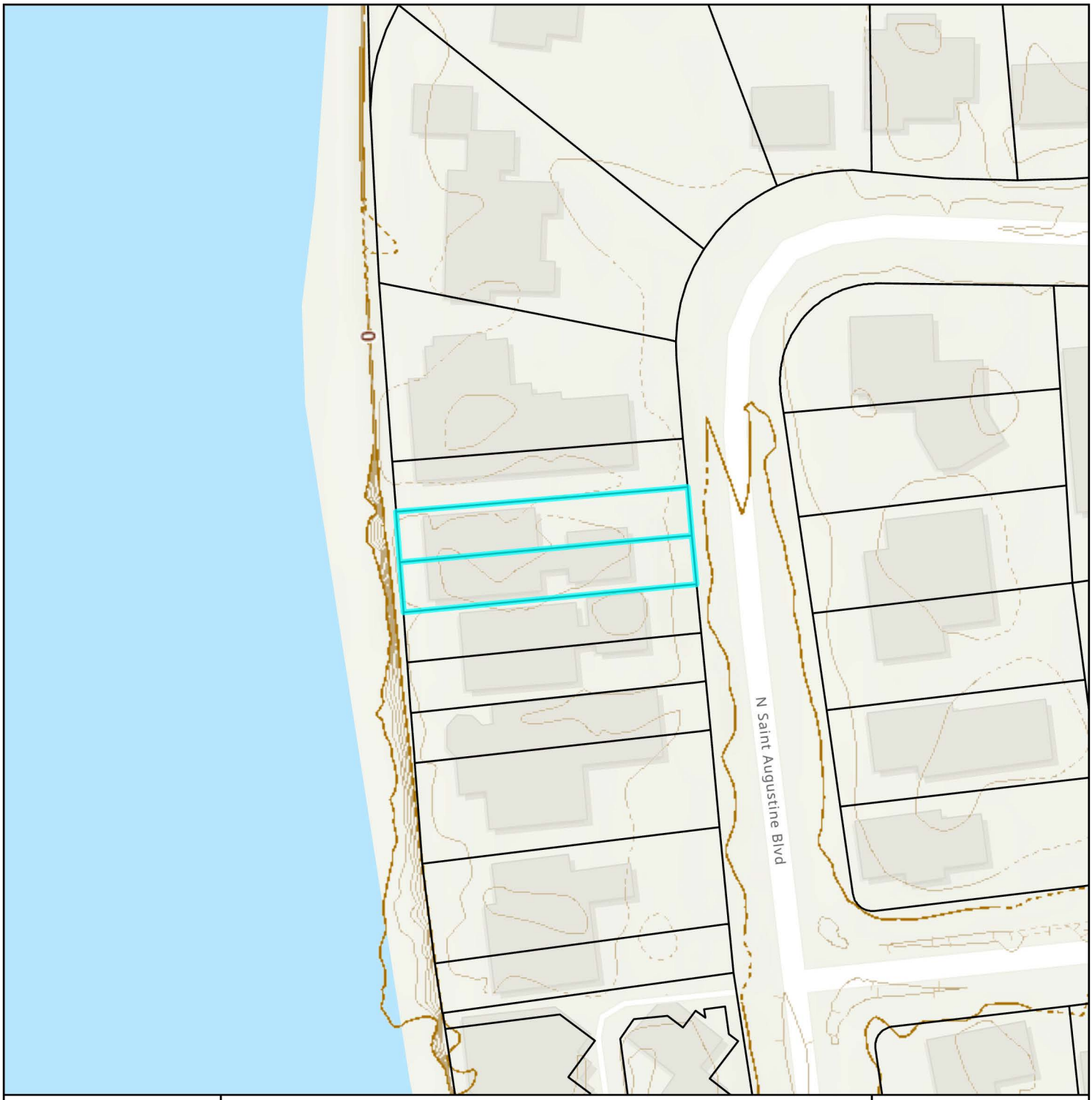
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

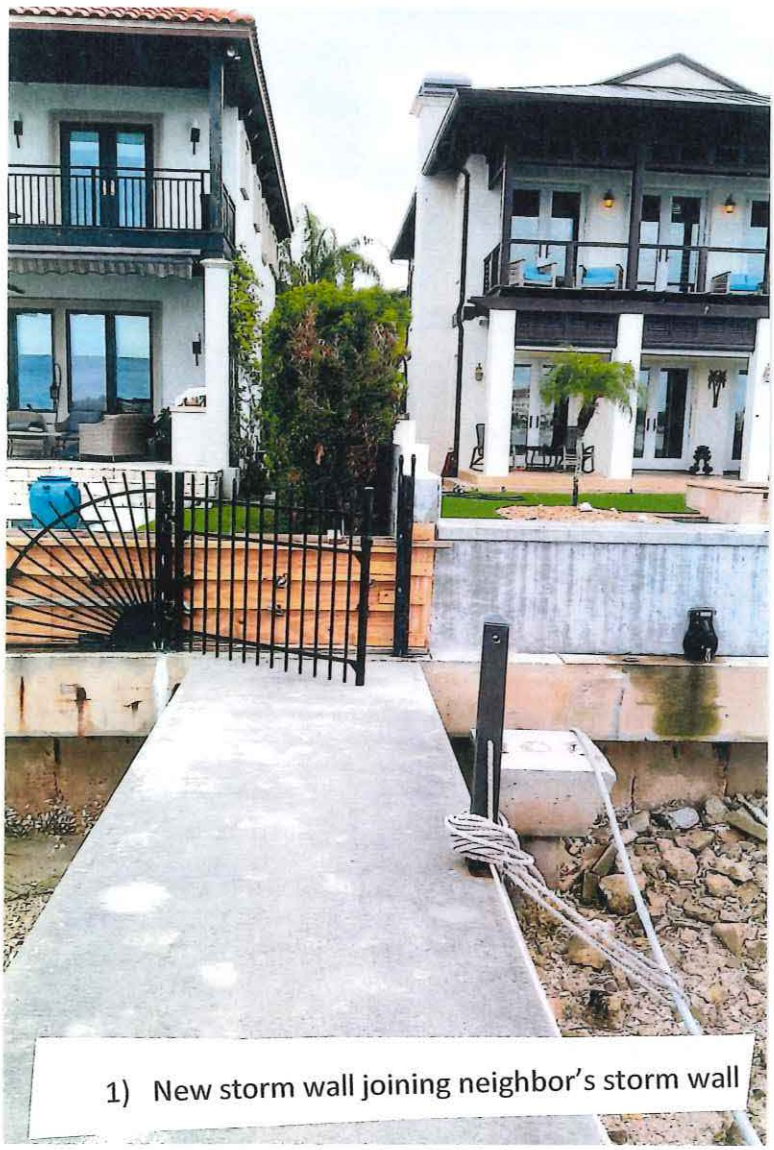
N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

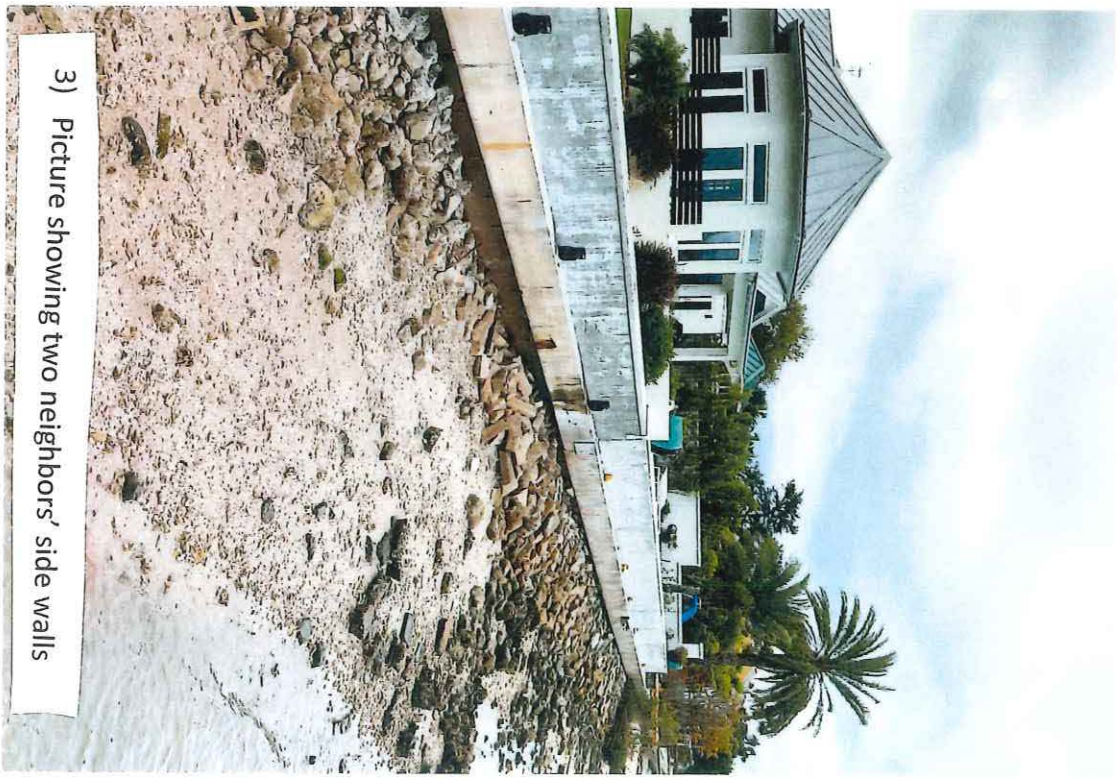
Attachment 2:
Updated
Information



1) New storm wall joining neighbor's storm wall



2) Picture showing neighbor's side wall



3) Picture showing two neighbors' side walls



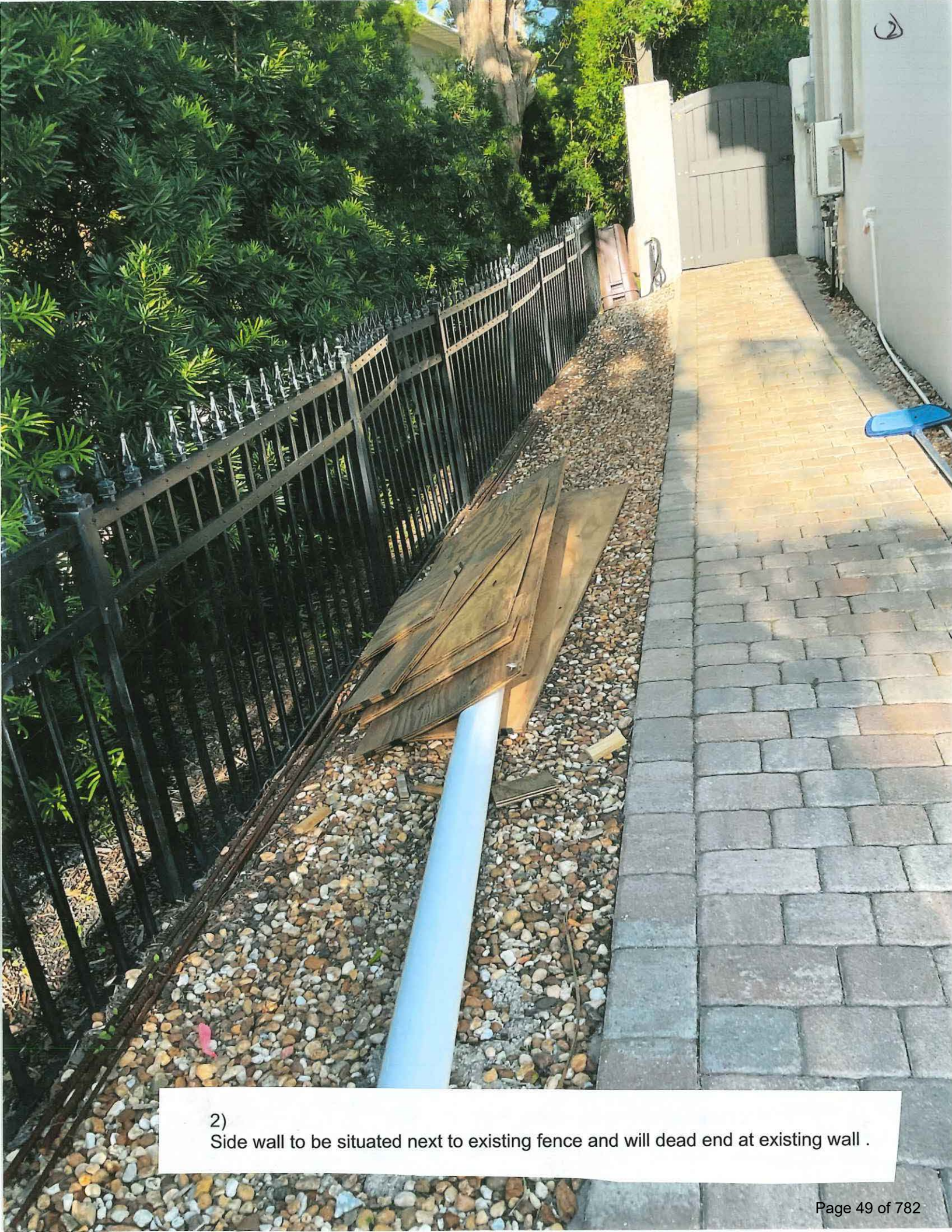
5) Picture showing placement of forms



4) Picture showing form and steel placement



1)
Side wall to be situated next to existing fence on the North side of the property.
Picture is looking West, Intracoastal Waterway in the background.



2)
Side wall to be situated next to existing fence and will dead end at existing wall .



3)
New side wall next to existing fence on the North side of the property to dead end at storm wall.

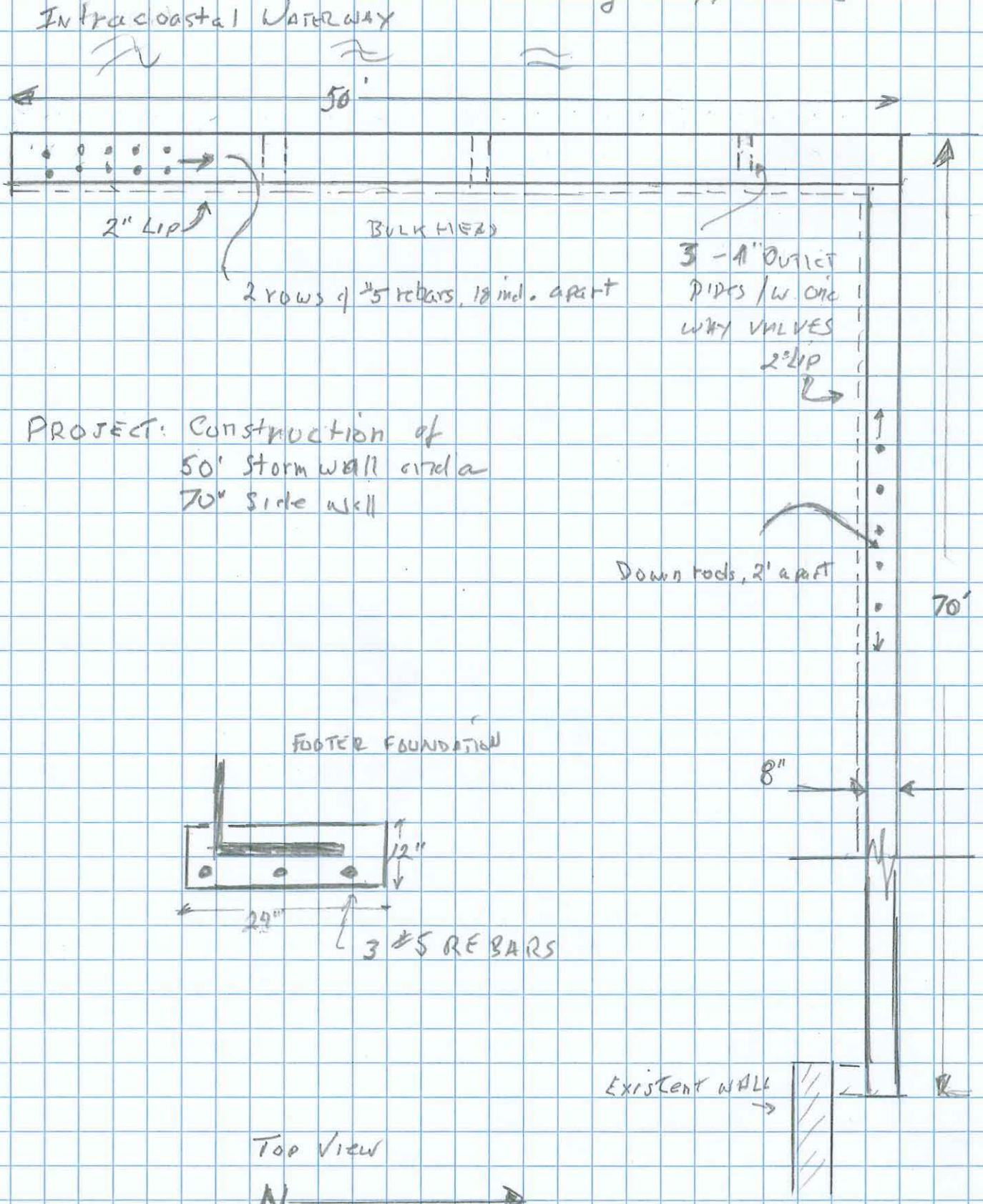


4)
Storm wall dead end at neighbor's storm wall, looking South.



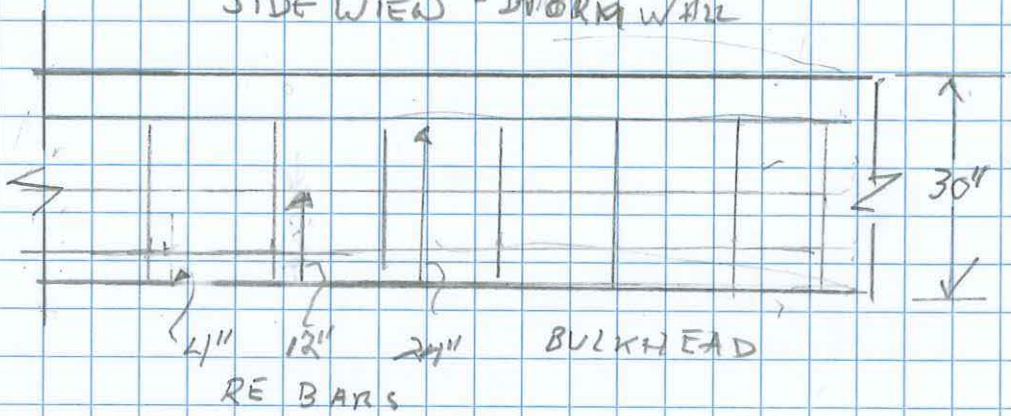
5)
View of neighbors' side walls, looking South.

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



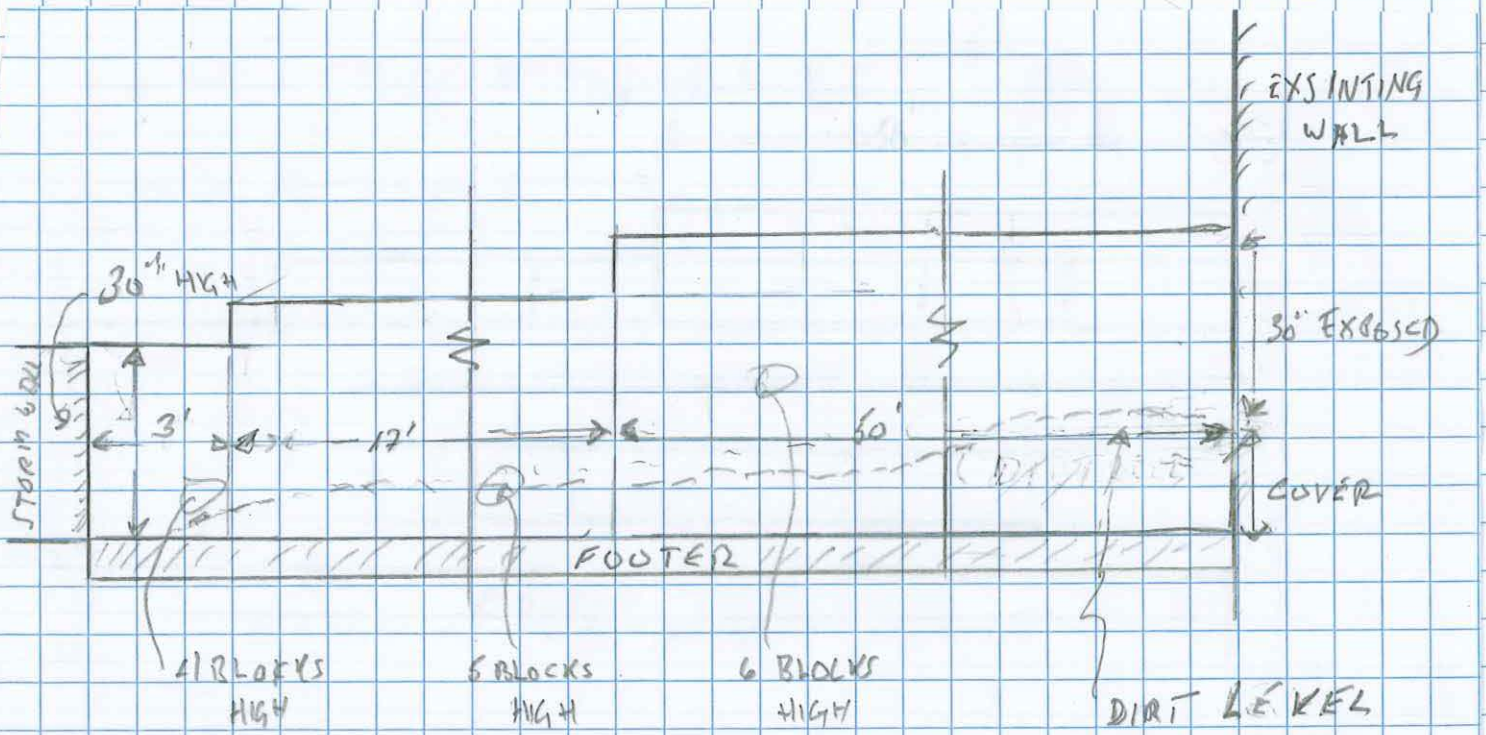
PROJECT: Construction of 50' storm wall and a 70' side wall

SIDE VIEW - STORM WALL



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

SIDE WALL



Note: the height of the entire side wall is 30"

Attachment 3:
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

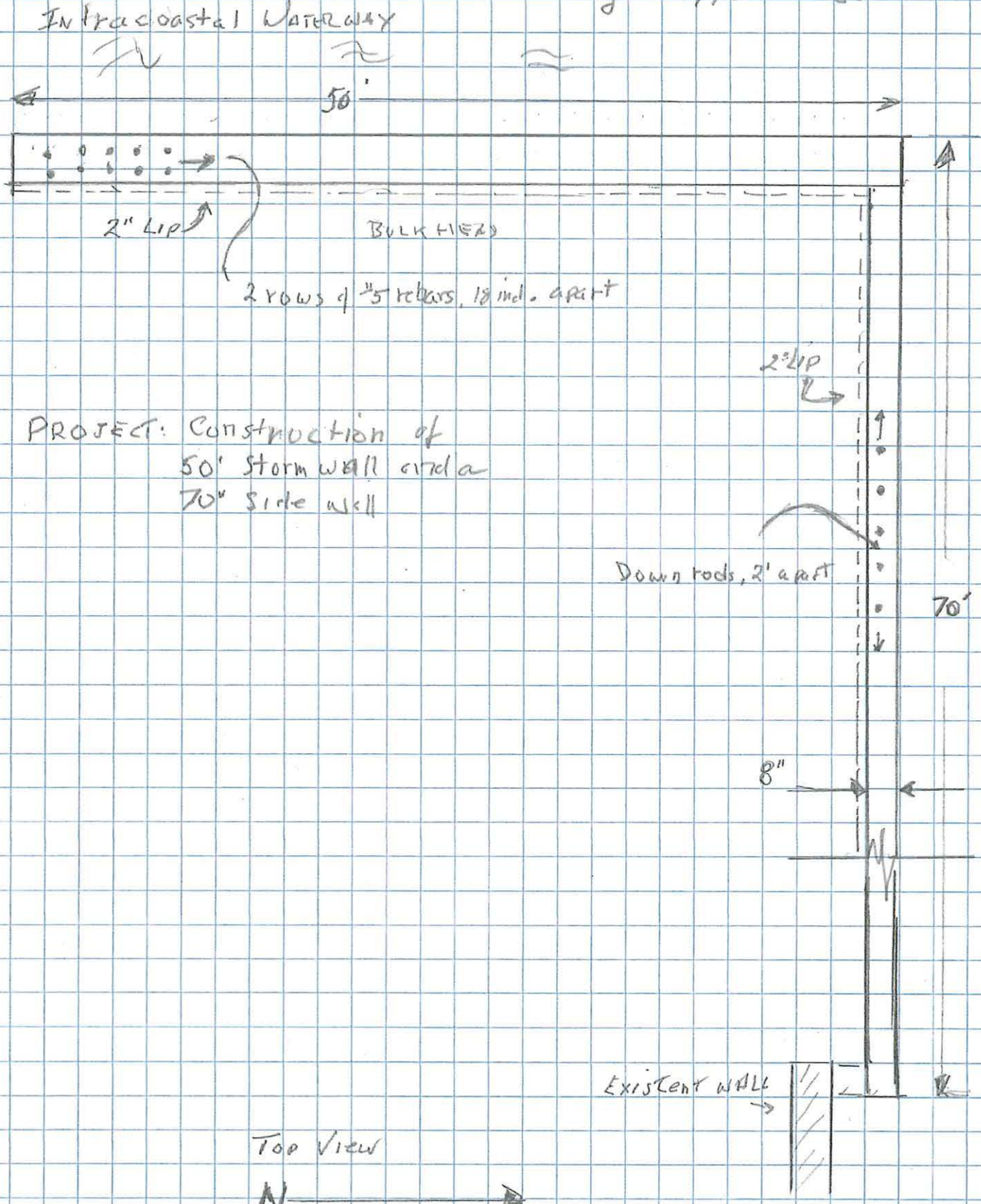
Print name of applicant

Signature of applicant

2/7/25

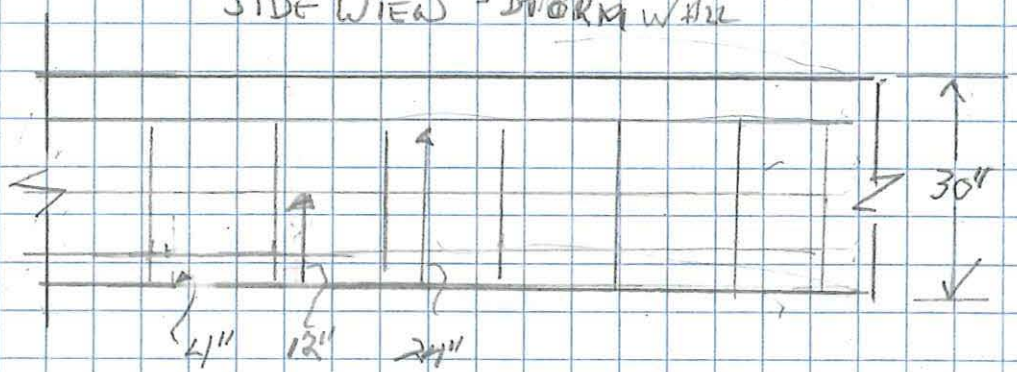
Date

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



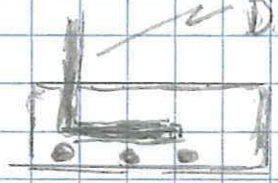
PROJECT: Construction of
50' storm wall and a
70" side wall

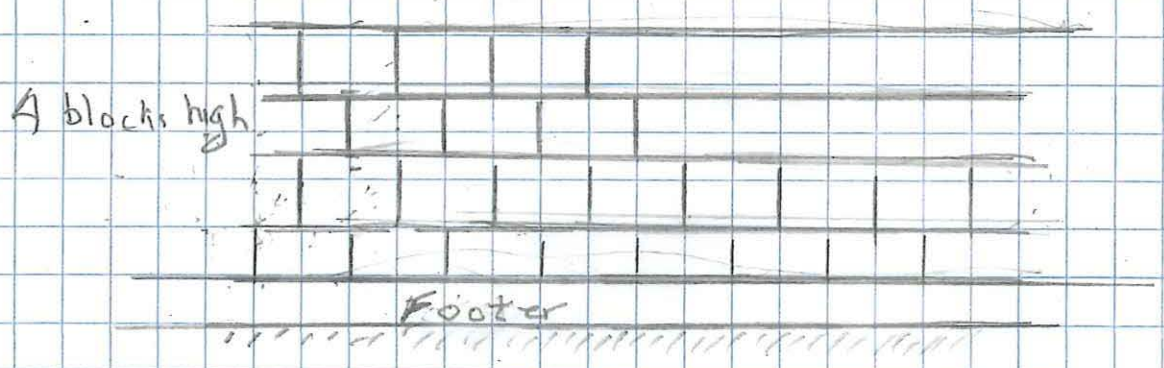
SIDE VIEW - STORM W/ #22



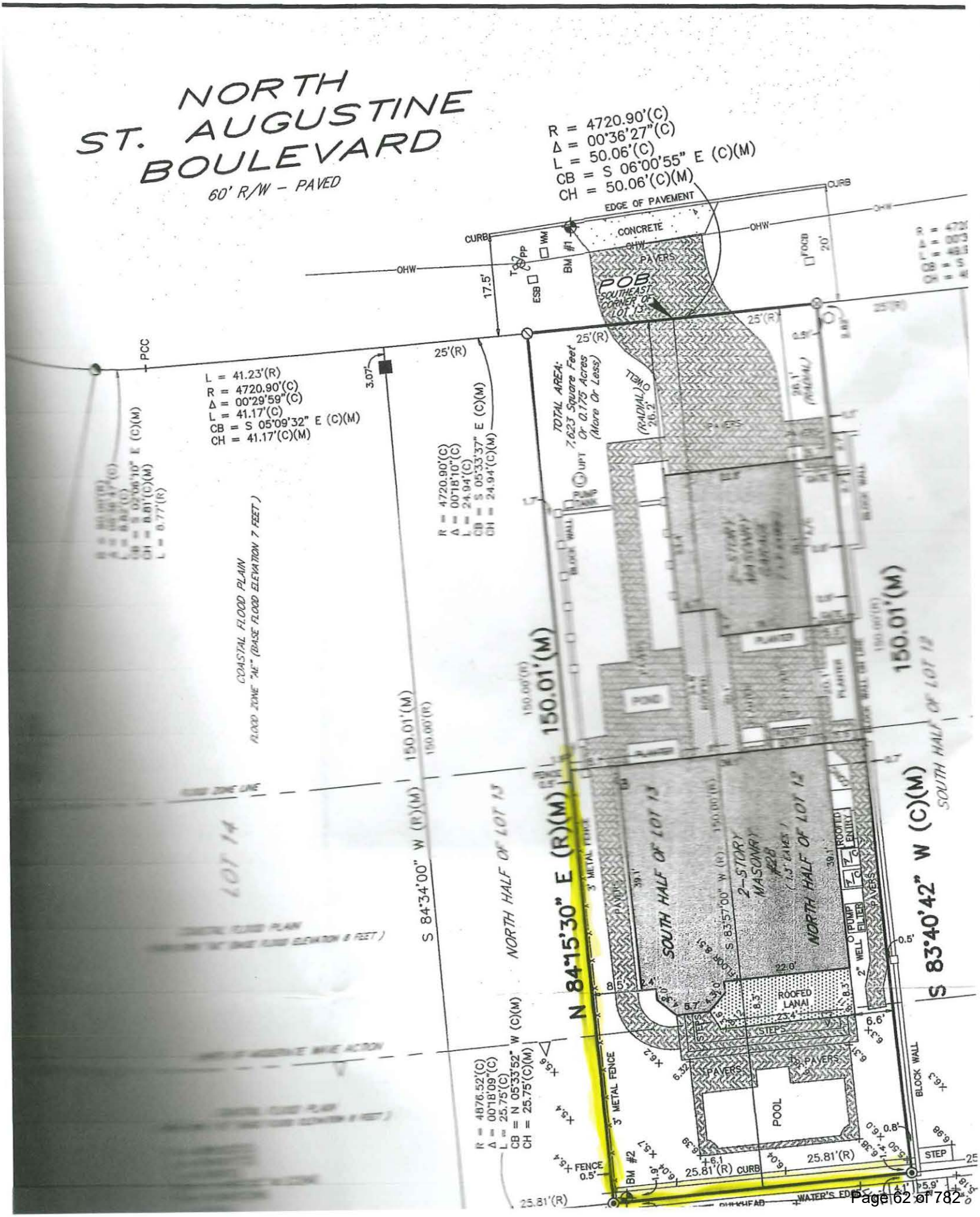
#5 Rebars: 3 rows @ 4", 12" 24" from ground

SIDE WALL





Footer 12" deep, 24" wide


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
CURB
CONCRETE
PAVERS
POB
SOUTHEAST CORNER OF LOT 13
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)
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)
NORTH HALF OF LOT 13
N 84°15'30" E (R)(M)
SOUTH HALF OF LOT 13
2-STORY MASONRY #28
NORTH HALF OF LOT 12
S 83°40'42" W (C)(M)
SOUTH HALF OF LOT 12
LOT 14
ROOFED LANAI
POOL
PAVERS
STEPS
BLOCK WALL
3' METAL FENCE
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)
WATER'S EDGE
BULKHEAD

Attachment 4:
St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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

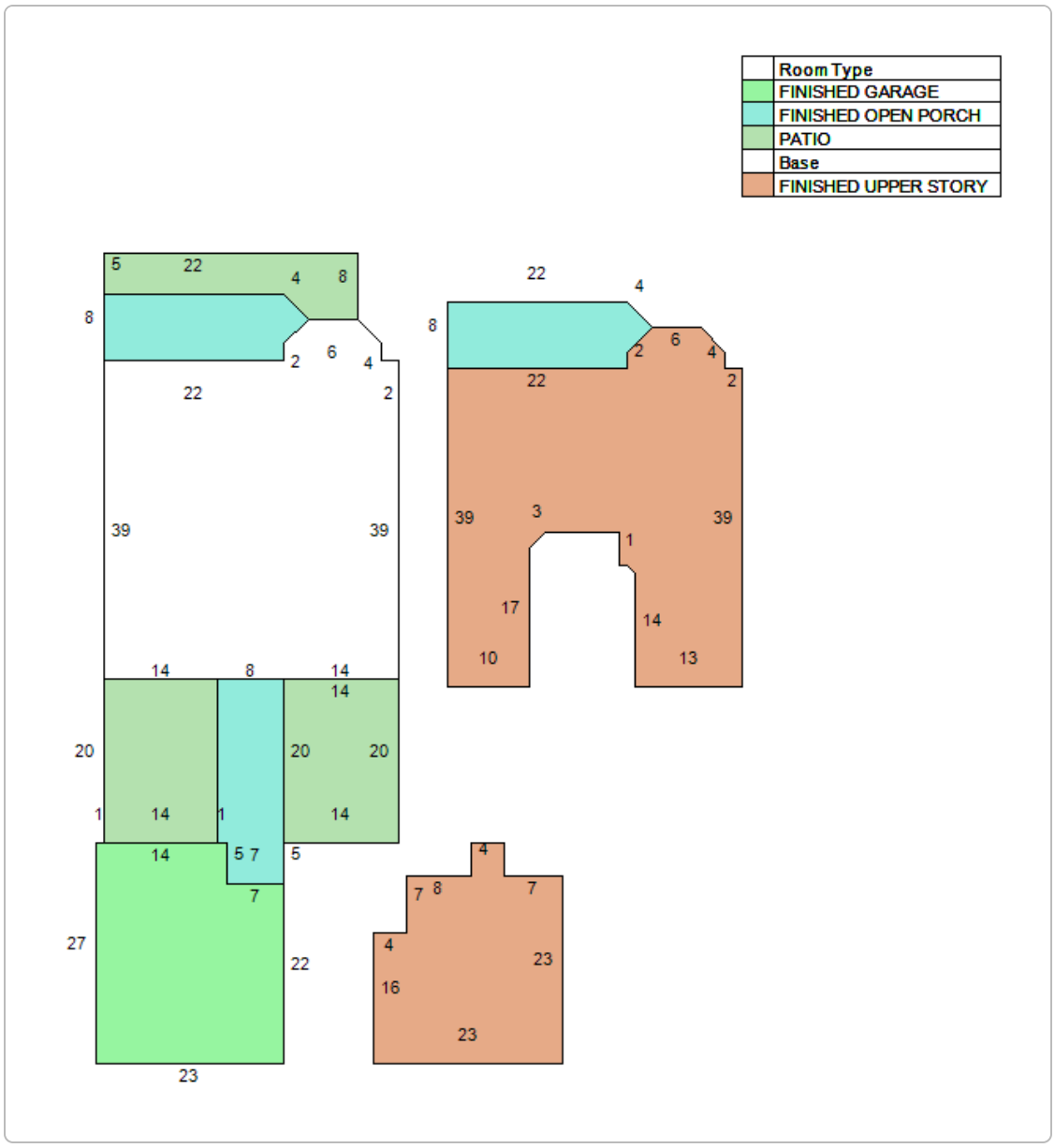
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$576,929	$70,999	$729,300	$0	$0	$1,377,228	$834,568	$592,660	$784,568
2023	$583,133	$35,163	$705,075	$0	$0	$1,323,371	$810,260	$563,111	$760,260
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

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	5.b.	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, five of which are significant for the construction of a single-family home.

The applicant last appeared before the Board on April 1, 2025. The PZB continued the application so that the applicant could investigate saving additional trees along the front of the property. The previous application included removing all six trees along the front of the property and the updated submittal is saving two additional trees.

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 nineteen (19) 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 proposing to keep two trees along the street which is consistent 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 applicant included an arborist report that lists the significant oak tree along the street as in poor health. Two trees that are now proposed to be retained are listed in good health by the arborist report.

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

   The applicant is proposing to remove trees in the footprint of the house or driveway or trees that are in poor condition as reported by the arborist report.

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 nineteen (19) trees, with three of them being significant cedar trees. Most of the trees retained are along the rear of the property with two additional trees listed as in good health by the arborist report proposed to be maintained along the

street. These trees are a seven (7) inch DBH Bay and a six (6) inch DBH oak. Retaining two trees along the front / street side of the property will 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. Three additional trees that are not significant are also proposed to be removed for a total of eight (8) 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 nineteen (19) trees, with three of them being significant cedar trees. Most of the trees retained are along the rear of the property with two additional trees listed as in good health by the arborist report proposed to be maintained along the street. Retaining two trees along the front / street side of the property will 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. The applicant is proposing to retain two additional trees along the street.

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~~		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~~		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**
			Cedar 9"	**7+ dbh**	**2**
			Cedar 8"	**7+ dbh**	**2**
			Cedar 4"	3+ dbh	1
			Cedar 4"	3+ dbh	1
			Cedar 4"	3+ dbh	1
			Pine 8"	7+ dbh	2
			Cedar 5"	3+ dbh	1
			Bay Tree 7”	7+ dbh	2
			Oak Tree 6”	3+ dbh	1
	Deficits	12.5		Retaining Credits	33
				Total Credits	**20.5**

Trees in blue reflect changes since previous submittal.
Trees in Bold are significant trees.

New construction is required to mitigate tree removal with a positive number of tree credits for the site per Sec. 25-53(d)(4). This application proposes removing eight (8) trees at a deficit of 12.5 and retaining nineteen (19) trees for 33 credits giving a positive number of 20.5 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 one significant tree at Spring Street / PID 108880-0221.

Attachments

1. Site Maps & Photos
2. Second Submittal
3. St. Johns County Property Appraiser Report
4. Application
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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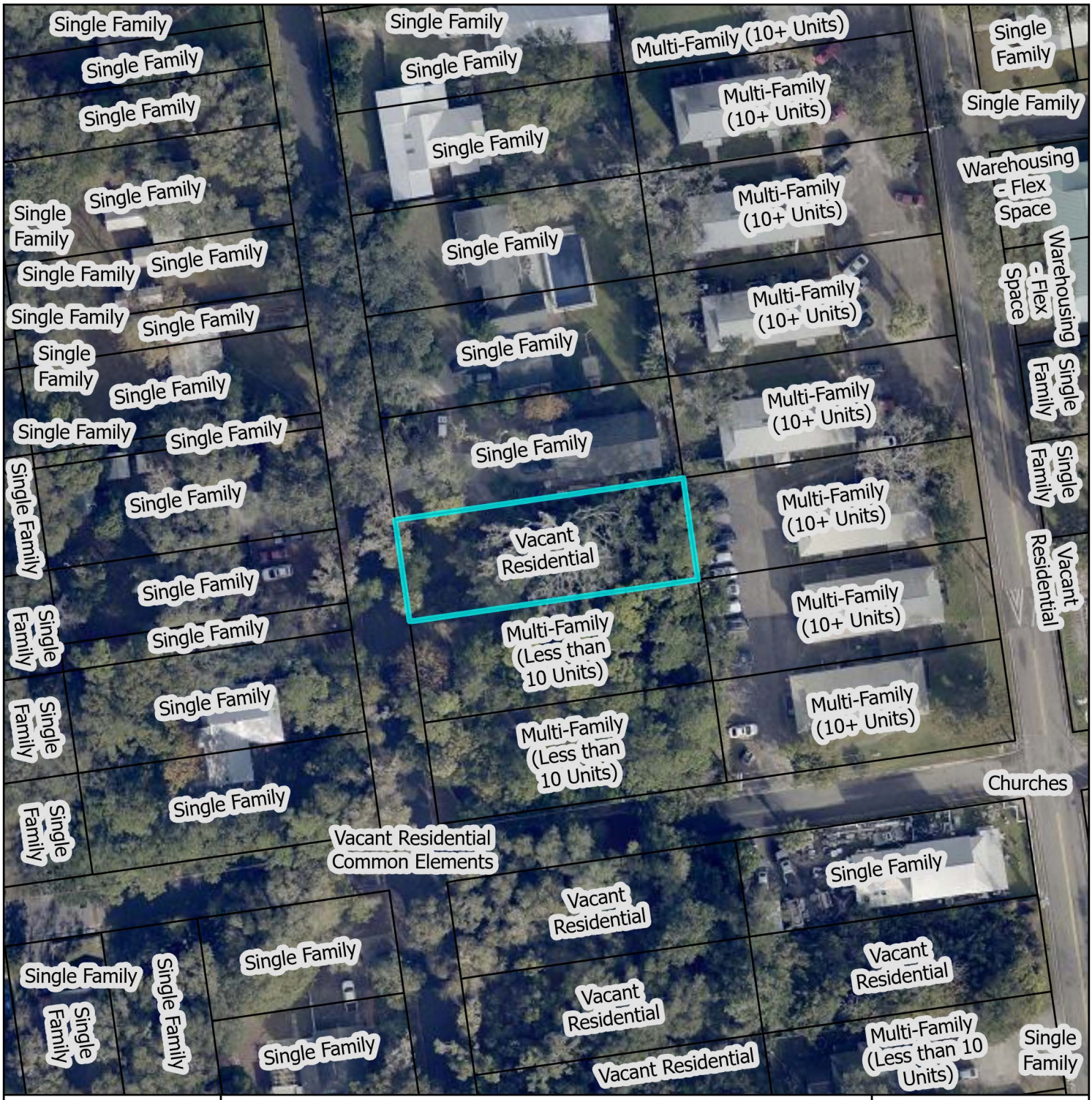
2025

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

2025

N

0 0.01 0.01 Miles

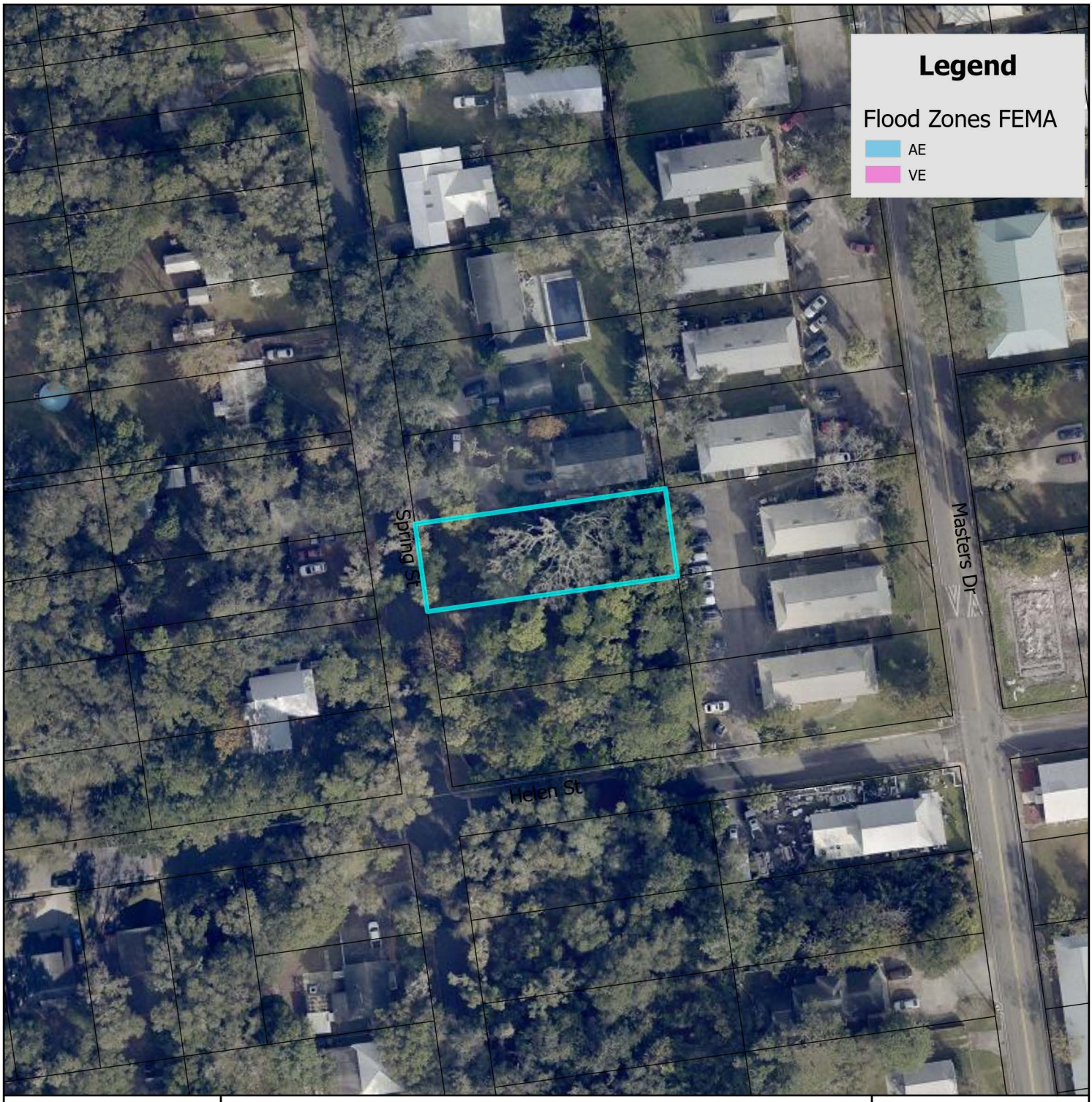
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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

DISCLAIMER
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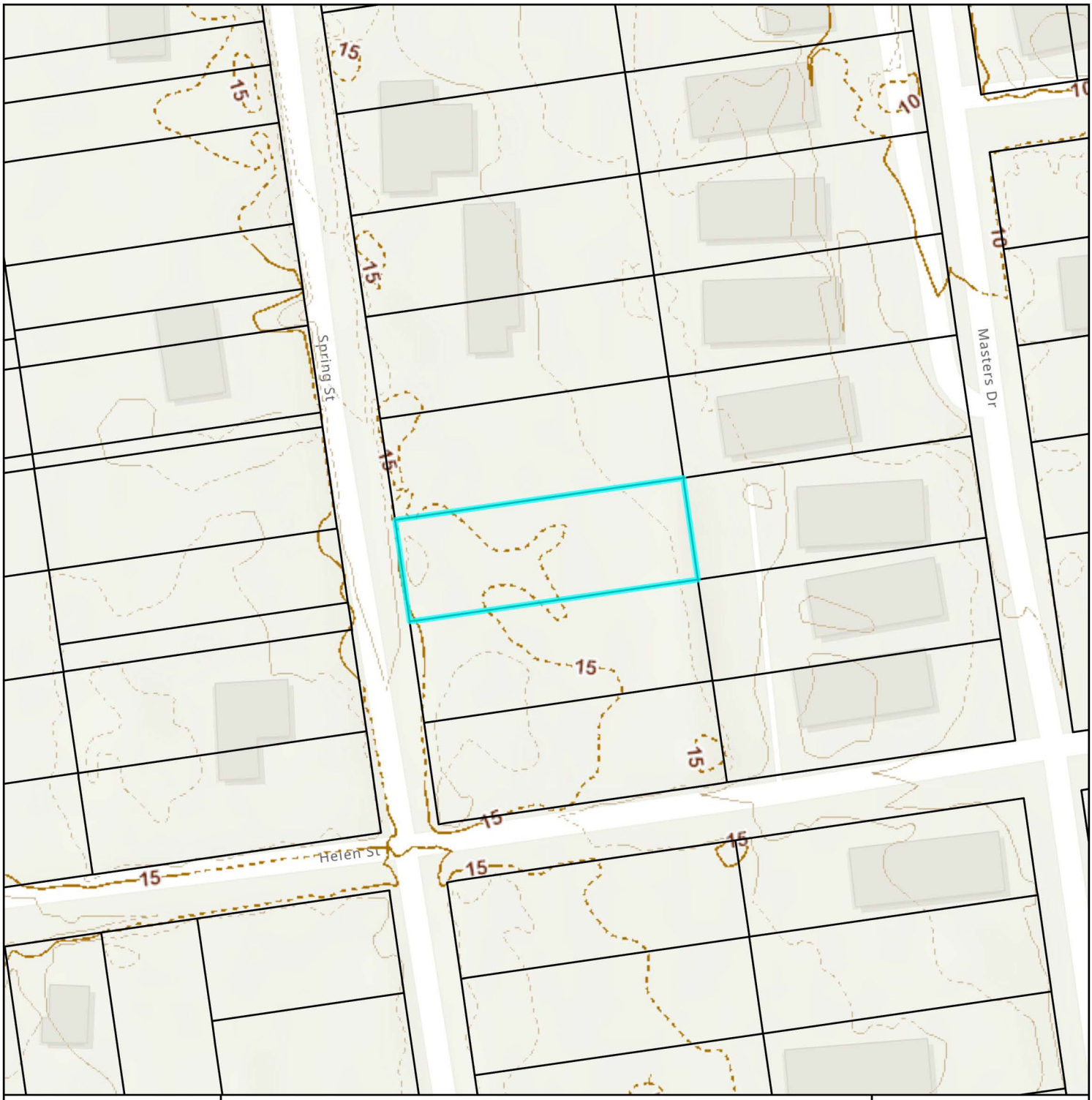
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

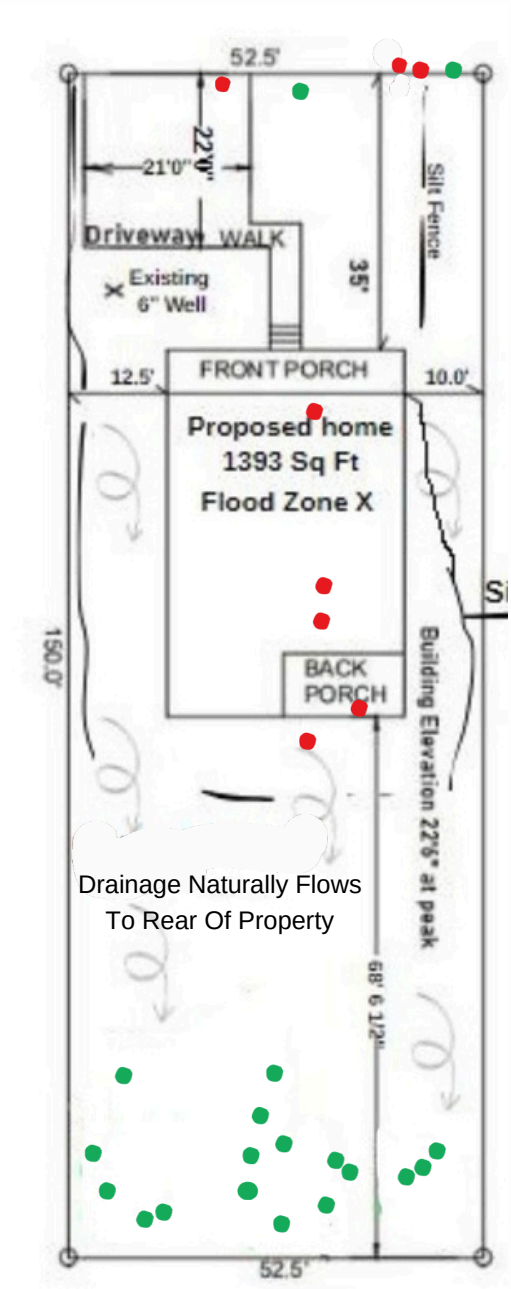
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Second
Submittal

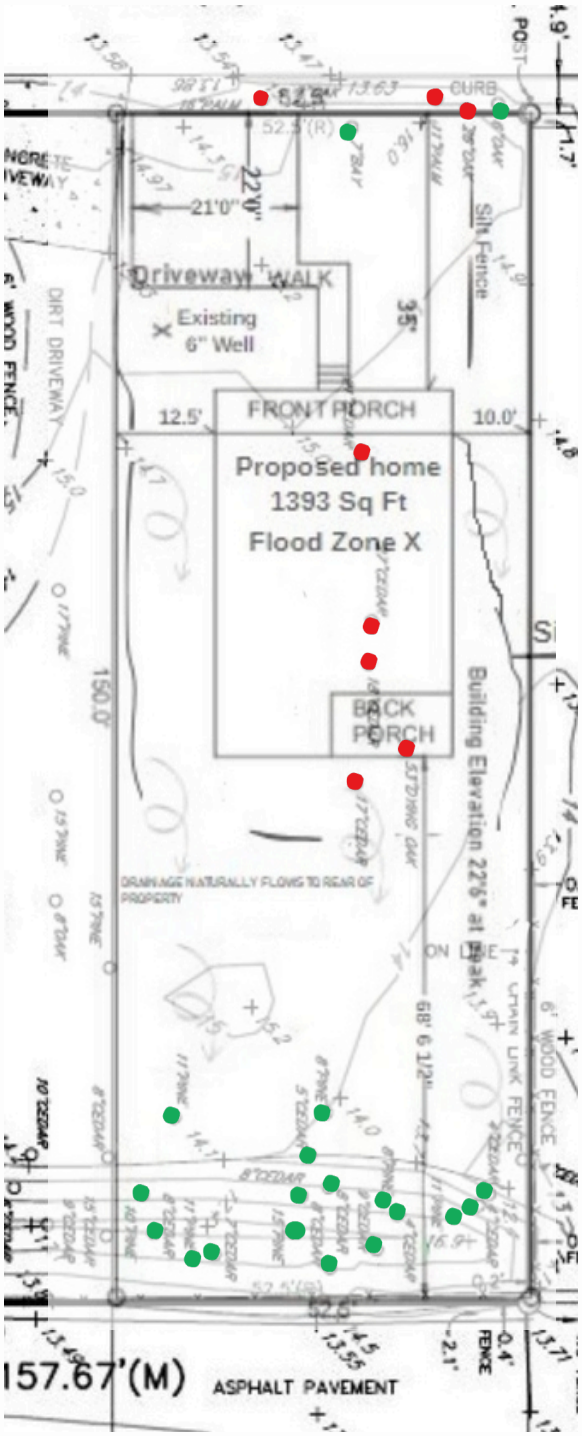
TREES TO BE KEPT
ARE MARKED GREEN

TREES TO BE
REMOVED ARE
MARKED RED



TREES TO BE KEPT ARE MARKED GREEN

TREES TO BE REMOVED ARE MARKED RED



























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:
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 Mishoe 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 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.

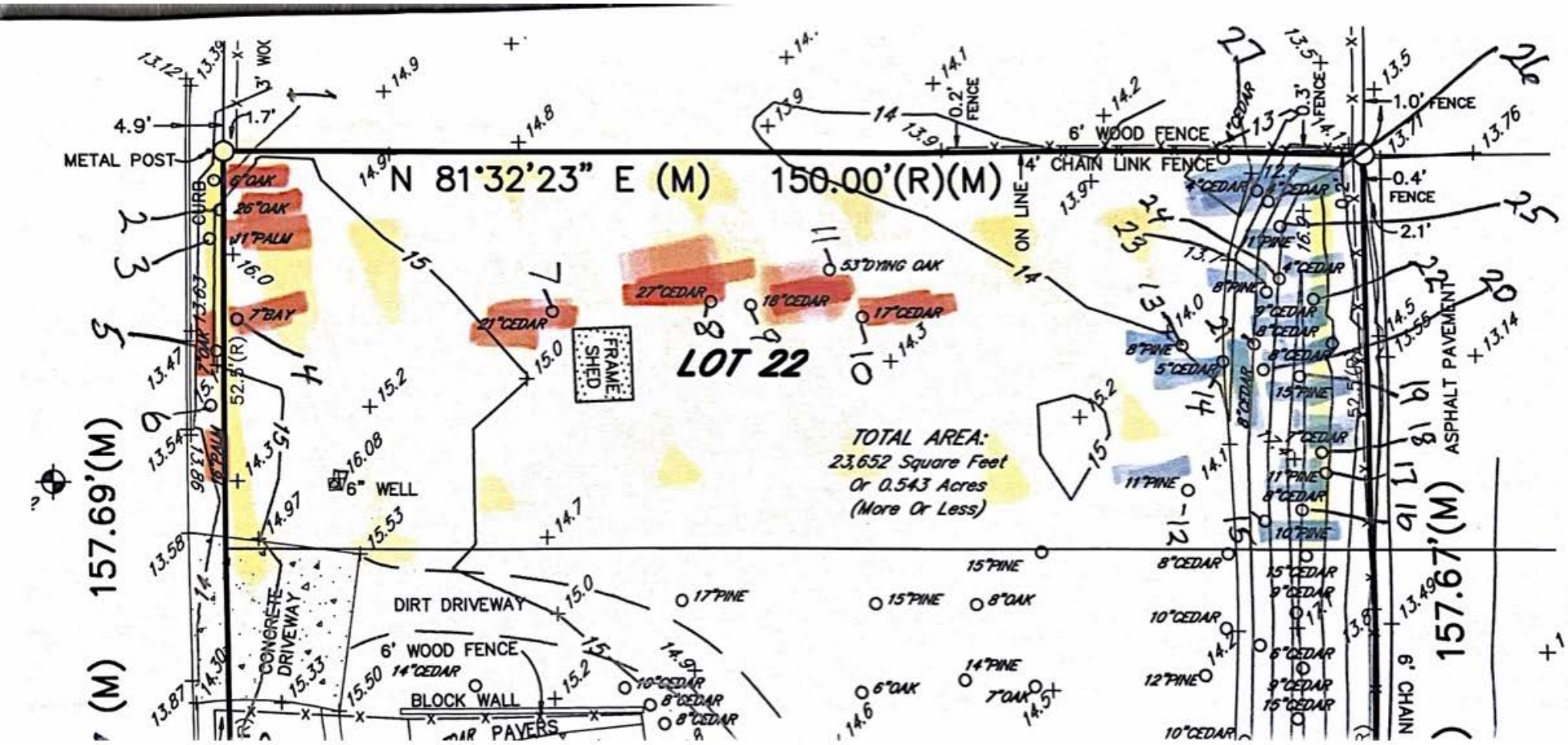
BOARD-CERTIFIED MASTER ARBORIST ISA

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			

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)
LOT 22
TOTAL AREA:
23,652 Square Feet
Or 0.543 Acres
(More Or Less)
157.69'(M)
157.67'(M)
METAL POST
CURB
6' WOOD FENCE
4' CHAIN LINK FENCE
ON LINE
0.2' FENCE
0.4' FENCE
1.0' FENCE
2.1'
ASPHALT PAVEMENT
6' CHAIN
FRAME SHED
6" WELL
DIRT DRIVEWAY
CONCRETE DRIVEWAY
BLOCK WALL
PAVERS
53"DYING OAK
27"CEDAR
21"CEDAR
18"CEDAR
17"CEDAR
26"OAK
11"PALM
7"BAY
6"OAK
17"PINE
15"PINE
8"OAK
14"CEDAR
10"CEDAR
8"CEDAR
14"PINE
7"OAK
6"OAK
12"PINE
11"PINE
10"PINE
9"CEDAR
5"CEDAR
4"CEDAR
1"PINE

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2024	5.c.	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.

The applicant last appeared before the Board on April 1, 2025. The PZB continued the application so that the applicant could provide:

- 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.

The applicant has provided additional information.

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,	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
	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 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,	

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
	community health, quality of life, aesthetics, and energy conservation.	The removal of significant tree canopy is inconsistent with Objective 2.6.
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 course.

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 some portion of the lot drains to the wetlands at the rear of the property and is part of the Robinson Creek watershed. The submitted grading plan depicts the elevation between 6 and 7 feet with the lowest area in the center of the lot. The applicant proposes to drain the lot toward Hybiscus Ave.

(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 (7) trees on the property. The application also included a tree plan showing 15 trees on the site with the footprint of the house and fill overlayed. The applicant also included a tree mitigation table depicting 11 trees to be removed and 4 trees to be retained for a total of 15 trees. The updated tree survey included five (5) additional trees that were outside of the lot boundaries and within the right-of-way of Prado St. The applicant did not include an updated arborist report.

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 previously provided an arborist report for seven (7) trees on the property. The newest submittal includes a tree plan showing 15 trees on the site with the footprint of the house and fill overlayed. The new submittal also included a tree mitigation table depicting 11 trees to be removed and 4 trees to be retained for a total of 15 trees. The updated tree survey included five (5) additional trees that were outside of the lot boundaries and within the right-of-way of Prado St. The applicant did not include an updated arborist report.

(*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 did not provide an updated arborist report. The previous submittal includes an arborist report for seven (7) trees with identifying numbers that do not align with the tree table and tree plan. It is not possible to discern the health of the trees.

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

   The applicant provided a tree plan with the house footprint and limits of fill overlayed on the tree locations. It appears most of the trees removed are in the location of the homesite or limits of fill.

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 (1) significant tree, a 15-inch Water Oak.

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 applicant previously provided an arborist report for seven (7) trees on the property. The newest submittal includes a tree plan showing 15 trees on the site with the footprint of the house and fill overlayed. The new submittal also included a tree mitigation table depicting 11 trees to be removed and 4 trees to be retained for a total of 15 trees. The updated tree survey included five (5) additional trees that were outside of the lot boundaries and within the right-of-way of Prado St. The applicant did not include an updated arborist report. It appears the majority of the trees proposed to be removed are within the limits of fill and proposed footprint of the home.

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. The applicant is proposing to remove 11 trees at 9 deficits and retain four trees for 12 credits for a total number of 3 positive tree credits. **The application appears to be consistent with Chapter 25.**

Trees Removed			**Trees Retained**		
Type (dbh)	**Size Range**	**Deficit**	**Type (dbh)**	**Size Range**	**Credit**
8" Sugar Berry	7+ dbh	1	15" Cabbage Palm	12+ dbh	3
11" Laurel Oak	7+ dbh	1	16" Cabbage Palm	12+ dbh	3
12" Cabbage Palm	12+ dbh	1.5	10" Cabbage Palm	7+ dbh	2
6" Laurel Oak	3+ dbh	0.5	22" Slash Pine	20+ dbh	4
6" Sugar Berry	3+ dbh	0.5			0
6" Laurel Oak	3+ dbh	0.5			0
6" Laurel Oak	3+ dbh	0.5			0
15" Water Oak	**12+ dbh**	**1.5**			0
6" Cabbage Palm	3+ dbh	0.5			0
10" Codom. Sugar Berry	7+ dbh	1			**0**
6" Laurel Oak	3+ dbh	0.5			**0**
	Deficits	-9		Retaining Credits	12
				Total Credits	**3**

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 the 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.

The applicant provided an updated tree plan with the location of the trees, dbh, species, whether to be retained or removed with the building footprint and limits of fill overlayed. The tree survey and tree mitigation table were updated with accurate and consistent information. The applicant did not provide an updated 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.

Attachments

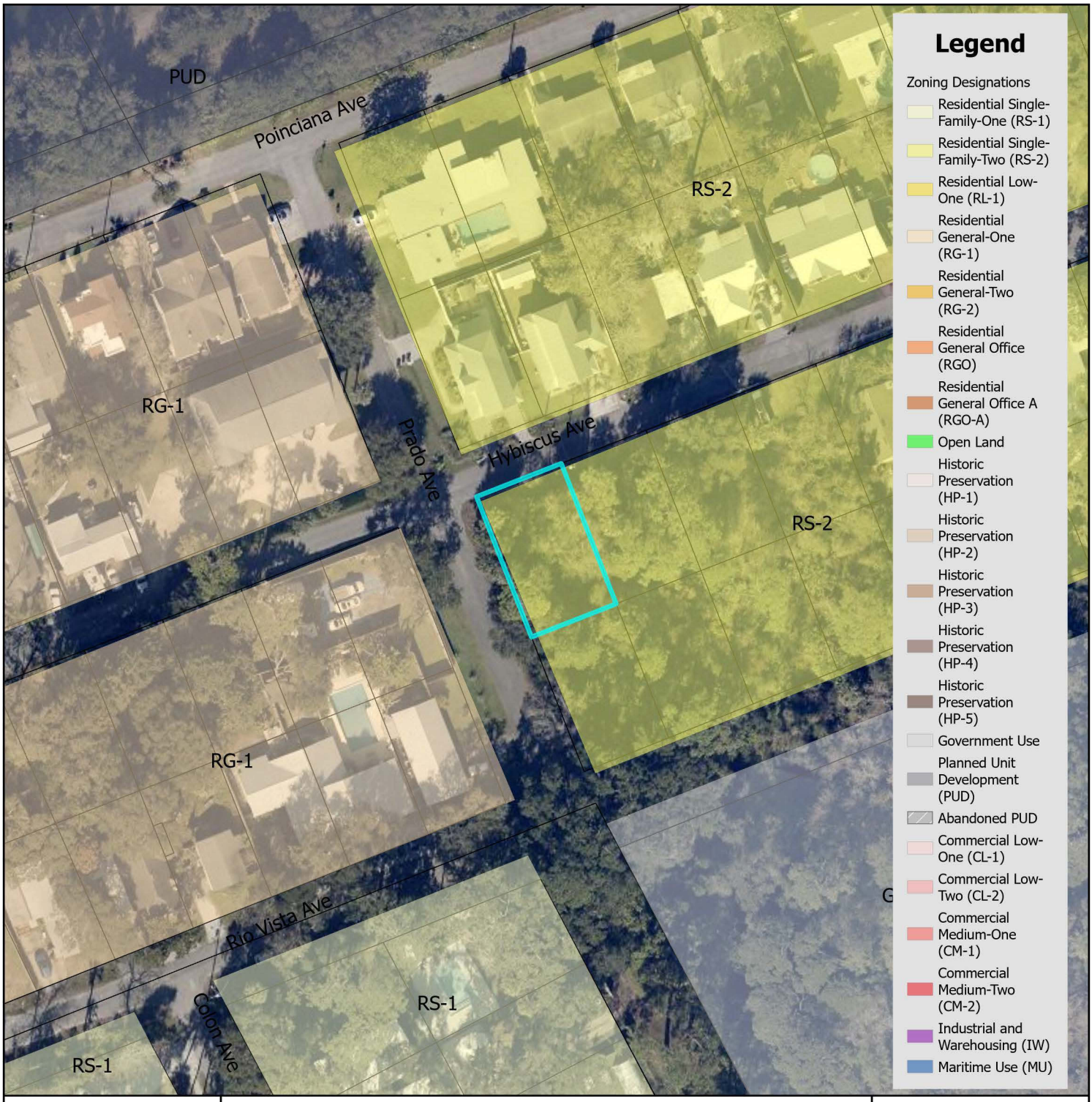
1. Site Maps and Photos
2. Second Submittal
3. St. Johns County Property Appraiser Report
4. Application
5. DEP Permit

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Zoning Map

N

0 0.17 0.35 Miles

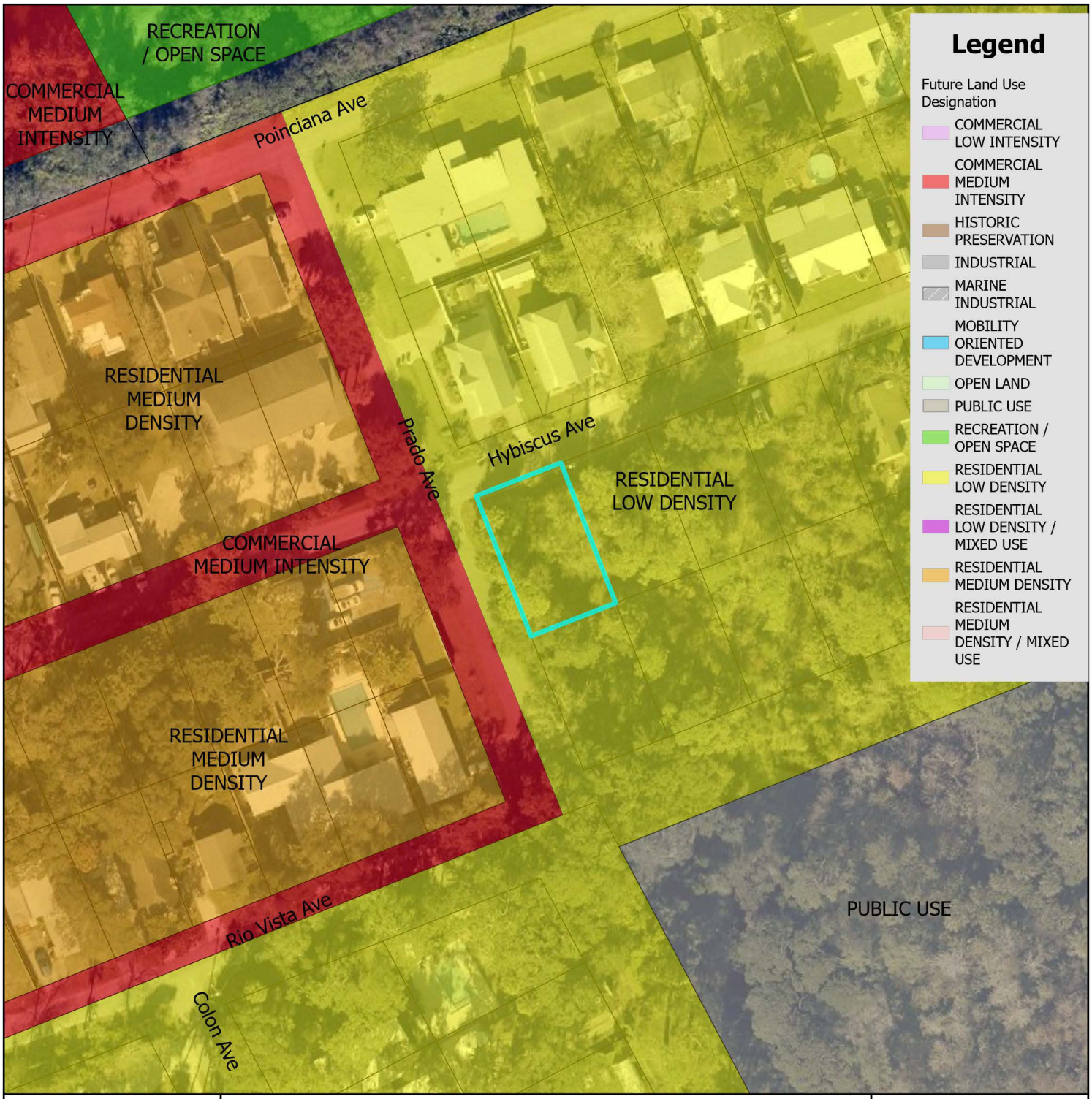
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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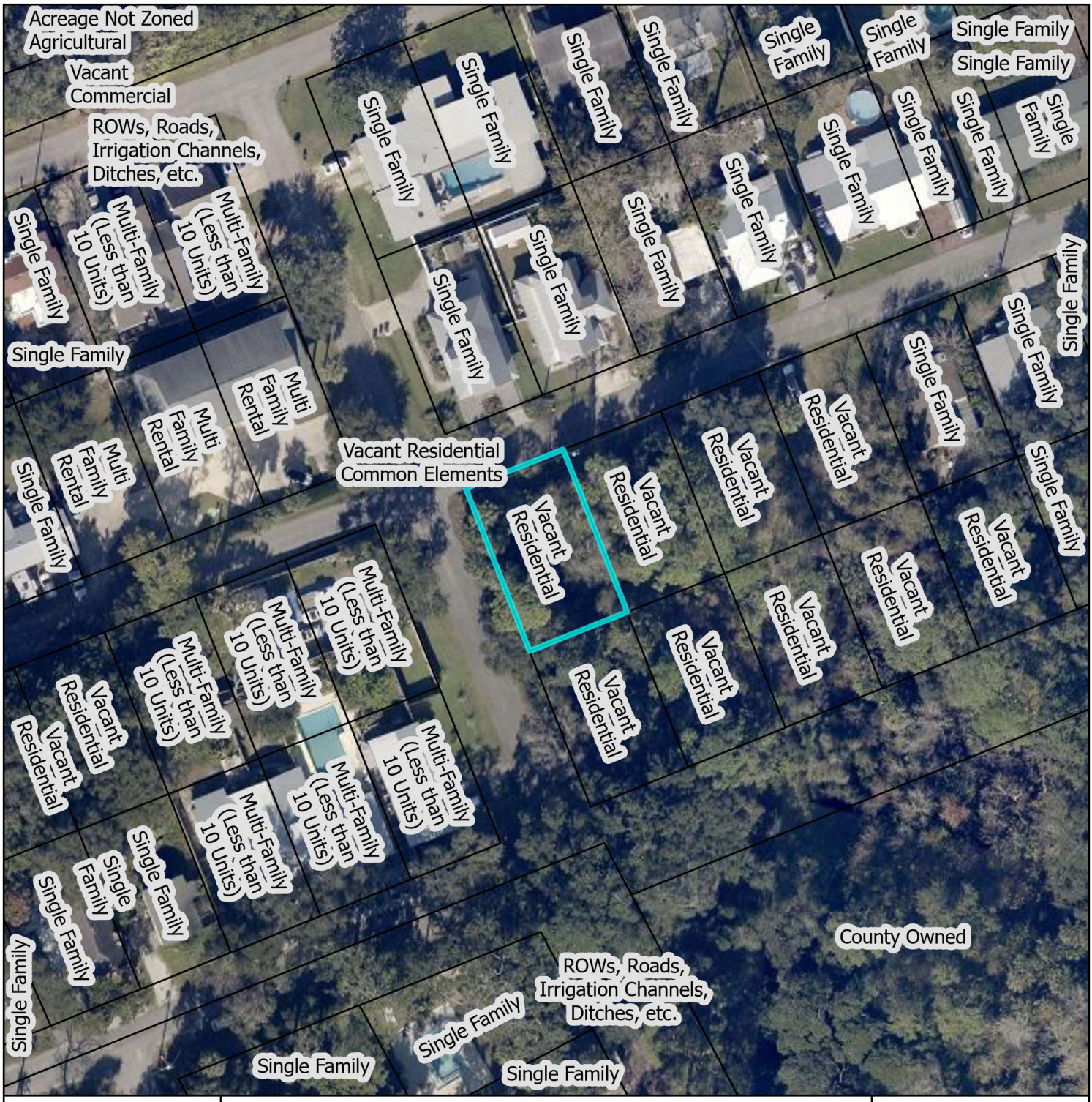

St. Johns County Property Appraiser
Use Classification Map

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 149870-0221



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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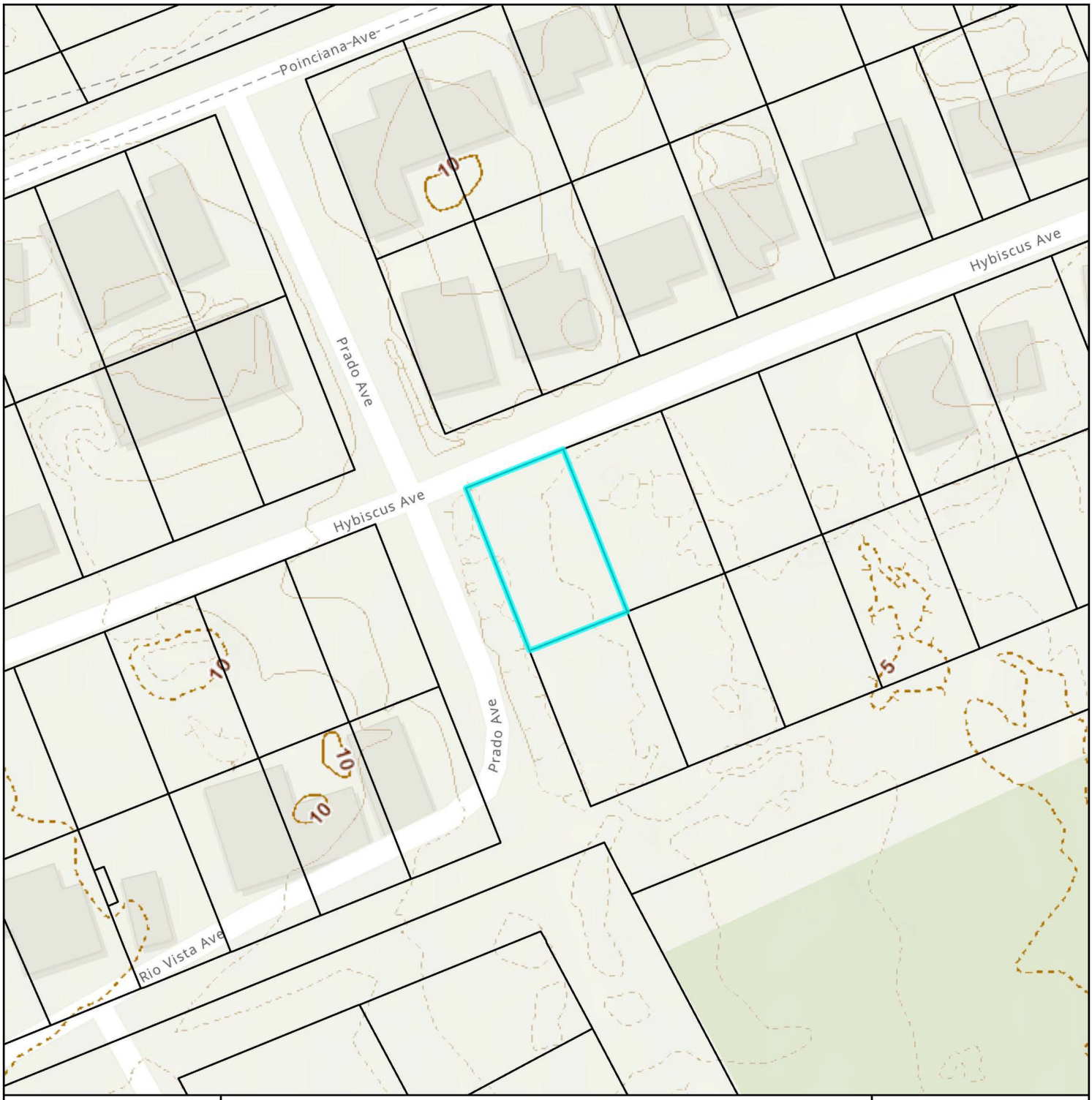
2025

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 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

Second Submittal

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

SURVEYOR'S NOTES:

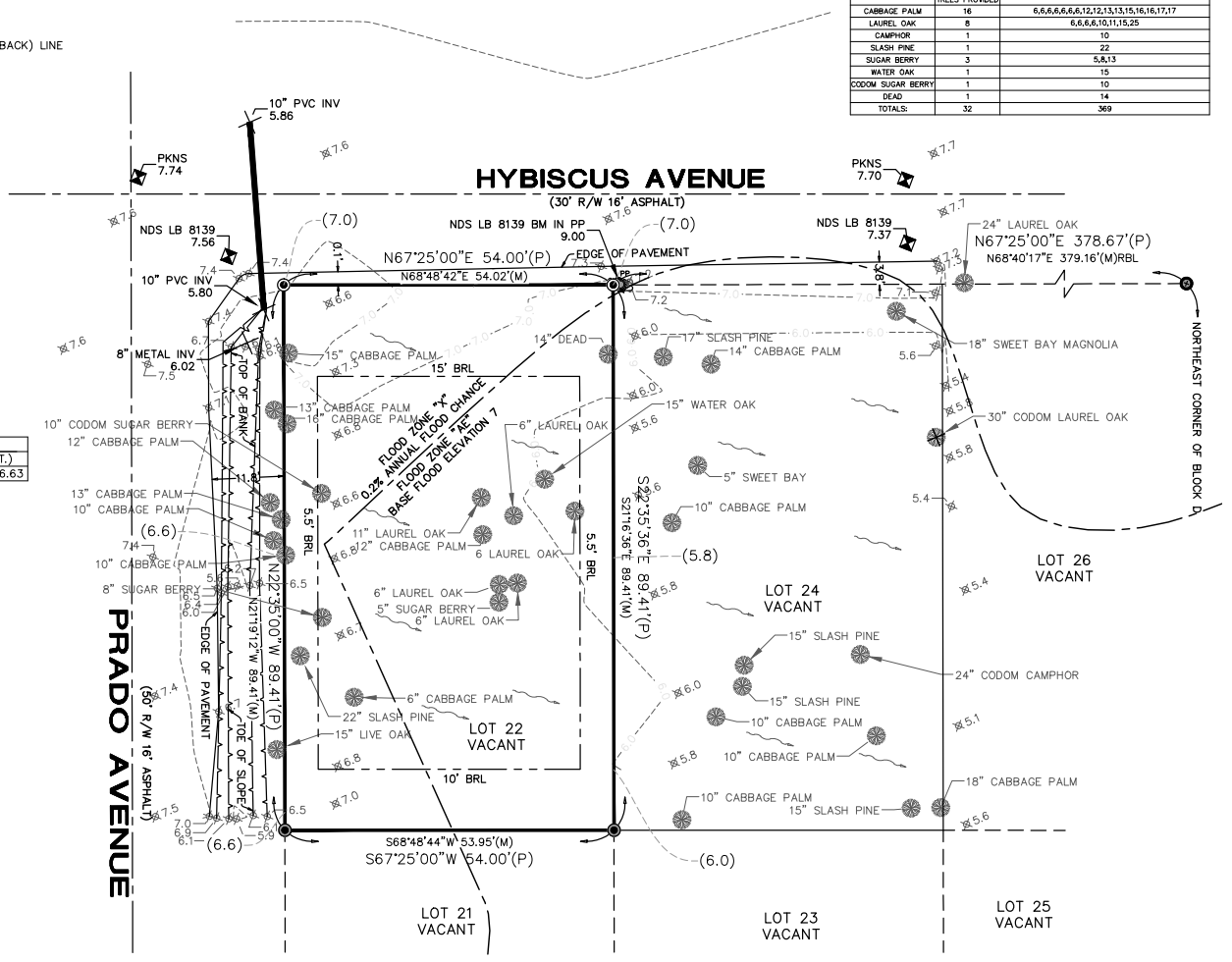
1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents 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'.
18. REVISION: TREES REVISED PER ARBORIST REPORT- 04/22/25

ZONING INFORMATION
RS-2 FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 15'
- SIDE 5.5'
- REAR 10'

LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	4826.63

GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.

TREE TABLE		
COMMON NAME	NUMBER OF TREES PROVIDED	CALIPER INCHES
CABBAGE PALM	16	6,6,6,6,6,6,6,12,12,13,15,15,16,16,17,17
LAUREL OAK	8	6,6,6,6,10,11,15,25
CAMPHOR	1	10
SLASH PINE	1	22
SUGAR BERRY	3	5,8,13
WATER OAK	1	15
CODOM SUGAR BERRY	1	10
DEAD	1	14
TOTALS:	32	369



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

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

LOT 22, 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

© Copyright
Do not copy or reproduce without permission.

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

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.

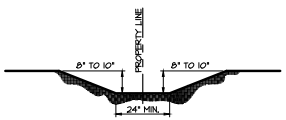
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

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.



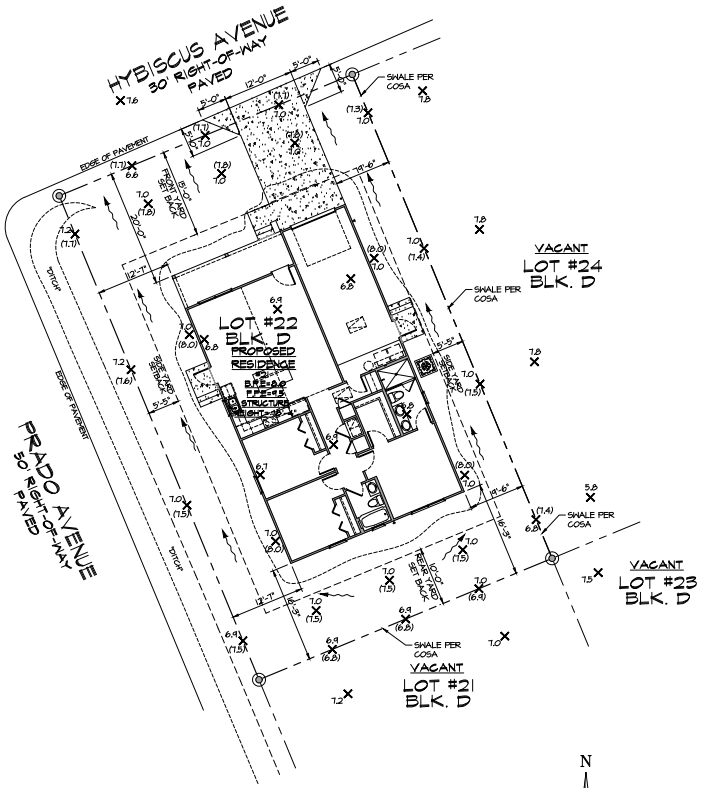
SWALE CROSS SECTION
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

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.

MAP SHOWING SURVEY OF
LOT 22, BLOCK D, FORT MOOSA GARDENS,
ACCORDING TO THE MAP BOOK 4, PAGE 34, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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.

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).



SITE GRADING PLAN
SCALE: 1" = 10'-0" SQ. FT. = 4,856.09 ACREAGE = 0.111

TOPO LEGEND:
X 0.0 EXISTING TOPO ELEV.
X (0.0) PROPOSED TOPO ELEV.

LOT 22
S.F. = 4,856.09
ACREAGE = 0.111
BUILDING FOOTPRINT S.F. = 1,696
LOT COVERAGE = 34.92%
MAXIMUM HEIGHT 30'-0"

PROJECT & ZONING INFO

PROJECT ADDRESS:
21 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 164870 0221
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:
21 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		164 SF
ACCESS EASEMENTS		-0- SF
WALKWAYS/STOOPS		58 SF
POOLS & DECKS		-0- SF
OTHER (PATIOS, PORCHES, ETC.)		-0- SF
EQUIPMENT PADS		9 SF
BUILDING LOT COVERAGE		34.92%
TOTAL IMPERVIOUS SURFACE		1,947 SF
IMPERVIOUS SURFACE RATIO =		40.09%
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"

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 = 40.09% ..... 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

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.

FINAL PERMIT, April 24 2025

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED IN THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ROBERT ZUZU DESIGN AND WERE CREATED FOR USE IN THE CONSTRUCTION OF ONLY ONE BUILDING. THE PURCHASER OF THESE PLANS BY PURCHASING THESE PLANS DOES NOT SHIFT THE PURCHASER TO CONSTRUCT MORE THAN ONE BUILDING.

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
21 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

PROJECT LOCATION:
LOT 22, BLOCK D, FORT MOOSA GARDENS SUBDIVISION
21 HYBISCUS AVENUE
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

SCALE FACTOR:	120
DESIGNER:	RZ
DRAFTER:	-
TYPE - DATE	
PROJECT #	24-121
DATE: April 24 2025	
SHEET #	A1.b
OF	7

REVISIONS:

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.

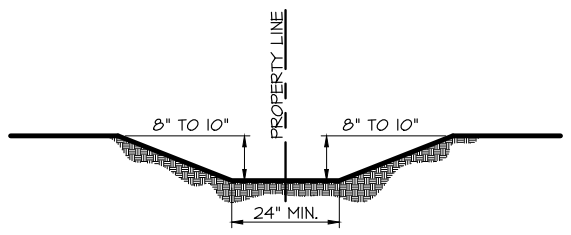
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

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

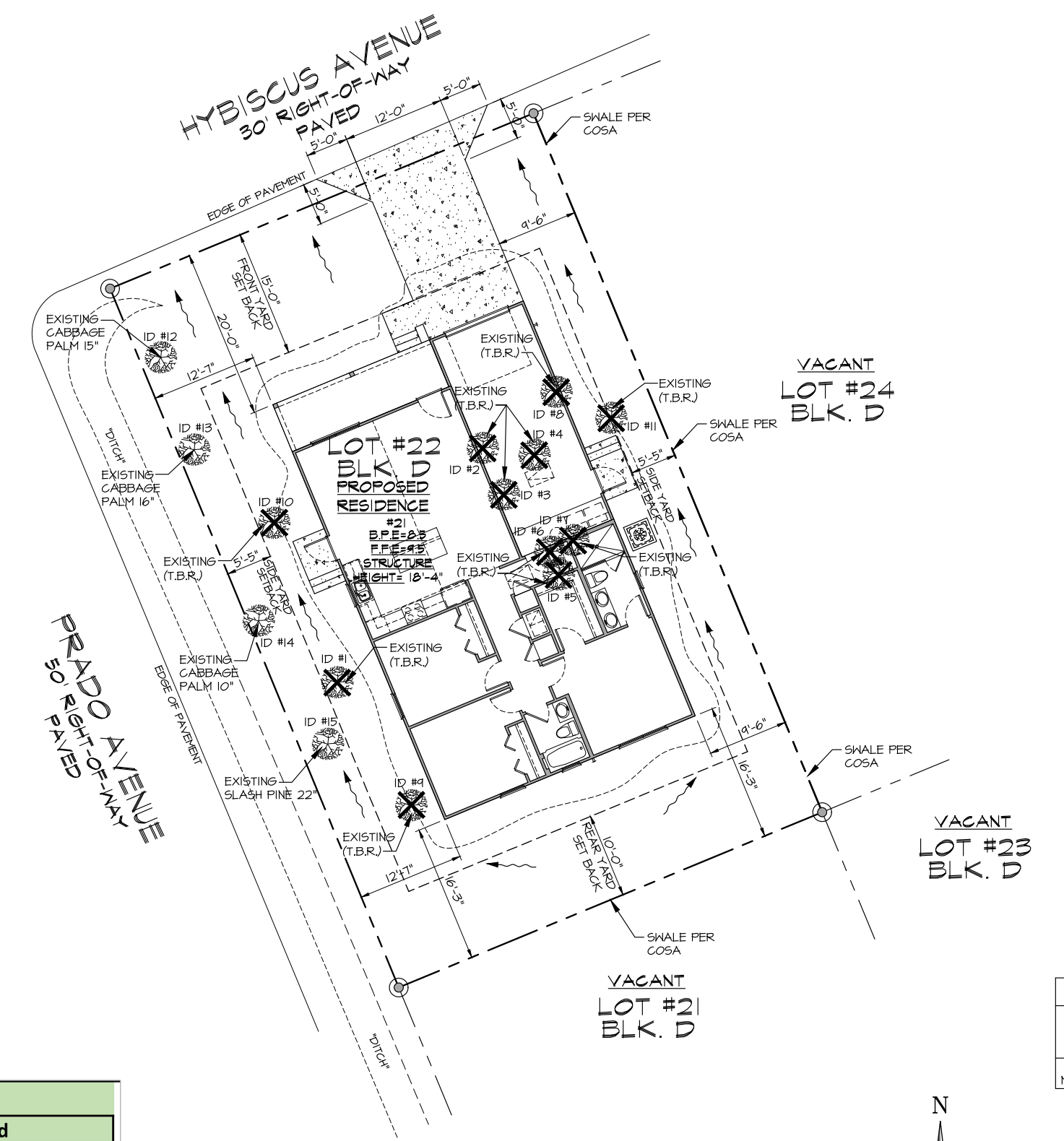
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

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.

MAP SHOWING SURVEY OF

LOT 22, BLOCK D, FORT MOOSA GARDENS, ACCORDING TO THE MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

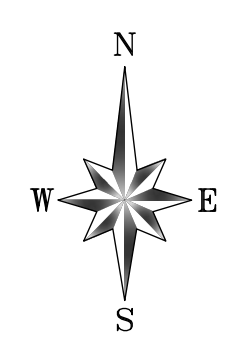
STORM WATER NOTE:
GUTTERS AND DOWNSPOUTS WILL UTILIZED TO REDIRECT STORMWATER TOWARDS PALMETTO AVE, INGRAM STREET AND SALT RUN COURT AWAY FROM THE PROPERTY TO THE NORTH, WHICH IS THE ONLY NEIGHBORING PROPERTY.



SITE TREE MITIGATION PLAN

SCALE: 1" = 10'-0"

SQ. FT. = 4,856.09
ACREAGE = 0.111



TREE LEGEND:

EXISTING TO REMAIN	EXISTING (T.B.R.) TO BE REMOVED

ALL TREES LABELED WITH (ID #1, ETC.) - REFER TO TREE MITIGATION TABLE SHOWN AT THE BOTTOM LEFT OF THIS SHEET

Tree Mitigation

Trees Removed				Trees Retained				Trees Planted			
ID#	Type (dbh)	Size Range	Deficit	ID#	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
1	8" Sugar Berry	7+ dbh	1	12	15" Cabbage Palm	12+ dbh	3				0
2	11" Laurel Oak	7+ dbh	1	13	16" Cabbage Palm	12+ dbh	3				0
3	12" Cabbage Palm	7+ dbh	1	14	10" Cabbage Palm	7+ dbh	2				0
4	6" Laurel Oak	3+ dbh	0.5	15	22" Slash Pine	20+ dbh	4				0
5	5" Sugar Berry	3+ dbh	0.5				0				0
6	6" Laurel Oak	3+ dbh	0.5				0				0
7	6" Laurel Oak	3+ dbh	0.5				0				0
8	15" Water Oak	12+ dbh	1.5				0				0
9	6" Cabbage Palm	3+ dbh	0.5				0				0
10	10" Codom Sugar Berry	7+ dbh	1				0				0
11	6" Laurel Oak	3+ dbh	0.5				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
		Deficits	8.5			Retaining Credits	12			Planting Credits	0

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 = 40.09% .... COMPLIES

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) 797-9967
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).

PROJECT & ZONING INFO

PROJECT ADDRESS:
21 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 149870 0221
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:
21 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		9 SF
BUILDING LOT COVERAGE		34.92%
TOTAL IMPERVIOUS SURFACE		1,947 SF
IMPERVIOUS SURFACE RATIO =		40.09
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)	43'-8"

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.FCD@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
21 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

PROJECT LOCATION:
LOT 22, BLOCK D, FORT MOOSA GARDENS SUBDIVISION
21 HYBISCUS AVENUE
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

SCALE FACTOR: 120
DESIGNER: RZ
DRAFTER: -
REVISIONS:
TYPE - DATE

PROJECT # 24-121
DATE: April 24 2025
SHEET# A1.a
OF 7

FINAL PERMIT, April 24 2025

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

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:

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: Keran 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: keranwang22@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
   - ☐ Exception
   - ☐ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
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:

Owner's Name: Mei Hua He Owner's Signature: Meihua He

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 — Lifang He
Signature of Owner

Mei Hua He — Li Fang He
Print Name of Owner

904-808-5132
Telephone Number

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

Rev 022117

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

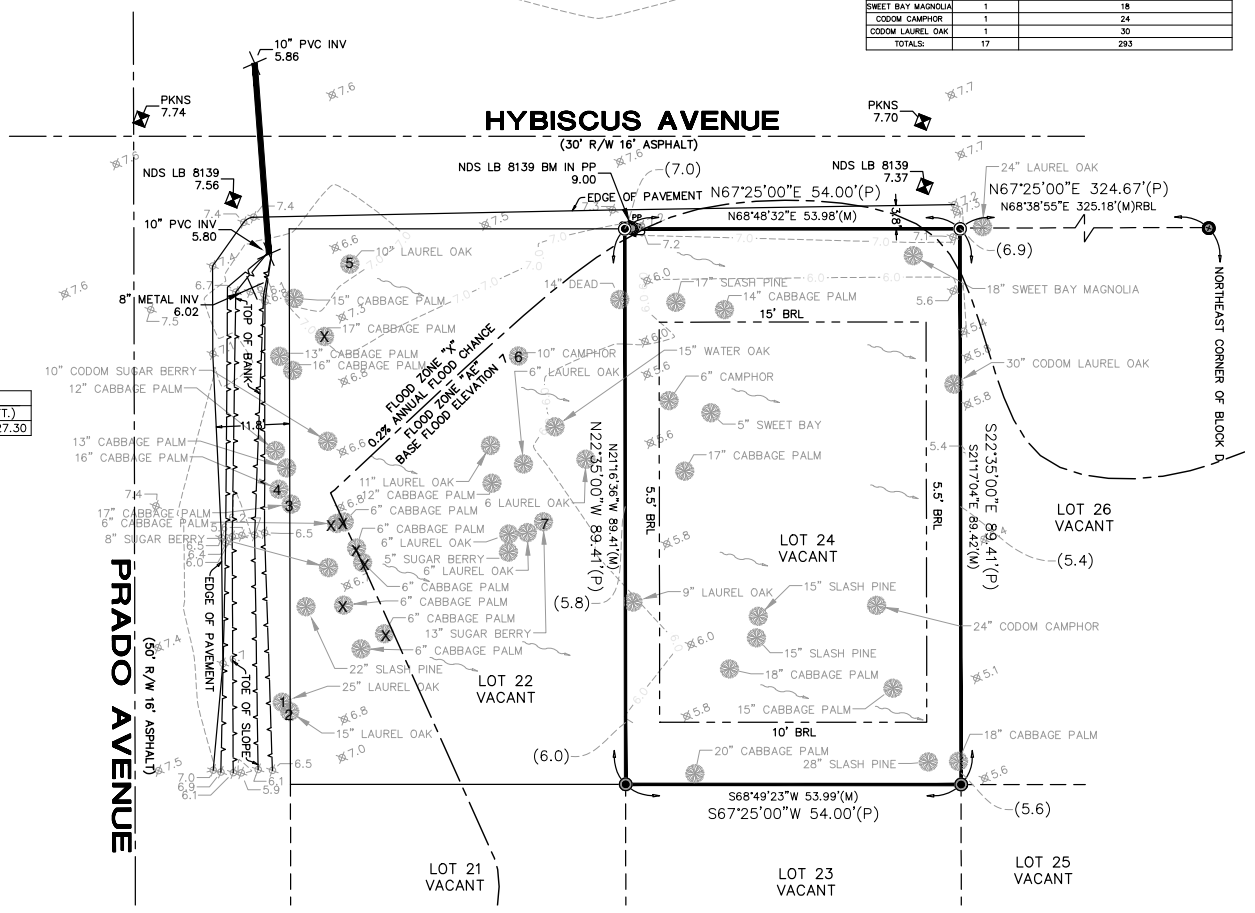
SURVEYOR'S NOTES:

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 SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND CONFORMS TO THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND FURTHER THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION.

BRANDON D. SHUGART LICENSE NUMBER 7009 Brandon D. Shugart STATE OF Florida Professional Surveyor and Mapper LICENSE No. 7009 PROFESSIONAL SURVEYOR & MAPPER

Signature Date

Brandon D Shugart, PSM 7009 Digitally signed by Brandon D Shugart, PSM 7009 DN: c=US, o=IME Civil and Surveying, LLC, cn=Brandon D Shugart, PSM 7009, email=surveying@imecivil.com Date: 2025.01.02 15:56:05 -05'00'

This item has been electronically signed and sealed by Brandon D. Shugart, PSM 7009 on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies. email=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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Do not copy or reproduce without permission.

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 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.

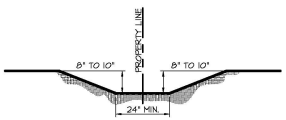
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

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.



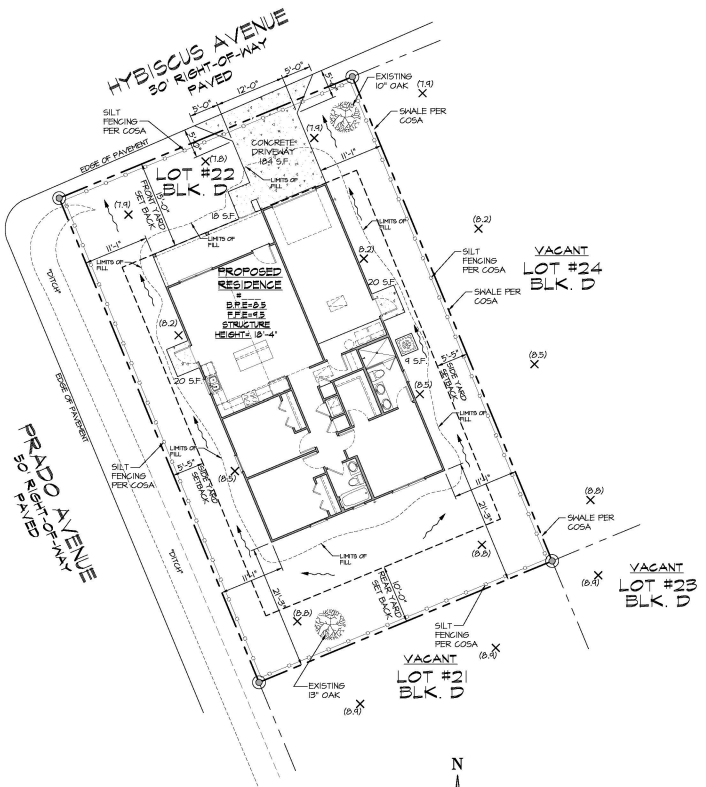
SWALE CROSS SECTION
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

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.

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.

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.



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) 797-9967
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 # 168970 0221
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		9 SF
BUILDING LOT COVERAGE		34.92%
TOTAL IMPERVIOUS SURFACE		1,947 SF
IMPERVIOUS SURFACE RATIO =		40.09
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)	43'-8"

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ROBERT ZUZU / DESIGN
Design/Drafting
Email: RobertZJCD@gmail.com
Telephone : (904) 669-5976

K. NAN CONSTRUCTION
STATE LIC #: CBC1249954
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:	1:20
DESIGNER:	RZ
DRAFTER:	-
DATE:	September 19 2024
SHEET#	A1

REVISIONS: TYPE - DATE

05 7

FINAL PERMIT, September 19 2024

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.

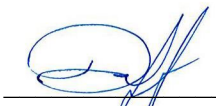
FLAWAC Review

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

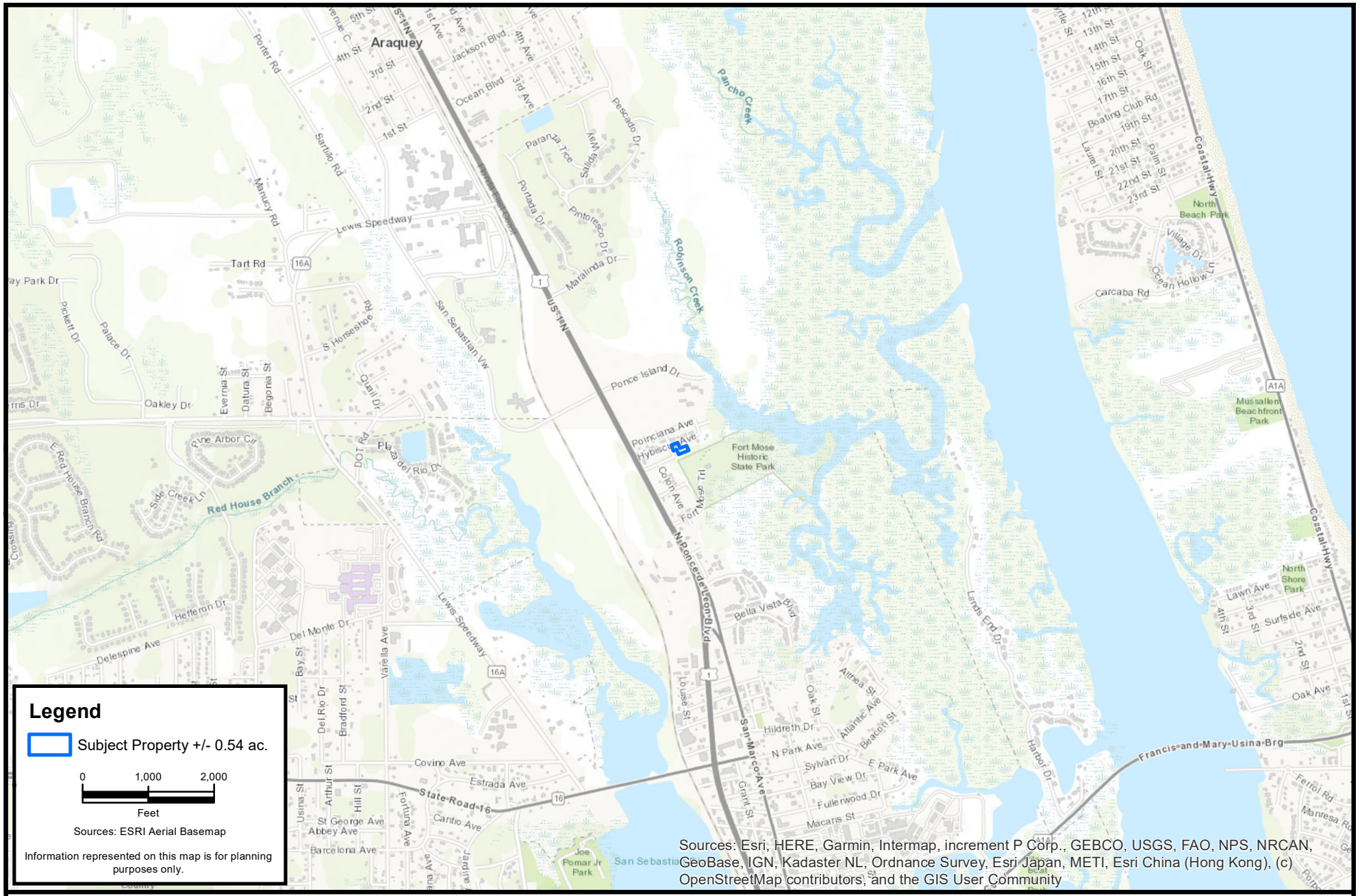
The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on July 8, 2024, to the above listed persons.

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

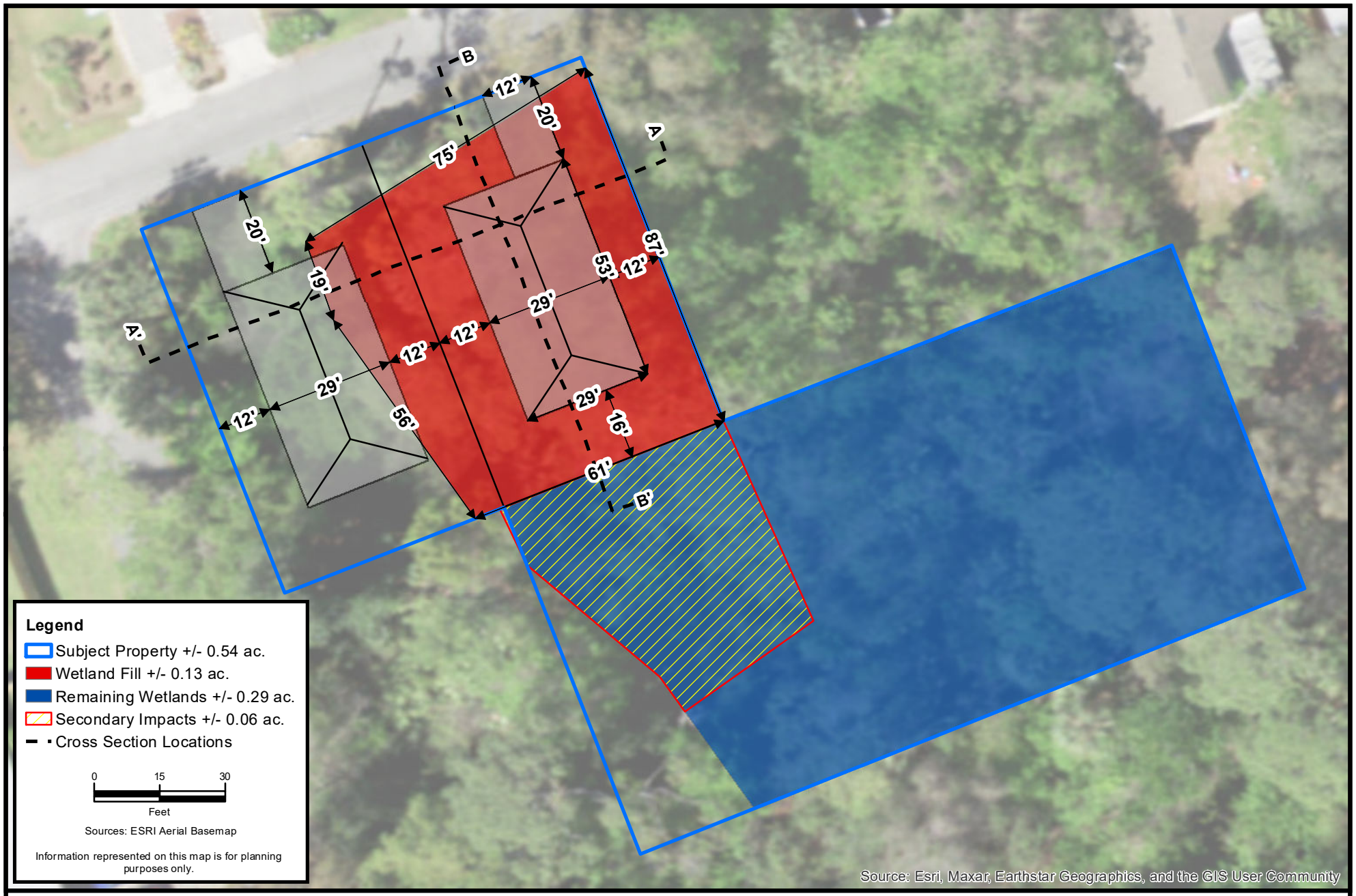


CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

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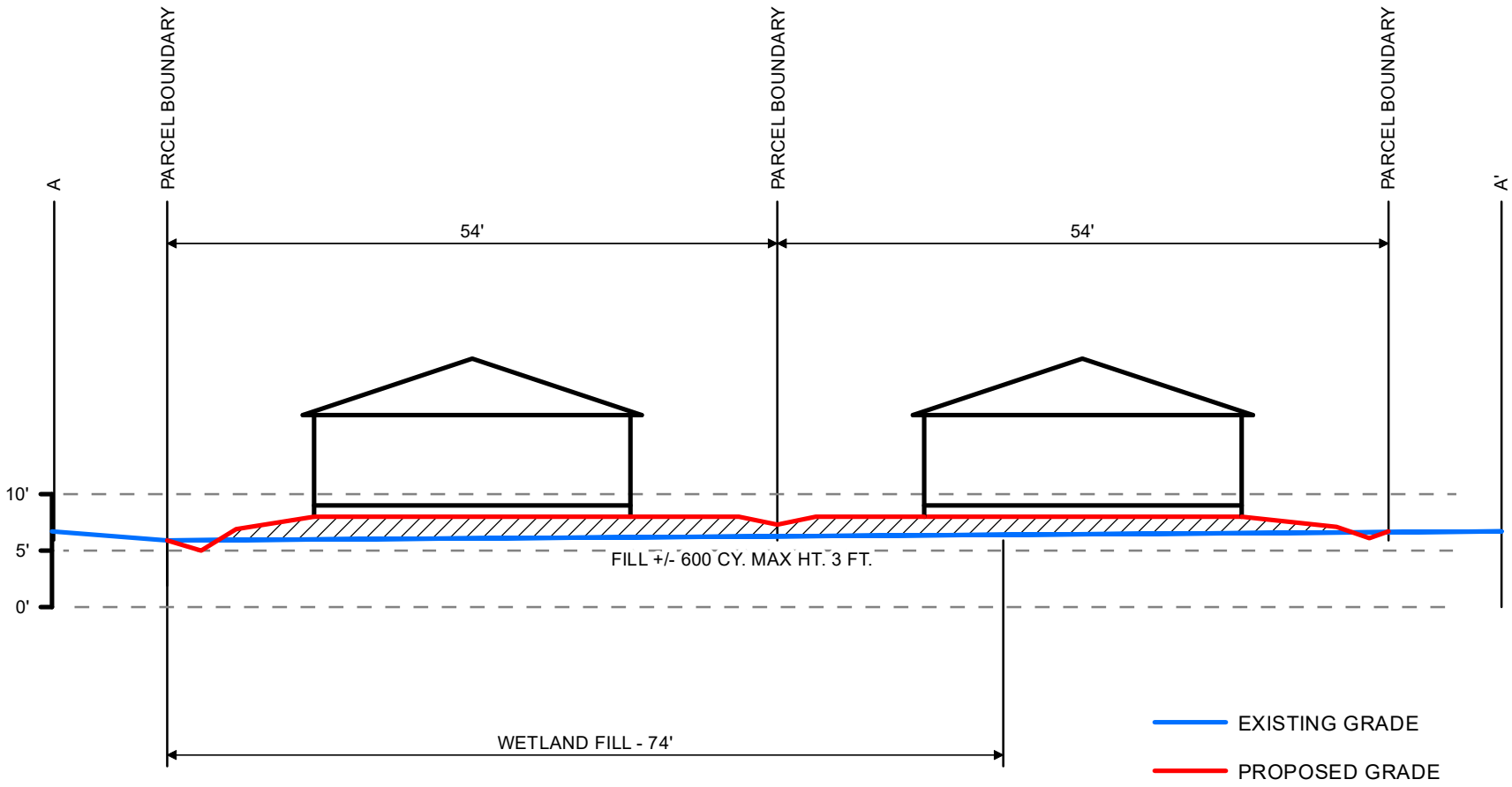
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **5**



CARTER ENVIRONMENTAL SERVICES, INC.

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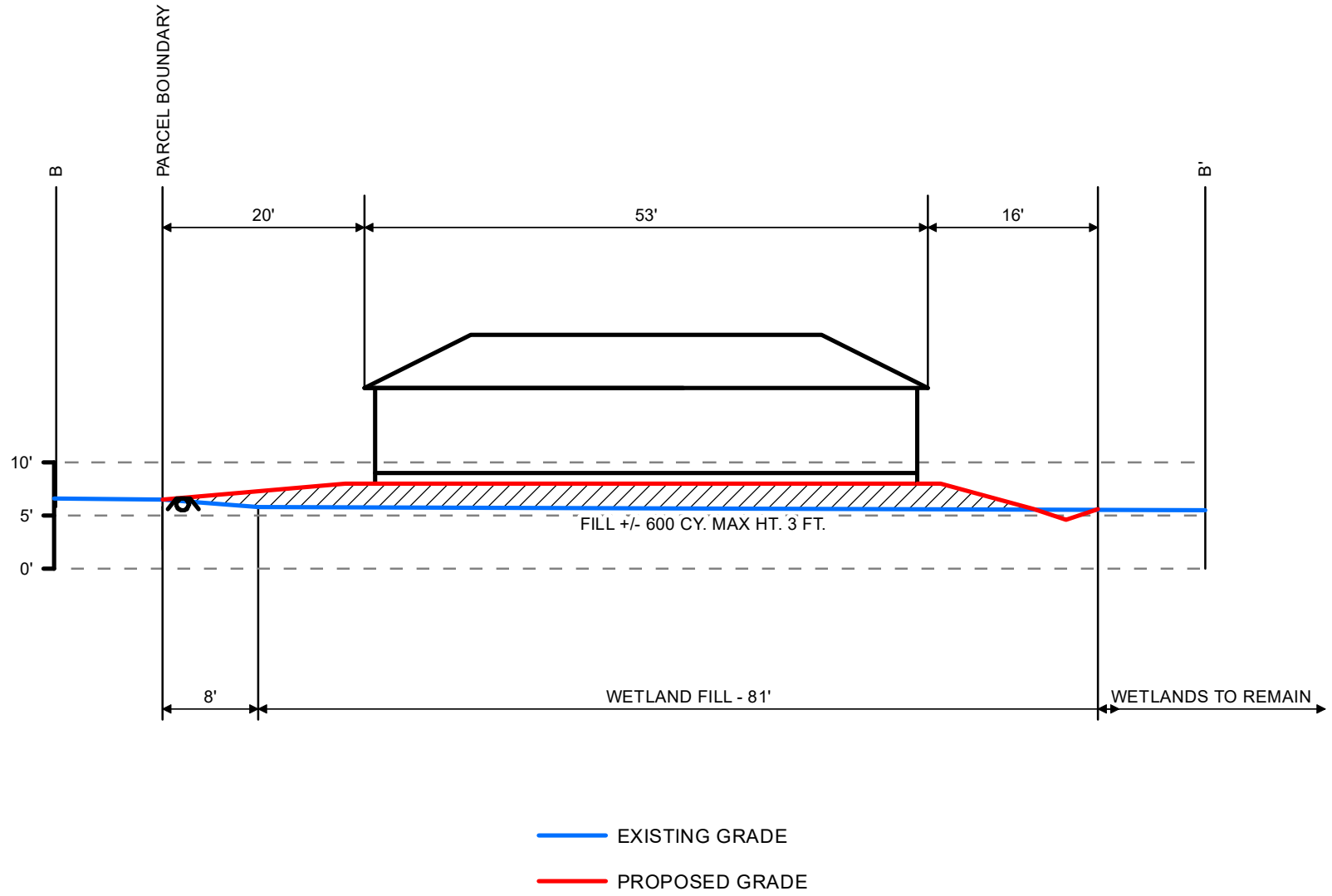
www.carterenv.com

Cross-Section A - A'

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **9A**



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	5.d.	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.

The applicant last appeared before the Board on April 1, 2025. The PZB continued the application so that the applicant could provide:

- 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.

The applicant has provided additional information.

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;	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

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
	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 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.	SJRWMD to mitigate wetland impacts.
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	

Conservation and Coastal Management	Goal, Policy, or Objective	Staff Analysis
	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.
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 some portion of the lot drains to the wetlands at the rear of the property and is part of the Robinson Creek watershed. The submitted grading plan depicts the elevation between 6 and 7 feet with the lowest area in the center of the lot. The applicant proposes to drain the lot toward Hybiscus Ave.

(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 previously provided an arborist report for eight trees on the property. In response to the Board's request the applicant provided an updated tree plan. The tree plan shows 16 trees on the site with the footprint of the house and fill overlayed. The applicant is proposing to remove 10 trees and retain 6. The applicant did not include an updated arborist report.

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 previously provided an arborist report for eight (8) trees on the property. In response to the Board's request the applicant provided an updated tree plan. The tree plan shows 16 trees on the site with the footprint of the house and fill overlayed. The applicant is proposing to remove 10 trees and retain 6. The applicant did not include an updated arborist report.

(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 did not provide an updated arborist report. The previous submittal includes an arborist report for eight (8) trees with identifying numbers that do not align with the tree table and tree plan. It is not possible to discern the health of the trees.

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

   The applicant provided a tree plan with the house footprint and limits of fill overlayed on the tree locations. It appears most of the tree removed are in the location of the homesite or limits of fill.

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 (1) 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 newest submittal includes a tree plan showing 16 trees on the site with the footprint of the house and fill overlayed. The new submittal also included a tree mitigation table depicting 10 trees to be removed and 6 trees to be retained. It appears the majority of the trees proposed to be removed are within the limits of fill and proposed footprint of the home.

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 10 trees giving a deficit of -9 and retain 6 trees giving 17 credits for a total positive credit of 8. 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	10" Cabbage Palm	7+ dbh	2
10" Cabbage Palm	7+ dbh	1	**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	15" Slash Pine	12+ dbh	3
10" Cabbage Palm	7+ dbh	1	14" Cabbage Palm	12+ dbh	3
10" Cabbage Palm	7+ dbh	1			
24" Codom. Camphor					
30" Codom. Laurel Oak (Unhealthy)	**20+ dbh**	**2**			
6" Laurel Oak (Unhealthy)	3+ dbh	.5			
	Deficits	-9		Retaining Credits	17
				Total Credits	**8**

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.

The applicant provided an updated tree plan with the location of the trees, dbh, species, whether to be retained or removed with the building footprint and limits of fill overlayed. The tree survey and tree mitigation table were updated with accurate and consistent information. The applicant did not provide an updated 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 23 Hybiscus Avenue / PID 149870-0240.

Attachments

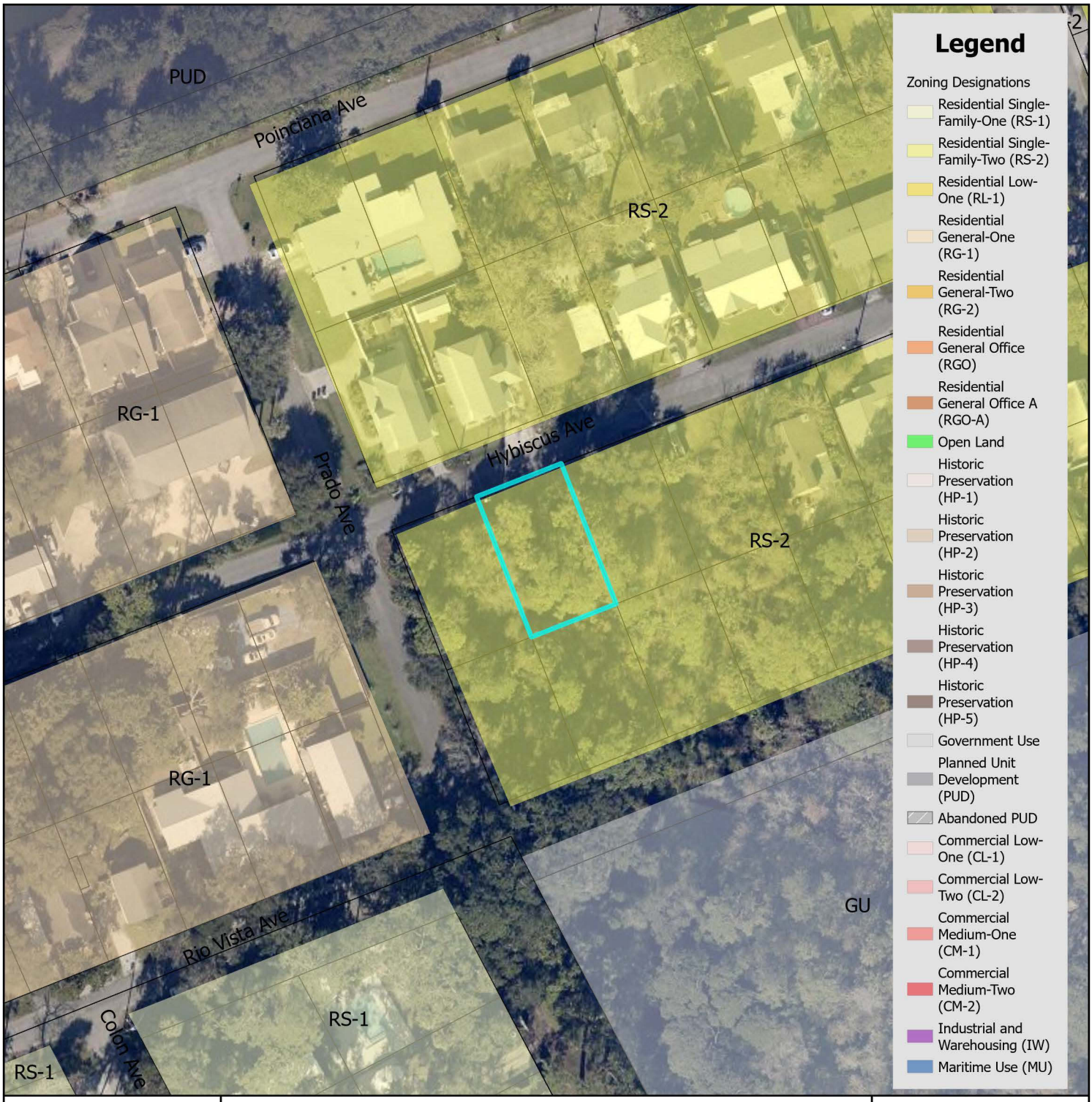
1. Site Maps and Photos
2. Second Submittal
3. St. Johns County Property Appraiser Report
4. Application
5. DEP Permit

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.

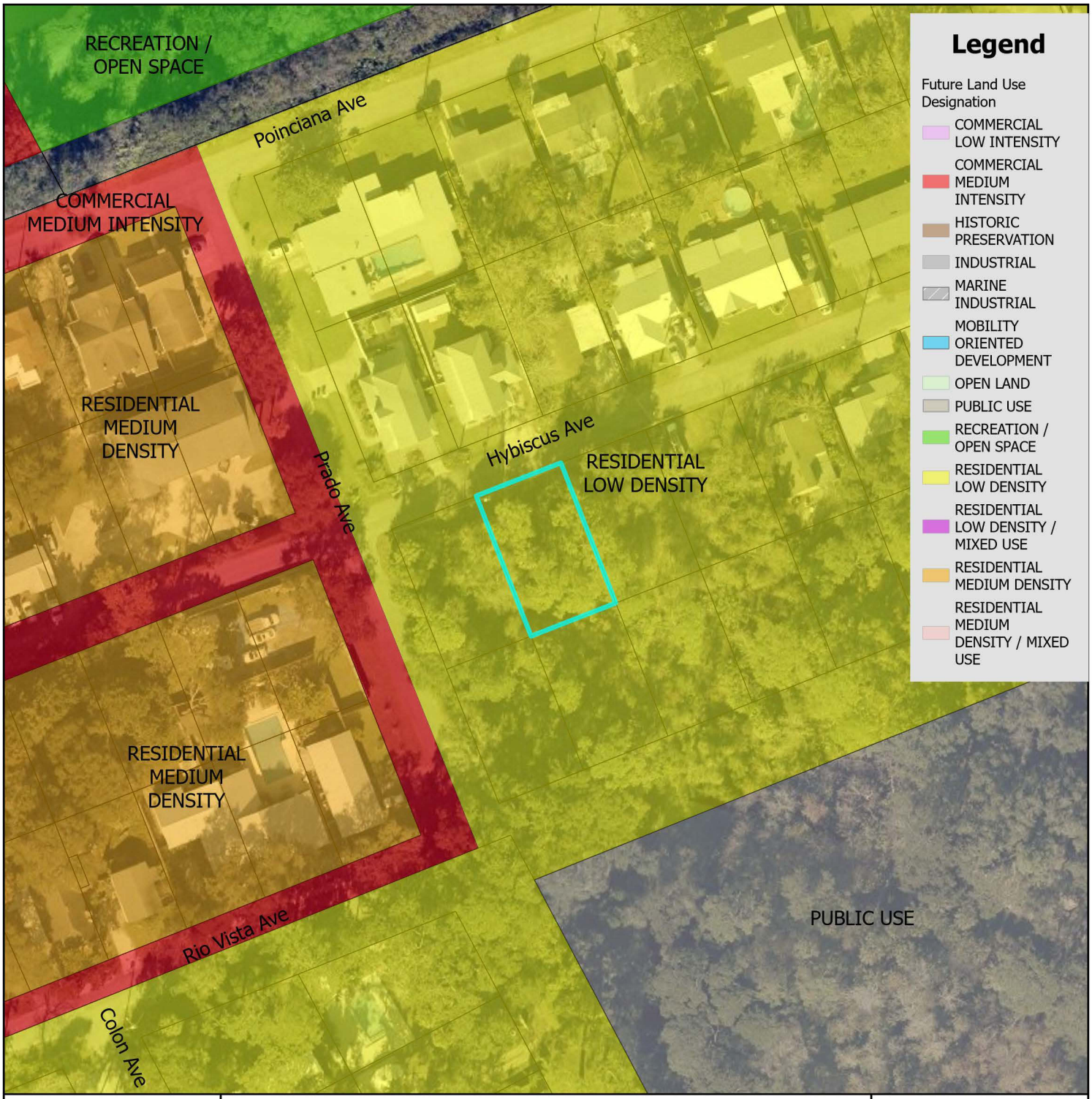
2025

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

DISCLAIMER
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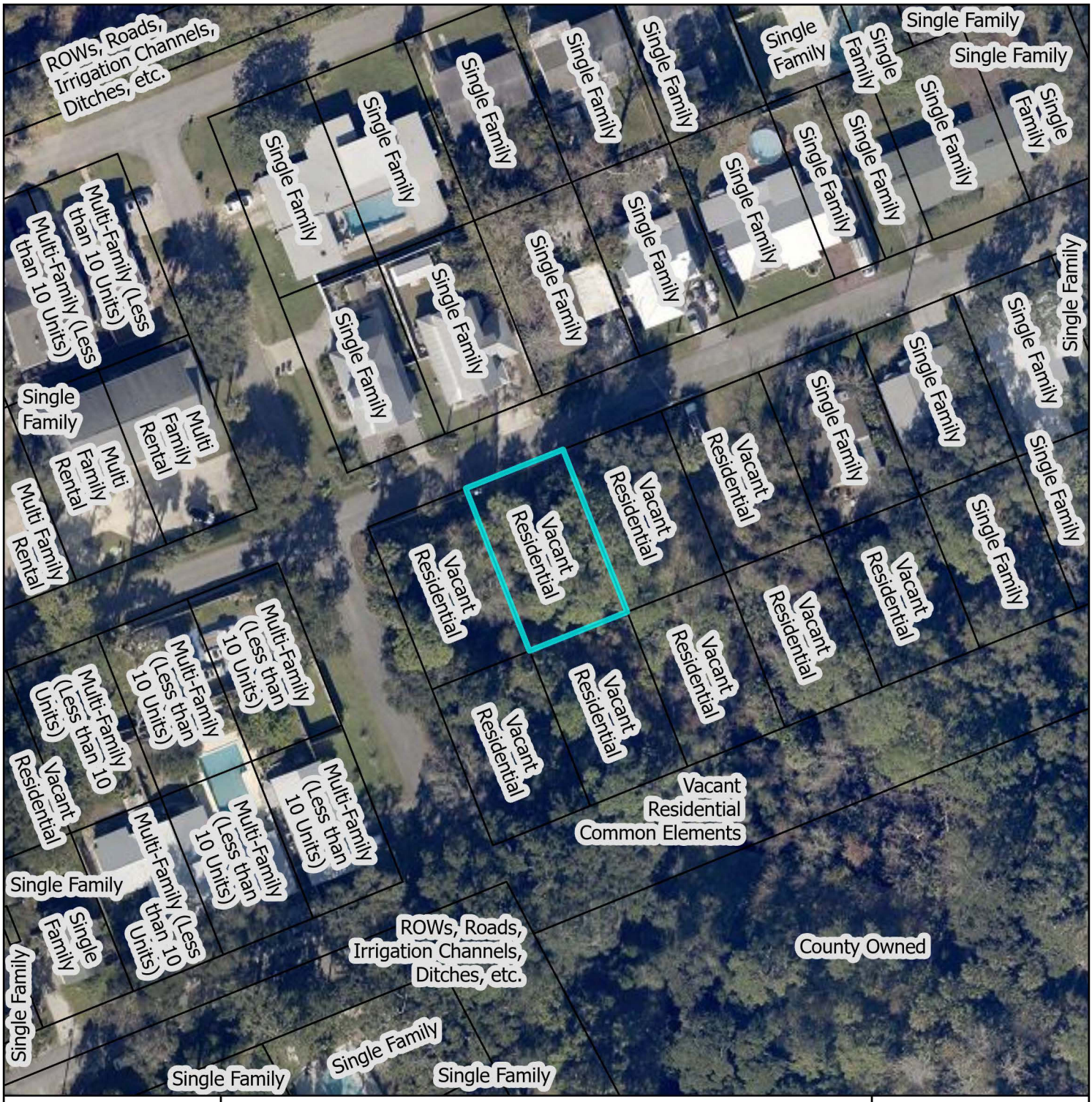
2025

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

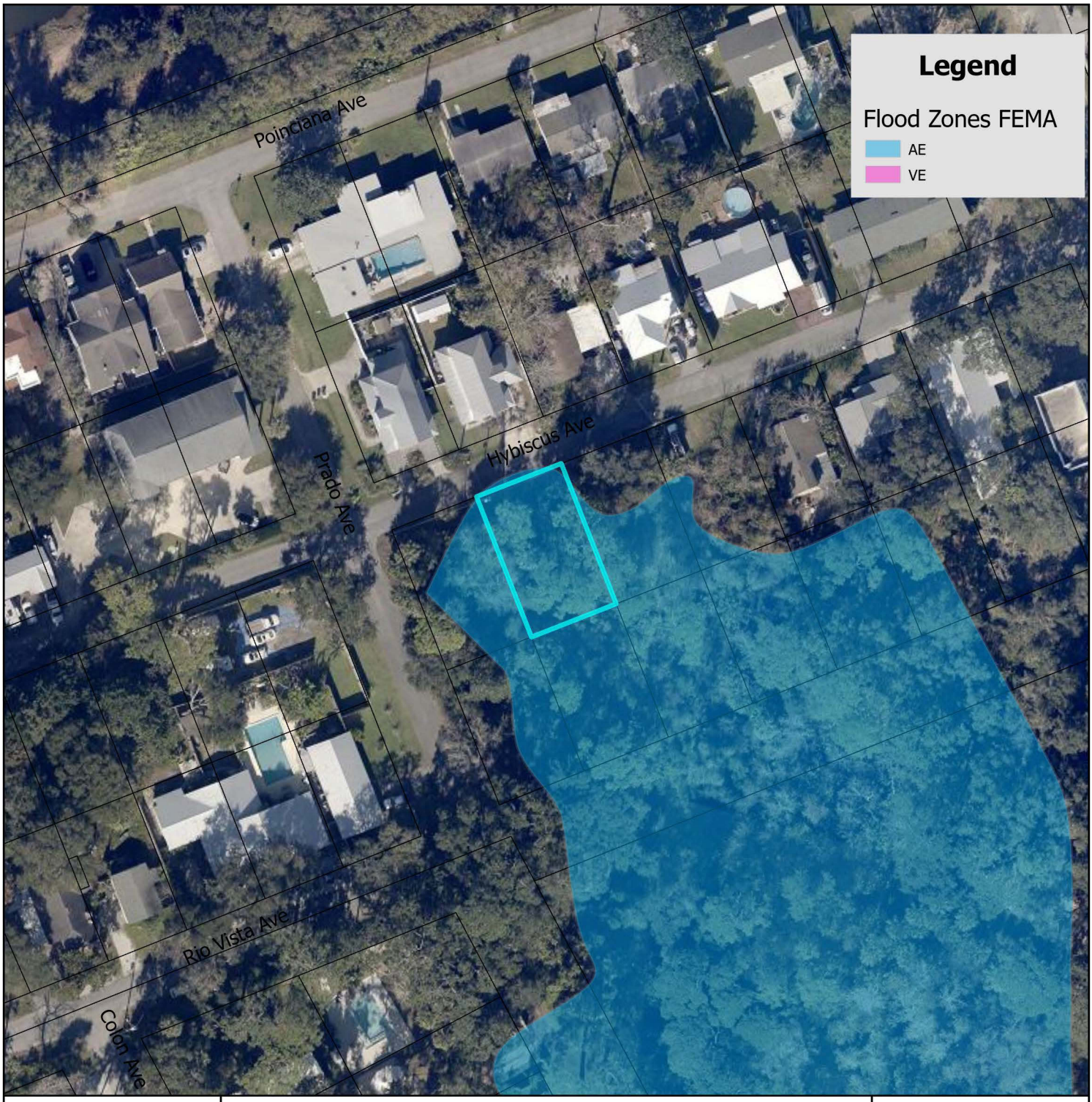
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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

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.

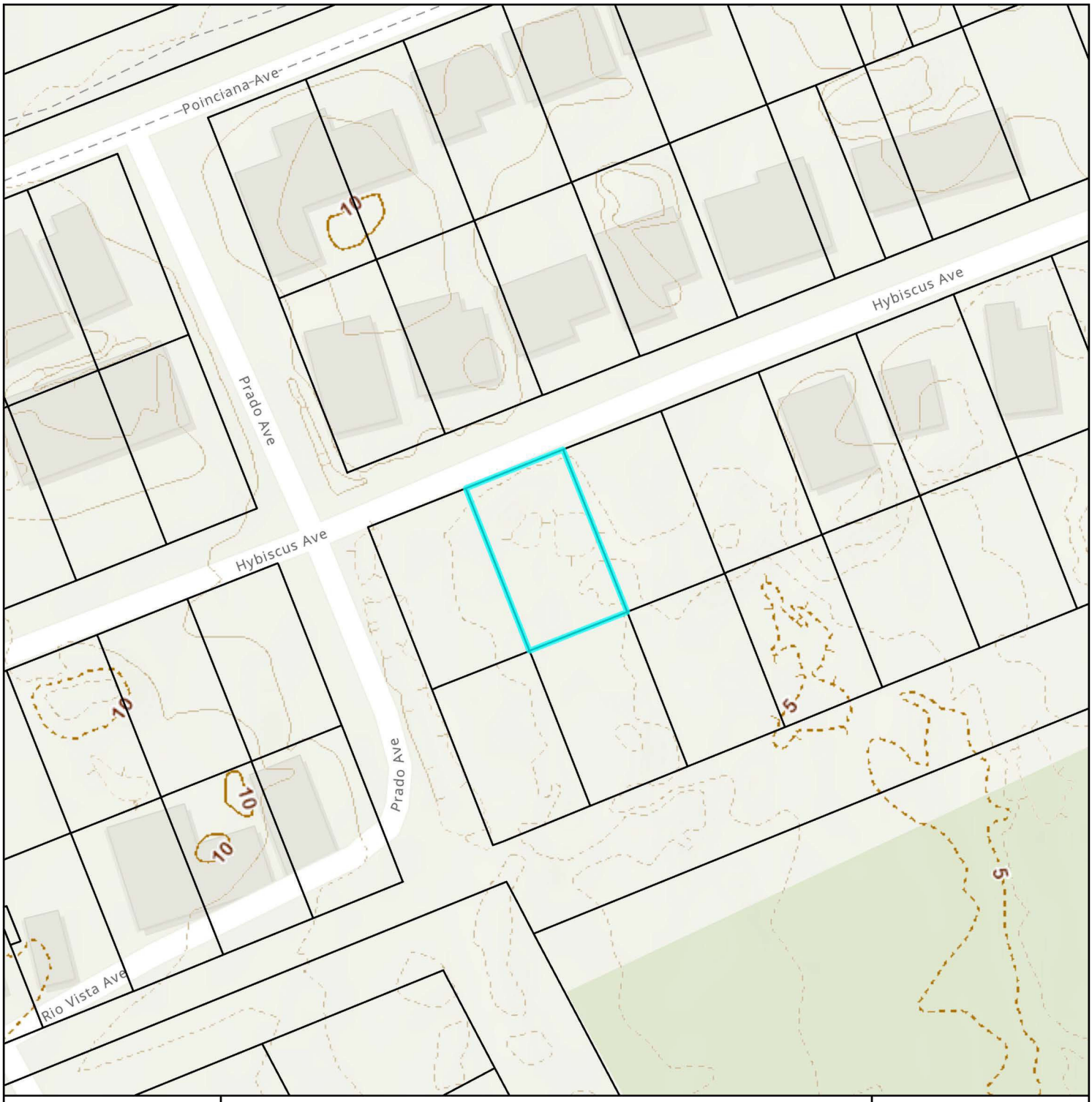
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:

Second Submittal

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
⊠	= EXISTING TREE TO BE REMOVED	(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

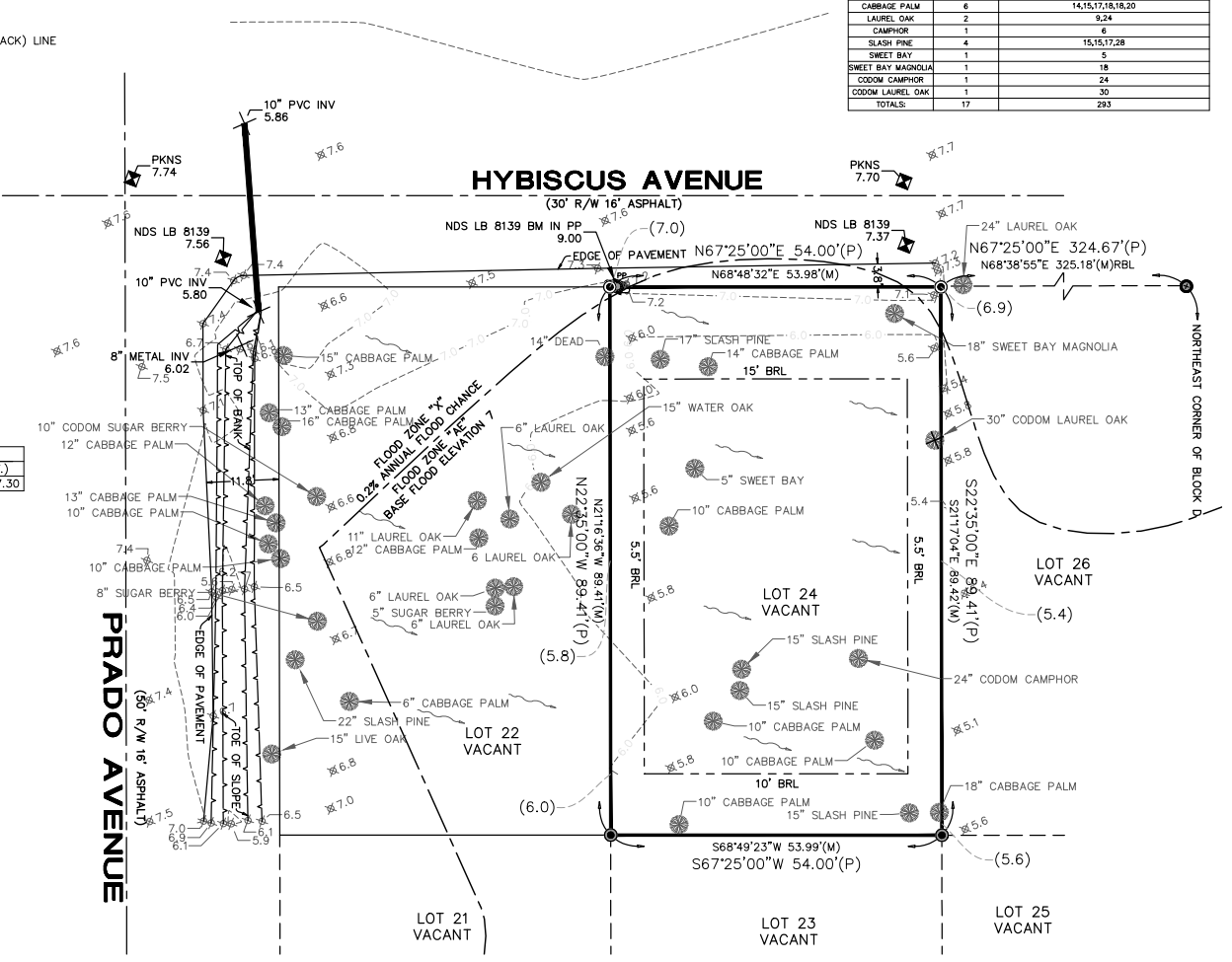
SURVEYOR'S NOTES:

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'.
18. REVISION: TREES REVISED PER ARBORIST REPORT- 04/22/25

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

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
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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Do not copy or reproduce without permission.

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

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.

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EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

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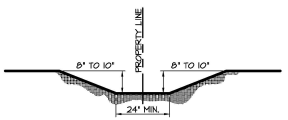

SWALE CROSS SECTION
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LOT 24, BLOCK D, REVISED PLAT OF FORT MOOSA GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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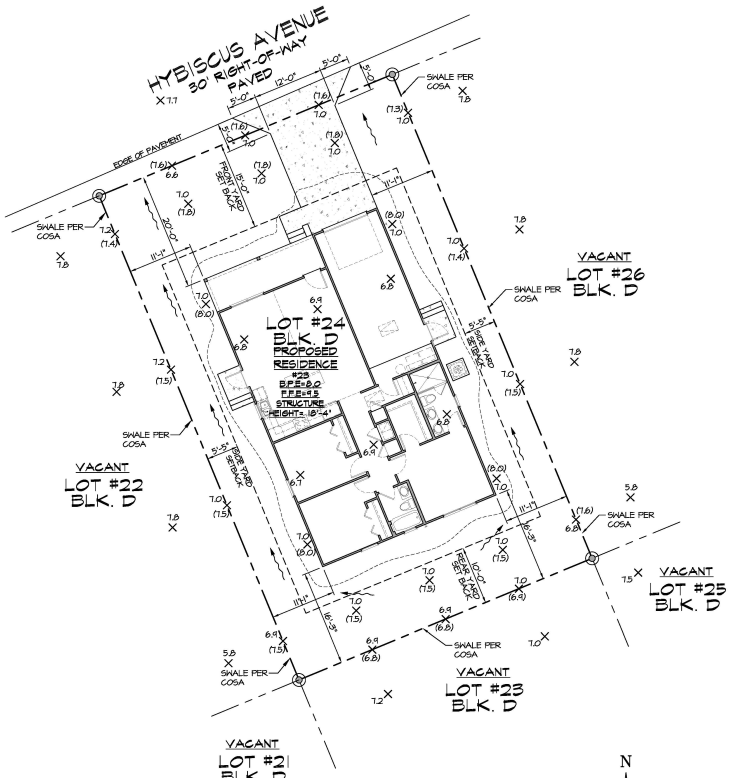

SITE GRADING PLAN
SCALE: 1" = 10'-0" SQ. FT. = 4,856.09 ACREAGE = 0.111

TOPO LEGEND:
X 0.0 EXISTING TOPO ELEV.
X (0.0) PROPOSED TOPO ELEV.

LOT 24
S.F. = 4,856.09
ACREAGE = 0.111
BUILDING FOOTPRINT S.F. = 1,696
LOT COVERAGE = 34.92%
MAXIMUM HEIGHT 30'-0"

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 = 40.09%		COMPLIES

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 WAS TAKEN FROM THE SURVEY PREPARED BY:
ANCIENT CITY SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FL. 32086
(904) 747-9961
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).

PROJECT & ZONING INFO

PROJECT ADDRESS:
Lot 24 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 1698700240
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		9 SF
BUILDING LOT COVERAGE		34.92%
TOTAL IMPERVIOUS SURFACE		1,947 SF
IMPERVIOUS SURFACE RATIO =		40.09%
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)	43'-8"

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

FINAL PERMIT, April 24 2025

COPYRIGHT © 2024 BY ROBERT ZUZU DESIGN
NO PART OF THIS PLAN MAY BE REPRODUCED OR USED IN ANY FORM OR BY ANY MEANS - ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM - WITHOUT WRITTEN APPROVAL OF ROBERT ZUZU DESIGN. ANY UNAUTHORIZED USE OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE PURCHASE OF THIS PLAN ENTITLES THE PURCHASER TO USE THE PLANS FOR THE CONSTRUCTION OF ONLY ONE BUILDING. THE PURCHASE DOES NOT ENTITLE THE PURCHASER TO REPRODUCE THE PLANS OR SELL THE PLANS. THE PURCHASER TO CONSTRUCT MORE THAN ONE BUILDING

ROBERT ZUZU / DESIGN
Design/Drafting
Email: RobertZ.FCD@gmail.com
Telephone : (904) 669-5976

K. NAN CONSTRUCTION
STATE LIC #: CBC1259954
Email: KeNanWang22@gmail.com
Telephone : (904) 540-2126

PROJECT NAME:
KNan Series 1010 Garage Tract-Home "San Marco"For:
Meihua He & Lifang He
23 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

PROJECT LOCATION:
LOT 24, BLOCK D, FORT MOOSA GARDENS SUBDIVISION
23 HYBISCUS AVENUE
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

PROJECT #	24-122
DATE: April 24 2025	
SHEET#	A1.b
SCALE FACTOR:	1:20
DESIGNER: RZ	
DRAFTER: -	

REVISIONS:	TYPE - DATE
1	
2	
3	
4	
5	

05 7

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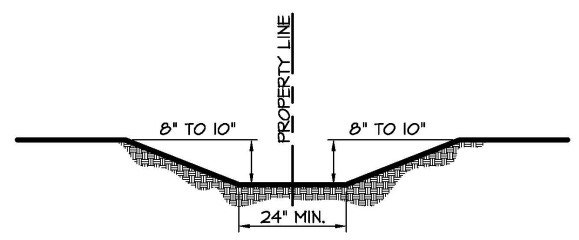

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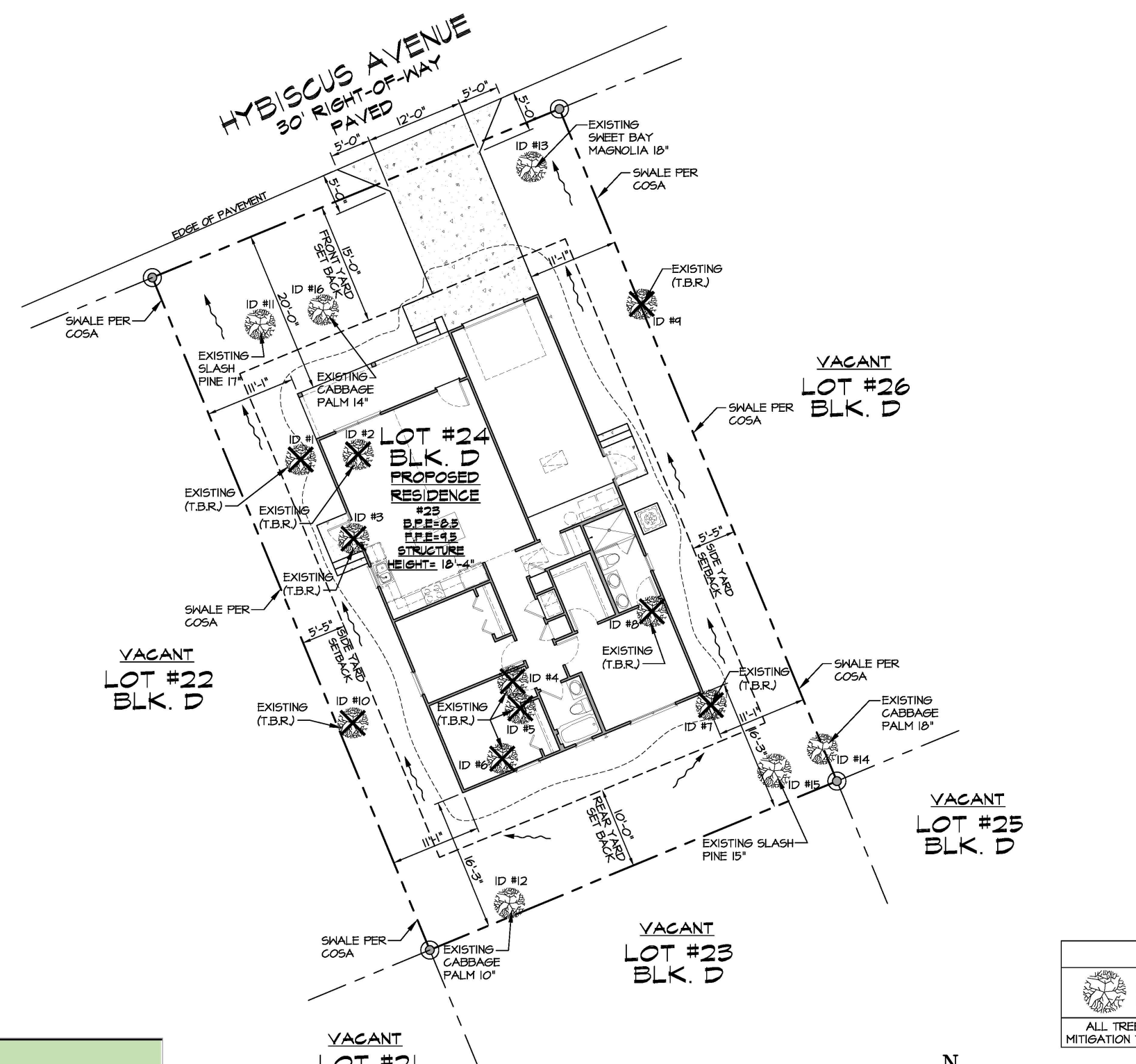


SITE TREE MITIGATION PLAN

SCALE: 1" = 10'-0"

SQ. FT. = 4,856.09
ACREAGE = 0.111

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) 797-9967
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 LEGEND:

EXISTING TO REMAIN	EXISTING (T.B.R.) TO BE REMOVED

ALL TREES LABELED WITH (ID #1, ETC.) - REFER TO TREE MITIGATION TABLE SHOWN AT THE BOTTOM LEFT OF THIS SHEET

LOT 24
S.F. = 4,856.09
ACREAGE = 0.111
BUILDING FOOTPRINT S.F. = 1,696
LOT COVERAGE = 34.92%
MAXIMUM HEIGHT 30'-0"

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 = 40.09% .... COMPLIES

PROJECT & ZONING INFO

PROJECT ADDRESS:
Lot 24 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 149870 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 9 SF

BUILDING LOT COVERAGE 34.92%

TOTAL IMPERVIOUS SURFACE 1,947 SF

IMPERVIOUS SURFACE RATIO = 40.09

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) 43'-8"

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

COPYRIGHT © 2024 BY ROBERT ZUZU DESIGN

NO PART OF THIS PLAN MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING, OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT WRITTEN APPROVAL OF ROBERT ZUZU DESIGN. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE PURCHASE OF THIS HOME PLAN ENTITLES THE PURCHASER TO USE THIS SET OF HOME PLANS FOR THE CONSTRUCTION OF ONLY ONE BUILDING. THE PURCHASE OF AN ADDITIONAL SET(S) OF PLANS DOES NOT ENTITLE THE PURCHASER TO CONSTRUCT MORE THAN ONE BUILDING.

ROBERT ZUZU / DESIGN
Design/Drafting
Email: RobertZ.FCD@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
23 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

PROJECT LOCATION:
LOT 24, BLOCK D, FORT MOOSA GARDENS SUBDIVISION
23 HYBISCUS AVENUE
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA 32084

SCALE FACTOR: 120
DESIGNER: RZ
DRAFTER: -
REVISIONS: TYPE - DATE

PROJECT # 24-122
DATE: April 24 2025
SHEET# A1.a
OF 7

Tree Mitigation

Trees Removed				Trees Retained				Trees Planted			
ID #	Type (dbh)	Size Range	Deficit	ID#	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
1	6" Camphor (Unhealthy)		0	11	17" Slash Pine	12+ dbh	3				0
2	5" Sweet Bay	3+ dbh	0.5	12	10" Cabbage Palm	7+ dbh	2				0
3	10" Cabbage Palm	7+ dbh	1	13	18" Sweet Bay Magnolia	12+ dbh	3				0
4	15" Slash Pine	12+ dbh	1.5	14	18" Cabbage Palm	12+ dbh	3				0
5	15" Slash Pine	12+ dbh	1.5	15	15" Slash Pine	12+ dbh	3				0
6	10" Cabbage Palm	7+ dbh	1	16	14" Cabbage Palm	12+ dbh	3				0
7	10" Cabbage Palm	7+ dbh	1				0				0
8	24" Codom Camphor	20+ dbh	2				0				0
9	30" Codom Laurel Oak (Unhealthy)		0				0				0
10	6" Laurel Oak (Unhealthy)		0				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
			0				0				0
		Deficits	8.5			Retaining Credits	17			Planting Credits	0
										Total Credits	8.5

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.

FINAL PERMIT, April 24 2025

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:

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: _____ 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 — Lifang He
Signature of Owner

Mei Hua He — Li Fang He
Print Name of Owner

904-808-5132
Telephone Number

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) ~~X~~ No

Notary Signature: David Tankersley

My Commission expires: 10/27/2025

Rev022117

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

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

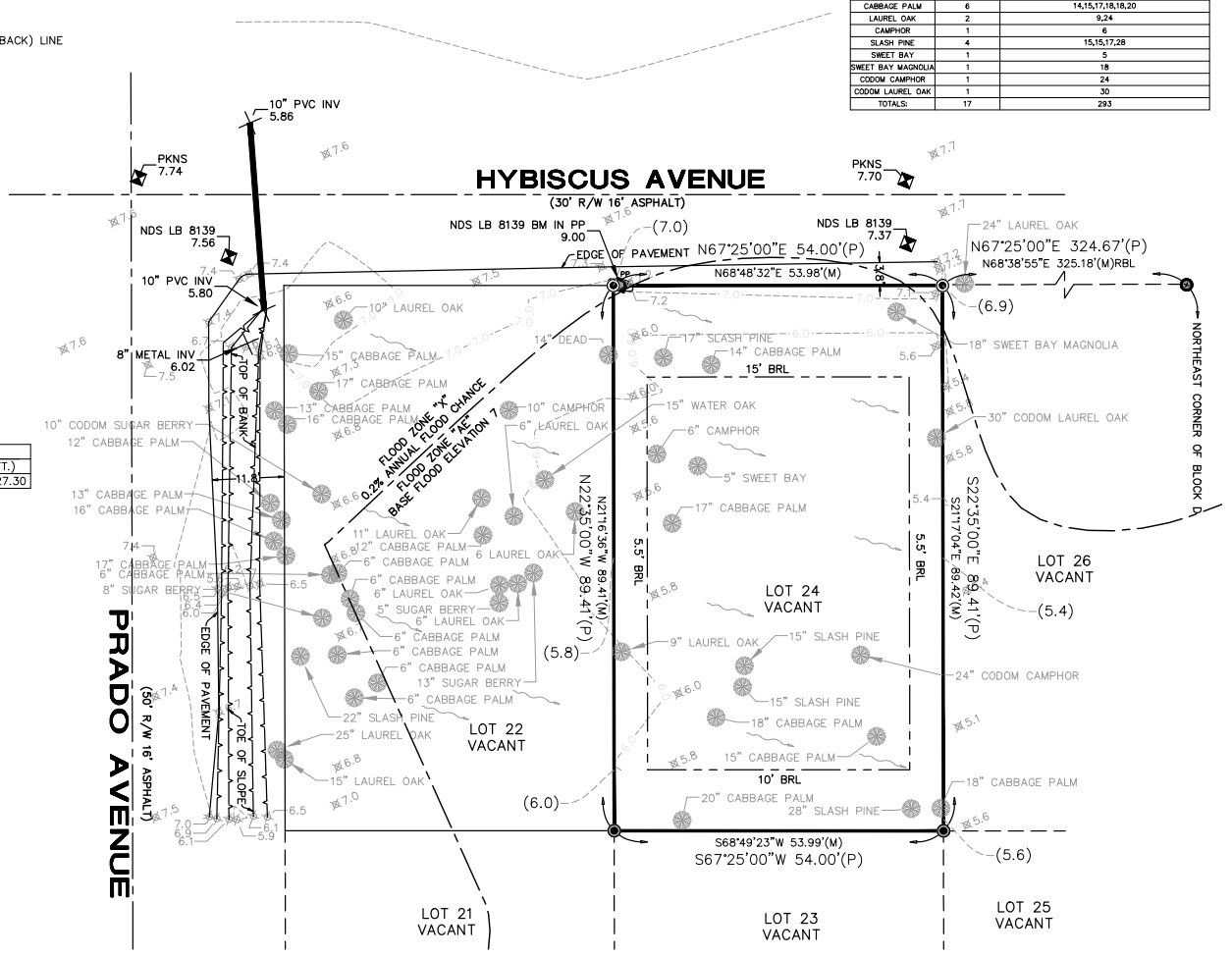
SURVEYOR'S NOTES:

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

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
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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Do not copy or reproduce without permission.

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

Attachment 5:

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.

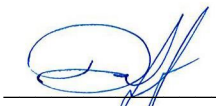
FLAWAC Review

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

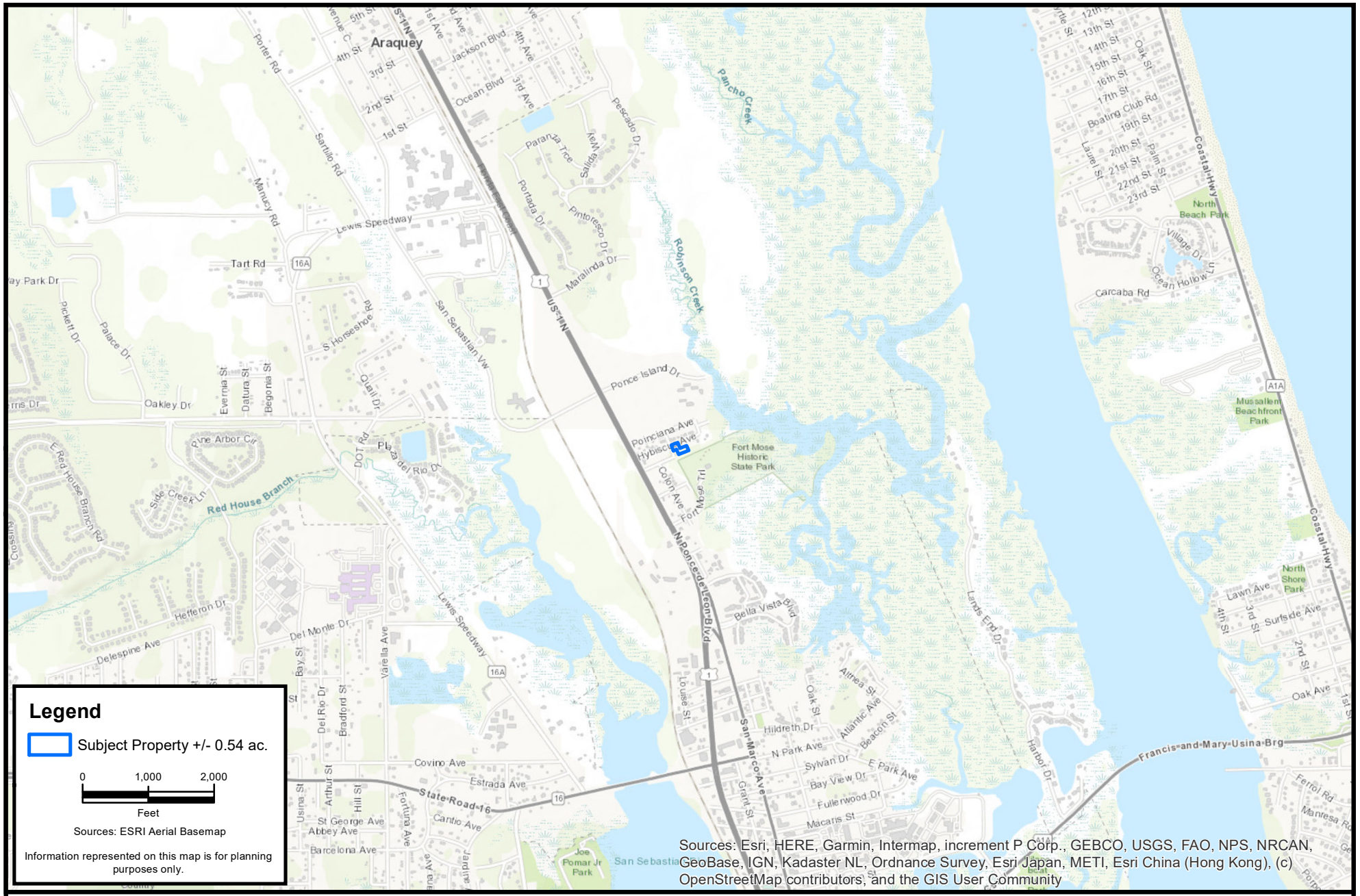
The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on July 8, 2024, to the above listed persons.

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

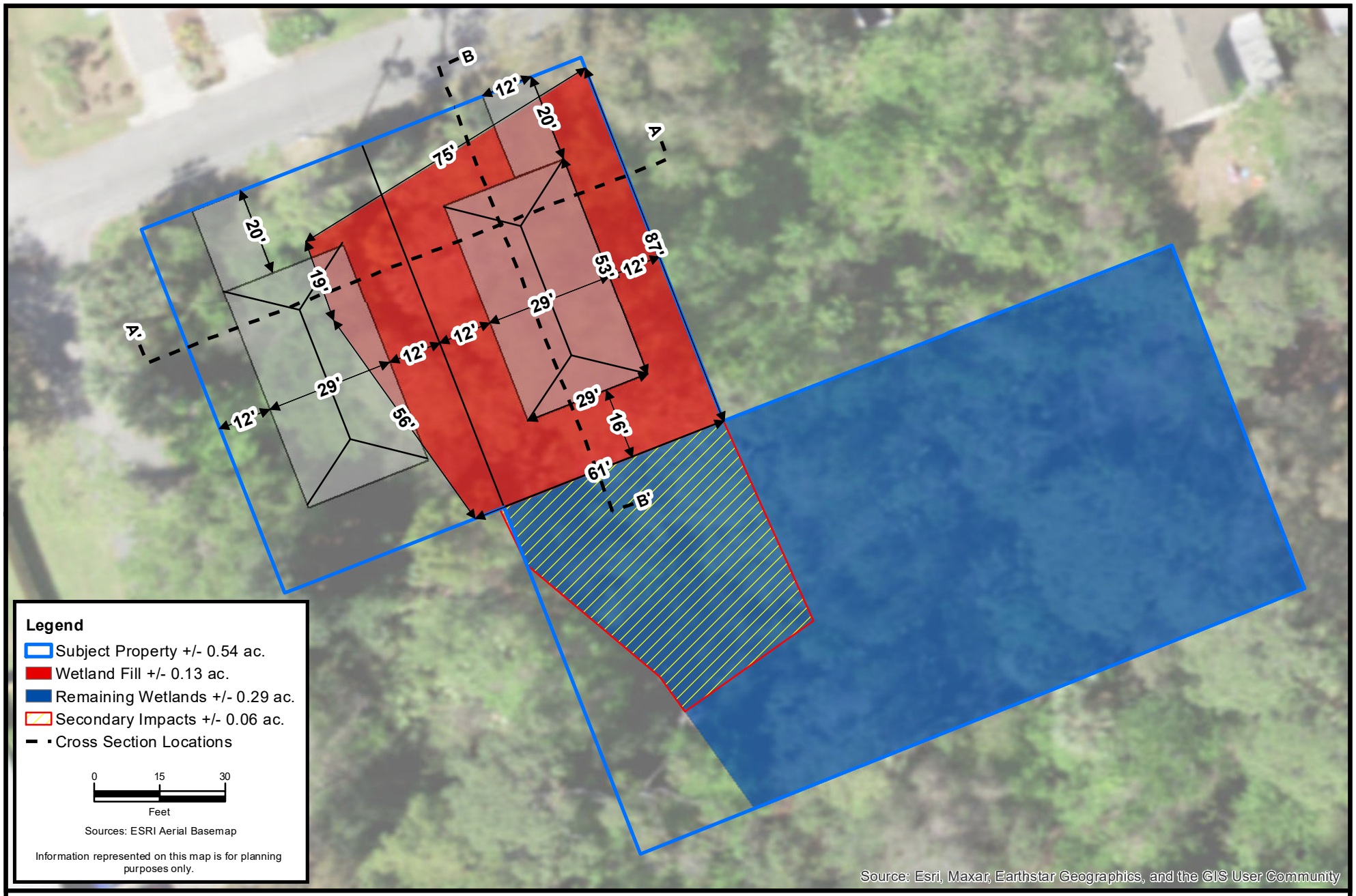


CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Mar 07 2023	Figure: 1



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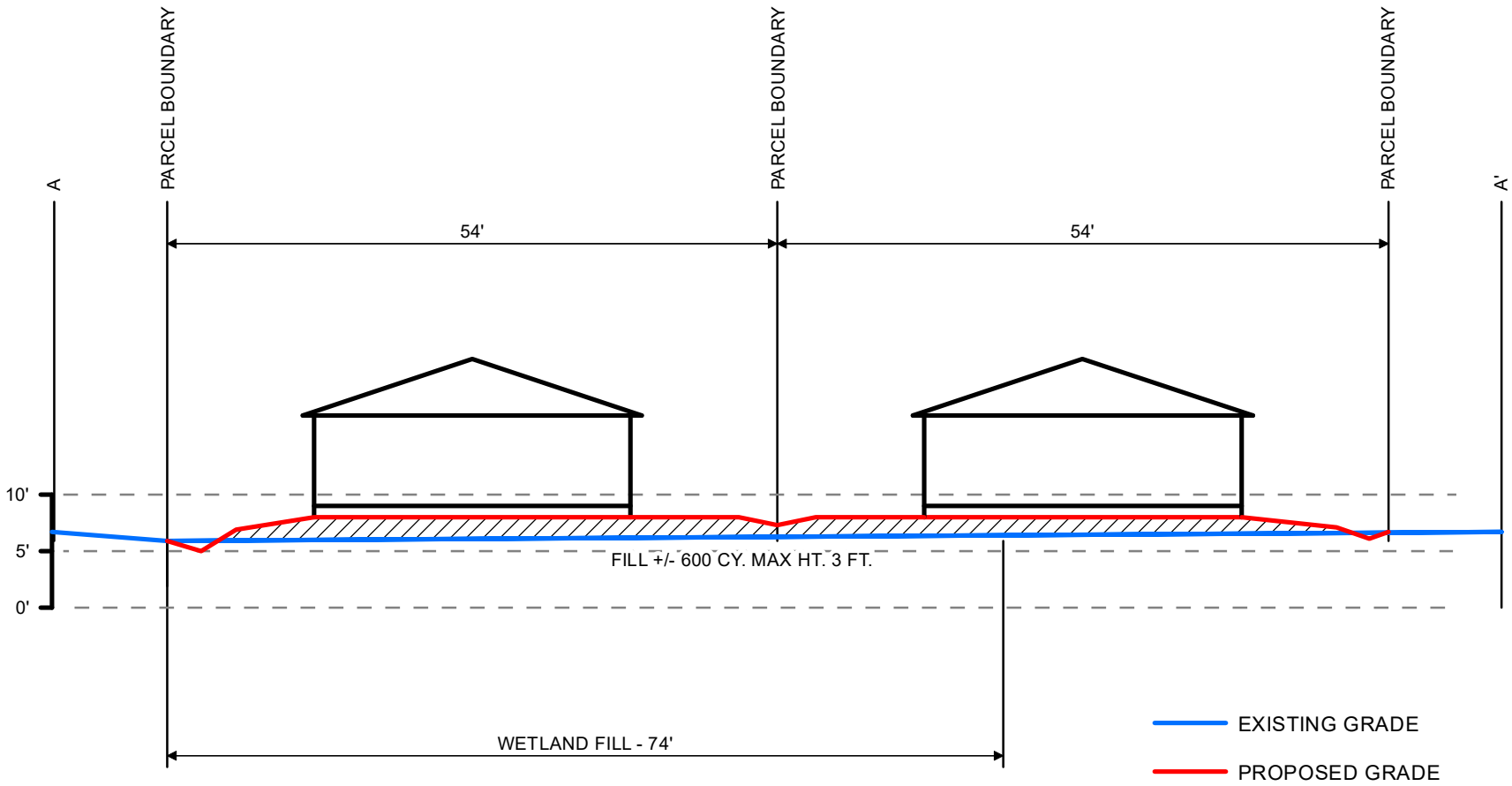
904-540-1786
www.carterenv.com

Proposed Site Conditions

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024

Figure: **5**



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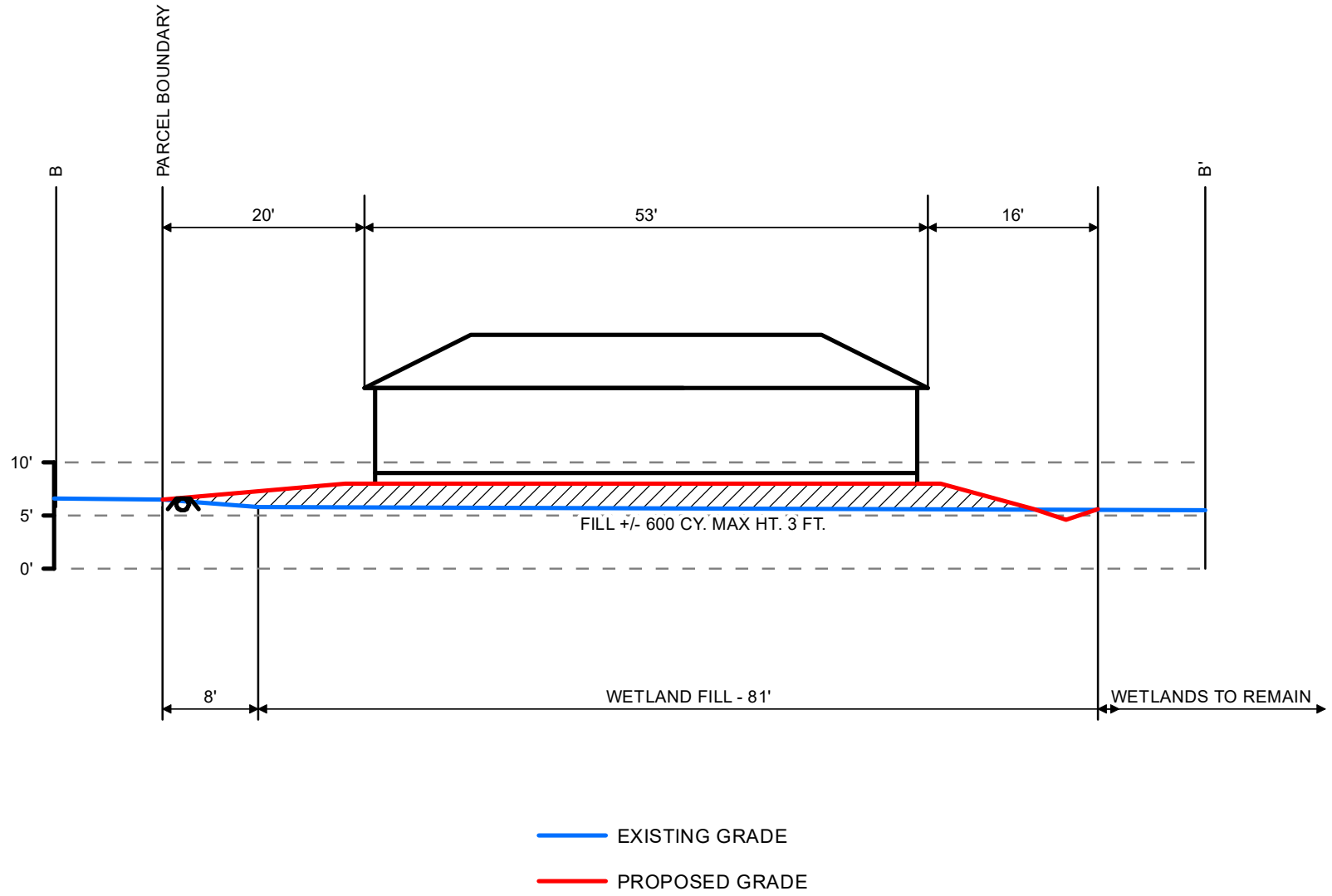
Cross-Section A - A'

Hybiscus Avenue

Project:	5.21512	St. Johns County, FL	Date: Jun 27 2024	Figure: 9A



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CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

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

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	5.e.	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 eight (8) trees, five (5) of which are significant.

The applicant last appeared before the Board on April 1, 2025. The PZB continued the application so that the applicant could provide a comprehensive plan provided by an arborist/landscape architect to maximize onsite restoration. The applicant has provided a restoration plan.

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 has removed all trees on the site without permits which is **INCONSISTENT** 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.

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.

   Lincolnville is a historic neighborhood with mature landscaping. The loss of all trees onsite including five significant trees is not in character with the existing neighborhood.

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

   This is an after-the-fact approval for the removal of eight (8) trees, five (5) of which are significant.

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).

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 nine (9) trees creating a deficit of 11.5. The applicant proposed a plan to plant three (3) 6 DBH live oaks and three (3) 6 DBH cabbage palms and to donate three (3) additional 4 DBH live oaks to the CRA. There are three main issues with the applicant's tree mitigation plan.

1. Tree Ratio Requirements

Sec. 25-53(c) (10) Ratio of required trees, states the total combination of retained trees and planted trees planted for credit shall result in the following ratios:

Shade trees	Fifty (50) percent minimum
Understory trees	Fifty (50) percent maximum
Palms	Twenty-five (25) percent maximum

The applicant is proposing to plant six trees, three of which are palms, and this would exceed the maximum of twenty-five percent ratio requirement for palm trees. The maximum number of palms that could be planted when there are three shade trees is one and a maximum of two understory trees.

2. Tree Donations

   Chapter 25 Trees and Landscaping does allow for monies to be paid into the tree mitigation fund to meet tree mitigation requirements. However, the City currently does not have an option for the donation of trees to a CRA to count toward tree credits. Payment into a tree mitigation fund does not guarantee a type of tree and cannot satisfy the tree ratio requirements. Trees planted that exceed tree ratio requirements cannot be counted toward tree mitigation credits.

3. Trees removed from Deficits

   The applicant in his tree mitigation calculations does not include deficits for three trees. Two trees the applicant states were added to the plan by the contractor incorrectly. Also, a Momo tree is not counted toward the deficits without explanation. As this is an after-the-fact permit staff will be conservative in removing any trees from tree mitigation calculations as it is now not possible to have an accurate tree survey or arborist report as the trees have already been removed.

Staff has created a tree mitigation table with the correct deficits by adding back the three trees the applicant omitted. Staff has also removed trees credits for donated trees and palm trees not meeting tree ratio requirements to be consistent Chapter 25. The applicant can receive tree credits for paying into the tree mitigation fund and receive 1 credit per tree. The updated tree mitigation table is below.

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**				3	Live Oaks	6+ dbh	12
Laurel Oak 20"	**20+ dbh**	**2**				1	Cabbage Palms	6+ dbh	4
Cabbage Palm 14"	12+ dbh	1.5							
Cherry 11"	**7+ dbh**	**1**							
Camphor									
Oak 20"	**20+ dbh**	**2**							
Oak 5"	3+ dbh	0.5							
Bay 11"	**7+ dbh**	**1**							
Momo 14"	12+ dbh	1.5							
	Deficits	-11.5	Retaining Credits					Planting Credits	16
								Total Credits	**4.5**

Summary

The PZB continued the application on April 1st so that the applicant could provide a comprehensive plan provided by an arborist/landscape architect to maximize onsite restoration. The applicant has provided a restoration plan however it does not appear that it was created by a landscape architect to maximize the site. The applicant should clarify if a landscape architect was utilized to create the tree mitigation plan. The site is in Lincolnville, which is a historic neighborhood with mature landscaping. The loss of all trees onsite including five (5) significant trees is not in character with the existing neighborhood. The plan omits trees from the tree mitigation deficits and adds trees to the tree mitigation credits that are inconsistent with Chapter 25. However, with staff modifications to the restoration plan to meet Chapter 25 requirements the applicant still achieves a positive number of tree credits 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. Second Submittal
3. St. Johns County Property Appraiser Report
4. Application

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

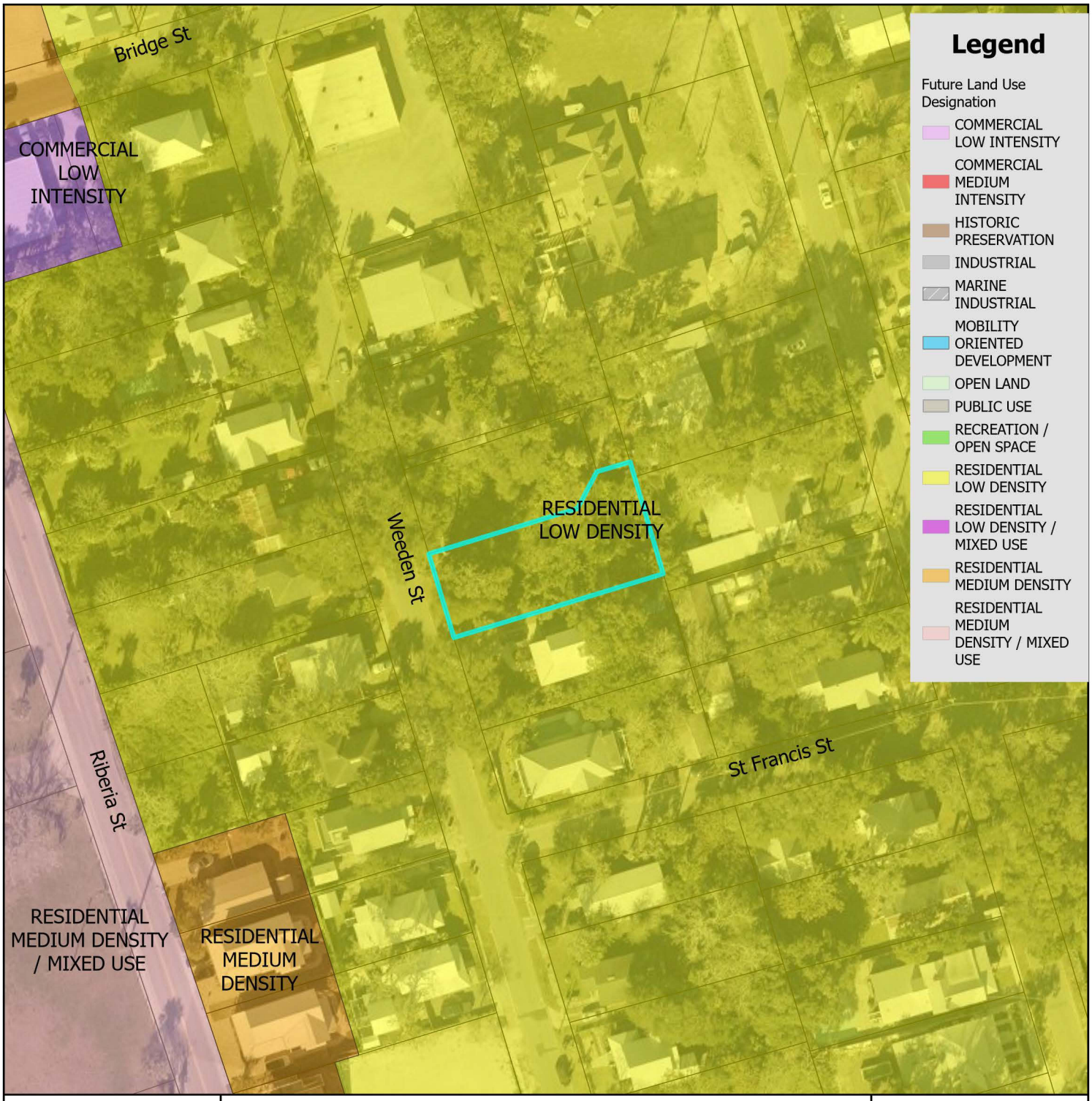
0 1,250 2,500 Feet

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

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N

0 0.17 0.35 Miles

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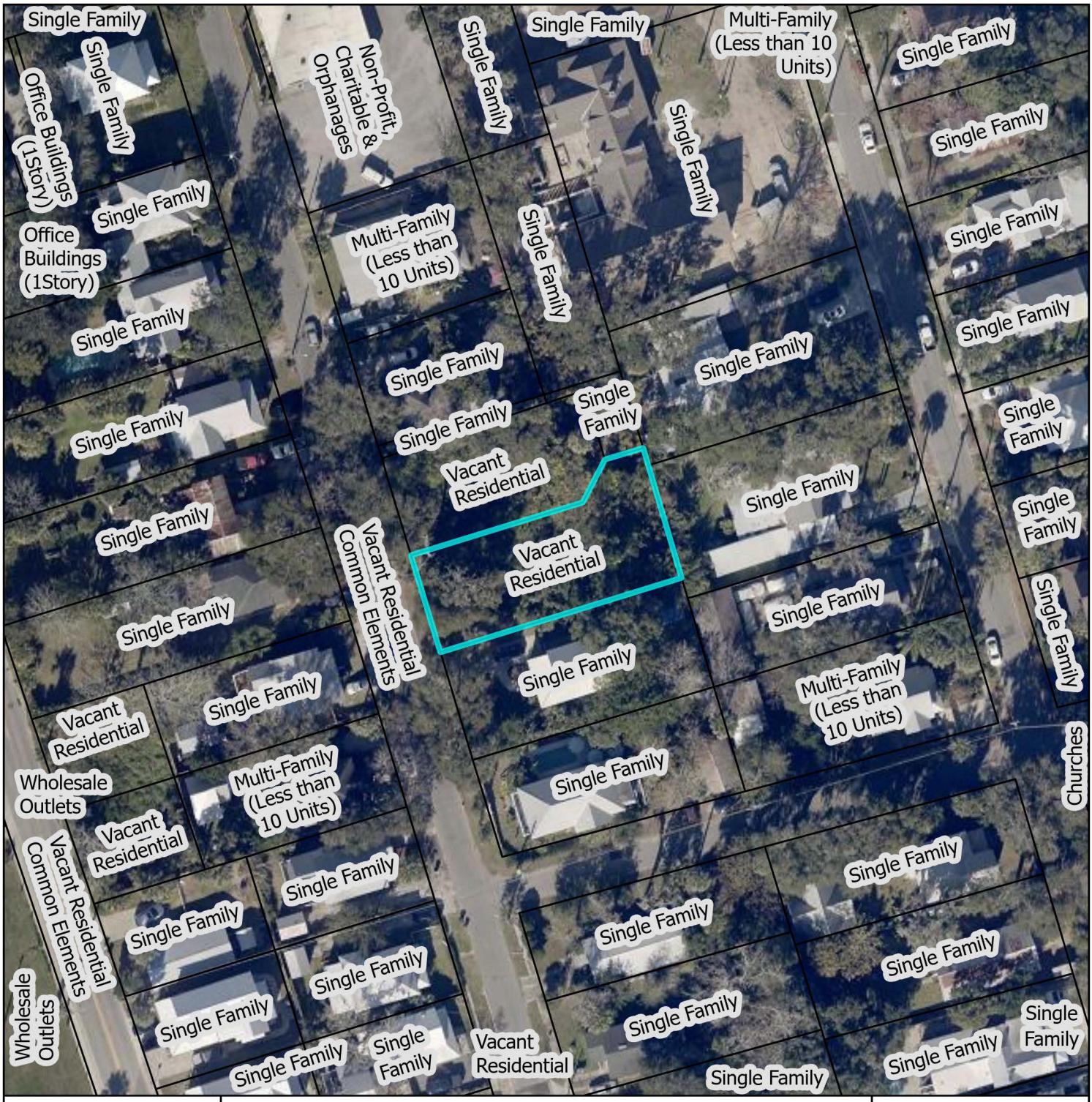

St. Johns County Property Appraiser
Use Classification Map

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

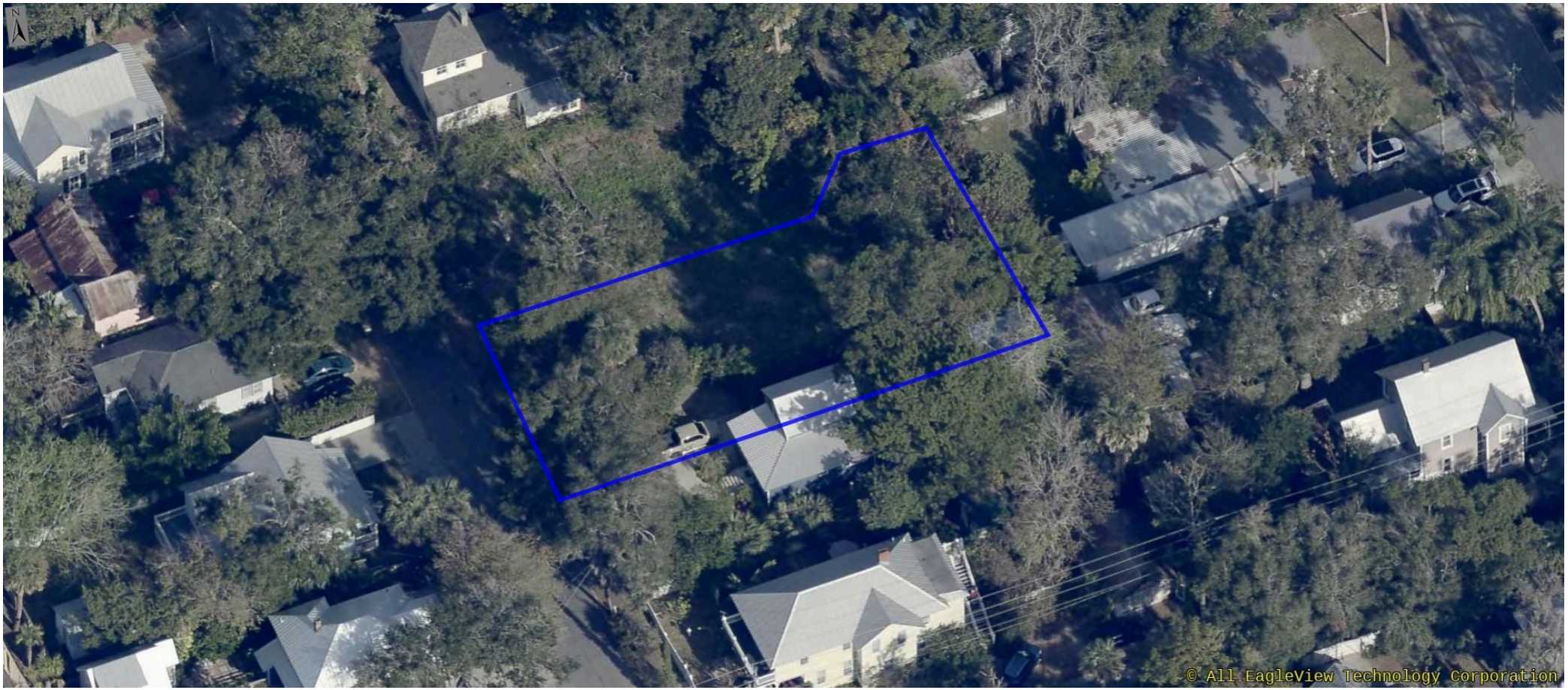
N

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

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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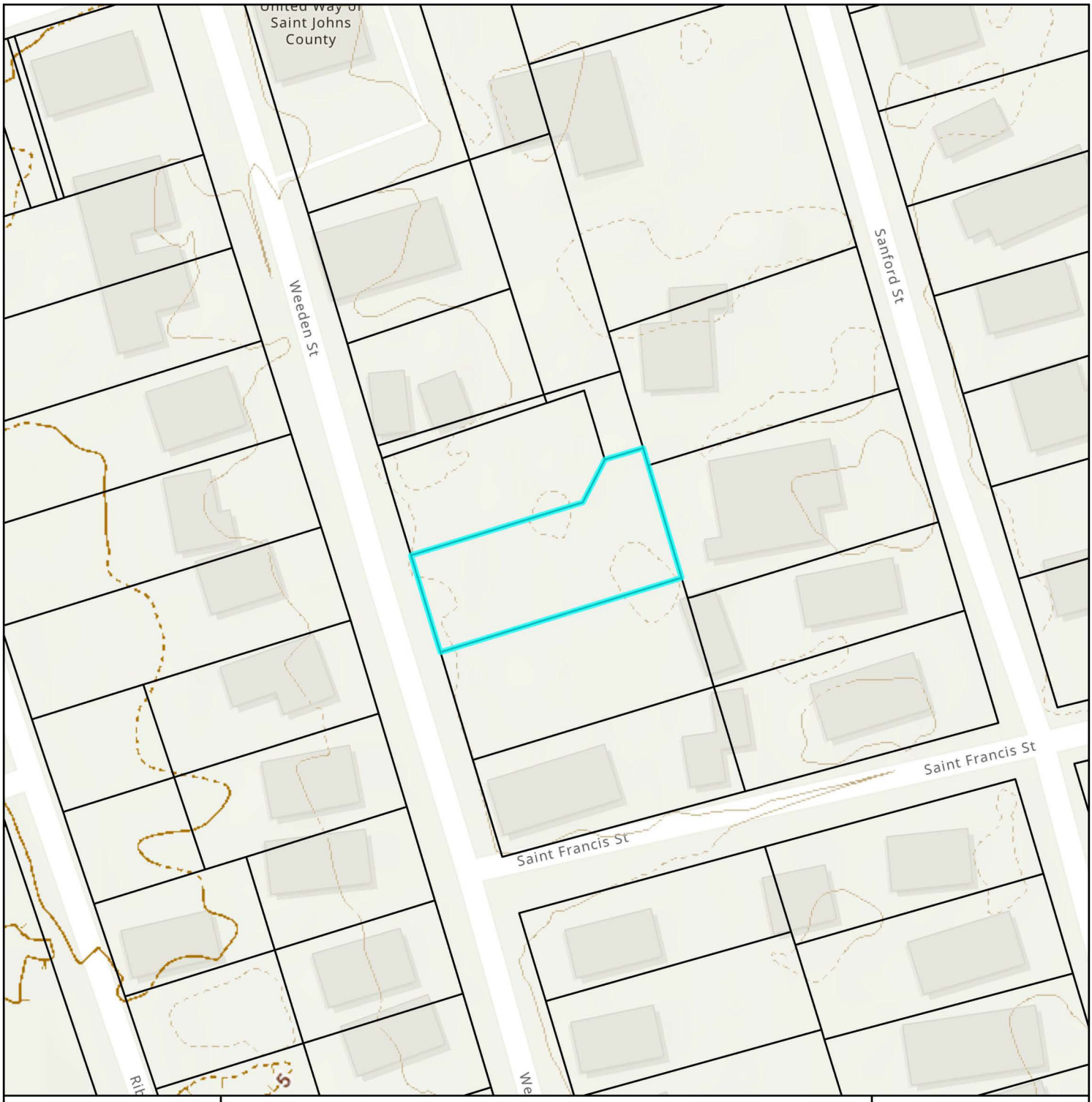

Elevation Map

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2025

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0 0.01 0.01 Miles

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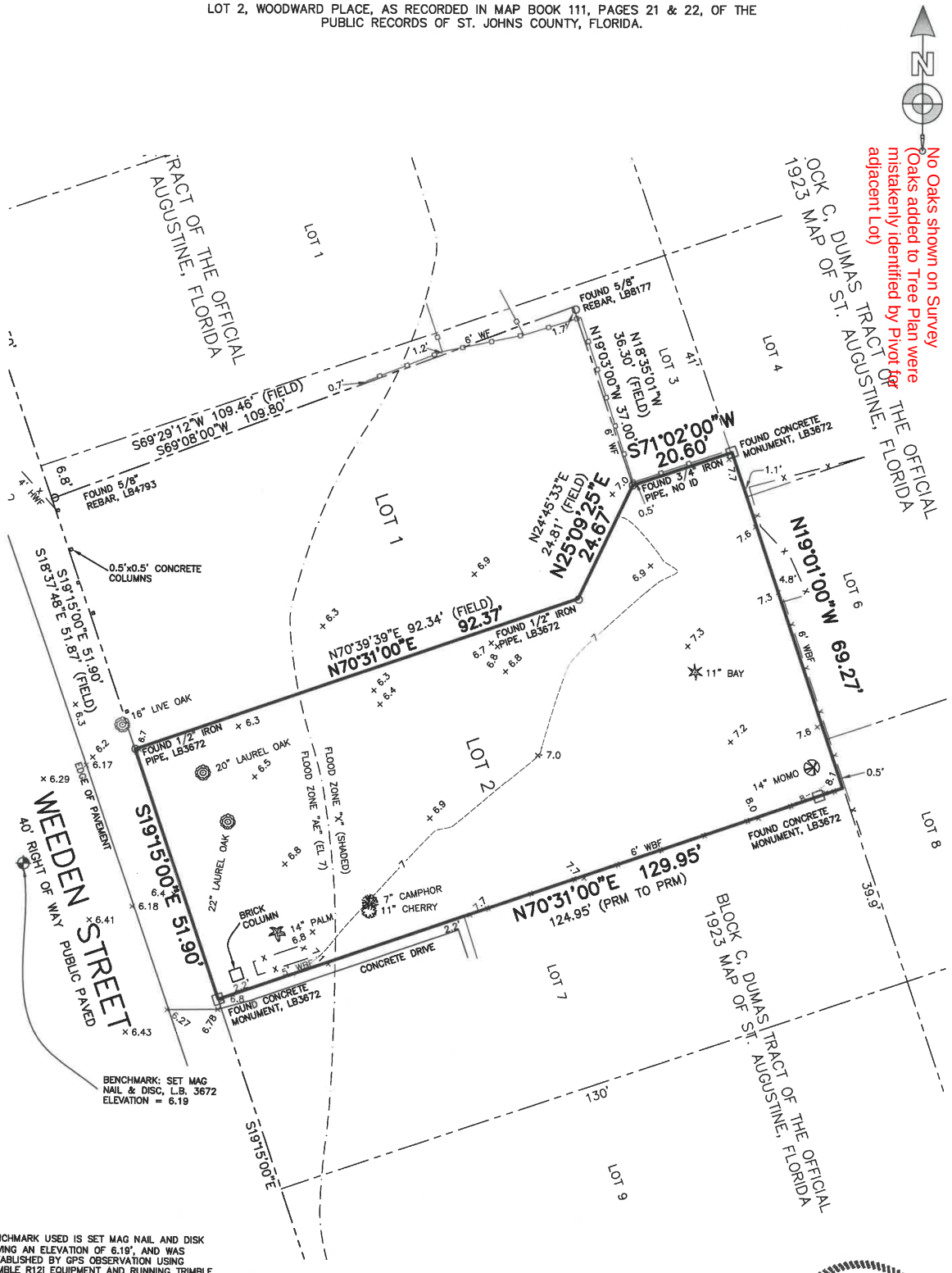
Attachment 2:
Second Submittal

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.



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.

SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ELB	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
ARF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
WF	WOOD FENCE
CONC.	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

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, RIGHT 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. 12109C0314J, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
MCKILLOP LAW FIRM

JASON D. BOATWRIGHT
Licensed Surveyor Number 7292
STATE OF FLORIDA
Professional Surveyor and Mapper

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."

FILE: 2024-0915
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: AUGUST 6, 2024
SHEET 1 OF 1

L:\D\Shared_2024 Project Folder\2024-0915 (Weeden Street)\2024-0915.dwg

No Oaks shown on Survey (Oaks added to Tree Plan were mistakenly identified by Pivot for adjacent Lot)

ORIGINAL SURVEY BY BOATWRIGHT

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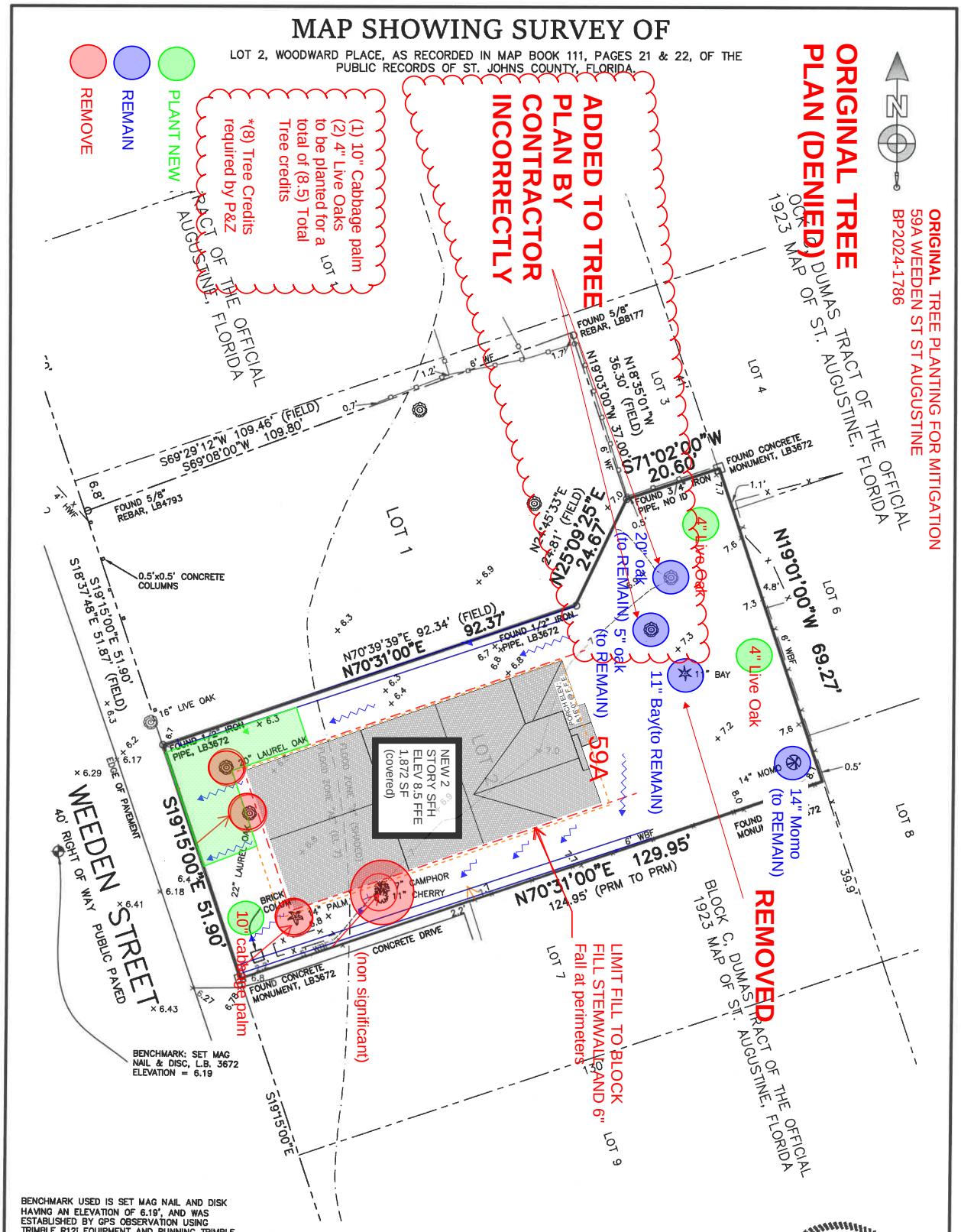

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5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C0314J, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
MCKILLOP LAW FIRM

JASON D. BOATWRIGHT
Licensed Surveyor Number 7292
STATE OF FLORIDA
Professional Surveyor and Mapper

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."

FILE: 2024-0915
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: AUGUST 6, 2024
SHEET 1 OF 1

L:\D\Shared_2024 Project Folder\2024-0915 (Weeden Street)\2024-0915.dwg

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.

NEW PROPOSED TREE PLAN

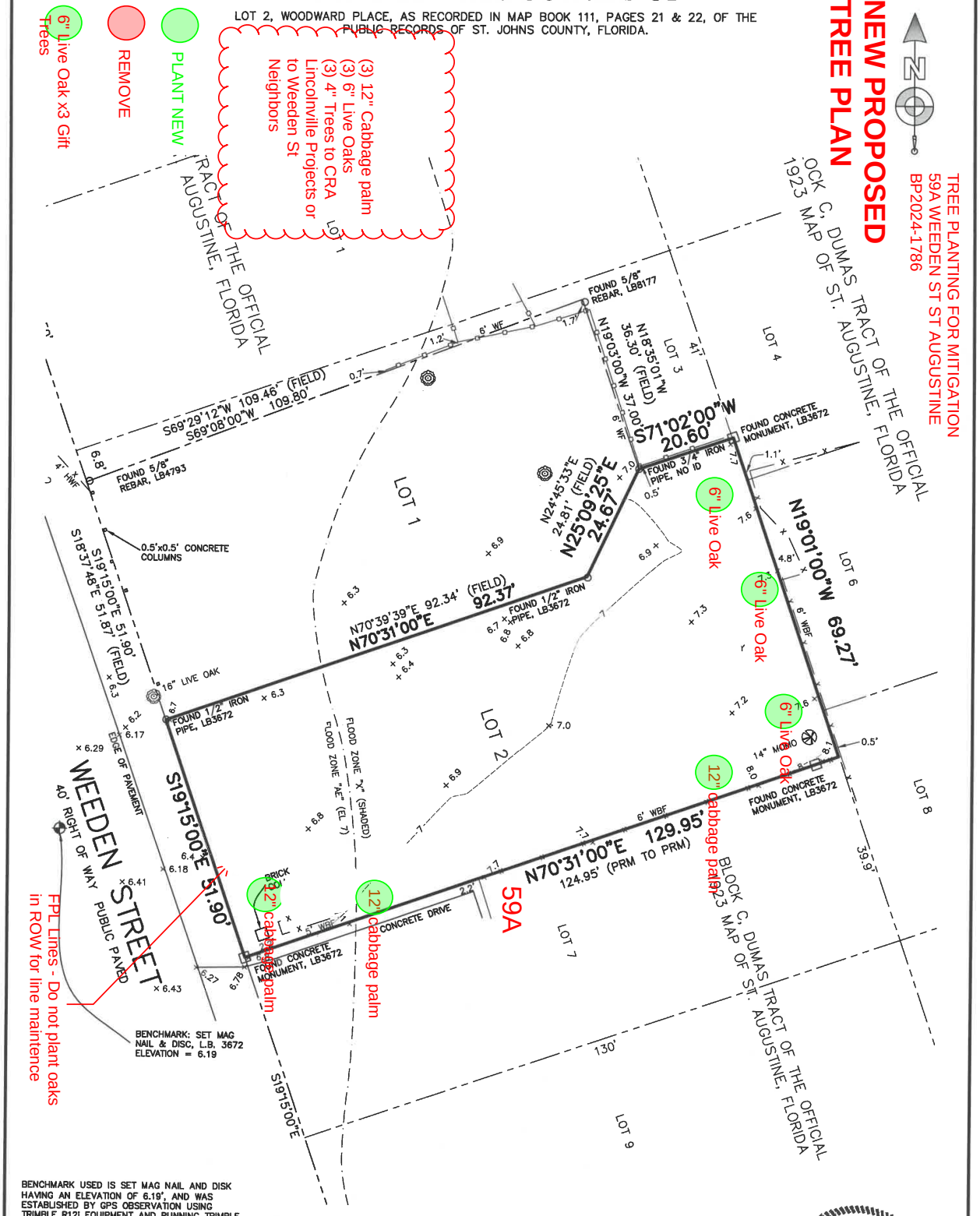
TREE PLANTING FOR MITIGATION
59A WEEDEN ST ST AUGUSTINE
BP2024-1786

6" Live Oak x3 Gift Trees

REMOVE

PLANT NEW

(3) 12" Cabbage palm
(3) 6" Live Oaks
(3) 4" Trees to CRA Lincolnville Projects or to Weeden St Neighbors



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SYMBOL LEGEND

	FIRE HYDRANT
	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
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WM	WATER METER
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	SIGN
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ABBREVIATION LEGEND

BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
ARF	ALUMINUM RAIL FENCE
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SHEET 1 OF 1

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MITIGATION WITHOUT INCORRECT OAKS CALC'D

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				3	Cabbage Palm	6+ dbh	12
Laural Oak	20+ dbh	2				3	Live Oak	6+ dbh	12
Palm	12+ dbh	1.5							
Cherry	7+ dbh	1				3	Live Oak Gift Trees CRA	4+ dbh	6
Loblolly Bay	7+ dbh	1							
20" Oak - Incorrectly Identified									
5" Oak - Incorrectly Identified									
Camphor (Not calc'd/NC)									
Momo 14" NC									
	Deficits	7.5		Retaining Credits				Planting Credits	30
								Total Credits	**22.5**

MITIGATION WITH INCORRECT OAKS CALC'D

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				3	Cabbage Palm	6+ dbh	12
Laural Oak	20+ dbh	2				3	Live Oak	6+ dbh	12
Palm	12+ dbh	1.5							
Cherry	7+ dbh	1				5	Live Oak Gift Trees Weeden or CRA	4+ dbh	10
Laurel Oak	20+ dbh	2							
Oak	3+ dbh	0.5							
Loblolly Bay	7+ dbh	1							
Camphor (Not calc'd/NC)									
Momo 14" NC									
	Deficits	10		Retaining Credits				Planting Credits	34
							Total Credits		**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	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

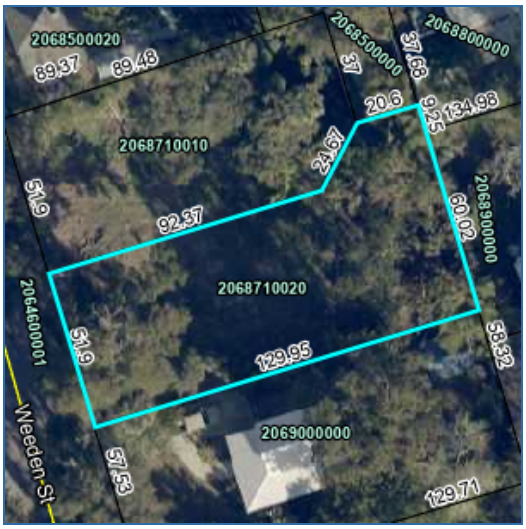
Click Here to Open Cyclomedia Viewer in a New Tab



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:

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.

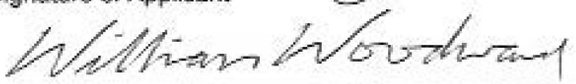
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.



Signature of Applicant — Date: 3.3.25



Signature of Property Owner — Date: 3.3.25

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

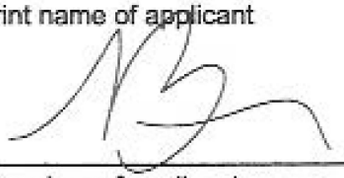
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

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."

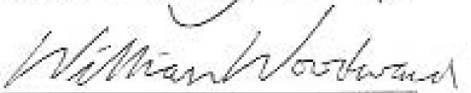
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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.

Project Address: 59A Weeden Street, St. Augustine, FL 32217

Applicant's Name: Andrew Nathan Bussey Applicant's Signature: 

Owner's Name: William Woodward Owner's Signature: 

Tree Mitigation

Trees Removed			Trees Retained			Trees Planted			
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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**

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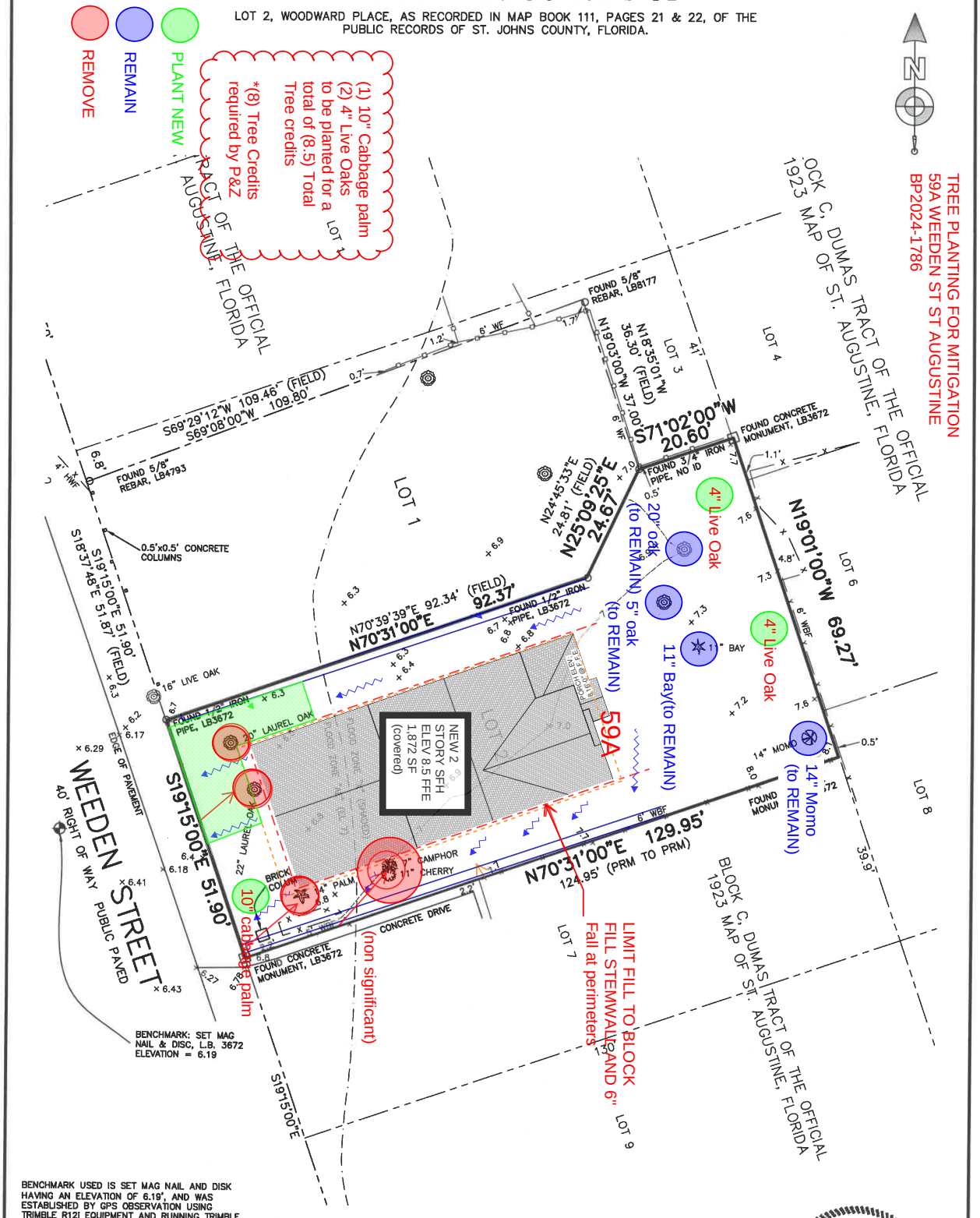

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CERTIFIED TO:
MCKILLOP LAW FIRM

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."

FILE: 2024-0915
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: AUGUST 6, 2024
SHEET 1 OF 1

L:\D\Shared_2024 Project Folder\2024-0915 (Weeden Street)\2024-0915.dwg

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	5.f.	PZB2025-0028
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	211 Inlet Drive	213710-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Joe Tringali
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:	0.54
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify an existing dock in COZ 1&2 at 211 Inlet Drive. The approval of this application would allow for the dock to extend an additional 57 feet adding additional decking and a no-profile lift as well as relocating an existing no-profile lift, gangway, and floating dock. The proposed total square footage of the new dock layout would be 4,560 square feet with a new length of 212 linear 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 North Davis Shores with an existing dock. The applicant is proposing to extend an additional 57 feet adding additional decking and a no-profile lift as well as relocate an existing no-profile lift, gangway, and floating dock. The proposed total square footage of the new dock layout would be 4,560 square feet with a new length of 212 linear feet.

(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 fifty feet of bulkheaded shoreline. It appears from aerial images that the northern tip of Davis Shores is an area of accretion with most of the accretion forming a tidal flat to the east at the mouth of Salt Run. Adjacent properties are developed with single-family homes and bulkheaded shorelines. The adjacent property to the west also has an existing dock.

(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 fifty 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 extend the dock an additional 57 feet as well as add additional decking and a no-profile lift, as well as relocate an existing no-profile lift, gangway, and floating dock. for a total of 4,560 square feet. The proposed total square footage of the new dock layout would be 4,560 square feet with a new length of 212 linear feet. 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) 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 a 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 211 Inlet Drive / PID 213710-0000.

Attachments

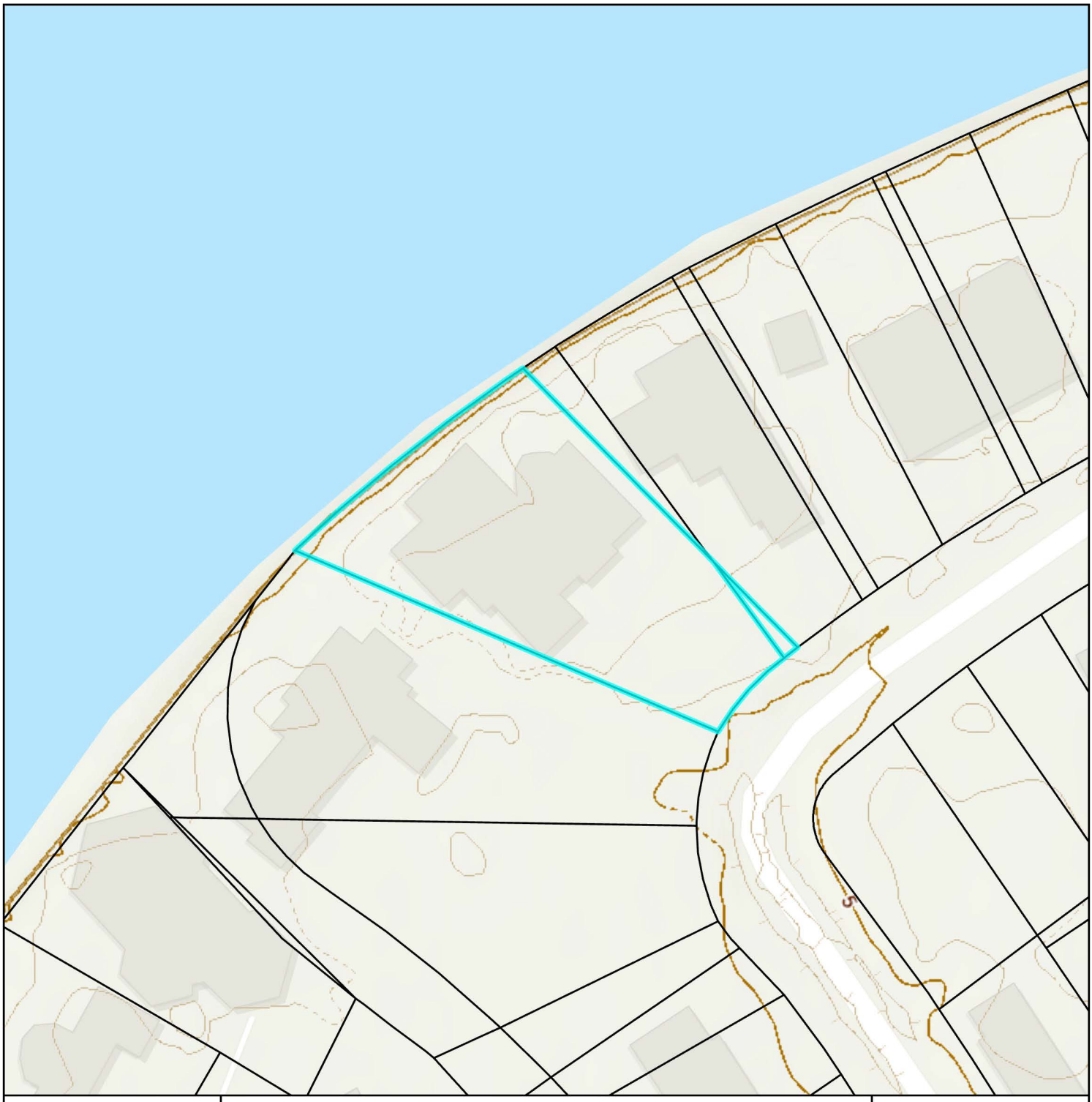
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

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

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

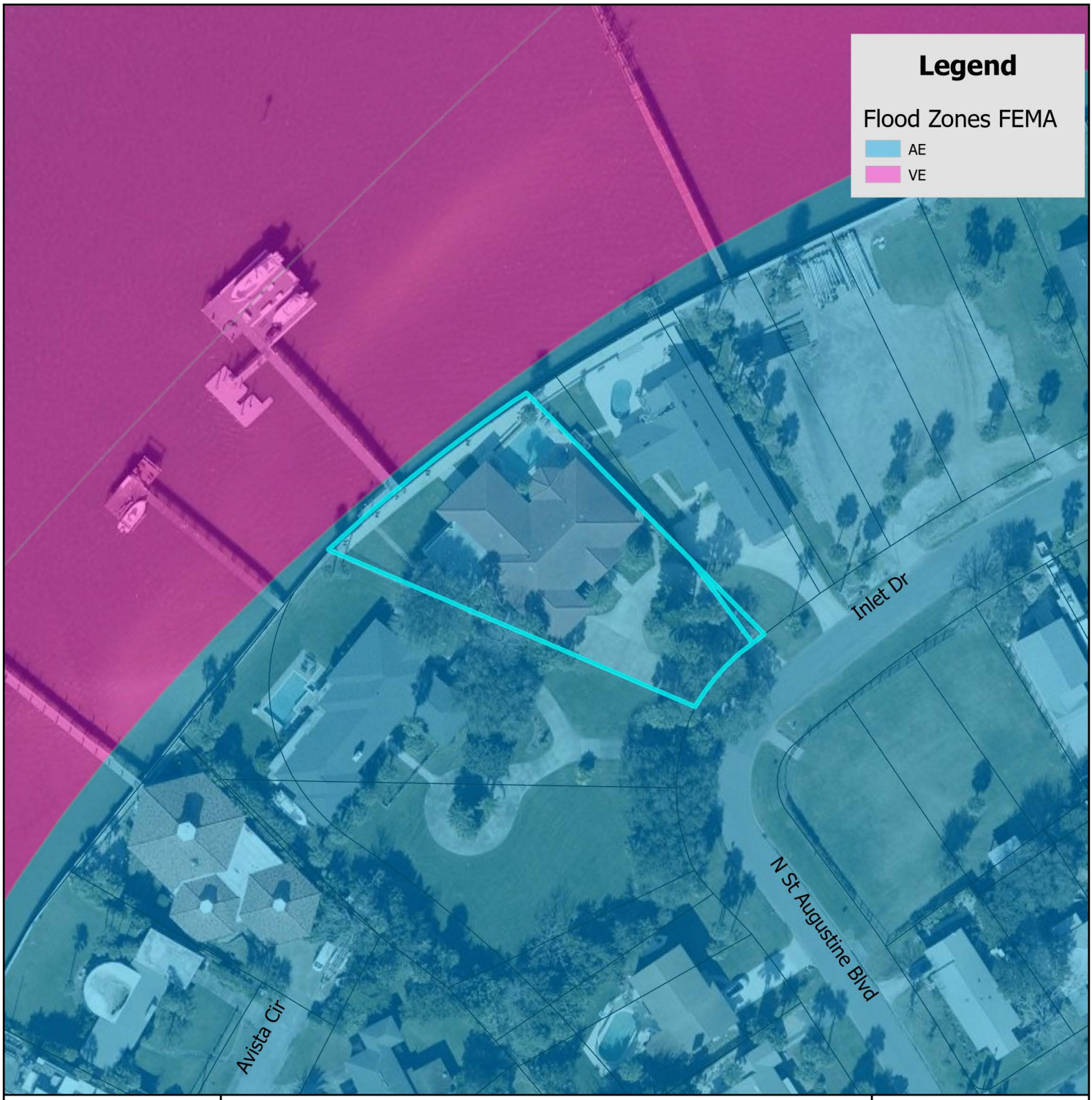
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

DISCLAIMER
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2025

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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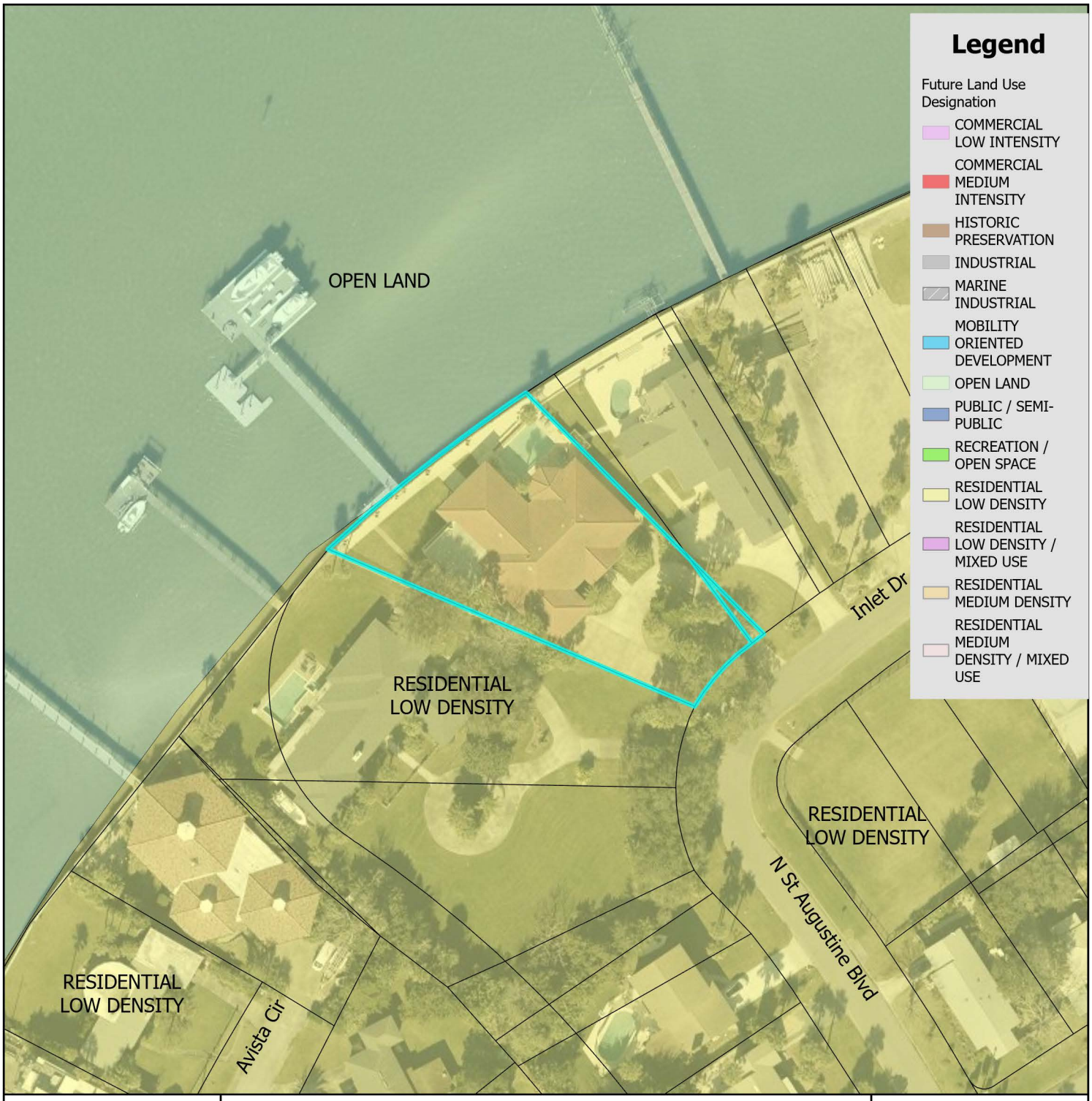
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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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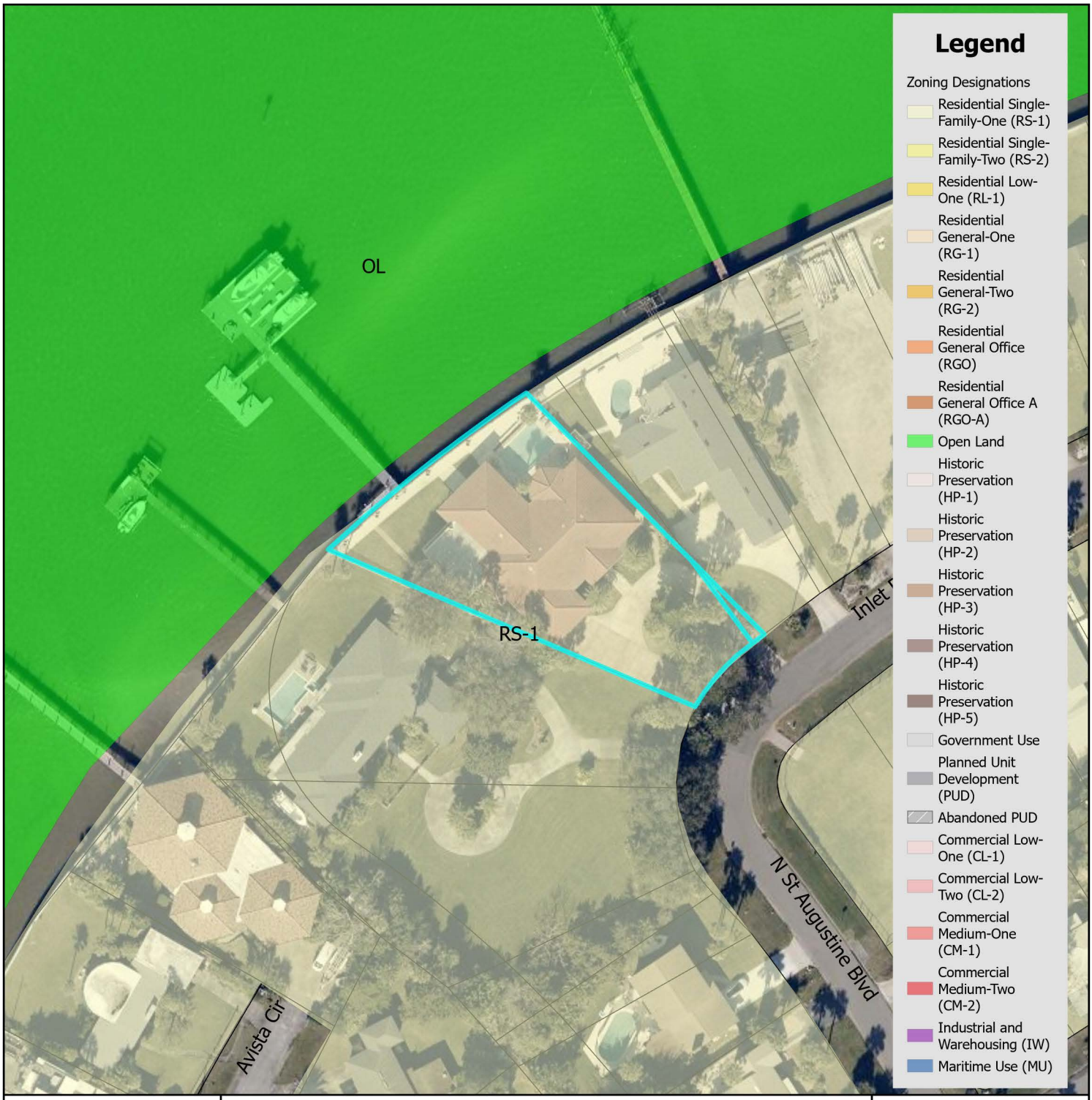
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

211 Inlet Drive



12/08/2024

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: JOE TRINGALI Contact Number: 904-466-0157
   Business *(if applicable)*:
   Address: 211 INLET DR City: ST. AUGUSTINE State: FL Zip: 32080
   E-Mail Address: BOSSMANNN@AOL.COM
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 40 & 41 Block: 1
   Subdivision: DAVIS SHORES OCEAN VIEW SECTION Parcel Number: 2137100000
4. PROJECT STREET ADDRESS: 211 INLET DR
5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK MODIFICATION
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. Carter — 3-28-25

Signature of Applicant — Date

Signature of Property Owner — 3/31/25

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

3-28-25

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF JOE TRINGALI, 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

JOE TRINGALI
Print Name of Owner

904-466 0157
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 31 day of March, 2025

By Joseph Tringali

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: Heather Carre

My Commission expires: Apr 14, 2027

NOTARY PUBLIC STATE OF FLORIDA
HEATHER CARRE
MY COMMISSION # HH 341212
EXPIRES: April 14, 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.

211 INLET DRIVE

Project Address: _____

Applicant's Name: RYAN CARTER Applicant's Signature: R. A. Carter

JOE TRINGALI

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

211 Inlet Drive
Overlay Zone Development Application Supplement
March 2025

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock modification that includes the relocation of a previously approved no profile boat lift, gangway and floating dock. Additional requested modifications include the approval of a 17' access pier, 1 no profile boat lift and associated catwalks surrounding the no profile boat lifts . The purpose of the proposed lifts is in order to reach deeper water at all tides. Currently there is an existing access pier, terminal platform, gangway, floating dock and two no profile boat lifts. During low tide there is only a depth of 1' and this will not allow the applicant to launch vessels during much of the lower tide cycle. Overtime sediment has deposited along the original North Davis Shores seawall and allowing for a smaller time frame to launch and retrieve vessels. Total dock and lift area over open water will be approximately 3,459 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 158 feet of Matanzas Bay 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 Bay next to single-family homes to the East and West.

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.



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 28 2025	Figure: 1

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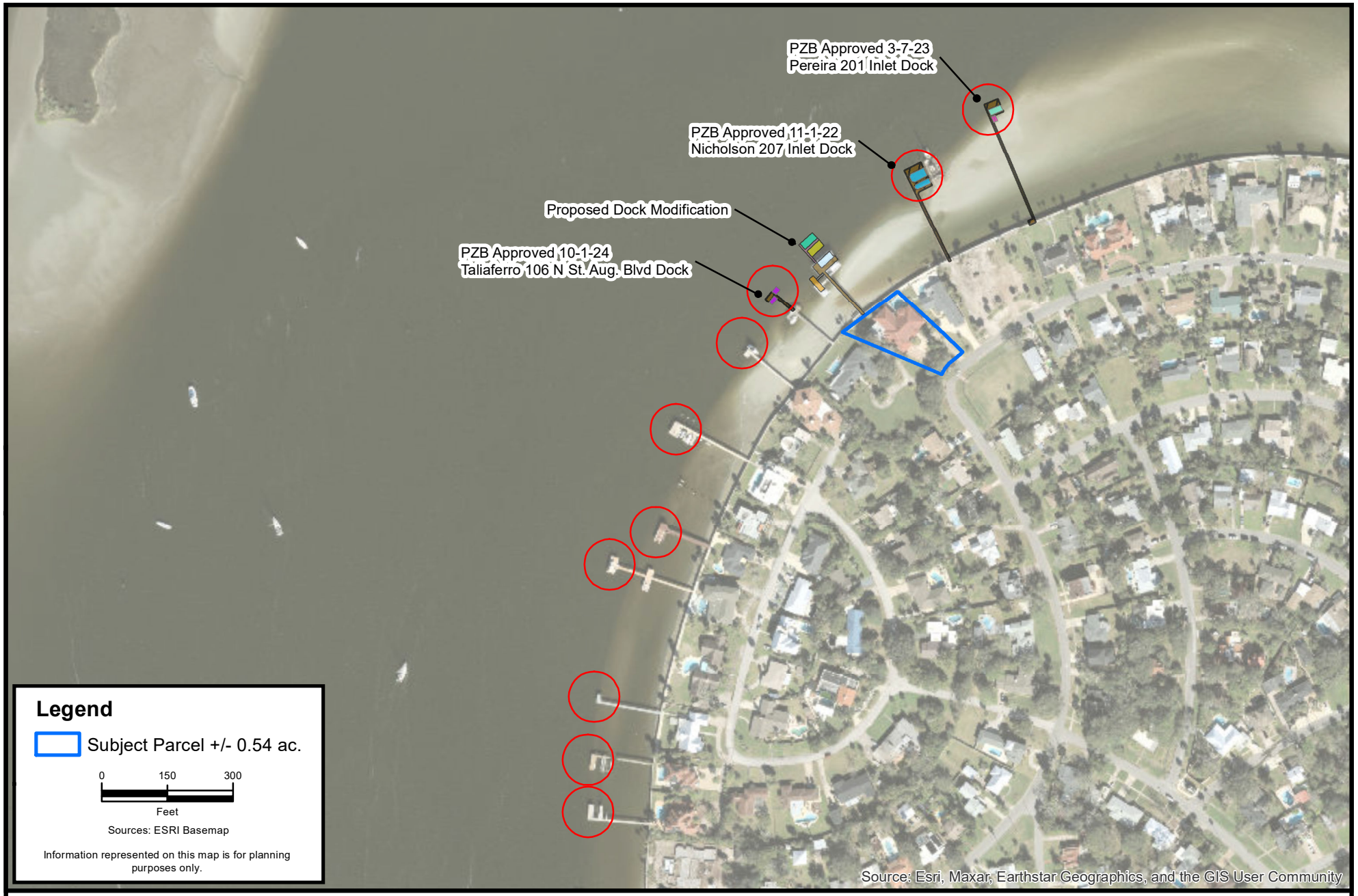
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Current Aerial

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 28 2025	Figure:	2



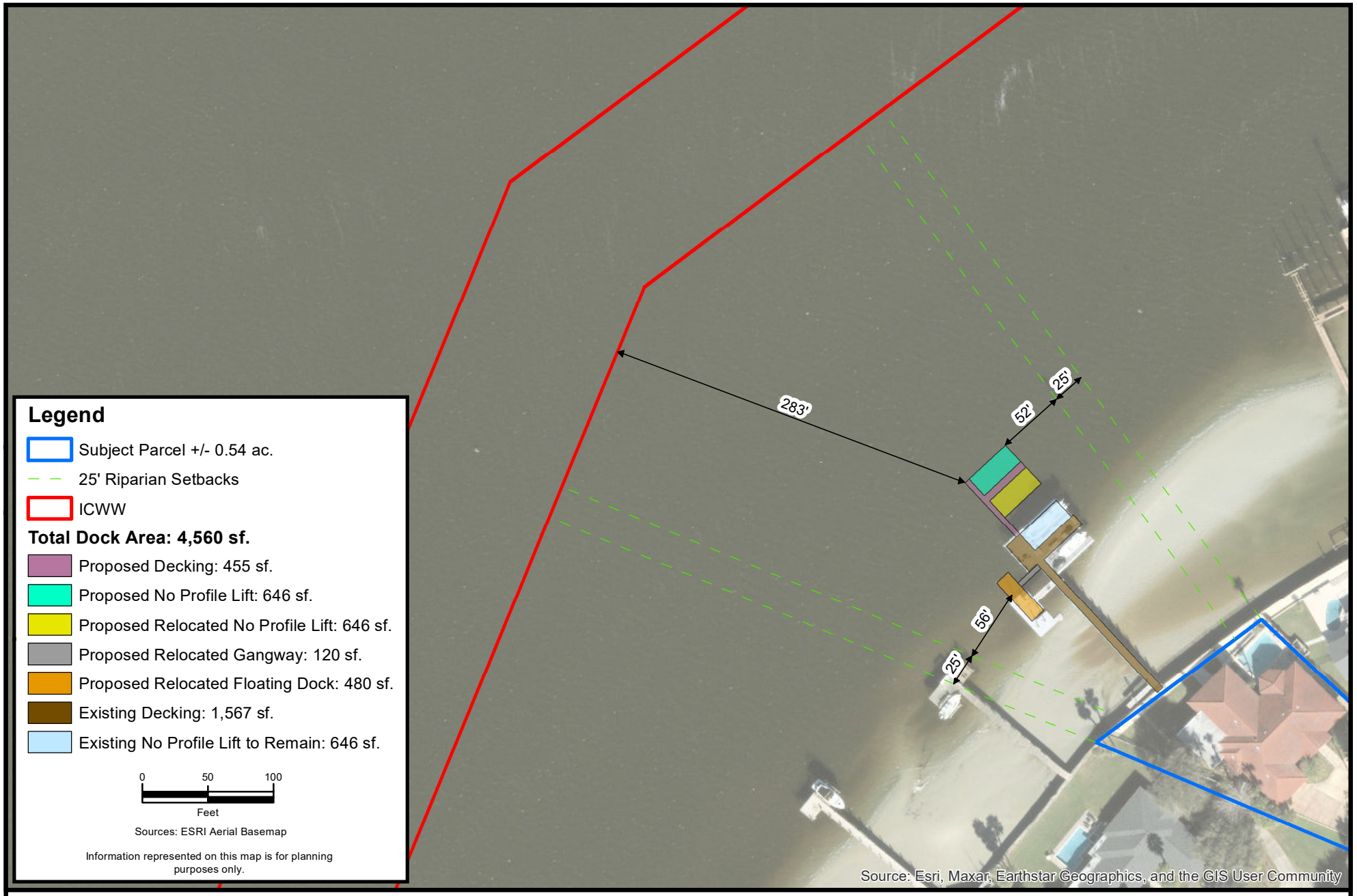
F:\CES Projects\Project Files\Active\Projects\Project Files\2020\5.20161 Tringali Inlet\GIS\MXD\3-Tringali Inlet_Surrounding.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Surrounding Structures

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 31 2025	Figure: 3



Legend

- Subject Parcel +/- 0.54 ac.
- 25' Riparian Setbacks
- ICWW

Total Dock Area: 4,560 sf.

- Proposed Decking: 455 sf.
- Proposed No Profile Lift: 646 sf.
- Proposed Relocated No Profile Lift: 646 sf.
- Proposed Relocated Gangway: 120 sf.
- Proposed Relocated Floating Dock: 480 sf.
- Existing Decking: 1,567 sf.
- Existing No Profile Lift to Remain: 646 sf.

0 50 100
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

F:\CES Projects\Project Files\Active\Projects\Project Files\2020\5.20161 Tringali Inlet\GIS\MXD\4-Tringali Inlet_Alignment_3-26-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Alignment

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 31 2025	Figure: 4



Legend

- Subject Parcel +/- 0.54 ac.
- 25' Riparian Setbacks

Total Dock Area: 4,560 sf.

- Proposed Decking: 455 sf.
- Proposed No Profile Lift: 646 sf.
- Proposed Relocated No Profile Lift: 646 sf.
- Proposed Relocated Gangway: 120 sf.
- Proposed Relocated Floating Dock: 480 sf.
- Existing Decking: 1,567 sf.
- Existing No Profile Lift to Remain: 646 sf.

0 20 40
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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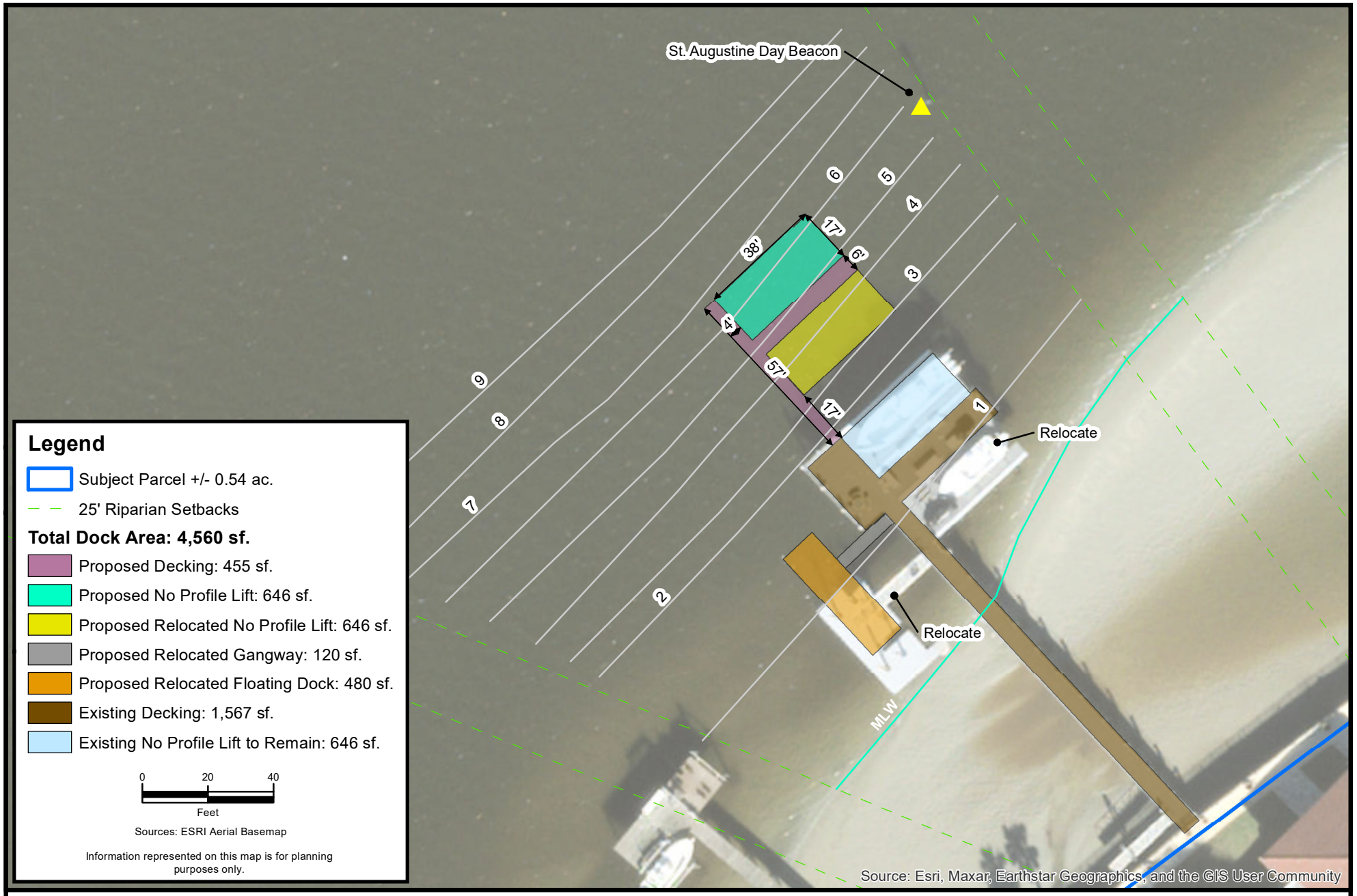
Proposed Dimensions

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 31 2025	Figure:	5



Legend

- Subject Parcel +/- 0.54 ac.
- 25' Riparian Setbacks

Total Dock Area: 4,560 sf.

- Proposed Decking: 455 sf.
- Proposed No Profile Lift: 646 sf.
- Proposed Relocated No Profile Lift: 646 sf.
- Proposed Relocated Gangway: 120 sf.
- Proposed Relocated Floating Dock: 480 sf.
- Existing Decking: 1,567 sf.
- Existing No Profile Lift to Remain: 646 sf.

0 20 40
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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CES
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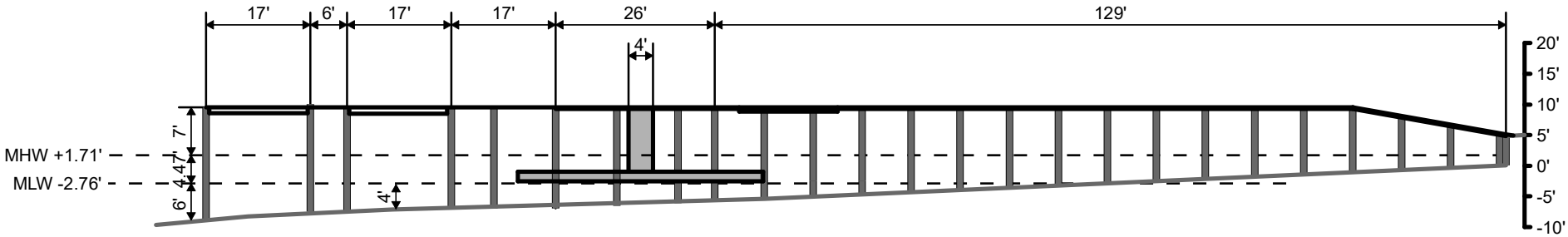
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Bathymetric Assessment

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 31 2025	Figure:	6



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 Dock Cross-Section

Tringali Inlet

Project:	5.20161	St.Augustine, FL	Date: Mar 28 2025	Figure:	7

F:\CES Projects\Project Files\Active\Projects\Project Files\2020\5.20161 Tringali Inlet\GIS\MXD\07-Tringali Inlet_Proposed Dock Cross Section.mxd




GARMIN


WAVERUNNER





Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

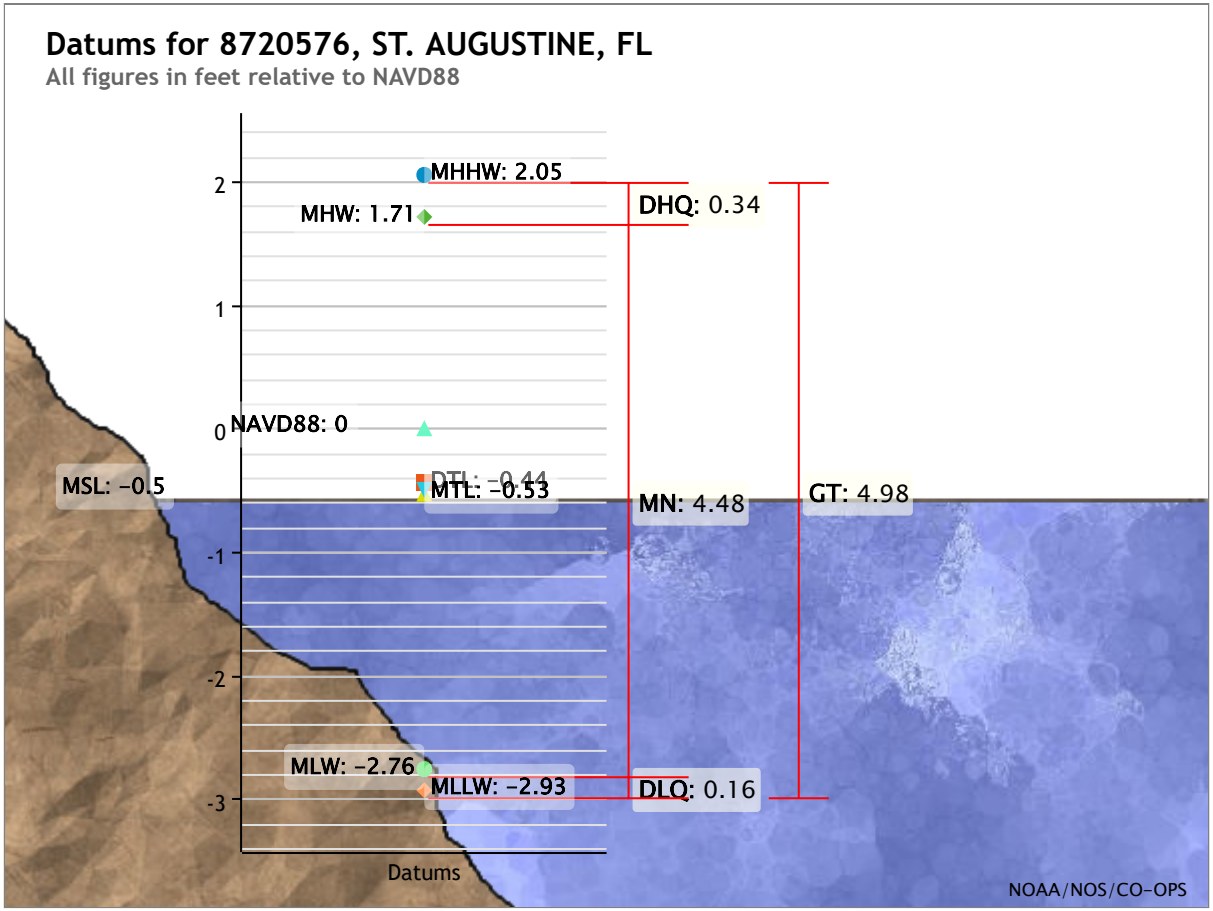
Elevations on NAVD88

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)

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	2137100000
Location	211 INLET DR
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES PT OF LOTS 40 & 41 BLK 1 60FT ON INLET DR & 150FT ON MATANZAS RIVER OR4962/1707 & 5065/1298 *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	0.540
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Tringali Joseph C,Cynthia G 100% Tringali Cynthia G 100%
Mailing Address	211 INLET DR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Valuation Information

	2025
Building Value	$946,747
Extra Features Value	$96,260
Total Land Value	$1,716,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,759,007**
Total Deferred	$1,320,641
Assessed Value	**$1,438,366**
Total Exemptions	$50,722
Taxable Value	**$1,387,644**

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	$921,961	$101,065	$1,716,000	$0	$0	$2,739,026	$1,397,829	$1,391,197	$1,347,829
2023	$943,654	$76,418	$1,080,720	$0	$0	$2,100,792	$1,357,116	$793,676	$1,307,116
2022	$869,297	$90,178	$833,495	$0	$0	$1,792,970	$1,317,588	$525,382	$1,267,588
2021	$707,605	$91,662	$711,360	$0	$0	$1,510,627	$1,279,212	$281,415	$1,229,212
2020	$859,257	$63,421	$711,360	$0	$0	$1,634,038	$1,521,812	$162,226	$1,471,812
2019	$838,229	$54,706	$678,528	$0	$0	$1,571,463	$1,487,597	$133,866	$1,437,597
2018	$592,541	$56,628	$678,528	$0	$0	$1,327,697	$1,327,697	$50,000	$1,277,697
2017	$599,768	$56,779	$678,528	$0	$0	$1,335,075	$1,335,075	$50,000	$1,285,075
2016	$809,325	$61,435	$678,528	$0	$0	$1,549,288	$1,400,425	$198,863	$1,350,425
2015	$659,190	$63,556	$678,528	$0	$0	$1,401,274	$1,390,690	$60,584	$1,340,690
2014	$635,012	$66,113	$678,528	$0	$0	$1,379,653	$1,379,653	$50,000	$1,329,653

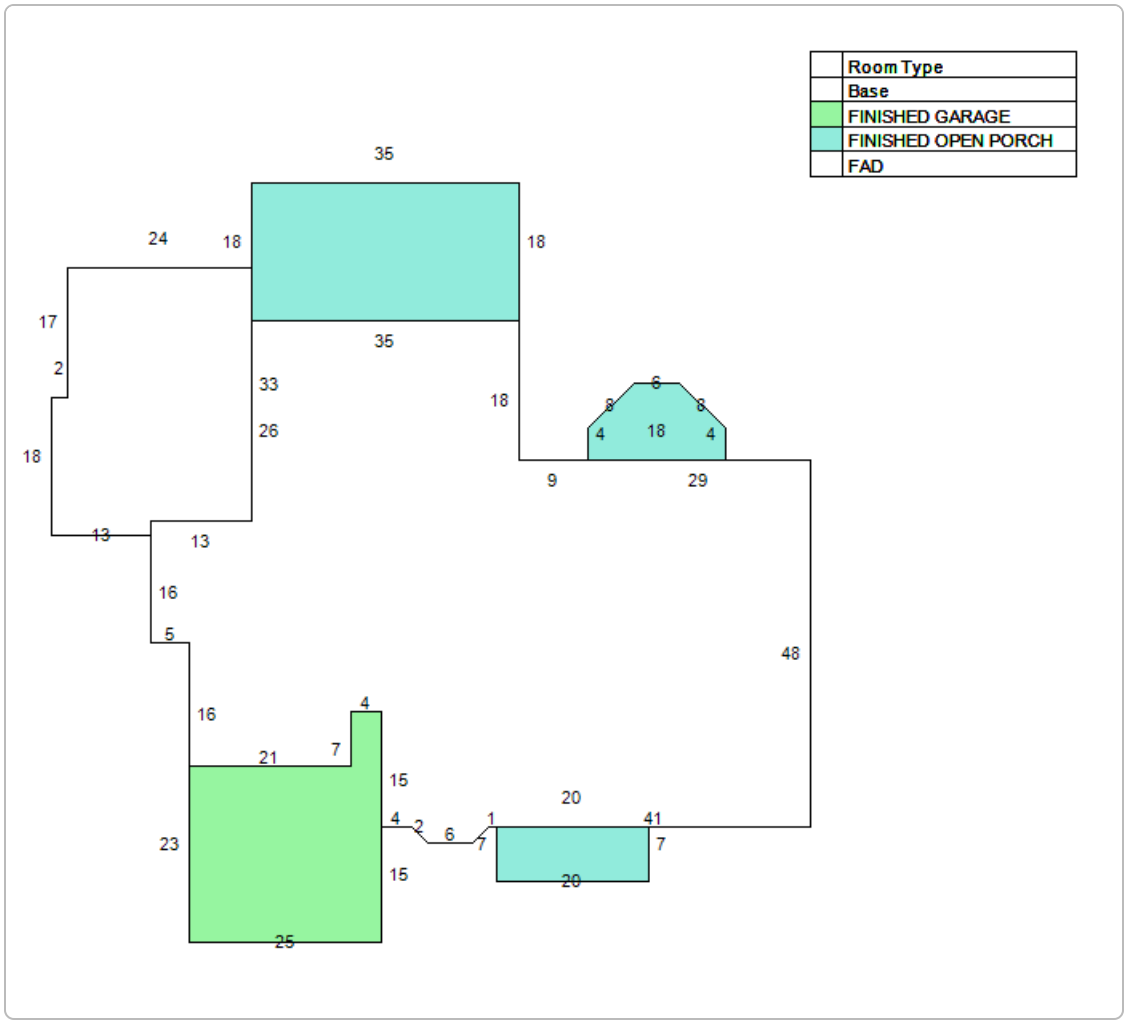
Building Information

Building	1
Building Value	$946,747
Year Built	1968
Actual Area	6689
Conditioned Area	5172
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Concrete Tile
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	5

Description	Square Footage
BASE AREA	4322
ADDITION	850
FINISHED OPEN PORCH	630
FINISHED OPEN PORCH	144
FINISHED OPEN PORCH	140
FINISHED GARAGE	603

Description	Square Footage
Total SqFt	6689

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		30096
Pool - Average (RES)		36450
Masonry Wall (Mix)		1012
Boat Dock - Average (Mix)		24902
Boat Lift - Average (Mix)		1900
Boat Lift - Average (Mix)		1900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	150	190	150	FF	$1,716,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/8/2020	6/11/2020	$100.00	WARRANTY DEED	5065	1298	U	I	GENTRY THOMAS D,NANCY A	TRINGALI JOSEPH C,CYNTHIA G
6/12/2020	6/11/2020	$1,850,000.00	WARRANTY DEED	4962	1707	U	I	GENTRY THOMAS D & NANCY A	TRINGALI JOSEPH C,CYNTHIA G
	4/30/2004	$1,665,000.00	WARRANTY DEED	2189	563	Q	I	STAHLE-MORRISON JACQUELINE R TRUSTEE ETVIR	GENTRY THOMAS D & NANCY A
	7/26/1999	$643,500.00	WARRANTY DEED	1429	1301	Q	I	WOLFE CHARLES CEDRIC	STAHLE-MORRISON LIVING TRUST (JACQUELINE R)
	12/31/1998	$0.00	PERSONAL REP	1374	1812	U	I	WOLFE VIRGIE P ESTATE	WOLFE CHARLES CEDRIC
	12/10/1997	$0.00	OTHER INSTRUMENT	1284	459	U	I	WOLFE VIRGIE P (DECD 12/6/97)	WOLFE VIRGIE P ESTATE (LETT OF ADMIN)
	5/22/1989	$0.00	WILL	1284	433	U	I	WOLFE VIRGIE P	WOLFE VIRGIE P (WILL)

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

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Last Data Upload: 3/28/2025, 12:09:04 AM

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2024	5.g.	PZB2025-0029
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	201 Pelican Reef Drive	158573-0010

Site & Background Information

Applicant:	Keven Marks c/o Shoreland Home Builders
Owner:	Ron & Pam Bowman
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:	0.73
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to remove eight (8) significant trees for the construction of a single-family home within COZ 2 & 3 at 201 Pelican Reef Drive. The approval of this application would allow for the removal of seventeen (17) trees.

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 removal of 17 trees, 8 of which are significant, is inconsistent with Objective 2.6.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The request for Conservation Overlay Zone 2 development includes the construction of a single-family home on a stem wall and associated fill.

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.

Staff Analysis of Applicable Criteria (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. There are nine (9) significant trees to be removed, however one of them #4 was listed as dead in the arborist report. The other eight (8) significant trees to be removed were considered in good or fair health.

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

   Only three (3) of the trees are directly in the footprint of the home. It appears that a reconfiguration of the driveway could save some trees, however the applicant mentions fill as reason for tree removal. The applicant did not depict the limits of fill on the tree plan so it is difficult to ascertain if some of the trees could be saved by a different driveway layout.

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.

   St. Johns County iMaps shows that the lot slopes to the rear of the property with the front portion being at an elevation between 4-5 NAVD88 and the rear dropping to an elevation around 3.5 NAVD88. The applicant should address erosion with adequate erosion control measures such as silt fencing.

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 Pelican Reef subdivision does not have large amounts of mature trees. The natural vegetation compromised many cedars and each lot in the neighborhood is required to retain or plant 10 cedar trees. The applicant is retaining four (4) cedar trees and planting six (6) cedar trees.

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

The applicant is removing nine (9) significant trees however one (1) is listed as dead in the arborist report. The applicant is retaining four (4) 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.

The applicant is keeping nine (9) trees and planting six (6) which should help mitigate impacts to the urban and natural environment.

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.

Many of the trees appear to be removed for an extensive driveway. The applicant may be able to modify the driveway to save some of the trees. The applicant does mention that fill is the reason for many of the trees removal. The applicant should clarify if any of the trees could be saved by modifying the size or configuration of the driveway.

The application for 201 Pelican Reef Drive includes the removal of nine (9) significant cedar trees and seventeen (17) trees in total. One of the significant trees, Tree #4 as 12-inch DBH was listed as dead in the arborist report. The applicant is retaining nine (9) trees, four of which are significant. The applicant is also planting six trees.

Pelican Reef Requirements for 10 Cedar Trees

All lots within Pelican Reef are required to plant or retain ten (10) cedar trees. The applicant's tree mitigation plan will retain four (4) cedar trees and plant six (6) giving them a total of (10) cedar trees which is in compliance with the requirements for this community.

Compliance with Chapter 25

COSA Code of Ordinances Section 25-53(d) states that the preservation and removal of trees on a site may require tree mitigation if a positive number of tree credits is not achieved. The applicant's tree mitigation plan now gives a positive number of tree credits with a surplus of ten and a half (10.5) credits and is consistent with the requirements of Chapter 25.

Tree Mitigation									
Trees Removed			**Trees Retained**			**Trees Planted**			
Type (dbh)	**Size Range**	**Deficit**	**Type (dbh)**	**Size Range**	**Credit**	**QTY**	**Type (dbh)**	**Size Range**	**Credit**
1. 20" Cedar	**20+ dbh**	**2**	**12. 15" Cedar**	**12+ dbh**	**3**	6	Cedars	2+ dbh	6
2. 12" Cedar	**12+ dbh**	**1.5**	**25" Cedar**	**20+ dbh**	**4**				
3. 14" Cedar	**12+ dbh**	**1.5**	15" Palm	12+ dbh	3				
4. 12" Cedar (Dead)			**15" Cedar**	**12+ dbh**	**3**				
5. 20" Cedar	**20+ dbh**	**2**	14" Palm	12+ dbh	3				
6. 11" Oak	**7+ dbh**	**1**	**12" Cedar**	**12+ dbh**	**3**				
7. 8" Oak	7+ dbh	1	14' Palm	12+ dbh	3				
8. 13" Cedar	**12+ dbh**	**1.5**	17" Palm	12+ dbh	3				
9. 15" Cedar	**12+ dbh**	**1.5**	16" Palm	12+ dbh	3				
10. 9" Oak	7+ dbh	1							
11. 12" Cedar	**12+ dbh**	**1.5**							
13" Palm	12+ dbh	1.5							
12" Palm	12+ dbh	1.5							
12" Palm	12+ dbh	1.5							
14" Palm	12+ dbh	1.5							
17" Palm	12+ dbh	1.5							
15"Palm	12+ dbh	1.5							
	Deficits	23.5		Retaining Credits	28		Planting Credits		6
							Total Credits		**10.5**

* Significant trees are in **BOLD**		Dead trees are in red.	
Condition:	Poor	Fair	Good

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 removal of significant trees at 201 Pelican Reef Drive / PID 158573-0010.

Attachments

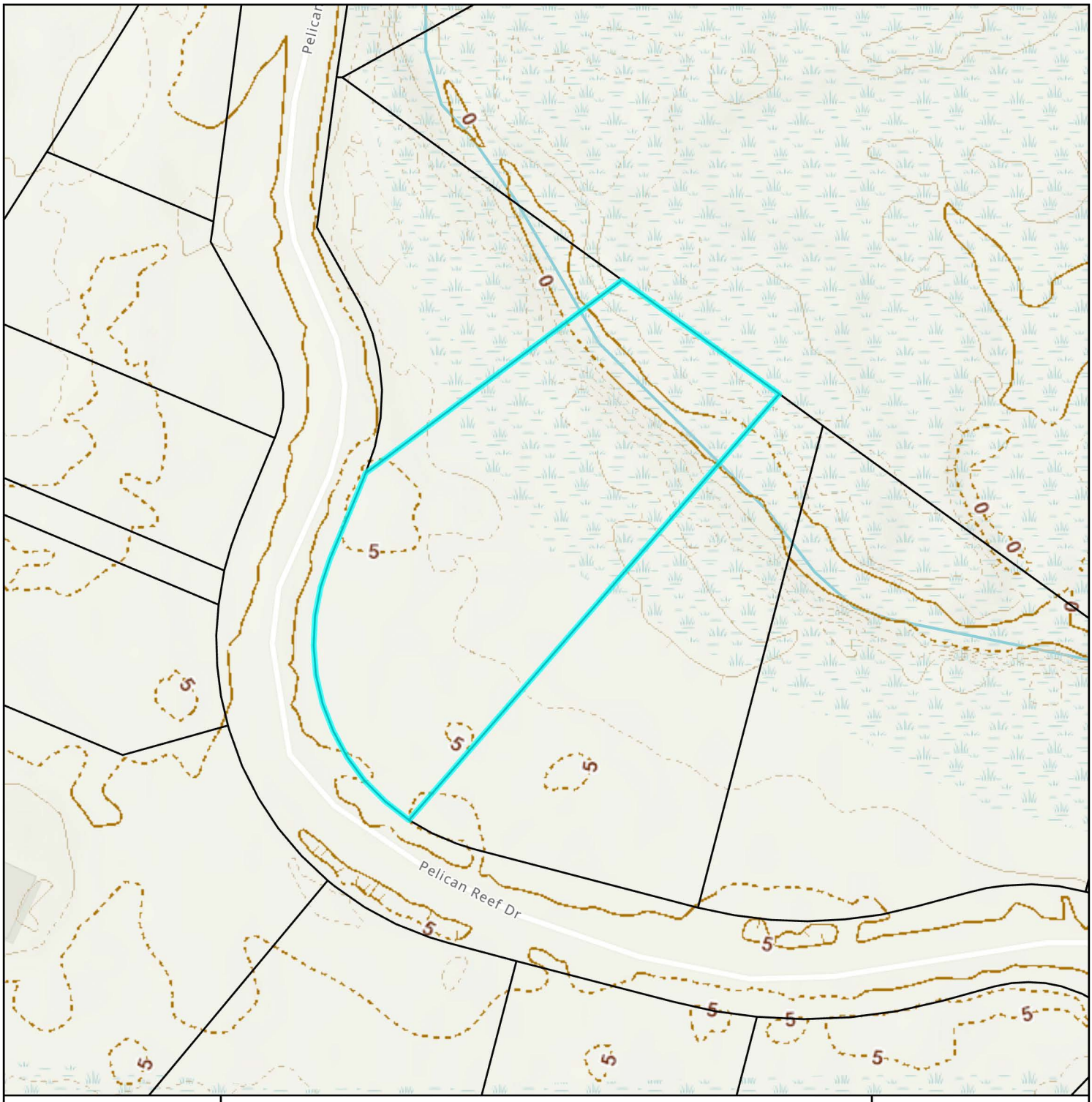
1. Site Map & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Pelican Reef Cedar Tree Requirements

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

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

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

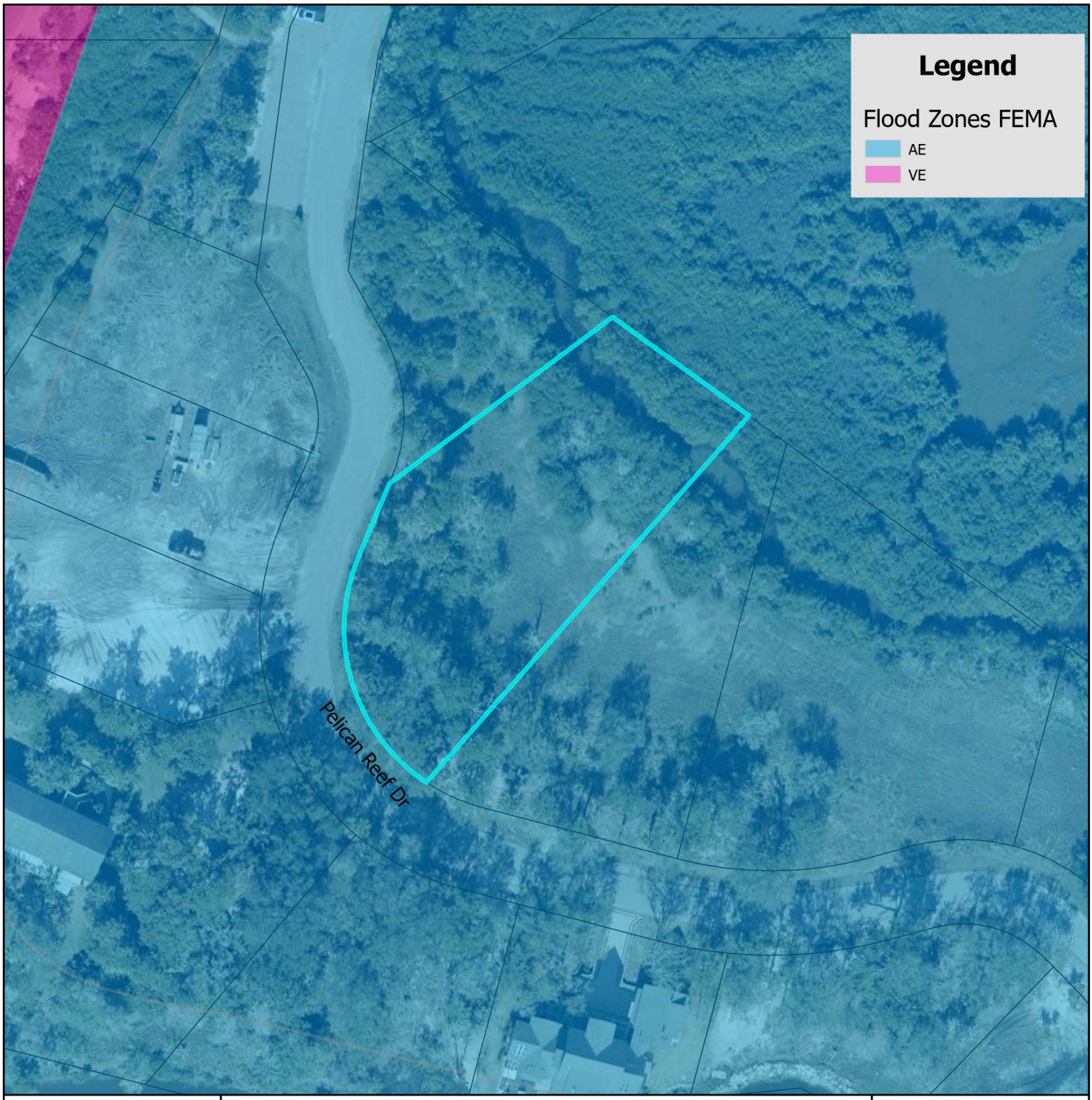
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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



St. Johns County Property Appraiser
Use Classification Map

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

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

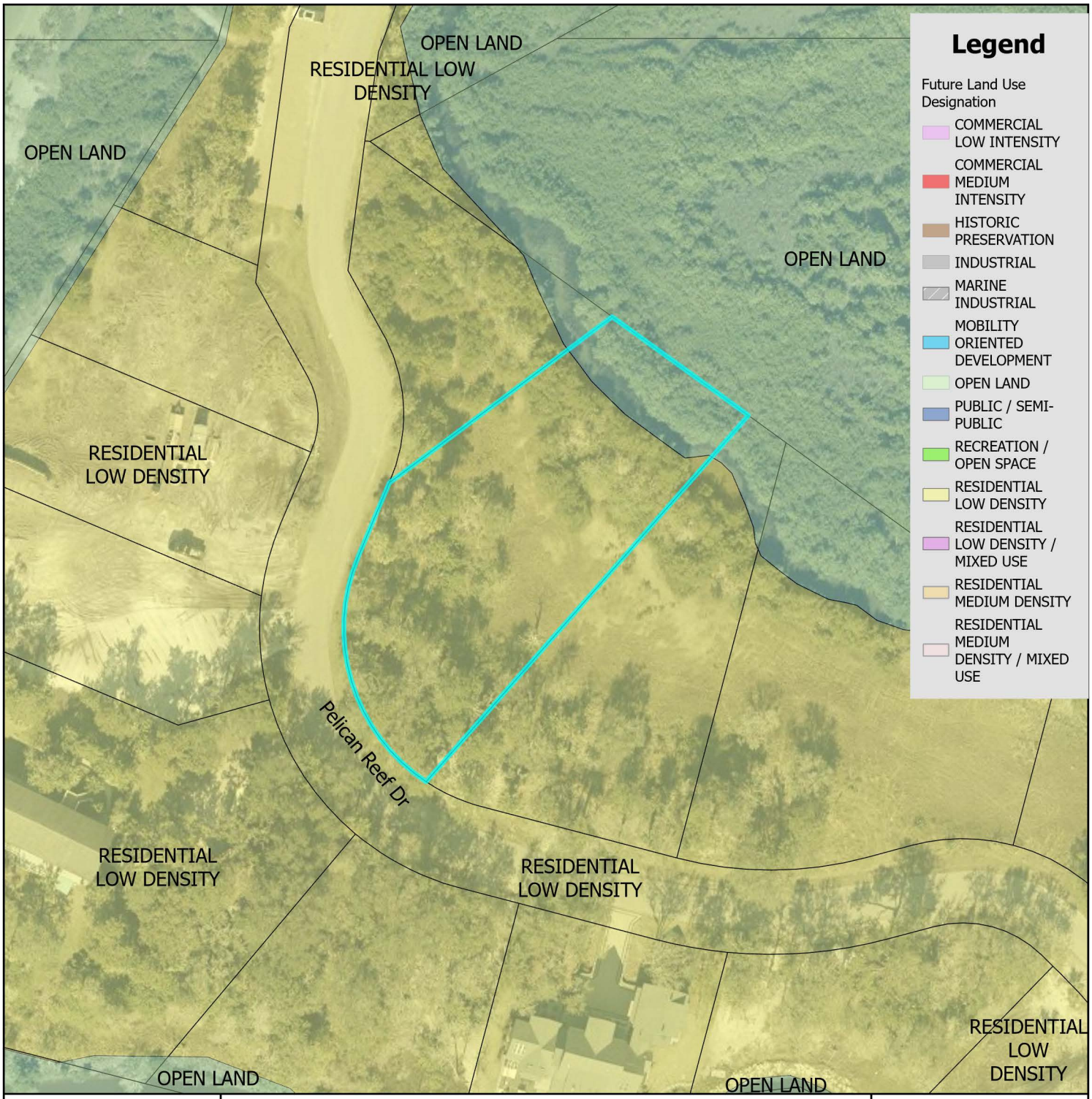
2025

N

0 0.01 0.01 Miles

0 40 80 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
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.

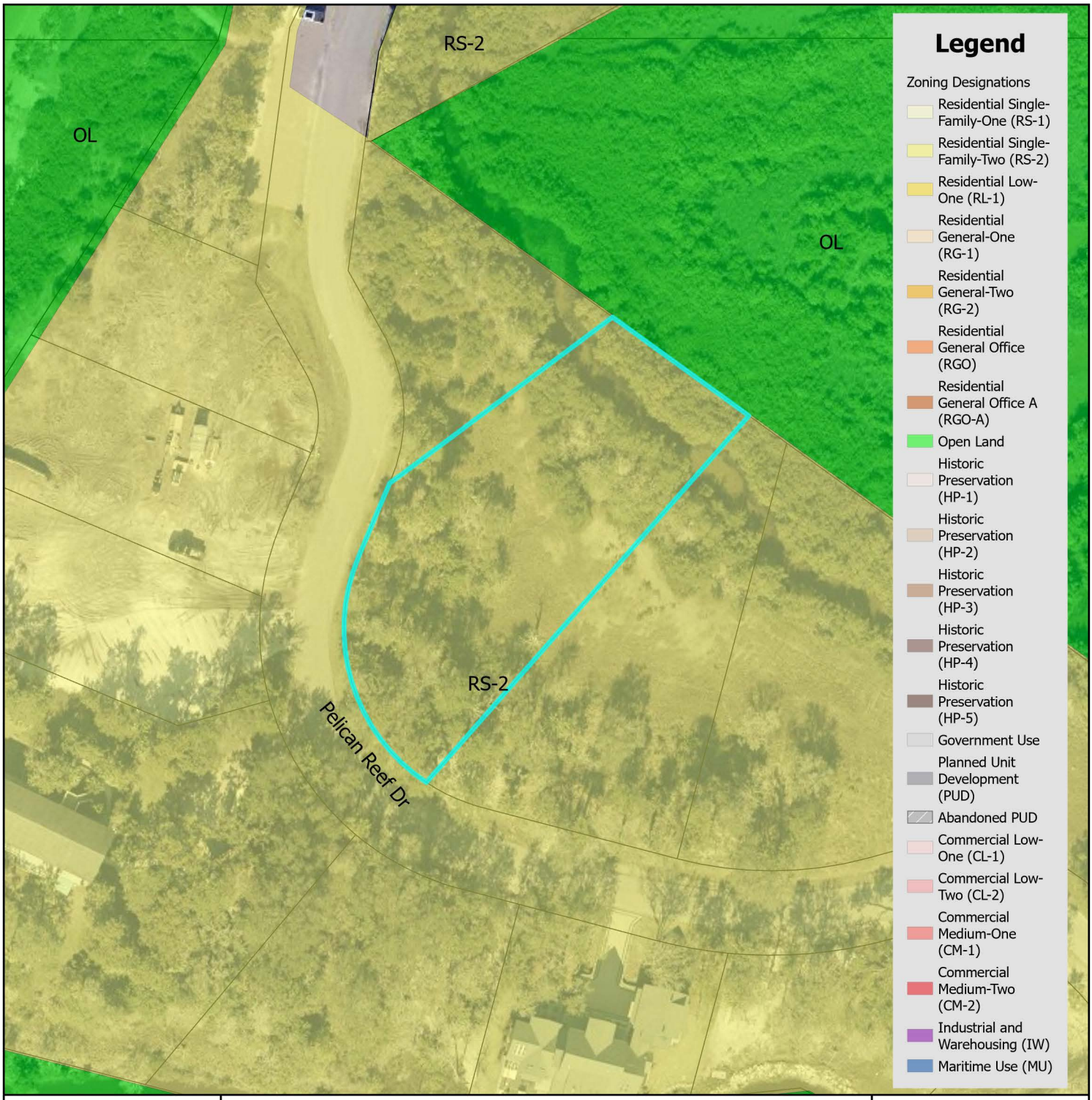
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

Pelican Reef Drive / PID 158573-0010



12/08/2024

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: Kevin Marks Contact Number: 904.347.7652
   Business *(if applicable)*: Shoreland Home Builders
   Address: 794 Cypress Rd City: St Augustine State: FL Zip: 32086
   E-Mail Address: kevin@shorelandhomebuilders.com
2. NAME OF PROPERTY OWNER: Ron and Pam Bowman Contact Number: 717.587.5760
   Business *(if applicable)*:
   Address: 32 S Broad Street City: Lititz State: PA Zip: 17543
   E-Mail Address:
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1 Block: 12
   Subdivision: Pelican Reef Parcel Number: 1585730010
4. PROJECT STREET ADDRESS: 201 Pelican Reef Drive
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:
   We are requesting permission to remove trees, in the affected areas, in preparation for a new single family home.
8. JUSTIFICATION FOR ACTION REQUESTED:
   The trees that we are requesting to remove either sit within the proposed footprint or will be adversely affected by the fill dirt that is required to prepare the lot for construction. As part of the tree removal, we pledge to plant new, healthier sapplings upon the completion of construction. The existing trees are also at a lower elevation and susceptible to brackish flood waters.

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:

Both building & conservation setbacks have reduced the buildable area

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

More than 50% of the lot is unbuildable conservation space.

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

This is a new, previously undeveloped lot. Conservation boundaries were created by SJRWMD prior to the initial sale of the lot.

(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:

9 or 13 lots in the final phase of Pelican Reef have been cleared or developed. All with a similar agreement to meet or surpass the req'd tree credits upon completion

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: 3.21.25

Signature of Property Owner — Date: 3-21-25

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.

Kevin Marks

Print name of applicant

Signature of applicant

3.21.25

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

(Lot 1 - Pelican Reef)

Project Address: 201 PELICAN REEF DR.

Applicant's Name: KEVIN MARKS Applicant's Signature: [signature]

Owner's Name: Ronald G. Bowman Owner's Signature: [signature]

Pam Bowman Pamela Bowman

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Kevin Marks is/are hereby authorized TO ACT ON BEHALF OF Ron and Pam Bowman, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 201 Pelican Reef Drive

BY: Ronald G. Bowman Pam Bowman
Signature of Owner

Ronald G. Bowman | Pam Bowman
Print Name of Owner

717-587-5760 | 717-606-6017
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 26 day of March, 2025

By Ronald and Pam Bowman

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Gracie M. Adams

My Commission expires: 8/23/2027

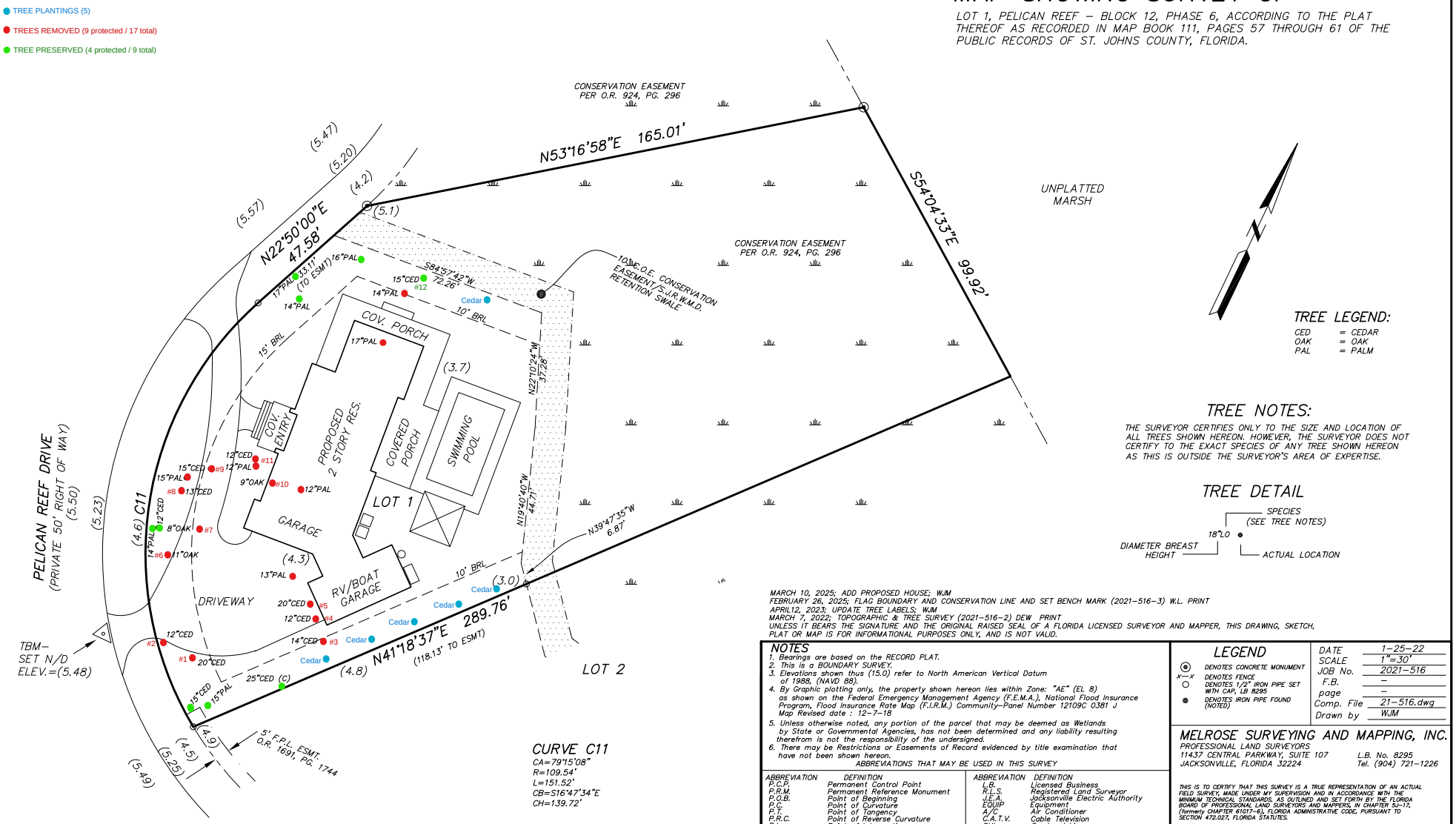
GRACIE M ADAMS
Notary Public
State of Florida
Comm# HH436894
Expires 8/23/2027

Rev:022117

Tree #	Species	DBH	Mallet Test	Health	Structure	Conflicts	Observations	Observations	Notes	Date
1	Red cedar, Southern	22	Inconclusive	Fair	Fair		Cavity/Decay - Appears Moderate	Dead Branches > 10%		3/13/25
2	Red cedar, Southern	12	Negative	Good	Good			Dead Branches > 10%		3/13/25
3	Red cedar, Southern	14	Positive	Fair	Poor		Unstable lean		Remove	3/13/25
4	Red cedar, Southern	12	Positive	Dead	Poor				Remove	3/13/25
5	Red cedar, Southern	24	Positive	Fair	Fair		Root damage, previous storm damage		Too close to boat garage to survive. Cutting roots this close to trunk can make the tree unstable.	3/13/25
6	Oak, Live	13	Negative	Good	Good		Dead Branches < 10%			3/13/25
7	Oak, Live	9	Negative	Fair	Fair		Mechanical Damage - Appears Small			3/13/25
8	Red cedar, Southern	15	Negative	Fair	Fair			Dead Branches > 10%		3/13/25
9	Red cedar, Southern	19	Positive	Fair	Poor		Vertical cracks	Dead Branches > 10%	Previous storm damage, column of decay in trunk	3/13/25
10	Oak, Live	11	Negative	Good	Good		Dead Branches < 10%			3/13/25
11	Red cedar, Southern	15	Negative	Fair	Good			Dead Branches > 10%		3/13/25
12	Red cedar, Southern	17	Negative	Good	Fair		Central column of decay	Dead Branches < 10%		3/13/25

MAP SHOWING SURVEY OF

LOT 1, PELICAN REEF – BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



TREE LEGEND:

CED	= CEDAR
OAK	= OAK
PAL	= PALM

TREE NOTES:

THE SURVEYOR CERTIFIES ONLY TO THE SIZE AND LOCATION OF ALL TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF ANY TREE SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.

TREE DETAIL

MARCH 10, 2025; ADD PROPOSED HOUSE; WJM
FEBRUARY 26, 2025; FLAG BOUNDARY AND CONSERVATION LINE AND SET BENCH MARK (2021–516–3) W.L. PRINT
APRIL12, 2023; UPDATE TREE LABELS; WJM
MARCH 7, 2022; TOPOGRAPHIC & TREE SURVEY (2021–516–2) DEW PRINT
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the RECORD PLAT.
2. This is a BOUNDARY SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone: "AE" (EL 8) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community–Panel Number 12109C 0381 J Map Revised date : 12–7–18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	page
B.R.L.	Building Restriction Line
Esmt	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
OHL	Overhead Lines
(F.M.)	Field Measured
R=	Radius equals
L=	Arc Lenth equals
Ch.=	Chord Bearing & Distance equals
Δ=	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- x—x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, LB 8295
- DENOTES IRON PIPE FOUND (NOTED)

CURVE C11

CA=79°15'08"
R=109.54'
L=151.52'
CB=S16°47'34"E
CH=139.72'

DATE	1–25–22
SCALE	1"=30'
JOB No.	2021–516
F.B.	–
page	–
Comp. File	21–516.dwg
Drawn by	WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721–1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, (formerly CHAPTER 61G17–6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

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	1585730010
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 1 OR6001/1289 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.730
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Bowman Ronald H,Pamela H 100% Bowman Pamela H 100%
Mailing Address	32 S BROAD ST LITITZ, PA 17543-0000

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	$0	$0	$275,000	$0	$0	$275,000	$275,000	$0	$275,000
2023	$0	$0	$290,000	$0	$0	$290,000	$290,000	$0	$290,000
2022	$0	$0	$336,000	$0	$0	$336,000	$336,000	$0	$336,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$300,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/12/2024	8/9/2024	$365,000.00	TRUSTEES DEED	6001	1289	Q	V	BOGGS RICHARD N AND BOGGS ELIZABETH A TRUST D:06/04/2020	BOWMAN RONALD H,PAMELA H
3/11/2022	3/4/2022	$345,000.00	WARRANTY DEED	5513	1270	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	BOGGS RICHARD N AND BOGGS ELIZABETH A TRUST D:06/04/2020

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: 4/9/2025, 12:17:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Pelican Reef Cedar Tree Requirements

April 5, 1995

Pierre Thompson
Pelican Reef Development Co.
93-D Orange Street
St. Augustine, Florida 32084

RE: Appeal of a Staff Determination/Variance 95-0187
Pelican Reef Subdivision (124 Spartina Avenue)

Dear Mr. Thompson:

On Tuesday, April 4, 1995, the Planning and Zoning Board (PZB) met and discussed your application to appeal a staff determination to enforce the provisions of the Trees and Landscaping Code and to reduce the minimum tree and landscape requirements for a subdivision at Pelican Reef Subdivision.

Specifically, the PZB approved your application to waive the requirement to plant approximately 1600 Southern Red Cedar trees to replace trees removed as a result of the development of infrastructure for the subdivision. In addition, the PZB approved your request to fill mosquito control ditches within the subdivision and to place fill on the subdivision lots up to a maximum height of 6' above mean sea level without obtaining a building permit. The PZB made its determinations with the stipulations that you will require lot owners to maintain a minimum of 10 Southern Red Cedar trees on their individual lots, and that no additional trees may be removed without an approved tree removal permit. The PZB did not provide a variance or waiver to the requirements of the Trees and Landscaping Code as they pertain to the individual lot owners.

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,

Jean Carver

Jean Carver
Citizen Boards Technician

jc

cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 95-0187

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	5.h.	PZB2025-0030
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	201 Inlet Drive	213750-0000

Site & Background Information

Applicant & Owner:	Ryan Pereira
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:	0.4
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to construct a dock in COZ 1&2 at 201 Inlet Drive. The approval of this application would allow for the construction of a two hundred ninety-five (295) foot dock with PWC lift, floating dock, and gangway. 201 Inlet Drive received previous approval for a dock from the Planning and Zoning Board. The dock has not been constructed, and the applicant is requesting a modification to the previously approved dock layout.

Permit History

PZB2023-0008 Dock Approved

The applicant's request for the construction of a new dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet was approved March 7, 2023.

There is no record of a building permit.

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 five (5) 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	Docks within COZ 1 are consistent with CCM Policy 2.1.1

	primary uses within this Conservation Overlay Zone.	
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 North Davis Shores. The applicant is proposing to build two hundred ninety-five (295) foot dock with PWC lift, floating dock, and gangway.

(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 ten (110) feet of bulkheaded shoreline. It appears from aerial images that the northern tip of Davis Shores is an area of accretion with a tidal flat to the east at the mouth of Salt Run. Adjacent properties have bulkheaded shorelines. The adjacent property to the east is developed with a single-family home while the property to the west is vacant. Neither of the adjacent properties have docks.

(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 ten feet of bulkheaded shoreline. The dock is proposed to have a twenty-five (25) foot wide platform at the shoreline which will impact twenty-three percent of the site.

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

The proposed dock will extend two hundred and ninety-five feet into the waters of the Matanzas. The dock will include a 10 ft x 25 ft platform along the shoreline and a 32 ft x 35 ft terminal platform with a low-profile boat lift. The platform along the shoreline will contain a PWC lift.

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

The deck will be five (5) feet above the mean high water which is three feet below the maximum height of eight (8) feet. The applicant states that the boat lifts will be a 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 construction of a dock at 201 Inlet Drive / PID 213750-0000.

Attachments

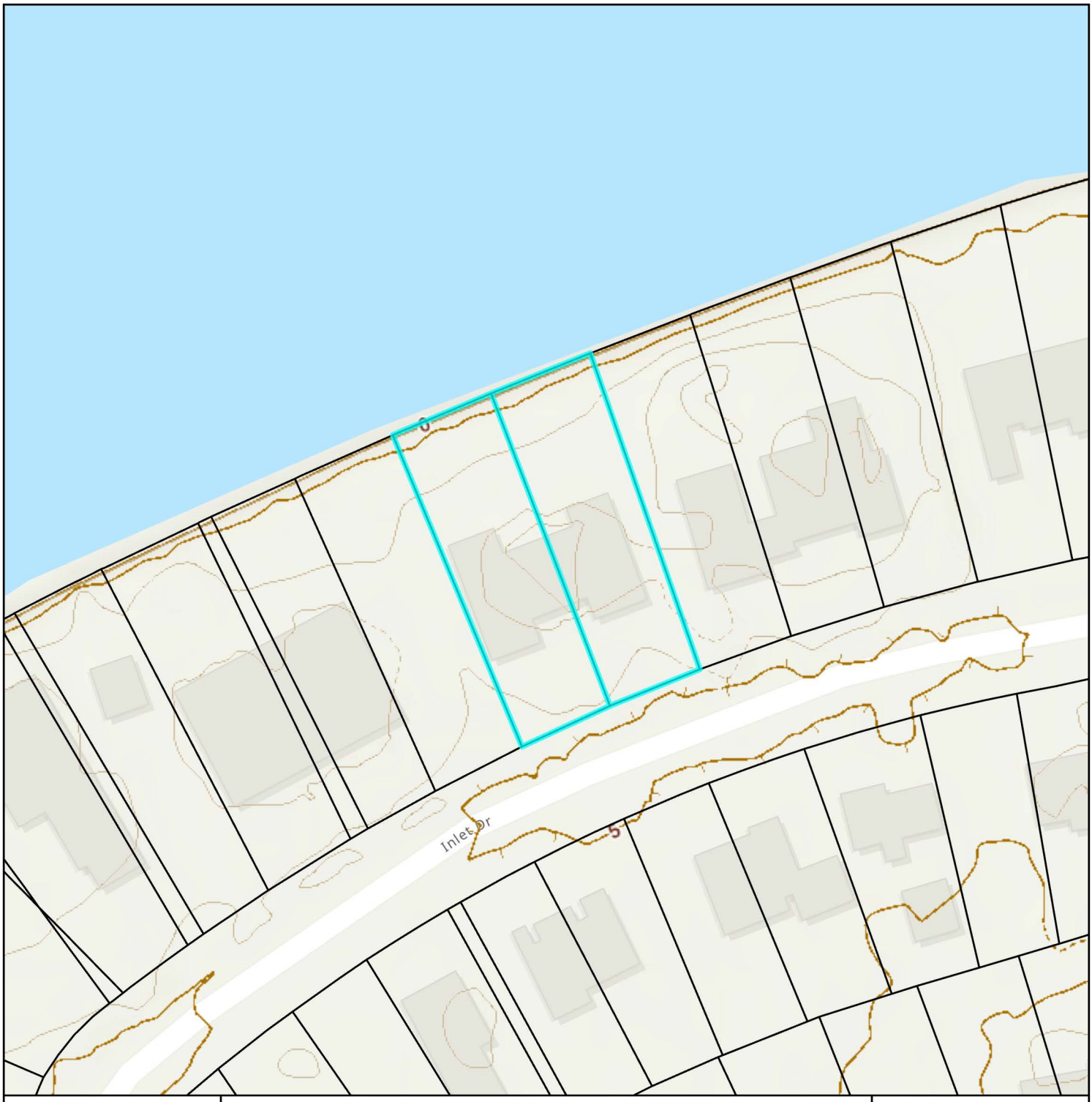
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Requested Dock Layout
5. PZB2023-0008 Approved Application
6. ACOE Permit

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

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

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

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

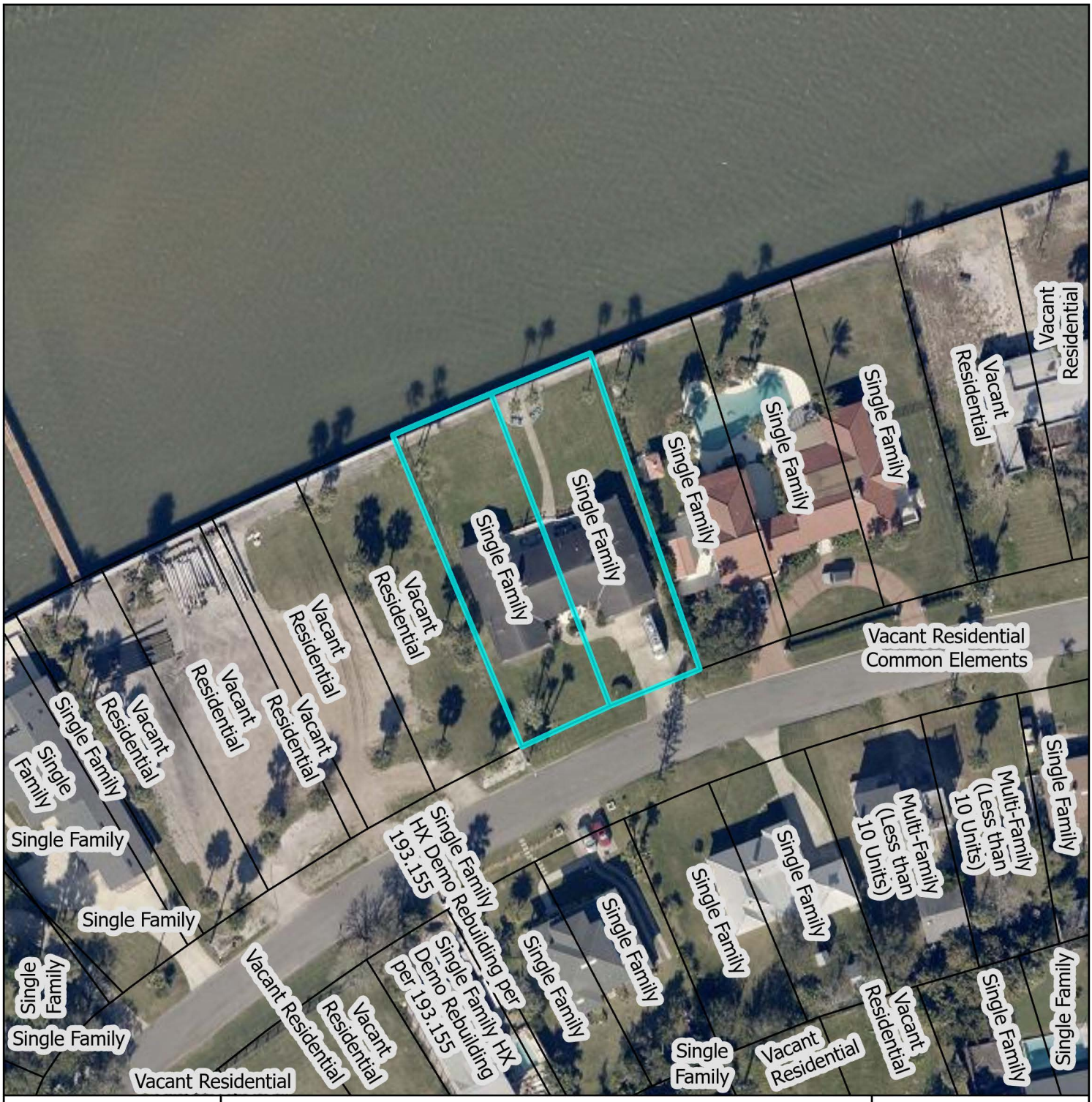
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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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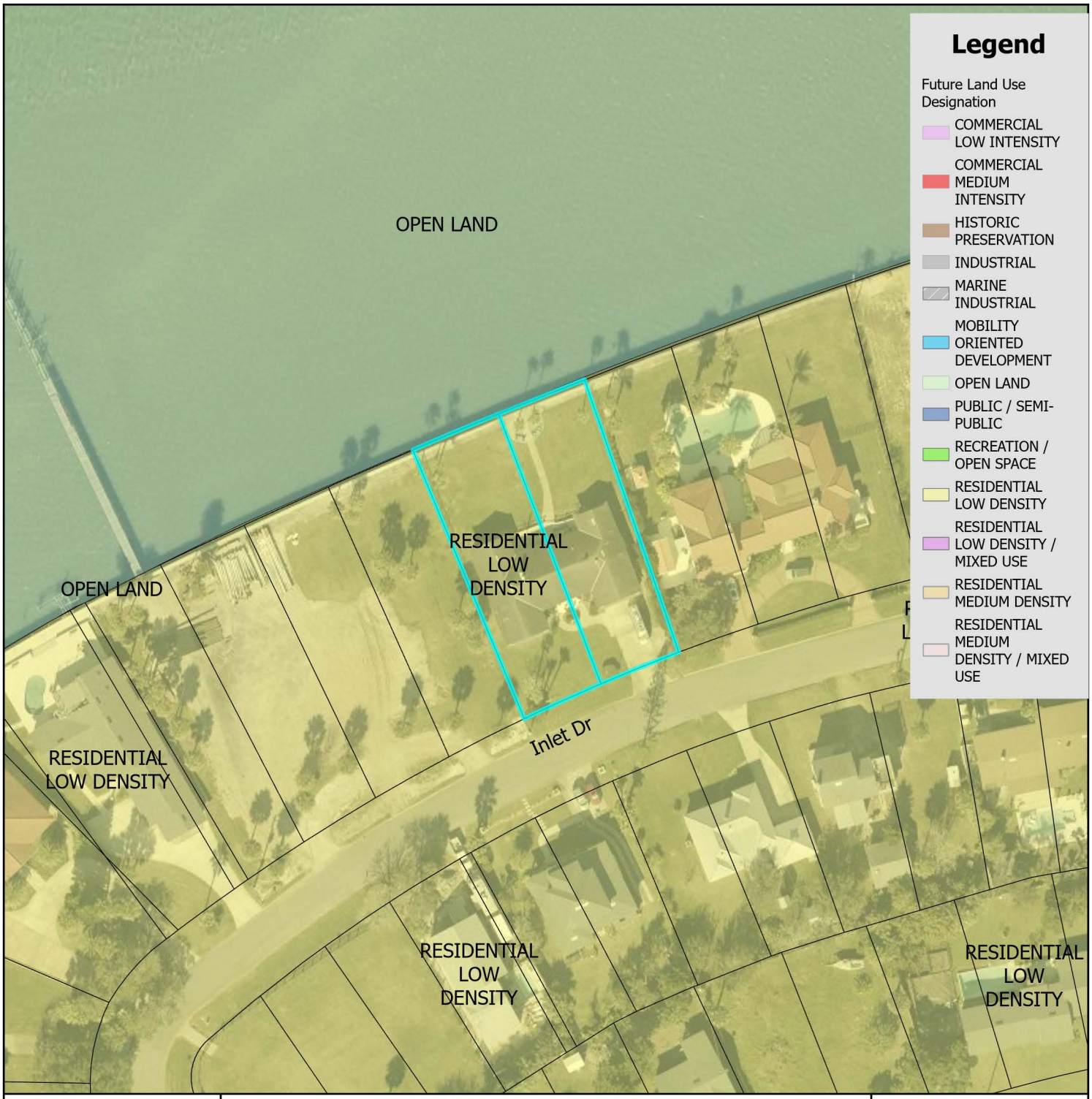
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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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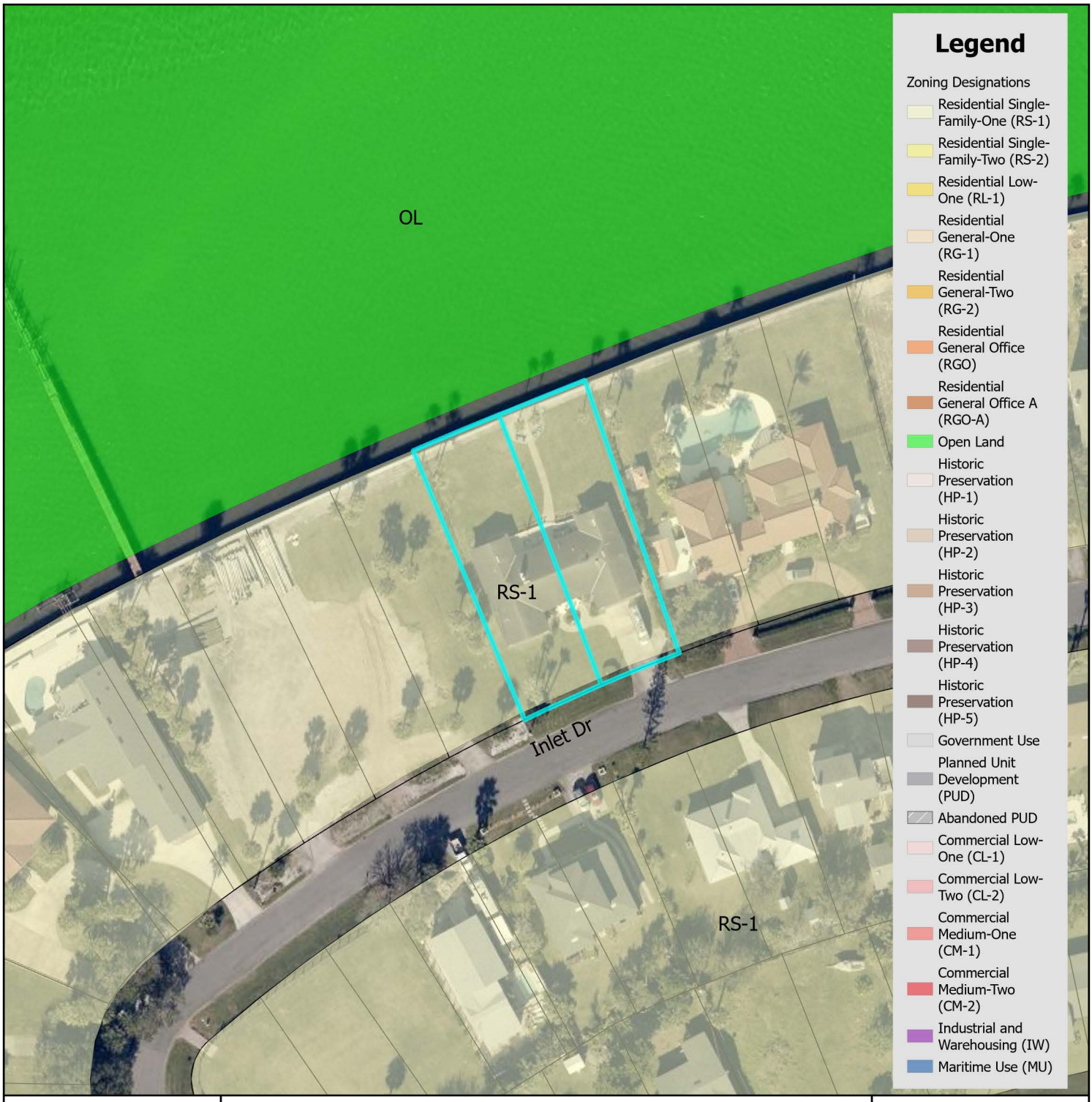
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map

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

DISCLAIMER
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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

201 Inlet Drive



12/08/2024

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 Pereira Contact Number: 904-440-8454
   Business *(if applicable)*:
   Address: 201 Inlet Drive City: St. Augustine State: FL
   Zip:32080 E-Mail Address: lacontemarine@gmail.com
2. NAME OF PROPERTY OWNER: Same as Applicant Contact Number:
   Business *(if applicable)*:
   Address: City: State: Zip:
   E-Mail Address:
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 46 & 47 Block:1
   Subdivision: Davis Shores Parcel Number: 2137500000
4. PROJECT STREET ADDRESS: 201 Inlet Drive
5. SPECIFIC PROPOSED USE: Dock Modification
6. ACTION REQUESTED:
   - **X** Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other:
7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval to Modify the plan of a previously approved dock
8. JUSTIFICATION FOR ACTION REQUESTED: See attached 17 Point Analysis

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: See attached 17 Point Analysis

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 3/31/25

Signature of Property Owner — Date 3/31/25

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.

Ryan Pereira
Print name of applicant

Signature of applicant

3/31/25
Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Brian Spahr is/are hereby authorized TO ACT ON BEHALF OF Ryan Pereira, the owner(s) of those lands described within

X 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

RYAN PEREIRA
Print Name of Owner

(904) 377-8691
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 31st day of March, 2025

By Ryan J. Pereira

Identification verified:

Notary Public State of Florida
Stephanie J. Ray
My Commission HH 640271
Expires 5/13/2028

Oath sworn: X Yes ___ No

Notary Signature: _____

My Commission expires: 05/13/2028

Rev:022117

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

LaConte Marine Construction is/are hereby authorized TO ACT ON BEHALF OF Ryan Pereira, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: PZB2025-0030 and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 201 Inlet Drive, Saint Augustine FL 32080

BY: _____
Signature of Owner

Ryan Pereira
Print Name of Owner

904-377-8895
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 30th day of April, 2025

By Ryan Pereira

Identification verified: Yes -

Oath sworn: ✓ Yes ___ No

Notary Public State of Florida
Kalpana Shrestha
My Commission HH 489339
Expires 3/6/2028

Notary Signature: Kalpana Shrestha

My Commission expires: 03/06/2028

Rev:022117

Attachment 3:
St. Johns County
Property Appraiser
Report

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	2137500000
Location Address	201 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 46 & 47 BLK 1 OR5536/478(T/R) *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	0.400
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Skip to main content

St. Johns County, FL

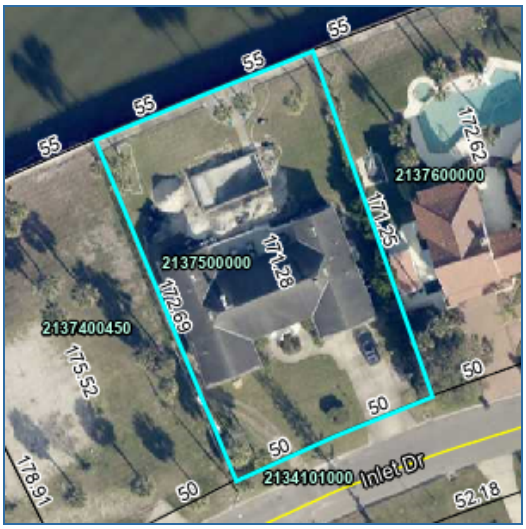
Owner Information

Owner Name	Pereira Terri,Ryan 100% Pereira Ryan 100%
Mailing Address	201 INLET DR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Historical Assessment Information

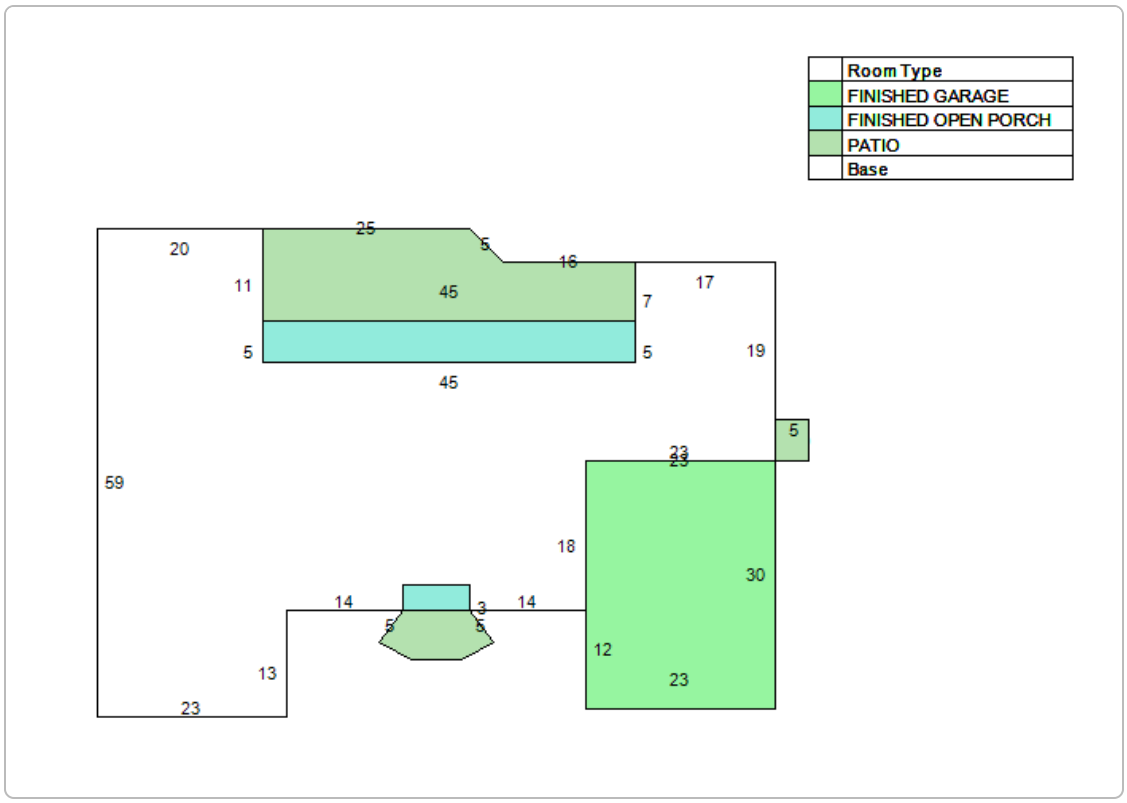
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$376,258	$15,544	$1,401,400	$0	$0	$1,793,202	$961,374	$881,828	$911,374
2023	$380,791	$16,739	$1,025,815	$0	$0	$1,423,345	$933,373	$539,972	$883,373
2022	$354,438	$17,034	$791,150	$0	$0	$1,162,622	$1,045,730	$116,892	$1,045,730
2021	$258,410	$17,034	$675,220	$0	$0	$950,664	$950,664	$0	$950,664
2020	$261,561	$18,101	$675,220	$0	$0	$954,882	$375,056	$629,826	$325,056
2019	$239,780	$13,981	$644,056	$0	$0	$897,817	$366,624	$581,193	$316,624
2018	$242,634	$14,758	$644,056	$0	$0	$901,448	$359,788	$591,660	$309,788
2017	$171,272	$13,284	$644,056	$0	$0	$828,612	$352,388	$526,224	$302,388
2016	$176,980	$13,284	$644,056	$0	$0	$834,320	$345,140	$539,180	$295,140
2015	$144,739	$13,284	$644,056	$0	$0	$802,079	$342,741	$509,338	$292,741
2014	$140,550	$13,284	$644,056	$0	$0	$797,890	$340,021	$507,869	$290,021

Building Information

Building	1
Building Value	$402,818
Year Built	1972
Actual Area	4291
Conditioned Area	2845
Use	Single Family Residence
Style	01
Exterior Wall	Brick 2
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	2845
PATIO/SLAB	20
PATIO/SLAB	64
FINISHED OPEN PORCH	24
FINISHED OPEN PORCH	225
PATIO/SLAB	423
FINISHED GARAGE	690
Total SqFt	4291

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		13432
Masonry Wall (Mix)		916

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	110	172	110	FF	$1,401,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/12/2022	4/11/2022	$1,725,000.00	TRUSTEES DEED	5536	478	Q	I	NADER MARIE TRUST U/A/D:05/10/99 ET AL	PEREIRA TERRI,RYAN
	5/10/1999	$100.00	WARRANTY DEED	1411	800	U	I	NADER MARIE & PFAFF ANNIE NADER	NADER MARIE & PFAFF ANNIE NADER TRUSTEES

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: 4/9/2025, 12:17:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Requested Dock Layout

Brian L Spahr
424 Peregrine Ct., Jacksonville, Florida 32225
(904) 626-1377

Pereira Dock
201 Inlet Drive
Parcel No. 2137500000
17 Point Criteria Summary

(1) Site specific conditions.

The proposed dock will be located within an open water area of the Matanzas River within the northern portion of Davis Shores

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

There are several other docks of similar size and length within the immediate vicinity and the proposed dock will not impede anyone else's ability to construct a dock.

(3) Natural and proposed drainage patterns.

The proposed dock will have no impact on existing drainage patterns.

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

Point and nonpoint discharge from the proposed, minimal single-family dock and its use will be negligible. The proposed dock will only house one boat and two (2) jet skis. No fish cleaning station will be placed on the dock.

(5) Proposed soil stabilization and erosion control methods.

All necessary silt screens and/or turbidity barriers will be employed during construction.

(6) Impact on floodplain.

No impact to the floodplain will occur with the proposed dock.

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

No impact to vegetative or animal communities will occur with the proposed dock**.**

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

No contaminated drainage will occur. Additionally, the storage and use of poisonous chemical or materials will not occur with the proposed dock.

Brian L Spahr
424 Peregrine Ct., Jacksonville, Florida 32225
(904) 626-1377

(9) Effect of shade on vegetation and shellfish.

The access pier will be constructed 5' over the water with ¼ inch spacing between the deck boards. This will allow any future/potential vegetation to persist under the dock. Additionally, all efforts will be made to avoid shellfish beds.

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

The proposed dock will only house one (1) propeller boat. The boat wake will have a negligible effect on manatees, vegetation, shellfish, wildlife, or shoreline erosion.

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

The proposed dock will impact 5' of the existing +/-106' of shoreline which has an existing bulkhead.

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

Due to the orientation of the subject property, the proposed dock will be in the view corridor of the subject property only. The proposed dock will extend +/295' out into the waterway and will be built as low to the ground as possible to maintain the natural vegetation under the dock. The length will be consistent with the adjacent docks.

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

N/A

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

There will be no loss of plant and animal habitat with the proposed dock.

(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.)

There will be no impact on water quality with the proposed dock.

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

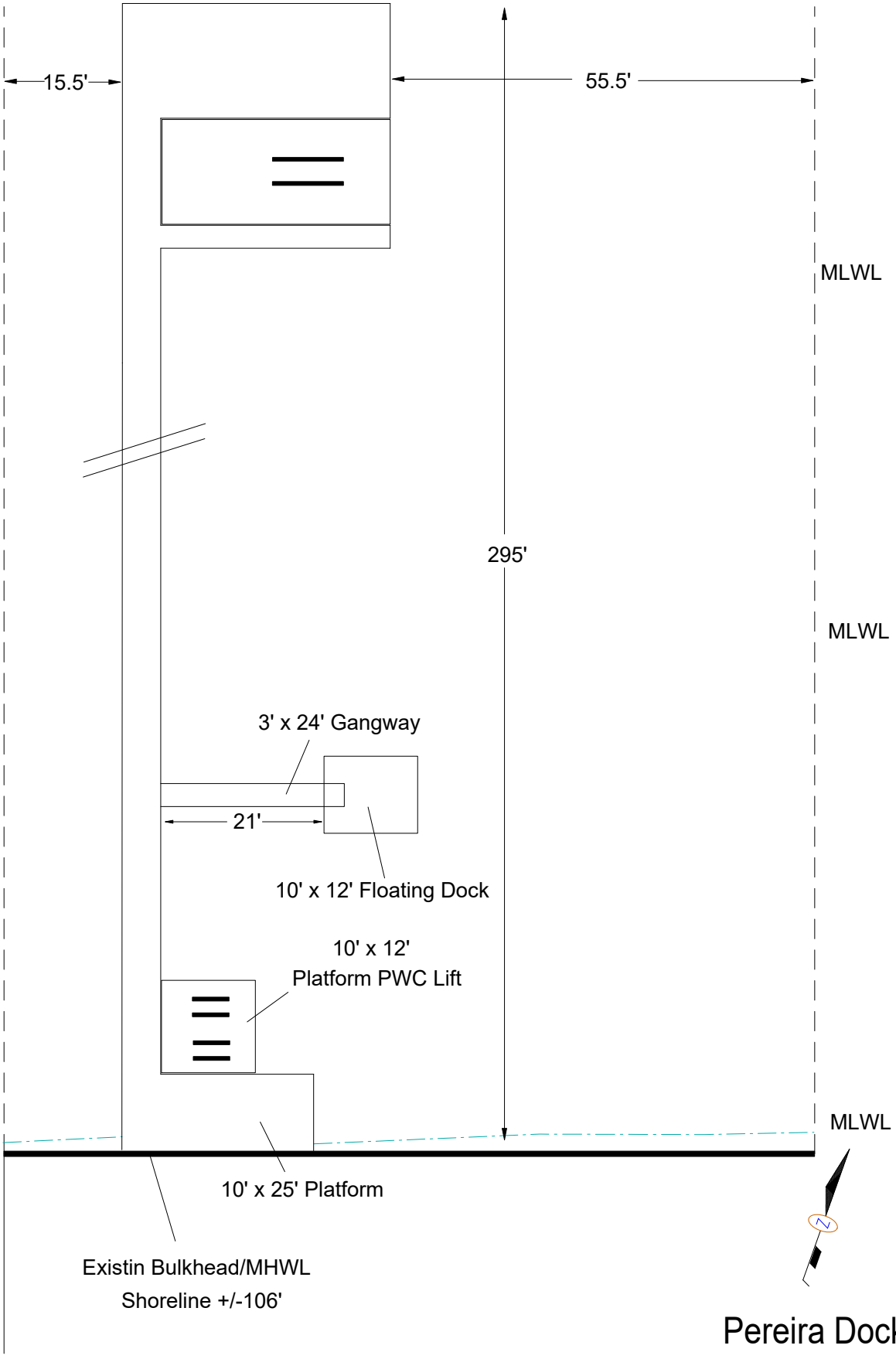
Brian L Spahr
424 Peregrine Ct., Jacksonville, Florida 32225
(904) 626-1377

Impacts to the development of shellfish, fisheries and waterfowl will be negligible.

(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.

The proposed dock will adhere to all conditions outlined above.


Pereira Dock
201 Inlet Drive
St. Augustine, FL 32080
Figure 1
ntain of Youth...
Matanzas River
Salt Run Beach
201 Inlet Dr
Hospital Creek
Castillo de San Marcos
National Monument
Cathedral Basilica
of St. Augustine
Salt Run

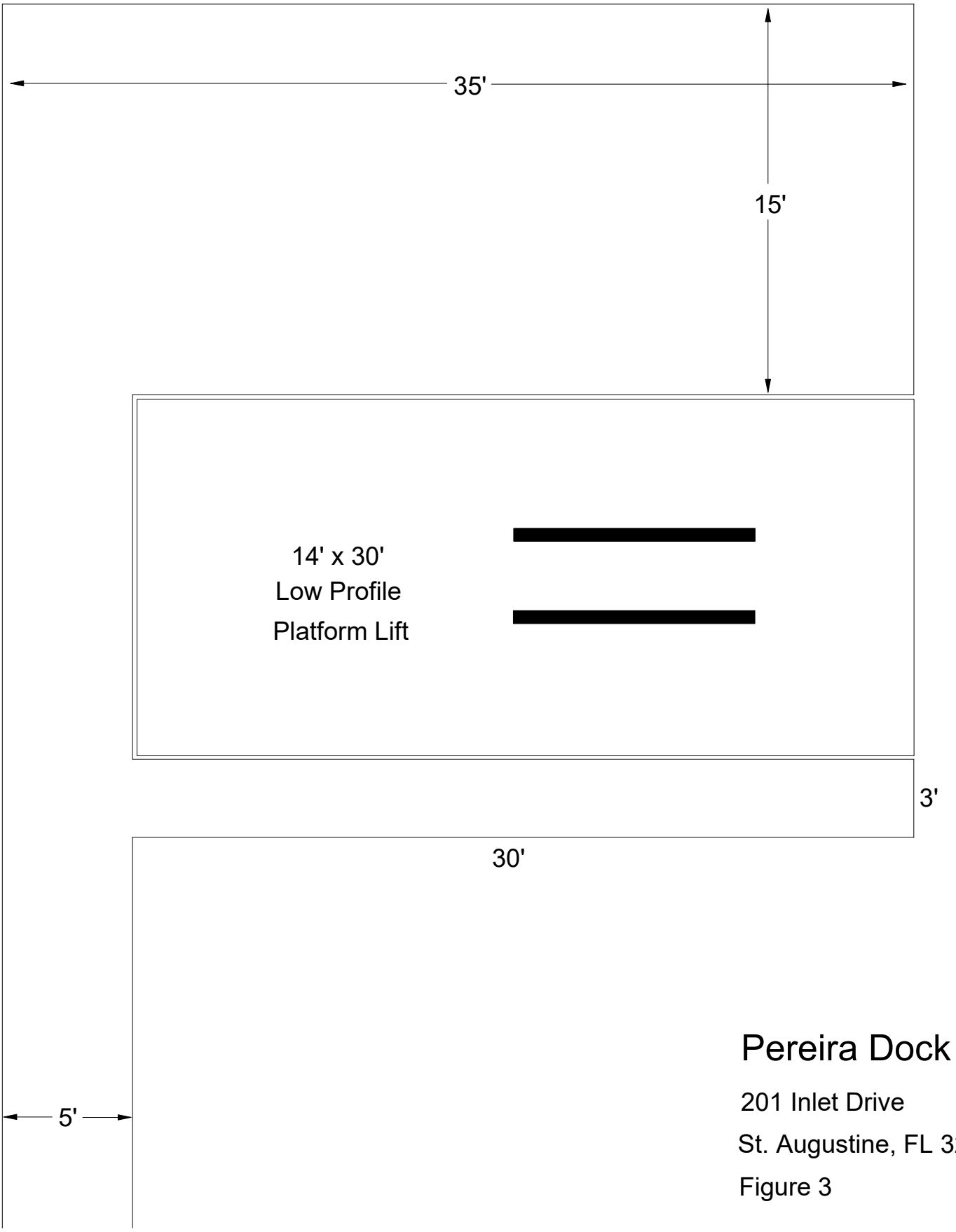


Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

Figure 2



Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

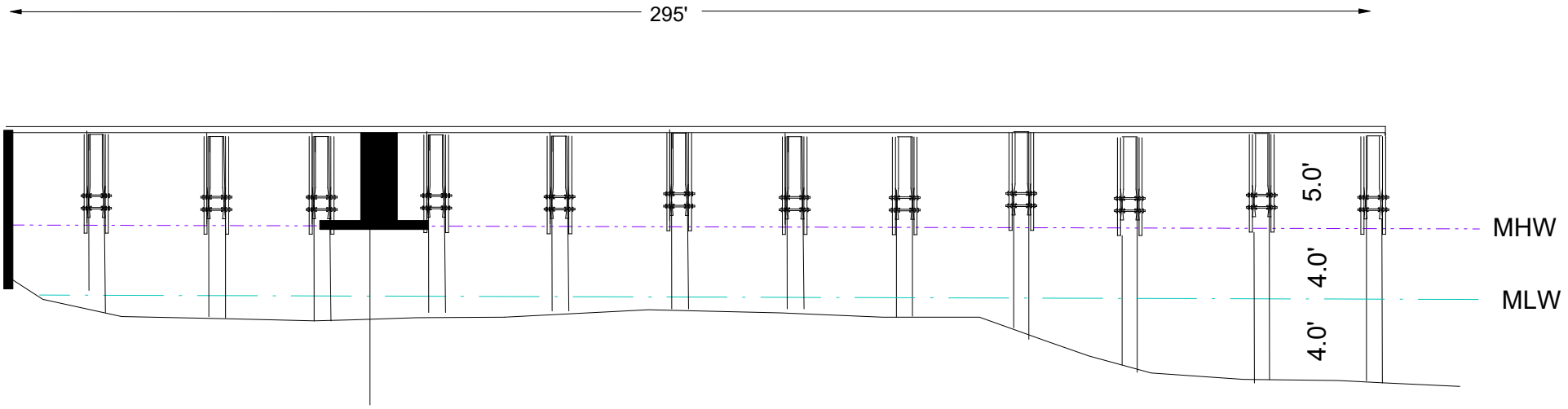
Figure 3

Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

Figure 4



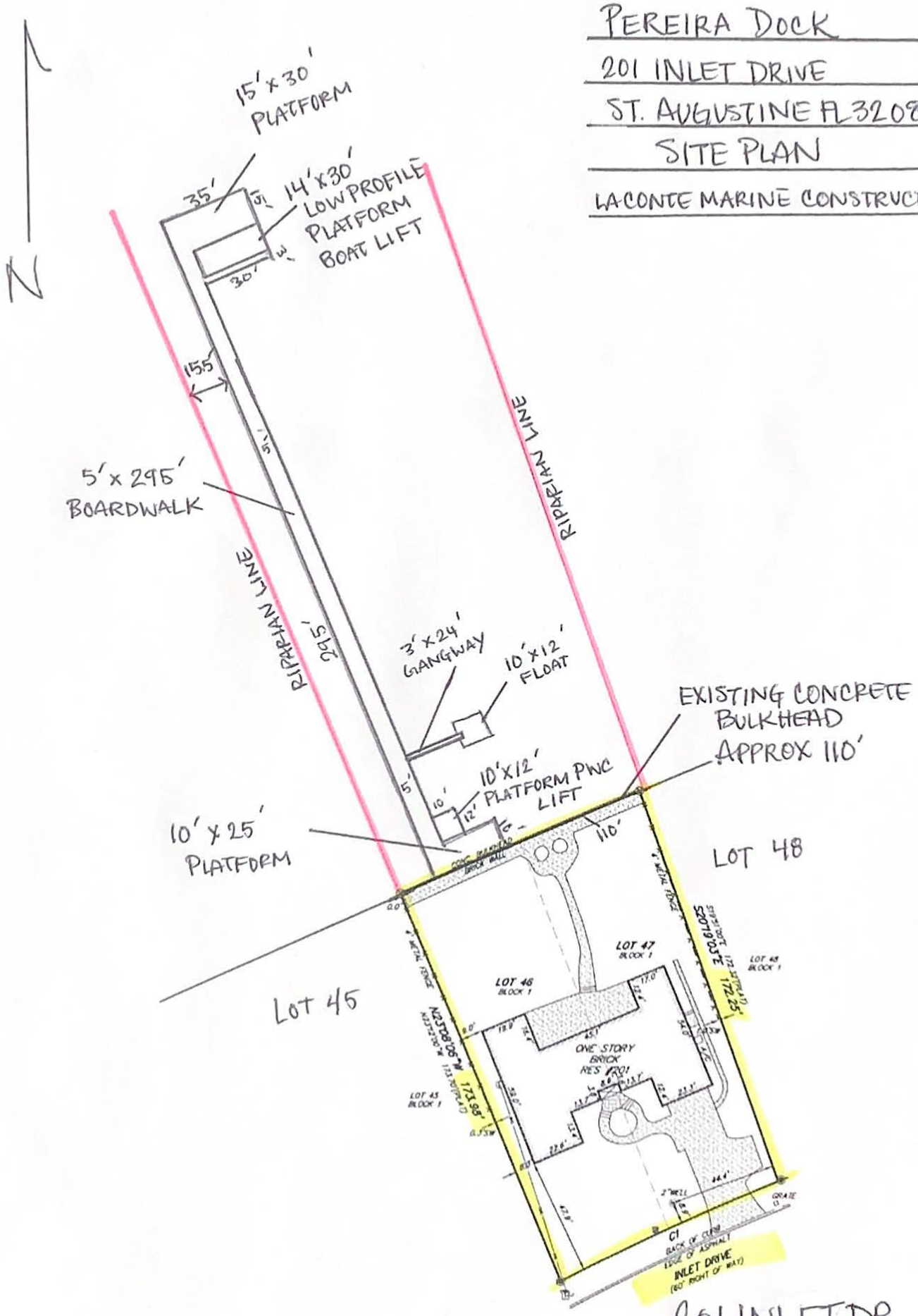
PEREIRA DOCK

201 INLET DRIVE

ST. AUGUSTINE FL 32080

SITE PLAN

LACONTE MARINE CONSTRUCTION

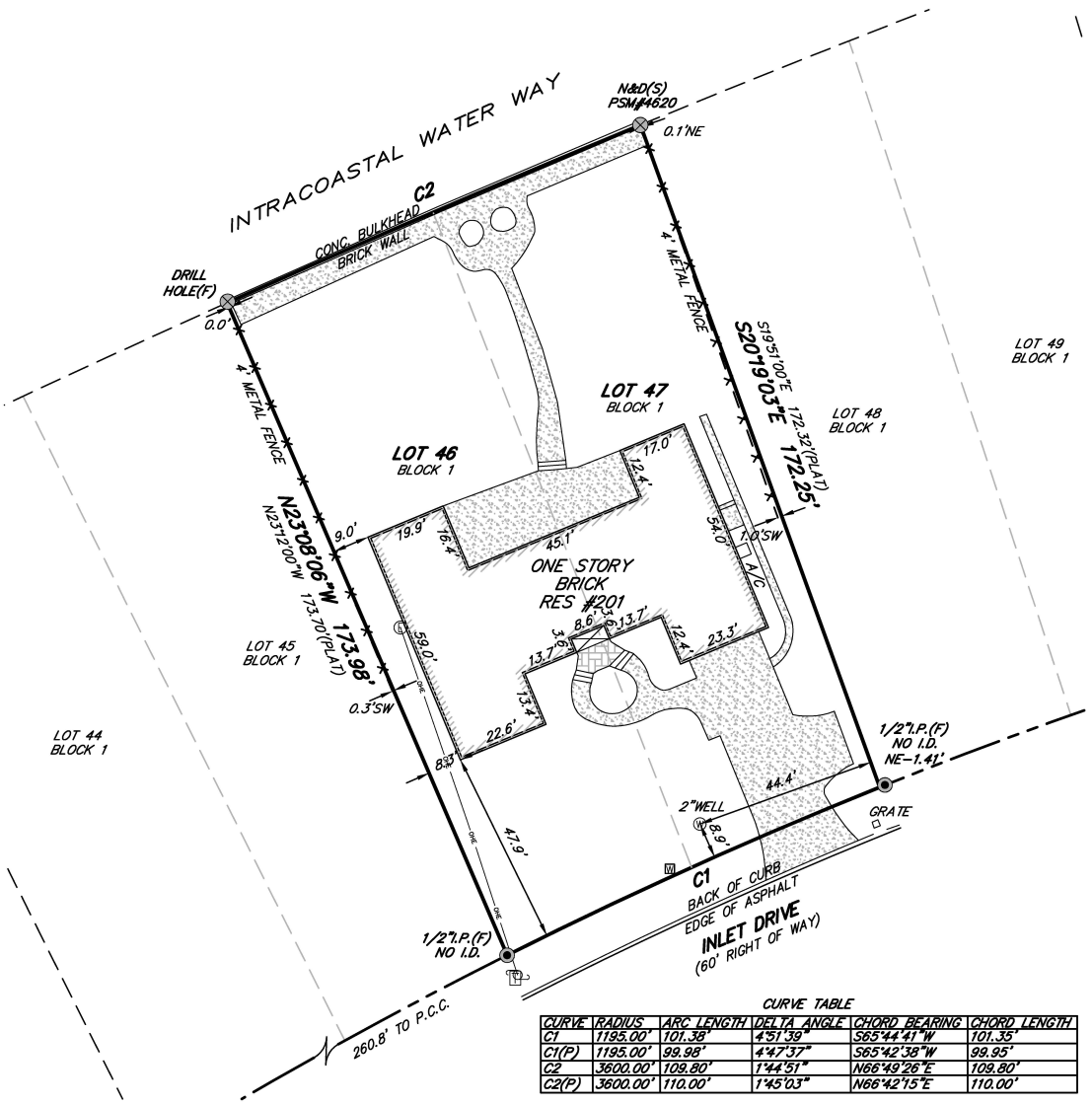


xx/xx/xx

MAP SHOWING SURVEY OF

LOTS FORTY-SIX (46) AND FORTY-SEVEN (47), BLOCK 1, DAVIS SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
TERRI PEREIRA
GINN & PATROU P.A.
OLD REPUBLIC NATIONAL TITLE COMPANY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1195.00'	101.38'	4°51'39"	S65°44'41"W	101.35'
C1(P)	1195.00'	99.98'	4°47'37"	S65°42'38"W	99.95'
C2	3600.00'	109.80'	1°44'51"	N66°49'26"E	109.80'
C2(P)	3600.00'	110.00'	1°45'03"	N66°42'15"E	110.00'

LEGEND

A/C	– AIR CONDITIONER PAD	sq. ft.	– SQUARE FEET
I.D.	– IDENTIFICATION	R	– RADIUS
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	Δ	– DELTA
I.R.(F)	– IRON ROD FOUND	L	– ARC LENGTH
I.P.(F)	– IRON PIPE FOUND	T	– TANGENT
I.R.(S)	– 5/8" IRON ROD SET (PSM# 4620)	CD	– CHORD DISTANCE
P.C.	– POINT OF CURVATURE	CB	– CHORD BEARING
P.T.	– POINT OF TANGENCY		– EXPOSED CONCRETE
Ⓦ	– WELL		– COVERED AREA
	– WOOD POWER POLE	TYP.	– TYPICAL
≠	– DENOTES NOT TO SCALE	Ⓜ	– WATER METER
-OHE-	– OVERHEAD ELECTRIC		– BRICK PAVERS
CONC.	– CONCRETE		– TELEPHONE RISER
P.C.C.	– POINT OF COMPOUND CURVE	Ⓔ	– ELECTRIC METER
		⊗	– NAIL AND DISK

AREA =0.42 ± ACRES
OR 18,103 ±, sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date 12/07/2018 , the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
22-0242	04/01/2022	1" = 30'	805/55	N.H.F.	R.J.B.

TYPE: BOUNDARY

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

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

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

Attachment 5:

PZB2023-0008 Approved Application

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0008**

AGENDA ITEM	8(e)
APPLICANT	Ryan Carter c/o Carter Environmental Services Inc.
OWNERS	Ryan & Terri Pereira
LOCATION	201 Inlet Drive / PID 213750-0000
REQUEST	To approve the construction of a new dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet within Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single-Family-One (RS-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal
Chapter 163.3177(6)(d) F.S.

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. (Adopted June 2011 Ord #2011-02)

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management

element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-27. – Definitions.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Sec. 11-28. – Issuance of building permits.

(a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.
(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 marsh is proposed, no significant alteration of surface water hydrology will occur 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 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.

(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.

(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.

(Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

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 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 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 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.

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

THIS LANGUAGE MAY BE FOUND UNDER THE STAFF SUMMARY AND ANALYSIS SECTION OF THIS REPORT

STAFF SUMMARY AND ANALYSIS

This request is to construct a new dock that would include a single boat lift, two (2) personal watercraft (PWC) lifts, an observation deck and a pulley activated gangway all totaling approximately 2,425 square feet within Conservation Overlay Zone 1.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones 1 shall be evaluated according to the following criteria, the applicant's responses are italicized.

(1) Site specific conditions.
- *This property has approximately 106 feet of Matanzas Bay frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.*

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- *The property sits on the Matanzas Bay and is adjacent to other single-family homes to the East and West.*

(3) Natural and proposed drainage patterns.
- *Drainage will not be altered by the proposed works.*

(4) Effect of point and nonpoint 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 construct ion, 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.
- *Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.*
- *Lighting of the open water areas at night: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.*
- *Increased noise from day users: 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.

- *The dock site is located in a channel of deeper water behind a large sand bar within Matanzas Bay. During low tide a sand bar is exposed which limits the potential impact on animal, vegetation and erosional forces of any boating activities. Additionally, a seawall armors Inlet Drive from any erosional forces from wave action. Use of the dock by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.*

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

- *N/A*

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

- *N/A*

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

- *N/A*

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

- *N/A*

(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.)

- *N/A*

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

The effects of the proposed project on commercial and sport fish are as follows:	
Positive	*Negative*
The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.	*Extremely small loss of juvenile habitat from the placement of approximately 58 new pilings for the dock construction.*

The effects of the project on shellfish are as follows:	
Positive	*Negative*
The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.	*None.*

The effects of the project on waterfowl area as follows:	
Positive	*Negative*
The additional dock area could be used as a resting place or perch for many waterfowl.	*Extremely small loss of foraging habitat.*

(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.

- *There are currently no proposed plans for any boathouse, roofed structure or wall within the dock. The deck will not exceed 6' above MHW and the boat lifts will be low-profile and not exceed 12,000 pounds in capacity.*

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet within Conservation Overlay Zone 1 at 201 Inlet Drive / PID 213750-0000.

Jacob Fredriksson
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $165 (plus advertising costs) Project Number: 2023-0608

Receipt Number: 2560235 Meeting Date: 3/7/23

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES, INC
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: RYAN & TERRI PEREIRA Contact Number: 904-537-6957
   Business (*if applicable*):
   Address: 201 INLET DRIVE City: ST. AUGUSTINE State: FL Zip: 32080
   E-Mail Address: ryanjpereira@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 46 & 47 Block: BLK 1 OR5536/478(T/R)
   Subdivision: DAVIS SHORES Parcel Number: 2137500000
4. PROJECT STREET ADDRESS: 201 INLET DR
5. SPECIFIC PROPOSED USE: PROPOSED 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: CONSERVATION OVERLAY ZONE APPROVAL FOR A SINGLE FAMILY DOCK
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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 — 11-23-22

Signature of Applicant — Date

12/20/22

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

R. A. Carter

Signature of applicant

11-23-22

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Ryan & Teri Pereira, 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

RYAN PEREIRA
Print Name of Owner

904-377-8695
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 20th day of December, 2022.

By RYAN PEREIRA

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Public State of Florida
Kalpana Shrestha
My Commission GG 960386
Expires 03/06/2024

Notary Signature: Kalpana Shrestha

My Commission expires: 03/06/2024

Rev:022117

Attachment 1
Overlay Zone Application Narrative

201 Inlet Drive
Overlay Zone Development Application Supplement
February 2023

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes a single new boat lift, two PWC lifts, observation deck and a pulley activated gangway. The proposed dock will allow the owners access to Matanzas Bay. The total dock, decking and lifts area over open water will be approximately 2,425 sq. ft. The proposed gangway will be on a pulley system in order to raise and stow the gangway when not in use to access the exposed sand bar during low tide. The height of the dock will be 6' above Mean High Water. 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.*

   There is no salt marsh vegetation between the uplands and open water on the site. The shoreline is sea-walled and vegetation is not present.

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.*

   The proposed work could be used as a resting place or perch for many water fowl. Additionally, the structure provides habitat to marine animals that can be observed and included in the scenic opportunity.

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 106 feet of Matanzas Bay frontage. The property and adjacent properties utilize sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the region but not on the site.

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

   The property sits on the Matanzas Bay and is adjacent to other single-family homes to the East and West.

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>: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

   <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.*

    The dock site is located in a channel of deeper water behind a large sand bar within Matanzas Bay. During low tide a sand bar is exposed which limits the potential impact on animal, vegetation and erosional forces of any boating activities. Additionally, a seawall armors Inlet Drive from any erosional forces from wave action. Use of the dock by the owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion.*

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:

Positive: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of approximately 58 new pilings for the dock construction.

b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

Negative: None

c) The effects of the project on water fowl are as follows

Positive: The additional dock area could be used as a resting place or perch for many water fowl.

Negative: 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 six (6) feet in height above the mean high water line.*

The deck will not exceed 6' above MHW.

c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

Boat lifts will be low-profile and not exceed 12,000 pounds.

Attachment 2
Overlay Zone Application Graphics



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Location Map **Pereira - 201 Inlet Drive**		
Project: 5.22589	St. Augustine,FL	Date: Nov 23 2022	Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\202215.22589 Pereira 201 Inlet Drive\GIS\MXD\location.mxd



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\aerial.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Current Site Conditions

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Nov 23 2022	Figure:	2



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\neighboring.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Neighboring Structures

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Nov 23 2022	Figure:	3



Legend

- Project Area +/- 0.40 ac.
- ICWW Channel
- Riparian Boundary
- MLW & MHW

Total Proposed Footprint +/- 2,425 sq. ft.

- Decking +/- 1,829 sq. ft
- No-Profile Deck Lift +/- 420 sq. ft.
- PWC Lift +/- 140 sq. ft.
- Pulley System Gangway +/- 36 sq. ft.

0 50 100
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

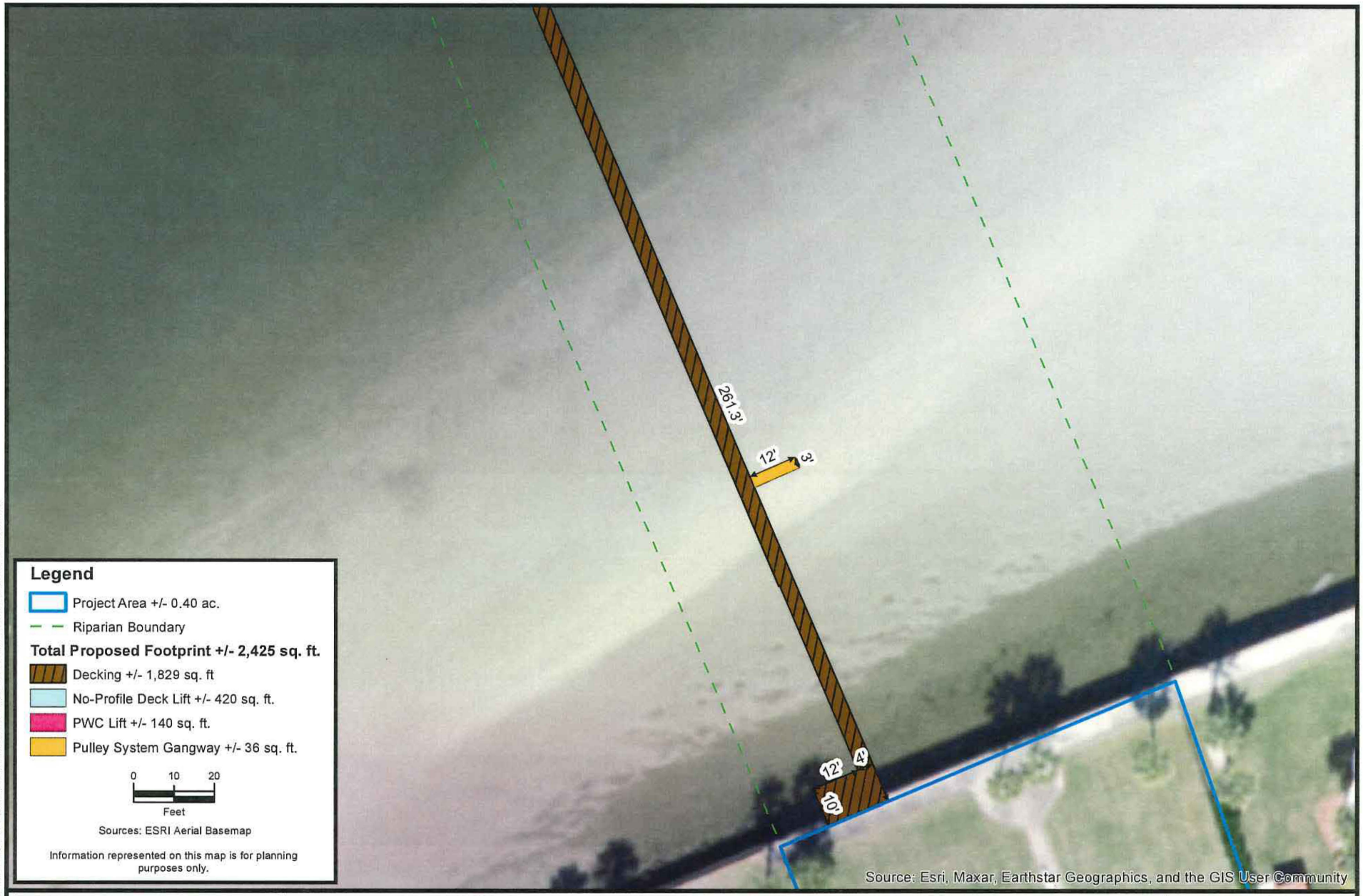
F:\CES Projects\Project Files\ActiveProjects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\alignment.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Alignment

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Feb 01 2023	Figure:	4



Legend

- Project Area +/- 0.40 ac.
- Riparian Boundary

Total Proposed Footprint +/- 2,425 sq. ft.

- Decking +/- 1,829 sq. ft
- No-Profile Deck Lift +/- 420 sq. ft.
- PWC Lift +/- 140 sq. ft.
- Pulley System Gangway +/- 36 sq. ft.

0 10 20
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

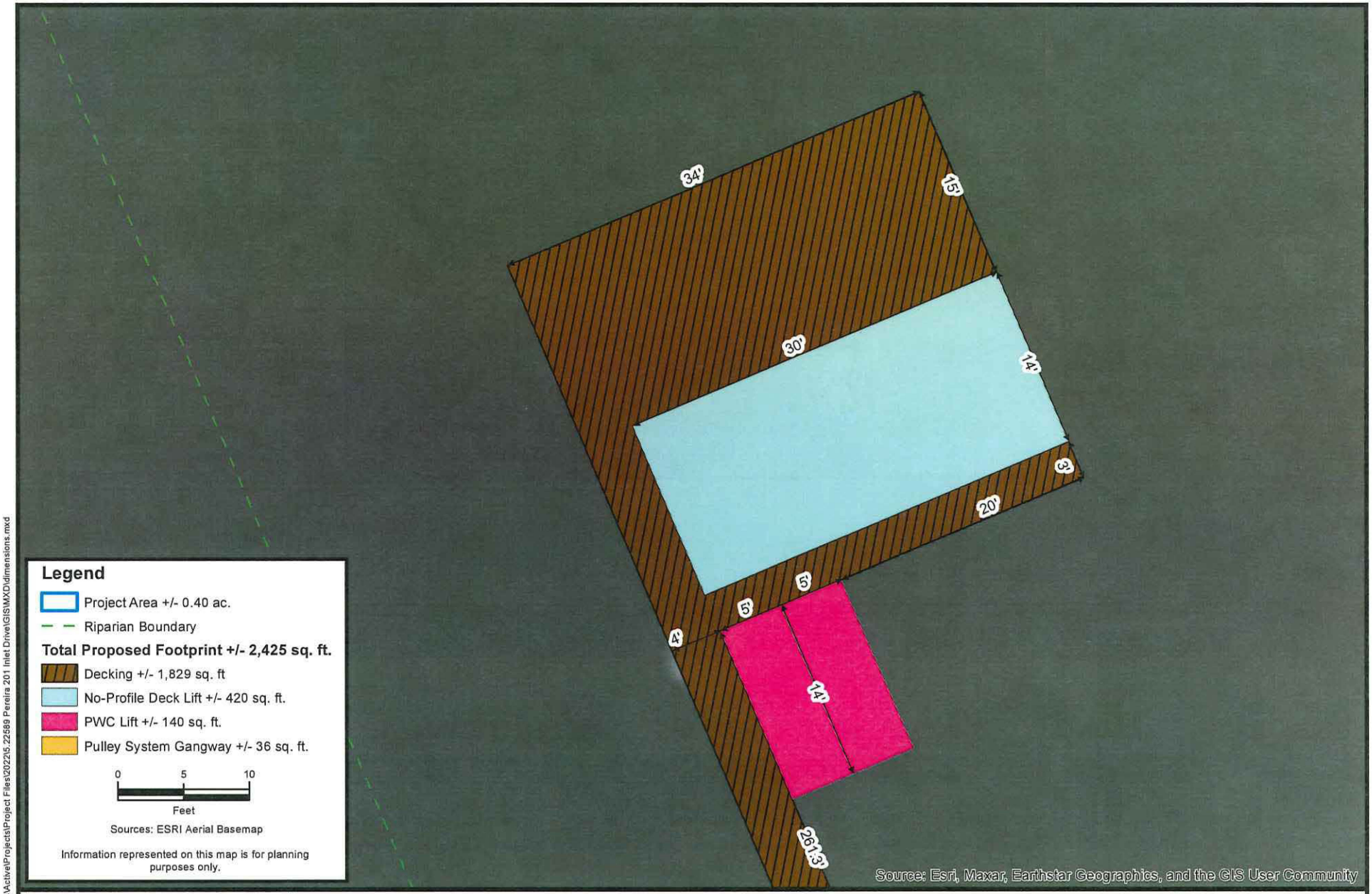
F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\dimensionsdeck.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dimensions

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Jan 20 2023	Figure:	5a



F:\CES Projects\Project Files\ActiveProjects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\dimensions.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dimensions

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Feb 03 2023	Figure:	5



Legend

- Project Area +/- 0.40 ac.
- Riparian Boundary
- MLW & MHW

Total Proposed Footprint +/- 2,425 sq. ft.

- Decking +/- 1,829 sq. ft
- No-Profile Deck Lift +/- 420 sq. ft.
- PWC Lift +/- 140 sq. ft.
- Pulley System Gangway +/- 36 sq. ft.

0 25 50
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

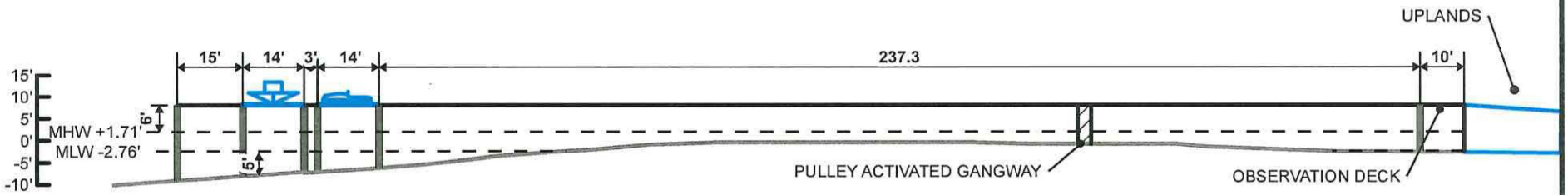
F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\bathy.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Bathymetry

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Feb 01 2023	Figure:	6



NO SAV PRESENT IN PROJECT AREA

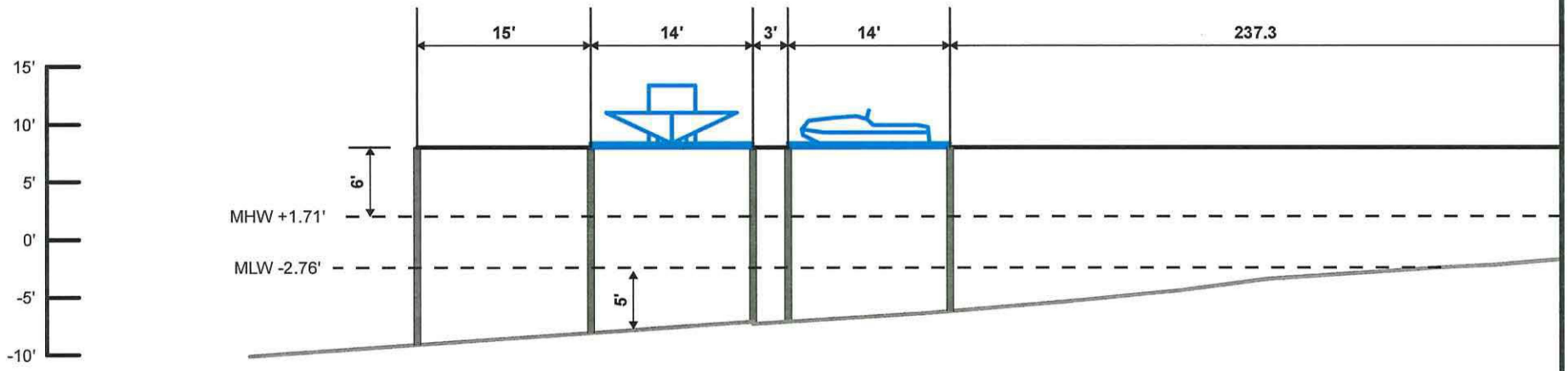
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Profile View

Pereira - 201 Inlet Drive

Project: 5.22589	St. Augustine,FL	Date: Feb 06 2023	Figure: 7

F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\crosssection.mxd



NO SAV PRESENT IN PROJECT AREA

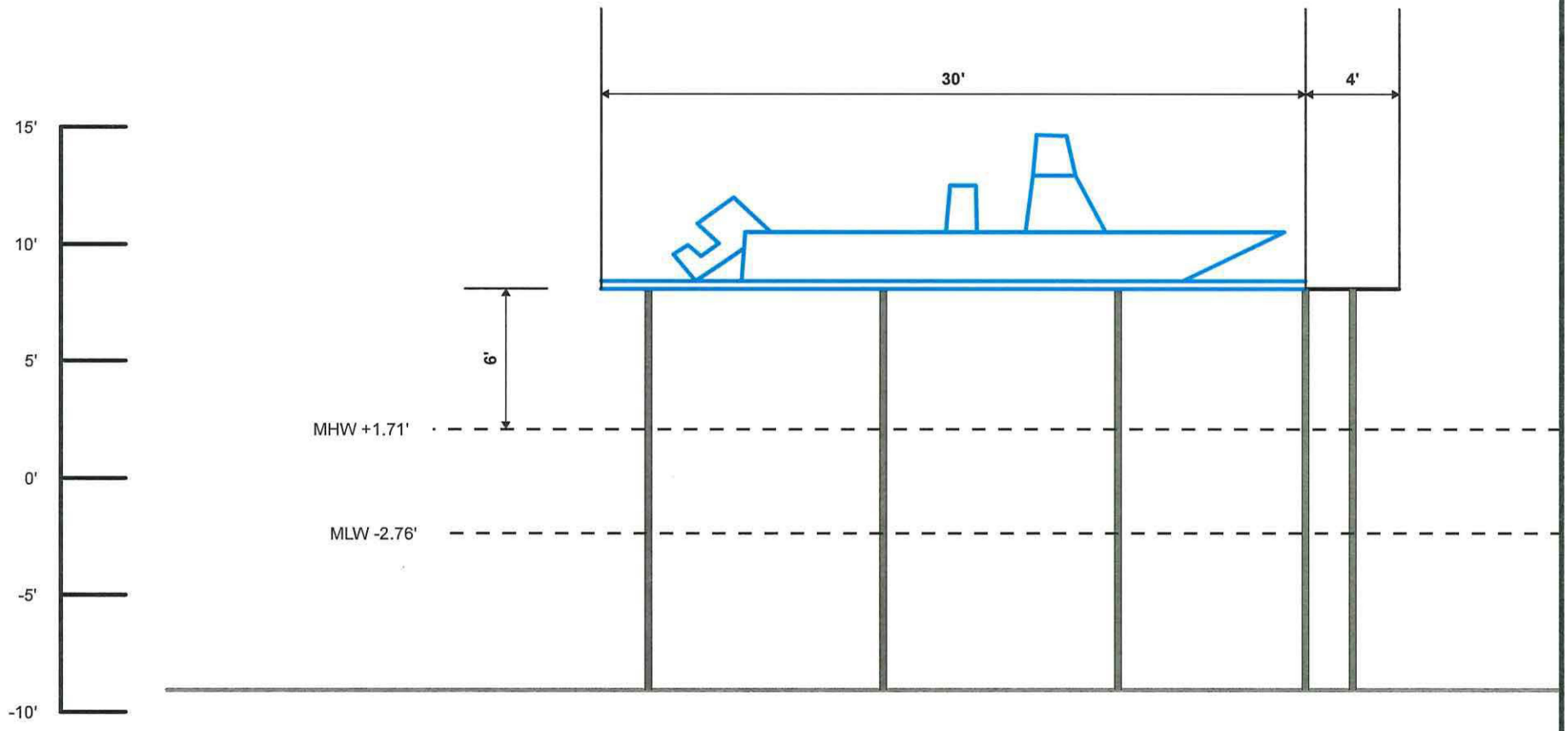
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Profile Detail View

Pereira - 201 Inlet Drive

Project:	5.22589	St. Augustine,FL	Date: Feb 06 2023	Figure:	7a

F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\profiledetail.mxd



F:\CES Projects\Project Files\Active\Projects\Project Files\202215.22589 Pereira 201 Inlet Drive\GIS\MXD\crosssection.mxd

CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Dock Cross Section View **Pereira - 201 Inlet Drive**		N
Project: 5.22589	St. Augustine,FL	Date: Feb 06 2023	Figure: 8

NOAA is monitoring water levels and winds for Hurricane Fiona (https://tidesandcurrents.noaa.gov/inundationdb/storm/Fiona.html). Click to view real-time water level and meteorological data.

×

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

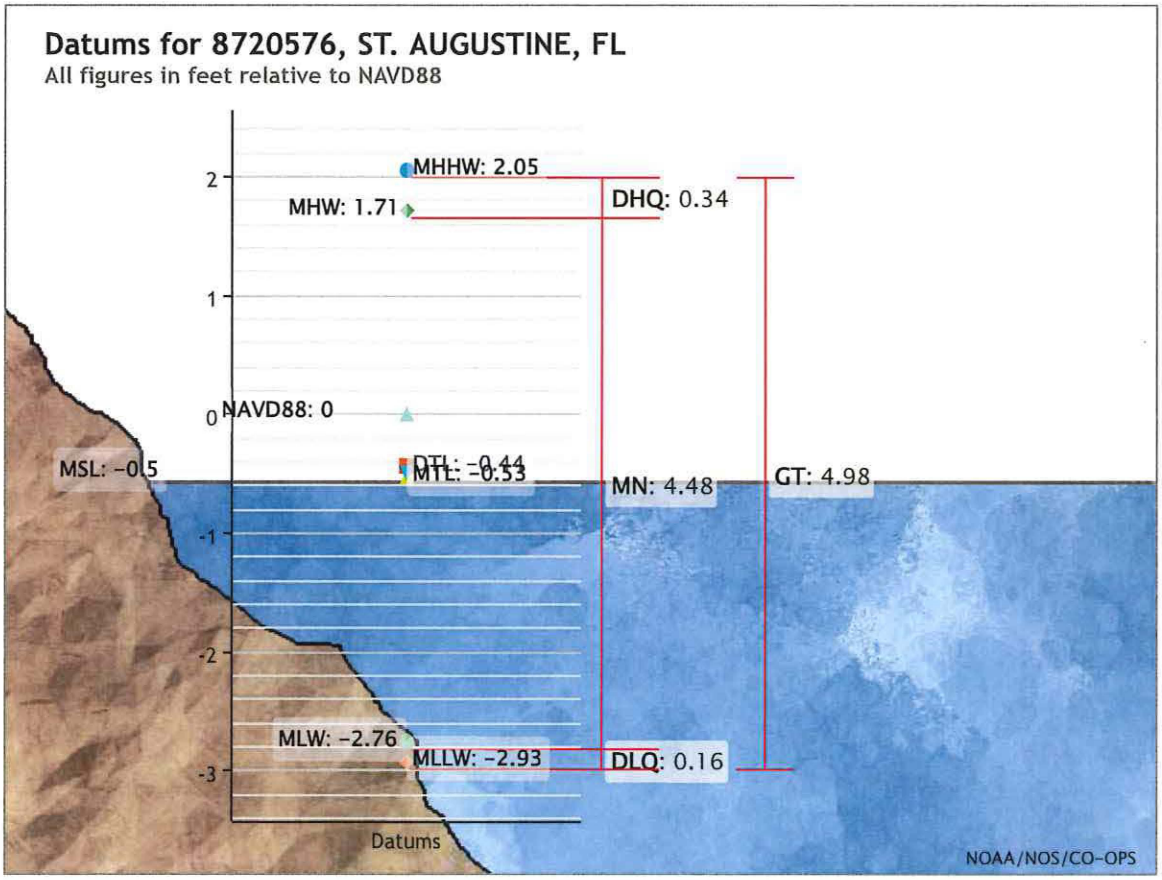
Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide

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

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units (•) Feet
( ) Meters

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

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

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

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

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

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

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

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

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

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

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

Attachment 6:

ACOE Permit

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207

March 31, 2025

Regulatory Division
North Permits Branch
Jacksonville Section
SAJ-2023-00347(RGP-RPR)

Ryan Pereira
201 Inlet Drive
St. Augustine, Florida 32080
Sent via email: lacontemarine@gmail.com

Dear Mr. Pereira:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit. Your application was assigned file number SAJ-2023-00347. **This authorization supersedes the previous one dated April 10, 2023**. A review of the information and drawings provided indicates that the proposed work would result in the construction of an approximately 3,118 square foot single-family dock. The dock would be comprised of a 5-foot by 295-foot access pier, a 10-foot by 30-foot shoreline platform, leading to a 10-foot by 25-foot personal watercraft (PWC) lift to accommodate 2 PWCs, and a 3-foot by 24-foot gangway leading to a 10-foot by 12-foot floating dock, a 14-foot by 30-foot platform lift, and a 15-foot by 35-foot terminal end platform. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is in the Matanzas River at 201 Inlet Drive, in Section 17, Township 7South, Range 30 East, St. Augustine, St. Johns County, Florida.

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

Please access the Corps' Jacksonville District Regulatory Division Source Book web page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears

above. Once there, select “General Permits.” Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

General Conditions:

1. The time limit for completing the work authorized ends on **March 28, 2028.**

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the enclosed transfer form and forward a copy to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2023-00347 (RGP-RPR), on all submittals.

2. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.

4. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

5. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable project design criteria's (PDCs) contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at:
http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. Regarding fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (http://www.myfwc.com/license/wildlife/) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (http://www.fnai.org/) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at https://regulatory.ops.usace.army.mil/customer-service-survey/. Please be aware this Internet address is case sensitive, and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Renee Riker at the Jacksonville Permits Section at the letterhead address, by telephone at 904-232-1497, or by email at renee.p.riker@usace.army.mil.

Sincerely,

Renee Riker
Project Manager

Enclosures

Cc:
Brian Spahr, briansphr@yahoo.com

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2023-00347(RGP-RPR)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

_____ _____

(TRANSFEREE-SIGNATURE) **(SUBDIVISION)**

_____ _____ _____

(DATE) **(LOT)** **(BLOCK)**

_____

(STREET ADDRESS)

_____

(NAME-PRINTED)

_____

_____

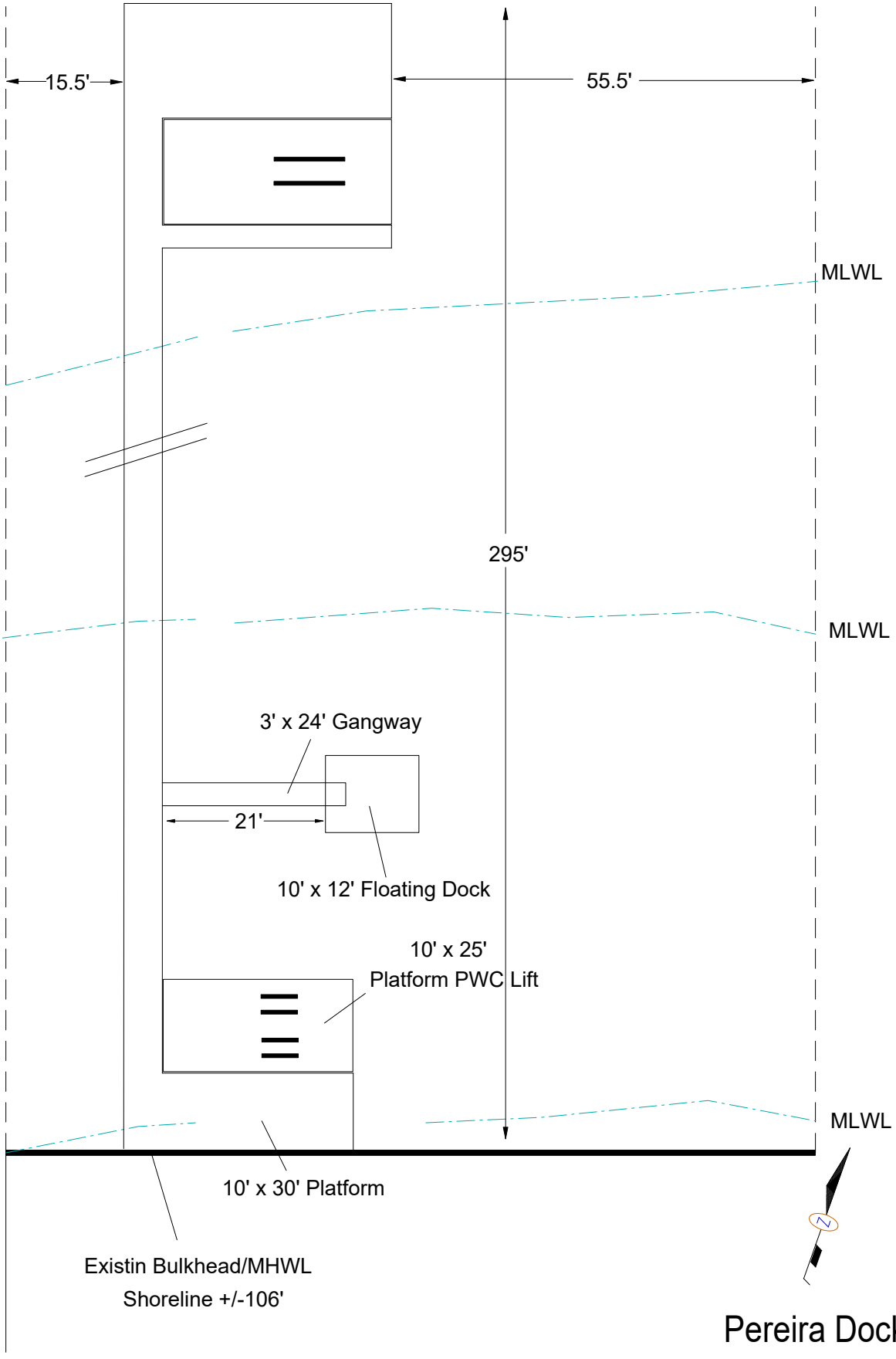
(MAILING ADDRESS)

_____

(CITY, STATE, ZIP CODE)



Pereira Dock
201 Inlet Drive
St. Augustine, FL 32080
Figure 1



Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

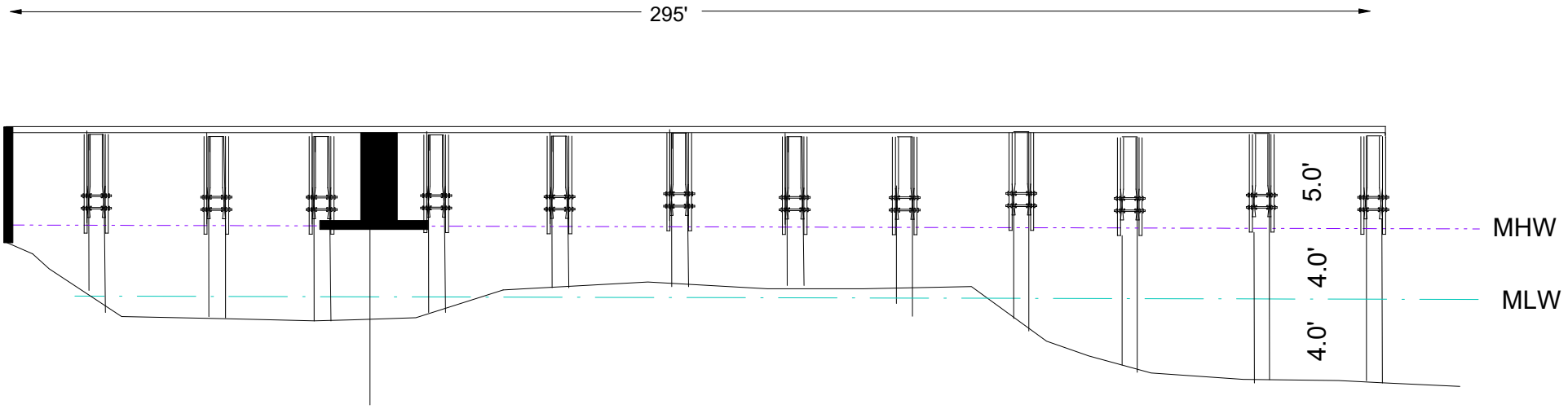
Figure 2

Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

Figure 4

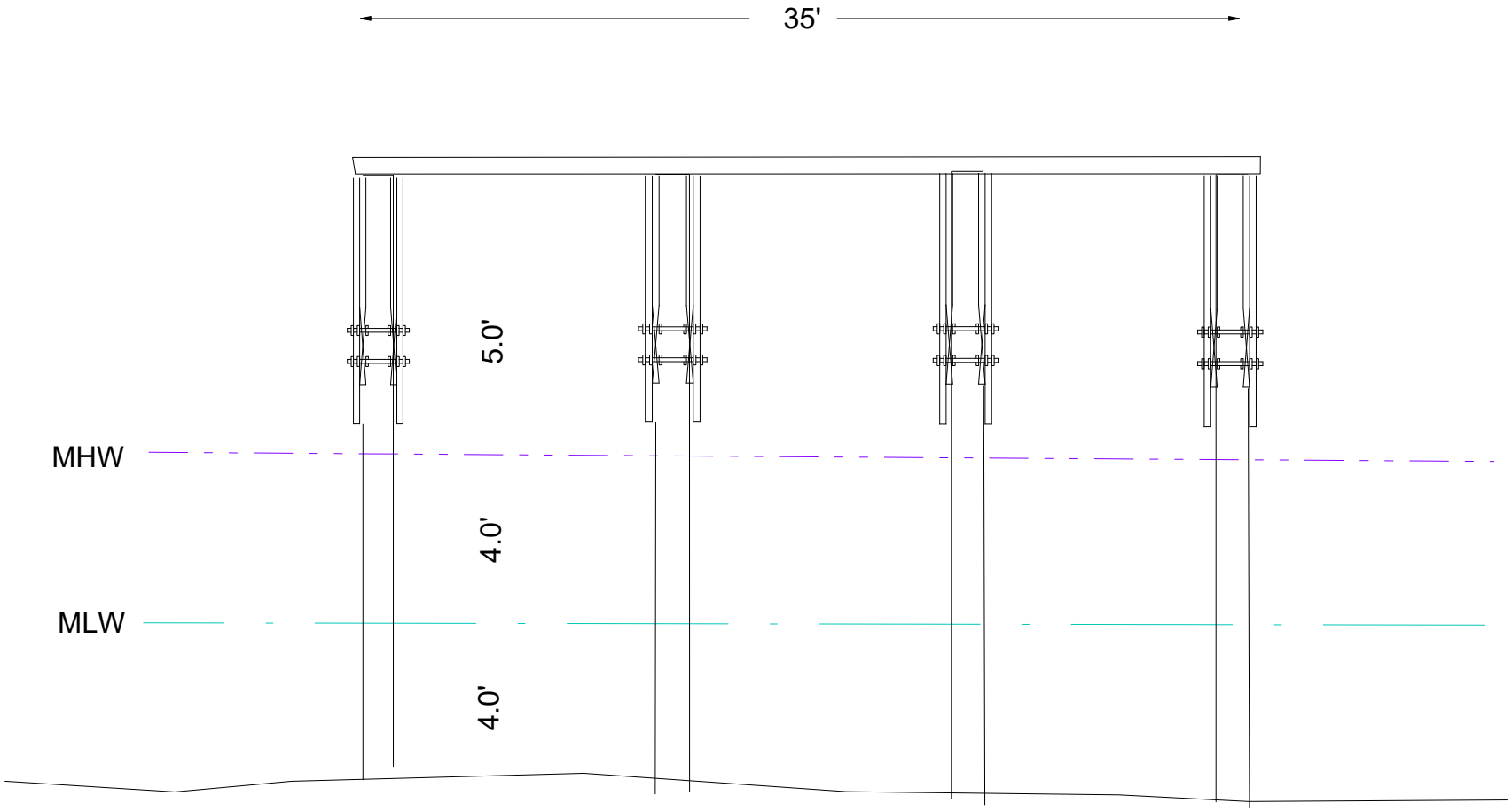


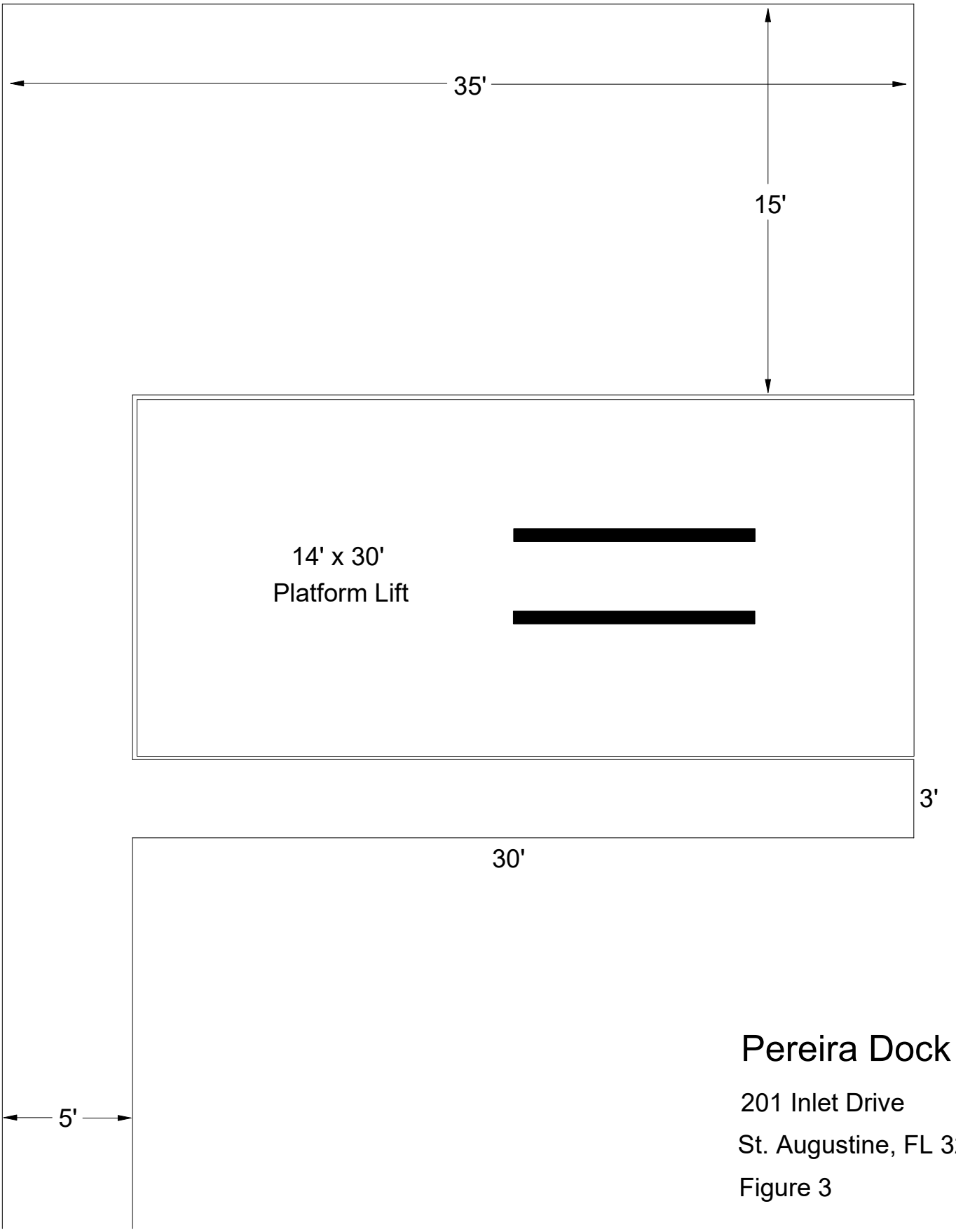
Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

Figure 5





Pereira Dock

201 Inlet Drive

St. Augustine, FL 32080

Figure 3

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

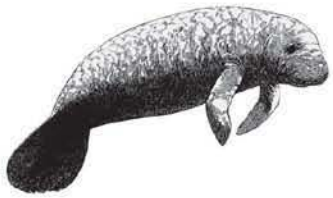
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	6.a.	PZB2025-0026
Request	**Address**	**Parcel ID**
Variance	134 Oneida Street	211200-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Mike Koppenhafer c/o Risher Koppenhafer Architecture + Interior Design
Owner:	Robert & Georgiana Pulak
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.08
Neighborhood:	Lincolnville
Archaeological Zone:	IIIA

Request Summary

This application is for variance requests to reduce the minimum required front and side yard setback requirements as well as increase the lot coverage at 134 Oneida Street.

	Code Requirement	Proposed at 134 Oneida Street
Primary front yard setback	Minimum of fifteen (15) feet	Fifteen (15) feet
Secondary front yard setback	Minimum of eight (8) feet *	Four (4) feet
Western property line side yard setback	Minimum of eight (8) feet one and two tenths (1.2) inches *	Six (6) feet eight (8) inches
Northern property line side yard setback	Minimum of five (5) feet *	Three (3) feet eight (8) inches
Lot coverage	Maximum of thirty-five (35) percent *	Forty-nine and seven tenths (49.7) percent
Impervious surface ratio	Maximum of seventy (70) percent	Sixty-one and four tenths (61.4) percent
Building height	Maximum of thirty (30) feet *	Information not provided at this time

*Regulation for a non-conforming RS-2 lot

Approval of these requests would allow the applicant to apply for building permits and construct the proposed covered back porch.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

Sec. 28-2. – Definitions. [LINK TO CODE 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, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side

lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

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

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

Sec. 28-29. – Zoning exceptions, variances and appeals. [LINK TO CODE 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 depth of the lot at 134 Oneida Street proves to be the singular and unique disadvantage as it is less than that of other properties within the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The lot dimensions do not allow for the proposed five hundred sixty-two (562) square foot porch to meet the City's land development regulations.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The lot at 134 Oneida Street was platted long before the owner or applicant purchased this property.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is most likely in harmony with the spirit, intent and purpose of this section.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests for

- a secondary front yard setback of four (4) feet,
- a side yard setback of six (6) feet eight (8) inches along the western property line,
- a side yard setback of three (3) feet eight (8) inches along the northern property line, and
- a maximum lot coverage of forty-nine and seven tenths (49.7) percent at 134 Oneida Street / PID 211200-0000.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey, Proposed Site Plan, and Impervious Surface Ratio Worksheet

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

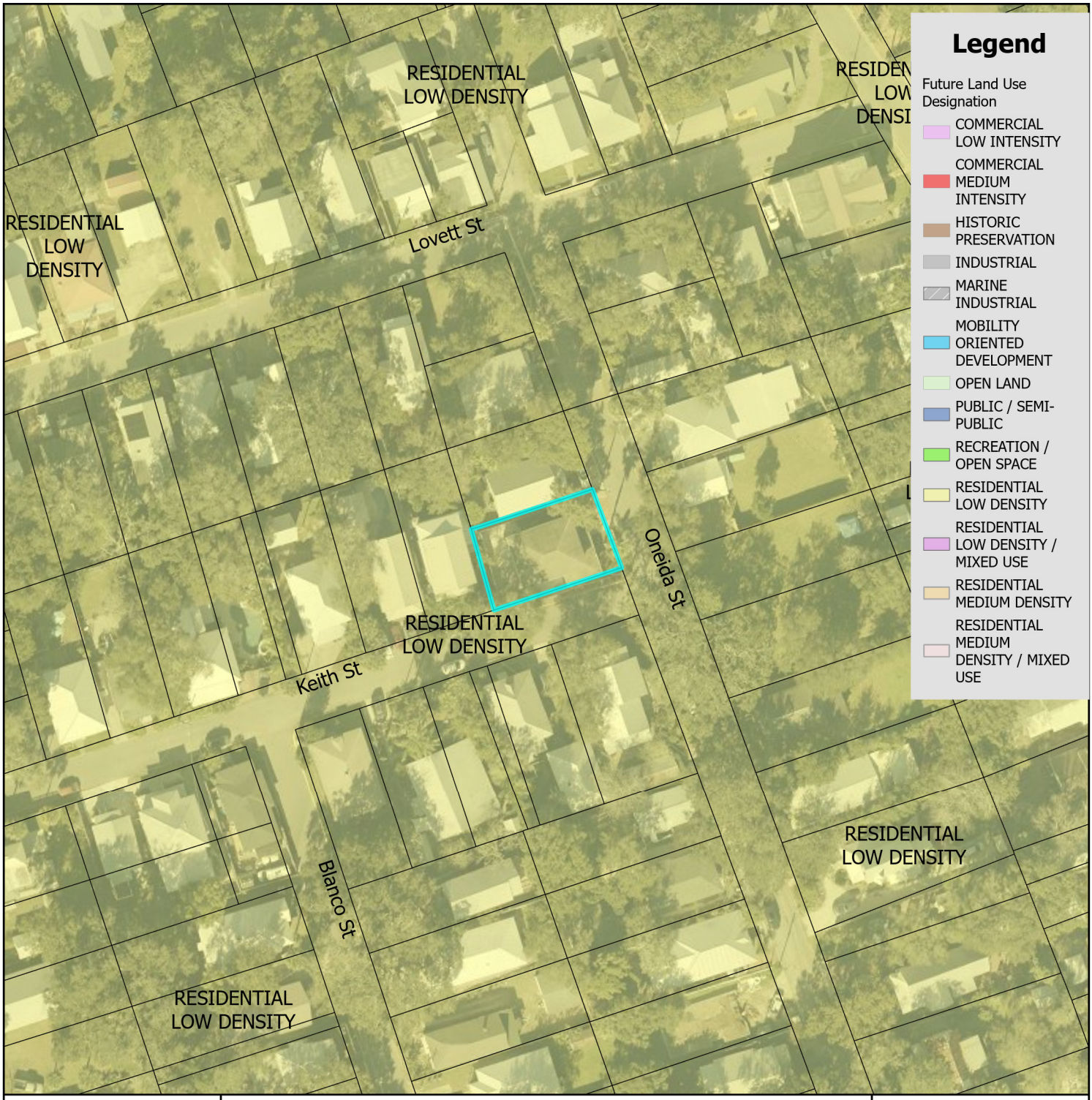
0 1,250 2,500 Feet

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

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0 0.17 0.35 Miles

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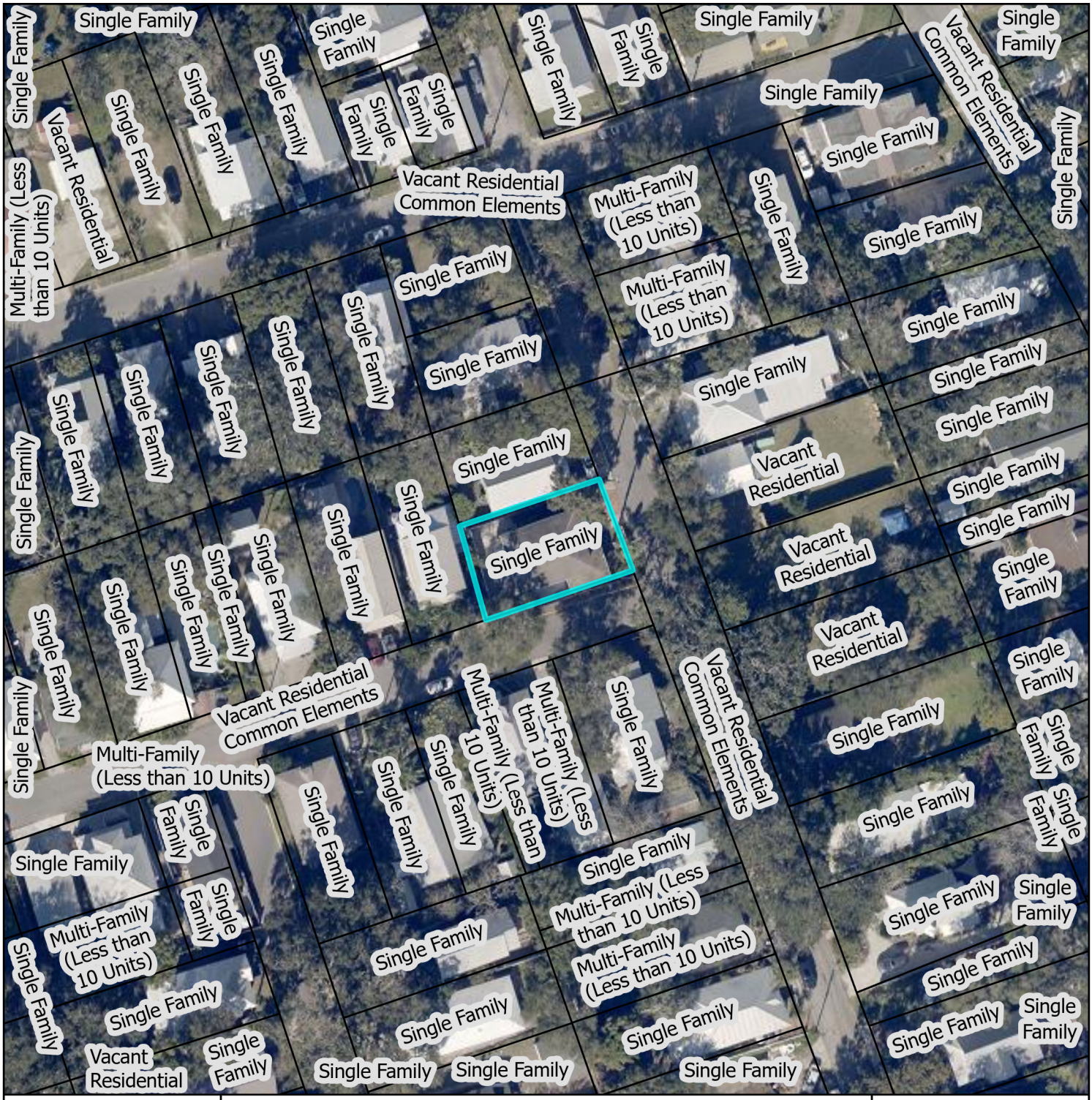
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet


Single Family
Vacant Residential
Common Elements
Multi-Family (Less than 10 Units)
Vacant Residential
Multi-Family (Less than 10 Units)
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Common Elements
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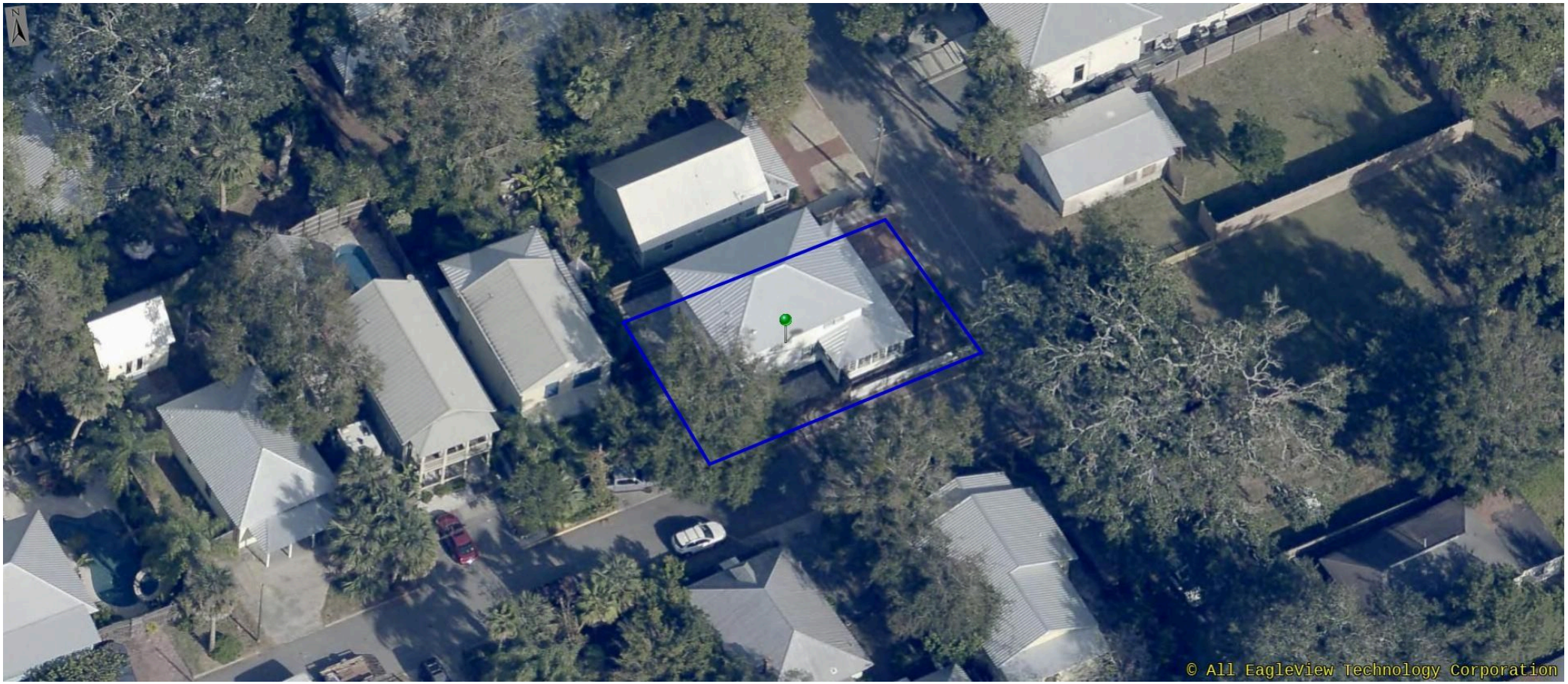
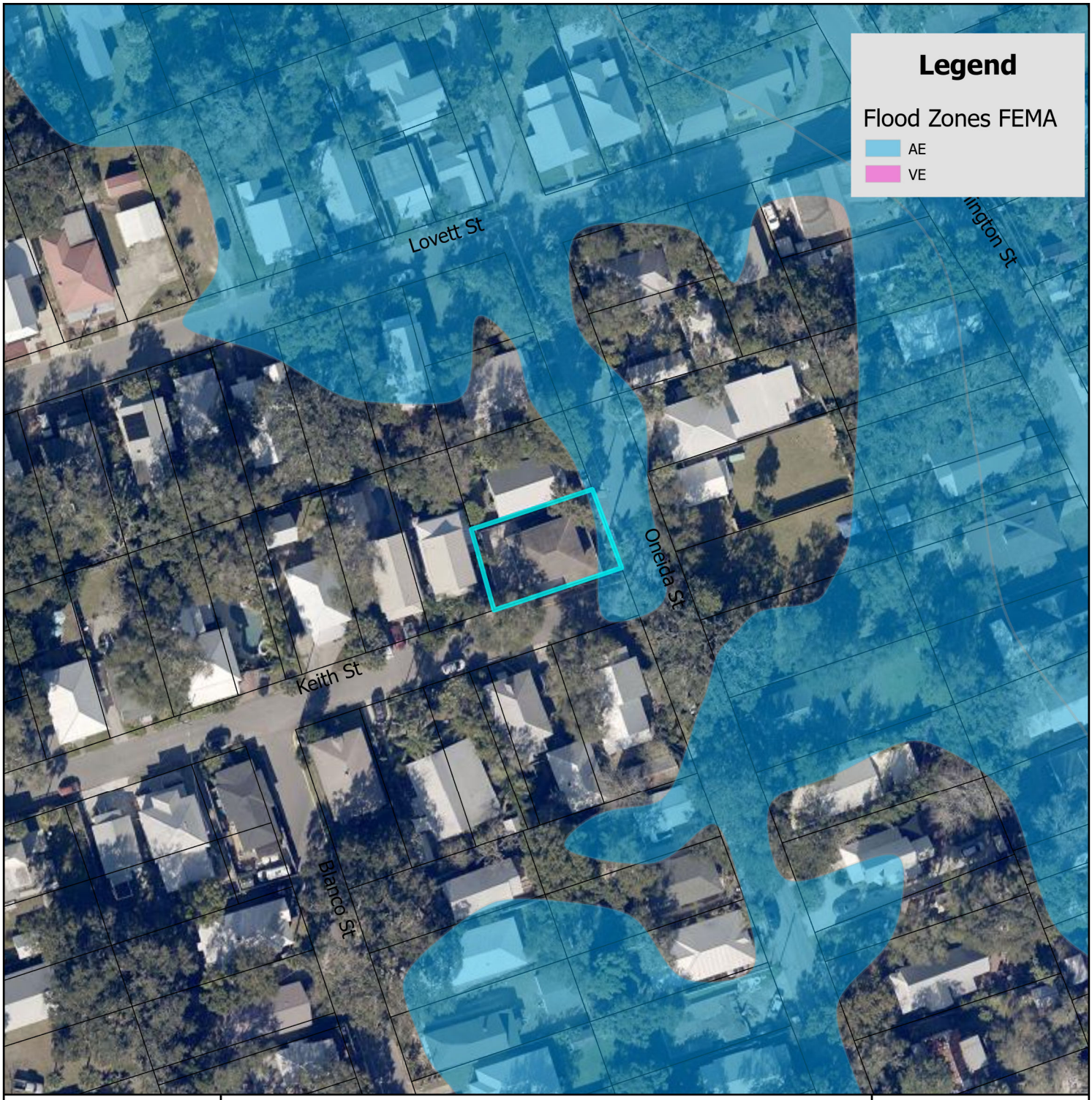
134 Oneida Street



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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2025

N

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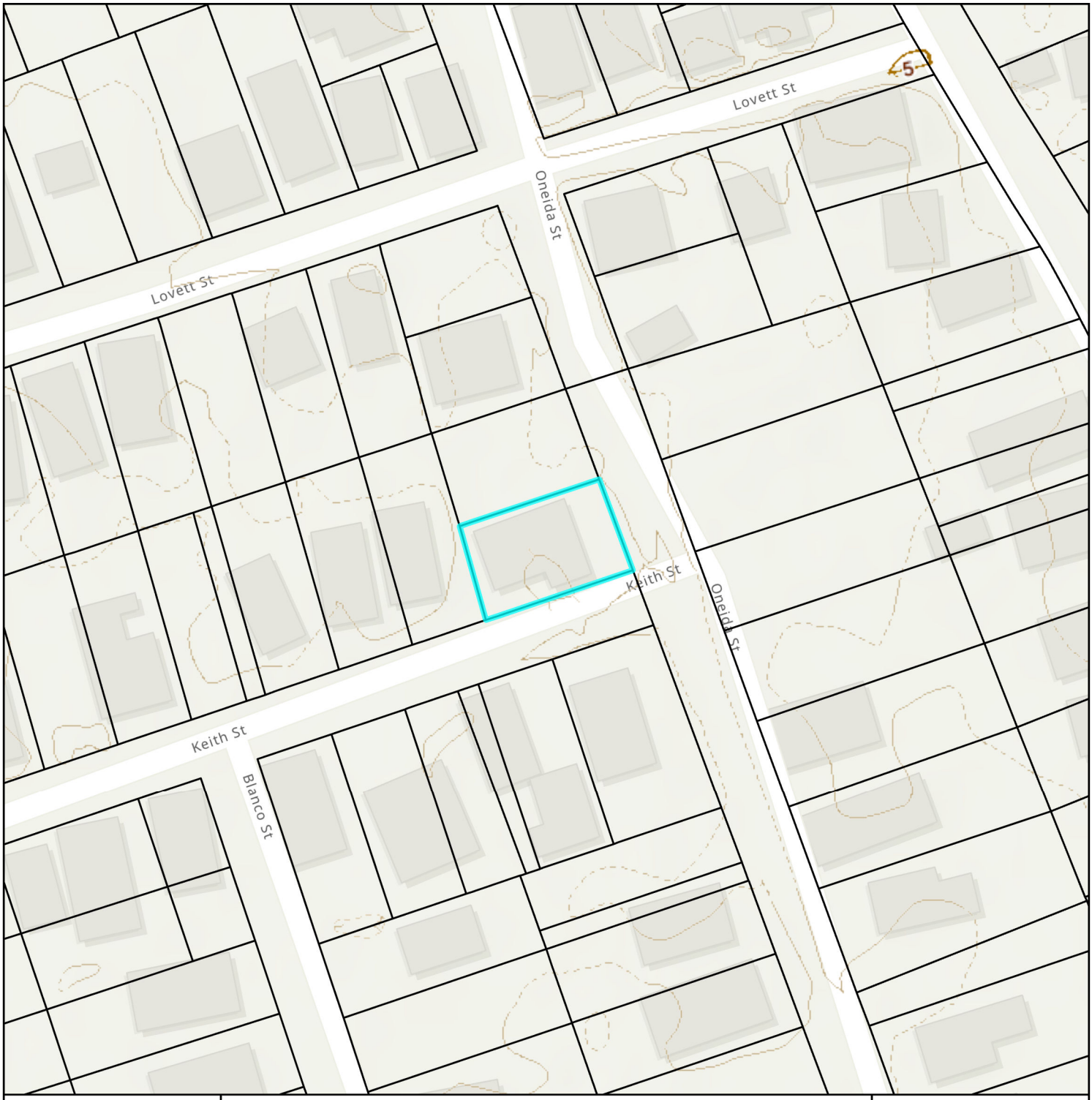
0 1,250 2,500 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Mike Koppenhafer Contact Number: 904-333-1239
   Business *(if applicable)*: Fisher Koppenhafer Architecture + Interior Design
   Address: 9104 Cypress Green Drive City: Jacksonville State: Florida Zip: 32256
   E-Mail Address: kope@fkaid.com
2. NAME OF PROPERTY OWNER: ROBERT & GEORGIANA PULAK Contact Number: 904-514-4805
   Business *(if applicable)*:
   Address: 134 ONEIDA STREET City: Saint Augustine State: Florida Zip: 32084
   E-Mail Address:
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 22 Block: F
   Subdivision: KEITH Parcel Number: 2112000000
4. PROJECT STREET ADDRESS: 134 ONEIDA STREET
5. SPECIFIC PROPOSED USE: SINGLE FAMILY HOME
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other:
7. DESCRIPTION OF ACTION REQUESTED:
   Requesting a variance to add a back covered porch to the home at 134 Oneida Street. The homes maximum building lot coverage currently is 35% total, exceeding the 30% allowed per zoning.
8. JUSTIFICATION FOR ACTION REQUESTED: This is a corner lot with a limited back yard. The previous owner paved or installed pavers over the majority of the lot, and 79% of the lot area is currently Impervious, including the existing paver patio that covers the entire back yard and is 32% of the impervious site area. We are proposing that the owner remove the 1260 SQFT of pavers in the back yard,replace this area with grass, and construct a 562 SQFT covered porch in the same area. By doing so, this would be a reduction of 15.6% of the sites total impervious area.

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: This property is a corner lot with a limited back yard. This property is non conforming where the existing buildings lot coverage already exceeds what is allowed. The previous owner covered nearly 80% of the site with impervious pavers or paving.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The owners have small children, and with green space on site at such a premium those children have no where outside to safely congregate and play. a covered porch would serve to meet this much needed requirement.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: All of the paving and hardscape was previously installed.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: The added single story porch design will follow the same architectural vocabulary as the existing home and be historically accurate matching the surrounding homes.

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.

Mike Koppenhafer, AIA Digitally signed by Mike Koppenhafer, AIA DN: C=US, E=kope@fkaid.com, O=Fisher Koppenhafer Architecture and Interior Design, CN="Mike Koppenhafer, AIA" Location: Jacksonville, FLorida Reason: I have reviewed this document Contact Info: Mike Koppenhafer, AIA Date: 2025.03.11 13:58:07-04'00' 3-11-25

Signature of Applicant Date

Georgiana Pulak 3.12.25

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.

Mike Koppenhafer

Print name of applicant

Mike Koppenhafer, AIA

Digitally signed by Mike Koppenhafer, AIA
DN: C=US, E=kope@fkaid.com, O=Fisher Koppenhafer Architecture and Interior Design, CN="Mike Koppenhafer, AIA"
Location: Jacksonville, FLorida
Reason: I have reviewed this document
Contact Info: Mike Koppenhafer, AIA
Date: 2025.03.11 13:58:34-04'00'

Signature of applicant

3-11-25

Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Flsher Koppenhafer Architects is/are hereby authorized TO ACT ON BEHALF OF ROBERT & GEORGIANA PULAK, 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: 134 ONEIDA STREET, Saint Augustine, Florida, 32084

BY: Georgiana Pulak
Signature of Owner

ROBERT & GEORGIANA PULAK
Print Name of Owner

904-514-4805
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 13 day of March, 2025

By Robert & Georgiana Pulak

Identification verified:

Oath sworn: ✓ Yes ____ No

NOTARY PUBLIC STATE OF FLORIDA
ABBY BURGOS
MY COMMISSION # HH 444943
EXPIRES: December 18, 2027

Notary Signature: aBurgos

My Commission expires: 12-18-2027

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.

134 ONEIDA STREET, Saint Augustine, Florida, 32084

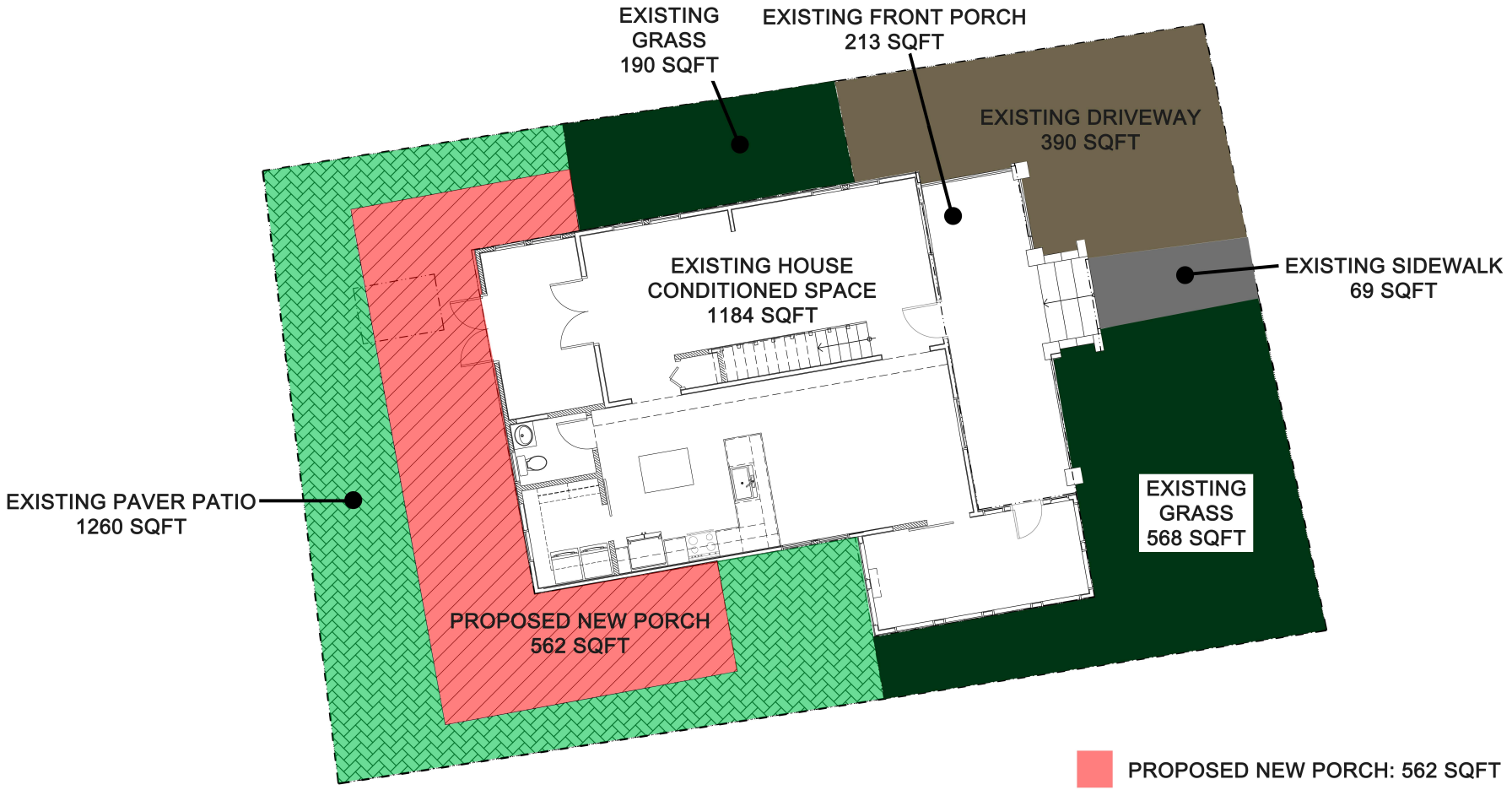
Project Address: _____

Mike Koppenhafer

Applicant's Name: _____ Applicant's Signature: Mike Koppenhafer, AIA Digitally signed by Mike Koppenhafer, AIA DN: C=US, E=kope@bellsouth.com, O=Fisher Koppenhafer Architecture and Interior Design, CN="Mike Koppenhafer, AIA" Location: Jacksonville, FLorida Reason: I have reviewed this document Contact Info: Mike Koppenhafer, AIA Date: 2025.03.11 13:59:20-04'00'

ROBERT & GEORGIANA PULAK

Owner's Name: Georgiana Pulak Robert Pulak Owner's Signature: Pulak



FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0080
Corporate License Number: AA26000982

PULAK RESIDENCE
134 ONEIDA STREET
ST. AUGUSTINE, FL 32084

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF FISHER KOPPENHAFER, PA. AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISHER KOPPENHAFER, PA.

MIKE KOPPENHAFER, AIA – LICENSE # 0014945

REVISIONS:

DATE: 03/01/25

SITE PLAN

DRAWN BY: RCH
CHECKED BY: MSK

PROJECT NO.: 2023-39

A1.01

SD

Attachment 3:

St. Johns County Property Appraiser Report

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	2112000000
Location Address	134 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 22 BLK F OR5580/410 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



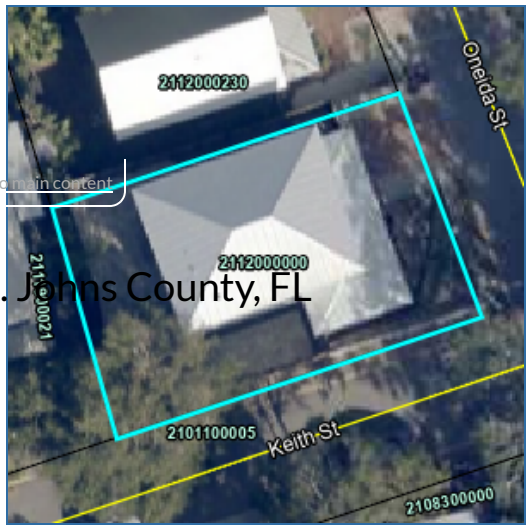
Owner Information

Owner Name	Pulak Georgiana,Robert 100% Pulak Robert 100%
Mailing Address	134 ONEIDA ST SAINT AUGUSTINE, FL 32084-4926

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Skip to main content

St. Johns County, FL

Historical Assessment Information

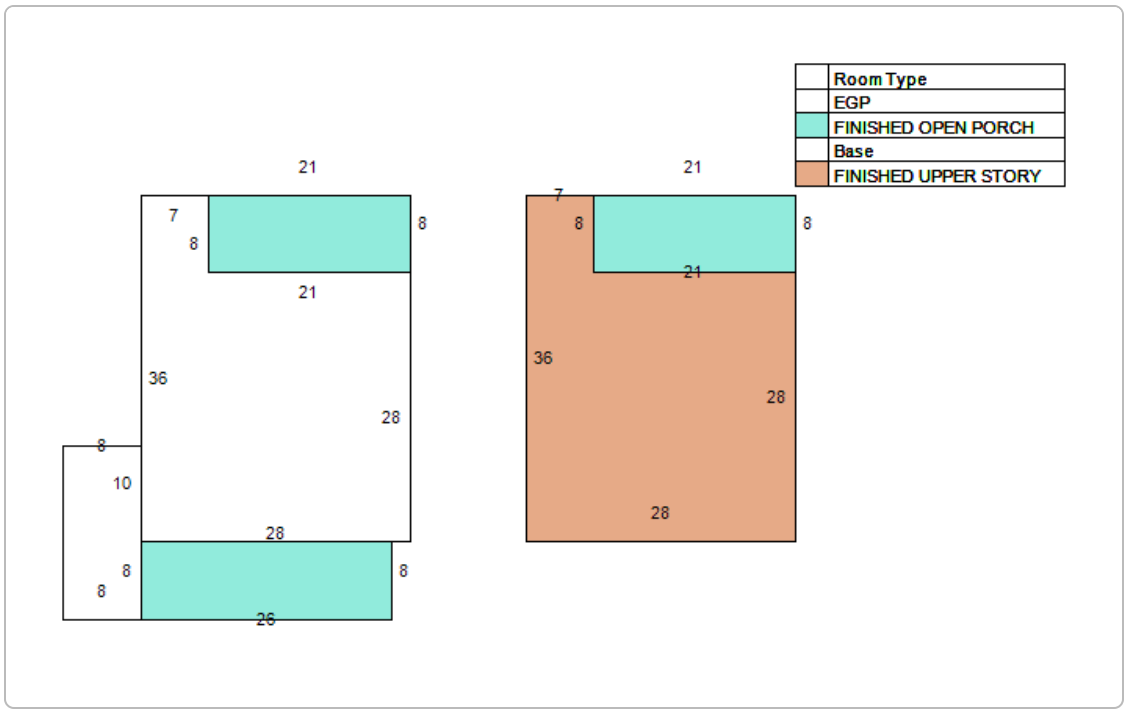
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$334,462	$0	$195,750	$0	$0	$530,212	$530,212	$0	$530,212
2023	$338,695	$0	$174,000	$0	$0	$512,695	$512,695	$0	$512,695
2022	$216,820	$0	$165,648	$0	$0	$382,468	$242,251	$190,217	$192,251
2021	$115,191	$0	$141,375	$0	$0	$256,566	$235,195	$71,371	$185,195
2020	$118,848	$0	$113,100	$0	$0	$231,948	$231,948	$50,000	$181,948
2019	$111,906	$0	$113,100	$0	$0	$225,006	$225,006	$0	$225,006
2018	$129,436	$0	$104,400	$0	$0	$233,836	$154,102	$129,734	$104,102
2017	$133,032	$758	$93,960	$0	$0	$227,750	$150,932	$126,818	$100,932
2016	$134,830	$758	$81,562	$0	$0	$217,150	$147,828	$119,322	$97,828
2015	$124,043	$900	$65,250	$0	$0	$190,193	$146,800	$93,393	$96,800
2014	$100,523	$970	$52,200	$0	$0	$153,693	$145,635	$58,058	$95,635

Building Information

Building	2
Building Value	$341,301
Year Built	1926
Actual Area	2368
Conditioned Area	1680
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	2

Description	Square Footage
FINISHED UPPER STORY	840
BASE AREA	840
FINISHED OPEN PORCH	168
FINISHED OPEN PORCH	208
UNFINISHED ENCLOSED PORCH	144
FINISHED OPEN PORCH	168
Total SqFt	2368

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	90	50	EF	$174,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/16/2022	6/16/2022	$620,000.00	WARRANTY DEED	5580	410	Q	I	HOLDEN CHRISTOPHER LAWRENCE ET AL	PULAK GEORGIANA,ROBERT
1/16/2018	1/12/2018	$215,000.00	WARRANTY DEED	4490	1503	Q	I	RAY ELIZABETH	HOLDEN CHRISTOPHER LAWRENCE ET AL
	5/11/2005	$270,000.00	WARRANTY DEED	2436	170	Q	I	WISSEL NOLAN PATRICK & TERRANCE COLIN	RAY ELIZABETH
	3/19/2005	$0.00	PERSONAL REP	2434	795	U	I	MC CANN LAURETTE ESTATE/BY PERS REPS	WISSEL NOLAN PATRICK & TERRANCE COLIN
	9/21/2004	$0.00	LETTERS OF ADMN	2297	930	U	I	MC CANN LAURETTE ESTATE	MC CANN LAURETTE ESTATE (LETT OF ADMIN)
	5/14/2004	$275,000.00	WARRANTY DEED	2201	141	U	I	MOLLEY BONNIE R	MC CANN LAURETTE
	10/26/1998	$100.00	QUIT CLAIM DEED	1375	763	U	I	MOLLEY MICHAEL L	MOLLEY BONNIE R
	10/4/1996	$95,000.00	WARRANTY DEED	1200	539	Q	I	MC MILLAN NELSON,LOUISE	MOLLEY MICHAEL L & BONNIE R
	8/1/1982	$33,000.00		547	474	U	I		MC MILLAN NELSON,LOUISE
	2/1/1981	$0.00		482	125	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/9/2025, 12:17:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

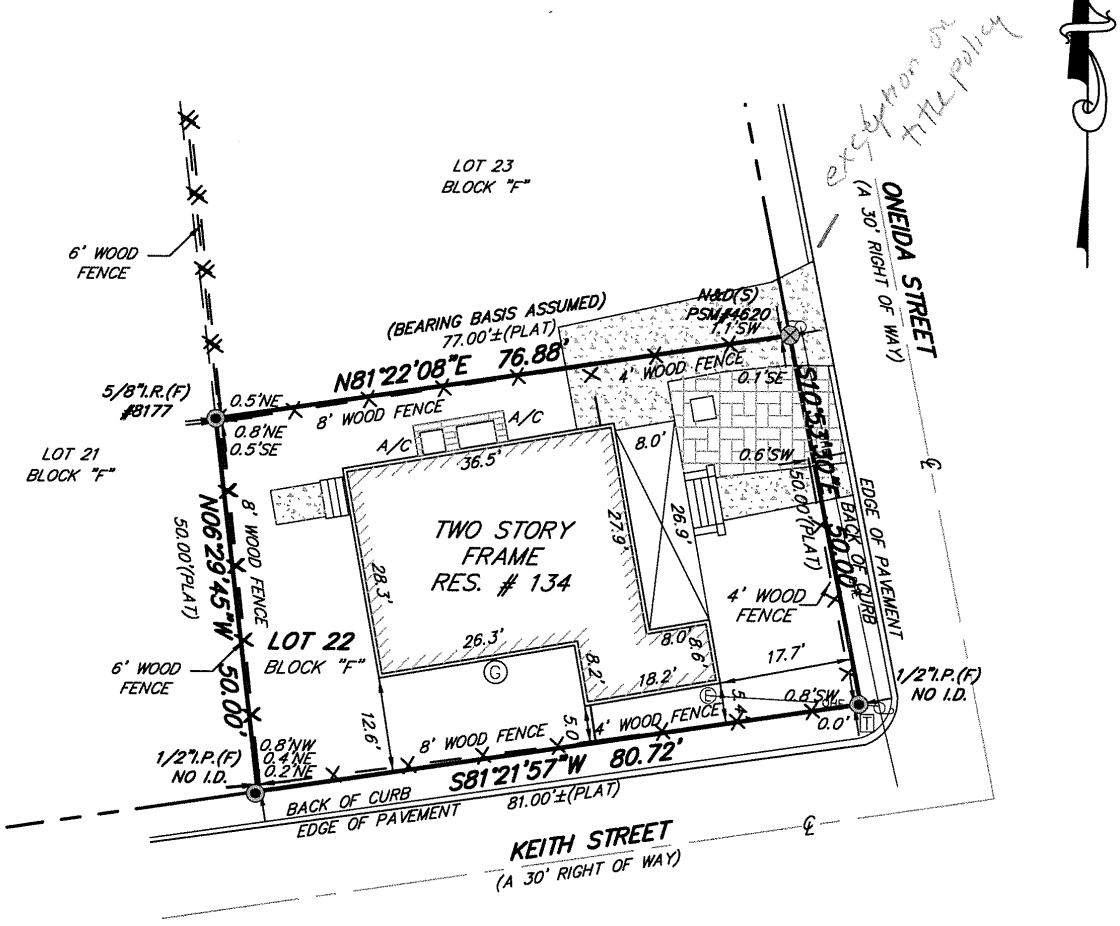
Attachment 4:

Survey, Proposed Site Plan, and Impervious Surface Ratio Worksheet

MAP SHOWING SURVEY OF

LOT 22, BLOCK F, KEITH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
GEORGIANA PULAK & ROBERT PULAK
U.S. BANK HOME MORTGAGE
ESTATE TITLE OF ST. AUGUSTINE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	W	– WELL
	– WOOD POWER POLE	TYP.	– TYPICAL
-OHE-	– OVERHEAD ELECTRIC		– BRICK PAVERS
CONC.	– CONCRETE		– WOOD DECK
	– CLEANOUT	G	– GAS
		T	– TELEPHONE RISER

AREA =0.09 ± ACRES
OR 3,937 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

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

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

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314J effective date: 12/07/2018, the property described hereon appears to lie in Zone X,AE 7'
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
22-0430	05/28/2022	1" = 20'	807/22	N.H.F.	R.J.B.

TYPE: BOUNDARY

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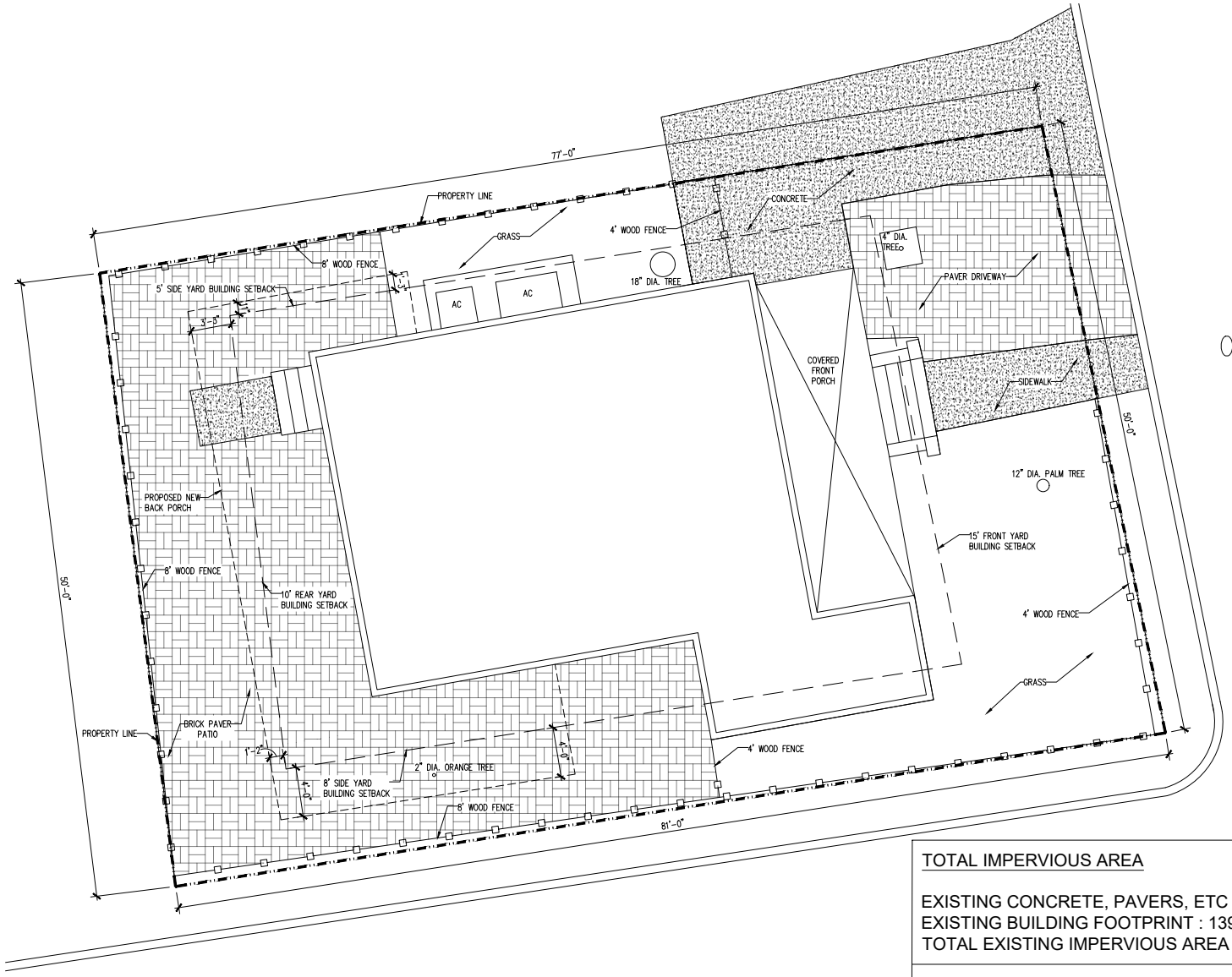
NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

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

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



1 SITE PLAN (A1.01) 1/4"=1'-0"

NORTH

TOTAL IMPERVIOUS AREA
EXISTING CONCRETE, PAVERS, ETC : 1719 SQFT EXISTING BUILDING FOOTPRINT : 1397 SQFT TOTAL EXISTING IMPERVIOUS AREA FOR LOT : 3116 SQFT
TOTAL LOT SIZE : 3937 SQFT
PROPOSED CONCRETE, PAVERS, ETC : 459 SQFT PROPOSED BUILDING FOOTPRINT : 1958 PROPOSED TOTAL IMPERVIOUS AREA FOR LOT: 2417 SQFT TOTAL PROPOSED IMPERVIOUS SURFACE RATIO = 2417 ÷ 3937 = 61.4%

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0007
Fax: 904.367.0008
Corporate License Number: AA26000982

PULAK RESIDENCE
134 ONEIDA STREET
ST. AUGUSTINE, FL 32084

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF FISHER KOPPENHAFER, PA. AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISHER KOPPENHAFER, PA.

MIKE KOPPENHAFER, AIA – LICENSE # 0014945

REVISIONS:

DATE: 04/14/25

SITE PLAN

DRAWN BY:
CHECKED BY:

PROJECT NO.: 2023-39

A1.01

SD

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO (ISR) - The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA - The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Property Address 134 Oneida Street

Lot Area 3937 square feet

Impervious Surfaces:

1. Existing building(s) footprint 1397 sq.ft.
2. Existing concrete/paver patios, driveways, walkways, etc. 1719 sq.ft.
3. Proposed roofed building(s) footprint 1958 sq.ft.
4. Proposed concrete/paver patios, driveways, walkways, etc. 459 sq.ft.

Total Impervious Surfaces 2417 sq.ft.

2417 (Total Impervious Surface) divided by 3937 (Lot Area) = 61.4 (Impervious Surface Ratio %)

I, _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date 4-15-2025

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	6.b.	PZB2025-0032
Request	**Address**	**Parcel ID**
Variance	208 Alcazar Street	216700-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Kelley Gudahl Sinclair
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.32
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is for a variance request to the maximum fence height within front yards at 208 Alcazar Street.

	Code Requirement	Proposed at 208 Alcazar Street
Fence height	Maximum of four (4) feet within front yards	Eight (8) feet within the front yard along Alcazar Street

Approval of this request would allow the applicant to apply for a building permit and replace a damaged fence.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

Sec. 28-2. – Definitions. [LINK TO CODE 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, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Sec. 28-331. - Fences, walls, and hedges. [LINK TO CODE SECTION]

(a) Notwithstanding other provisions of this chapter, fences, walls and hedges may be permitted in any required yard or along the edge of any yard; provided that no fence or wall in excess of eight (8) feet shall be permitted in any residential district except as specifically outlined in section 28-348. No fence or wall in excess of four (4) feet in height shall be permitted to encroach into the required front yard of any lot in a residential district except as provided in section 28-348 or, in the case of a nonconforming front yard setback, a fence may not extend past the front building line of the structure. No fence, wall, hedge or other visual barrier exceeding thirty (30) inches in height shall be permitted within twenty-five (25) feet of any intersection, except in historic preservation districts 1, 2 and 3.

Sec. 28-29. – Zoning exceptions, variances and appeals. [LINK TO CODE 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 applicant presents the location of the existing pool as the singular disadvantage unique to this property.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The loss of a "tremendous amount of privacy and security" the applicant believes as a result of not being able to increase the height of the proposed fence may impact the owner's ability to make reasonable use of the affected property.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The pool was constructed prior to the current owners purchasing the home at 208 Alcazar Street.

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

- **APPROVE** the variance request for a fence with a height of eight (8) feet as the practical difficulty or unnecessary hardship is so substantial, serious and compelling due to the layout of this property or
- **DENY** the variance request for a fence with a height of eight (8) feet as there is no singular, unique disadvantage identified at 208 Alcazar Street / PID 216700-0000.

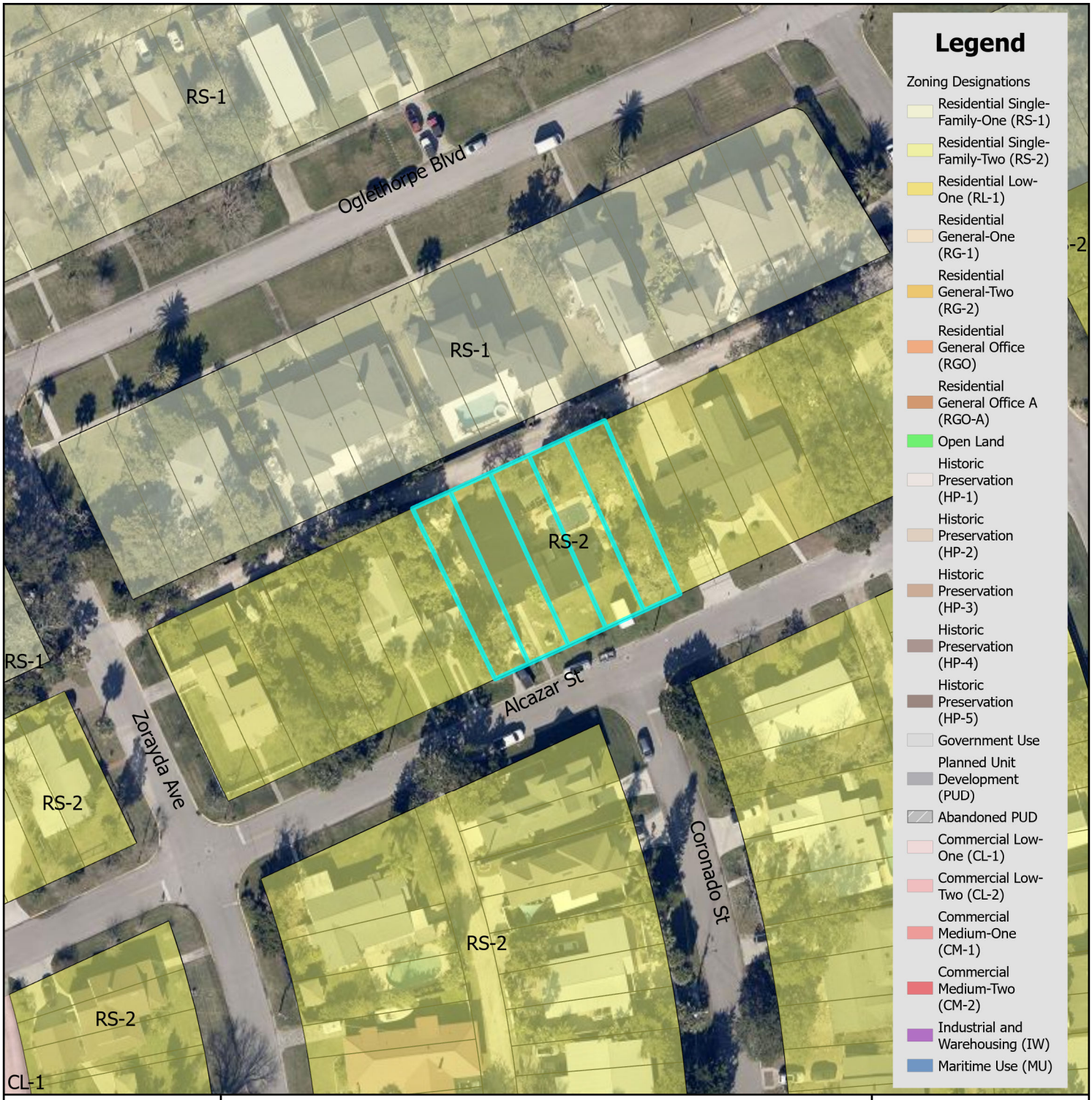
Attachments

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

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

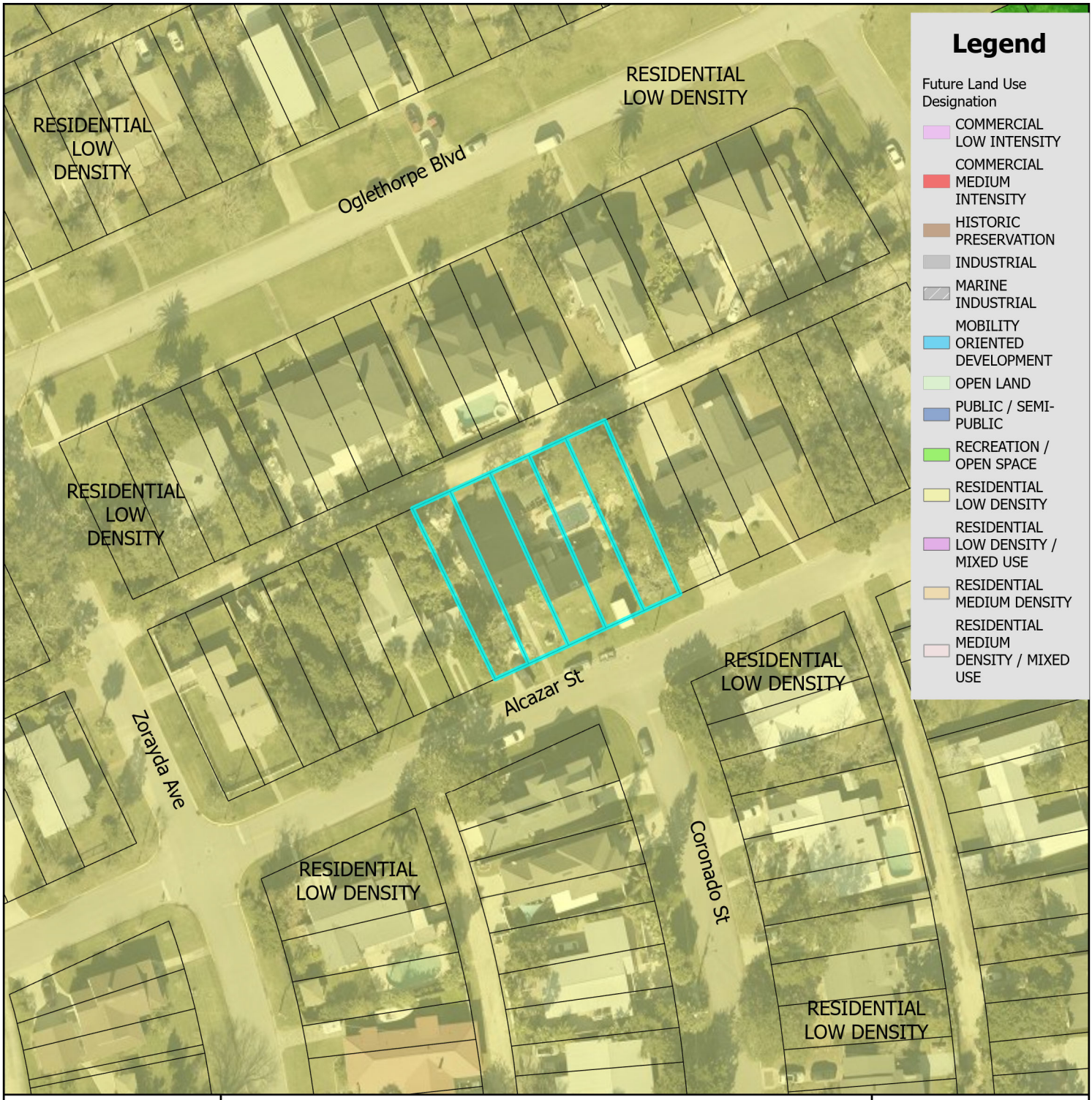
0 1,250 2,500 Feet

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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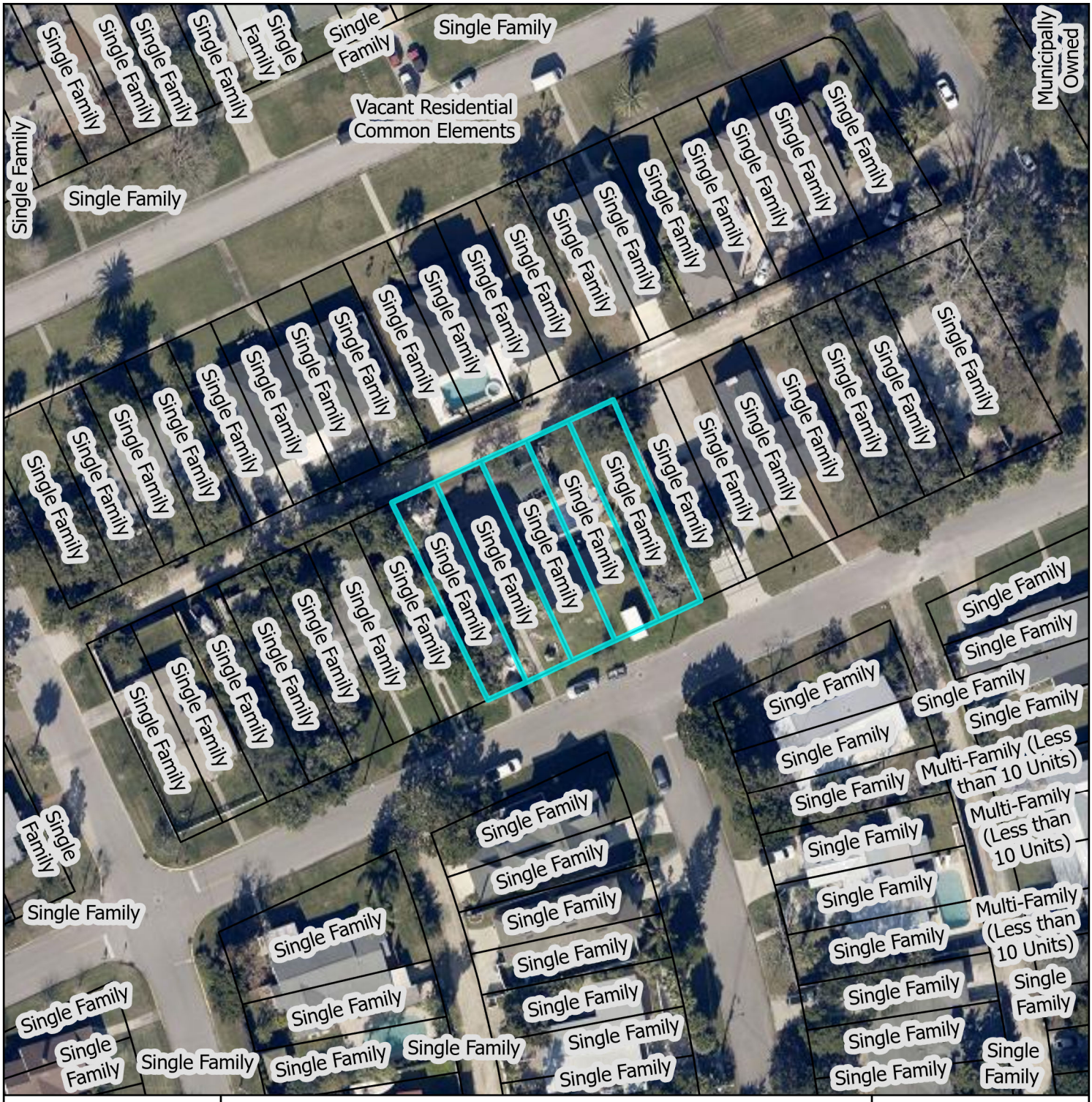

St. Johns County Property Appraiser
Use Classification Map

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

208 Alcazar Street



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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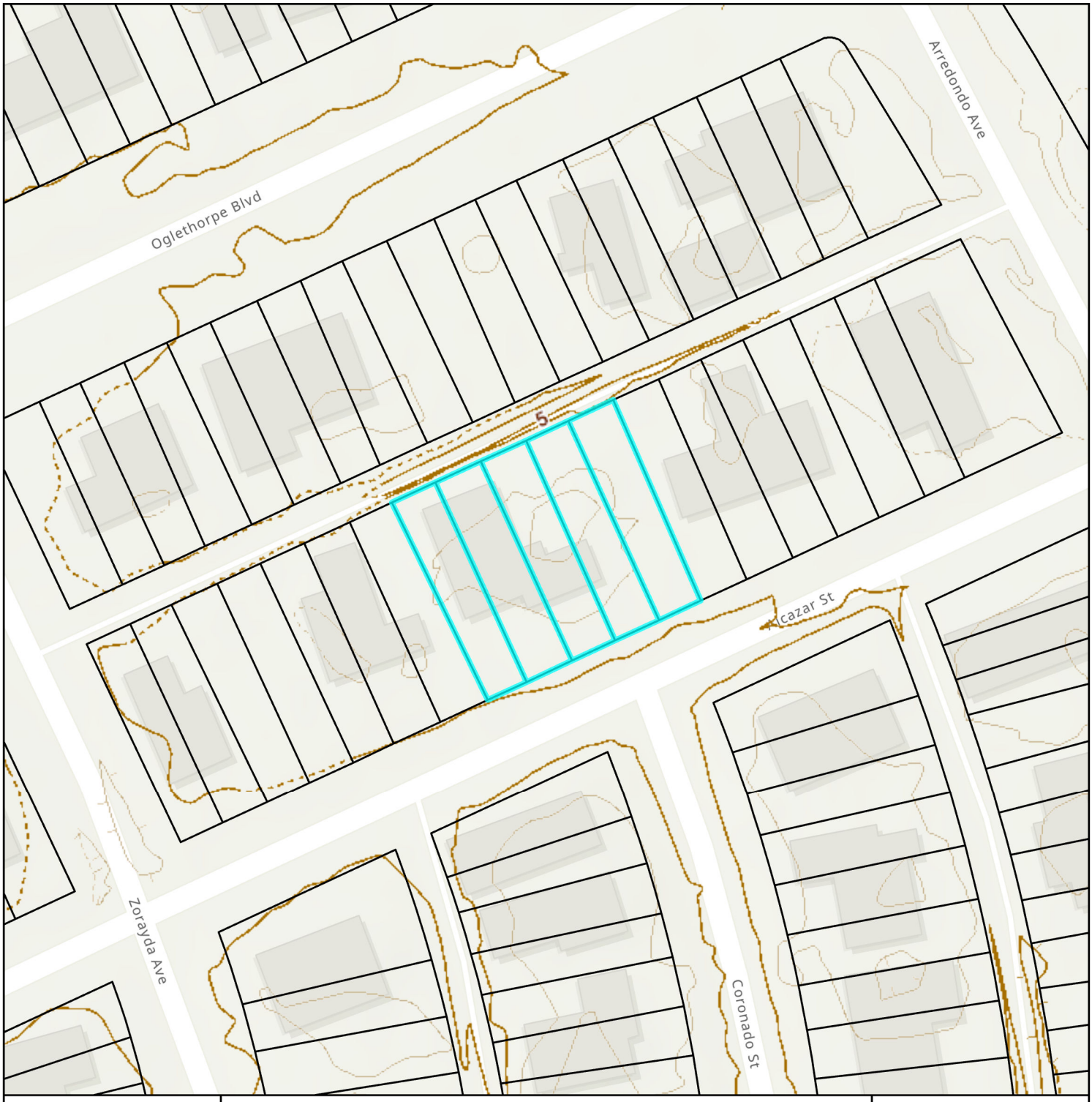
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

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: Kelley Sinclair Contact Number: 347.453.6857
   Business (*if applicable*):
   Address: 208 Alcazar St City: St. Augustine State: FL Zip: 32080
   E-Mail Address: kmgudahl@gmail.com
2. NAME OF PROPERTY OWNER: Kelley Sinclair Contact Number: 347.453.6857
   Business (*if applicable*):
   Address: 208 Alcazar St City: St. Augustine State: FL Zip: 32080
   E-Mail Address: kmgudahl@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: DAVIS SHORES LOTS 26 27 28 28A & 29 Block: BLK 17 OR5542/81
   Subdivision: Davis Shores Ocean View Section Parcel Number: 2167000000
4. PROJECT STREET ADDRESS: 208 Alcazar St
5. SPECIFIC PROPOSED USE: Residential
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED:
   Approve a variance request to increase the maximum fence height within a front yard set back.
   We are looking to replace a damaged fence along the same footprint that it currently stands.
8. JUSTIFICATION FOR ACTION REQUESTED:
   Please see addendum.

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

(a) [redacted] uffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Please see addendum.

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

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

(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: Please see addendum.

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: 4/6/2025

Signature of Property Owner — Date: 4/6/2025

CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD
Applicant: Kelley Sinclair
Address: 208 Alcazar St, St. Augustine, FL 32080

ADDENDUM

8. JUSTIFICATION FOR ACTION REQUESTED:
The current fence line has existed in its current location for over 25 years, and was in place in 2020 when we purchased the home. We are looking to replace a damaged fence and beautify our property. It was verified with the city that it was permitted and approved properly during due diligence. The current fence line is 22 feet from the street.
(please see the attached permits)

9(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:
The home is unique in the layout/positioning of the home on the lots where the backyard is actually the side yard of the home, meaning the front yard fence line that we are looking to replace is the side fence line of our back yard. This creates a disadvantage in that the current fence line protects a large area of visibility into the home's pool and backyard. Without a fence at this height you would be able to see into the back yard. The backyard and in ground pool require maximum protection for safety of our family (which includes a young child and dog). The interior of the existing fence line also contains a large concrete pad, which the owners intend to use within a private space.

9(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
If forced to lower the fence to 4ft, we lose a tremendous amount of privacy and security, with 40+ feet of visibility into our private yard and pool space. We are adjacent to one popular Airbnb, and across the street from another. This street is also a popular parking destination during Night of Lights and other events, exponentially increasing our safety concerns (particularly if people were able to easily look into our back yard as our young daughter was playing or swimming in our pool). If required to move the fence further back to maintain fence height and setback, we lose hundreds of square feet of backyard, reducing its utility, usability, as well as our property value. The house is also perpendicular to a street with oncoming traffic, which would bring headlights into the yard all evening long if unprotected by height.

9(c.) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:
The current fence line has existed in its current location for over 25 years, and was in-place in 2020 when we purchased the home and verified with the city that it was permitted and approved properly. It was approved for replacement as-is in 2001, and the setback and height were again approved in 2022 for the adjacent/perpendicular part of the fence line when it was replaced. See attached permits with approvals included on them.

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

The fence line has been in place for more than 25 years with no detriment to our neighbors, neighborhood, or community. Moreover the fence is 22 feet from the street leaving significant front yard space to maintain continuous visual appeal of a front yard.

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.

Kelley Sinclair

Print name of applicant



Signature of applicant

4/6/2025

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

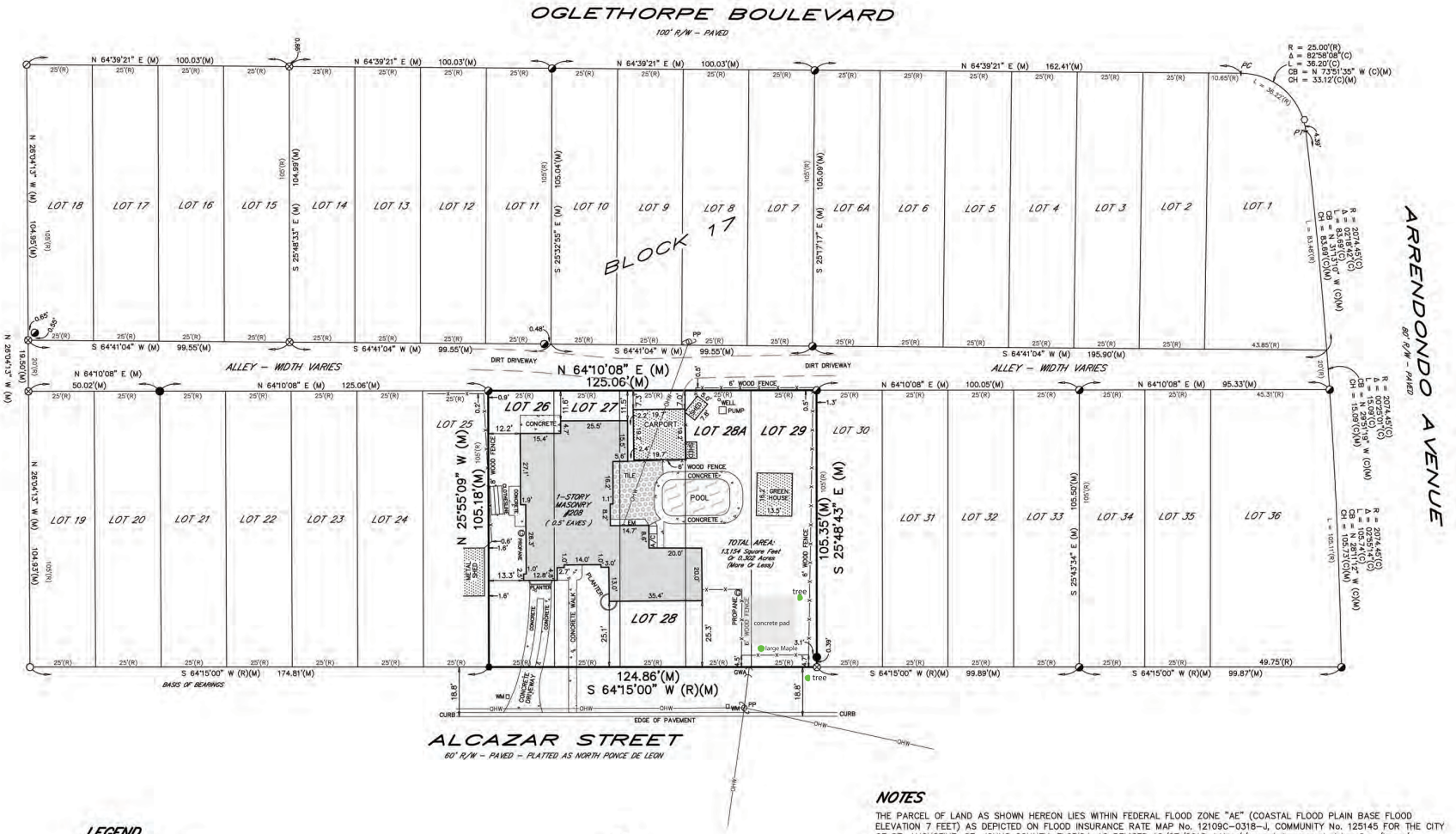
Project Address: 208 Alcazar St, St. Augustine FL 32080

Applicant's Name: Kelley Sinclair Applicant's Signature: _____

Owner's Name: Kelley Sinclair Owner's Signature: _____

MAP OF SURVEY

LOTS 26, 27, 28, 28A AND 29, BLOCK 17, DAVIS SHORES OCEAN VIEW SECTION,
AS RECORDED IN MAP BOOK 3, PAGE 98, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND

R/W	= RIGHT OF WAY
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(R)	= RECORD
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⊗	= SET 5/8" IRON ROD – LB # 8177
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N
W E
S

0 30 60 90
SCALE: 1 INCH = 30 FEET

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0318-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 ALCAZAR STREET HAVING AN ASSUMED BEARING OF S 64°15'00" W.

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CALIBER HOME LOANS
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DATE OF SURVEY: 04/11/2022
FIELD BOOK/PAGE(S): 519/19-21
DRAWING SCALE: 1" = 30'
JOB NUMBER: 22-249

04/19/2022 8:39AM \\PROM\Projects\Autocad\2022\22-249\dwg\22-249.dwg

BOUNDARY SURVEY

#208 ALCAZAR STREET
ST. AUGUSTINE, FLORIDA, 32080

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

SIGNATURE

Davis Shores Flagler

CITY OF ST. AUGUSTINE BUILDING/USE PERMIT APPLICATION

Planning and Building Department P.O. Box 210 • 75 King Street, St. Augustine, Florida 32085 (904) 825-1065

P2001-0359

Permit Number 2001.0503.001

Contractor's Name & Address Chuck HARDWICK Fence 1120 3rd St -

City ~~1120 3rd St~~ State St. Aug. FL- 32095 Daytime Telephone 829-5494

Owner's Name & Address Betty Thompson 208 Alcazar St -

City St. Aug - State Fl. Zip 32084 Daytime Telephone 829-3449

Fee Simple Titleholder's Name & Address (if other than owner) _____

City _____ State _____ Zip _____ Daytime Telephone _____

Project Street Address 208 Alcazar St.

Proposed Work: Heated/Cooled Area _____ sq.ft.; Non-Heated/Cooled Area _____ sq.ft.; Direct Contract Price $2,000,

(detailed description) Replace Existing Fence

Legal: Lot 26, 27, 28 ~~28A~~, 29 Block 17 Subdivision DAVIS SHORES Proposed Use _____

Existing Use of Property/Structure _____

Bonding Company & Address _____

Architect/Engineer's Name & Address _____

Mortgage Lender's Name & Address _____

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for **ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, and FIRE SYSTEMS, etc.**

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. It is the owner's or operator's responsibility to comply with the provisions of F.S. 469.003 and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with state and federal law. State law requires asbestos abatement to be done by licensed contractors.

NOTICE AND MARKING REQUIREMENTS FOR EXCAVATION: No excavator shall commence or perform any excavation in any public or private street, alley, right-of-way dedicated to the public use, or gas utility easement without first obtaining information concerning the possible location of gas pipelines in the area of the proposed excavation from any person having the right to bury gas pipelines within the public or private street, alley, right-of-way, or gas utility easement. Such information may be requested by telephone, letter, telegraph, or messenger or in person, at the pre-work conference for the job requiring the proposed excavation, or by calling a utility notification center operating in the area. The excavator shall notify the owner in the manner prescribed above so that the owner receives notification at least 48 hours, excluding Saturdays, Sundays, and legal holidays, prior to starting excavation.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

JUN 13 2001

Signature _____ Owner or Agent (including contractor) Planning / Building Dept.

Signature Judy Hardwick Contractor

NOTARY PUBLIC as to Owner or Agent

Steven M. Rose NOTARY PUBLIC as to Contractor

My Commission Expires: _____

My Commission Expires: STEVEN M. ROSE Notary Public, State of Florida ~~My comm. exp. Sept. 5, 2004~~ Comm. No. CC 965725

STAFF USE ONLY

FEES:

Archaeology	$ 7.50	Zoning	RS-2
Building	$ ~~20.00~~ 25.00	Type of Use	
Demolition	$	Archaeological Zone	—
Electrical	$	Assessed Value of Structure	
Mechanical	$	Parcel Number	216700-0000
Plumbing	$	Receipt No.	PB55514
Other	$	Maximum Occupancy (Fire)	
Radon	$	Maximum Occupancy (Building)	
TOTAL	$ ~~27.50~~ 32.50		

Zoning Approval _____ Fire Dept. Approval _____ Building Approval _____

Utilities Approval _____ Archaeology Approval _____ Pub. Works Approval _____

Date of Permit Issuance 6/13/01

Application Approved Steven M. Rose Permit Officer

INSPECTION APPROVAL RECORD

THIS CARD MUST BE POSTED AT THE FRONT OF THE JOB IN PLAIN SIGHT

PROJECT STREET ADDRESS _____ PERMIT NUMBER _____

INSPECTION	DATE	APPROVED BY
ELECTRIC T-POLE		
FOUNDATION		
SLAB		
BEAMS/COLUMNS		
SEWER CONNECTION		
POTABLE WATER CONNECTION		
FIRE SYSTEM WATER CONNECTION		
CURB CUTS		
DRIVEWAY PRE-POUR		
PARKING LOT PRE-POUR		
UNDERGROUND ELECTRIC		
ROUGH PLUMBING		
ROUGH MECHANICAL		
ROUGH ELECTRICAL		
TOP OUT PLUMBING		
FRAMING		
ROUGH FIRE SPRINKLER		
ROUGH FIRE		
DRYWALL		
DRIVEWAY FINAL*		
PARKING LOT FINAL*		
RETENTION POND FINAL		
FINAL PLUMBING*		
FINAL MECHANICAL*		
FINAL ELECTRIC*		
FINAL BUILDING*		
FINAL LANDSCAPING* Fence	8/21/01	JDC
FPL POWER RELEASE		
SWIMMING POOL		
PRE-GUNITE		
PRE-PLASTER		
FINAL		

***IF PERMIT IS COMBINATION TYPE ALL APPLICABLE FINALS MUST BE SIGNED BEFORE FINAL IS COMPLETE.**

BUILDING SHALL NOT BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.

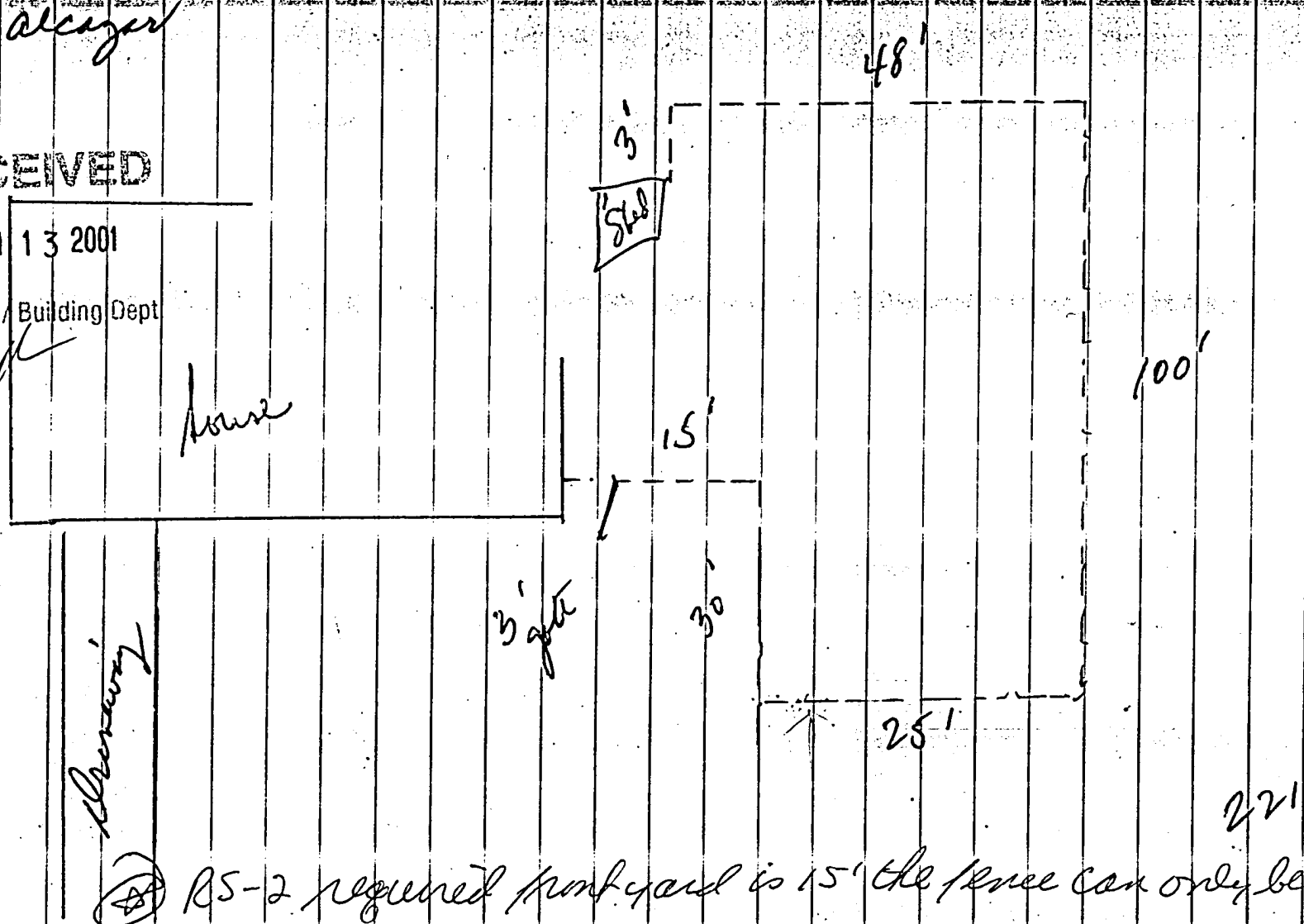
INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE

TO SCHEDULE INSPECTIONS CALL (904) 825-1065

Standard Printing & Copy Center

Betty Thompson
208 Alcazar

RECEIVED
JUN 13 2001
Planning / Building Dept



RS-2 required front yard is 15' the fence can only be 4' in height in 208 Alcazar St. the required front setback. Applicant indicates that the fence is 6' in height - it therefore must be outside of the required front yard setback.

Building Permit - Fence

CITY OF ST. AUGUSTINE
Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: BP2022-1675

Contractor:	MATANZAS FENCE COMPANY, (904) 295-1474
Owner:	
Parcel:	2167000000
Project Address:	208 Alcazar St, Saint Augustine, Florida, 32080
Proposed Work:	155' OF 8' WOOD HORIZONTAL NO GATES NOTE: FENCE CANNOT EXCEED 4 FT HIGH WITHIN 15 FT FRONT SETBACK - SEE SURVEY
Job Cost:	$2,475.00
Permit Fees:	$69.00

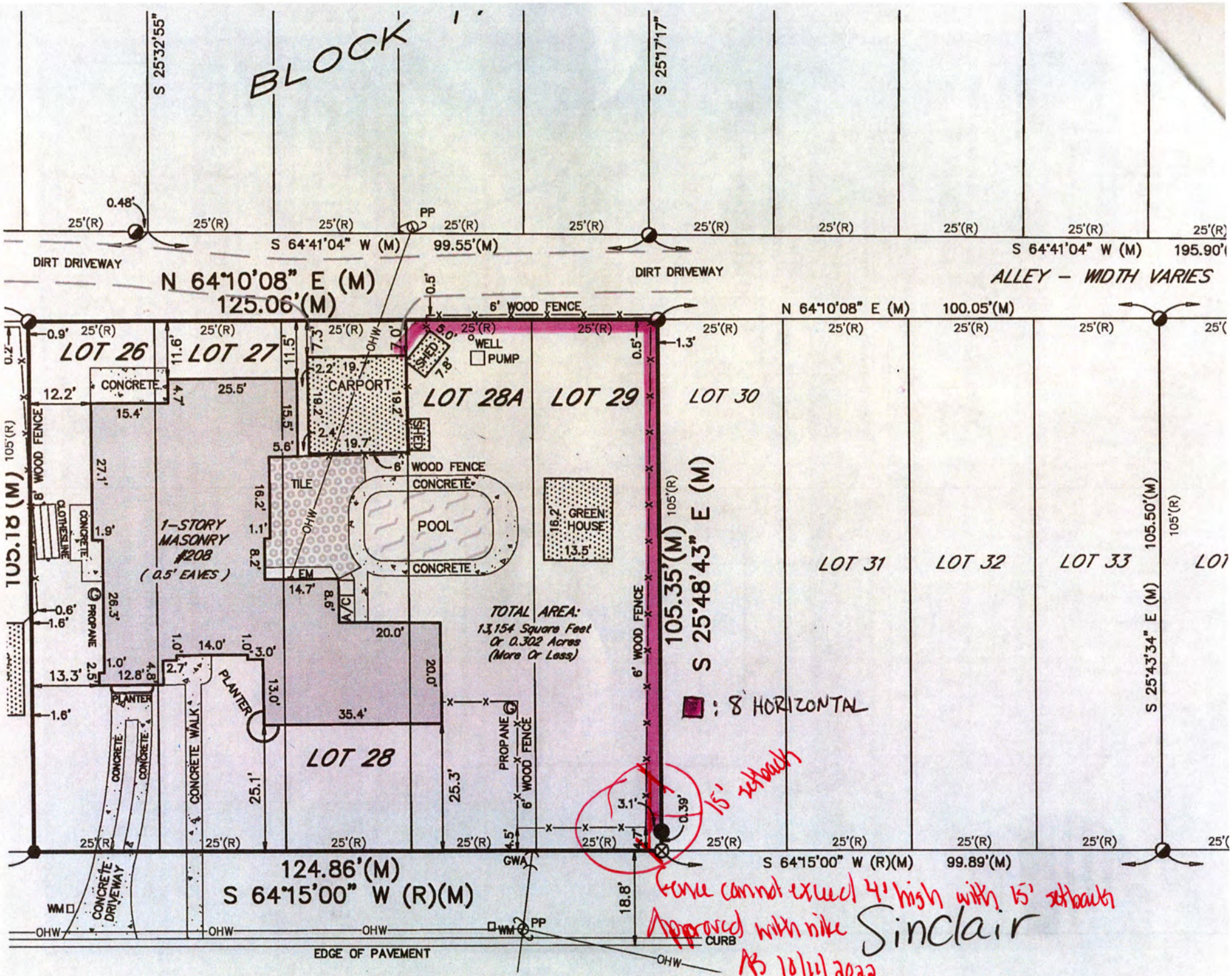
ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S WEBSITE WWW.CITYSTAUG.COM

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE Ann Cannon **DATE ISSUED** October 12, 2022

75 KING STREET, ST. AUGUSTINE, FLORIDA 32084


BLOCK
S 25°32'55"
S 25°17'17"
S 64°41'04" W (M) 99.55'(M)
S 64°41'04" W (M) 195.90'(
DIRT DRIVEWAY
DIRT DRIVEWAY
ALLEY – WIDTH VARIES
N 64°10'08" E (M)
125.06'(M)
N 64°10'08" E (M) 100.05'(M)
6' WOOD FENCE
LOT 26
LOT 27
LOT 28A
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 28
CONCRETE
CARPORT
SHED
WELL
PUMP
TILE
POOL
GREEN HOUSE
1-STORY MASONRY #208 (0.5' EAVES)
CLOTHESLINE
PROPANE
PLANTER
CONCRETE WALK
CONCRETE DRIVEWAY
TOTAL AREA: 13,154 Square Feet Or 0.302 Acres (More Or Less)
105.18'(M)
105.35'(M)
S 25°48'43" E (M)
S 25°43'34" E (M)
105.50'(M)
105'(R)
: 8' HORIZONTAL
15' setback
124.86'(M)
S 64°15'00" W (R)(M)
S 64°15'00" W (R)(M) 99.89'(M)
GWA
WM
PP
CURB
EDGE OF PAVEMENT
Fence cannot exceed 4' high with 15' setback
Approved with mike
AB 10/11/2022
Sinclair

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	2167000000
Location Address	208 ALCAZAR ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-98 DAVIS SHORES LOTS 26 27 28 28A & 29 BLK 17 OR5542/81 *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	0.320
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Sinclair Jason R,Kelley Gudahl 100% Sinclair Kelley Gudahl 100%
Mailing Address	208 ALCAZAR ST SAINT AUGUSTINE, FL 32080-3707

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map



Historical Assessment Information

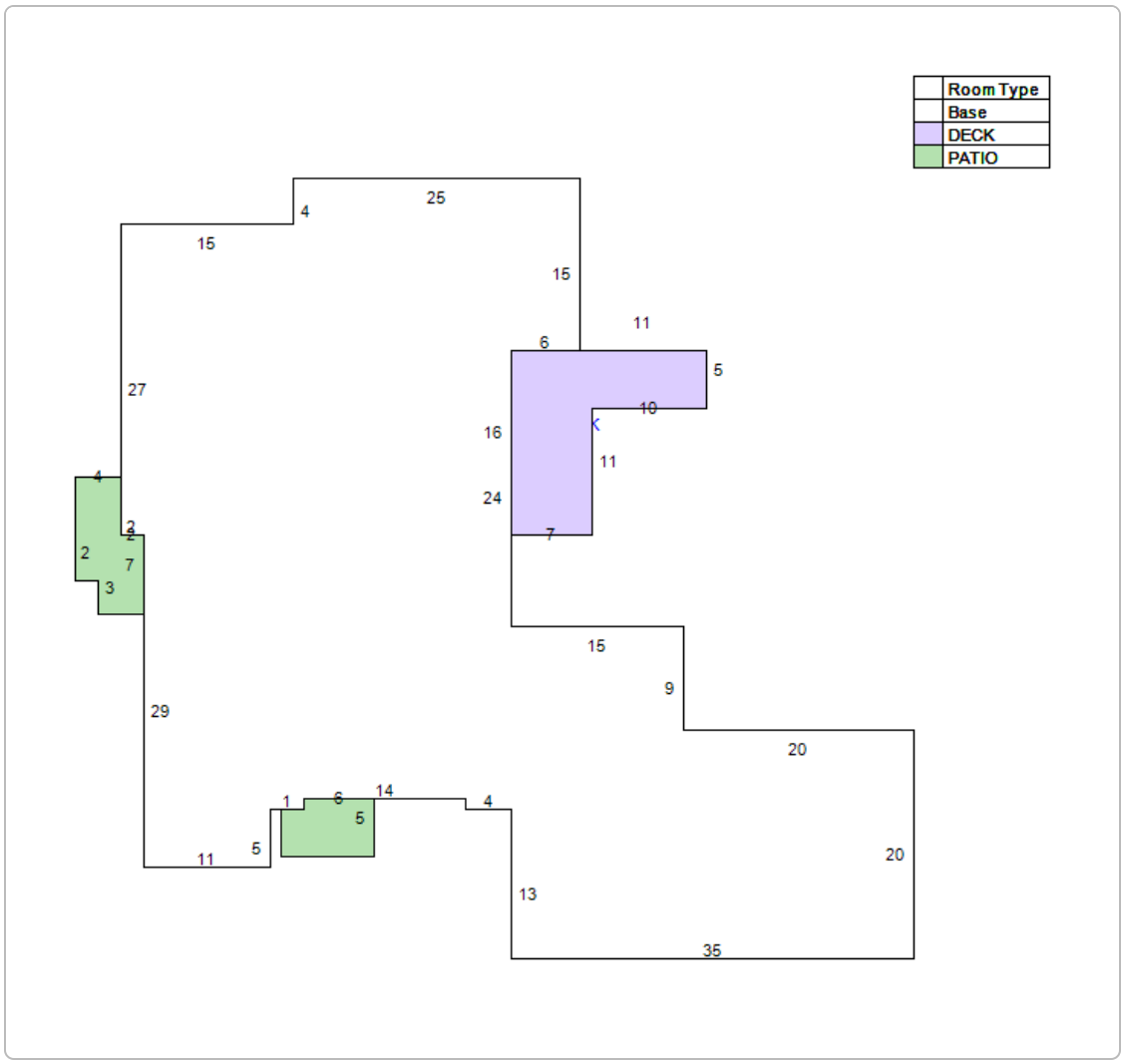
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$161,642	$7,234	$436,500	$0	$0	$605,376	$605,376	$0	$605,376
2023	$136,598	$7,234	$436,500	$0	$0	$580,332	$580,332	$0	$580,332
2022	$300,954	$8,590	$345,475	$0	$0	$655,019	$245,559	$459,460	$195,559
2021	$169,668	$8,590	$261,900	$0	$0	$440,158	$238,407	$251,751	$188,407
2020	$174,585	$8,590	$221,160	$0	$0	$404,335	$235,115	$219,220	$185,115
2019	$136,481	$7,479	$221,160	$0	$0	$365,120	$229,829	$185,291	$179,829
2018	$107,220	$7,479	$209,520	$0	$0	$324,219	$225,544	$148,675	$175,544
2017	$103,585	$7,984	$189,150	$0	$0	$300,719	$220,905	$129,814	$170,905
2016	$107,220	$7,819	$189,150	$0	$0	$304,189	$216,361	$137,828	$166,361
2015	$109,037	$7,819	$145,500	$0	$0	$262,356	$214,857	$97,499	$164,857
2014	$106,044	$7,820	$122,220	$0	$0	$236,084	$213,152	$72,932	$163,152

Building Information

Building	1
Building Value	$164,252
Year Built	1946
Actual Area	2984
Conditioned Area	2728
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	4

Description	Square Footage
BASE AREA	2728
PATIO/SLAB	56
FINISHED DECK	162
PATIO/SLAB	38
Total SqFt	2984

Sketch Information



Extra Feature Information

Code Description	Status	Value
Greenhouse - Average (Mix)		1248
Carport (Mix)		1260
Pool - Average (RES)		10350
Masonry Wall (Mix)		126

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	120	112	120	EF	$436,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/21/2022	4/20/2022	$615,000.00	WARRANTY DEED	5542	81	Q	I	MC CALLUM HEATHER DIANNE	SINCLAIR JASON R,KELLEY GUDAHL
	2/27/2004	$365,000.00	WARRANTY DEED	2148	302	Q	I	THOMPSON BETTY R TRUST BY DAVID D	MC CALLUM HEATHER DIANNE
	7/7/2000	$100.00	WARRANTY DEED	1511	446	U	I	THOMPSON BETTY R	THOMPSON BETTY R & THOMPSON DAVID D TRUSTEES
	5/26/2000	$0.00	OTHER INSTRUMENT	1500	1598	U	I	THOMPSON JOHN D(DECD 1/3/2000)	THOMPSON BETTY R (LETT OF ADMIN)
	10/2/1991	$0.00	WILL	1500	1581	U	I	THOMPSON JOHN D & BETTY R	THOMPSON JOHN D & BETTY R (WILL)

Attachment 4:
Survey

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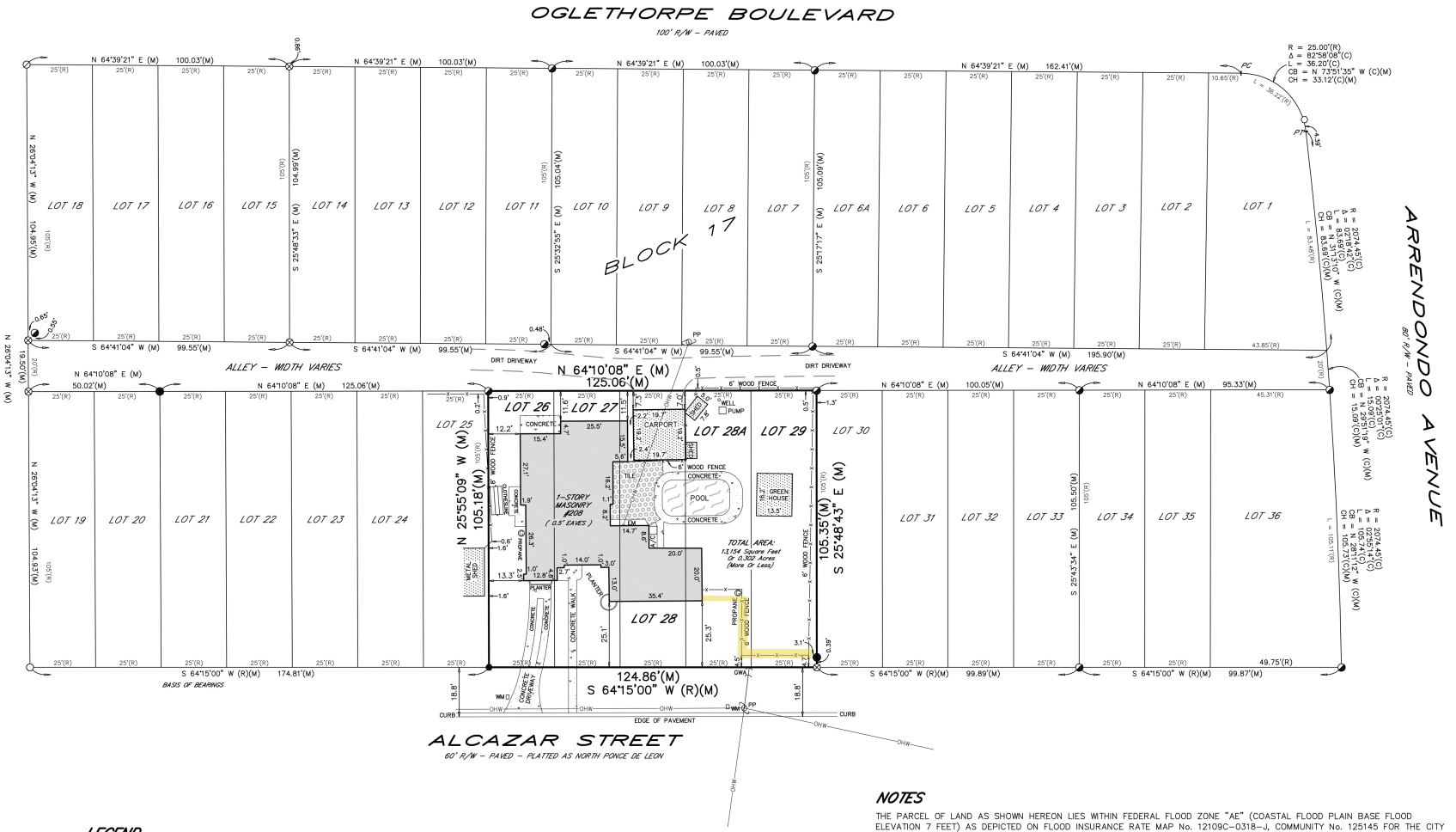
Current fence sits at 6 ft tall. Fence to be replaced and installed along area highlighted in yellow at 8ft height to match the other fence on our property.



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BOUNDARY SURVEY

#208 ALCAZAR STREET
ST. AUGUSTINE, FLORIDA, 32080

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

Digitally signed

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	6.c.	PZB2025-0033
Request	**Address**	**Parcel ID**
Variance	201 Kenan Street	222550-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Kelley Gudahl Sinclair
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.16
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is for a variance request to the maximum fence height within front yards at 201 Kenan Street.

	Code Requirement	Proposed at 201 Kenan Street
Fence height	Maximum of four (4) feet within front yards	Six (6) feet within the front yards along Kenan Street and Menendez Road

Approval of this request would allow the applicant to apply for a building permit and replace a damaged fence.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

Sec. 28-2. – Definitions. [LINK TO CODE 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, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Sec. 28-331. - Fences, walls, and hedges. [LINK TO CODE SECTION]

(a) Notwithstanding other provisions of this chapter, fences, walls and hedges may be permitted in any required yard or along the edge of any yard; provided that no fence or wall in excess of eight (8) feet shall be permitted in any residential district except as specifically outlined in section 28-348. No fence or wall in excess of four (4) feet in height shall be permitted to encroach into the required front yard of any lot in a residential district except as provided in section 28-348 or, in the case of a nonconforming front yard setback, a fence may not extend past the front building line of the structure. No fence, wall, hedge or other visual barrier exceeding thirty (30) inches in height shall be permitted within twenty-five (25) feet of any intersection, except in historic preservation districts 1, 2 and 3.

Sec. 28-29. – Zoning exceptions, variances and appeals. [LINK TO CODE 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 applicant presents the "unusual lot shape" as the singular disadvantage unique to this property.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
According to the applicant, the "combination of a small backyard and recurring flooding" is what limits the owner and their ability to make reasonable use of the backyard.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The home was constructed prior to the current owners purchasing the property at 201 Kenan Street.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting 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 either **APPROVE** the variance request for a fence with a height of six (6) feet as the practical difficulty or unnecessary hardship is so substantial, serious and compelling due to the layout of this property **OR DENY** the variance request for a fence with a height of six (6) feet as there is no singular, unique disadvantage identified at 201 Kenan Street / PID 222550-0000.

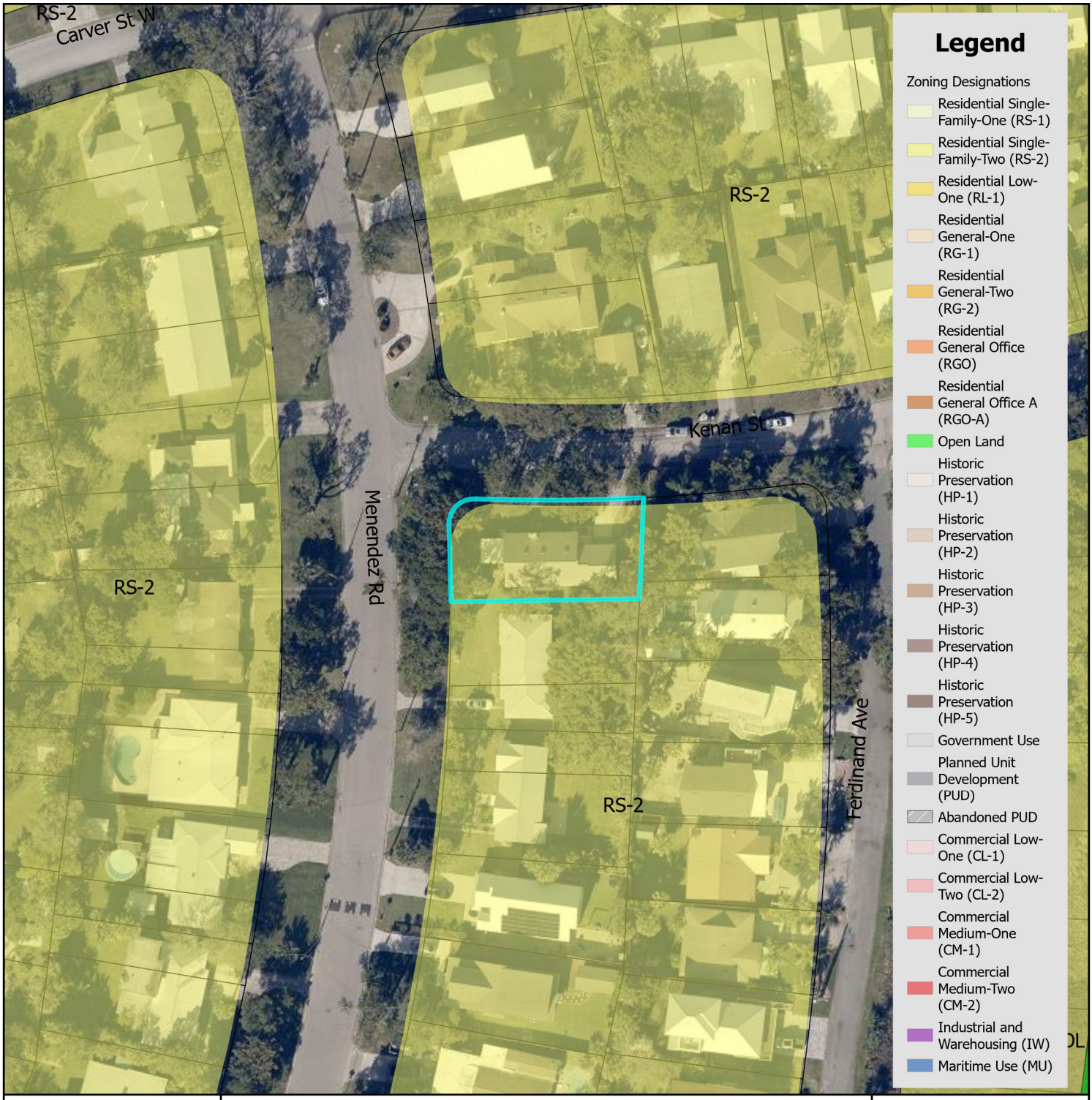
Attachments

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

N

0 0.17 0.35 Miles

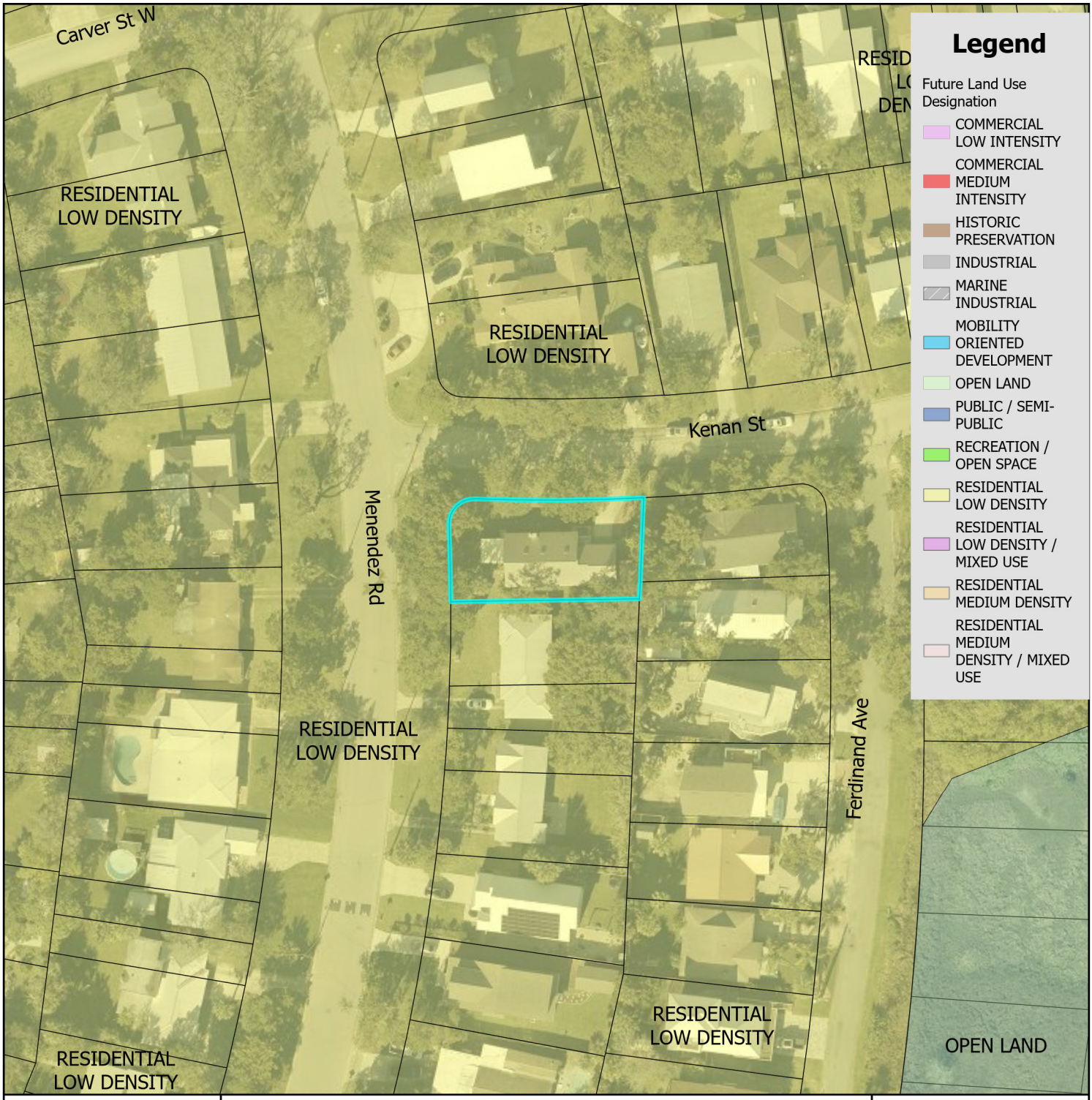
0 1,250 2,500 Feet

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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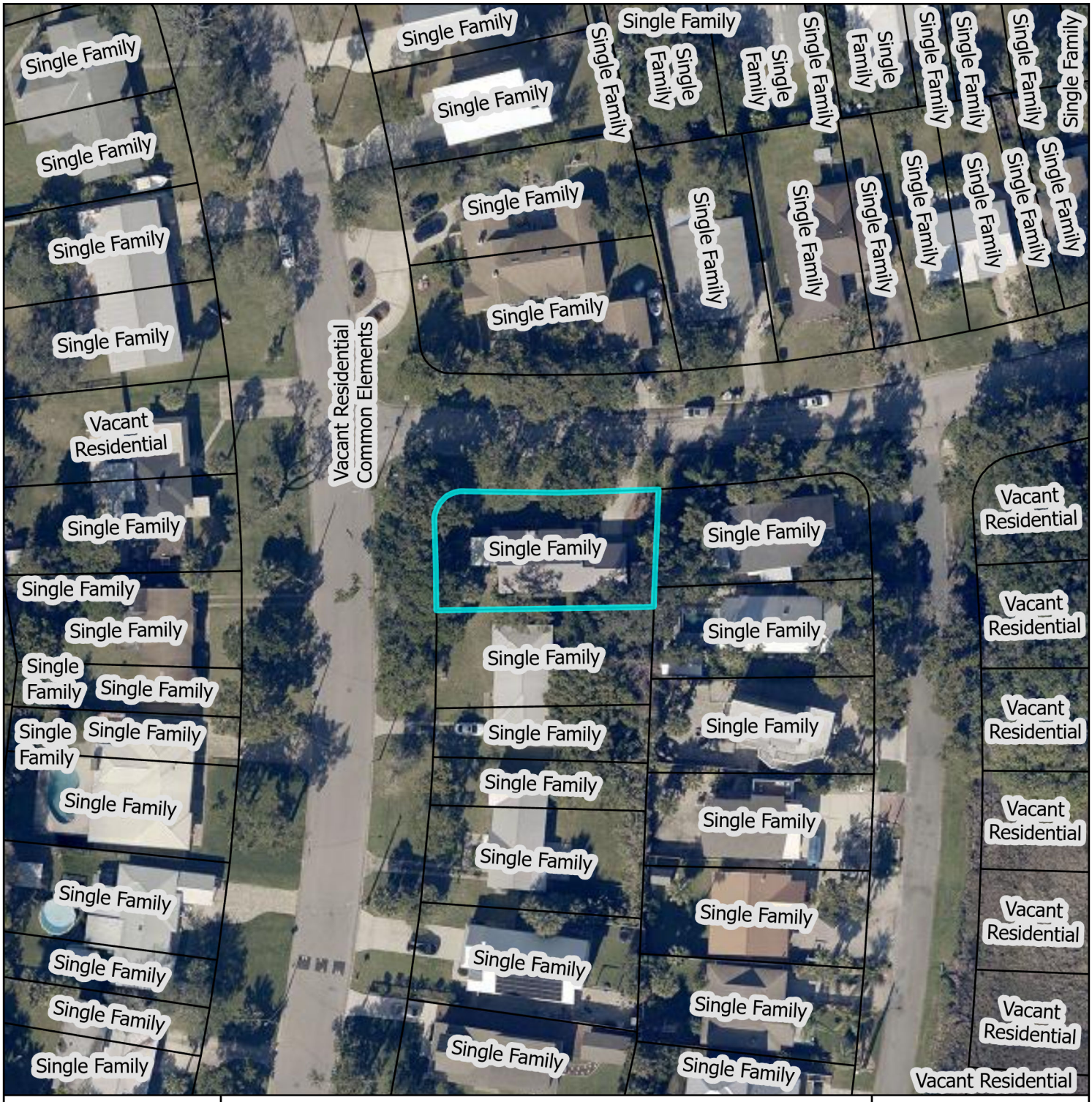
2025

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

201 Kenan Street



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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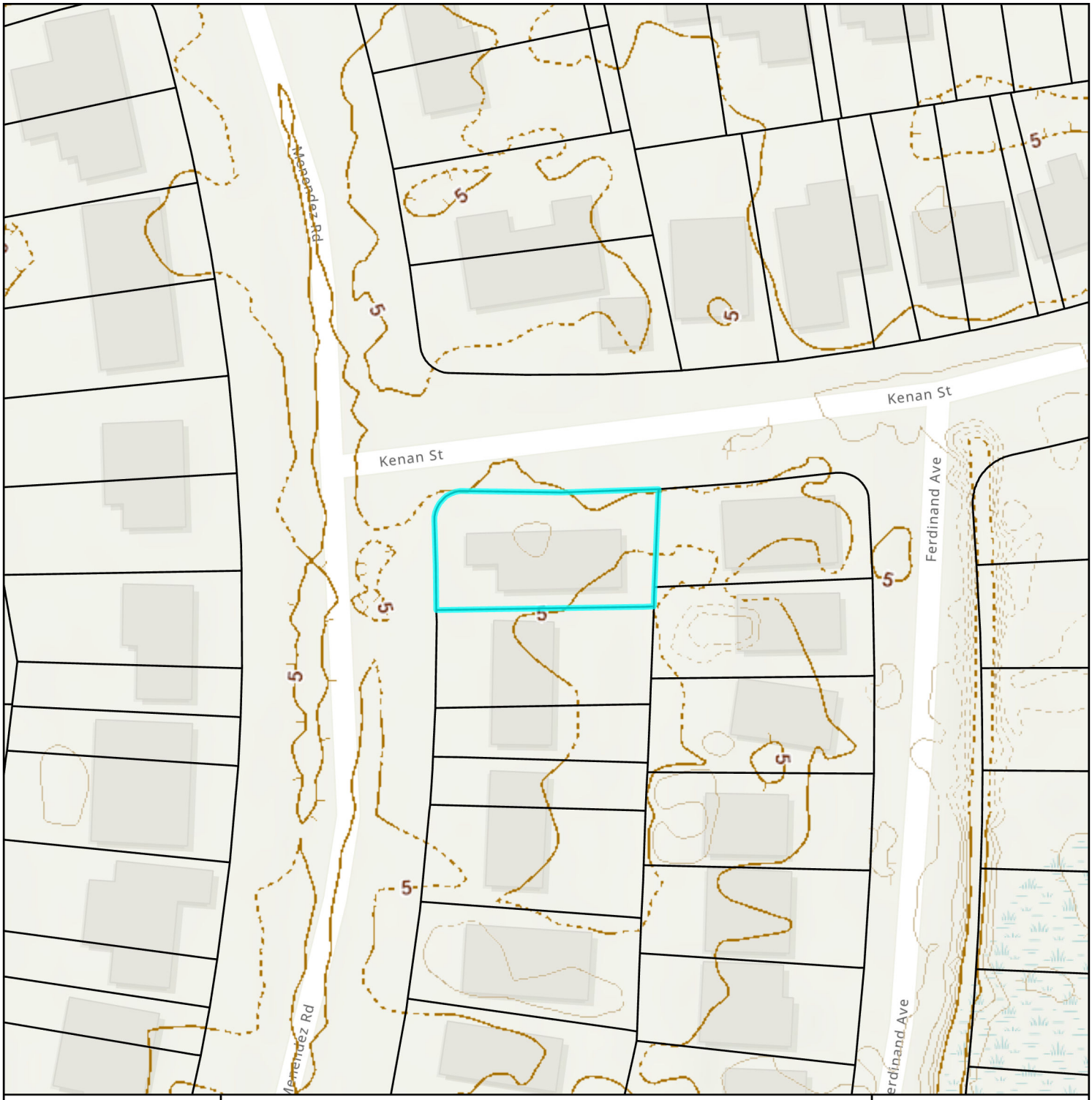
2025

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

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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: Andrew Douglas Contact Number: 720-484-1578
   Business *(if applicable)*:_____
   Address: 12 Iron Gate Ct City: Pooler State: GA Zip: 31322
   E-Mail Address: amdouglas10@gmail.com
2. NAME OF PROPERTY OWNER: Andrew Douglas Contact Number: 720-484-1578
   Business *(if applicable)*:_____
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address:_____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 32 Block: 58
   Subdivision: Davis Shores Parcel Number: 2225500000
4. PROJECT STREET ADDRESS: 201 Kenan St. St. Augustine FL 32080
5. SPECIFIC PROPOSED USE: Variance for 6ft fence part of the side yard, backyard for security,privacy
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: 484
7. DESCRIPTION OF ACTION REQUESTED: The primary reason for this request is to enhance the security and privacy of our property. Given the layout of our property does not allow for a typical back yard and the area we do have for the backyard floods regularly. Additionally, the increased height will provide a greater sense of privacy, shielding my yard and home from visibility to passersby and nearby properties. A 6-foot fence provides stronger protection against potential intruders and safeguards more effectively than the standard 4-foot fence.
8. JUSTIFICATION FOR ACTION REQUESTED: The 6-foot fence will act as a stronger deterrent to trespassing, reducing potential risks to our family and property. The additional height will shield our home and outdoor areas from public view. Several homes in our immediate vicinity already have fences of similar height, establishing a precedent for this variance. For these reasons, we believe that granting this variance will serve the needs of our family while respecting community standards and maintaining the character of the neighborhood.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes. The unusual lot shape and narrow backyard that occasionally floods offers limited possibilities for landscaping or the inclusion of outdoor features. The corner lot also has significant activity due to traffic, pedestrians and pets.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, the combination of a small backyard and recurring flooding significantly limits our ability to make reasonable use of the existing backyard. making it impractical for activities such as hosting family gatherings, or creating a safe play area for children.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The home was constructed in 1987, at which time the decision was made not to incorporate a suitably sized backyard.

(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, there are homes in the area some on corner lots like ours that have fences over 4ft tall in front/side yards. A taller fence privacy, and security for the property, which aligns with public interest by reducing potential nuisances such as trespassing, theft, or noise disturbances.

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: 04/02/2025

Signature of Property Owner — Date: 04/02/2025

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 Douglas

Print name of applicant

Signature of applicant

04/02/2025

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 201 Kenan St. St. Augustine, FL

Applicant's Name: Andrew Douglas Applicant's Signature: _____

Owner's Name: Andrew Douglas 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	2225500000
Location Address	201 KENAN ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES LOT 32 BLK 58 OR6028/1616 *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	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.160
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Douglas Andrew Et AL 100% Fries Jasmine 100%
Mailing Address	12 IRON GATE CT POOLER, GA 31322-0000

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	$150,993	$1,816	$216,125	$0	$0	$368,934	$312,453	$56,481	$312,453
2023	$159,207	$506	$216,125	$0	$0	$375,838	$284,048	$91,790	$284,048
2022	$149,474	$1,782	$165,984	$0	$0	$317,240	$258,225	$59,015	$258,225
2021	$115,532	$1,902	$123,500	$0	$0	$240,934	$234,750	$6,184	$234,750
2020	$102,037	$222	$111,150	$0	$0	$213,409	$213,409	$0	$213,409
2019	$90,572	$232	$111,150	$0	$0	$201,954	$201,954	$0	$201,954
2018	$91,796	$248	$111,150	$0	$0	$203,194	$203,194	$0	$203,194
2017	$94,856	$265	$100,344	$0	$0	$195,465	$145,392	$100,073	$95,392
2016	$88,615	$282	$100,344	$0	$0	$189,241	$142,402	$96,839	$92,402
2015	$89,863	$298	$77,188	$0	$0	$167,349	$141,412	$75,937	$91,412
2014	$86,926	$331	$64,838	$0	$0	$152,095	$140,290	$61,805	$90,290

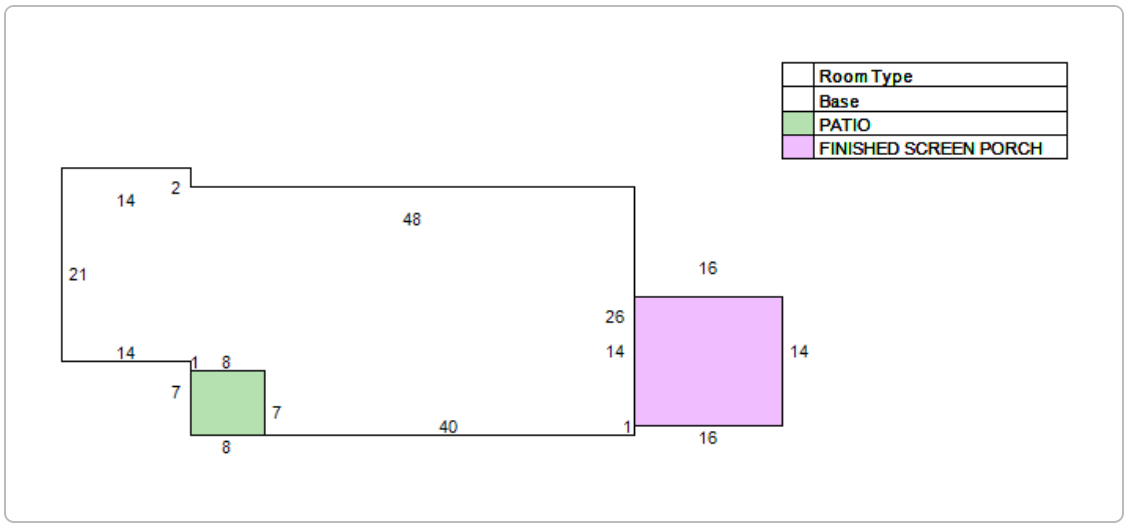
Building Information

Building	1
Building Value	$171,883
Year Built	1987
Actual Area	1814
Conditioned Area	1534
Use	Single Family Residence
Style	01
Exterior Wall	Wood

Roof Cover	Metal
Roof Structure	Shed
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	2

Description	Square Footage
BASE AREA	1534
FINISHED SCREEN PORCH	224
PATIO/SLAB	56
Total SqFt	1814

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		328
Storage Building (Mix)		1418

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	110	65	EF	$216,125

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/30/2024	9/17/2024	$480,000.00	WARRANTY DEED	6028	1616	Q	I	PLAKOTARIS JACK & DOROTHY TRUST	DOUGLAS ANDREW ET AL
5/2/2018	4/3/2018	$100.00	QUIT CLAIM DEED	4540	1694	U	I	PLAKOTARIS ALICIA N,JACK & DOROTHY (JTRS)	PLAKOTARIS JACK & DOROTHY TRUST
	8/22/2005	$100.00	CORRECTIVE DEED	2647	990	U	I	WELCH BERNARD L & MATTHEWS MARIE D	PLAKOTARIS ALICIA N,JACK & DOROTHY (JTRS)
	8/22/2003	$187,500.00	WARRANTY DEED	2029	1686	Q	I	WELCH BERNARD L & MATTHEWS MARIE D	PLAKOTARIS JACK,DOROTHY & ALICIA N
	7/26/1999	$124,800.00	WARRANTY DEED	1429	780	Q	I	KAUFMAN HELEN S	WELCH BERNARD L & MARIE D
	6/1/1993	$85,000.00	WARRANTY DEED	989	1825	Q	I	BROUDY BARRY B,LINDA RATZ	KAUFMAN HELEN S
	5/20/1993	$0.00	CORRECTIVE DEED	992	1195	U	I	KAUFMAN HELEN S	BROUDY BARRY B,LINDA RATZ
	4/1/1991	$0.00		891	746	U	I		KAUFMAN HELEN S
	8/1/1986	$0.00		713	1955	U	V		

No data available for the following modules: Exemption Information.

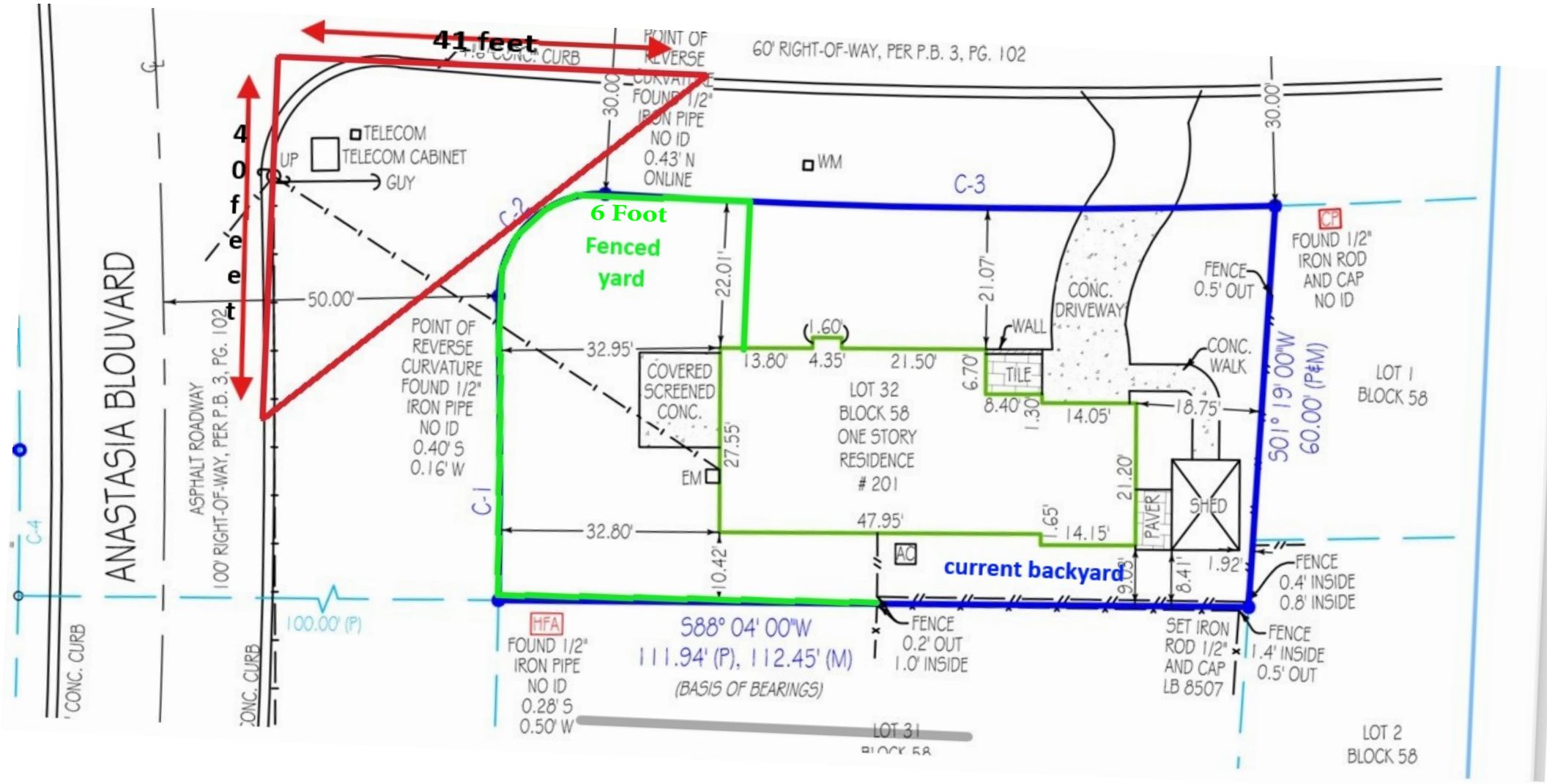
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/9/2025, 12:17:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supporting Documents Provided by Applicant


41 feet
40 feet
6 Foot
Fenced
yard
current backyard
ANASTASIA BLOUVARD
ASPHALT ROADWAY
100' RIGHT-OF-WAY, PER P.B. 3, PG. 102
60' RIGHT-OF-WAY, PER P.B. 3, PG. 102
TELECOM
TELECOM CABINET
UP
GUY
WM
C-1
C-2
C-3
C-4
50.00'
POINT OF REVERSE CURVATURE FOUND 1/2" IRON PIPE NO ID 0.40' S 0.16' W
POINT OF REVERSE FOUND 1/2" IRON PIPE NO ID 0.43' N ONLINE
COVERED SCREENED CONC.
EM
LOT 32
BLOCK 58
ONE STORY
RESIDENCE
201
CONC. DRIVEWAY
WALL
TILE
CONC. WALK
PAVER
SHED
AC
FENCE 0.5' OUT
FENCE 0.4' INSIDE 0.8' INSIDE
FENCE 1.4' INSIDE 0.5' OUT
FENCE 0.2' OUT 1.0' INSIDE
CP
FOUND 1/2" IRON ROD AND CAP NO ID
HFA
FOUND 1/2" IRON PIPE NO ID 0.28' S 0.50' W
SET IRON ROD 1/2" AND CAP LB 8507
S88° 04' 00"W
111.94' (P), 112.45' (M)
(BASIS OF BEARINGS)
S01° 19' 00"W
60.00' (P&M)
100.00' (P)
LOT 1
BLOCK 58
LOT 2
BLOCK 58
LOT 31
22.01'
27.55'
32.95'
32.80'
13.80'
4.35'
21.50'
1.60'
21.07'
6.70'
8.40'
1.30'
14.05'
18.75'
21.20'
47.95'
14.15'
1.65'
10.42'
9.05'
8.41'
1.92'
30.00'
30.00'














18







Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	7.a.	PZB2025-0011
Request	**Address**	**Parcel ID**
Use by Exception	8 Grant Street	156600-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Jack Banks
Property Class: (St. Johns County Property Appraiser)	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.04
Neighborhood:	Nelmar Terrace
Archaeological Zone:	N/A

Request Summary

This application is a use by exception request for one (1) off-site automobile parking space at the Municipal Parking Garage. Approval of this request would allow for the registration of a vacation rental at 8 Grant Street.

This request was originally heard, and continued, during the March 4, 2025, Planning and Zoning Board (PZB) regular meeting. The Board's decision to continue this request was based on the belief that the applicant needed to further explore off-street automobile parking options which are closer than the Municipal Parking Garage. [LINK TO MEETING FILES]

After the March PZB regular meeting the applicant attempted to lease an automobile parking space from eleven (11) businesses in the area in addition to following up with seven (7) of the previously contacted businesses, but to no avail.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

Sec. 28-151. - Parking.

(i) Each vacation rental, except as provided in subparagraph (iii) below, will provide at least one (1) stabilized parking space per bedroom offered for rent.

(ii) Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.

(iii) Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the planning and zoning board for a use by exception for offsite parking. The application to the planning and zoning board for a use by exception for offsite parking may include in the alternative, parking permits to the municipal parking garage, or, if on-street parking permits for vacation rentals are provided pursuant to city regulations, residential street parking permits. Issuance of the necessary permits will meet the required parking for the vacation rentals.

The PZB has previously approved twenty-four (24) use by exception requests related to vacation rental registration for off-site automobile parking within the Municipal Parking Garage. These requests add up to a total of forty-three (43) parking spaces reserved for vacation rental use. The approval of this type of request is typically granted once the applicant has thoroughly documented unsuccessful attempts to find alternative, but realistic, off-site automobile parking options allowed by the City's Code of Ordinances.

Sec. 28-371. - Location.

(a) A required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. However, an off-street parking and loading facility within four hundred (400) feet of the premises may be allowed as a permitted use by exception.

(b) The planning and zoning board may grant an exception when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the use by exception request for one (1) off-site automobile parking space within the Municipal Parking Garage at 8 Grant Street / PID 156600-0000.

In the event of this request is approved by the Board, staff also recommends that following conditions:

- Approval of this use by exception for one (1) automobile parking space within the Municipal Parking Garage is contingent upon providing proof of a parking pass at the time of vacation rental registration.
- When registering the short-term rental at 8 Grant Street, proof of purchase for a parking pass with the same duration as that of the vacation rental registration period shall be provided to the Code Enforcement Division.

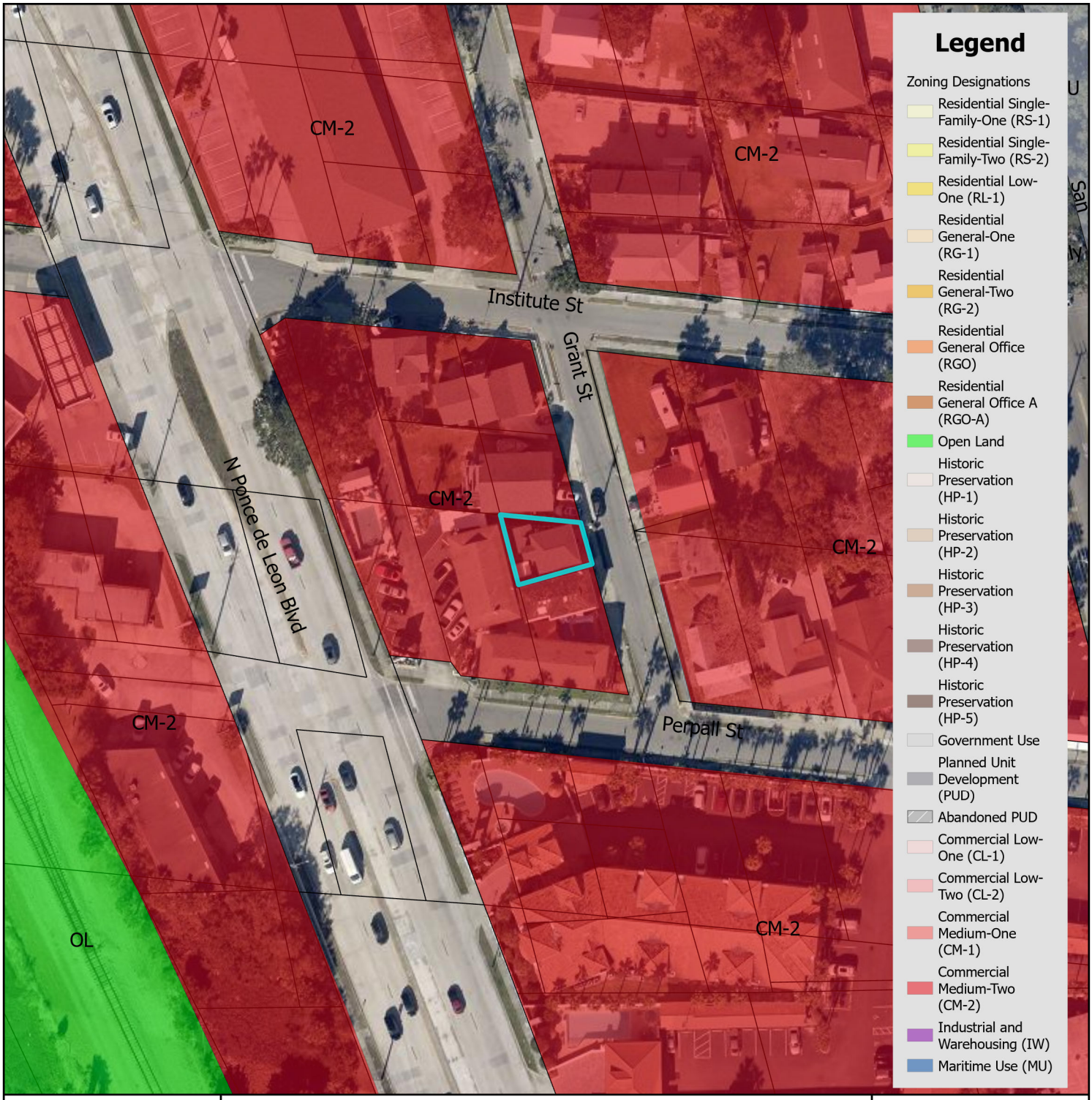
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Applicant's Contact Log
5. Parking Space Rental Agreement
6. Location Map of Businesses Contacted per Applicant

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

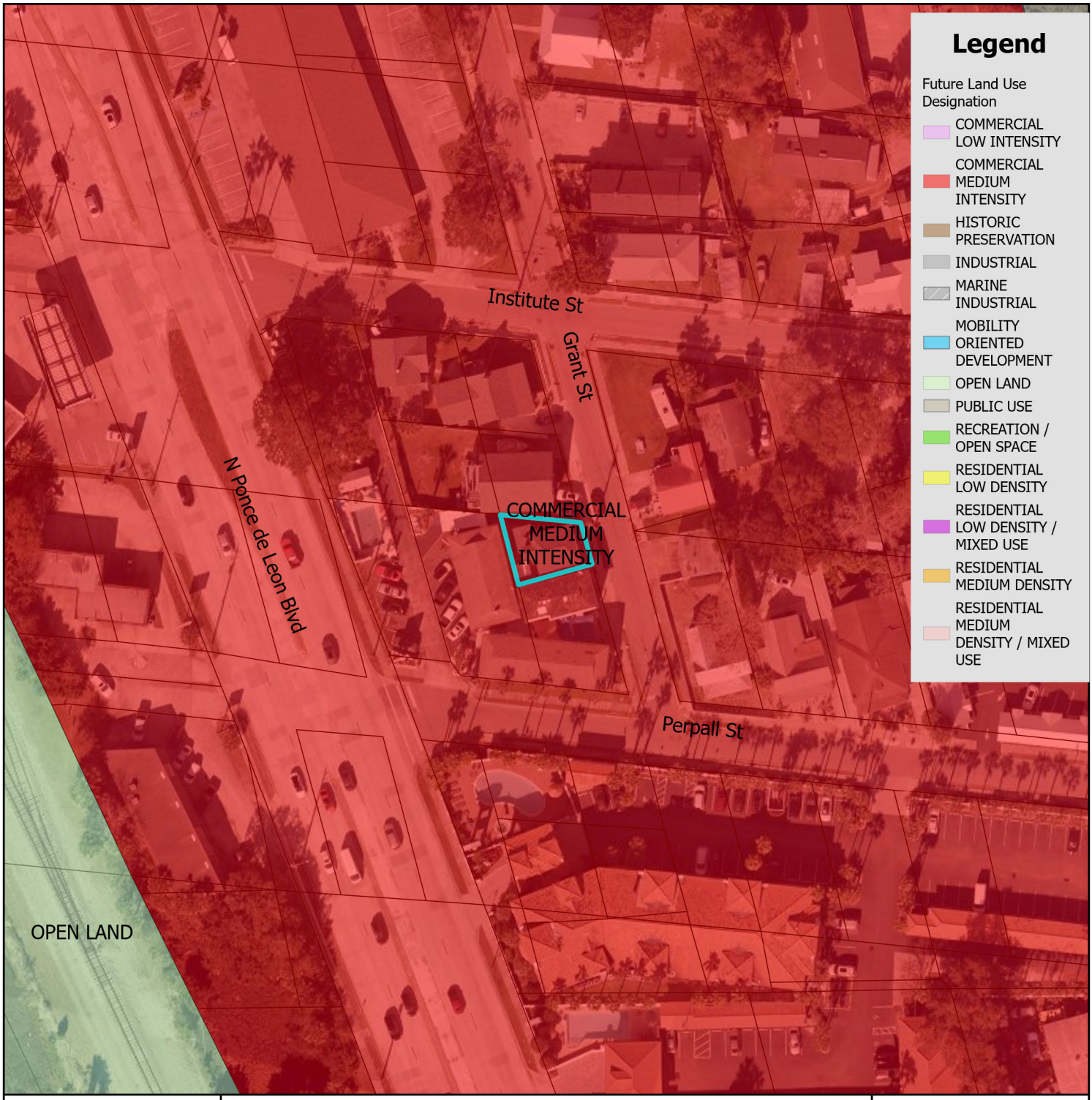
0 1,250 2,500 Feet

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

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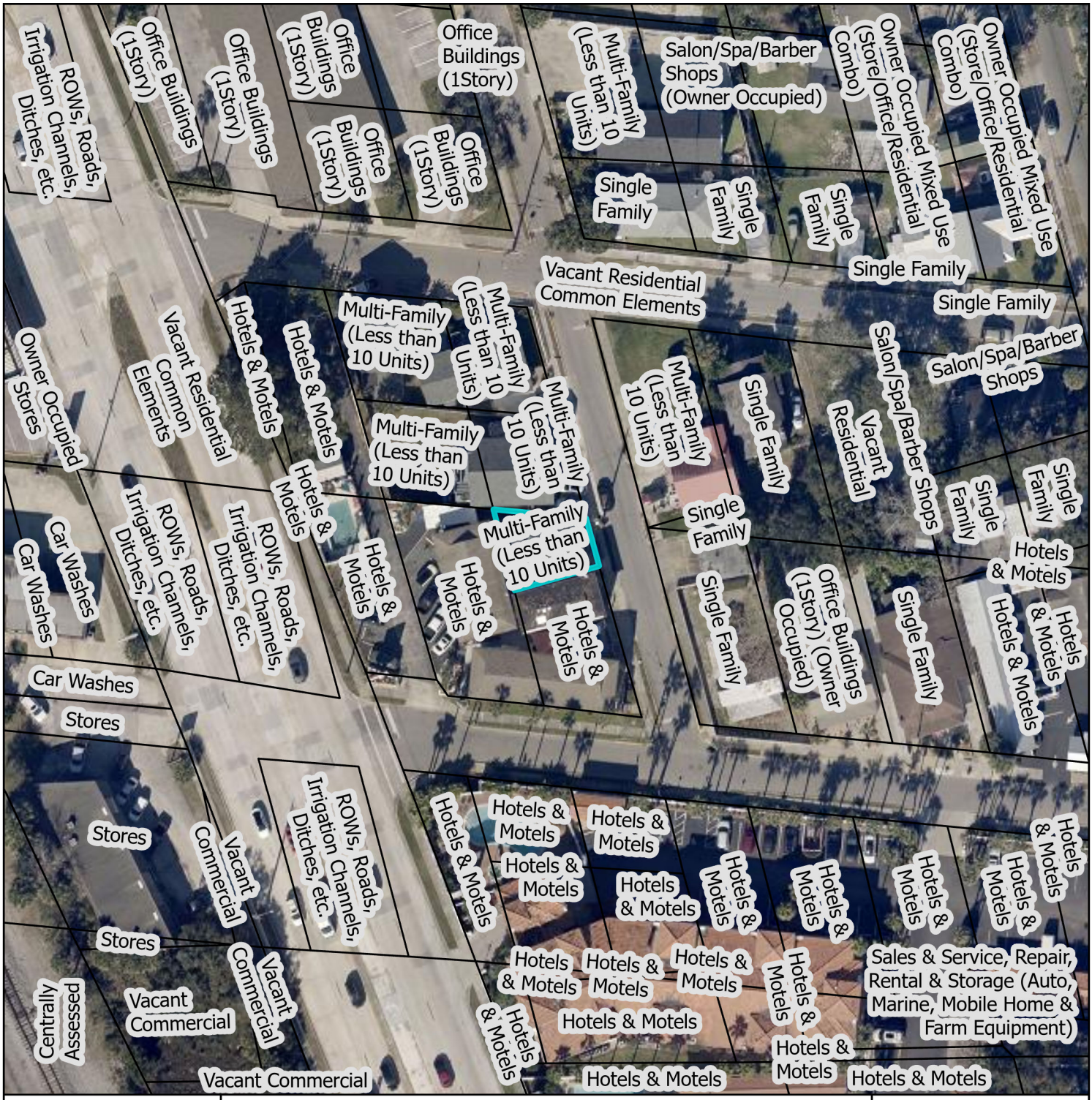

St. Johns County Property Appraiser
Use Classification Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

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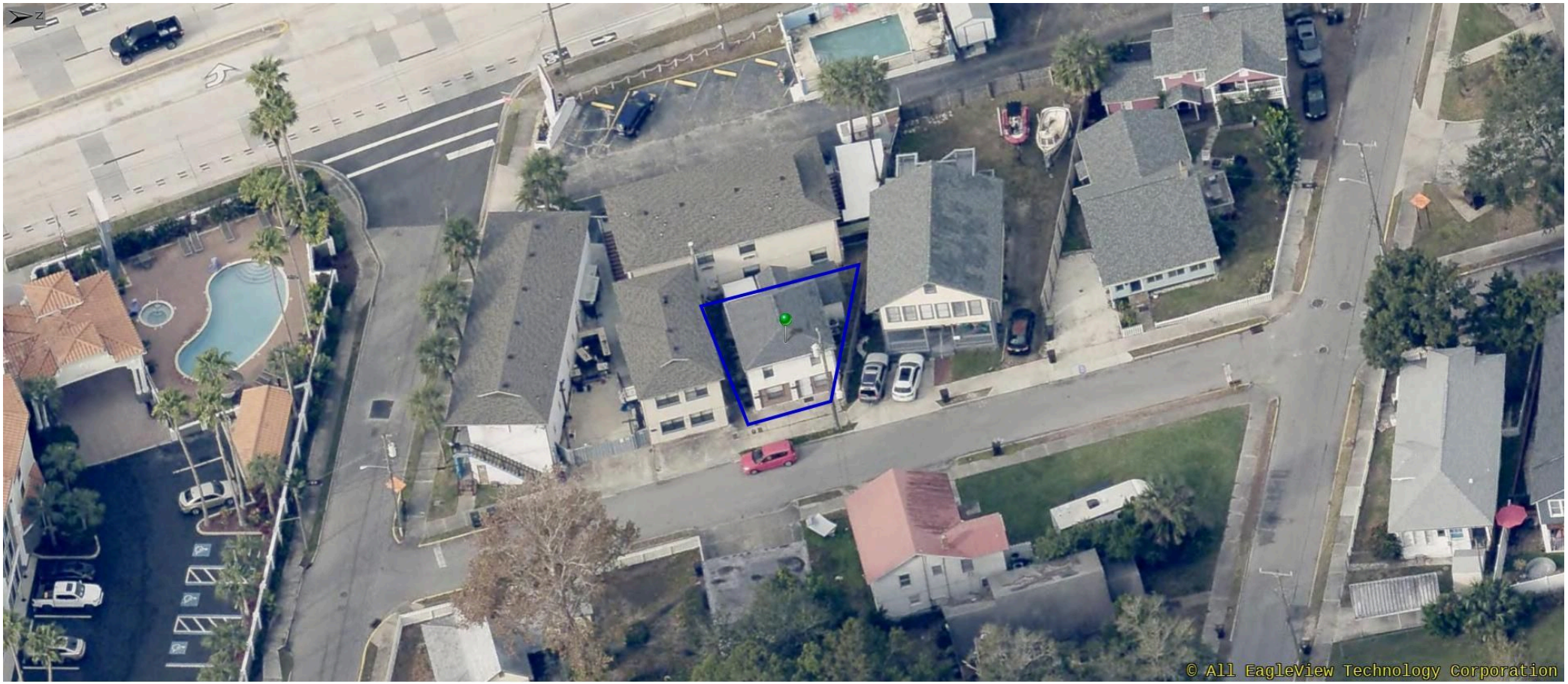
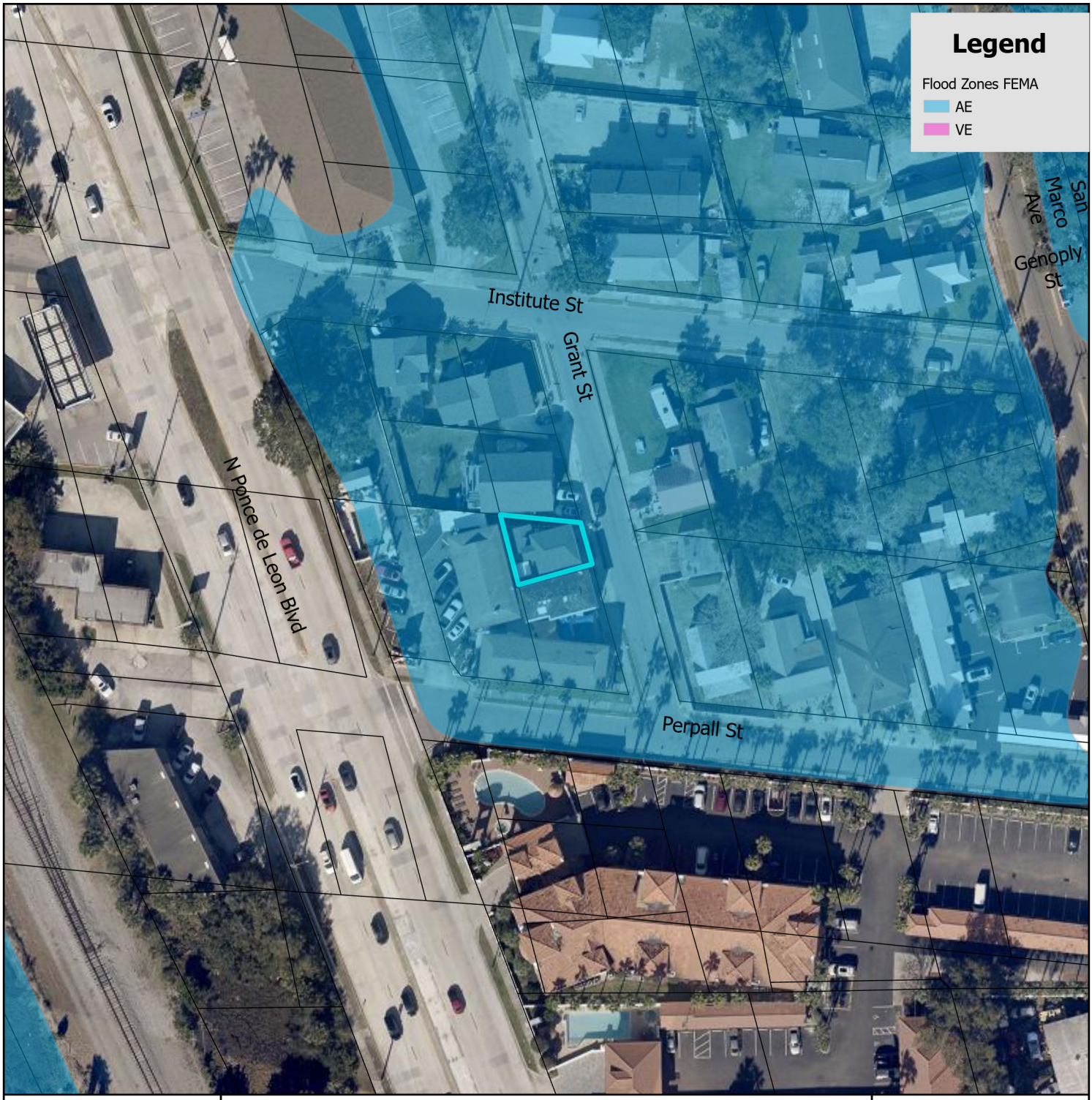
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

8 Grant Street



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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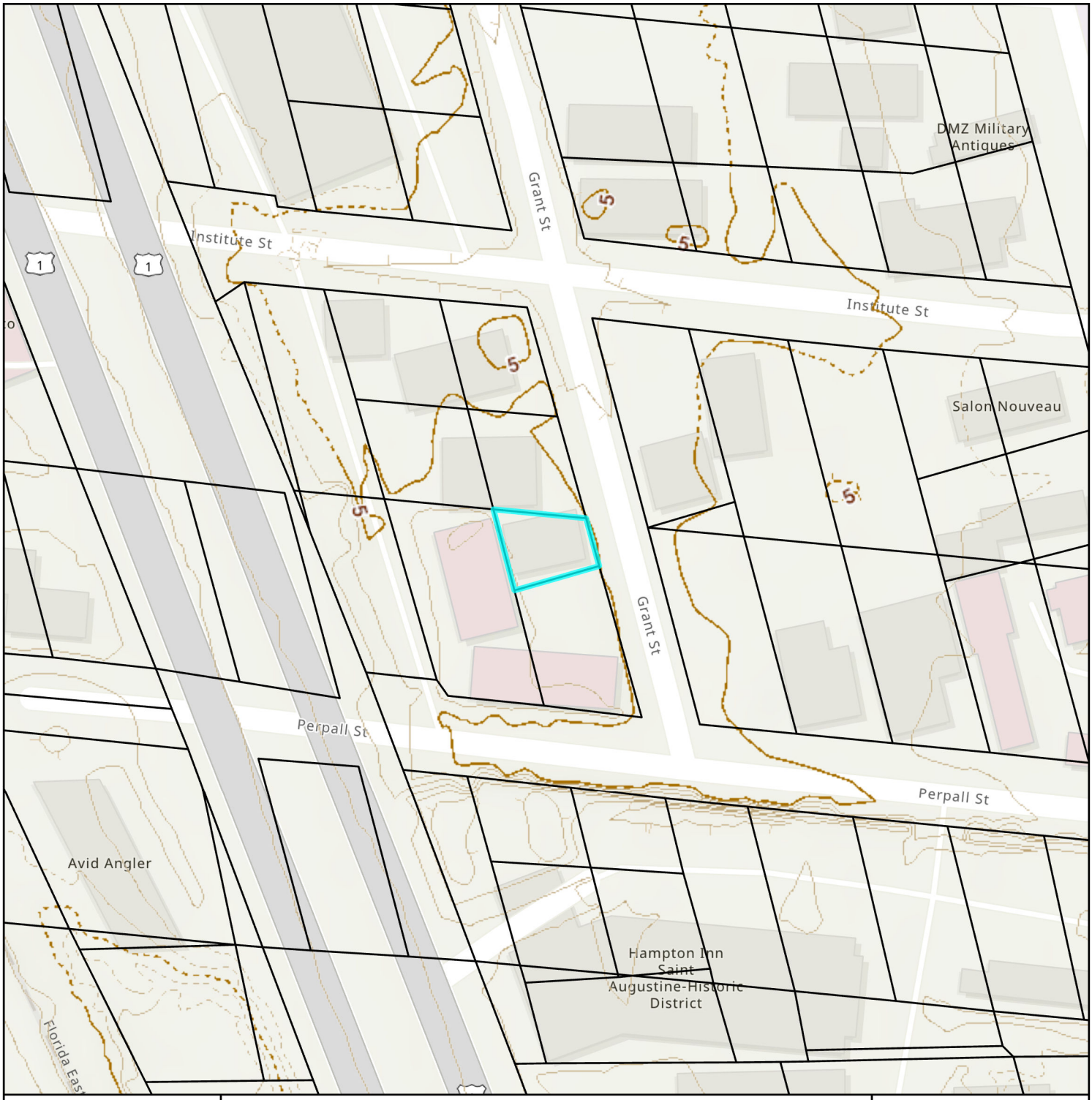
2025

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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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: Jack Banks Contact Number: 6178626862
   Business (*if applicable*): NA
   Address: 8 Grant St City: NA State: NA Zip: 32084
   E-Mail Address: jackbanks5117@gmail.com

2. NAME OF PROPERTY OWNER: Jack Banks Contact Number: 6178626862
   Business (*if applicable*): NA
   Address: 8 Grant St City: St. Augustine State: FL Zip: 32084
   E-Mail Address: jackbanks5117@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 14 Block: 10
   Subdivision: Sanchez Land, Plat of Section 45 & 46 Tp Parcel Number: 1566000000

4. PROJECT STREET ADDRESS: 8 Grant St, Saint Augustine 32084

5. SPECIFIC PROPOSED USE: Short Term Rental

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☒ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: 862

7. DESCRIPTION OF ACTION REQUESTED: I would like to request an exception and have a downtown parking garage spot.

8. JUSTIFICATION FOR ACTION REQUESTED: I do not have off street parking and canvassed the local businesses for a possible lease which were rejected for liability purposes.

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

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

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

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

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

10. PREVIOUS 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.

NA

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

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

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

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

29Jan2025

Signature of Applicant Date

29Jan2025

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.

Jack Banks

Print name of applicant

Signature of applicant

29Jan2025

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.

8 Grant St, Saint Augustine Fl 32084

Project Address: _____

Jack Banks Jack Banks

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

Jack Banks Jack Banks

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

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	1566000000
Location Address	8 GRANT ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOT 14 BLK 10 (EX S PART IN OR69/192) OR5762/284 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.040
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Banks Christine L,Jack A 100% Banks Jack A 100%
Mailing Address	5 STAGECOACH LN EAST BRIDGEWATER, MA 02333-0000

Map



Valuation Information

	2025
Building Value	$273,588
Extra Features Value	$0
Total Land Value	$64,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$337,848**
Total Deferred	$0
Assessed Value	**$337,848**
Total Exemptions	$0
Taxable Value	**$337,848**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$265,031	$0	$64,260	$0	$0	$329,291	$329,291	$0	$329,291
2023	$189,502	$0	$58,905	$0	$0	$248,407	$248,407	$0	$248,407
2022	$183,145	$0	$52,497	$0	$0	$235,642	$235,642	$0	$235,642
2021	$78,693	$0	$31,248	$0	$0	$109,941	$91,026	$18,915	$91,026
2020	$59,315	$0	$23,436	$0	$0	$82,751	$82,751	$0	$82,751
2019	$53,415	$0	$23,436	$0	$0	$76,851	$75,394	$1,457	$75,394
2018	$54,167	$0	$16,600	$0	$0	$70,767	$68,540	$2,227	$68,540
2017	$49,654	$0	$12,655	$0	$0	$62,309	$62,309	$0	$62,309
2016	$51,158	$0	$12,655	$0	$0	$63,813	$63,813	$0	$63,813
2015	$51,910	$0	$12,655	$0	$0	$64,565	$64,565	$0	$64,565
2014	$50,273	$0	$12,655	$0	$0	$62,928	$62,928	$0	$62,928

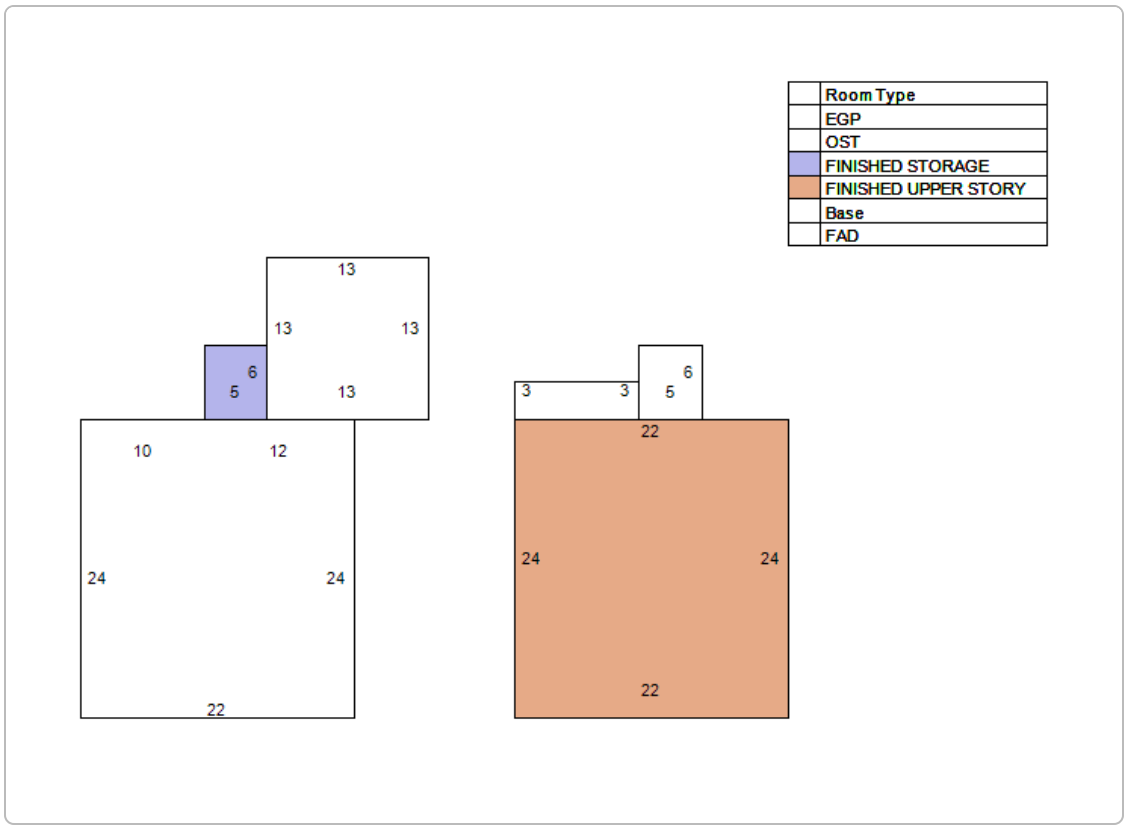
Building Information

Building	1
Building Value	$273,588
Year Built	1945
Actual Area	1315
Conditioned Area	1225
Use	Duplex
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
ADDITION	169
BASE AREA	528
FINISHED UPPER STORY	528
FINISHED STORAGE/UTILITY	30
OUTSIDE STAIRS	30
UNFINISHED ENCLOSED PORCH	30

Description	Square Footage
Total SqFt	1315

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	34	50	34	EF	$64,260

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/23/2023	5/12/2023	$449,000.00	WARRANTY DEED	5762	284	Q	I	MARTIN SCOTT,THERESA	BANKS CHRISTINE L,JACK A
7/12/2021	7/12/2021	$275,000.00	WARRANTY DEED	5315	775	Q	I	SKALOWSKI ANDRZEJ,STELLA	MARTIN SCOTT,THERESA
	11/1/1989	$48,000.00		837	1861	Q	I		SKALOWSKI ANDRZEJ,STELLA
	9/1/1989	$0.00		831	235	U	I		
	4/1/1987	$0.00		740	773	U	I		
	2/1/1987	$0.00		734	398	U	I		

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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Applicant's Contact Log

Date	Business contacted	Contact Person	Summary
22Jan2025 18Mar2025 03Apr2025	T. Gregory Imports	Julie and Nathan Emailed info@tgregoryimports.com Called 904-342-7097	Had a great chat with Julie and Nathan – the store was bought a year or 2 ago and they had some sort of zoning/parking issue with the auto business near them. Stated there were liability issues Emailed with no response Called – offered liability rider, stated to me frankly that the owner is not interested
22Jan2025	Best Western	Front Desk	Stated they do not lease parking spaces Board suggested I do not repeat request from hotels/motels
22Jan2025	Hampton by Hilton	Front Desk	Stated they do not lease parking spaces Board suggested I do not repeat request from hotels/motels
22Jan2025 03Apr2025	Salon Nouveau	Maday – owner Called – 9048248300 was told owner would call me back – no call back	Went in to talk to the staff – they provided me with a business card for Maday who stated they are not leasing parking spaces Offered liability rider and they said it was not about liability but rather quantity of parking
22Jan2025 03Apr2025	DMZ Military antiques	(904) 825-4306 Bill (904) 825-4306	Had a great conversation with Bill as well – stated they did not have enough parking to lease Called in again and reiterated they do not lease parking
22Jan2025 07Apr2025	Hotheads Hair Studio	Left my number and a message with Taylor Contacted again via phone	Stated she would take my number and the owner would reach out to me – no contact

		Contacted via email	No callback or email response
22Jan2025 07Apr2025	2200 Ponce De Leon Business park	Talked to property management company 9047863221 Emailed and called again John Stott	Left a message with the property management company at 9047863221 – received a call back stating they will not rent due to liability I thought we had a lease worked out, called back to let me know lease was unsigned and they will not be leasing due to limited number of spaces
22Jan2025 07Apr2025	North Gate Car Wash	No contact Called	Technically inside a 400ft radius but would require walking across N Ponce De Leon Blvd and did not want my guests to do that Stated they do not have enough parking to lease
22Jan2025 07Apr2025	Avid Angler	No contact Called	Technically inside a 400ft radius but would require walking across N Ponce De Leon Blvd and did not want my guests to do that Stated they do not have enough parking to lease
22Jan2025	Sunoco	No contact Called	Technically inside a 400ft radius but would require walking across N Ponce De Leon Blvd and did not want my guests to do that Stated they do not lease spots
22Jan2025	Cozy Inn	Front Desk	Stated they do not lease parking spaces Board suggested I do not repeat request from hotels/motels
07Apr2025	The Sports Corner	Call and email	Called and emailed with no call or email returned

07Apr2025	El Potro Mexican	Called	Stated ‘we don’t do that’
07Apr2025	White’s lumber & Supply	Called and emailed	No interest in leasing parking as they have heavy machinery
07Apr2025	The Landing at St Augustine	Called	Parking is only for residence
07Apr2025	The Bait Shack	Called	No overnight parking
07Apr2025	Morgan and Morgan	Called	Does not lease parking
07Apr2025	St Augustine Church of Christ	Emailed	Happy to let us park there periodically but unwilling to sign lease
07Apr2025	St Augustine paddle sports bait and tackle	Called and emailed	No response to email and call
07Apr2025	On the Spot Outdoors	Called	Does not lease parking
07Apr2025	Brisky’s BBQ	Called	Not enough parking to lease
07Apr2025	Tousey’s Old Furniture repair	When I called it went straight to voicemail	Unable to get in touch

Attachment 5:
Parking Space Rental Agreement

Parking Space Rental Agreement

Agreement for Parking Space Use

Section 1: The Parties

This agreement dated April 7 2025 is made between AB Properties, hereinafter referred to as the "leaser" and Jack Banks, hereinafter referred to as "The Tenant".

Section 2: Term

The tenancy shall be on a month-to-month basis.

This agreement begins on and shall continue on a month-to-month basis (tenancy at will) with either party having the option to cancel by providing at least until 30 days' written notice to the respective mailing address or email address.

Section 3: Rent

The tenant agrees to pay a monthly rent of $30 to the landlord. Payment is due on the 1st of each month.

Section 4: Subletting

The tenant shall sublet the parking space to any other party without the express written consent of the landlord.

Section 5: Current Registration and Insurance

The tenant may only use the space for vehicles that are up-to-date with all state and local registration. In addition, all vehicles must maintain current with insurance which is legal under the State of registration.

Section 6: Maintenance

The tenant is required to keep the vehicle in good repair and free of hazardous leaks of oils or liquids. No repairs of any type are allowed on the parking space and, if needed, must be towed to a location that allows such activities.

Section 7: Use of Space and Damage

No storage of personal property may be allowed in the space. The lessor is not liable for any damage done to the vehicle or personal property taken from it as well as any bodily injury or harm on the premises.

Section 9: Governing Law

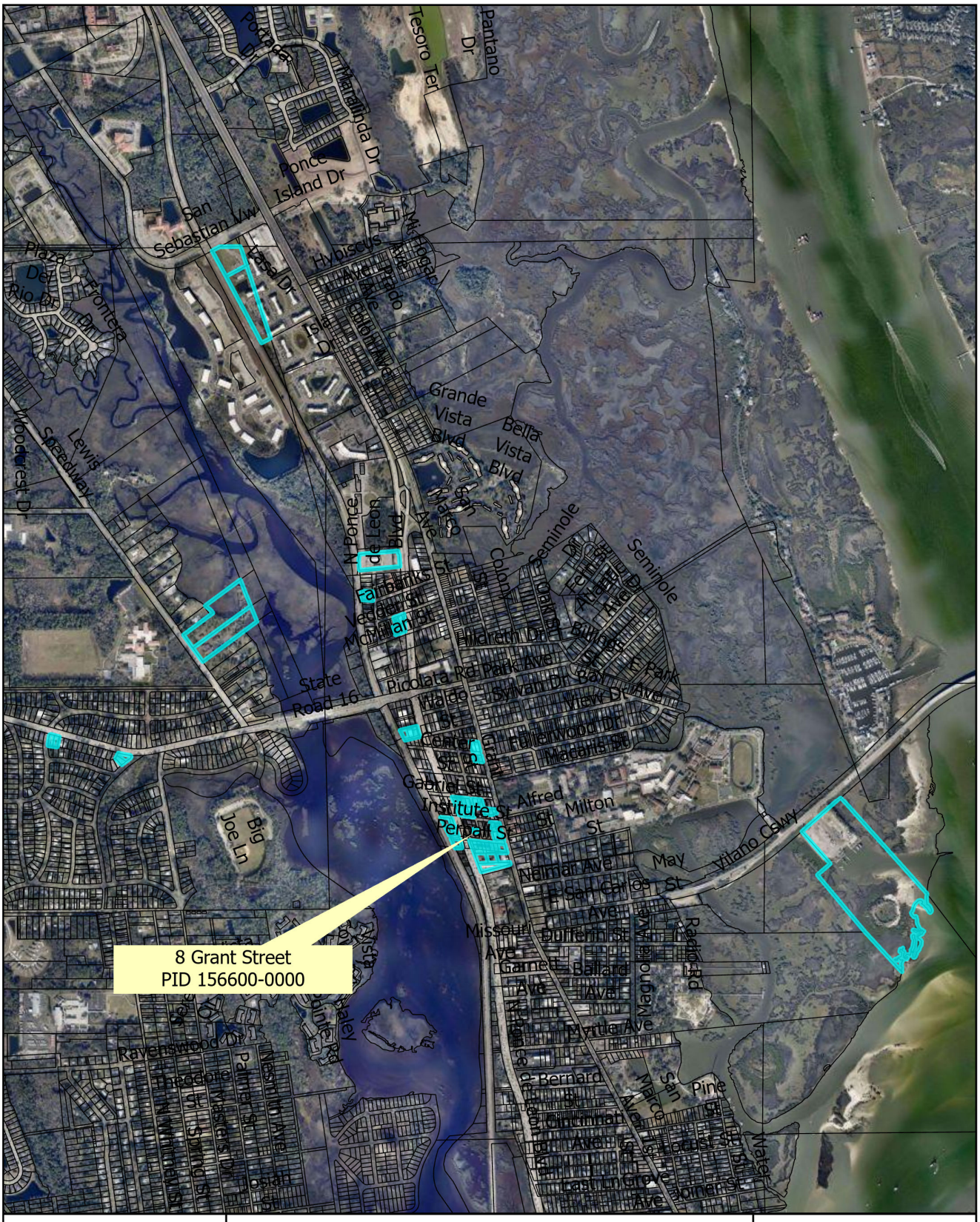
This agreement shall be governed by and construed in accordance with the laws of the state of Florida.

By signing below, both parties agree to adhere to the terms specified in this parking space rental agreement.

_____	
[Landlord's Signature]	[Tenant's Signature]
_____	04-07-2025
[Date]	[Date]

Attachment 6:

Location Map of Businesses Contacted per Applicant



PZB2025-0011: Locations of Businesses Contacted per Applicant

DISCLAIMER:
(1) 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.
(2) Recently approved changes may not be reflected in the current dataset.
(3) Classifications depicted are for convenience only and should be confirmed by the governing department of the City of St. Augustine prior to legal use. For departmental contact information please visit www.citystaug.com.

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.2 0.4 Miles

US Feet
0 500 1,000

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	7.b.	PZB2025-0031
Request	**Address**	**Parcel ID**
Use by Exception	1280 N Ponce de Leon Boulevard	190630-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Jacob Throneburg c/o Curaleaf FL, LLC
Owner:	Layth Adamo c/o PV Commercial Management LLC
Property Class: (St. Johns County Property Appraiser)	1200 – Mixed Use (Store/Office/Residential Combo)
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.32
Neighborhood:	Uptown
Archaeological Zone:	N/A

Request Summary

This application is a request to establish a proposed medical marijuana treatment center, a use by exception within the CM-2 zoning district, at 1280 N Ponce de Leon Boulevard.

The applicant's justification for this location is that it is "located over 500 ft from schools and is zoned Commercial medium two." The Board's approval of this request would allow the applicant to submit applications for site improvement permits and apply for a business license.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

Sec. 28-2. – Definitions. [LINK TO CODE SECTION]

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

Legally available marijuana shall mean any form or variant or species of the cannabis plant including but not limited to cannabis sativa L., C. ruderalis, C. indica and its constituent cannabinoids, such as tetrahydrocannabinol (THC) and cannabidiol (CBD) commonly referred to as marijuana, that is currently legal to possess, or may become legal to possess in the State of Florida, whether such possession is direct or indirect. A person or entity who is in possession of legally available marijuana in this context includes any person or entity who legally possesses any form of marijuana, including but not limited to, patients prescribed marijuana for medical treatment and their caregivers, anyone legally cultivating the marijuana plant or its seeds, anyone legally manufacturing, producing, processing or creating any goods or foods utilizing any part of the marijuana plant including buds, leaves, roots or seeds, or making available for legal sale, trade, gift, display, storage, delivery or on-site commercial consumption any part of the marijuana plant including buds, leaves or seeds in any processed or unprocessed form. Cannabis sativa L. subsp. sativa var. sativa is the variety of cannabis sativa with THC levels below 0.5% grown for non-consumable industrial uses such as hemp cloth products and hempcrete concrete building blocks, and is not intended to be included in this definition.

Sec. 28-209. – Commercial medium-two: CM-2. [LINK TO CODE SECTION]

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(3) *Permissible uses by exception:*
   l. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

(8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.
The site and proposed layout of the property at 1280 N Ponce de Leon Boulevard comply with this requirement.

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

(a) *Zoning exceptions*:

(1) *In general*. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications*. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing*. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions*. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, with or without conditions,** a medical marijuana treatment center use by exception request within the CM-2 zoning district at 1280 N Ponce de Leon Boulevard / PID 190630-0000.

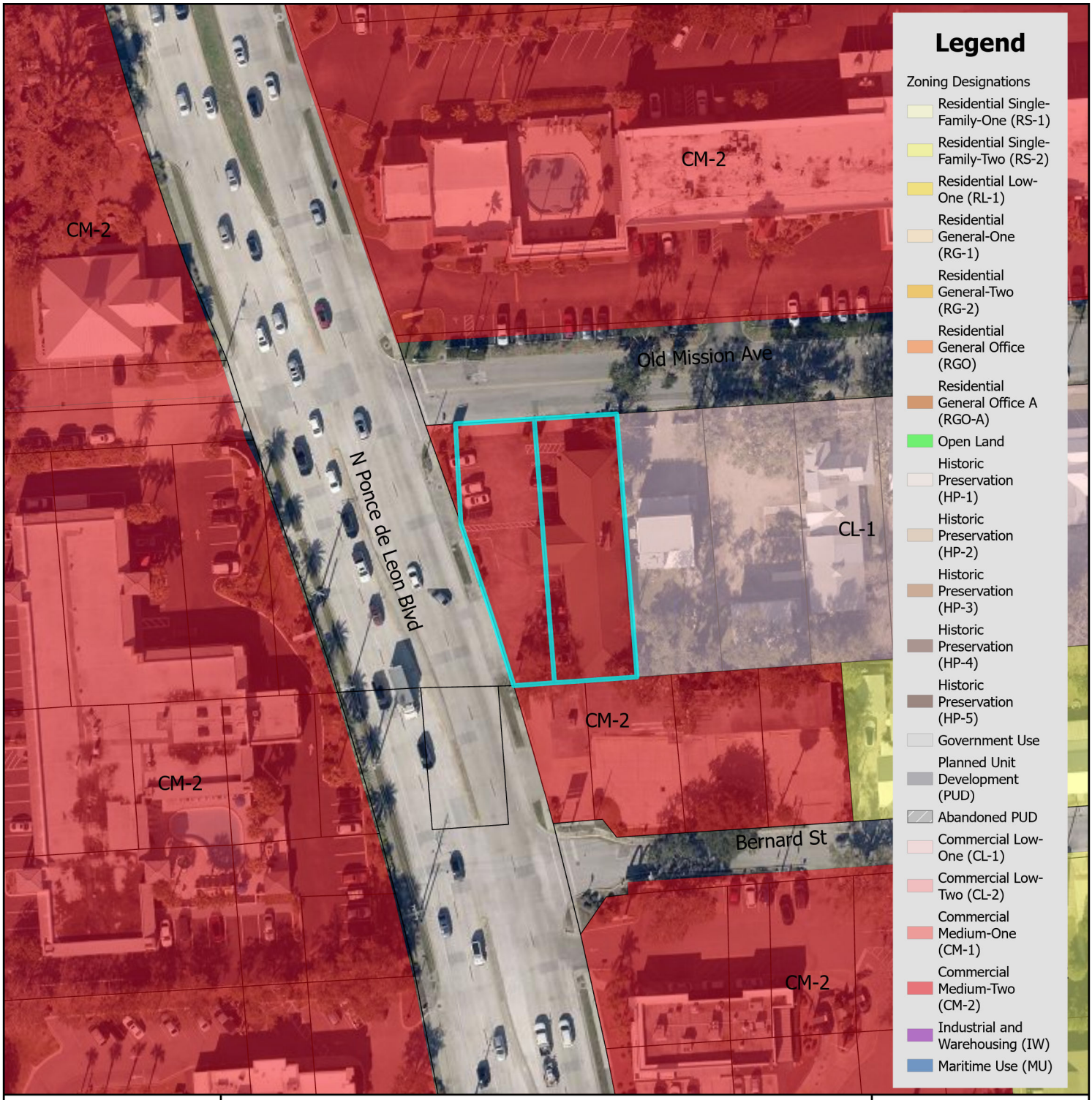
Attachments

1. Site Maps & Photos
2. Application and Submittal Documents
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

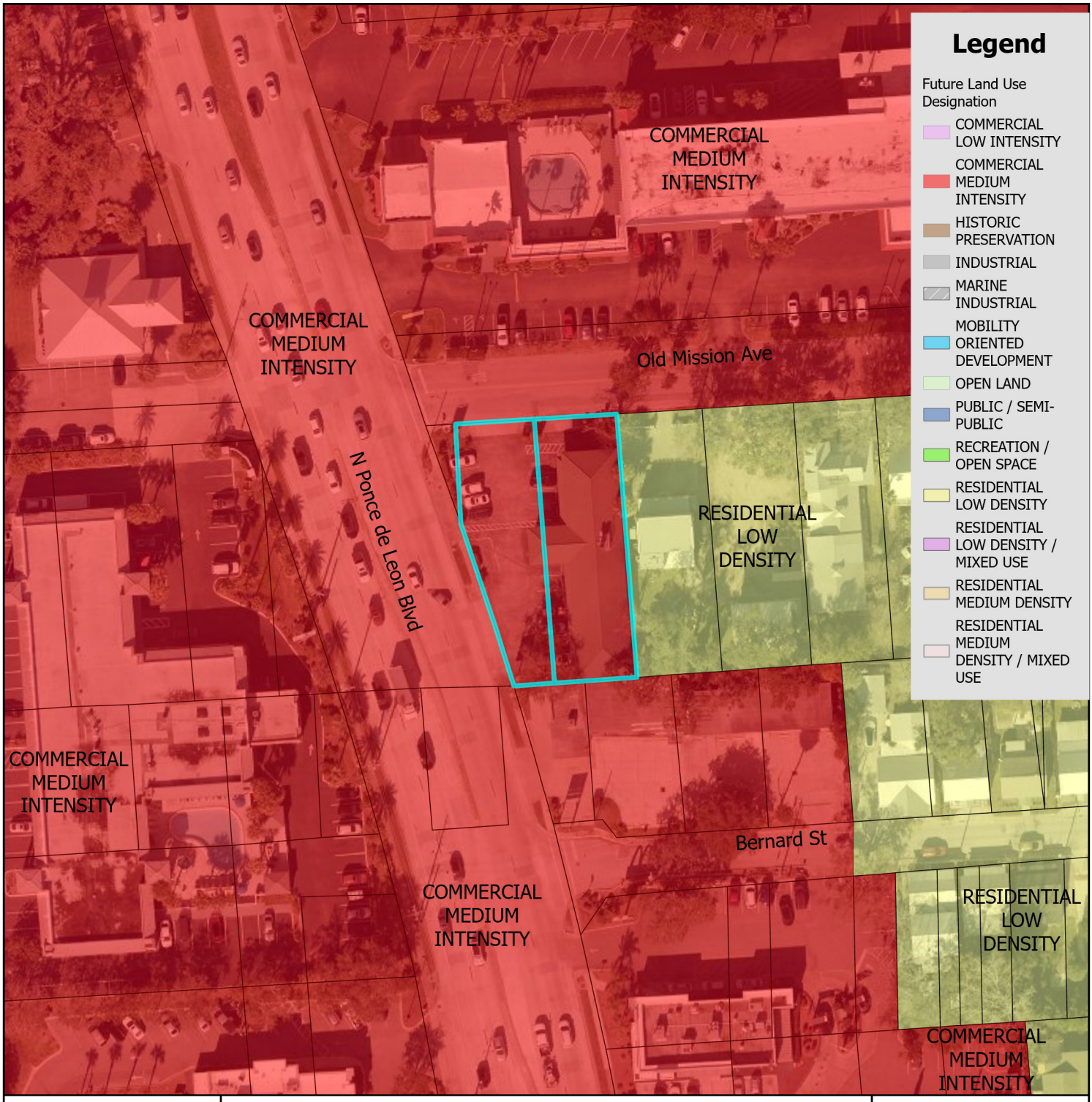
0 1,250 2,500 Feet

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

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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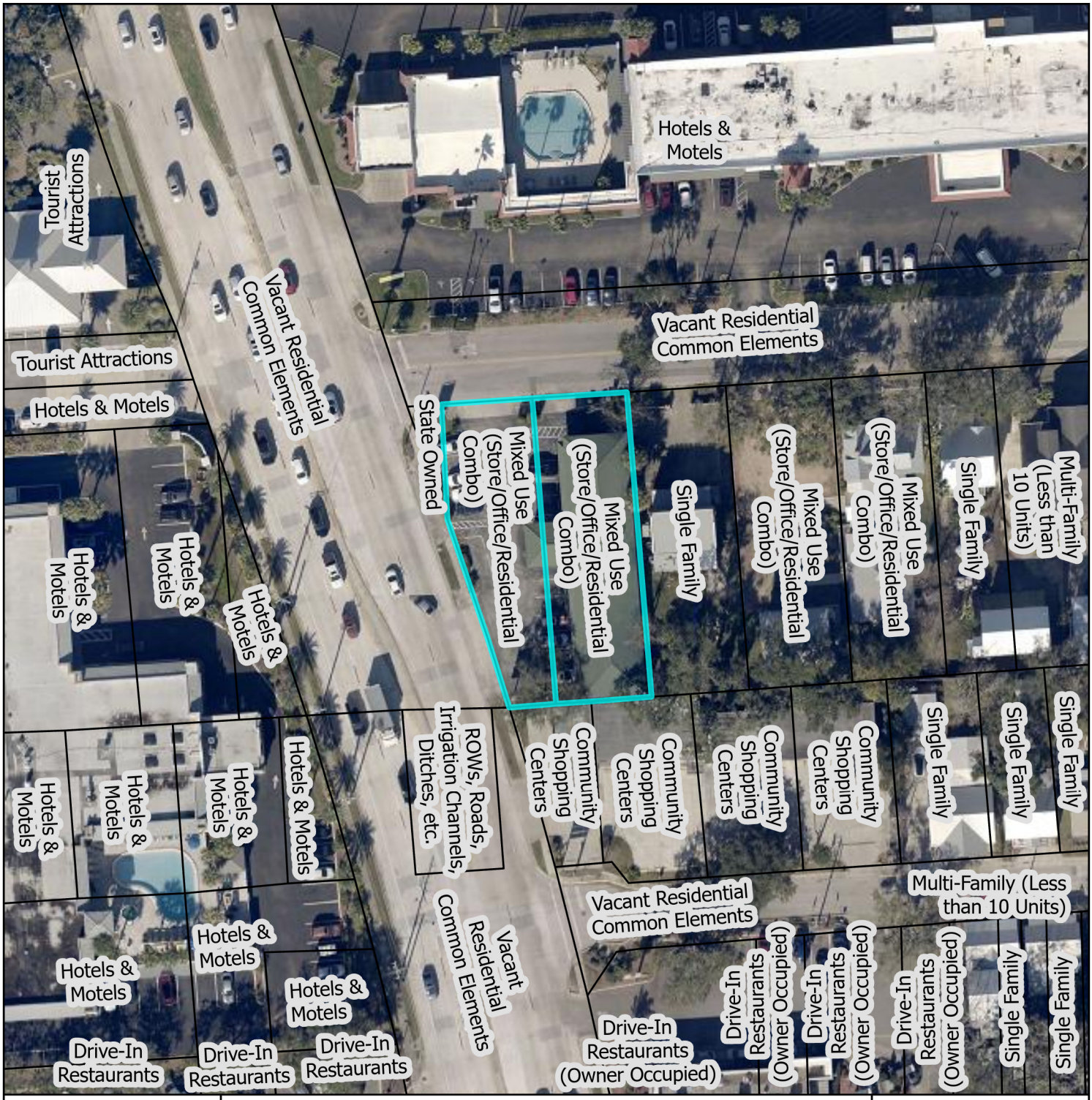
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

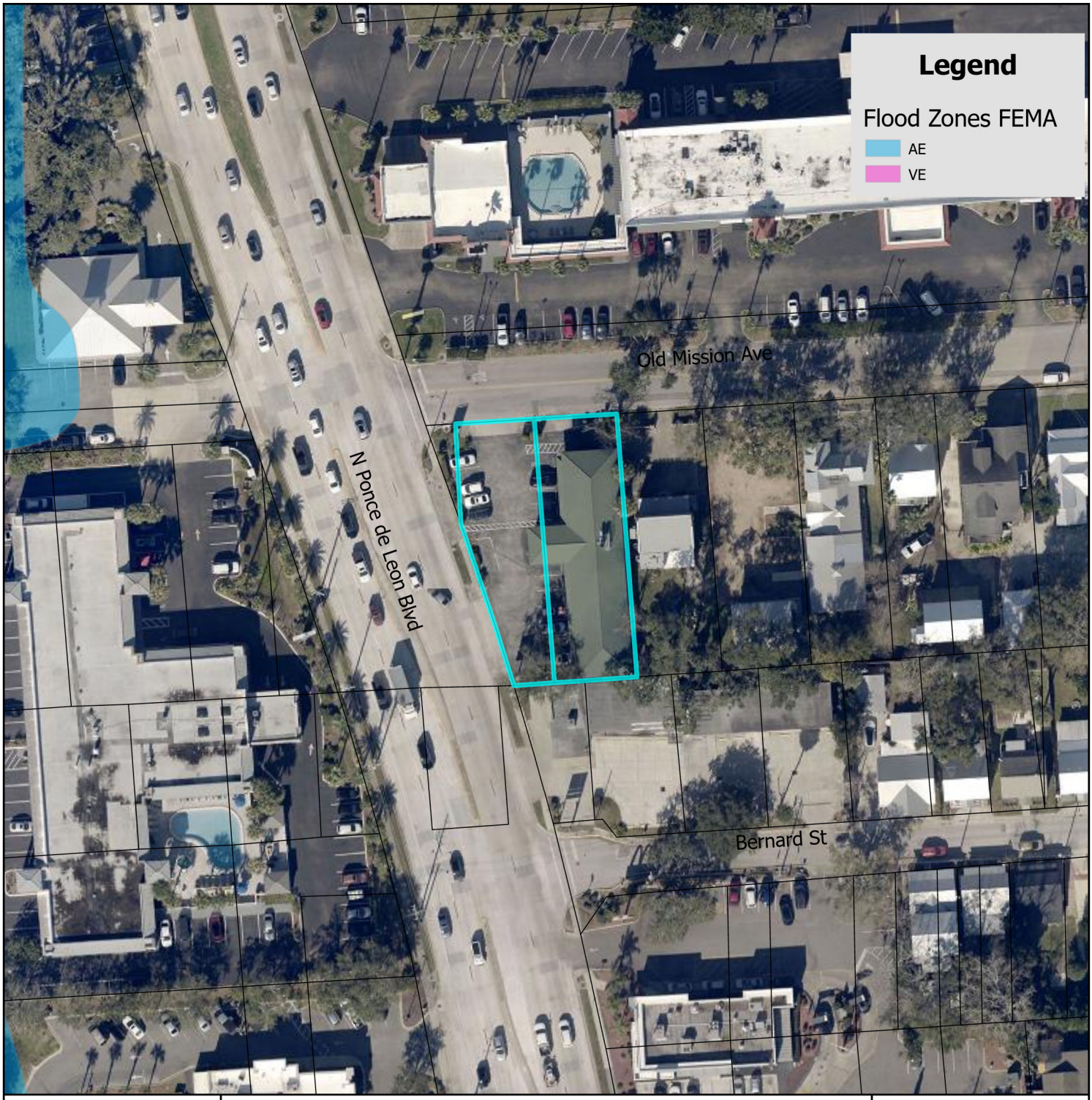
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

1280 N Ponce de Leon 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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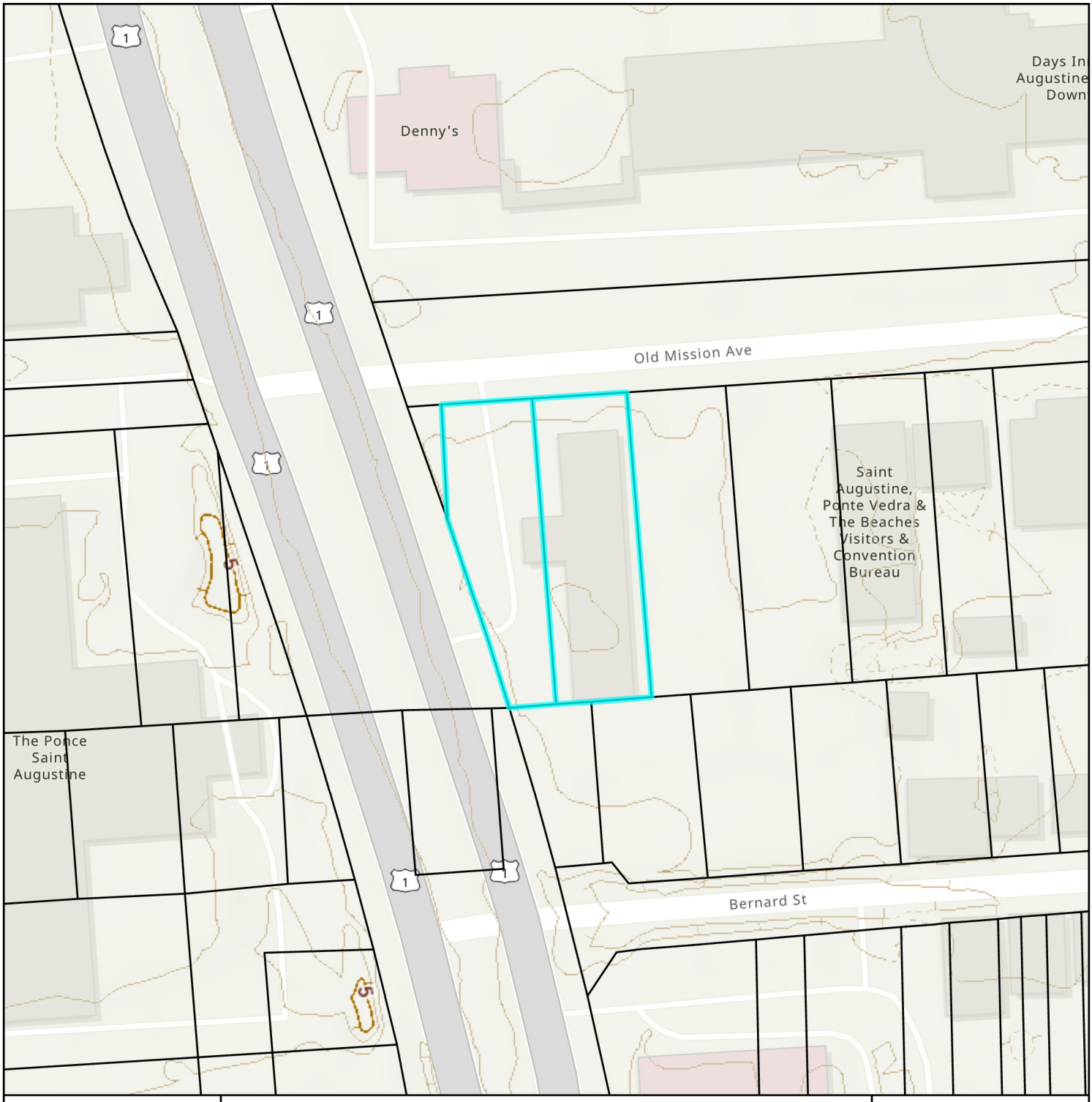
2025

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 and Submittal Documents

Table of Contents

Table of Contents ***1***

Application to the Planning and Zoning Board ***2***

Property Card ***8***

Pictures of Building ***11***

Zoning Map with 1280 Ponce De Leon Identified ***12***

Site Plan ***13***

Boundary Survey* ***16***

Distance Survey Showing No Schools Found Within 500 Feet ***17***

Zoning Verification Letter ***18***

Section 28-29 Zoning Exceptions, Variances and Appeals ***21***

Section 28-209 Commercial Medium-Two: CM-2 ..... ***30***

Ordinance 19-05 ..... ***33***

*This project proposes an interior fit-up of an existing space, there is no site work proposed, existing site to remain as shown on attached survey

- 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

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

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

1. NAME OF APPLICANT: Jacob Throneburg Contact Number: 704-796-8983
   Business *(if applicable)*: Curaleaf FL, LLC
   Address: 10720 Caribbean Blvd suite 500 City: Miami State: FL Zip: 33189
   Meeting Date:
   E-Mail Address: Jacob.Throneburg@curaleaf.com
2. NAME OF PROPERTY OWNER: PV Commercial Management LLC City:_____ State:_____ Zip:_____
   Contact Number:
   Business *(if applicable)*: 904-735-3915

Docusign Envelope ID: 436B54E3-A797-41C9-B695-EB66F14204C1

Address: 317 Roscoe Blvd N Ponte Vedra Beach Fl 32082

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Mixed use

Subdivision: Garnett Division

Block: _____

Parcel Number: 1906300000

PROJECT STREET ADDRESS: 1280 N. Ponce De Leon Blvd.

Lot:

4.

5. SPECIFIC PROPOSED USE: Medical Marijuana Treatment Center (MMTC)

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☑ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Zoning by exception to approve a Medical Marijuana Treatment Facility (MMTC)

8. JUSTIFICATION FOR ACTION REQUESTED: The property is located over 500 ft from schools and is zoned Commercial medium two (CM-2). MMTCs are permissible uses by exception in CM-2 zones

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.

Signed by:
Jacob Throneburg
7484862C0FC4431...

3/24/2025

Signature of Applicant — Date

Signature of Property Owner — 3/18/2025 Date

04/18/2019

CITY OF ST. AUGUSTINE DEVELOPMENT PERMIT APPLICANT WAIVER

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

DocuSign Envelope ID: 436B54E3-A797-41C9-B695-EB66F14204C1

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.

Jacob Throneburg

Print name of applicant

Signed by:
Jacob Throneburg
7484862C0FC4431...

Signature of applicant

3/24/2025

Date

10/31/17

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Jacob Throneburg is/are hereby authorized TO ACT ON BEHALF OF Layth Adamo, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed

Docusign Envelope ID: 436B54E3-A797-41C9-B695-EB66F14204C1

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 a Board, locateat:

BY: Layth Adamo
Signature of Owner

Layth Adamo
Print Name of Owner

904 735-3915
Telephone Number

State of Florida

County of ST. Johns

Signed and sworn before me on this 18th day of March, 2025

By Crystal Pridgen

Identification verified: FL DL.

Oath sworn: Yes No

CRYSTAL PRIDGEN
Notary Public - State of Florida
Commission # HH 239079
My Comm. Expires Mar 10, 2026
Bonded through National Notary Assn.

Notary Signature: Crystal Pridgen

My Commission expires: March 10 2026

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

Description of Work	Fee Amount
Rezoning: small scale	$300.00 + ads & notices
Rezoning: large scale	$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	$400.00 + ads & notices
Land Use Plan Amendment: large scale	$1,400.00 + ads & notices
Planned Unit Development	$400.00 or $35.00/acre, whichever is greater, $1,400 max + ads & notices

Docusign Envelope ID: 436B54E3-A797-41C9-B695-EB66F14204C1

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 otherthan 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.

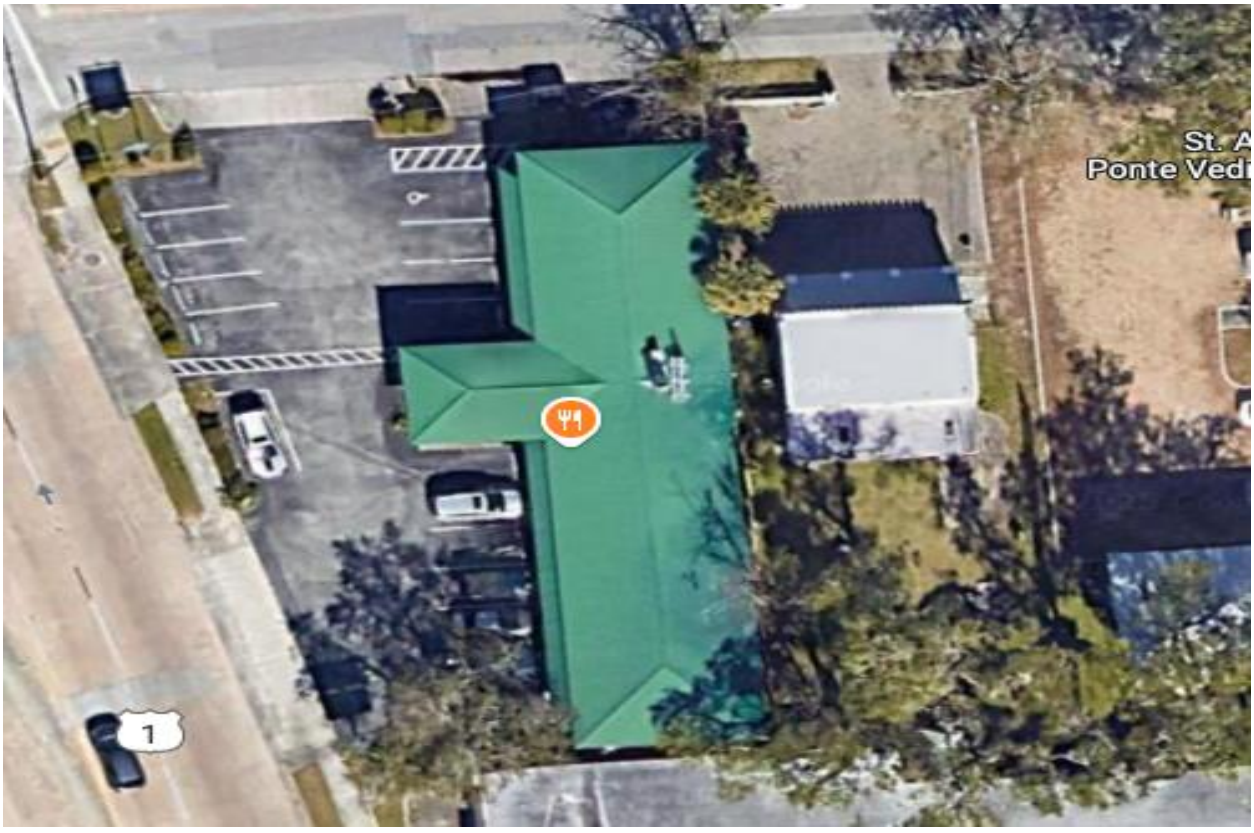
Project Address: 1280 N Ponce De Leon Blvd.

Applicant's Name: Jacob Throneburg Applicant's Signature: Signed by: Jacob Throneburg 74B4862C0EC4431

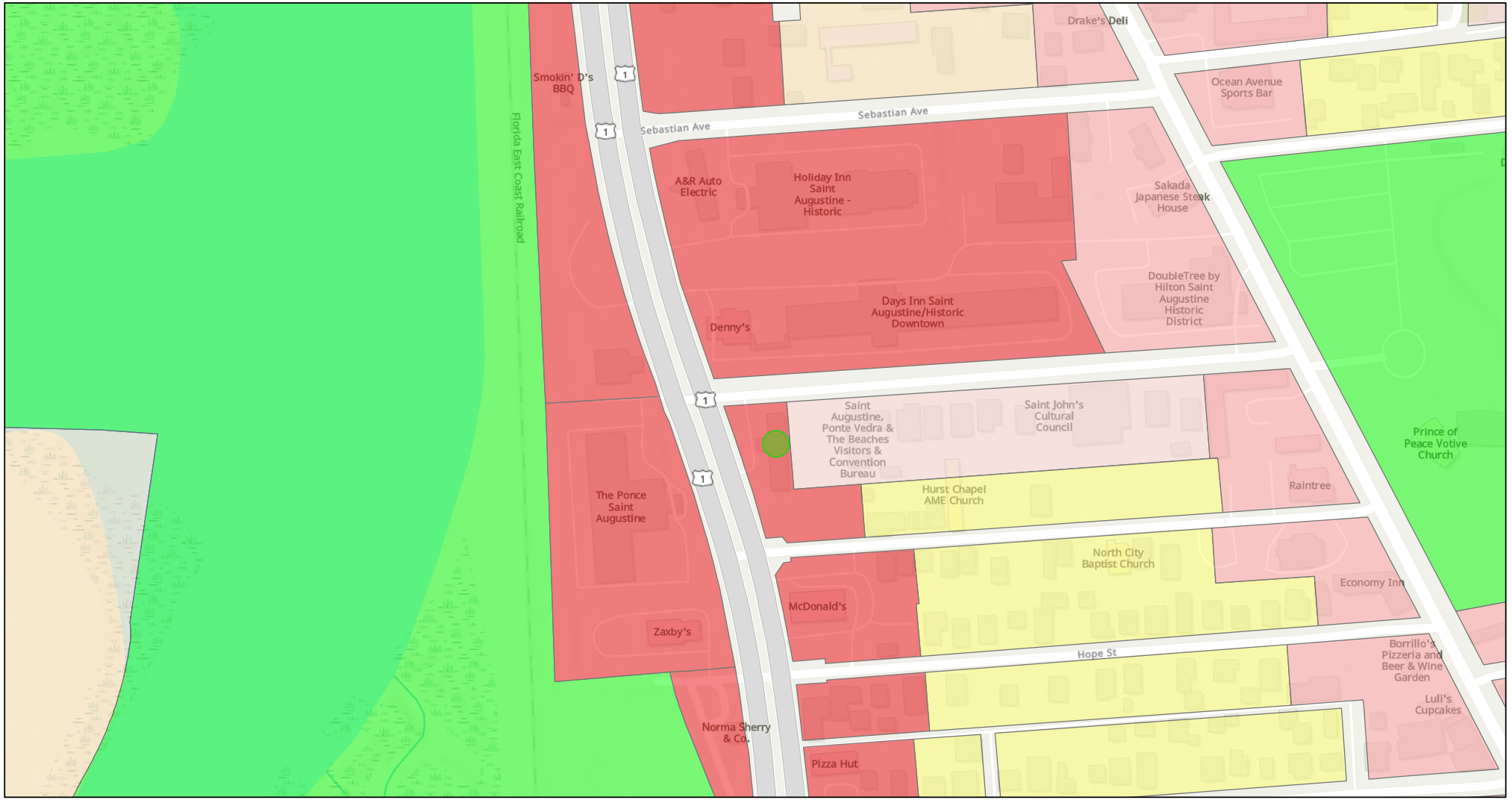
Owner's Name: Layth Adamo Owner's Signature: Layth Adamo

Curaleaf FL, LLC is proposing to take the right half of the building (approx. 1,500sqft):





ArcGIS Web Map



4/2/2025, 11:21:53 AM

1:2,365

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Zoning Districts

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Open Land
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-Two (CM-2)

World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

ZACH KASKY ARCHITECTURE
PROFESSIONAL DESIGN

CURALEAF ST. AUGUSTINE - SITE PLAN SUBMITTAL

CODE INFORMATION

CITY OF ST. AUGUSTINE FLORIDA - 2024 MUNICIPAL CODE

STREET ADDRESS:	1280 N PONCE DE LEON BLVD, ST. AUGUSTINE, FL 32084
PARCEL ID:	1906300100
ZONING:	CM-2 COMMERCIAL MEDIUM-TWO
FUTURE LAND USE:	COMMERCIAL MEDIUM INTENSITY

LEGAL DESCRIPTION

GARNETT ADDN CITY LOTS 17 & 18 (EX R/W OF US 1 IN DB209/113) BLK 12 OR5944/567

2023 FLORIDA BUILDING CODE - BUILDING, 8TH EDITION

302 - OCCUPANCY CLASSIFICATION:	MERCHANTILE
602 - CONSTRUCTION TYP:	VB
903 - SPRINKLERS REQUIRED / PROVIDED:	NO/NO
1006 - COMMON PATH OF TRAVEL	100 FT
1017 - EXIT ACCESS TRAVEL DISTANCE	200 FT
1028 - MAX DEAD END CORRIDOR	20 FT

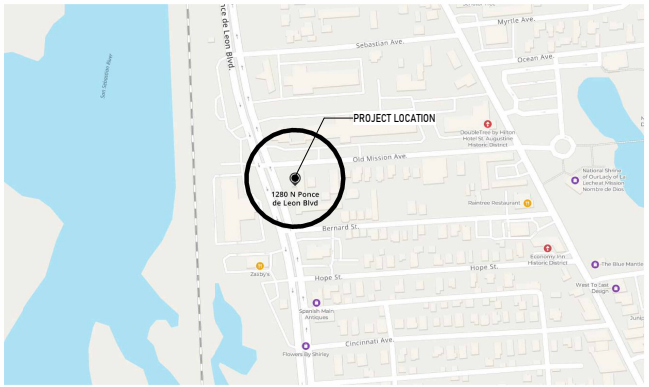
OTHER APPLICABLE CODES

2023 FLORIDA FIRE PREVENTION CODE - 8TH EDITION
2023 FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION
2023 FLORIDA BUILDING CODE - ACCESSIBILITY 8TH EDITION
2023 FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION
2020 NFPA 70 - NATIONAL ELECTRIC CODE
2021 NFPA 101 - NATIONAL LIFE SAFETY CODE

AREA CALCULATIONS

EXISTING 1ST FLOOR CONDITIONED TENANT AREA:	1836 SF

LOCATION MAP



AERIAL SITE PLAN



SURVEYOR'S NOTES:

1. Contiguous lots (& in same block, unit, phase, section etc. unless noted.
2. Type of Survey: SPECIFIC PURPOSE SURVEY.
3. Stated Legal Purpose of Survey: Permits, Planning.
4. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
5. This Survey is not intended to Locate any subsurface/underground objects, Improvements, foundations or Encroachments. Survey reflects above-ground features and improvements only.
6. This Survey Does NOT Reflect or Determine Ownership of land or fences.
7. 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.
8. SURVEYOR'S STATEMENT: NO PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOLS WERE FOUND WITHIN 500 FEET.



Surveyor's Certification

Digitally signed by Brandon Shugart
Date: 2025.03.10 11:33:54 -04'00'

Special Note - Liability Notice

SPECIFIC PURPOSE MAP
•THIS IS NOT A BOUNDARY SURVEY•

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

ADDRESS OF PROPERTY SHOWN HEREON:
AT: 1280 PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

3/31/2025 2:15:08 PM

ZACH KASKY ARCHITECTURE PROFESSIONAL DESIGN
PO Box 780173, Orlando, FL 32828
407-990-5554
info@zkarch.com | www.zkarch.com

PROJECT
curaleaf
ST. AUGUSTINE
SITE PLAN SUBMITTAL
1280 N PONCE DE LEON BLVD, ST AUGUSTINE, FL 32084

CONSULTANT

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY ZACHARY KASKY USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE ELECTRONIC SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

DRAWING CERTIFICATION

ZACHARY T. KASKY LIC.# AR97739
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER THESE DRAWINGS UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT.

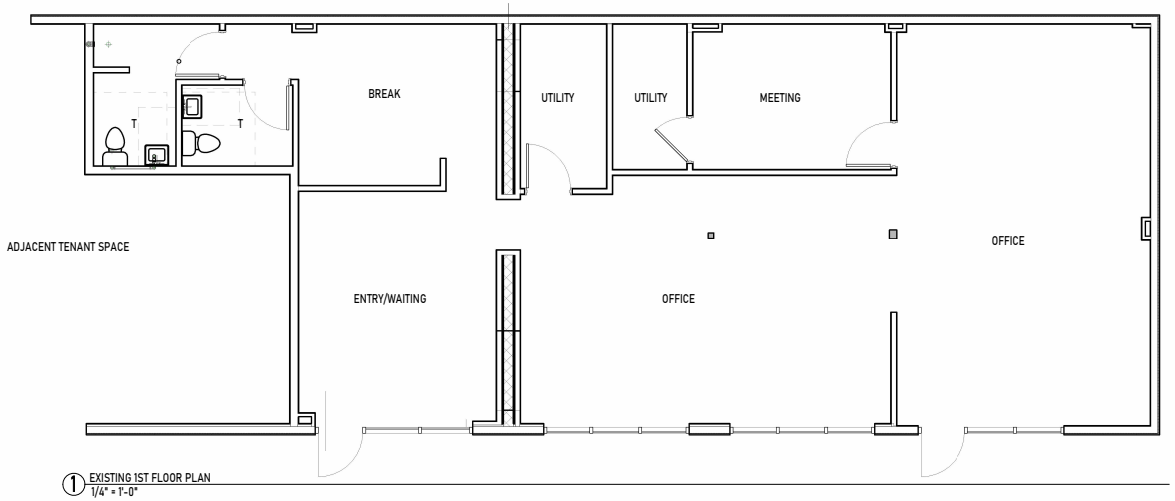
REVISIONS

Number	Description	Date

DRAWING TITLE
COVER SHEET

PROJECT # 2024057
DATE FEBRUARY 26 2025
SHEET # Z0.00

© COPYRIGHT 2025 ZACH KASKY ARCHITECTURE, LLC



1 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"

ZACH KASKY
ARCHITECTURE
PROFESSIONAL DESIGN
PO Box 780173, Orlando, FL 32828
407-990-5554
info@zkarch.com | www.zkarch.com

PROJECT
curaleaf
ST. AUGUSTINE
SITE PLAN SUBMITTAL
1280 N PONCE DE LEON BLVD, ST AUGUSTINE, FL 32084

CONSULTANT

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REVISIONS

Number	Description	Date

DRAWING TITLE
EXISTING FLOOR PLAN

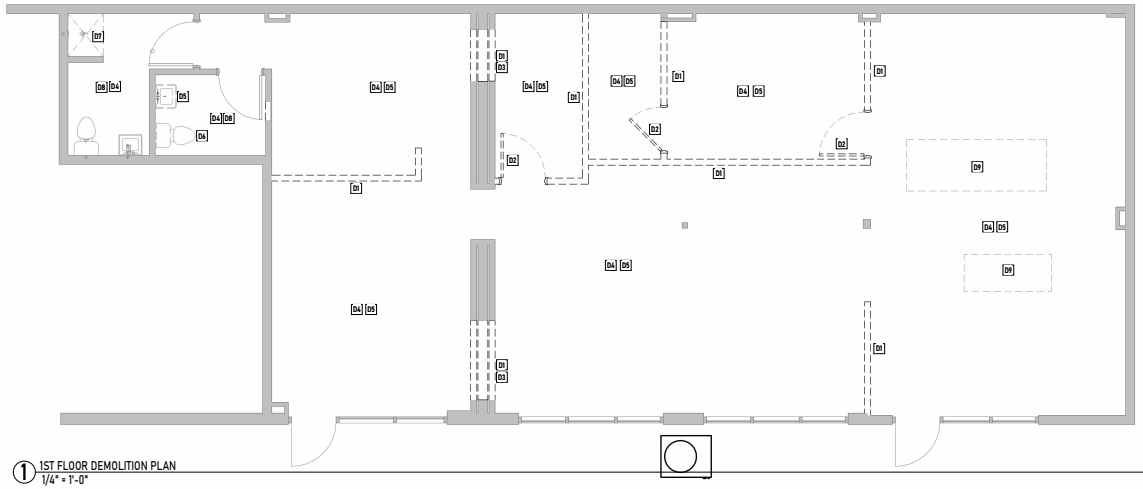
PROJECT #
2024057

DATE
FEBRUARY 26 2025

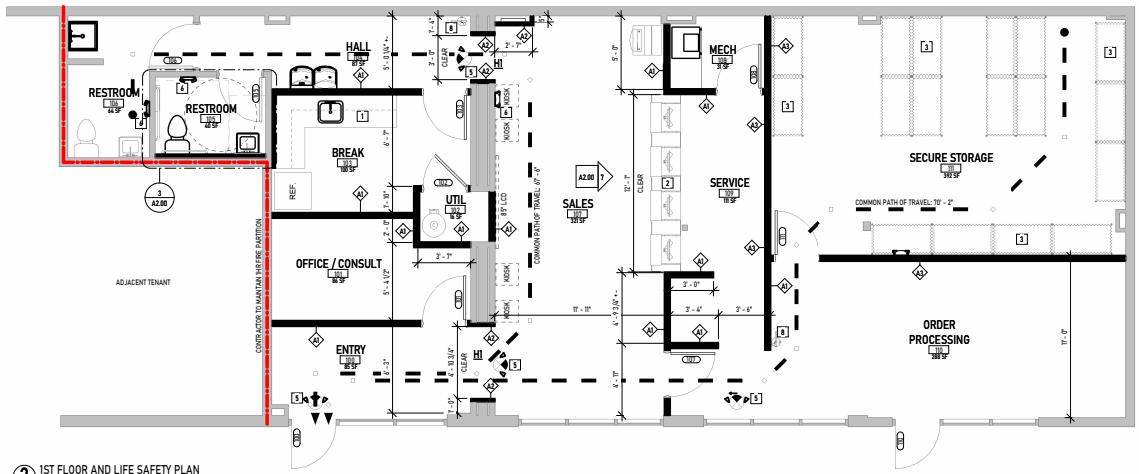
SHEET #
Z1.00

© COPYRIGHT 2025 ZACH KASKY ARCHITECTURE, LLC

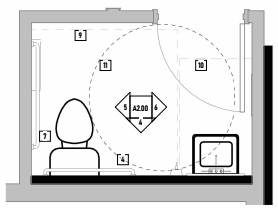
3/31/2025 2:15:11 PM



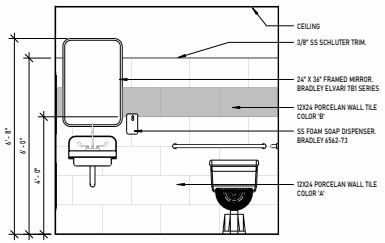
1 1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



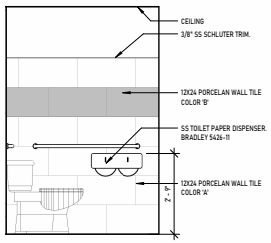
2 1ST FLOOR AND LIFE SAFETY PLAN
1/4" = 1'-0"



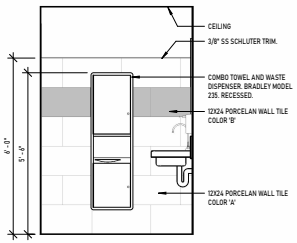
3 ENLARGED
1/2" = 1'-0"



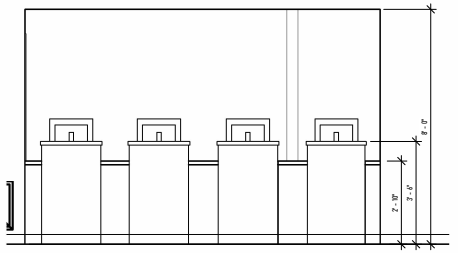
4 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



5 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



6 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



7 SERVICE COUNTER ELEVATION
1/2" = 1'-0"

DOOR HARDWARE SCHEDULE

HW-01 PRIVACY SET - OFFICE

LOCKSET	ND50-RHO	626	SCHLAGE
(3) HINGE	5BB1 3.5"X3.5"	626	IVES
DOORSTOP	WS401CVX	626	IVES
SILENCERS	SR64		IVES

HW-02 PASSAGE SET

LOCKSET	ND10S-RHO	626	SCHLAGE
(3) HINGE	5BB1 3.5"X3.5"	626	IVES
DOORSTOP	WS401CVX	626	IVES
SILENCERS	SR64		IVES
KICKDOWN	FS452-62C	626	IVES

HW-03 PRIVACY SET - SECURE ENTRY

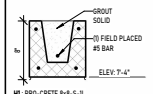
LOCKSET	SIMPLEX 8100	626	KABA
(3) HINGE	5BB1 3.5"X3.5"	626	IVES
DOORSTOP	FS13	626	IVES
SILENCERS	SR64		IVES

DOOR GENERAL NOTES

1. PREFINISHED INTERIOR WOOD DOORS 1 3/4" SOLID CORE WITH PLAIN SLICED CLEAR CHERRY FINISH.

HEADER SCHEDULE

MASONRY HEADERS



M1: PRO-CRETE 8x8.5-1L PRECAST GRADE 60 (ASTM A615) PROVIDE MIN. 4" BEARING AT EACH END. GROUT SUPPORTING BLOCKS SOLID FLORIDA APPROVAL #FL23932

KEYED DEMOLITION NOTES

Key Value	Keynote Text
D1	REMOVE WALLS AS INDICATED. PATCH ADJACENT CONSTRUCTION AS REQUIRED.
D2	REMOVE EXISTING DOOR AND FRAME.
D3	SHORE EXISTING STRUCTURE UNTIL NEW HEADER IS IN PLACE.
D4	REMOVE EXISTING FINISHED FLOORING AS REQUIRED FOR INSTALLATION OF NEW FLOORING AS SELECTED BY OWNER WITH CONTRACTOR.
D5	REMOVE EXISTING SINK AND CAP PLUMBING AS REQUIRED BELOW FLOOR OR IN WALL.
D6	REMOVE TOILET. CAP PLUMBING AS REQUIRED BELOW FLOOR OR IN WALL.
D7	REMOVE EXISTING SHOWER.
D8	REMOVE CEILING TILES, GRID, GWB CEILING, AND LIGHTING.
D9	REMOVE EXISTING FAILING FLOORING AND REPLACE STRUCTURE IN KIND.

KEYED FLOOR PLAN NOTES

Key Value	Keynote Text
1	CABINETS AS SELECTED BY CONTRACTOR WITH OWNER.
2	PROVIDE NEW CUSTOM CASEWORK. PER OWNERS DESIGN STANDARDS. BY MILLWORK CONTRACTOR.
3	NEW METAL STORAGE SHELVING PER OWNERS DESIGN STANDARDS.
4	PROVIDE INWALL BLOCKING AS REQUIRED FOR GRAB BAR, SINK, AND DISPENSORS.
5	NEW LIT EXIT SIGN WITH 90 MIN EMERGENCY LIGHTS. SEE LIGHTING PLAN.
6	NEW 90MIN EMERGENCY EGRESS LIGHT. SEE LIGHTING PLAN.
7	NEW ADA GRAB BARS.
8	PROVIDE 10LB WALL HUNG "ABC" TYPE FIRE EXTINGUISHER.
9	60"x60" WATER CLOSET CLEAR FLOOR AREA.
10	20"x48" LAVITORY CLEAR FLOOR AREA.
11	60" DIA. CLEAR WHEELCHAIR TURNING AREA.

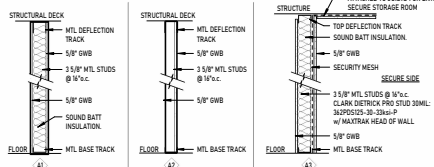
OCCUPANCY SCHEDULE

ROOM NUMBER	ROOM NAME	FUNCTION OF SPACE	GROSS AREA	OCCUPANCY FACTOR (OCC/SF)	TOTAL OCCUPANTS
100	ENTRY	BUSINESS AREA	85 SF	150	1
101	OFFICE / CONSULT	BUSINESS AREA	84 SF	150	1
102	UTIL	BUSINESS AREA	14 SF	150	1
103	BREAK	BUSINESS AREA	100 SF	150	1
104	HALL	BUSINESS AREA	87 SF	150	1
105	RESTROOM	BUSINESS AREA	40 SF	150	1
106	RESTROOM	BUSINESS AREA	44 SF	150	1
107	SALES	MERCANTILE	321 SF	60	6
108	MECH	BUSINESS AREA	31 SF	150	1
109	SERVICE	CONCENTRATED BUSINESS AREA	111 SF	27	5
110	ORDER PROCESSING	BUSINESS AREA	288 SF	300	1
111	SECURE STORAGE	MERCANTILE STORAGE/STOCK/SHIP	392 SF	300	2
TOTALS:					22

DOOR SCHEDULE

DOOR NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET
100	3' - 0"	7' - 0"	0' - 1 3/4"	EXIST	EXIST	EXIST	EXIST	EXIST
101	3' - 0"	7' - 0"	0' - 1 3/4"	WD	CLEAR	HM	PT	HW-01
102	3' - 0"	7' - 0"	0' - 1 3/4"	WD	CLEAR	HM	PT	HW-02
103	3' - 0"	7' - 0"	0' - 1 3/4"	WD	CLEAR	HM	PT	HW-02
105	3' - 0"	7' - 0"	0' - 1 3/4"	EXIST	EXIST	EXIST	EXIST	EXIST
106	3' - 0"	7' - 0"	0' - 1 3/4"	EXIST	CLEAR	EXIST	EXIST	EXIST
107	3' - 0"	7' - 0"	0' - 1 3/4"	WD	CLEAR	HM	PT	HW-01
108	3' - 0"	7' - 0"	0' - 1 3/4"	WD	CLEAR	HM	PT	HW-02
110	3' - 0"	7' - 0"	0' - 1 3/4"	EXIST	EXIST	EXIST	EXIST	EXIST
111	3' - 0"	7' - 0"	0' - 1 3/4"	WD	CLEAR	HM	PT	

PARTITION TYPES



SECURITY MESH: 16GA EXPANDED METAL BARRIER SECURITY MESH. CLARK DETRICK "BM10". ATTACH WITH CLARK DETRICK "BM-CLIP" @ 16"o.c. HORZ AND 12"o.c. VERT.

ZACH KASKY ARCHITECTURE PROFESSIONAL DESIGN
PO Box 780173, Orlando, FL 32828
407-990-5554
info@zkarch.com | www.zkarch.com

PROJECT
curaleaf
ST. AUGUSTINE
TENANT ALTERATIONS
1280 N PONCE DE LEON BLVD, ST AUGUSTINE, FL 32084

CONSULTANT

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY ZACHARY KASKY USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE ELECTRONIC SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

DRAWING CERTIFICATION

ZACHARY T. KASKY LIC.# AR97739
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER THESE DRAWINGS UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT.

REVISIONS

Number	Description	Date

DRAWING TITLE
FLOOR PLANS

PROJECT # 2024057

DATE FEBRUARY 26 2025

SHEET # A2.00

© COPYRIGHT 2025 ZACH KASKY ARCHITECTURE, LLC

2/26/2025 12:59:00 PM

LEGEND

- = SITE BENCHMARK
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON PIPE LB#8139
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = POWER POLE
- = WATER VALVE
- = HANDICAP PARKING
- = BOLLARD
- = METAL SIGN
- = MANHOLE
- = STORM SEWER MANHOLE
- = SANITARY SEWER MANHOLE
- = METAL CAP
- = 4' CHAIN LINK FENCE
- = 6' WOOD FENCE
- (10.0) = EXISTING ELEVATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE

A/C	= AIR CONDITIONER ON PAD
OHW	= OVERHEAD WIRE/LINE
R/W	= RIGHT-OF-WAY LINE
BOC	= BACK OF CURB
EOP	= EDGE OF PAVEMENT
ADA	= AMERICANS WITH DISABILITIES ACT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PKNS	= PARKER KALON NAIL SET
NDS	= NAIL AND DISK SET
LB	= LICENSED SURVEY BUSINESS
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
RBL	= REFERENCE BEARING LINE
(P)	= PLAT CALL
(M)	= FIELD MEASURED VALUE
(D)	= DEED CALL

- = BUILDING
- = CONCRETE
- = COVERED WOOD DECK
- = ASPHALT DRIVEWAY

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 "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12109C0314J, effective on 12/7/2018.**

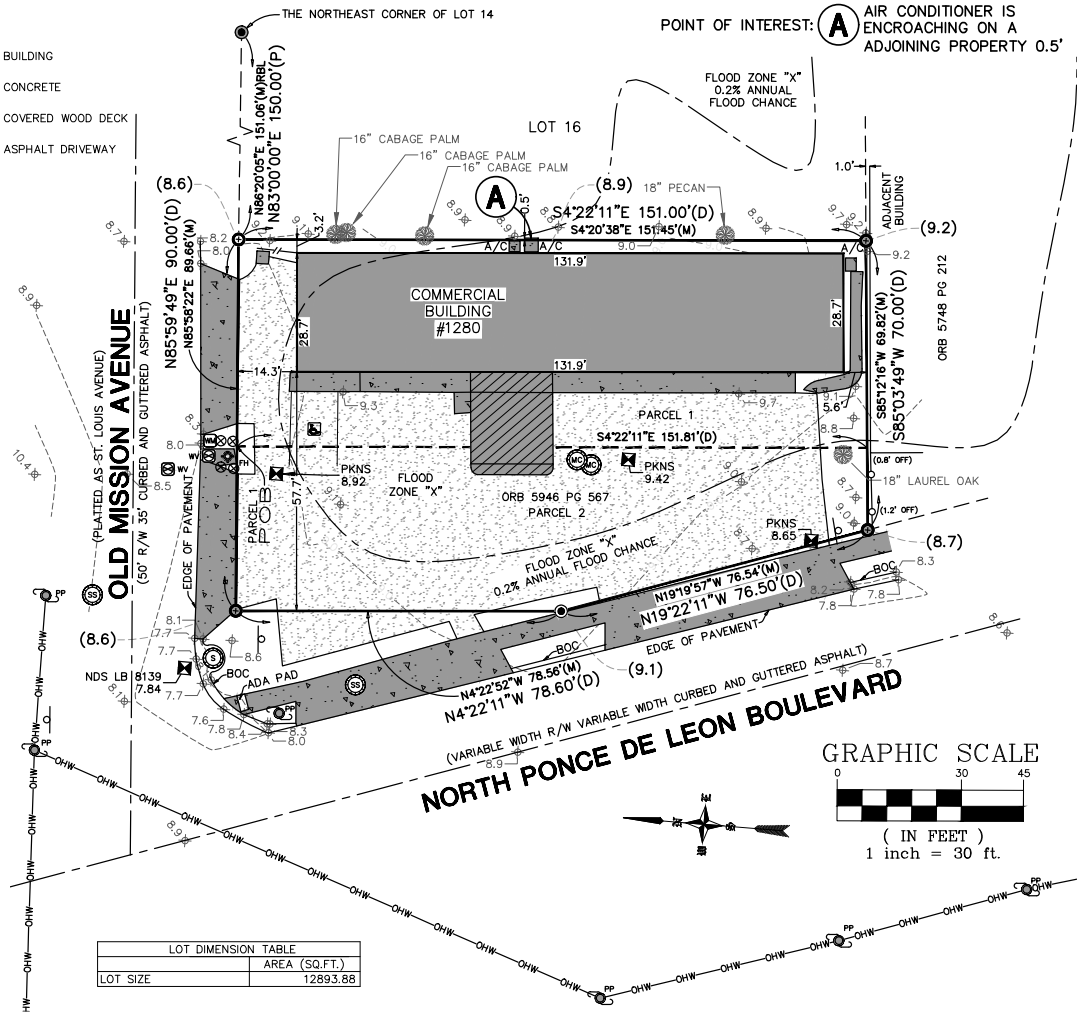
LEGAL DESCRIPTION

PARCEL 1

ALL OF LOT 17 OF BLOCK 12, OF GARNETT SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, ON FILE IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ACCORDING TO THE ORIGINAL PLAT OF GARNETT SUBDIVISION, RECORDED IN MAP BOOK 1, PAGE 39, OF THE SAID ST. JOHNS COUNTY, PUBLIC RECORDS.
SAID LANDS ARE MORE PARTICULARLY DESCRIBED AS, BEGINNING AT THE NORTHEAST CORNER OF LOT 18, OF SAID BLOCK 12 OF SAID GARNETT SUBDIVISION AND RUN THENCE NORTH 85 DEGREES 59 MINUTES, 49 SECONDS EAST ALONG AND WITH THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; AND RUN THENCE SOUTH 4 DEGREES 22 MINUTES 11 SECONDS EAST 151 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; RUN THENCE SOUTH 85 DEGREES 03 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 18; RUN THENCE NORTH 4 DEGREES 22 MINUTES 11 SECONDS WEST 151.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2

ALL OF LOT 18 OF BLOCK 12 OF GARNETT SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, ON FILE IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ACCORDING TO THE ORIGINAL PLAT OF GARNETT SUBDIVISION, RECORDED IN MAP BOOK 1, PAGE 39 OF SAID ST. JOHNS COUNTY PUBLIC RECORDS, EXCEPTING HOWEVER THEREFROM THE FOLLOWING PARTS OR PARCELS THEREOF HERETOFORE DEED TO THE STATE OF FLORIDA, AS SHOWN BY THE CERTAIN WARRANTY DEED DATED MARCH 8, 1954, RECORDED MARCH 15,1954 IN DEED BOOK 209, PAGE 13 OF SAID ST. JOHNS COUNTY RECORDS, TO WIT:
BEGIN AT A POINT ON THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 30 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 19 DEGREES 21 MINUTES 11 SECONDS WEST A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING 40 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 18, RUN THENCE SOUTH 4 DEGREES 22 MINUTES 11 SECONDS EAST ALONG AND WITH THE WEST LINE OF SAID LOT 18 TO THE SOUTHWEST CORNER OF SAID LOT 18, RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 18, 30 FEET TO THE POINT OF BEGINNING.
AND FURTHER EXCEPTING A TRIANGULAR PARCEL OF LAND IN THE NORTHWEST CORNER OF SAID LOT 18, PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 18 AND RUN THENCE NORTH 85 DEGREES 59 MINUTES 49 SECONDS EAST ALONG AND WITH THE NORTH LINE OF SAID LOT 18 A DISTANCE OF 10 FEET; THENCE RUN SOUTH 69 DEGREES 12 MINUTES 49 SECONDS WEST 10.44 FEET TO A POINT IN THE WEST LINE OF LOT 18, RUN THENCE NORTH 4 DEGREES 22 MINUTES 11 SECONDS WEST ALONG AND WITH THE WEST LINE OF SAID LOT 18 A DISTANCE OF 3 FEET TO THE POINT OF BEGINNING.



LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	12893.88

Surveyor's Certification

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

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

Special Note - Liability Notice

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

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: **TENAX STATEGIES**

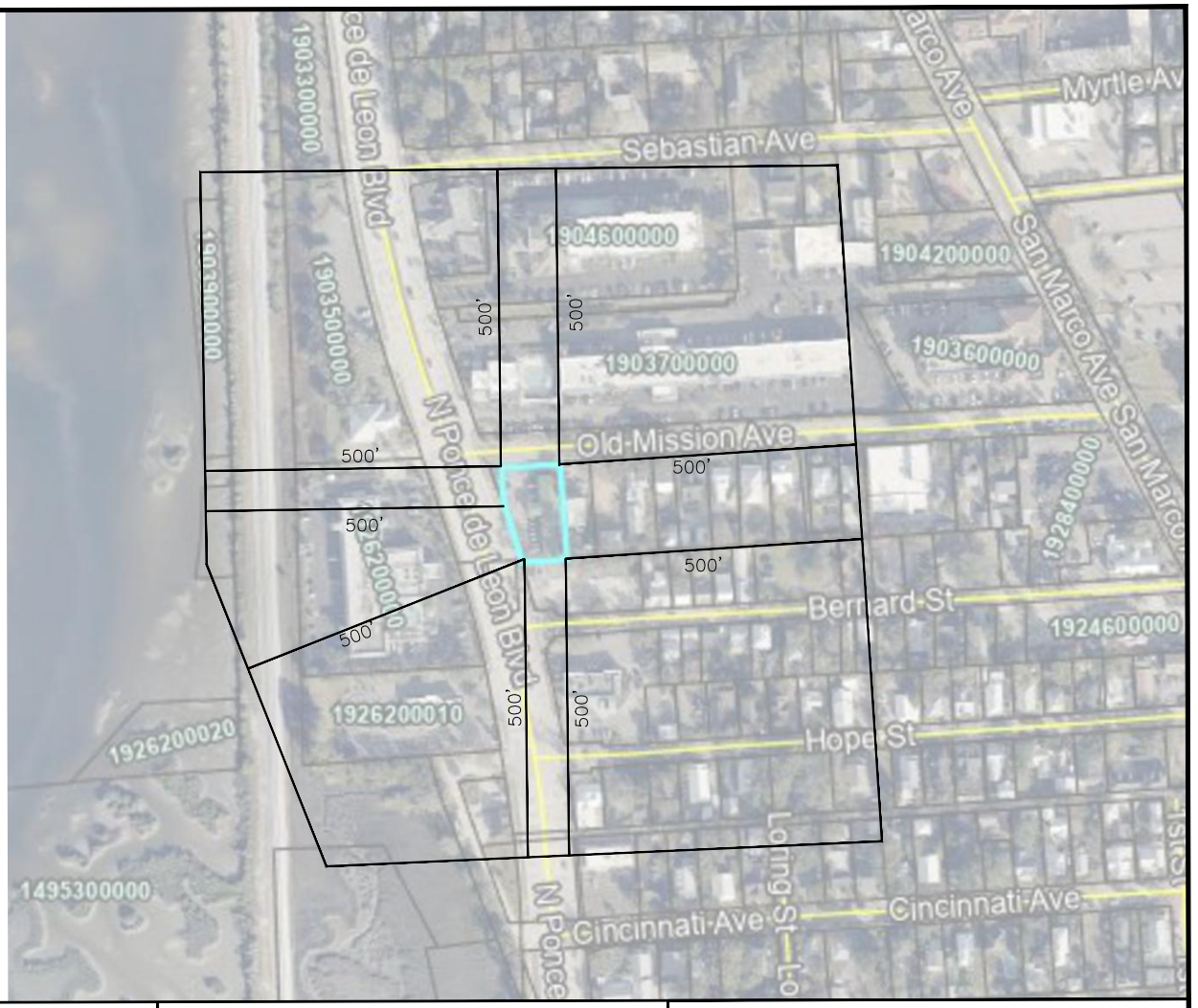
AT: 1280 NORTH PONCE DE LEON BOULEVARD
ST. AUGUSTINE, FL 32084

Drawn By:	VG	Scale 1" = 30 Feet	
Field Survey Date:	03/26/2025	Drawing/File #:022725.1	
FB/PG:	67-JDH1	Plot Date: N/A	

Additional Information/Certifications:
XXXXX

SURVEYOR'S NOTES:

1. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
2. Type of Survey: SPECIFIC PURPOSE SURVEY
3. Stated Legal Purpose of Survey: Permits, Planning.
4. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
5. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
6. This Survey Does NOT Reflect or Determine Ownership of land or fences.
7. 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.
8. SURVEYORS STATEMENT: NO PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOLS WERE FOUND WITHIN 500 FEET.



Surveyor's Certification

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THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

Special Note - Liability Notice

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

SPECIFIC PURPOSE MAP
THIS IS NOT A BOUNDARY SURVEY

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:

AT: 1280 PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

Drawn By:	TM	Scale 1" = 200 Feet	
Field Survey Date:	N/A	Drawing/File #: 022725.1	
FB/PG:	N/A	Plot Date: 03/10/25	

Additional Information/Certifications:
XXXXX

C:\USERS\WILLI\IME CIVIL DROPBOX\WILLIAM DEES\IME CIVIL - WORK\DRAWINGS\2025\022725.1 OW 1280 PONCE DE LEON BLVD\022725.1 OW 1280 PONCE DE LEON BLVD.DWG,Boundary Survey 11x17,3/10/2025 11:33 AM,William Dees,

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	1906300000
Location Address	1280 N PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use Ponce de Leon Blvd area (COM) (610.25)
Tax Description*	GARNETT ADDN CITY LOTS 17 & 18 (EX R/W OF US 1 IN DB209/13) BLK 12 OR5946/567 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.320
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Pv Commercial Management LLC 100%
Mailing Address	317 ROSCOE BLVD N PONTE VEDRA BEACH, FL 32082-0000

Map



Historical Assessment Information

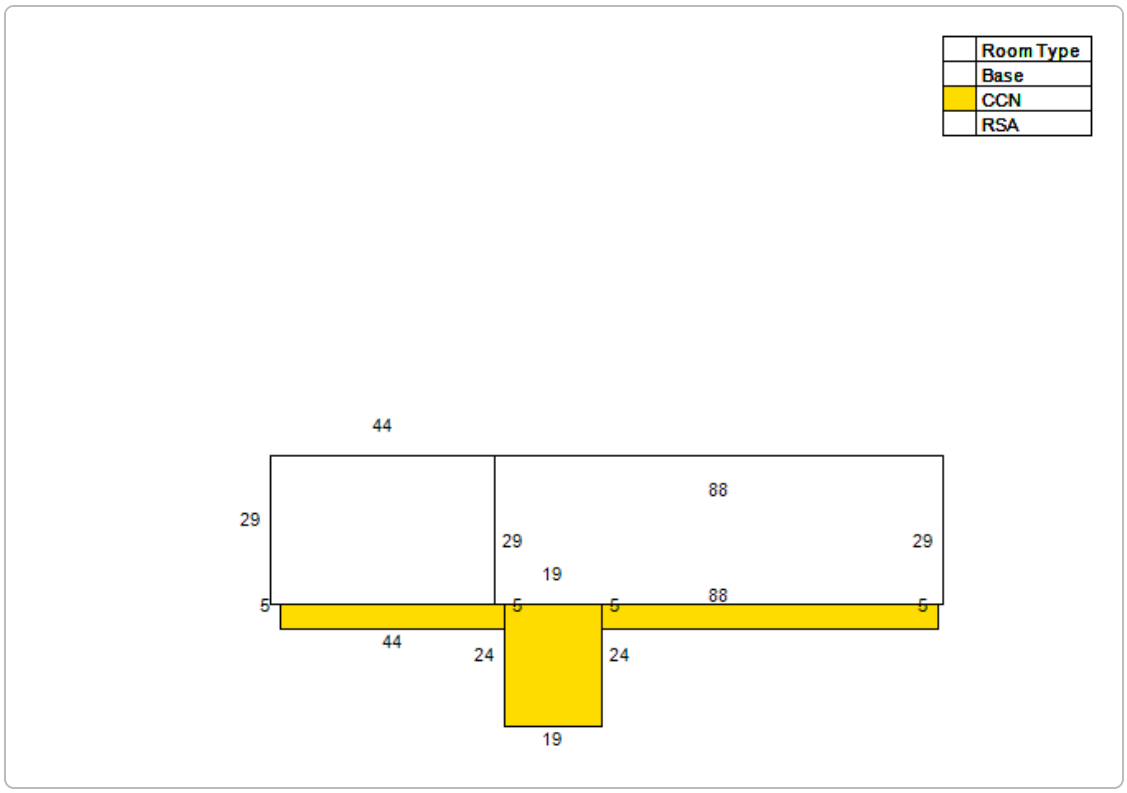
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$304,577	$16,797	$490,350	$0	$0	$811,724	$489,968	$321,756	$489,968
2023	$198,644	$17,337	$490,350	$0	$0	$706,331	$445,425	$260,906	$445,425
2022	$180,991	$13,902	$210,150	$0	$0	$405,043	$405,043	$0	$405,043
2021	$186,737	$13,921	$210,150	$0	$0	$410,808	$387,186	$23,622	$387,186
2020	$192,483	$13,940	$210,150	$0	$0	$416,573	$351,987	$64,586	$351,987
2019	$165,638	$13,958	$210,150	$0	$0	$389,746	$319,988	$69,758	$319,988
2018	$156,237	$13,977	$168,120	$0	$0	$338,334	$290,898	$47,436	$290,898
2017	$150,297	$9,081	$105,075	$0	$0	$264,453	$264,453	$0	$264,453
2016	$155,479	$9,100	$105,075	$0	$0	$269,654	$269,654	$0	$269,654
2015	$163,254	$9,118	$91,125	$0	$0	$263,497	$263,497	$0	$263,497
2014	$158,528	$9,137	$91,125	$0	$0	$258,790	$258,790	$0	$258,790

Building Information

Building	1	**Roof Cover**	Modular Metal
Building Value	$308,888	**Roof Structure**	Wood Truss
Year Built	1978	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	4834	**Interior Wall**	
Conditioned Area	3828	**Heating Type**	Air Duct
Use	Mixed Use (Store/Office/Residential Combo)	**Air Conditioning**	Central
Style	04	**Bedrooms**	0
Exterior Wall	Concrete Stucco, Concrete Block	**Baths**	

Description	Square Footage
RESTAURANT	1276
FINISHED CANOPY	220
FINISHED CANOPY	456
FINISHED CANOPY	330
BASE AREA	2552
Total SqFt	4834

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		1037
Asphalt Paving (COM)		13860
Steel Door (COM)		1000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	150	81	14010	SF	$490,350

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2024	4/30/2024	$1,300,000.00	WARRANTY DEED	5946	567	U	I	1280 PONCE DE LEON LLC	PV COMMERCIAL MANAGEMENT LLC
	6/12/2007	$0.00	WARRANTY DEED	2952	969	U	I	KYALL CELESTIA	1280 PONCE DE LEON LLC
	6/5/2007	$0.00	PERSONAL REP	2952	965	U	I	KYALL CELESTIA AS P/R	KYALL CELESTIA
	5/18/2006	$0.00	LETTERS OF ADMN	2720	1261	U	I	KYALL KIRBY F (DECD 5/3/06)	KYALL KIRBY F ESTATE (LETT OF ADMIN)

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: 4/9/2025, 12:17:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	7.c.	PZB2025-0035
Request	**Address**	**Parcel ID**
Use by Exception	101 Masters Drive	110110-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Star Song School
Owner:	James N Sheils c/o FBM Holdings, LLC
Property Class: (St. Johns County Property Appraiser)	0800 – Multi-Family (Less than 10 Units)
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-One: CL-1 [LINK FOR DISTRICT REGULATIONS]
Acreage:	0.31
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to expand the existing school at 105 Masters Drive, a use by exception within the CL-1 zoning district, onto the property at 101 Masters Drive.

On May 2, 2023, the Planning and Zoning Board (PZB) approved, without conditions, the use by exception request following a change in ownership of the school at 105 Masters Drive. [LINK TO MEETING FILES]

The applicant's justification for this request is that the former owners of 101 Masters Drive "approached the school when they decided to sell their property" and that "being able to expand the classrooms, the outdoor play areas and provide parking for this growth opportunity was an excellent opportunity to pursue."

Approval of this use by exception request would allow the school's director, along with the property owner, to submit a Development Review Committee (DRC) application for City staff to review.

Staff Analysis of Request and 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 expansion of the school at 105 Masters Drive is **consistent** with the City's policy to prioritize compact and contiguous developments and redevelopments.
Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.	The proposed low intensity use is **consistent** with the City's objective to protect the small town mixed use urban context.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

Sec. 28-2. – Definitions. [LINK TO CODE SECTION]

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

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

(a) *Zoning exceptions*:

(1) *In general*. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications*. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing*. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions*. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Sec. 28-206. Commercial low-one: CL-1. [LINK TO CODE SECTION]

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(3) *Permissible uses by exception:*

f. Uses and structures as for RG-1 (section 28-163).

Sec. 28-163. – Residential, general-one: RG-1. [LINK TO CODE SECTION]

(3) *Permissible uses by exception*:

a. See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.

Sec. 28-347. – Supplementary regulations for certain uses. [LINK TO CODE SECTION]

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

(5) *Schools*. Private elementary and high schools with academic curriculum similar to those of public elementary and high schools are permissible uses by exception in all residential districts.

Sec. 28-142. - Reference to district names. [LINK TO CODE SECTION]

(a) Where the phrases "all residential districts," "residential districts," "zoned residentially" are used in this chapter, the phrases shall be construed to include RS-1, RS-2, RL-1, RG-1, RG-2, RGO and RGO-A districts, and no others.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, with or without conditions,** a school use by exception request at 101 Masters Drive / PID 110110-0000.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey of 101 and 105 Masters Drive
5. Proposed Floor Plan
6. Sunbiz.org Information

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

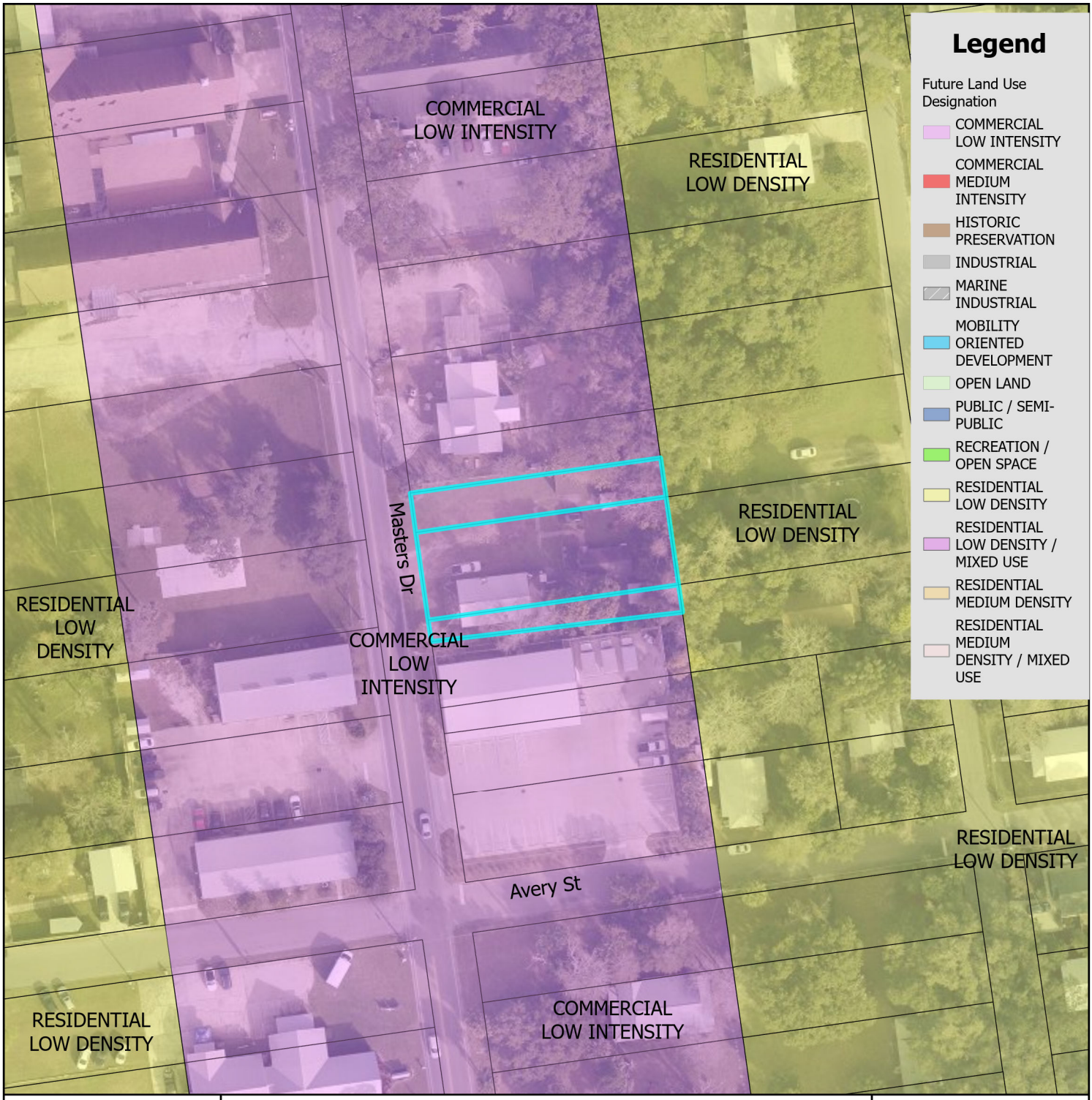
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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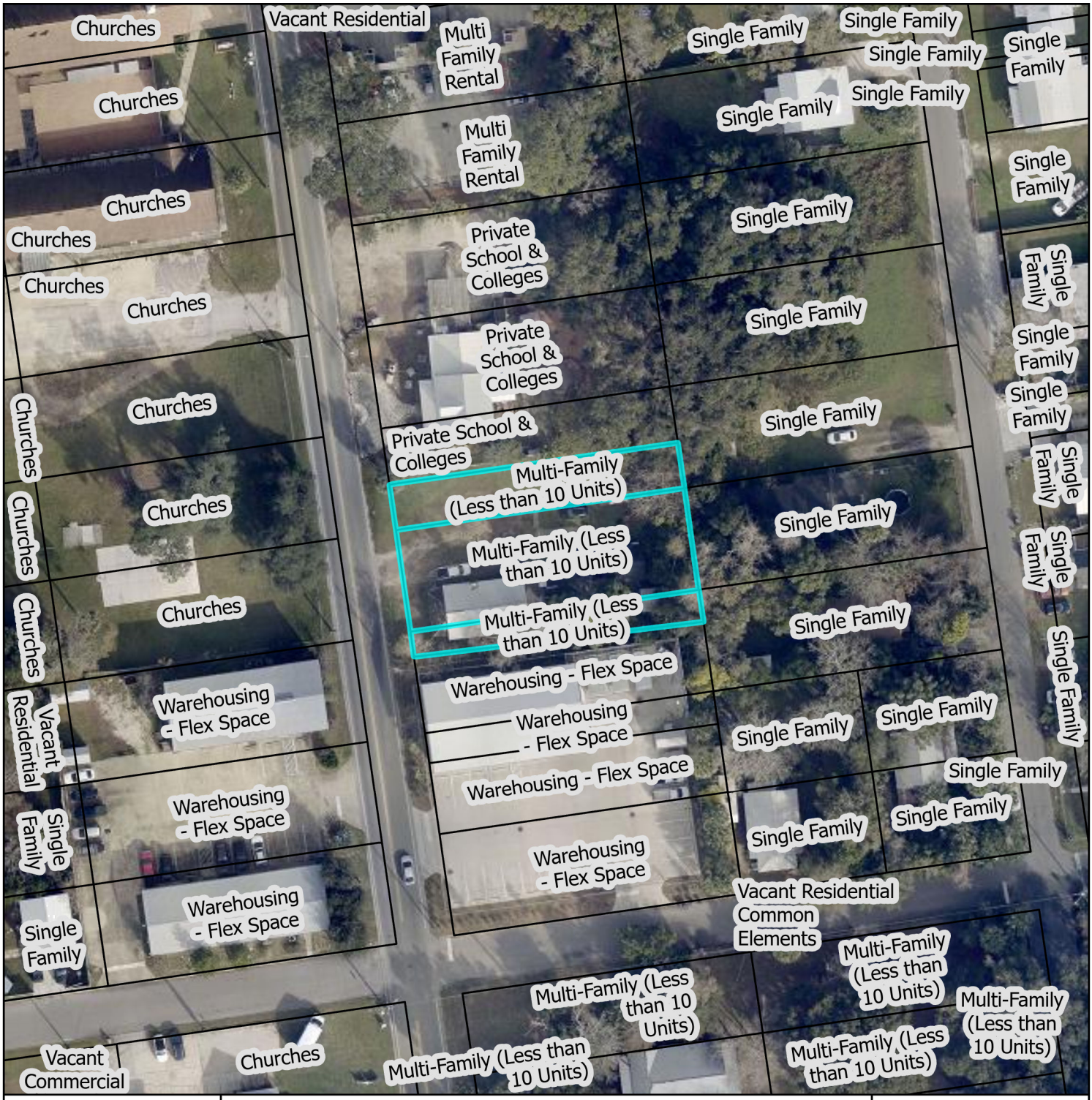
2025

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

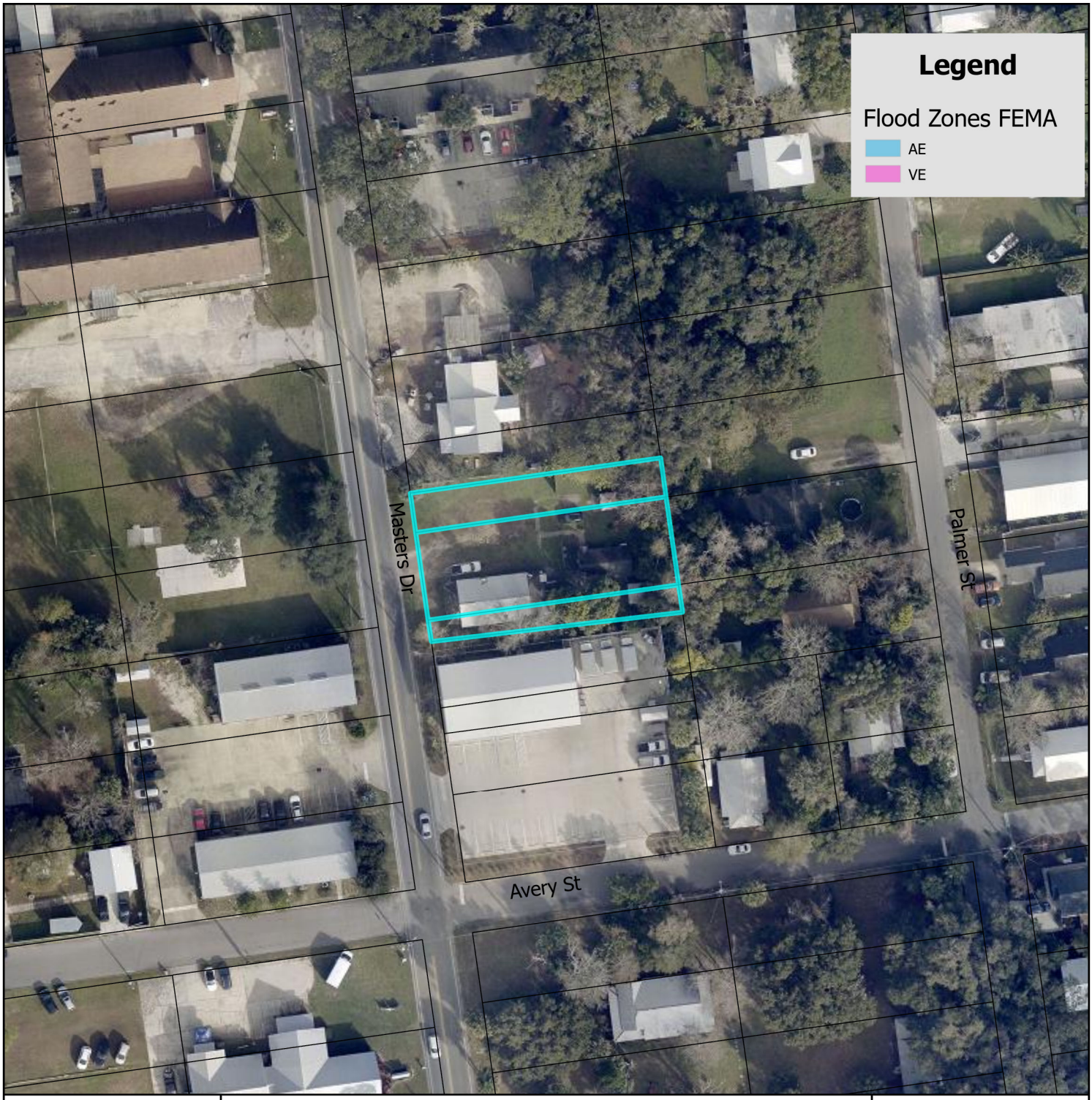
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

101 Masters 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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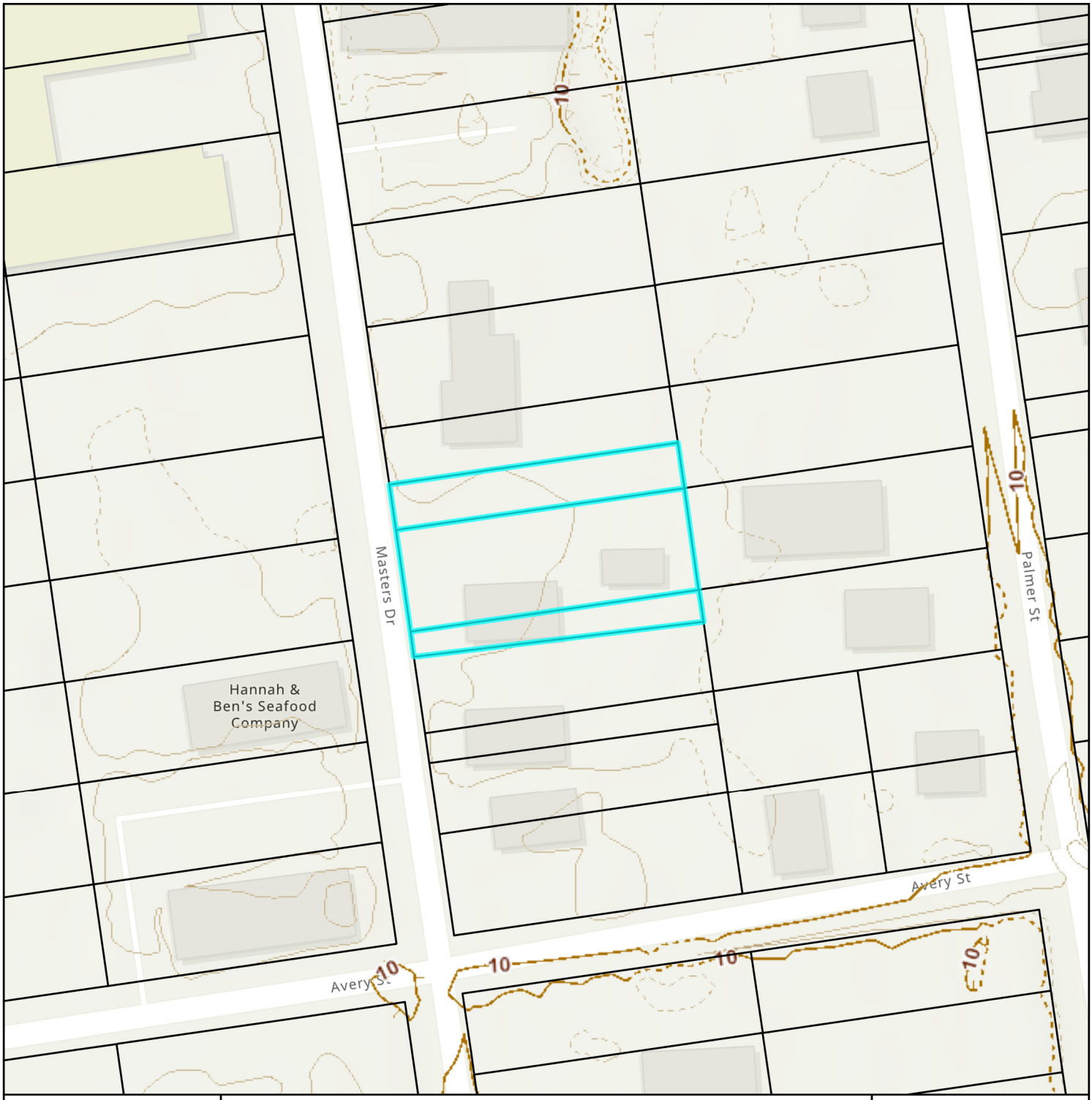
2025

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

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: Star Song School Contact Number: 541.914.4849
   Business *(if applicable)*: Star Song School
   Address: 105 Masters Dr City: St Augustine State: FL Zip: 32084
   E-Mail Address: lollyrogers59@gmail.com

2. NAME OF PROPERTY OWNER: James N Sheils DBA FBM Contact Number: 904.303.9939
   Business *(if applicable)*: FBM Holdings, LLC
   Address: Post Office Box 589 City: St Augustine State: FL Zip: 32085
   E-Mail Address: jamielee@boardmeetings.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: N12.9 X 150 X 16.5 X 150FT O Block: 59-F
   Subdivision: Ravenswood Parcel Number: 110110-0000

4. PROJECT STREET ADDRESS: 101 Masters Drive

5. SPECIFIC PROPOSED USE: Adding front building and the property to the 105 M campus

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
   - ☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Star Song School is operating at 105 Masters Dr and seeks to expand its campus to include the front building and the property at the 101 Masters Dr. Once Use by Exception is granted, the school director and owner of the property will submit to Friday review for building modifications and code compliances.

8. JUSTIFICATION FOR ACTION REQUESTED: The former owners of 101 Masters Dr (and neighbors to Star Song) approached the school when they decided to sell their property. Being able to expand the classrooms, the outdoor play areas and provide parking for this growth opportunity was an excellent opportunity to pursue.

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.

Irene Arriola for owner — 04.07.2025

Signature of Applicant — Date

Irene Arriola for owner — 04.07.2025

Signature of Property Owner — Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Irene Arriola is/are hereby authorized TO ACT ON BEHALF OF FBM Holdings, 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: 101 Masters Dr

BY: Irene Arriola, Agent for Owner
Signature of Owner

FBM Holdings, LLC
Print Name of Owner

904.669.0691
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 8th day of April, 2025

By Irene Arriola

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Public State of Florida
Anna Gulick
My Commission HH 457597
Expires 2/18/2028

Notary Signature: Anna Gulick

My Commission expires: 2/18/2028

Rev:022117

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Lolly Rogers

Print name of applicant

Irene Arriola for applicant

Signature of applicant

04.07.2025

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

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	1101100000
Location	101 MASTERS DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (SF) (433)
Tax Description*	1-116 RAVENSWOOD SUB N12.9 X 150 X 16.5 X 150FT OF LOT 87 & ALL LOT 89 & S PT LOT 91 BLK 59-F OR5986/1374 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.310
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Fbm Holdings LLC 100%
Mailing Address	PO BOX 589 SAINT AUGUSTINE, FL 32085-0000

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	$125,010	$360	$189,000	$0	$0	$314,370	$185,393	$128,977	$185,393
2023	$127,129	$360	$94,500	$0	$0	$221,989	$168,539	$53,450	$168,539
2022	$116,436	$501	$64,800	$0	$0	$181,737	$153,217	$28,520	$153,217
2021	$86,851	$501	$94,500	$0	$0	$181,852	$139,288	$42,564	$139,288
2020	$68,749	$501	$57,375	$0	$0	$126,625	$126,625	$0	$126,625
2019	$60,096	$486	$57,375	$0	$0	$117,957	$117,848	$109	$117,848
2018	$62,099	$486	$44,550	$0	$0	$107,135	$107,135	$0	$107,135
2017	$64,371	$486	$44,550	$0	$0	$109,407	$109,407	$0	$109,407
2016	$66,414	$486	$44,550	$0	$0	$111,450	$101,806	$9,644	$101,806
2015	$51,565	$486	$40,500	$0	$0	$92,551	$92,551	$0	$92,551
2014	$50,002	$486	$40,500	$0	$0	$90,988	$88,161	$2,827	$88,161

Building Information

Building 1
Building Value $96,836
Year Built 1928
Actual Area 1462
Conditioned Area 1104
Use Single Family Residence
Style 01
Exterior Wall Cement Fiber

Roof Cover Metal, Composite Shingle, Cement Fiber Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2
Baths 1

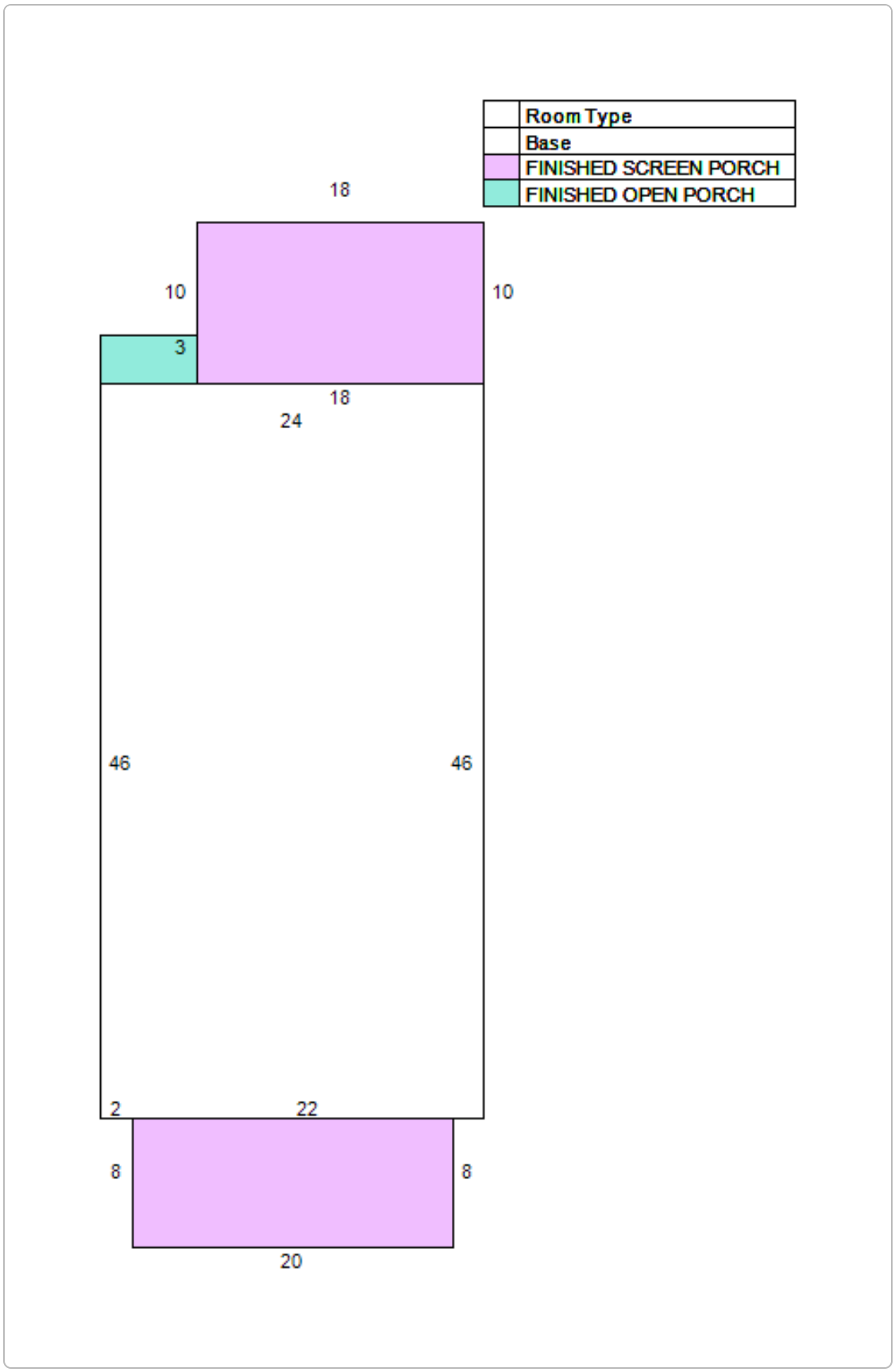
Description	Square Footage
BASE AREA	1104
FINISHED SCREEN PORCH	180
FINISHED OPEN PORCH	18
FINISHED SCREEN PORCH	160
Total SqFt	1462

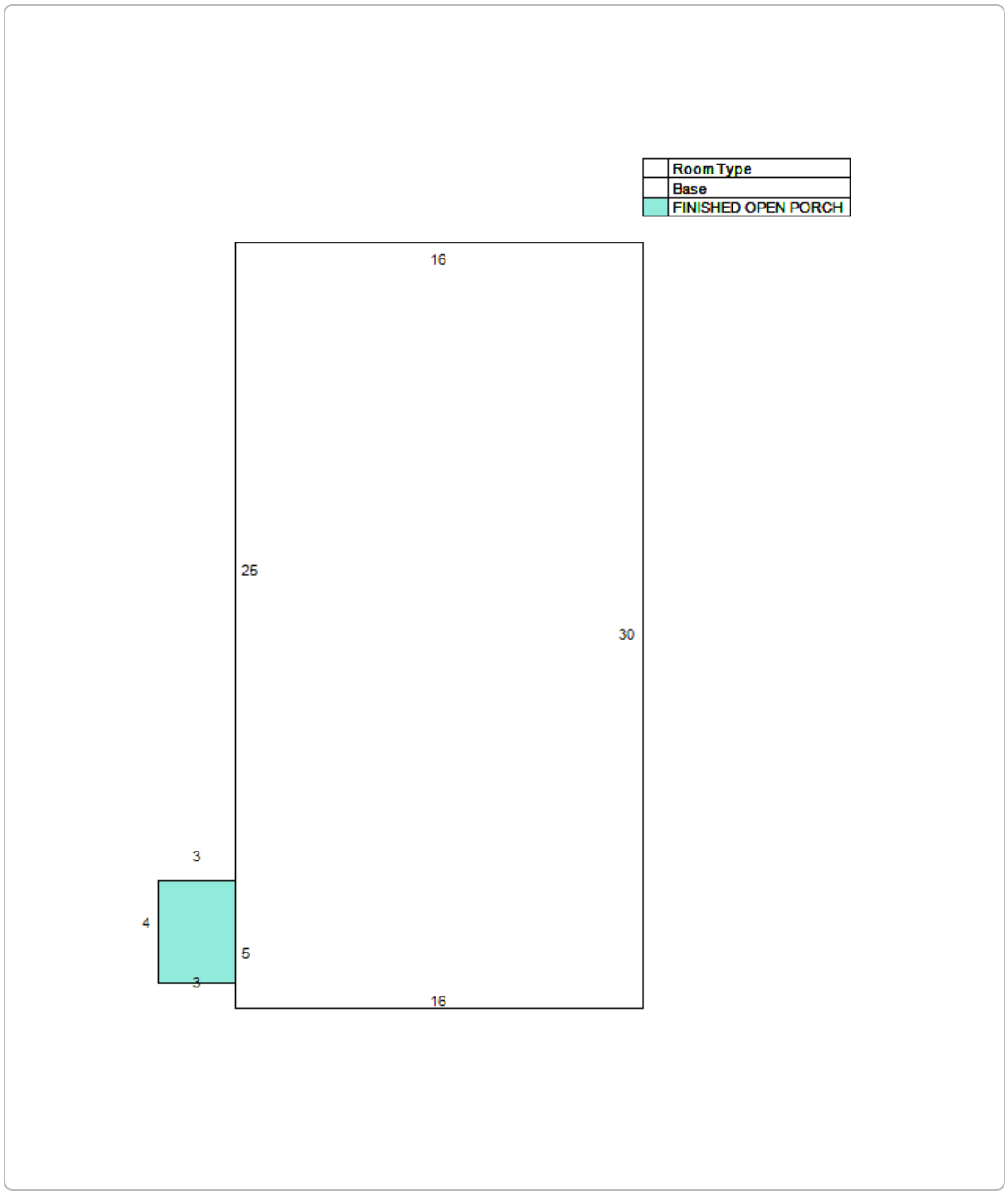
Building 2
Building Value $30,060
Year Built 1928
Actual Area 492
Conditioned Area 480
Use Single Family Residence
Style 01
Exterior Wall Aluminum Vinyl

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Sheet Vinyl
Interior Wall Drywall
Heating Type None
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	480
FINISHED OPEN PORCH	12
Total SqFt	492

Sketch Information


Room Type
Base
FINISHED SCREEN PORCH
FINISHED OPEN PORCH
18
10
10
3
18
24
46
46
2
22
8
8
20



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		1305

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	90	150	13500	SF	$189,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/17/2024	7/16/2024	$275,000.00	WARRANTY DEED	5986	1374	U	I	BERGERON RONALD E,FREDA M	FBM HOLDINGS LLC
	4/1/1988	$36,500.00		780	290	Q	I		BERGERON RONALD E,FREDA M

No data available for the following modules: Exemption Information.

Attachment 4:
Survey of 101 and 105 Masters Drive

MAP SHOWING BOUNDARY SURVEY OF

THAT PART OF LOT 87, AS DESCRIBED IN OFFICIAL RECORDS BOOK 113, PAGES 402 AND 403 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT PART OF LOT 87, AS DESCRIBED IN OFFICIAL RECORDS BOOK 113, PAGES 402 AND 403 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL OF LOT 89 AND THE SOUTH PART OF LOT 91, ALL IN BLOCK 59-F, WHITNEY'S SUBDIVISION OF RAVENSWOOD, AS RECORDED IN MAP BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK 59-F AT THE INTERSECTION OF THE NORTH LINE OF AVERY STREET WITH THE EAST LINE OF MASTERS DRIVE; THENCE NORTHERLY ON THE EAST LINE OF SAID MASTERS DRIVE, 137.1 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTHERLY ON SAID EAST LINE OF MASTERS DRIVE 96.10 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY FOR ETHEL'S DAY CARE CENTER, INC., AS DESCRIBED IN OFFICIAL RECORDS BOOK 740, PAGE 0705 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID SOUTHWEST CORNER BEING ALSO THE SOUTH LINE OF THE NORTH 29 FEET OF LOT 91; THENCE EASTERLY ON SAID SOUTH LINE OF THE NORTH 29 FEET OF LOT 91, A DISTANCE OF 150.00 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EAST LINE OF MASTERS DRIVE, BEING ALSO THE EAST LINE OF SAID LOTS 91, 89 AND 87, A DISTANCE OF 100.46 FEET; THENCE WESTERLY, 150.06 FEET TO THE POINT OF BEGINNING. ALL OF LOT 89 AND THE SOUTH PART OF LOT 91, ALL IN BLOCK 59-F, WHITNEY'S SUBDIVISION OF RAVENSWOOD, AS RECORDED IN MAP BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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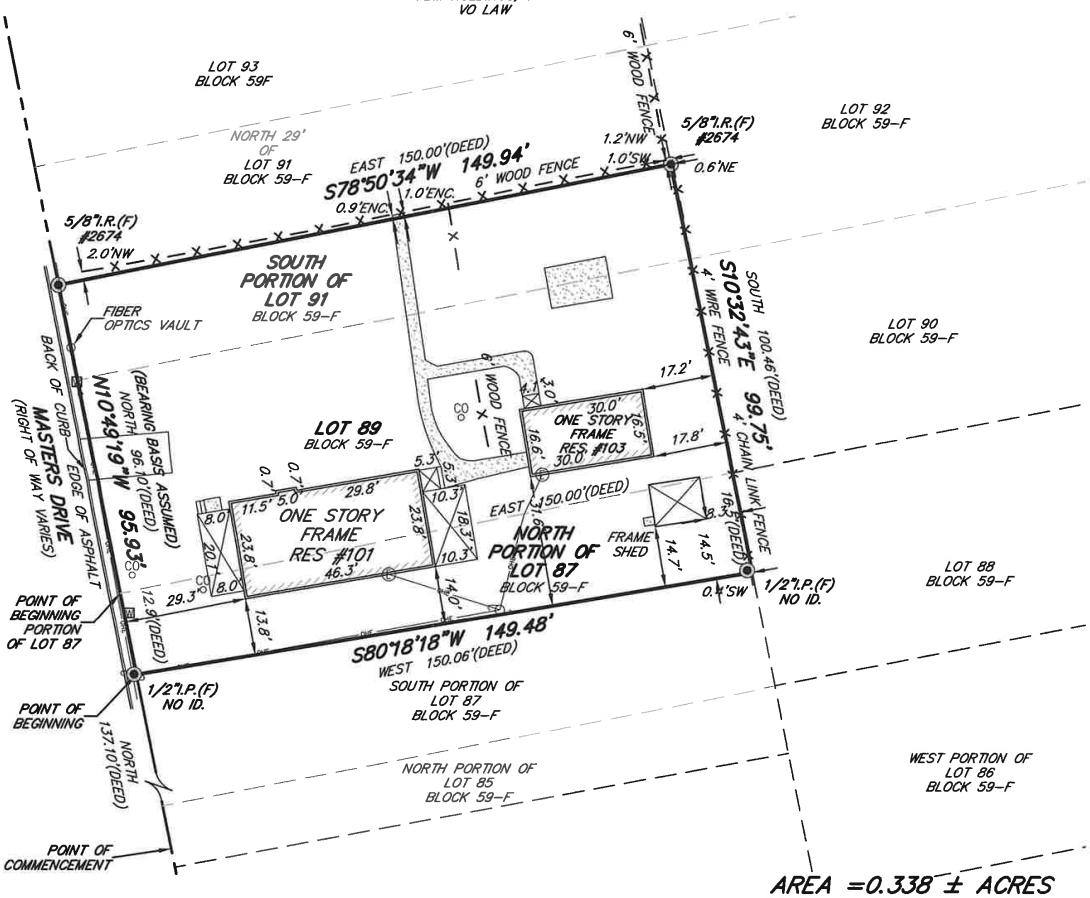
CERTIFIED TO:
FBM HOLDINGS, LLC
VO LAW



AREA =0.338 ± ACRES
OR 14,742 ±, sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

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

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	WM	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM #4620)	W	– WELL
	– WOOD POWER POLE	TYP.	– TYPICAL
-OHE-	– OVERHEAD ELECTRIC	E	– ELECTRIC METER
CONC.	– CONCRETE	C/O	– CLEANOUT
ENC.	– ENCROACHMENT		

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314J effective date: 12/07/2018 , the property described hereon appears to lie in Zone X
- Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF MASTERS DRIVE N 10°49'19" W (ASSUMED)
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
24-0492	08/21/2024	1" = 30'	832/50	N.H.F.	R.J.B.

TYPE: BOUNDARY

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

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

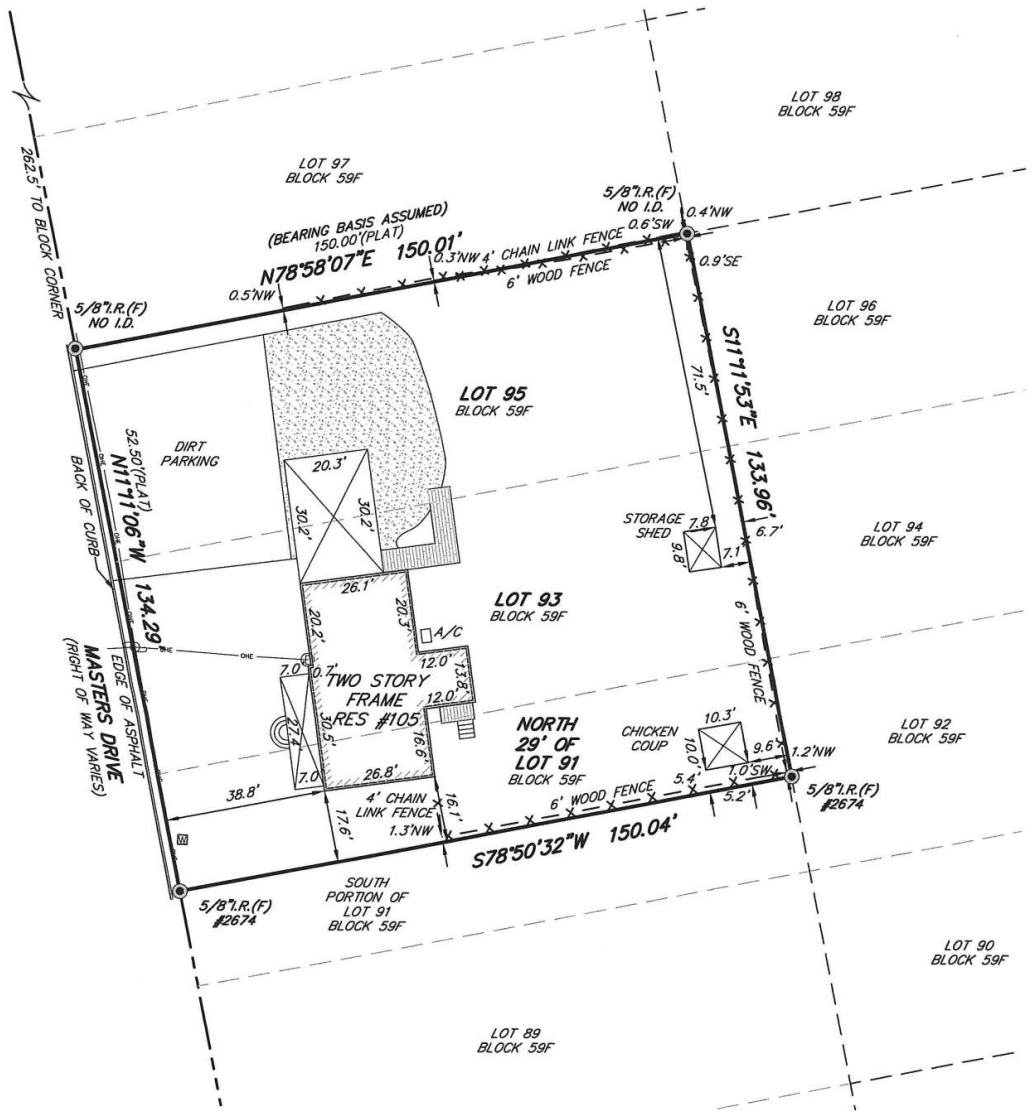
NICHOLAS H. FRANKLIN, P.L.S. 4620

xx/xx/xx

MAP SHOWING SURVEY OF

LOTS 95, 93 AND THE NORTH 29 FEET OF LOT 91, BLOCK 59F WHITNEYS SUBDIVISION PART OF RAVENSWOOD AS RECORDED IN MAP BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
FBM HOLDINGS LLC
BARWICK BANKING COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHNS LAW GROUP



LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	(W)	– WATER METER
I.P.(F)	– IRON PIPE FOUND	CONC.	– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM #4620)	(W)	– WELL
	– WOOD POWER POLE	TYP.	– TYPICAL
-OHE-	– OVERHEAD ELECTRIC		– WOOD DECK
CONC.	– CONCRETE	(E)	– ELECTRIC METER

AREA =0.46 ± ACRES
OR 20,100 ±, sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
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- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
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- According to the Federal Emergency Management Agency FIRM Map No: 12S145-0314J effective date: 12/07/2018 , the property described hereon appears to lie in Zone X
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-1014	08/27/2021	1" = 30'	794/36	N.H.F.	R.J.B.

TYPE: BOUNDARY

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

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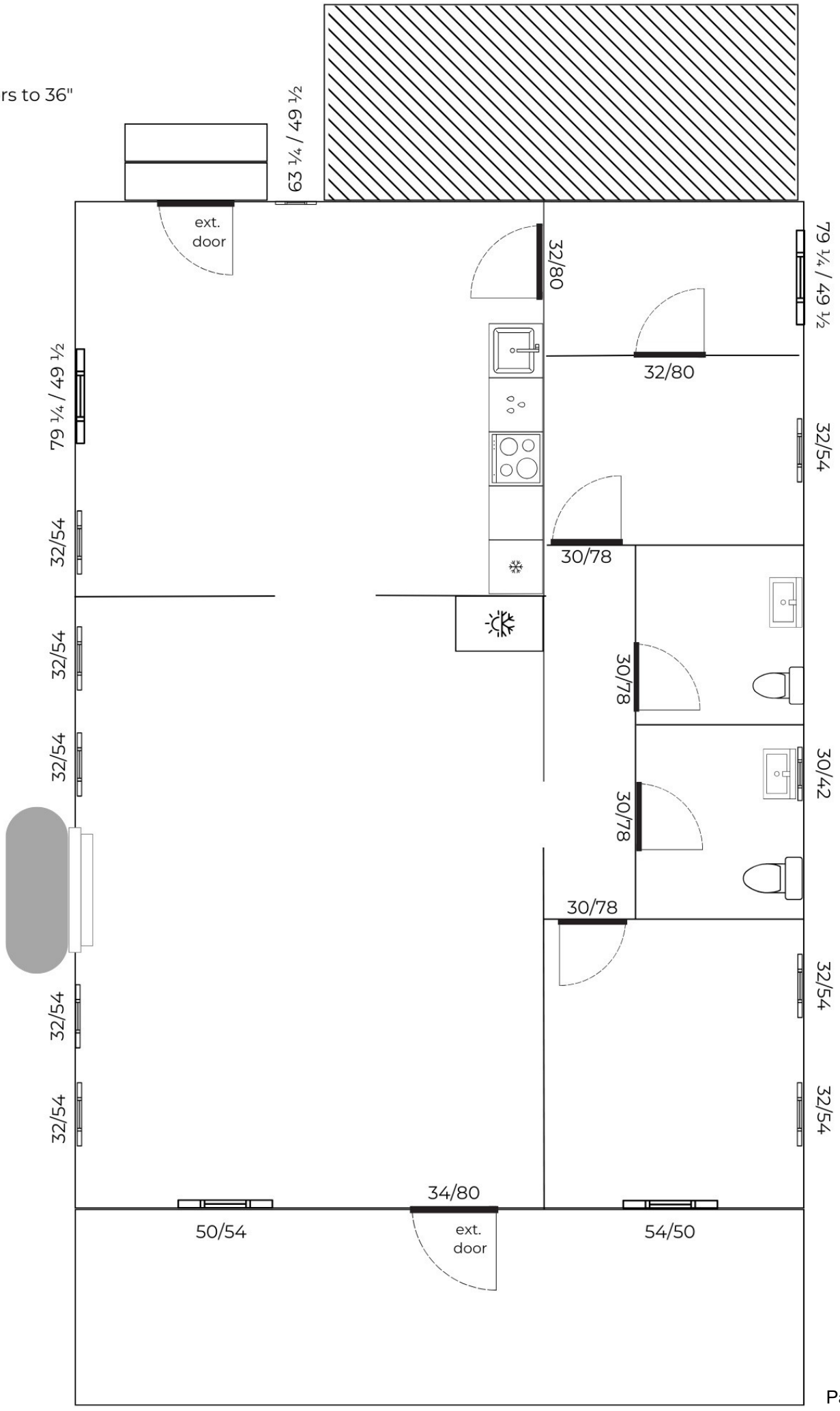
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Attachment 5:
Proposed Floor Plan

All doors to 36"



Attachment 6:
Sunbiz.org Information



Detail by Entity Name

Florida Limited Liability Company
FBM HOLDINGS,LLC

Filing Information

Document Number	L17000149255
FEI/EIN Number	82-2146599
Date Filed	07/12/2017
State	FL
Status	ACTIVE

Principal Address

206 17TH STREET
ST AUGUSTINE, FL 32084

Changed: 06/10/2020

Mailing Address

PO Box 589
ST AUGUSTINE, FL 32085-0589

Changed: 04/27/2018

Registered Agent Name & Address

SHEILS, JAMES N
206 17TH STREET
ST AUGUSTINE, FL 32084

Address Changed: 04/30/2024

Authorized Person(s) Detail

Name & Address

Title MGR

SHEILS, JAMES N
206 17TH STREET
ST AUGUSTINE, FL 32084

Title MGR

Sheils, Jamie
206 17TH STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	04/30/2024
2025	03/21/2025

Document Images

03/21/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
06/10/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
07/12/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 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 have been uprooted. This is inconsistent with the tree removal and mitigation plan outlined in the current PUD which 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."

This application was last heard at the April 1, 2025, Planning and Zoning Board (PZB) regular meeting resulting in a continuance. [LINK TO MEETING FILES]

Sec. 28-289. - Procedures, application requirements and narrative PUD text. [LINK TO CODE SECTION]

(c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

a. Permit a creative approach to the development of land; and
b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
c. Provide for an efficient use of land; and
d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
e. Provide an environment of consistent character compatible with surrounding areas; and
f. Retain property values over the years.

Staff Analysis & Recommendation

Based on Sec. 28-289 of the City'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 requests that in order 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 prior to a Board recommendation.

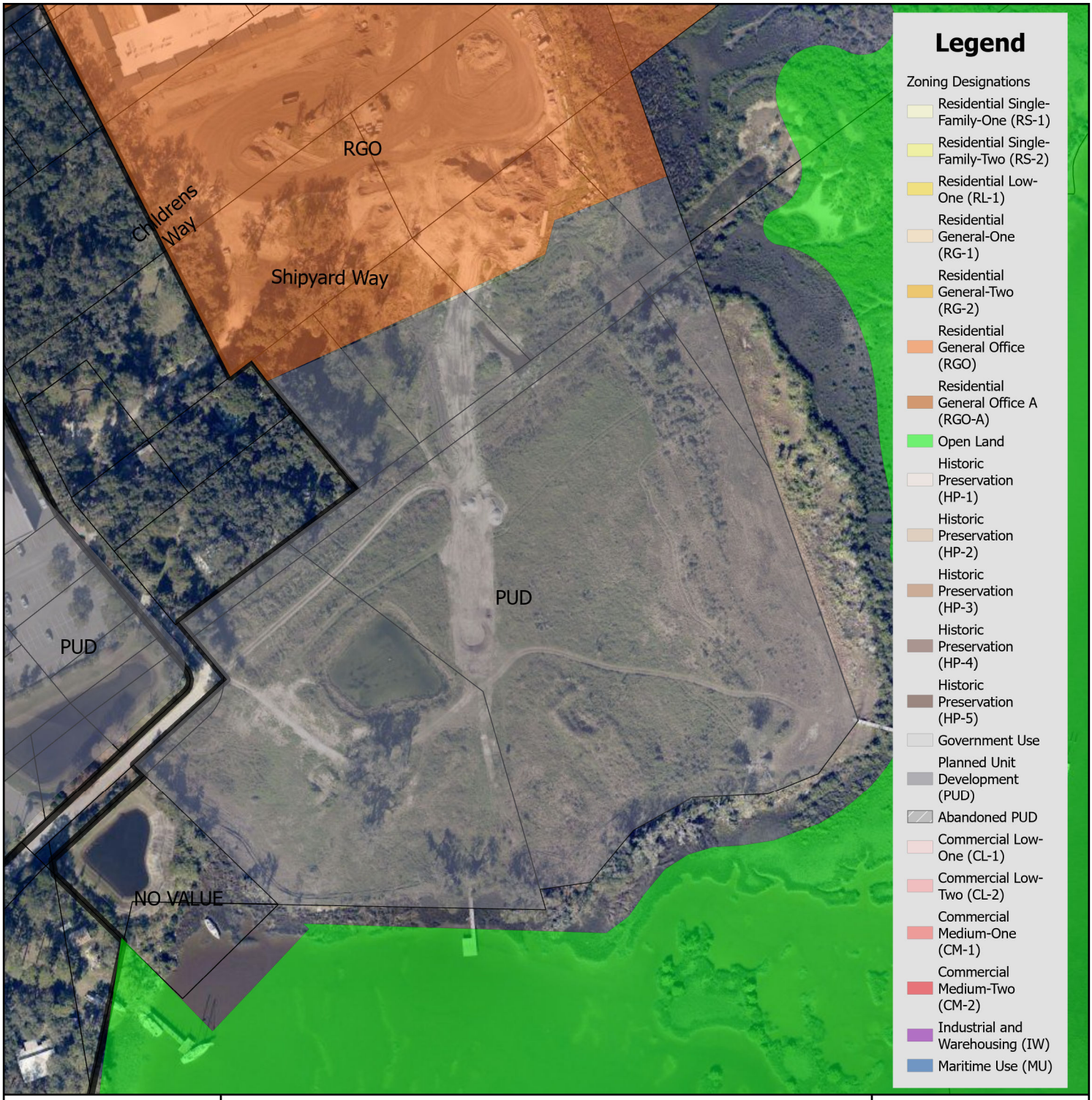
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Redlined Windward Shipyard Planned Unit Development Text
5. Proposed Tree Mitigation Plan

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

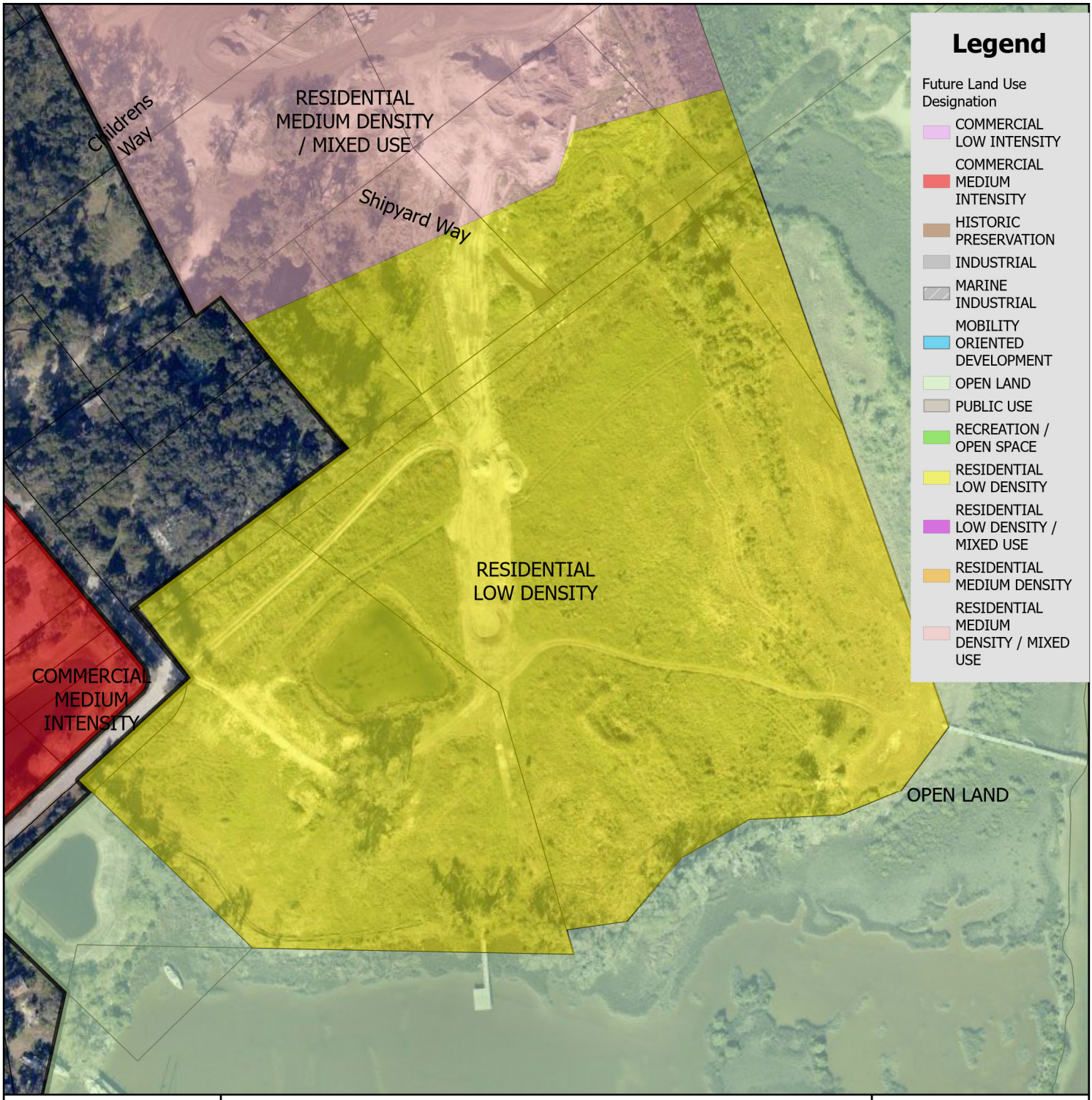
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

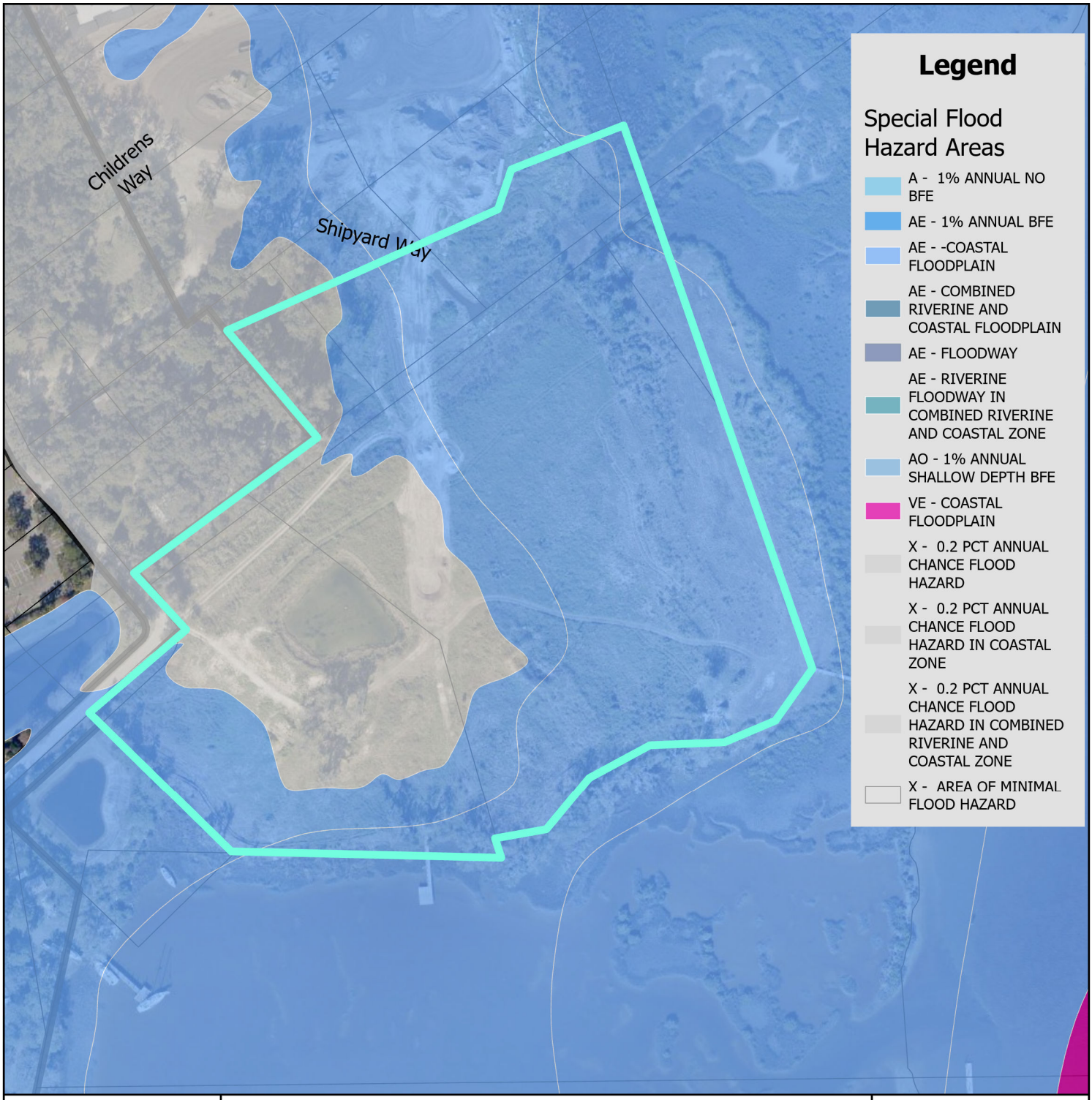
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet


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

DISCLAIMER
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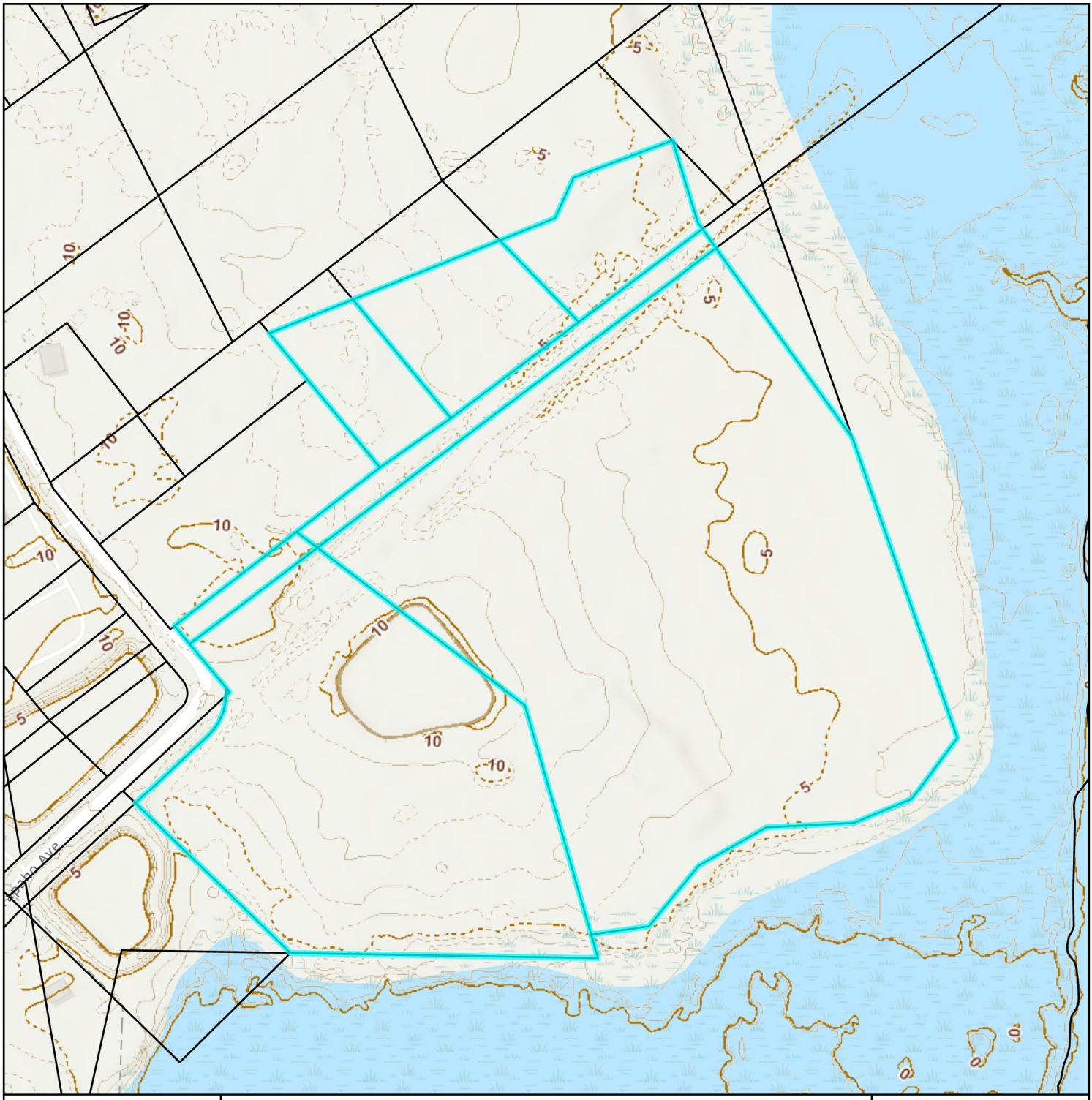
2025

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

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: 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.

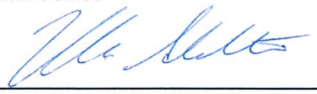
_____

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 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	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 4:

Redlined Windward Shipyard Planned Unit Development Text

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 April 17, 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 Property and a nearby site with St. Johns County Parcel Identification No. 134340-0000 (the "Shipyard Parcel")~~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, removal and mitigation plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation/Mitigation Plan**"). Plant notes are contained on the Tree Relocation/Mitigation Plan.

The owner of the Property shall be responsible for planting 19 new Southern live oak (*Quercus virginia*) trees, a minimum of eight (8) inches diameter at basil height ("**DABH**"), on the Property in the locations depicted on the Tree Relocation/Mitigation Plan. Such planting shall be done prior to the City's

approval of as-built construction plans for the Property. In the event one or more of the 19 planted trees dies due to reasons not related to acts of God such as hurricanes, fires and others, the owner of the Property shall be responsible for replacing each dead tree in its then-existing location or a new location within the Property. The tree removal and replacement must be done within 90 days of the tree being determined by a Certified Arborist to be dead. The City's remedy for the Property owner's default of the tree removal and replacement requirements set forth in this paragraph shall be for the City to withhold any local government development permits for the Property until the default is cured by the owner of the Property. Following build-out of the residential units on the Property, the homeowners' association created for the Property shall have the legal obligation to replace any of the dead trees, pursuant to the requirements of this paragraph.

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

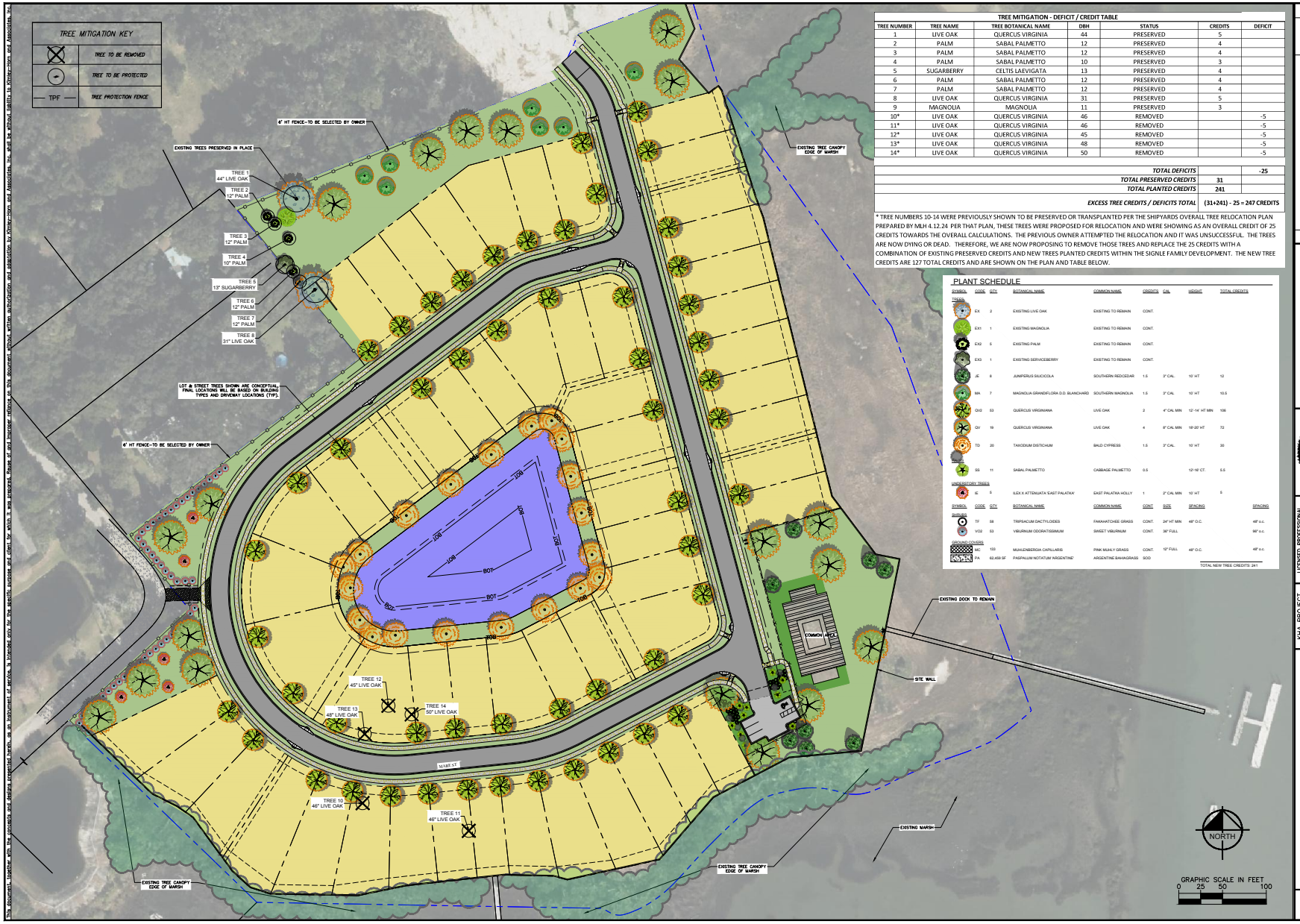
Exhibit "C"

Tree Relocation/Mitigation Plan

Exhibit "D"

Conservation Overlay Zone Plan

Attachment 5:
Proposed Tree Mitigation Plan



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
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

Kimley»Horn
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12740 GATEWAY DRIVE, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MATTHEW A. JURNEY LA6666993 STATE OF FLORIDA

LICENSED PROFESSIONAL
LA6666993
MATTHEW A. JURNEY
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT
DATE
MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: HEM
CHECKED BY: MAJ

No.	REVISIONS	DATE	BY

TREE MITIGATION PLAN
TOLL BROTHERS
SHIPYARDS SINGLE FAMILY
CITY OF ST AUGUSTINE FLORIDA

SHEET NUMBER
TM-100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 6, 2025	8.b.	PZB2025-0034
Request	**Address**	**Parcel ID**
Rezoning	36 Granada Street	203240-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE] 203230-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	James McGarvey c/o Real Estate Development
Owner:	James McGarvey c/o Real Estate Development & 36 Granada, LLC
Property Class: (St. Johns County Property Appraiser)	2100 – Restaurants & Cafeterias 2810 – Parking Lots
Future Land Use Designation:	Commercial Low Intensity Residential Medium Density
Zoning Designation:	36 Granada Planned Unit Development: PUD (Ordinance No. 2024-04)
Acreage:	0.75
Neighborhood:	Lincolnville
Archaeological Zone:	IIIA

Request Summary

This application is categorized as a rezoning request but is simply an amendment of the existing 36 Granada Planned Unit Development: PUD (Ordinance No. 2024-04). A brief summary of the proposed modifications may be found below.

Information from Submitted Application	
Proposed Amendment	Justification
"Omit the 'Old Feed Store' from the DeSoto elevation of building."	"The building is not historic, nor is it in the historic district. 'Feed Store' image does not relate to the building in any way"
Modify "all references to the Land Development Code and Parking Code shall imply 'as modified from time to time.'"	"Simply providing language to provide for updates to these codes and laws as time passes."

On Page 8 of the PUD text "f. Parking: Parking will be provided onsite and will meet the requirements of the City's 2020 Land Development Regulations." has now been modified to include "AS AMENDED FROM TIME TO TIME"

Page 8 of the PUD text also contains the following:

Signage: Project signage will be categorized as Commercial Zone 1, the requirements for which are set forth in Section 3-66(c) of the Code. Notwithstanding, the Owner shall paint the historic sign shown on the attached elevations on one side of the building, which shall not be counted against the maximum number of square feet of signage permitted under the Code, because it is for historical and decorative purposes and does not advertise any business located in the building. The size, location and scope of this historic sign is shown on the attached elevations.

While the applicant has submitted modified elevations for Exhibit B: Elevations and Site Plan, the language on Page 8 may need to be amended.

Figure 1. The screenshot to the right is of the March 11, 2024, City Commission meeting minutes. Specifically, from the second reading of proposed amendments for the existing design of the building at 36 Granada Street.

David Repass spoke on behalf of the applicant and reviewed the patio changes. He said the intent was to keep as much history as possible.

Commissioner Horvath said having the original feedstore sign on the façade was important. She asked for that information to be relayed to the owner.

Mr. Repass said he thought that was the intent.

Commissioner Blonder stated that was what the Commission and the applicant had agreed upon.

Mr. Birchim advised the PUD narrative referenced the original feedstore signage and as indicated in the sign code the feedstore sign could be painted on one side of the building. He said if the original mural was removed, it was allowed to be recreated on any elevation of the building.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2024-04 on second reading. The motion was SECONDED by Commissioner Horvath.

Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

Sec. 28-289. - Procedures, application requirements and narrative PUD text. [LINK TO CODE SECTION]

(c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

a. Permit a creative approach to the development of land; and
b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
c. Provide for an efficient use of land; and
d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
e. Provide an environment of consistent character compatible with surrounding areas; and
f. Retain property values over the years.

Staff Recommendation

Based on Sec. 28-30 of the City's Code, the Planning and Zoning Board (PZB) 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]

Given the scale and complicated nature of PUDs and based on Sec. 28-289 of the City's Code, the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission.

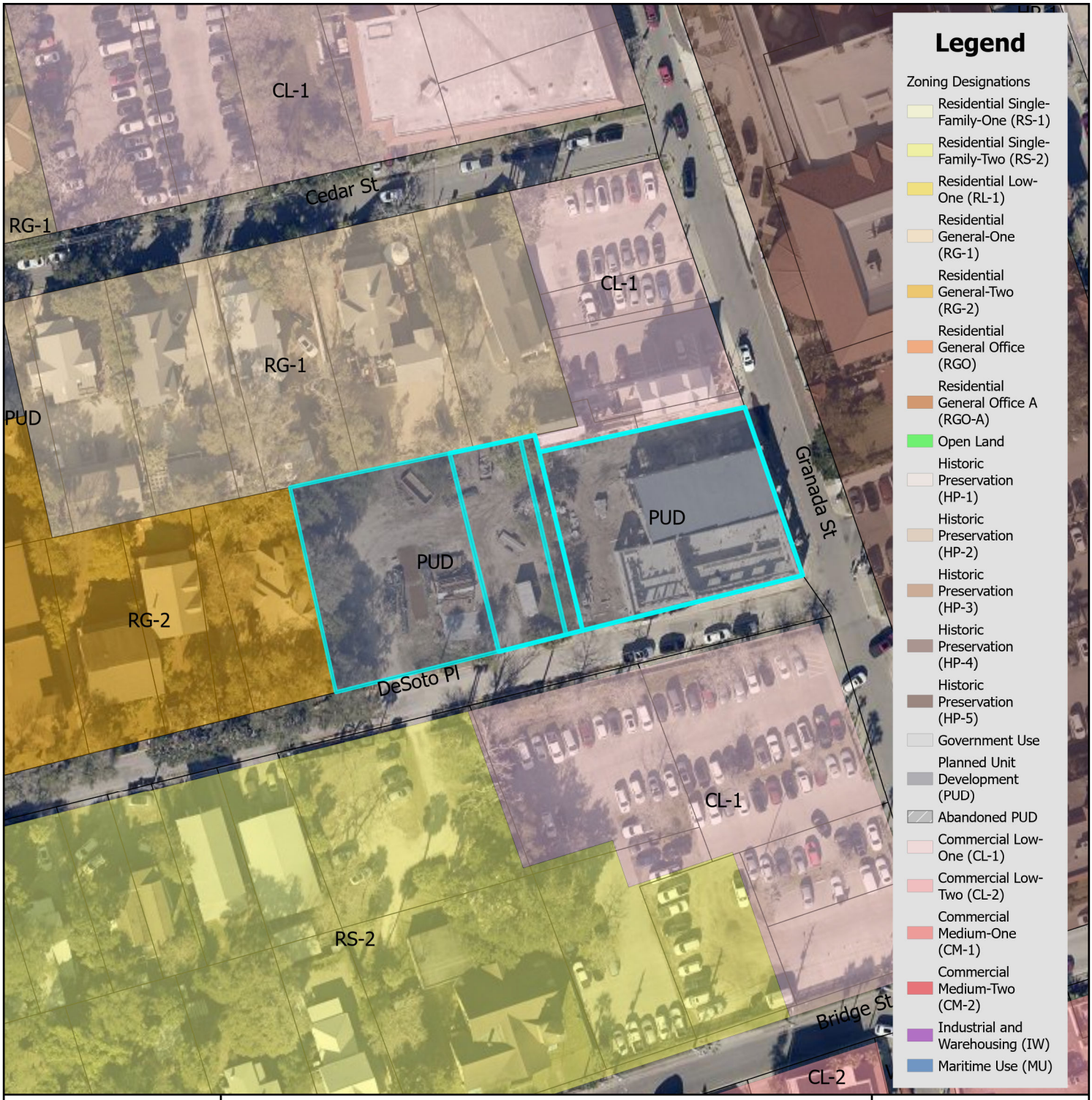
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Ordinance No. 2024-04; Amended 36 Granada Planned Unit Development: PUD
5. Proposed Amendment to PUD Text Language
6. Proposed Amendment to DeSoto Place Building Elevation

Staff Report prepared by:

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

Attachment 1:
Site Maps & Photos



Zoning Map

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

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

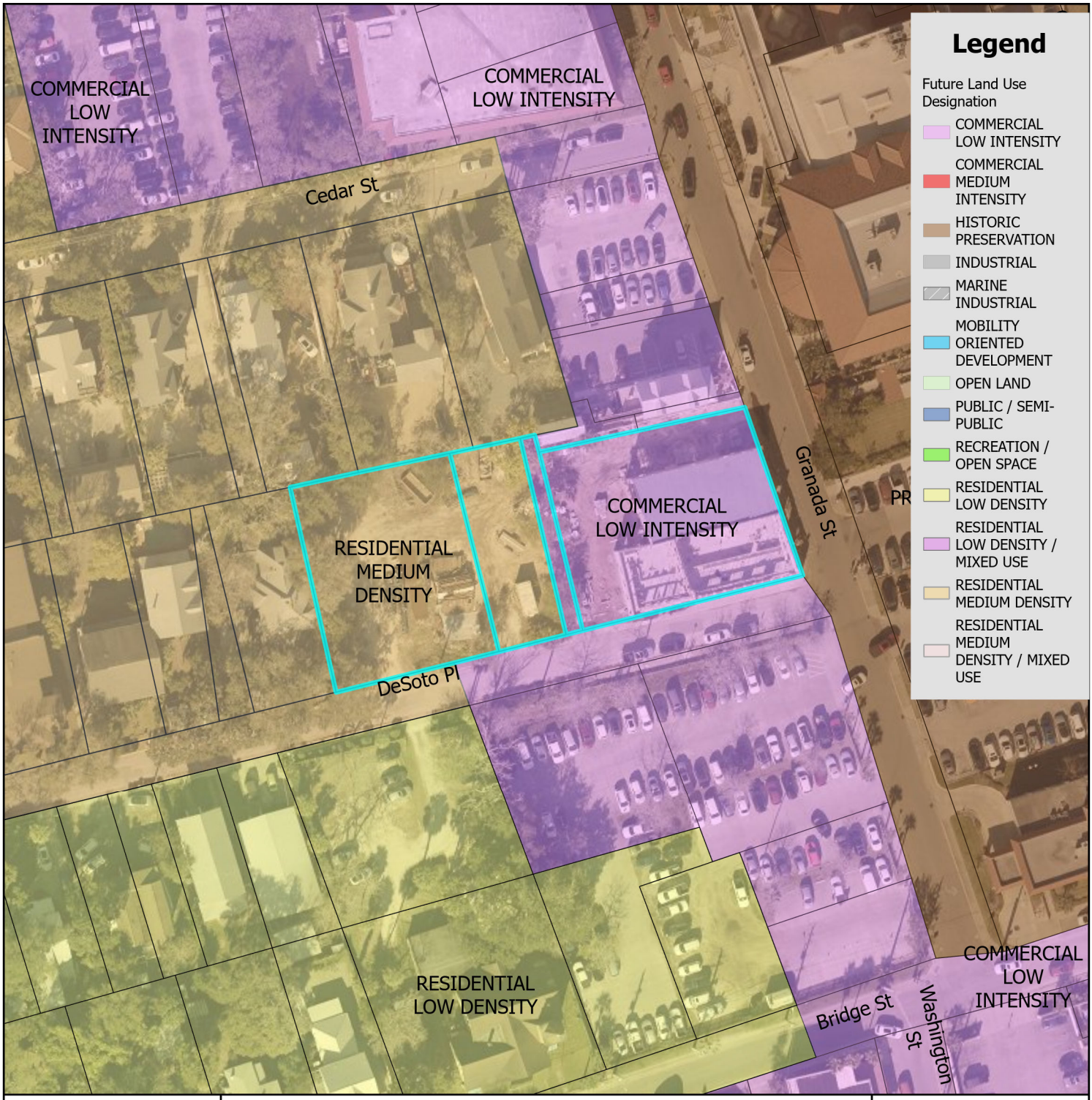
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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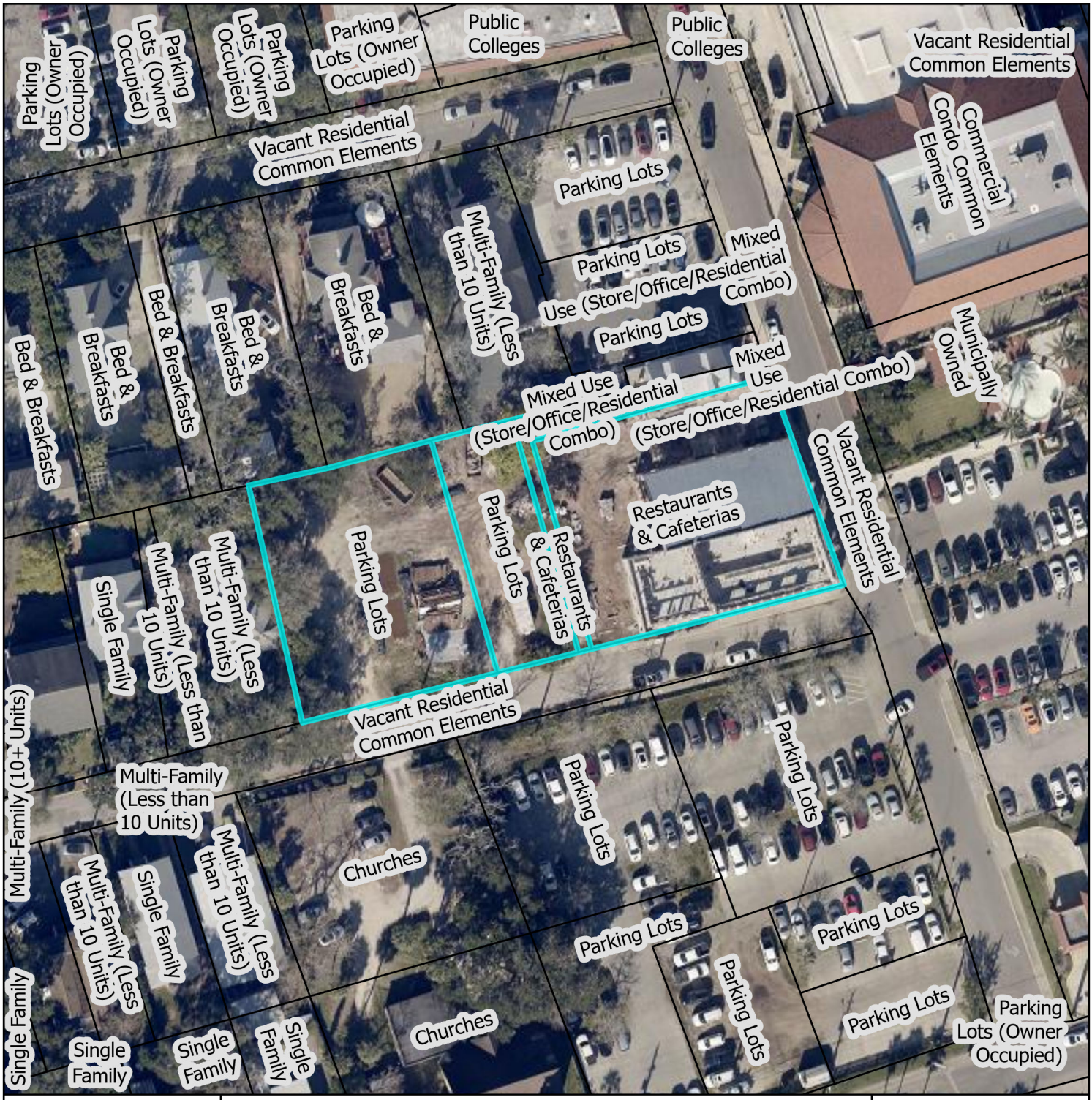
2025

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

N

0 0.01 0.01 Miles

0 40 80 Feet

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

DISCLAIMER
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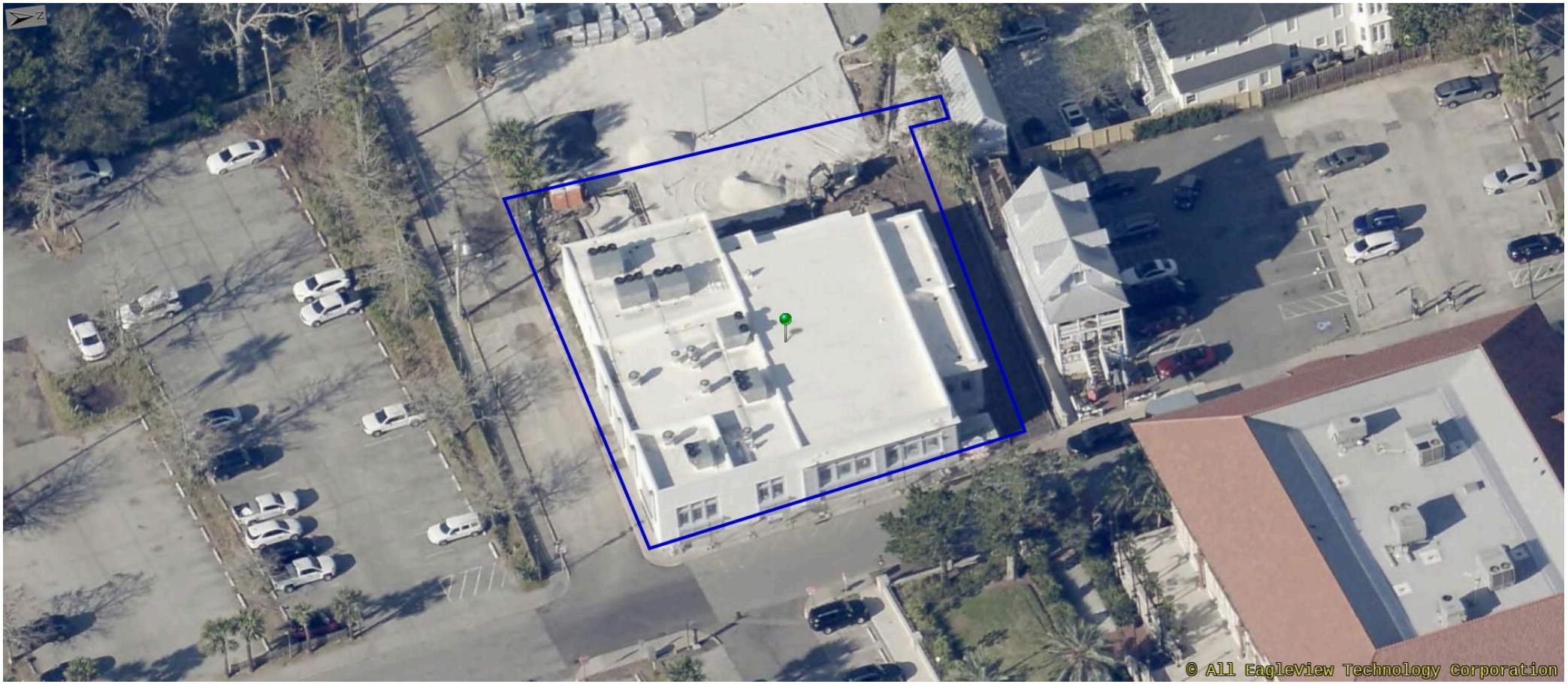
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

36 Granada Street



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
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.

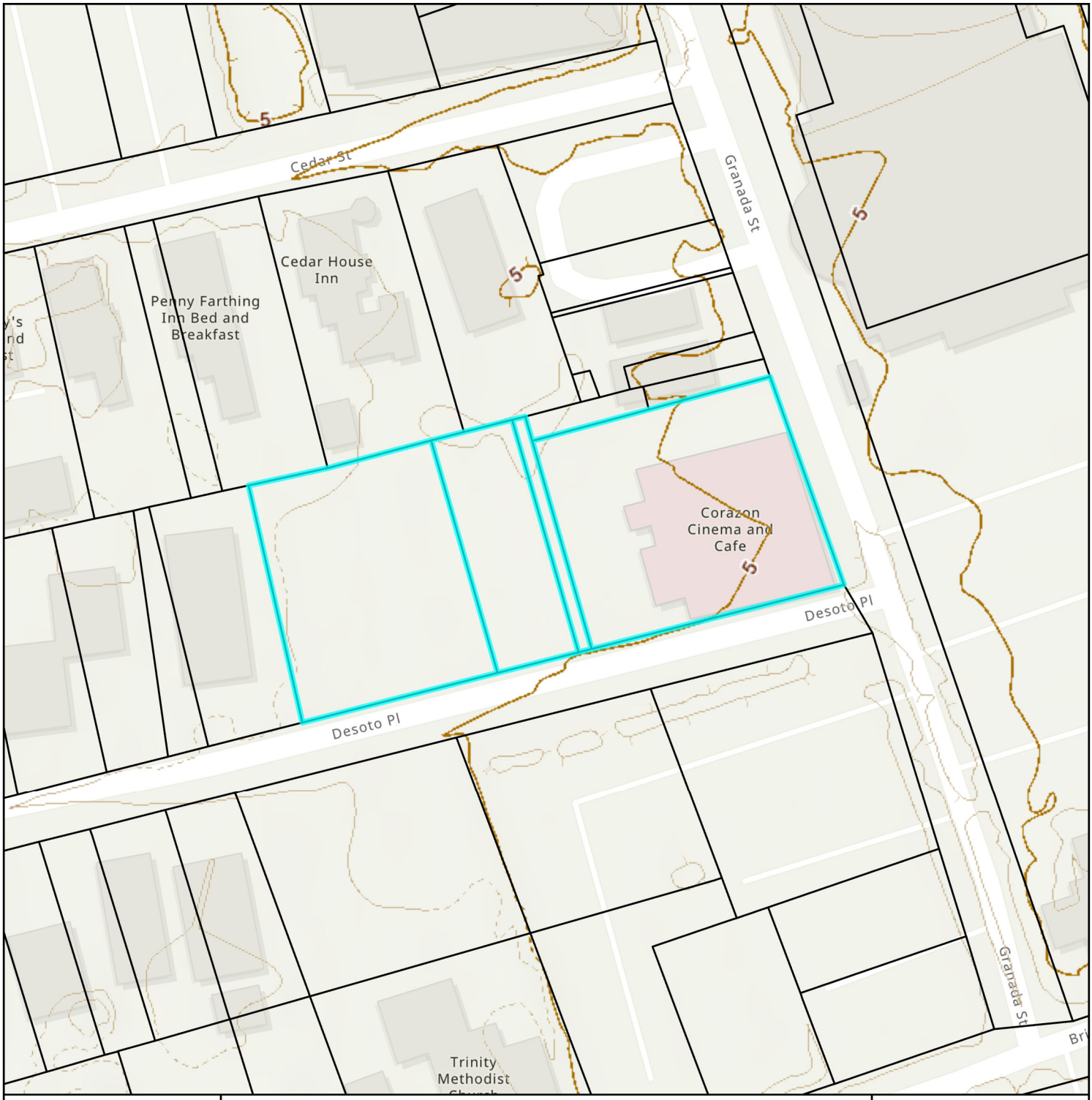
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Elevation Map

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

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: James McGarvey Contact Number: 9045099062
   Business (*if applicable*): Real Estate Development
   Address: 1102 A1A North #102 City: Ponte Vedra Beach State: Fl Zip: 32082
   E-Mail Address: jay@mcgarveycommunities.com

2. NAME OF PROPERTY OWNER: 36 Granada, LLC Contact Number: 9045099062
   Business (*if applicable*): Real Estate Development
   Address: 1102 A1A North #102 City: Ponte Vedra Beach State: Fl Zip: 32082
   E-Mail Address: jay@mcgarveycommunities.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: see attachment Block:_____
   Subdivision:_____ Parcel Number:_____

4. PROJECT STREET ADDRESS: 36 Granada St

5. SPECIFIC PROPOSED USE: Resraurant

6. ACTION REQUESTED:
   ☐ Conservation Zone Development ☐ Appeal of Staff Determination
   ☐ Exception ☐ Land Use Plan Amendment
   ☐ Variance ☐ Rezoning
   ☒ Other: Omit misleading image of 'old feed store' on buioding exterior. Provide history of building uses on interior.

7. DESCRIPTION OF ACTION REQUESTED: 1.Omit "Old Feed Store" from De Soto elevation of building. Provide a "Historic Chronology" of uses of the building in pictures and words to be displayed inside the building.

   2. All references to the Land Development Code and Parking Code shall imply "as modifiesd from time to time".

8. JUSTIFICATION FOR ACTION REQUESTED: 1.The building is not Historic, nor is it in the Historic District. "Feed Store" image does not relate to the building in any way.

   2. Simply providing language to provide for updates to these codes and laws as time passes.

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.

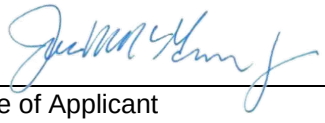
_____

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 — April 4, 2025 — Date



Signature of Property Owner — April 4, 2025 — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

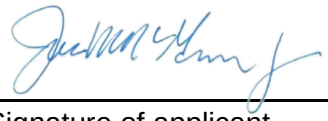
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

James McGarvey

Print name of applicant



Signature of applicant

April 4, 2025

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 36 Granada St

Applicant's Name: James McGarvey Applicant's Signature: _____

Owner's Name: 36 Granada, LLC Owner's Signature: _____

Attachment 3:

St. Johns County Property Appraiser Report

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	2032400000
Location	36 GRANADA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Theatre COSA (COM) (610.26)
Tax Description*	CITY OF ST AUGUSTINE BLK 46-J E7FT OF LOT 8 & S113FT OF LOT 9 - 113FT ON GRANADA ST OR5184/843 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.340
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Skip to main content

Owner information

Owner Name	36 Granada LLC 100%
Mailing Address	77 ALMERIA ST SAINT AUGUSTINE, FL 32084-0000

St. Johns County, FL

Map



Historical Assessment Information

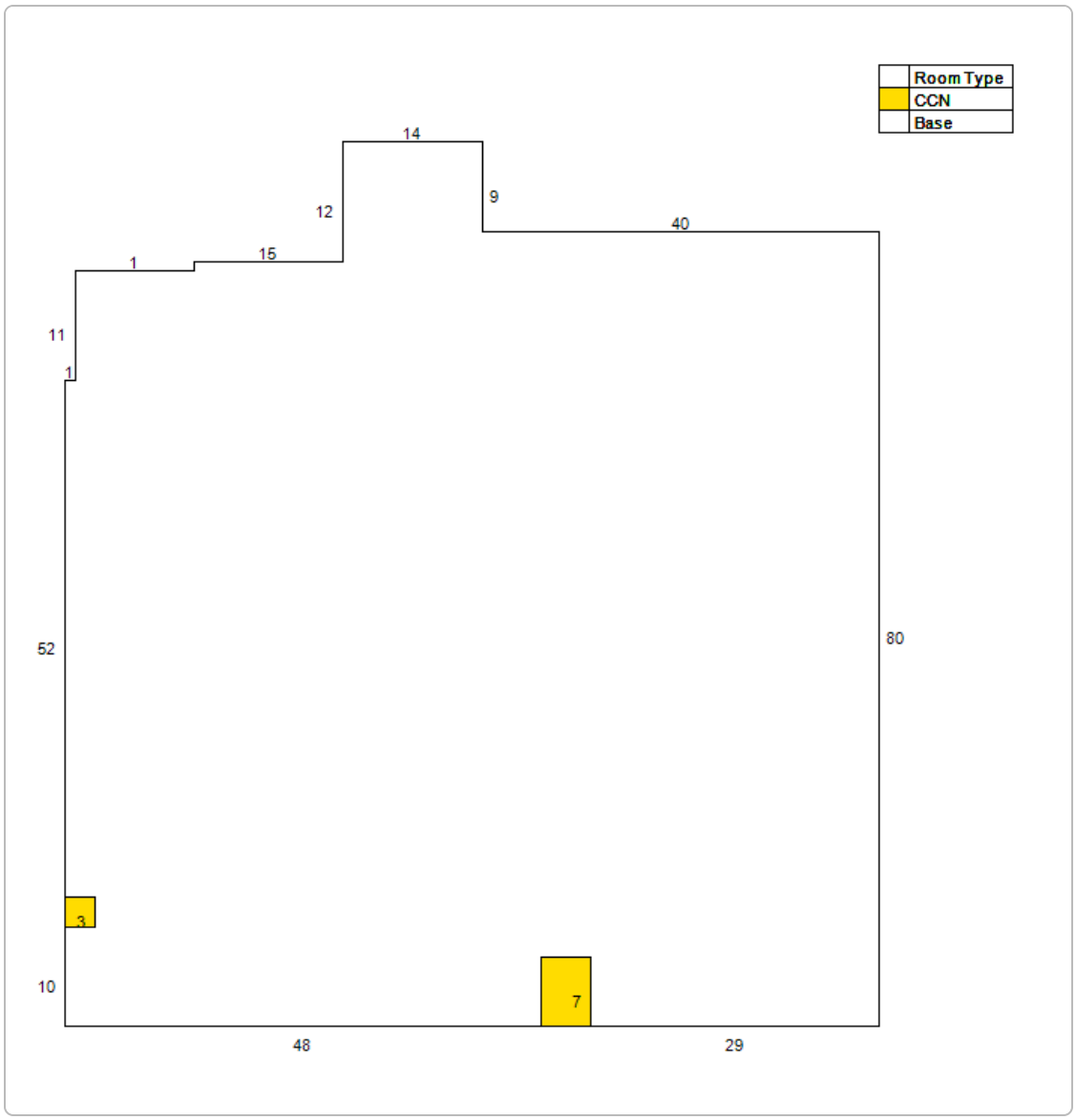
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$223,048	$1,075	$751,100	$0	$0	$975,223	$958,559	$16,664	$958,559
2023	$224,772	$1,142	$751,100	$0	$0	$977,014	$871,417	$105,597	$871,417
2022	$190,911	$406	$600,880	$0	$0	$792,197	$792,197	$0	$792,197
2021	$505,169	$406	$450,660	$0	$0	$956,235	$781,961	$174,274	$781,961
2020	$410,028	$406	$300,440	$0	$0	$710,874	$710,874	$0	$710,874
2019	$407,259	$406	$300,440	$0	$0	$708,105	$708,105	$0	$708,105
2018	$439,689	$446	$300,440	$0	$0	$740,575	$740,575	$0	$740,575
2017	$439,689	$446	$300,440	$0	$0	$740,575	$740,575	$0	$740,575
2016	$451,735	$446	$300,440	$0	$0	$752,621	$752,621	$0	$752,621
2015	$490,176	$446	$300,440	$0	$0	$791,062	$791,062	$0	$791,062
2014	$449,360	$0	$300,440	$0	$0	$749,800	$319,541	$430,259	$319,541

Building Information

Building 1
Building Value $472,010
Year Built 1880
Actual Area 6578
Conditioned Area 6534
Use Restaurants & Cafeterias
Style 04
Exterior Wall Concrete Stucco
Roof Cover Modular Metal, Roll Composite
Roof Structure Rigid Frame
Interior Flooring Concrete Finish, Vinyl Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	6534
FINISHED CANOPY	9
FINISHED CANOPY	35
Total SqFt	6578

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		360
Concrete Paving - Under 8" (COM)		648

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	113	140	15022	SF	$751,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2021	2/16/2021	$1,500,000.00	WARRANTY DEED	5184	843	Q	I	KABO INVESTMENTS LLC	36 GRANADA LLC
5/27/2014	5/23/2014	$1,000,000.00	TRUSTEES DEED	3883	507	Q	I	BABY'S FAMILY TRUST D: 1-1-05 BY PIERCE RENEE L TRUSTEES	KABO INVESTMENTS LLC
	2/3/2005	$100.00	WARRANTY DEED	2377	1238	U	I	PIERCE KENNETH L & EUNICE B	NEYBERT KENNETH G & PIERCE RENEE L TRUSTEES
	12/1/1982	$100,000.00		565	766	U	I		PIERCE KENNETH L,EUNICE B
	1/1/1977	$0.00		325	349	U	I		

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

Attachment 4:

Ordinance No. 2024-04; Amended 36 Granada Planned Unit Development: PUD

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY .75 ACRES OF PROPERTY LOCATED AT 36 GRANADA STREET (PID# 203240-0000) AND 8 DE SOTO PLACE (PID# 203230-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD) INCLUDING A REVISED FLOOR PLAN AND ELEVATION DRAWINGS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately .75 acres located at 36 Granada Street (PID# 203240-0000) and 8 De Soto Place (PID# 203230-0000), in the City of St. Augustine, being more fully described herein, should amend the zoning classifications;

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

Section 1. The following described property, containing approximately .75 acres located at 36 Granada Street (PID# 203240-0000) and 8 De Soto Place (PID# 203230-0000), in the City of St. Augustine, is hereby amended from the existing Planned Unit Development (PUD) classification to a new as amended Planned Unit Development (PUD) including a revised floor plan and elevation drawings, as more fully described in the attached legal description, Exhibit “A”.

Section 2. The City Planning and Building Director is hereby authorized and directed to amend the zoning map for the City of St. Augustine, Florida to reflect the zoning classification assigned to the above-described lands.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. This ordinance shall be effective ten (10) days after passage, pursuant to s. 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this 11th day of March, 2024.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2024-04
BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE **SECOND READING** OF **ORDINANCE 2024-04**. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, MARCH 11, 2024**, BEGINNING AT 5:00 P.M. AT 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY .75 ACRES OF PROPERTY LOCATED AT 36 GRANADA STREET (PID# 203240-0000) AND 8 DE SOTO PLACE (PID# 203230-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD) INCLUDING A REVISED FLOOR PLAN AND ELEVATION DRAWINGS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

NOTICES:

Related documents may be requested via the City Clerk's Office, CityClerk@citystaug.com, (904) 825-1007, City Hall, Lobby B, 2nd Floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays. In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission 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 notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

March 1 2024
LSAR0067042

LOCALiQ
FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

City Of St Augustine
City Of St Augustine
Po Box 210
Saint Augustine FL 32085-0210

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

03/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/01/2024

Legal Clerk

Notary, State of WI, County of Brown 8.25.26

My commission expires

Publication Cost:	$100.64	
Order No:	9896872	# of Copies:
Customer No:	762766	1
PO #:	LSAR0067042	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

36 Granada Planned Unit Development

City of St. Augustine, Florida

REVISED APRIL, 2022

Team Roster

Owner/Applicants:

36 Granada, LLC
77 Almeria St.
St. Augustine, FL 32084

Architect:

Cronk Duch Architects
124 Diego Island Ct.
St. Augustine, FL 32095
(904) 626-3452

Legal/Authorized Agent for Owners:

Gary B Davenport, P.A.
212 S. Shadowwood Dr.
St. Augustine, Florida 32086
(904) 669-3186

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" - Site Plan and Landscape Plan

36 GRANADA PLANNED UNIT DEVELOPMENT MODIFICATION TEXT

A. Purpose and Intent

The reason for this Modification is to attenuate, as much as possible, the excessive flooding that occurs in St. Augustine, and in particular, along Granada Street. To accomplish this, the existing building will be renovated and the interior floor raised approximately 30". The renovation will be extensive, and will result in a much more resilient building able to withstand the high tide rain events and flooding that would otherwise close the operation of said building, and cause continued construction along Granada and interruptions to the surrounding neighborhoods. The uses and parking requirements will not change.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unity 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 by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This 36 Granada PUD text includes site-specific regulations to address the development of the Property. 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 at 36 Granada Street. The property has St. Johns County Parcel Identification No. 203240-0000 Parcel I and 203230-000 Parcel 2 (together the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**. The Property includes approximately .75 acres: .34 acres for Parcel 1 and .41 acres for Parcel 2, owned by 36 Granada, LLC (**36 Granada LLC**").

2. Owners and Agent

The owner of the Property is 36 Granada, LLC ("**Owner**"). The agent for the Owner is Gary B. Davenport, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roaster on Page 2.

3. History, Existing Approvals

The Future Land Use Map ("**FLUM**") designation of the Property is Commercial Low Intensity for Parcel 1 and Residential Medium for Parcel 2. The Property is zoned PUD. The existing building has been in place in some form since at least 1880 and has had many uses including a theater, restaurant, bar and feed store. The remaining land is currently intended for parking.

4. Summary of Proposed PUD Modification

The Owners are proposing to modify the current PUD for resiliency and flood protection. The interior floor has been raised approximately 30". Openings on the De Soto side of the building have been modified. All opening on the Granada side of the building have been closed, and the new entrances to the building will be accessed on the north side from an elevated deck. The Granada Street elevations have been modified to maintain the feel and patterns of other City buildings, and to create building resiliency. Three awnings have been added to the Granada side of the building. The three awnings previously planned for the De Soto side have been eliminated. Because the sidewalk along Granada is so narrow, the palm tree planters previously planned have been eliminated to make walking easier. Upon Modification the Property will include a maximum of 7400 square feet of retail/commercial space including all uses allowed within CL1 zoning category in addition to allowing all alcoholic beverages to be served on-site, limited to a SRX liquor license. A standalone bar shall not be permitted. Liquor sales for onsite consumption shall only be permitted in conjunction with a restaurant. Permitted uses including available seating in restaurants will be limited by the available parking onsite in compliance with the City parking Code. Amplified music shall not be permitted. Individual restaurant owners shall be responsible to organizing rideshare programs for their employees to reduce the impact of employee parking on the adjacent neighborhoods. Management of the business or businesses within the PUD shall provide employee incentives to encourage non-vehicular commuting by employees to the site, or rideshare options for the employees This plan for alternative methods of commuting to the site shall be memorialized by each business within the PUD. This plan must be provided to the City upon request for purposes of code enforcement. A bike rack will also be provided for securing employee and patrons' bicycles. Large group rentals of restaurants, such as weddings, shall not be permitted. Tattoo shops shall not be permitted.

The balance of the site will be limited to parking.

The net change in requesting this Modification will be a much more resilient and flood protected structure, while still maintaining the architectural integrity of the building. The uses allowed and the parking requirements will not change. This PUD Modification continues to allow a larger amount of restaurant seating than CL1 and allowing full alcohol service associated

with a restaurant with food service while limiting large group rentals, tattoo shops, amplified music and prohibiting bars.

A master development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"** (the "**Master Development Plan**"). City staff shall be permitted to approve minor deviations from the Master Development Plan.

The Property includes approximately .75 acres of uplands. There are no welnads on the Property.

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.

As set forth in Section B.3 above, the Property has FLUM designation of Commercial Low Density.

City Comprehensive Plan Future Land Use Element ("FLUE") states that Commercial Low Intensity (LC1) is intended to apply to those areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance form one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales, and service-related uses intended to serve local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

Future land Use Element Objective 4 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The 36 Granada project is a single use redevelopment PUD and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located on the corner of Granada Street and Desoto Place which are public roads. The project will provide ample parking.

The Transportation Element Goal emphasizes the maintenance of a coordinated multimodal transportation system which provides for the safe, efficient and economical movement of people, goods and services and protects the City's natural, cultural and historical resources. The project is located in downtown St. Augustine, within walking distance of most destinations. Many customers will either be staying in local hotels or living or working in the

local area. Many of these visitors will either walk or bike to the Property. Ample parking will also be available to the Property.

Transportation Element Objective 1.5 requires the City to identify and pursue strategies to reduce the vehicle miles traveled by establishing locations for compact, mixed-use development, increasing opportunities for job creation proximate to higher density residential, facilitating future opportunities for transit-oriented development and encouraging new developments to be connected by roadway, bikeways and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. The 36 Granada PUD meets most of these objectives by providing redevelopment of an existing building, central to downtown and creating jobs within the area where people live and work. The Property is connected to downtown St. Augustine and Lincolnville by roadways, bikeways and pedestrian systems. The Property is already on trolley and other transit routes.

Recreation and Open Space Element Policy 4.1 requires certain residential developments to provide parks and recreational facilities, based on the number of proposed units. For development of 100 or more units, this parkland or open space must provide at least one (1) active recreational facility and one (1) passive recreational facility per 100 units. The 36 Granada PUD does not include residential development.

The Conservation and Coastal Management Element 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 naturalresources. The Property does not contain any environmentally sensitive lands, vegetative communities or wildlife habitats.

Conservation and Coastal Management Policy 2.1.1 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, boat docks, 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 Future Land Use Category, and the City's land development regulations. The 36 Granada project is not subject to the Conservation Overlay zones.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The 36 Granada project is already connected to the City's existing sanitary sewer and potable water systems, and any modification

to such connections will be at the expense of the Owners (in compliance with Capital Improvement Objectives 4 and 5), and the Owners will make improvements to the extent required solely for the project. The project will use water-wise Florida native landscaping and materials, minimizing irrigation and fertilizer. Native landscape species shall be verified by City staff. The project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their won stormwater management systems. As an existing facility the project is exempt from this provision.

Capital Improvement Element Objective 6 and Public School Facilities Element Goal 2 require the City to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools. This is not applicable to this project as there is no residential element.

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 Owners desire to modify the PUD in order to provide a more resilient and flood protected building in light of the significant redevelopment the building will undergo.

The following development standards shall apply to the Property:
Allowable uses: Allowable uses within the Property shall be a maximum of 7,400 square feet of any of the uses permitted in CL1, with the addition of all alcohol sales (limited to service and consumption on premises in conjunction with a restaurant and a SRX liquor license). A standalone bar, tattoo shop and amplified music are not permitted. The locations of the proposed uses are depicted on the Master Development Plan,
Exhibit "B" . Parking shall comply with City Parking Code provisions.

a. Setbacks: The minimum building setbacks are as follows:
   1. A minimum of zero (0) feet from each property line along Granada Street and Desoto Place. (existing setback)
   2. The north side and rear (west) setbacks shall be ten (10) feet from the building to the adjacent property line. The parking in the rear of the building shall not require a setback or landscaping buffer as it is adjacent to the main parking.

b. Maximum building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: None

d. Maximum lot width: None

e. Maximum lot coverage: 75 percent for the Parcel 1 Property (existing)

f. Parking: Parking will be provided onsite and will meet the requirements of the City's 2020 Land Development Regulations.

Parking among the various uses within the PUD will be shared. Parking is shown on the attached conceptual site plan. Primary access to parking shall be off Granada.

Parking will be provided in the existing surface lots on the Property. Uses in project include coffee shop, bakery and restaurants. Those uses have parking requirements that vary depending on time of day and day of week.

Signage: Project signage will be categorized as Commercial Zone 1, the requirements for which are set forth in Section 3-66(c) of the Code. Notwithstanding, the Owner shall paint the historic sign shown on the attached elevations on one side of the building, which shall not be counted against the maximum number of square feet of signage permitted under the Code, because it is for historical and decorative purposes and does not advertise any business located in the building. The size, location and scope of this historic sign is shown on the attached elevations.

g. Roads: No internal roads are being provided in the PUD.

h. Sidewalks: No internal sidewalks are being provided in the PUD.

i. Stormwater: Parcel 1 of the project is exempt from stormwater requirements as an existing facility with no additional impervious surfaces proposed. Parcel 2 will comply with City Code regarding stormwater requirements.

j. Lighting: Project lighting shall comply with applicable Code provisions.

k. Accessory Uses: Project accessory uses shall comply with applicable Code provisions.

l. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be provided for the temporary offices and trailers in a temporary defined, but unpaved,

area which meets applicable Code provision.

m. Utilities: Project will utilize existing utility connections to the extent permitted.

n. Landscaping: A landscape plan is attached as a party of **Exhibit "B"**.

o. Tree Mitigation: Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III.

p. Conservation Overlay Zone Development: None of the Property is within the Conservation Overlay Zone.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286**

The 36 Granada PUD complies with Code Section 28-286 by:

a. Promoting more efficient and economic use of land by offering redevelopment of an infill site with an existing building that is progressively deteriorating.

b. Encouraging a more compatible and harmonious development of contiguous lands by creating uses that will enhance the sense of community;

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; and

g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual iste, 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.**

As stated in Section C. hereof, the allowable uses within the Property shall be a maximum of 7400 square feet of retail/commercial space including all uses allowed with CL1 zoning category in addition to allowing all alcoholic beverages to be served on-site and seating in compliance the City Land Development Regulations for all restaurants on the Property (combined). A master development plan depicting the locations of the proposed land uses is attached as **Exhibit "B", Master Development Plan**. The proposed uses are permitted in the FLUM 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 36 Granada project include:

a. Improvements to the streetscape of Granada Street and DeSoto Place, and more attractive elevations on the north and west side of the building, while providing on site parking for patrons. See **Exhibit "B"** for a proposed plan for the improvement.

b. Providing a redevelopment infill project of a deteriorating facility,

c. Planting of Florida native landscaping and materials that minimize irrigation and fertilizer,

d. Implementation of incentive based ride share program for employees to minimize auto traffic through adjoining neighborhoods,

e. Use of pervious pavers for new parking areas,

f. Eliminating one existing curb cut for better neighborhood walkability and installation of bicycle racks to encourage non car transportation,

g. Utilizing existing infrastructure, at no cost to the City,

h. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

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 36 Granada project will be developed in one (1), three-year phase. Construction shall commence within one (1) year of the City Commission's adoption of this PUD Modification ordinance and shall be completed within two (2) consecutive years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of building permits, and "completion" shall be defined as the City's approval of a certificate of occupancy.

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 Owners will record one or more access and utility easement and maintenance agreements against title to their respective lands to ensure for the continuing operation and maintenance of project infrastructure.

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 is 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.

If not timely commenced and completed pursuant to Section above, this PUD shall terminate 3 years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code or Florida law.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent withy 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 out line the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

The proposed PUD will not significantly impact public facilities. By redevelopment of an existing building the proposed uses will maintain existing connections to city infrastructure and will not affect circulation patterns or transportation networks. Therefore an impact analysis is not required for this project.

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 F hereof.

D. Performance Standards (Code Section 28-291).

The Performance Standards of Code Section 28-291 only apply to residential and mixed use developments. The 36 Granada PUD does not include residential development.

E. Performance Standards (Code Section 28-292).

Standards and criterial for redevelopment and infill PUD developments.

1. General development patterns. The proposed PUD will maintain the existing building while enhancing the streetscape and architectural appeal of the building. In doing so it shall respect the existing development patterns and provide for compatibility within the existing area. The architectural and landscape enhancements will contribute significantly to the area and increase the value of the surrounding area.

2. Contributions to existing community. The proposed PUD will demonstrate consideration for the existing neighborhoods and street patterns by not changing or impacting either. The building shall remain substantially as it has for over 100 years, but with aesthetic and architectural improvements. Parking, via a driveway off of Granada Street will be provided on the north side of the building to limit impact on pedestrian access and remain consistent with other commercial uses along Granada Street. The PUD will be consistent with the character and history of this area. The uses proposed will be designed to create a unique sense of place with appropriate design, massing, screening and architectural techniques as demonstrated on the attached renderings.

3. Redevelopment and infill projects. The existing building, while old, is structurally sound and does not warrant demolition. Significant exterior improvements will be made, primarily for aesthetic purposes. Further, significant interior improvements will be made to maximize use and aesthetic value and to bring the existing facility up to

current code and health standards. Detailed drawings of the existing and new streetscape are attached. By placing the parking in the rear off of Granada Street, impacts to the pedestrian nature of Granada Street will be minimized. The site is already cleared and tree removal is not required.

F. Ownership Agreement

The Owners, on behalf of themselves and their successors and assigns, hereby agree and stipulate 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 Owners also agree to comply with all conditions and safeguards established by the City of St. Augustine City Commission with respect to this Planned Unit Development application.

36 Granada LLC,
a Florida limited liability company

By: _____
Name: Jesse Kilkenny
Title: Manager
Date: 8/17/22

Exhibit "A"

Legal Description of the Property

EXHIBIT "A"

Parcel 1 LEGAL DESCRIPTION

BEGIN AT A POINT ON THE NORTH LINE OF DESOTA PLACE, 135 FEET WEST OF THE WEST LINE OF GRANADA STREET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF PROPERTY NOW OF PARRISH; THENCE WEST ALONG THE NORTH LINE OF DESOTA PLACE, 150 FEET TO THE SOUTHEAST CORNER OF PROPERTY OF A.H. RAMOS; RUN THENCE NORTHERLY ALONG RAMOS' EAST LINE 125.66 FEET TO A FENCE LINE; RUN THENCE EASTERLY ALONG SAID FENCE LINE 149.50 FEET TO LAND OF DOYLE; RUN THENCE SOUTHERLY ALONG THE WEST LINE OF DOYLE AND PARRISH, 124.7 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF VASA E. STOLBRAND, DATED FEBRUARY 3, 1956, BEING A PORTION OF BLOCK 46J, CITY OF ST. AUGUSTINE.

LESS AND EXCEPT PROPERTY DESCRIBED IN DEED BOOK 245, PAGE 76.

SAID PROPERTY ALSO DESCRIBED IN A SURVEY BY ELWOOD L. RENN, R.L.S. 3647 DATED JULY 18, 2007 AS FOLLOWS:

BEING ALL OF LOT 7 AND A PORTION OF LOT 8 BLOCK 46-J, CITY OF ST. AUGUSTINE, FLORIDA RECORDED IN THE OFFICIAL RECORDS IN THE CLERK OF THE CIRCUIT COURT OFFICE OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH LINE OF DESOTO PLACE, 142.00 FEET WEST OF THE WEST LINE OF GRANADA STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN NORTH 88 DEGREES 50 MINUTES 45 SECONDS WEST 143.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL; THENCE RUN NORTH 00 DEGREES 23 MINUTES 20 SECONDS EAST 127.27 FEET, TO THE NORTHWEST CORNER OF DESCRIBED PARCEL; THENCE SOUTH 87 DEGREES 50 MINUTES 54 SECONDS EAST 142.50 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST 124.80 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

Parcel 2

The land referred to herein below is situated in the County of St. Johns, State of FL, and described as follows:

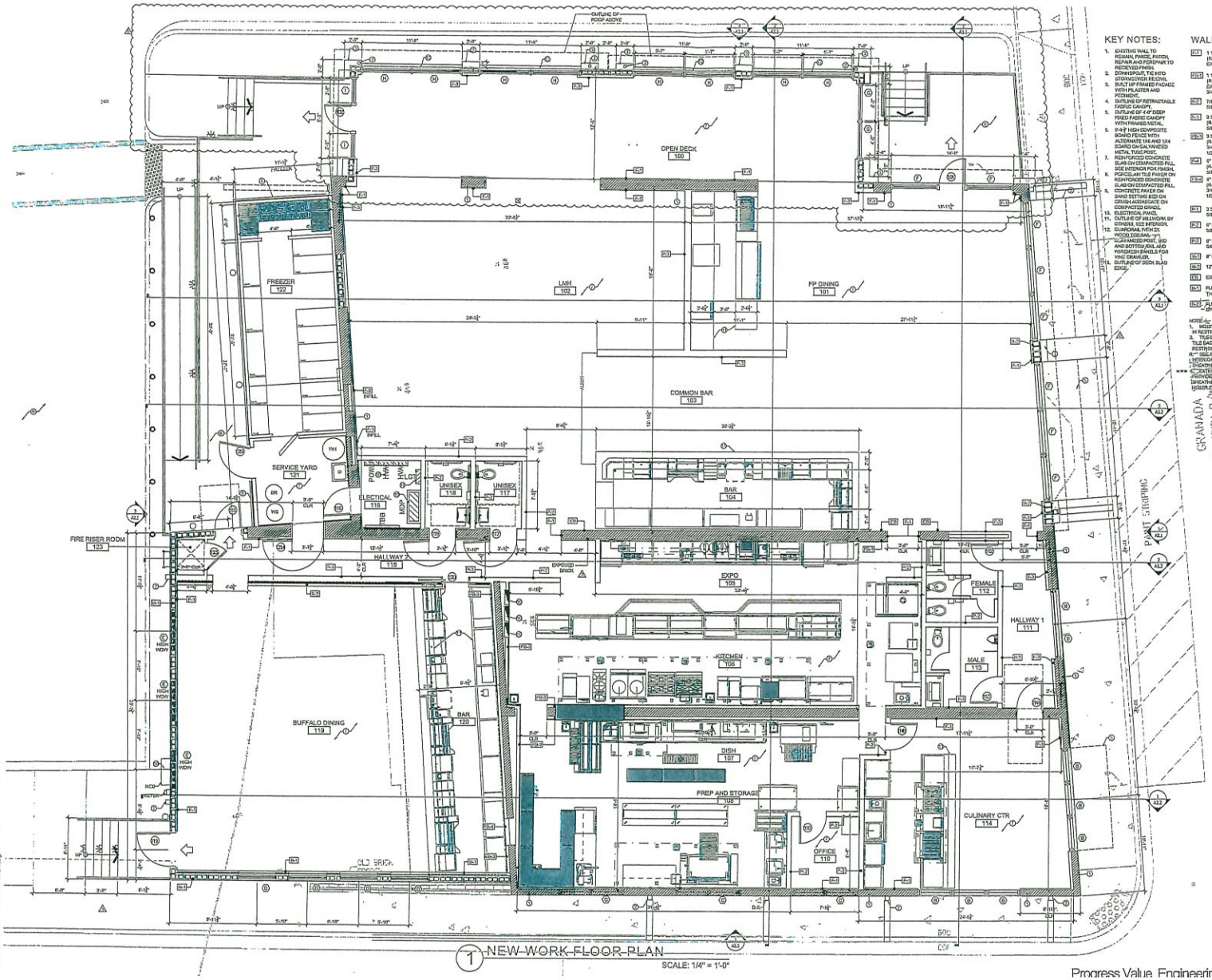
BEGINNING AT A POINT ON THE NORTH LINE OF DESOTO PLACE, 135 FEET WEST OF THE WEST LINE OF GRANADA STREET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF PROPERTY OF PARRISH; RUN THENCE WEST ALONG THE NORTH LINE OF DESOTO PLACE 7 FEET TO A POINT, RUN THENCE NORTH AND PARALLEL TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200 AND AT ALL TIMES 7 FEET WEST THEREOF, A DISTANCE OF 124.7 FEET MORE OR LESS TO A FENCE, WHICH FENCE IS THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200; RUN THENCE EAST ALONG SAID FENCE LINE 7 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200; RUN THENCE SOUTH AND ALONG EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200, 124.7 FEET TO POINT OF BEGINNING; SAID PROPERTY BEING A PORTION OF BLOCK 46-J, CITY OF ST. AUGUSTINE, FLORIDA.

Together With

BEGINNING AT THE NORTH CORNER OF GRANADA STREET AND PLAZA DE SOTO PLACE, IN THE CITY OF ST. AUGUSTINE, RUNNING THENCE NORTHERLY ON THE WEST LINE OF GRANADA STREET, 123 FEET, MORE OR LESS, TO LAND OF FULLER; THENCE WESTERLY ON FULLERS SOUTH LINE 127 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THIS TRACT, KNOWN AS THE "BRAINARD TRACT", 123 FEET MORE OR LESS, TO THE NORTH LINE OF PLAZA DE SOTO PLACE; THENCE EASTERLY ON THE NORTH LINE OF PLAZA DE SOTO PLACE 133 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: A STRIP OF LAND BEGINNING 113 FEET NORTH FROM THE SOUTHEAST CORNER OF BUILDING OF BARTOLO GENOVAR ON WEST SIDE OF GRANADA STREET, SAID BUILDING BEING LOCATED ON NORTHWEST CORNER OF GRANADA STREET AND DESOTO PLACE, THENCE WEST 127 FEET.

Exhibit B

Elevations and Site Plan



1 NEW WORK FLOOR PLAN
SCALE: 1/4" = 1'-0"

Progress Value Engineering #2 11.29.23

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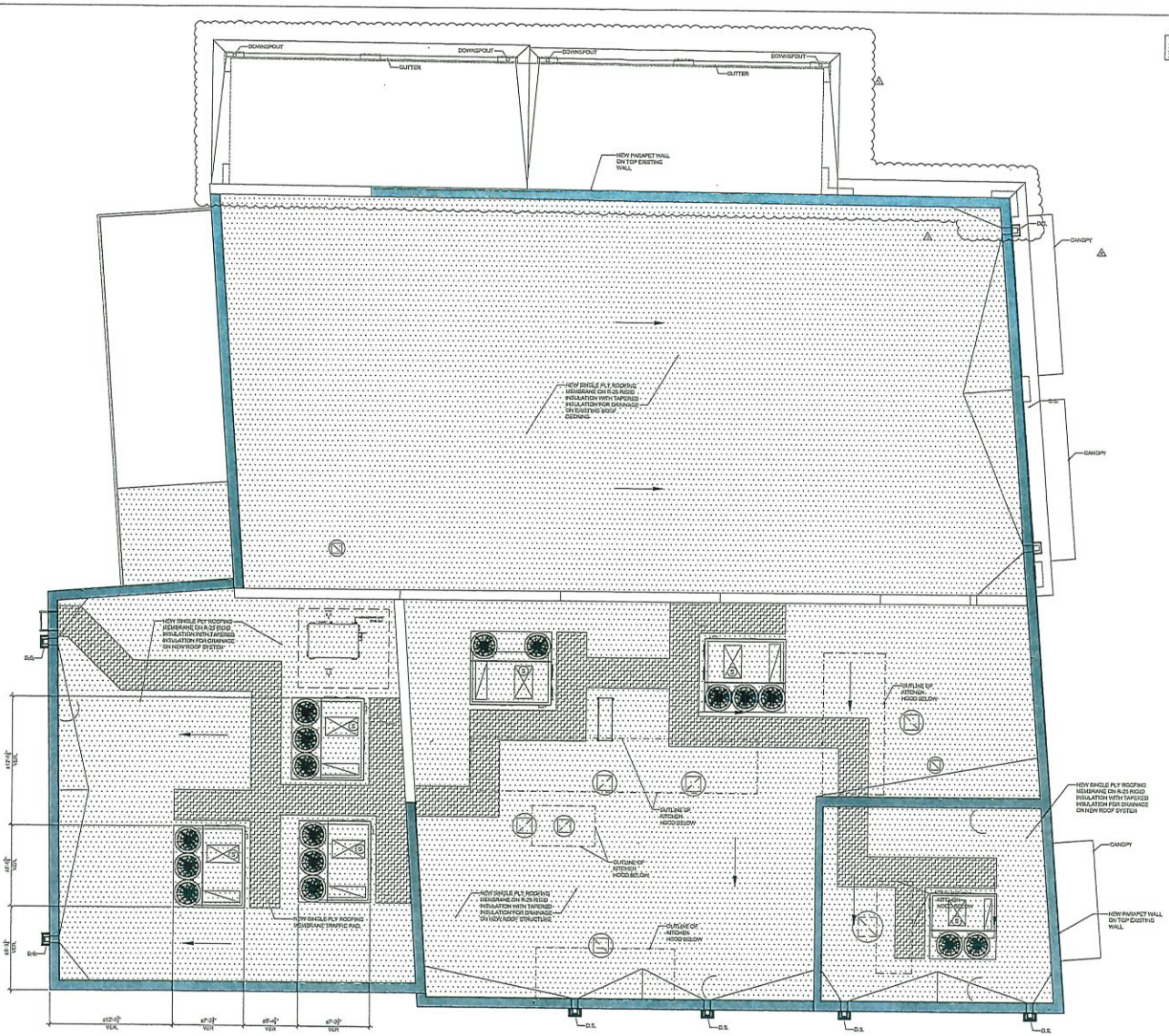

1 NEW WORK ROOF PLAN
SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCH
ARCHITECTURE

REVISION	DATE
VALUE ENGINEERING #1	9/5/2025
VALUE ENGINEERING #2	11/25/2025
VALUE ENGINEERING #3	12/26/2025

STATE OF FLORIDA
JOSEPH S. CRONK
AR101892
REGISTERED ARCHITECT

SCALE: SEE DRAWING

PROJECT PHASE: SCHEMATIC DESIGN

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

RENOVATION / ADDITION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

NEW WORK
ROOF PLAN

PROCESS VALUE ENGRG #3

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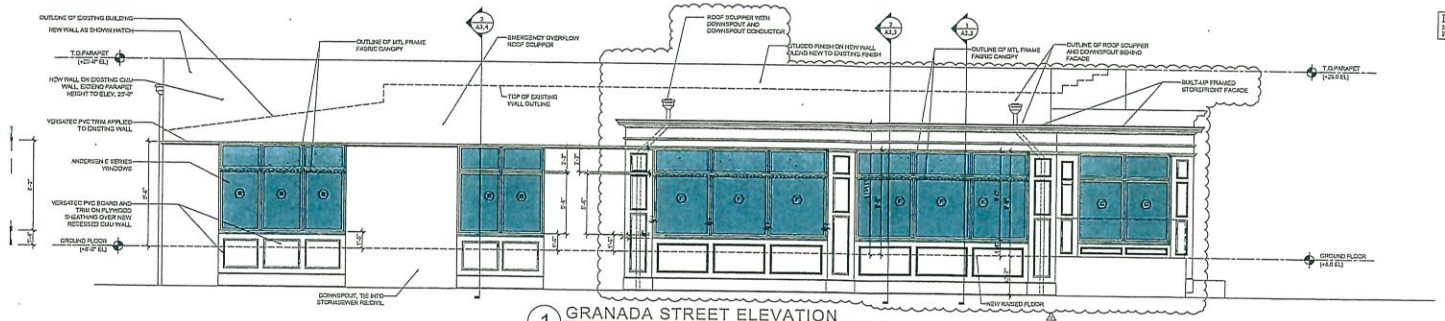
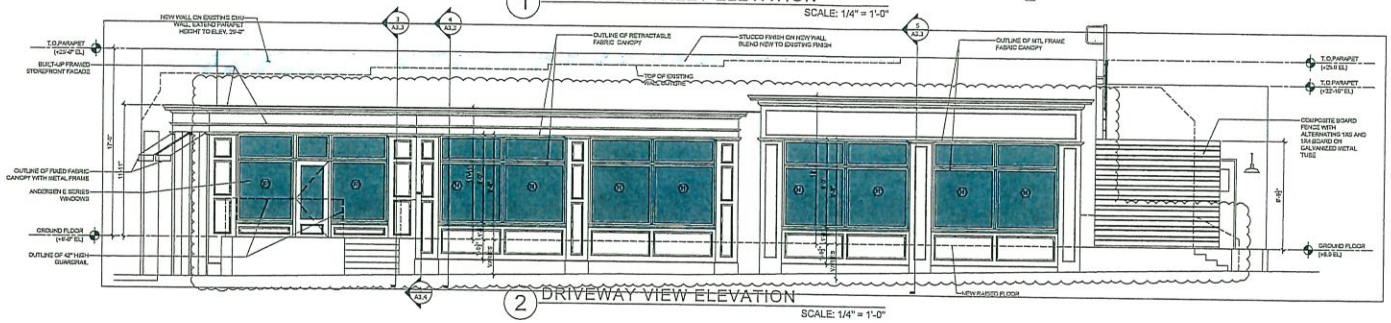


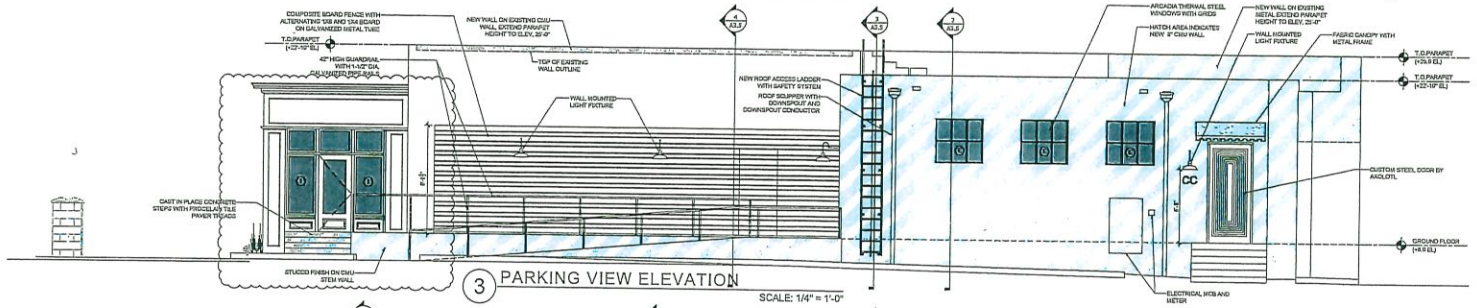
1 GRANADA STREET ELEVATION

SCALE: 1/4" = 1'-0"



2 DRIVEWAY VIEW ELEVATION

SCALE: 1/4" = 1'-0"



3 PARKING VIEW ELEVATION

SCALE: 1/4" = 1'-0"



4 DESOTO STREET ELEVATION

SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCH
ARCHITECTURE

REVISIONS	DATE
VALUE ENGINEERING #1	9.15.2020
EAST ELEVATION	10.19.2020
VALUE ENGINEERING #2	12.30.2020

ARCHITECT'S SEAL
STATE OF FLORIDA
JOSEPH S. CRONK
AR101892
REGISTERED ARCHITECT

CASE: BWS, FILE NO.
SCALE: SEE DRAWING
CASE USER ID: RDS
LEGAL DESCRIPTION:
PROJECT PHASE: SCHEMATIC DESIGN
PROJECT NUMBER:

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

RENOVATION / ADDITION

36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS

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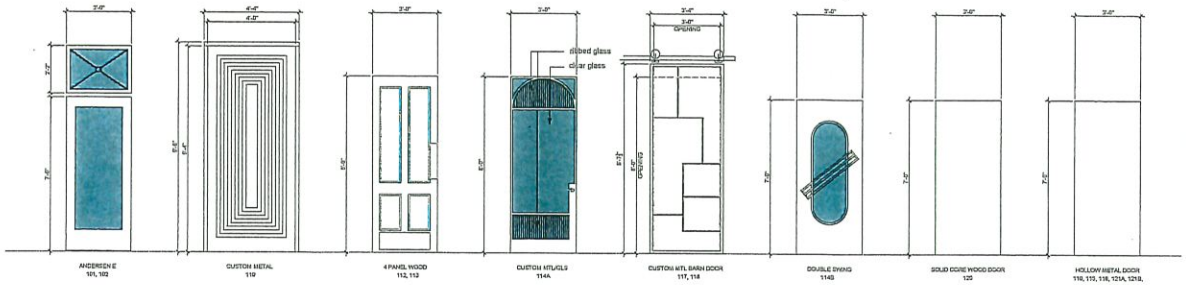


1 DOOR TYPES
SCALE:1/2" = 1'-0"

DOOR SCHEDULE

	MARK	SIZE	DOOR MAT.	TYPE	FINISH	FRAME MAT.	FRAME TYPE	HARDWARE SET #	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
Entry	101	3'-0"X7'-0"X1 3/4"	ALUM CLAD	A	PTD	WD		1	H10	J10	S10	WITH TRANSOM
Entry	102	3'-0"X7'-0"X1 3/4"	ALUM CLAD	A	PTD	WD		1	H10	J10	S10	WITH TRANSOM
Office	110	3'-0"X7'-0"X1 3/4"	METAL	H	PTD	H.M.		8	H14	H14 SM	--	
Female	112	3'-0"X8'-0"X1 3/4"	WOOD	C	STN	WD		2	H15	H15 SM	--	
Male	113	3'-0"X8'-0"X1 3/4"	WOOD	C	STN	WD		2	H15	H15 SM	--	
Hall to Culinary	114A	3'-0"X8'-0"	MTL / GLASS	D	--	H.M.		9	H14	H14 SM	--	
Kitchen to culinary	114B	3'-0"X7'-0"X1 3/4"	SS,COPPER/GLASS	F	--	H.M.		6	--	--	--	DOUBLE SWING
Back Bar Egress	115	3'-0"X7'-0"X1 3/4"	METAL	H	PTD	H.M.		1	H12	J12	--	
Electrical PH	116	3'-0"X7'-0"X1 3/4"	METAL	H	PTD	H.M.		5	H14	H14 SM	--	
Unisex	117	3'-4"X8'-7 1/2"	METAL	E	--	--		3	H16	H16 SM	--	
Unisex	118	3'-4"X8'-7 1/2"	METAL	E	--	--		3	H16	H16 SM	--	
Back Bar	119	4'-0"X8'-4"X2"	METAL	B	--	H.M.		1	H11	J11	--	WITH 2" METAL FRAME
Hall to Back Bar	120	3'-0"X7'-0"X1 3/4"	WOOD	G	PTD	WD		7	H17	H17 SM	--	POCKET DOOR
Service Yard to Hall	121A	3'-6"X7'-0"X1 3/4"	METAL	H	PTD	H.M.		11	H14	H14 SM	--	
service Yard to Deck	121B	3'-6"X7'-0"X1 3/4"	METAL	H	PTD	H.M.		10	H13	J13	--	
Fire Riser	123	3'-0"X7'-0"X1 3/4"	WOOD	C	PTD	WD		4	H15	H15 SM	--	CONCEALED FLUSH DOOR

NOTE:
1. CONTRACTOR TO COORDINATE EXACT ROUGH OPENING WIDTH AND HEIGHT WITH DOOR AND WINDOW MANUFACTURER'S RECOMMENDATIONS.
2. ALL DOORS SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE ACCESSIBILITY, DOOR OPENING MUST BE DESIGNED SO THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE AS FOLLOWS:
EXTERIOR DOORS -- NOT TO EXCEED 8.5 LBS PER 2018 FLORIDA STATUTES CHAPTER 553 SECTION 504.
INTERIOR DOORS -- NOT TO EXCEED 5 LBS
3. ALL EGRESS DOORS TO COMPLY WITH NFPA 101 7.2.1.5
4. COORDINATE KEYING WITH OWNER.

DOOR HARDWARE SCHEDULE

SET 1 -- STOREFRONT DOOR
1 CONTINUOUS HINGE
1 ENTRY LOCKSET
1 SURFACE CLOSER
1 DOOR STOP
1 PANIC HARDWARE
1 PULL
1 WEATHER STRIPPING
1 THRESHOLD

SET 2 -- RESTROOM
3 BUTT HINGE
1 PASSAGE LOCKSET
1 SURFACE CLOSER
1 DOOR STOP
1 WEATHER STRIPPING

SET 3 -- RESTROOM (UNISEX)
1 TRACK AND HANGER
1 PRIVACY LOCKSET
1 SURFACE CLOSER
1 DOOR STOP
1 WEATHER STRIPPING

SET 4 -- FIRE RISER
1 CONCEALED HINGE
1 STORE ROOM LOCKSET
1 SURFACE CLOSER W/ HOLD OPEN
1 DOOR STOP

SET 5 -- ELECTRICAL
3 BUTT HINGE
1 STORE ROOM LOCKSET
1 SURFACE CLOSER W/ HOLD OPEN
1 DOOR STOP
1 PANIC HARDWARE
1 WEATHER STRIPPING

SET 6 -- PASSAGE
1 CONTINUOUS DOUBLE SWING HINGE
1 PUSH PLATE
1 PULL

SET 7 -- POCKET
1 POCKET DOOR TRACK
1 PRIVACY LOCKSET

SET 8 -- OFFICE
3 BUTT HINGE
1 ENTRY LOCKSET W/ THUMB TURN
1 SURFACE CLOSER
1 DOOR STOP
1 WEATHER STRIPPING

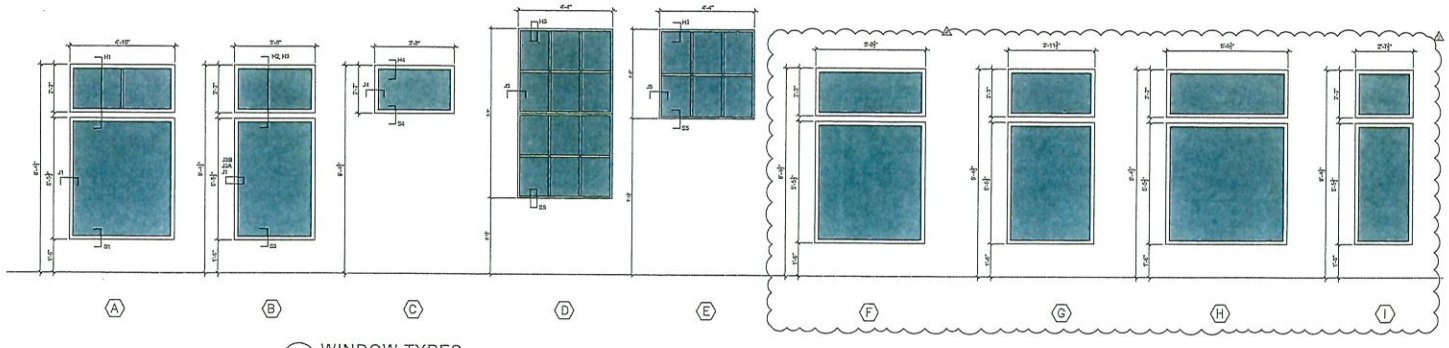
SET 9 -- CULINARY
3 BUTT HINGE
1 CLASSROOM LOCKSET
1 SURFACE CLOSER
1 DOOR STOP
1 WEATHER STRIPPING

SET 10 -- REAR SERVICE DOOR
3 BUTT HINGE
1 ENTRY LOCKSET W/ THUMB TURN
1 SURFACE CLOSER
1 DOOR STOP
1 WEATHER STRIPPING
1 THRESHOLD
1 RESTRAINT CHAIN
1 KICKPLATE

SET 11 -- SERVICE YARD
3 BUTT HINGE (180 SWING)
1 PASSAGE LOCKSET
1 SURFACE CLOSER
1 MAGNETIC HOLD OPEN
1 WEATHER STRIPPING

WINDOW SCHEDULE

NAME	FRAME SIZE (WIDE)	HEAD HEIGHT	FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL
A	4'-10"(5'-5 1/2" W/ 2'-2" TRANSOM	8'-4 1/2"	POWDER COATED / STN	H1	J1	S1
B	3'-8"(5'-5 1/2" W/ 2'-2" TRANSOM	8'-4 1/2"	POWDER COATED / STN	H2,H3	J1,J1A,J3B	S3
C	3'-8"(2'-2"	8'-4 1/2"	POWDER COATED / STN	H4	J4	S4
D	4'-4"(7'-7"	11'-0 1/2"	POWDER COATED	H5	J5	S5
E	4'-4"(4'-0"	10'-0"	POWDER COATED	H3	J5	S5
F	5'-6 1/2"(5'-5 1/2" W/ 2'-2" TRANSOM	8'-4 1/2"	POWDER COATED / STN	H2,H3	J1,J1A,J3B	S3
G	3'-11 1/2"(5'-5 1/2" W/ 2'-2" TRANSOM	8'-4 1/2"	POWDER COATED / STN	H2,H3	J1,J1A,J3B	S3
H	5'-6 1/2"(5'-5 1/2" W/ 2'-2" TRANSOM	8'-4 1/2"	POWDER COATED / STN	H2,H3	J1,J1A,J3B	S3
I	2'-7 1/2"(5'-5 1/2" W/ 2'-2" TRANSOM	8'-4 1/2"	POWDER COATED / STN	H2,H3	J1,J1A,J3B	S3



2 WINDOW TYPES
SCALE:1/2" = 1'-0"

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CRONK DUCH
ARCHITECTURE
1915 Aviation Boulevard, Ste 101 Lakewood, Florida 32207
Phone 941.896.8882
239 Main Ave, Studio 224, Pine Knoll, Florida 32949
Office 321.338.6331

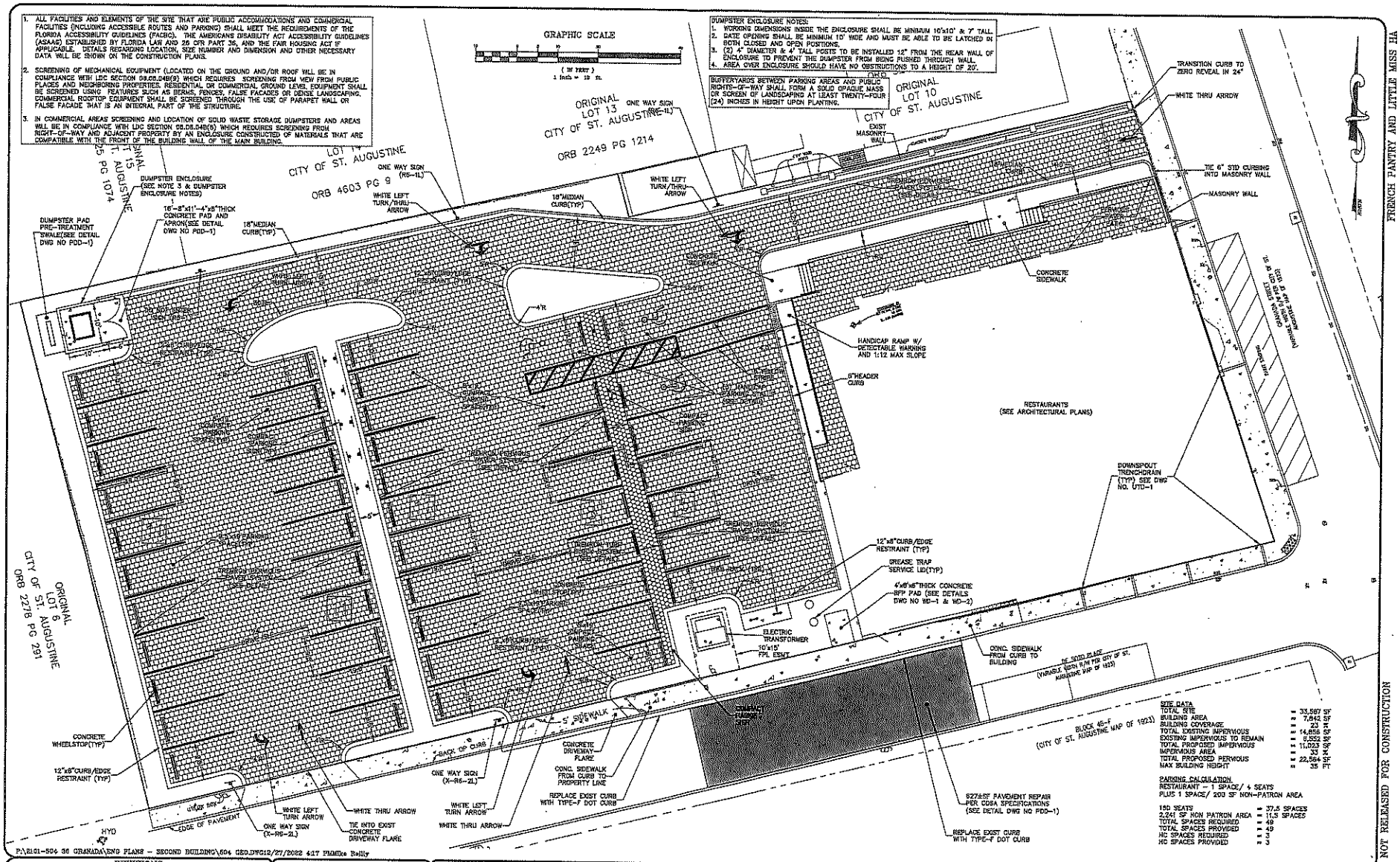
REVISIONS	DATE
EAST ELEVATION	12.15.2023
VALUE ENGINEERING #3	12.26.2023

ARCHITECT'S SEAL
STATE OF FLORIDA
JOSEPH S. CRONK
AR101892
REGISTERED ARCHITECT

CADD DWG. FILE NO.
SCALE: SEE DRAWING
CADD USER ID:
2020
LEGAL DESCRIPTION:
PROJECT PHASE:
SCHEMATIC DESIGN
PROJECT NUMBER:

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE
RENOVATION / ADDITION
36 GRANADA ST.
ST. AUGUSTINE
FLORIDA, 32084

DOOR AND WINDOW SCHEDULE



1. ALL FACILITIES AND ELEMENTS OF THE SITE THAT ARE PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY GUIDELINES (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ASAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE NUMBER AND DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION PLANS.

2. SCREENING OF MECHANICAL EQUIPMENT (LOCATED ON THE GROUND AND/OR ROOF WILL BE IN COMPLIANCE WITH LDC SECTION 09.05.04(9) WHICH REQUIRES SCREENING FROM VIEW FROM PUBLIC PLACES AND NEIGHBORING PROPERTIES. RESIDENTIAL OR COMMERCIAL GROUND LEVEL EQUIPMENT SHALL BE SCREENED USING FEATURES SUCH AS BERMS, FENCES, FALSE FACADES OR DENSE LANDSCAPING. COMMERCIAL ROOFTOP EQUIPMENT SHALL BE SCREENED THROUGH THE USE OF PARAPET WALL OR FALSE FACADE THAT IS AN INTEGRAL PART OF THE STRUCTURE.

3. IN COMMERCIAL AREAS SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 09.05.04(6) WHICH REQUIRES SCREENING FROM RIGHT-OF-WAY AND ADJACENT PROPERTY BY AN ENCLOSURE CONSTRUCTED OF MATERIALS THAT ARE COMPATIBLE WITH THE FRONT OF THE BUILDING WALL OF THE MAIN BUILDING.

P:\2101-504 36 GRANADA\ENG PLANS - SECOND BUILDING\504 GEO.DWG12/27/2022 4:17 PMMike Reilly

REVISIONS			
NO.	DATE	DESCRIPTION	BY:
-	-	-	-

DESIGNED BY: DAI
DRAWN BY: MR
CHECKED BY: DMT
SCALE: 1" = 10'
DATE: 12/27/2022
PROJ. NO.: 2101-504

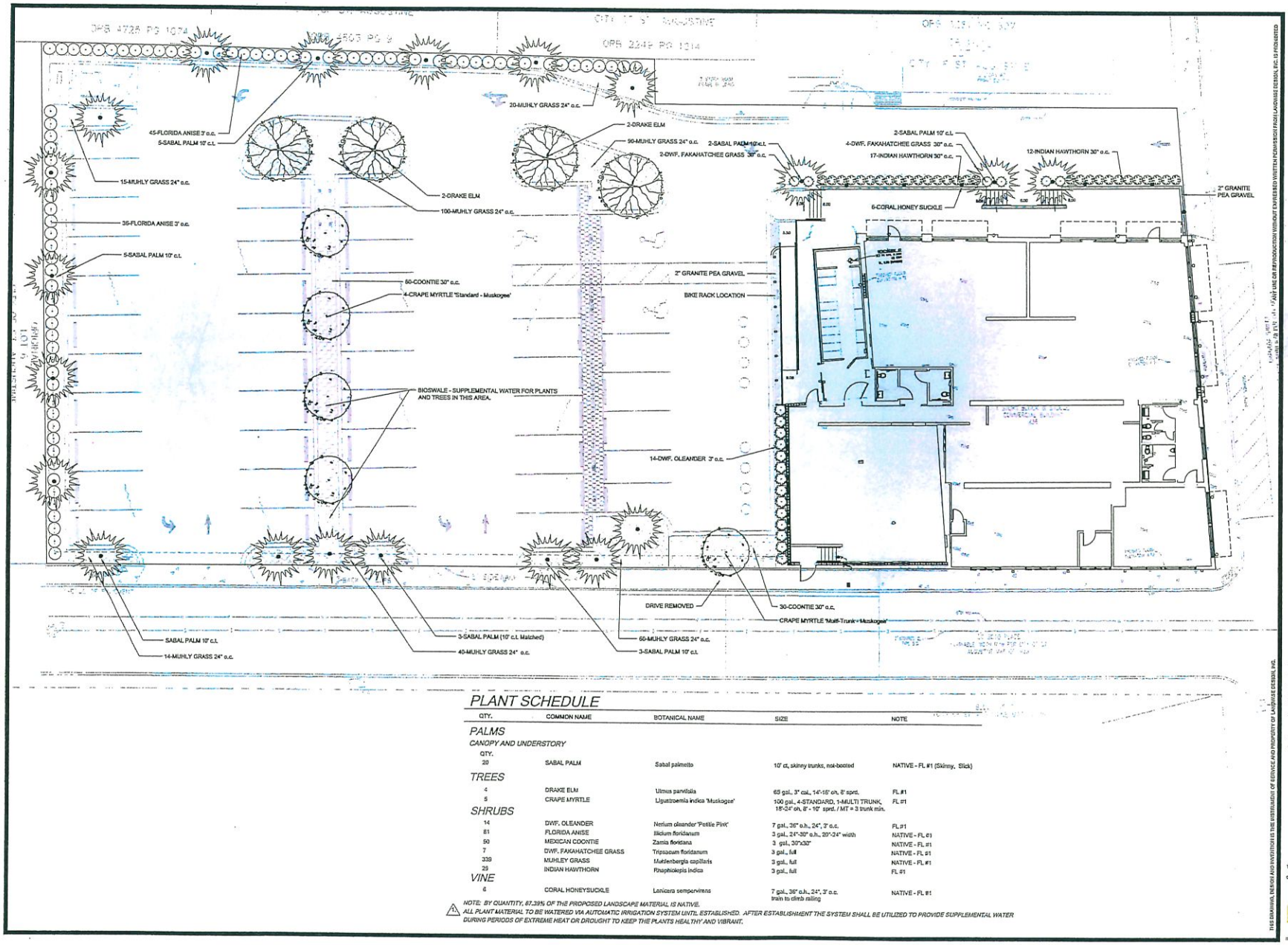
Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8947 Bayline Road, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunnsng.com

FRENCH PANTRY AND LITTLE MISS HA

FOR:
36 GRANADA, LLC
CITY OF ST. AUGUSTINE, FLORIDA

Sheet No. 7 of 18

GEO-1



PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE
PALMS				
CANOPY AND UNDERSTORY				
QTY.				
20	SABAL PALM	Sabal palmetto	10' ct, skinny trunks, not-booted	NATIVE - FL #1 (Skinny, Slick)
TREES				
4	DRAKE ELM	Ulmus parvifolia	65 gal., 3" cal., 14'-16' oh, 8' sprd.	FL #1
5	CRAPE MYRTLE	Ligustroemia indica 'Muskogee'	100 gal., 4-STANDARD, 1-MULTI TRUNK, 16'-24' oh, 8' - 10' sprd. / MT = 3 trunk min.	FL #1
SHRUBS				
14	DWF. OLEANDER	Nerium oleander 'Petite Pink'	7 gal., 36" o.h., 24", 3' o.c.	FL #1
81	FLORIDA ANISE	Illicium floridanum	3 gal., 24"-30" o.h., 20"-24" width	NATIVE - FL #1
50	MEXICAN COONTIE	Zamia floridana	3 gal., 30"x30"	NATIVE - FL #1
7	DWF. FAKAHATCHEE GRASS	Tripsacum floridanum	3 gal., full	NATIVE - FL #1
339	MUHLEY GRASS	Muhlenbergia capillaris	3 gal., full	NATIVE - FL #1
25	INDIAN HAWTHORN	Rhaphiolepis indica	3 gal., full	FL #1
VINE				
6	CORAL HONEYSUCKLE	Lonicera sempervirens	7 gal., 36" o.h., 24", 3' o.c. train to climb railing	NATIVE - FL #1

NOTE: BY QUANTITY, 87.39% OF THE PROPOSED LANDSCAPE MATERIAL IS NATIVE.

⚠1 ALL PLANT MATERIAL TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM UNTIL ESTABLISHED. AFTER ESTABLISHMENT THE SYSTEM SHALL BE UTILIZED TO PROVIDE SUPPLEMENTAL WATER DURING PERIODS OF EXTREME HEAT OR DROUGHT TO KEEP THE PLANTS HEALTHY AND VIBRANT.

36 GRANADA
PUD MODIFICATION
ST AUGUSTINE , FLORIDA

NORTH

SCALE: 1/8" = 1'-0"

Digitally signed by Ladd Roberts, RLA LWD
Date: 2022.07.25 15:35:04 -04'00'

LANDSCAPE PLAN

DATE: 7.25.22

REVISIONS:

No.	Date	Notes

APPROVAL DOCUMENTS

SHEET NUMBER:
L-1

JOB #: 21007 DRAWN BY: LBR

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LANDWISE DESIGN

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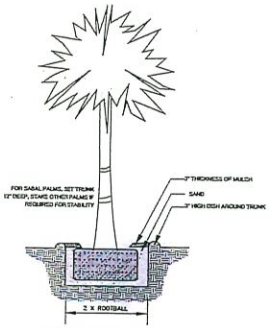
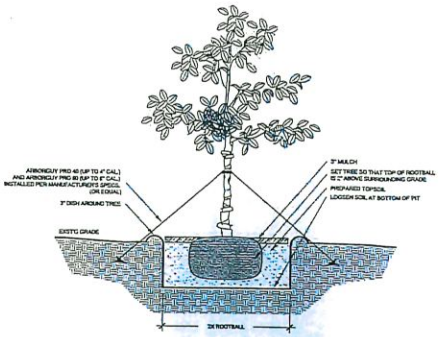


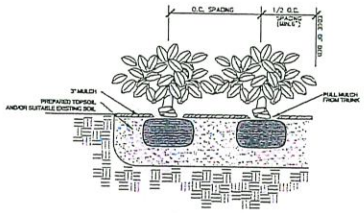
PALM PLANTING DETAIL



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE

TOP OF ROOT BALL TO BE 2" ABOVE FINISH SOIL GRADE (FSG).

GENERAL NOTES AND SPECIFICATIONS:

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before pricing work.
2. All plant material shall be Florida Grade No. 1 or better – nursery grown in accordance to Florida Grades and Standards Handbook.
3. Plants shall be sound, healthy, and vigorous well branched and densely foliated when in leaf. They shall be free of diseases, insects, eggs, or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
4. All plants shall be container grown, balled and burlapped, wire basketed or tree spaded.
5. All plants shall conform to the varieties indicated in the plant list.
6. Substitution of plant materials will not be permitted unless authorized in writing by Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
7. The CONTRACTOR shall excavate plant pits according to the drawings, unless otherwise directed.
8. All backfill around plant material shall be worked firmly, tamped, and watered in under and around the rootball to fill all voids.
9. The GENERAL CONTRACTOR shall bear final responsibility for proper surface drainage.
10. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
11. After all plant material in a plant bed area has been installed, the areas between plants shall be raised to an even grade to conform to pre-mulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three inch layer of approved mulch.
12. All trees are to be staked unless otherwise directed by LANDSCAPE ARCHITECT, owner or owner's representative. Refer to staking and planting details on the drawings.
13. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting.
14. Rough grades will be established by the owner's general contractor at approximately 3 low curbs, sidewalks, hardscape amenities, mowing strips, and abutments.
15. CONTRACTOR shall coordinate construction of planting areas with installation of irrigation system.
16. Sod areas shall be St. Augustine grass "Captiva", "Sapphire" or "Classic" (for shaded areas). Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects, and in naturally flourishing condition. Dry, brown, and unfresh sod will be rejected.
17. Sod shall be laid end-to-end in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
18. After sodding is completed, the entire sod areas shall be watered by hand or irrigation system in accordance with Best Management Practices.
19. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting until the work is accepted by the owner or owner's representative.
20. All plants shall be guaranteed by LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
21. The owner, or owner's representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
22. In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
23. The site shall be graded to maintain positive surface drainage.
24. Planting areas locked in by hardscape shall be drained with a minimum 4 inch ADS pipe to catch basin, dry well, or approved out-fall area.
25. No fill over the root systems of trees shall occur and construction equipment shall avoid their roots to prevent compaction.
26. Irrigation system shall be fully automatic and provide 100% coverage of all landscape and sod areas within the property.
27. A back flow prevention assembly (DCA 100 or equal) shall be installed on the service side of the meter. Locate the double check valved back flow preventer near the side of the house and at least 12" above the ground. Cover exposed piping with weatherproofing.

MINIMUM IRRIGATION DESIGN REQUIREMENTS:

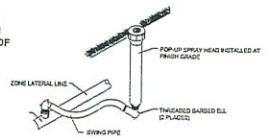
1. Irrigation plans should be designed by a qualified irrigation designer or registered landscape architect.
2. Right of ways shall be irrigated from back of curb to the property line.
3. A moisture sensing device is superior to a conventional rain switch and shall be used in all landscapes to reduce water usage as required by state law.
4. It is recommended that zones for low, medium and high water use shall be established.
5. A back flow prevention assembly (DCA 100 or equal) shall be specified and installed on the service side of the meter. Locate the double check valved back flow preventer near the side of the house and at least 12" above the ground. Cover exposed piping with weatherproofing. Covers such as the "Hot Rock" (a plastic cover used to disguise and protect the BFP) are encouraged. Note location on the plan.
6. Drip irrigation is encouraged at the base of trees to reduce water usage. Follow manufacturer's recommendations for emitters, drip lines and distribution hubs.
7. Irrigation controllers shall be weatherproof and mounted in the exterior service court. All controllers shall be out of view.
8. Irrigation systems shall be fully automatic and provide 100% coverage of all landscape and sod areas; exclusive of natural areas to remain.
9. It is recommended that automatic control valves be placed in valve boxes along the water main. Valve boxes shall not be covered over with sod or mulch or placed within a bed line.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL LANDSCAPE AREAS.

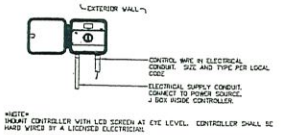
WATER SOURCE: WATER FROM METER. ANTICIPATED 40-50 PSI. LOCATION TO BE DETERMINED.

RAIN SENSOR: SYSTEM SHALL BE PROIVDED WITH A RAIN SENSOR.

ALL PLANT MATERIAL TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM UNTIL ESTABLISHED. AFTER ESTABLISHMENT THE SYSTEM SHALL BE UTILIZED FOR SUPPLEMENTAL WATER DURING PERIODS OF EXTREME HEAT AND/OR DROUGHT.

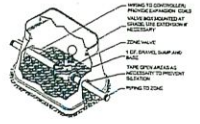


SPRAY HEAD INSTALLATION DETAIL



NOTE MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN

CONTROLLER INSTALLATION DETAIL



INSTALL TOP OF VALVE A MAXIMUM OF 12" FROM FINISHED GRADE

ZONE VALVE INSTALLATION DETAIL

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36 GRANADA
PUD MODIFICATION
ST AUGUSTINE , FLORIDA

NORTH

SCALE: NTS

REGISTERED LANDSCAPE ARCHITECT L. ROMANO No. 6666666 STATE OF FLORIDA

LANDSCAPE DETAILS & NOTES

DATE: 7.19.22

REVISIONS:

No.	Date	Notes

APPROVAL DOCUMENTS

SHEET NUMBER:
L-2

JOB #: 21007 DRAWN BY: LBR

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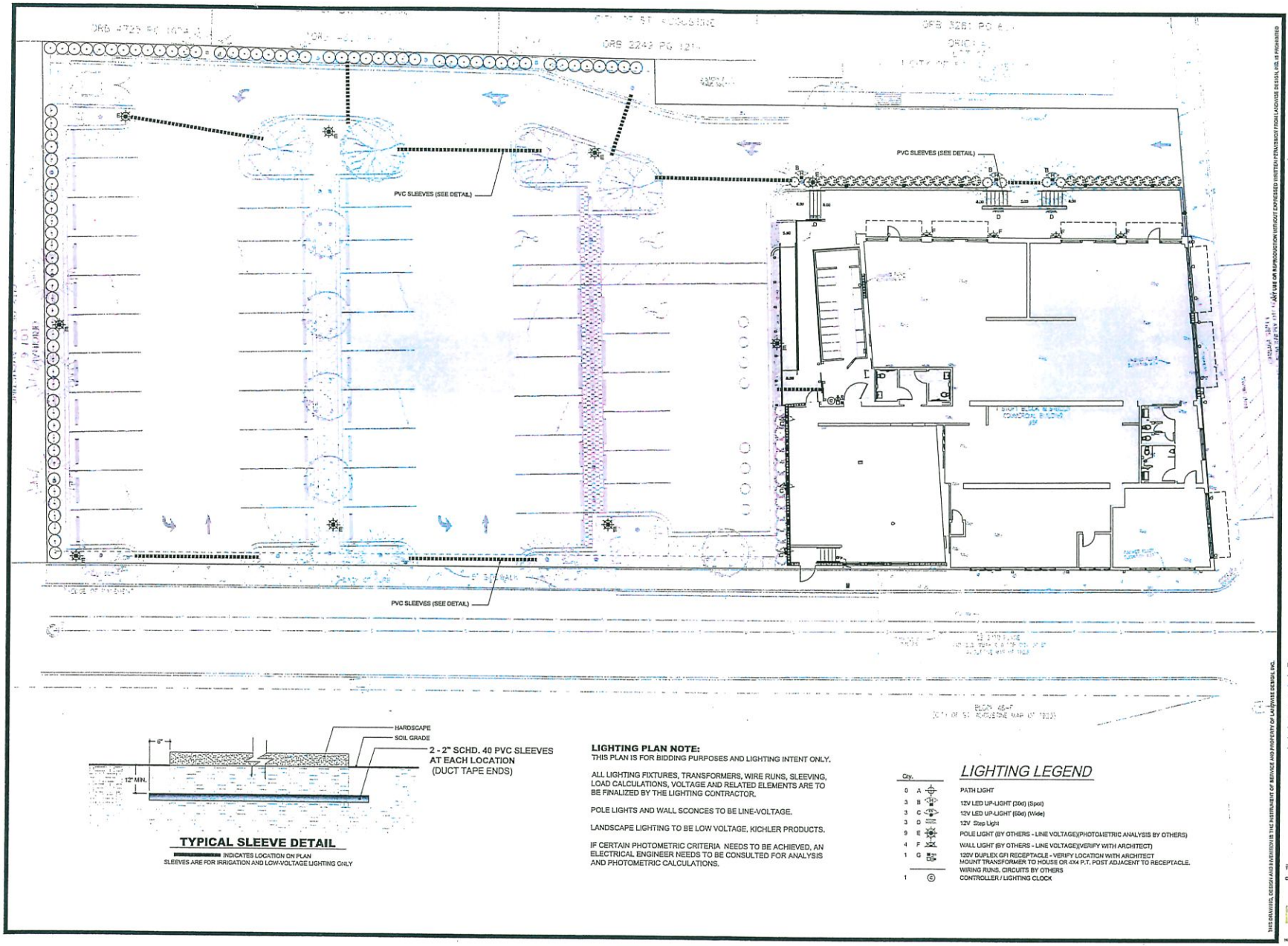

TYPICAL SLEEVE DETAIL

INDICATES LOCATION ON PLAN
SLEEVES ARE FOR IRRIGATION AND LOW-VOLTAGE LIGHTING ONLY

LIGHTING PLAN NOTE:
THIS PLAN IS FOR BIDDING PURPOSES AND LIGHTING INTENT ONLY.

ALL LIGHTING FIXTURES, TRANSFORMERS, WIRE RUNS, SLEEVING, LOAD CALCULATIONS, VOLTAGE AND RELATED ELEMENTS ARE TO BE FINALIZED BY THE LIGHTING CONTRACTOR.

POLE LIGHTS AND WALL SCONCES TO BE LINE-VOLTAGE.

LANDSCAPE LIGHTING TO BE LOW VOLTAGE, KICHLER PRODUCTS.

IF CERTAIN PHOTOMETRIC CRITERIA NEEDS TO BE ACHIEVED, AN ELECTRICAL ENGINEER NEEDS TO BE CONSULTED FOR ANALYSIS AND PHOTOMETRIC CALCULATIONS.

LIGHTING LEGEND

Qty.			
0	A		PATH LIGHT
3	B		12V LED UP-LIGHT (30d) (Spot)
3	C		12V LED UP-LIGHT (60d) (Wide)
3	D		12V Step Light
9	E		POLE LIGHT (BY OTHERS - LINE VOLTAGE)(PHOTOMETRIC ANALYSIS BY OTHERS)
4	F		WALL LIGHT (BY OTHERS - LINE VOLTAGE)(VERIFY WITH ARCHITECT)
1	G		120V DUPLEX GFI RECEPTACLE - VERIFY LOCATION WITH ARCHITECT MOUNT TRANSFORMER TO HOUSE OR 4X4 P.T. POST ADJACENT TO RECEPTACLE. WIRING RUNS, CIRCUITS BY OTHERS
1		©	CONTROLLER / LIGHTING CLOCK

36 GRANADA
PUD MODIFICATION
ST AUGUSTINE , FLORIDA

NORTH

LIGHTING & SLEEVING PLAN

DATE: 7.19.22

REVISIONS:

No.	Date	Notes

APPROVAL DOCUMENTS

SHEET NUMBER:
L-3

JOB #: 21007 DRAWN BY: LSR

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LANDWISE DESIGN
1100 SAN MARCO BOULEVARD, SUITE 101, JACKSONVILLE, FL 32207 904.345.0998

Attachment 5:

Proposed Amendment to PUD Text Language

d. Maximum lot width: None

e. Maximum lot coverage: 75 percent for the Parcel 1 Property (existing)

f. Parking: Parking will be provided onsite and will meet the requirements of the City's 2020 Land Development Regulations, AS AMENDED FROM TIME TO TIME.

Parking among the various uses within the PUD will be shared. Parking is shown on the attached conceptual site plan. Primary access to parking shall be off Granada.

Parking will be provided in the existing surface lots on the Property. Uses in project include coffee shop, bakery and restaurants. Those uses have parking requirements that vary depending on time of day and day of week.

Signage: Project signage will be categorized as Commercial Zone 1, the requirements for which are set forth in Section 3-66(c) of the Code. Notwithstanding, the Owner shall paint the historic sign shown on the attached elevations on one side of the building, which shall not be counted against the maximum number of square feet of signage permitted under the Code, because it is for historical and decorative purposes and does not advertise any business located in the building. The size, location and scope of this historic sign is shown on the attached elevations.

g. Roads: No internal roads are being provided in the PUD.

h. Sidewalks: No internal sidewalks are being provided in the PUD.

i. Stormwater: Parcel 1 of the project is exempt from stormwater requirements as an existing facility with no additional impervious surfaces proposed. Parcel 2 will comply with City Code regarding stormwater requirements.

j. Lighting: Project lighting shall comply with applicable Code provisions.

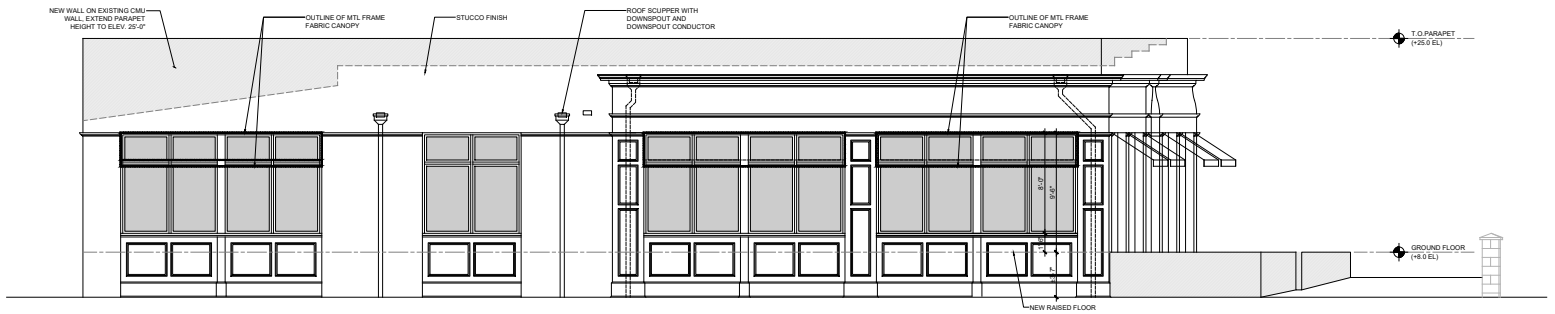
k. Accessory Uses: Project accessory uses shall comply with applicable Code provisions.

l. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be

Attachment 6:

Proposed Amendment to DeSoto Place Building Elevation

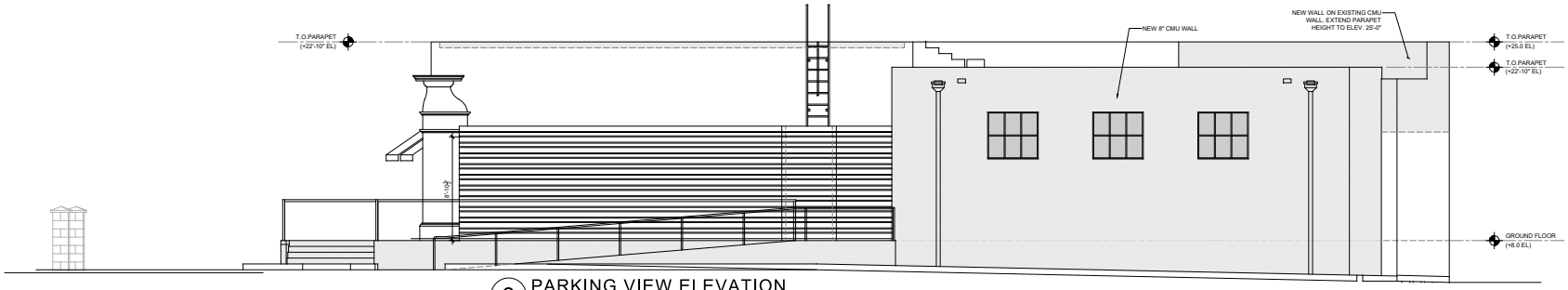
DO NOT MEASURE DRAWINGS.
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES.



1 GRANADA STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 DRIVEWAY VIEW ELEVATION
SCALE: 1/4" = 1'-0"



3 PARKING VIEW ELEVATION
SCALE: 1/4" = 1'-0"



4 DESOTO STREET ELEVATION
SCALE: 1/4" = 1'-0"

Progress Print - 08.05.2022

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Office: 904.302.9844 Fax: 904.302.9630
240 North Ave. Studio 7(D) Palm Beach, Florida 33480
Office: 561.319.0182

REVISION | DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.:

SCALE: SEE DRAWING

CADD USER ID: HDS

LEGAL DESCRIPTION:

PROJECT PHASE: SCHEMATIC DESIGN

PROJECT NUMBER:

FRENCH PANTRY
LITTLE MISS HA
ST. AUGUSTINE

NEW CONSTRUCTION

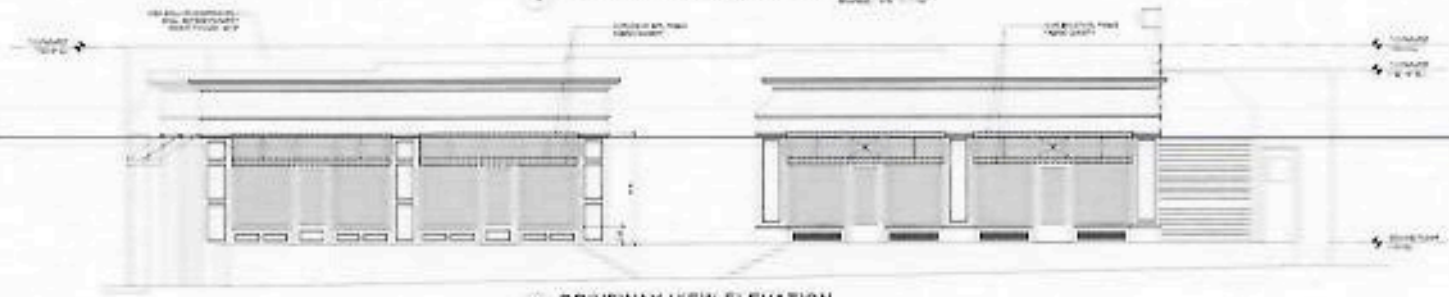
36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

ELEVATIONS

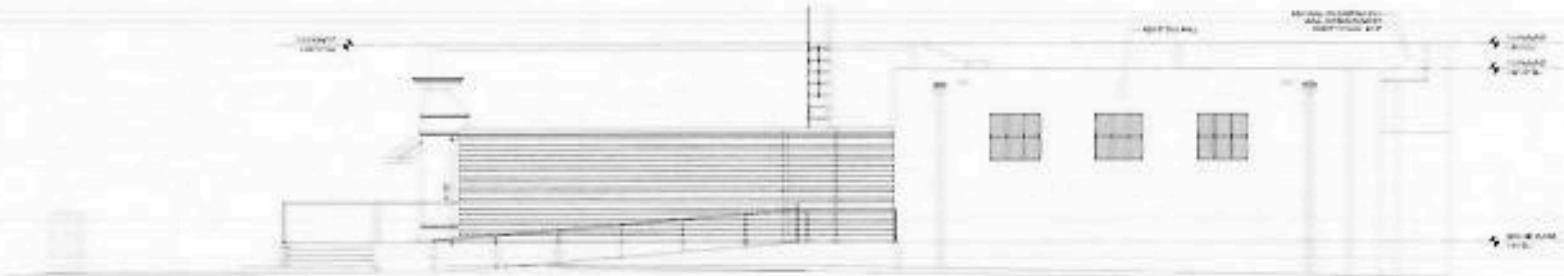
A2.1



1 GRANADA STREET ELEVATION



2 DRIVEWAY VIEW ELEVATION



3 PARKING VIEW ELEVATION



4 DESOTO STREET ELEVATION

CRONK DUCH

ELEVATIONS

A2.1

Progress Print - 08.05.2022

CITY OF ST AUGUSTINE
COMMUNITY
REDEVELOPMENT
AGENCY

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Chair and Board Members
City of St. Augustine Planning and Zoning Board

DATE: April 3, 2025

RE: West City Community Redevelopment Area (WCCRA) Plan Adoption Recommendation Memorandum

Attached please find the formal recommendation, prepared for your consideration, which upon your approval, will be presented on your behalf to the St. Augustine City Commission serving as the Community Redevelopment Agency (CRA) Board. The approved memorandum would be on May 12, 2025, CRA Special Meeting agenda.

In compliance with Florida State Statute Chapter 163, Part III, the Local Planning Agency (LPA) is required to review the establishment or the modification of any Community Redevelopment Plan and make a formal recommendation to the governing board. In this case the Planning and Zoning Board (PZB) serves as the City's designated LPA.

Recommendation:

In consideration of the draft WCCRA Plan that was previously provided to you for review, City/CRA Staff is asking PZB to approve the attached recommendation with any necessary changes or modifications. The draft WCCRA Plan was provided to the board exceptionally early to allow you the opportunity to review the extensive plan in detail and provide any feedback or recommendations for modifications of the plan.

The attached memorandum would serve as your formal recommendation to the CRA Board, advising the board that the PZB has reviewed the WCCRA Plan and that the plan is inclusive of the goals and objectives set forth in the City's Comprehensive and Mobility Plans. You may, during your public meeting, propose any modifications to the attached recommendation to ensure the final document that will be presented to the CRA Board is completely aligned with your review, findings, and ultimately your formal recommendation of the adoption of the plan.

City Staff is asking the PZB Board to:

1. Make a motion to formally approve and sign the West City Community Redevelopment Area Plan Recommendation Memorandum, in consideration of any modifications suggested, advising that the Board finds that the proposed WCCRA Plan Amendment conforms to the City of St. Augustine's Comprehensive Plan and recommends its adoption.

Your attention to this matter is appreciated. If you have any questions regarding the recommendation, please call me at 904.209.4254 or email me at jperkins@citystaug.com you may also contact Amy Skinner, Planning and Building Director at 904.209.4320 or email at askinner@citystaug.com.

Jaime D. Perkins
Neighborhood Services and CRA Manager

cc: Amy Skinner, Planning and Building Director, Isabelle Lopez, City Attorney

Attachments: West City Redevelopment Plan, WCCRA Plan Recommendation Memorandum

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE

PLANNING AND ZONING BOARD RECOMMENDATION FOR SIGNATURE BY CHAIR

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: May 6, 2025

RE: West City Community Redevelopment Area (WCCRA) Plan Adoption Formal Recommendation

The Planning and Zoning Board (PZB) serves as the City's Local Planning Agency (LPA). Consistent with Florida Statutes 163.360, the Planning and Zoning (PZB) Board finds that the proposed WCCRA Plan conforms to the City of St. Augustine's Comprehensive plan and recommends its adoption.

Should you have any questions regarding our recommendation, please send an email to pzb@citystaug.com.

_____
Christina Tucker, Board Chair

cc: Jaime D. Perkins, Neighborhood Services and CRA Manager, Amy Skinner, Planning and Building Director

COMMUNITY STABILIZATION



- Foster a stable housing stock through establishment of residential rehabilitation and repair programs
- Work with existing property owners on providing affordable housing opportunities for neighborhood residents
- Provide opportunities for new homebuyers to explore down-payment assistance programs
- Develop strategies to encourage vibrant aging in place, place savings and place-making alternatives
- Research and implement additional stabilization options; clear title, homestead exemption, heirs property program
- Pursue community policing initiatives working with adjacent neighborhoods in partnership with the City's Police Department

PUBLIC SPACE ENHANCEMENT/BEAUTIFICATION



- Improve Oyster Creek, Rollins Neighborhood and other green spaces
- Enhance the hardscape and landscape consistent with the historic character of the area
- Utilize open spaces to provide additional public amenities including signage and facilities/restroom improvements that promote a multimodal system
- Create a curb appeal program

LOCALLY ORIENTED BUSINESS DEVELOPMENT



- Explore development of a building façade grant program
- Explore strategies and initiatives for economic development for the local and new business community; incentive programs, CRA marketing initiatives
- Create short term transitional business incubation space
- Increase parking supply in strategic locations
- Continue to evaluate opportunities for shared parking with private entities
- Partner with business organizations/associations to help inform/advise on future implementation of the Plan
- Explore opportunities for dedicated business delivery and ride-share zone

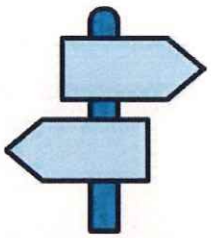
APRIL DRAFT

MOBILITY/CONNECTIVITY



- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvement, and utilities)
- Explore opportunities to create public transportation systems
- Provide micro transit and tech-enabled shared transportation for first/last mile mobility
- Create a park-once environment and define ride share locations
- Identify sites and improvements for implementing dynamic parking strategies
- Identify initiatives to address increased wear and tear caused by commercial vehicles (dedicated delivery zones and designated areas for large trucks traveling within WCCRA)

BRANDING/SIGNAGE



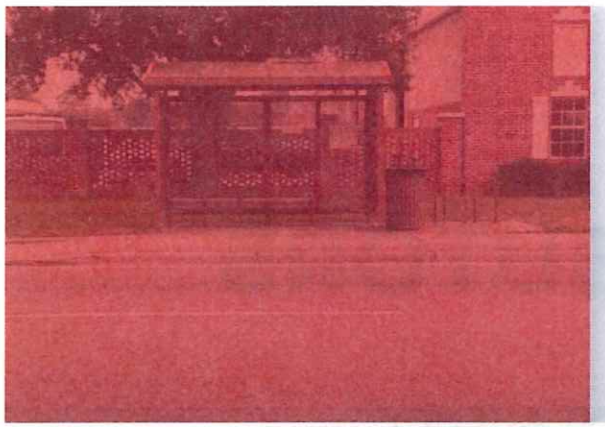
- Fund wayfinding/navigational system to identify mobility alternatives and locations (i.e., pick up electronic bikes here, water taxi here)
- Provide West City themed special district branding and wayfinding signage that directs visitors to various public amenities

HISTORIC PRESERVATION



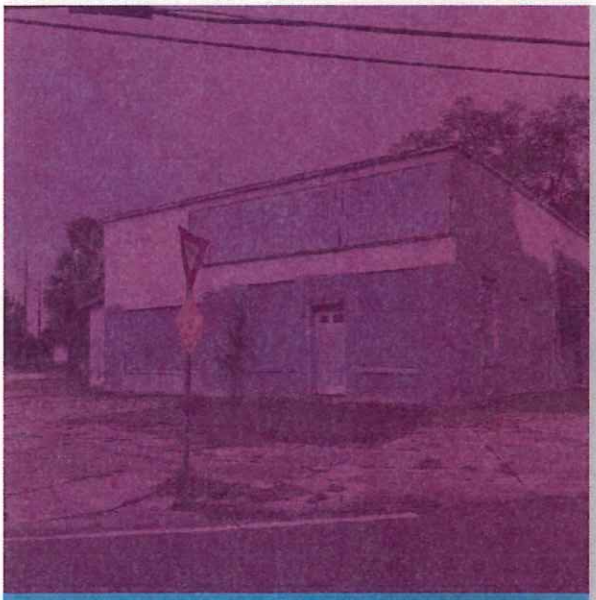
- Identify initiatives and alternatives for preserving historic assets and infrastructure/create historic preservation reinvestment opportunities to encourage public/private collaborations
- Guide resources/technical expertise towards existing historic buildings/properties located throughout the West City Redevelopment area
- Showcase the historic assets in the community by publicizing their existence and featuring historical resources in community capacity building forums/efforts
- Create a historic preservation grant program for private or institutionally owned properties/façade grant program
- Explore National Register District Designation

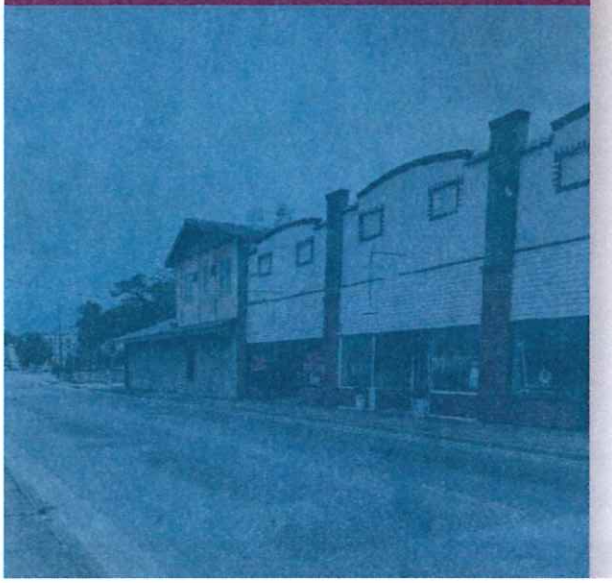
APRIL DRAFT



CITY OF ST AUGUSTINE
EST. 1565

WEST CITY





April 2024

FINDING OF NECESSITY

PLAN CONTRIBUTORS

COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline

Vice Mayor Roxanne Horvath

Commissioner Barbara Blonder

Commissioner Cynthia Garris

Commissioner Jim Springfield

CITY OF ST. AUGUSTINE

David Birchim, City Manager

Reuben Franklin, P.E., Assistant City Manager

Jaime D. Perkins, MPA, PMP, Neighborhood Services & CRA Manager

CONSULTANT

Inspire
PLACEMAKING COLLECTIVE

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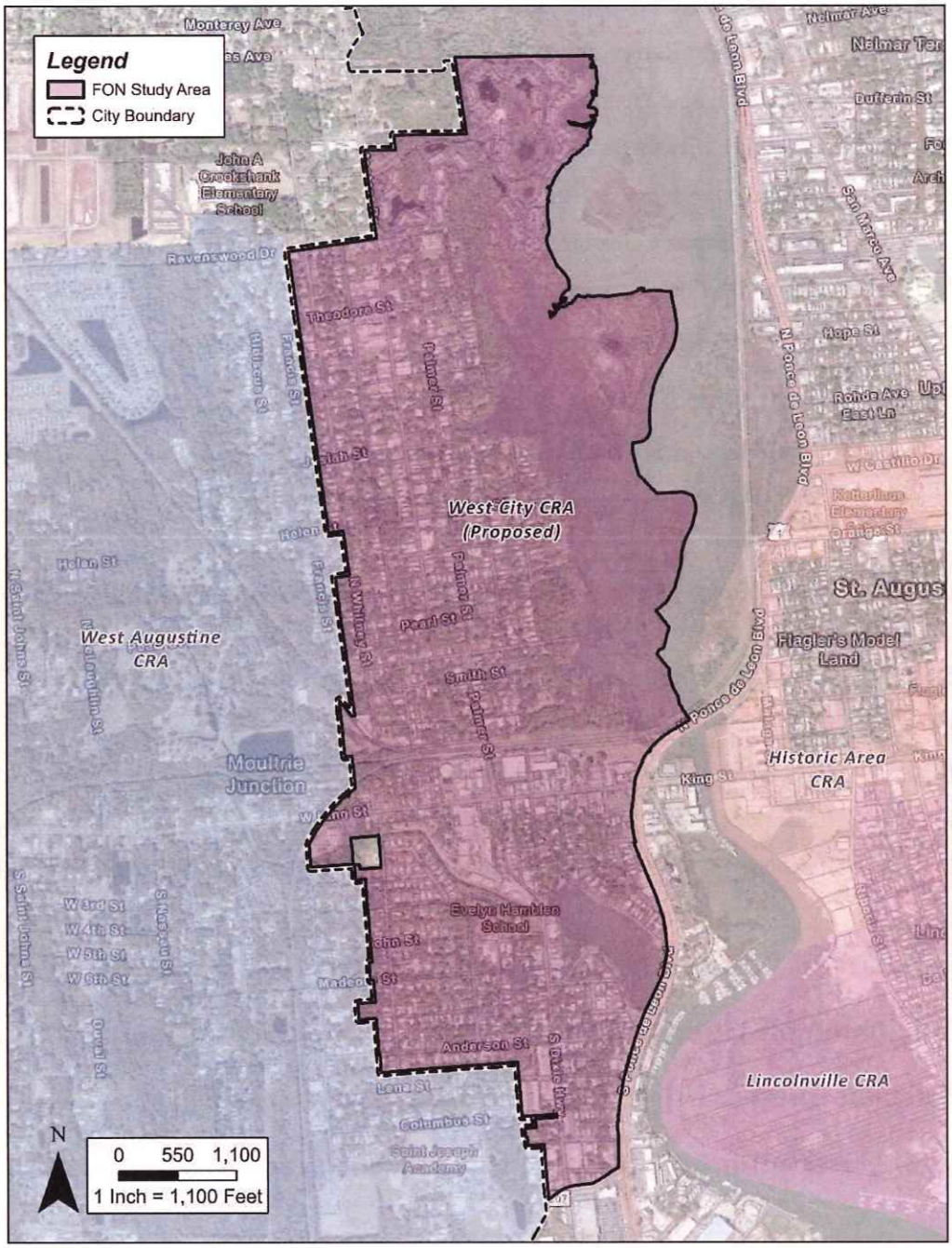
1.0 Introduction

This Finding of Necessity (FON) Study evaluates the conditions of the proposed establishment of a Community Redevelopment Area (CRA) in the western portion of the City of St. Augustine. The evaluation of the Study Area is to determine if conditions satisfy the definitions of "slum and blight" per Section 163.340(7), Florida Statutes to establish the Study Area as a CRA. The Study Area is depicted in **Figure 1.**

Figure 1. Study Area



Sources: City of St. Augustine, St. Johns County, St. Johns County Property Appraiser, Florida Geographic Data Library (FGDL), 2023

2.0 Study Area Boundaries

The general boundaries of the Study Area are as follows: Ravenswood Drive and Vista Cove Road to the north, San Sebastian River and N. Ponce De Leon Boulevard to the east, the City boundary to the west, and SR 207 to the south. The Study Area is approximately 604 acres.

3.0 Historical Context

The Study Area is directly west of St. Augustine's Historic Downtown, separated by the San Sebastian River. In the early 20th century, this area, along with parts of West Augustine, was known as "New Augustine," a suburb of St. Augustine. With direct access to the river and an active railway (the Florida East Coast Railway), industry thrived in the area. In 1910, New Augustine's population had grown to nearly 1,300 residents with the railroad and tourism driving most of the population growth. In 1922, the City of St. Augustine annexed the eastern part of New Augustine into its municipal limits. The Study Area had a prominent population of African American residents with strong community ties through commercial, industrial, and institutional development. Over time the Study Area has become primarily residential, apart from a commercial strip along West King Street and near SR 207.

4.0 The Redevelopment Act

The Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) gave local governments the ability to eliminate and/or prevent blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities through economic development projects. The following sections expand on the administrative processes for creating or expanding a Community Redevelopment Area (CRA), as well as the criteria used to determine whether an area qualifies to become a Redevelopment Area.

4.1 Community Redevelopment Area Creation or Expansion Procedures

4.1.1 Declaration and Process

The first step in assessing whether the Study Area meets the criteria for the creation of the West City Community Redevelopment Area is determining the presence of "slum and blight" conditions. The Finding of Necessity (FON) Report will document the analysis of these conditions by describing the physical and economic conditions within the Study Area which are associated with blight or its causes and evaluating whether the Study Area qualifies for the creation of a Redevelopment Area. Inspire staff, working closely with City of St. Augustine staff, inspected the Study Area through an on-site field assessment and conducted desktop and GIS assessments of available data relating to the Study Area.

4.1.2 Adoption of Finding of Necessity (FON) Report ("Slum & Blight" Study)

Under the Community Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision. The resolution must find that blighted conditions are present within the defined Study Area and that the repair, rehabilitation, and/or the redevelopment of said areas are in the interest of public health, safety, and welfare. If an area has such blighted conditions, the governing body is empowered to establish a CRA or expand an existing Community Redevelopment Area to include the blighted area(s). After the ***(1) adoption of a Resolution*** by the St. Augustine Community Redevelopment Agency acknowledging the documented conditions of blight and creating the Community Redevelopment Area, the St. Augustine City Commission & St. Johns County Board of Commissioners will ***(2) adopt an Ordinance*** formally acknowledging the new Community Redevelopment Area.

The ordinance will also establish the taxable-value base-year for the calculation of tax-increment financing (TIF) revenue and the duration of the Redevelopment Area. The ordinance will also authorize the contribution of the TIF revenue collected from participating taxing authorities from the newly adopted area's participating parcels for placement in the Community Redevelopment Agency's redevelopment trust fund. The most recent real property certified tax roll, prior to the effective year of the ordinance, shall be used to establish the "base year." These taxable values within the Redevelopment Area will be used to calculate the future tax increment. For the West City Community Redevelopment Area, the assumed timetable to adopt the Study Area as a Redevelopment Area implies that the tax increment calculation will utilize the 2023 certified rolls for the proposed Redevelopment Area.

4.1.3 Redevelopment Plan

After the approval of the Finding of Necessity report and subsequent establishment of a Community Redevelopment Area, it is likely that the City will authorize the preparation of a Community Redevelopment Plan to identify potential programs and projects to address the identified conditions of "slum" and "blight."

The Community Redevelopment Act requires that redevelopment plans be subjected to a compliance review conducted by the Local Planning Board before it may be submitted to the City Commission and County Commission for approval. The Planning Board has sixty (60) days to review the redevelopment plan for its conformity with the City's Comprehensive Development Plan, addressing the development of the City, and provide comments to the Community Redevelopment Agency. After receiving comments and recommendations from the Planning Board, the local governing body shall hold a public hearing on the approval of the Community Redevelopment Plan, after appropriate public notice has been provided and appropriate advertisements placed within the accepted general circulation newspaper of the area.

Before the City can adopt any resolution or ordinance to establish a community redevelopment plan or redevelopment trust fund, the governing body must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the redevelopment area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur because of the redevelopment action. As a policy matter, it is assumed that the following entities with ties and relationships to the City of St. Augustine will receive notice of any actions arising from either the findings of necessity (FON) analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act:

- St. Johns County Board of County Commissioners
- St. Johns County Property Appraiser's Office
- St. Johns County Tax Collector
- St. Johns County Emergency Management
- St. Johns County School District
- St. Johns River Water Management District
- Anastasia Mosquito Control
- FL. Inland Navigational District
- St. Augustine Port Waterways and Beach District

4.2 Slum & Blight Criteria

The Community Redevelopment Act establishes two similar, but discrete, pathways to determine if a Study Area is considered to be a "slum" or "blighted," sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

- ***Alternative One*** involves the layering of two tests. The first test is broadly conditional, and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.

- ***Alternative Two*** involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. As in the first alternative, this test relates to specific criteria, and it must conclude affirmatively.

4.2.1 Alternative One

The first test for Alternative One requires that a Study Area identified as a "slum[1]" or "blighted[2]" area contains a "substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property."

The second test for Alternative One must prove that the area must be one in which "two or more of the following [blight] factors are present" (Section 163.340(8), F.S.):

a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

d. Unsanitary or unsafe conditions.

e. Deterioration of site or other improvements.

f. Inadequate and outdated building density patterns.

g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

h. Tax or special assessment delinquency exceeding the fair value of the land.

i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

j. Incidence of crime in the area higher than in the remainder of the county or municipality.

k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

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[1] Florida Statutes, Section 163.340 (7)

[2] Florida Statutes, Section 163.340 (8)

4.2.2 *Alternative Two*

The Redevelopment Act also allows that a slum or blighted area may be "any area in which at least one of the factors identified in paragraphs (a) through (o) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by interlocal agreement, agreements with the CRA or by resolution, that the area is blighted."

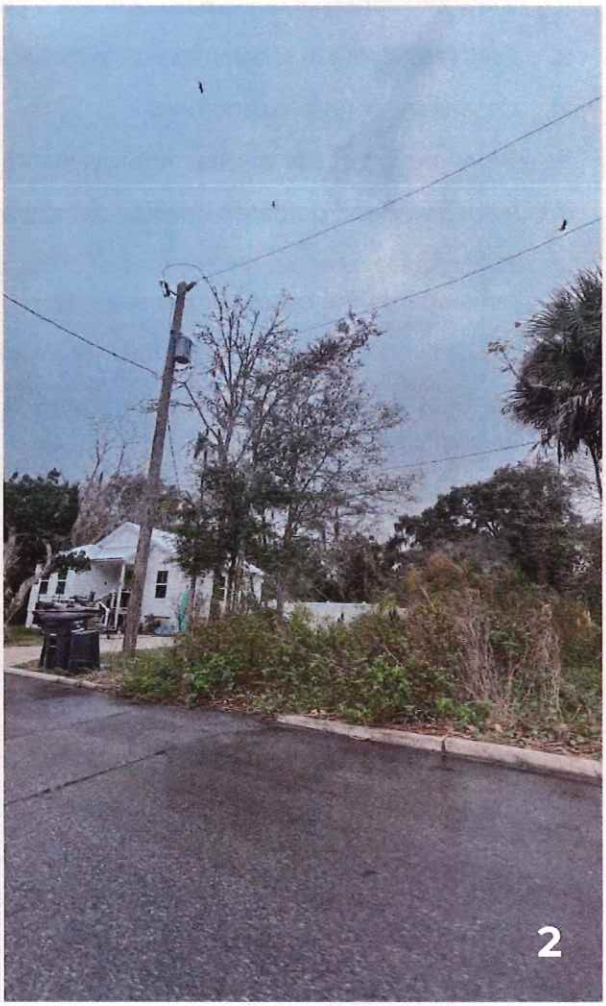
5.0 Slum & Blight Conditions Observed

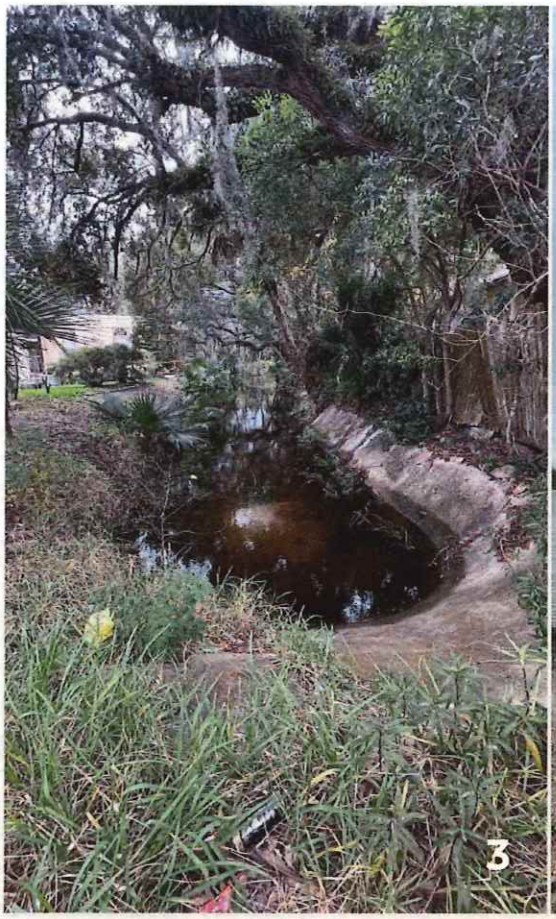
5.1 Conditions of Slum Observed

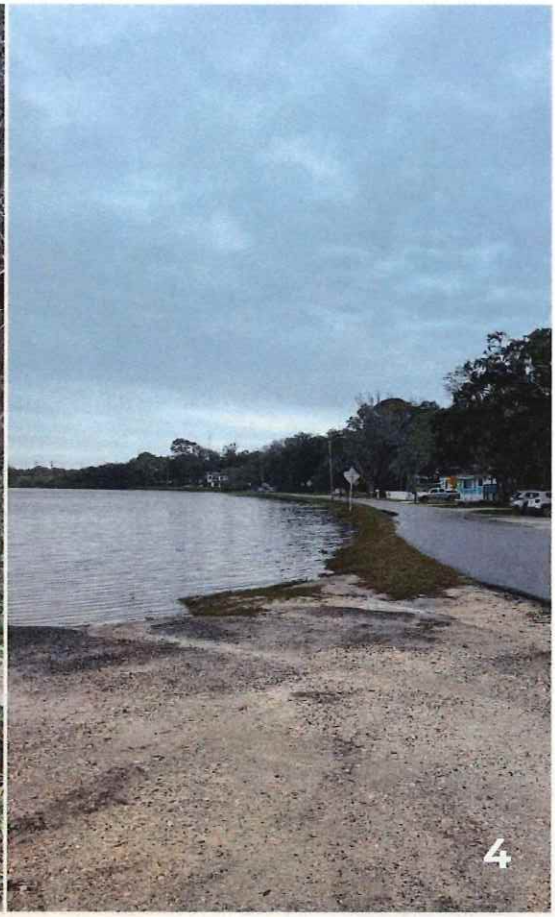
5.1.1 *Conditions that endanger life or property by fire or other causes*

In portions of the Study Area, there are conditions which endanger life by means of fire or flooding. Overgrown vegetation, especially when near overhead powerlines or other power sources, pose fire risks to surrounding properties. Without regular maintenance to the vegetation, generally in right-of-way or greenbelt areas, lightning or downed powerlines could easily cause a fire that can easily spread. Stormwater drainage areas and waterways can cause flooding, risk to properties, and risk to human life. Along Lewis Boulevard, Oyster Creek flows into San Sebastian River. At this confluence, the creek flows very closely to neighboring roadways (US-1, Lewis Boulevard, and Rio Vista Drive). During heavy rains, these roadways are at risk of flooding, as are neighboring residential and commercial properties.









5.2 Conditions of Blight Observed

5.2.1 Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities

Defective or inadequate transportation infrastructure is determined by the size and arrangement of transportation infrastructure and supporting facilities, including pedestrian and public transit infrastructure. Parking facilities are in short supply in the Study Area, which impacts the ability of residents and visitors to visit local businesses or institutions. Pedestrian infrastructure is also lacking. West King Street is a busy thoroughfare connecting western St. Johns County to St. Augustine's downtown core. There is insufficient pedestrian and biking infrastructure to protect residents and visitors from vehicles. Many people bike through the Study Area, particularly along West King Street into historic Downtown St. Augustine, yet there is very little biking infrastructure. Cyclists must hug the shoulder of a busy road to be able to reach their destinations. Many roads do not have marked or signalized pedestrian crossings. When sidewalks are present, they tend to be in disrepair or have accessibility challenges, as can be seen in the images on the next page. Where pedestrian and biking infrastructure exists, it is inadequate to the number and speed of vehicles moving through the commercial corridor. The observed defective transportation facilities within the Study Area satisfy the definition for a condition of "blight."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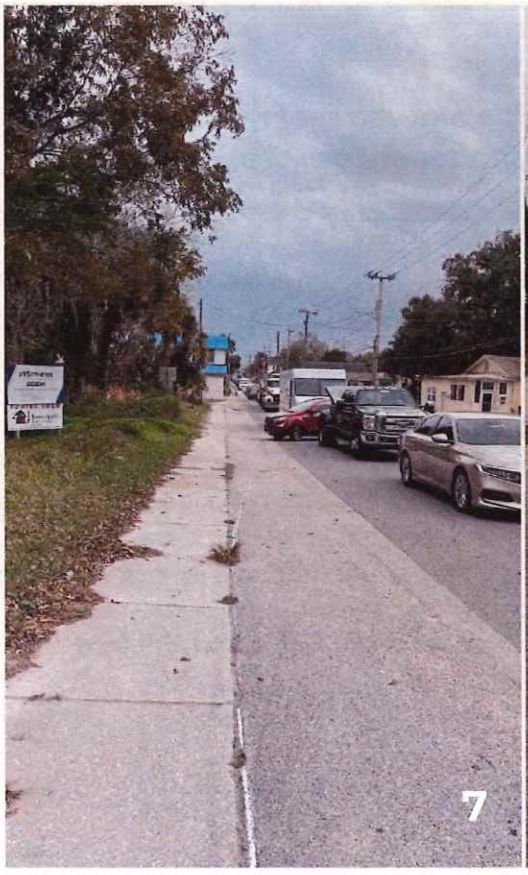
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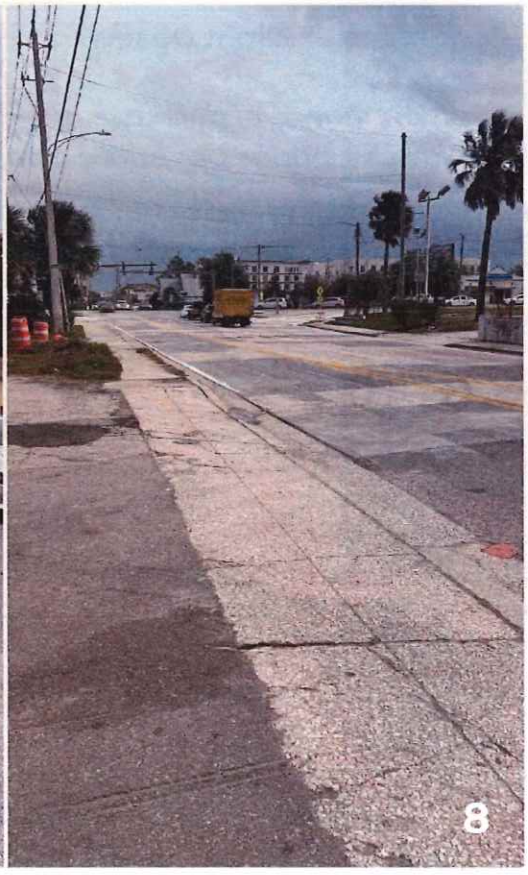
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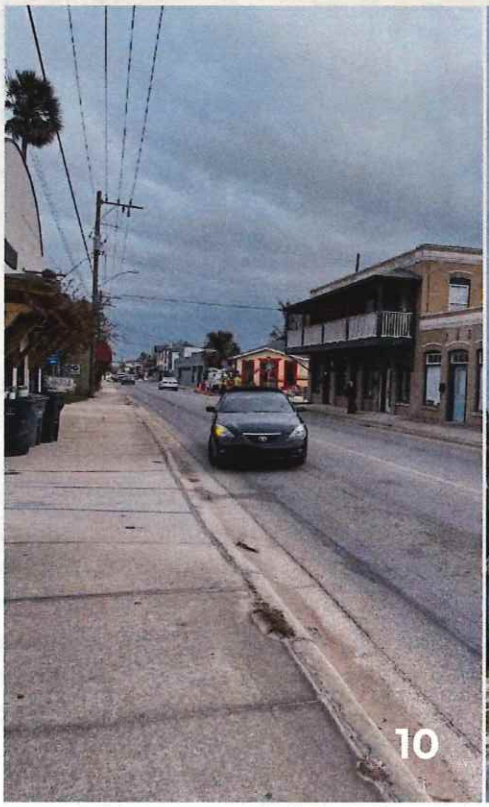
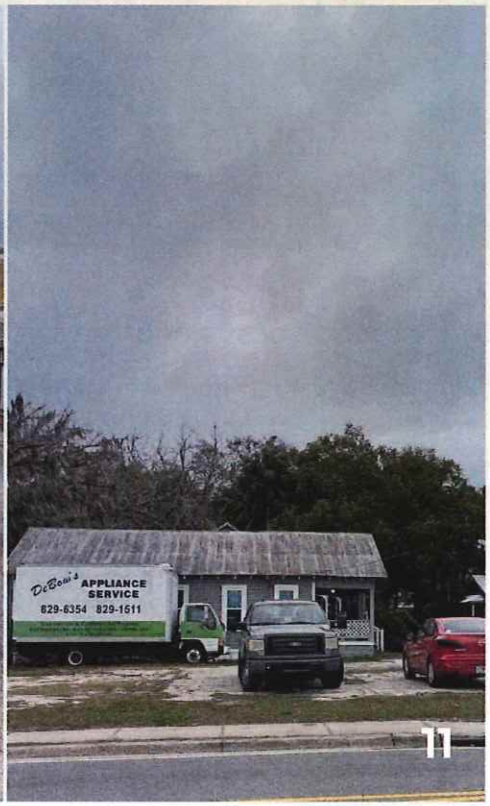
5.2.2 *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness*

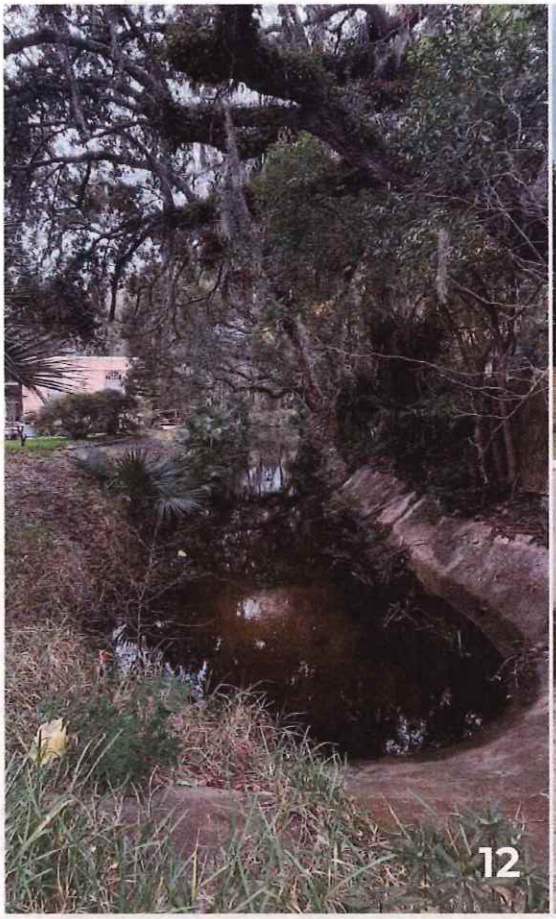
Lot layouts are classified as faulty if their sizes, adequacy, accessibility from roadways, or usefulness serve as a deterrent to successful redevelopment activity. Accessibility of lots is the primary challenge identified within the Study Area, specifically regarding commercial lots along major corridors. Commercial lots in the Study Area generally have small parking lots in the front of the building which are challenging to navigate, and over time this condition may impact consumers' willingness to visit certain businesses.

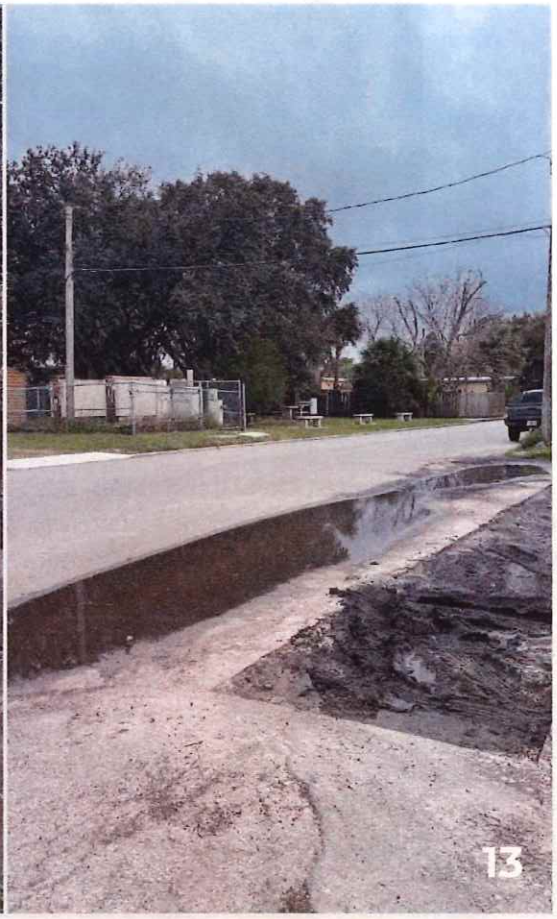




5.2.3 *Unsanitary or unsafe conditions*

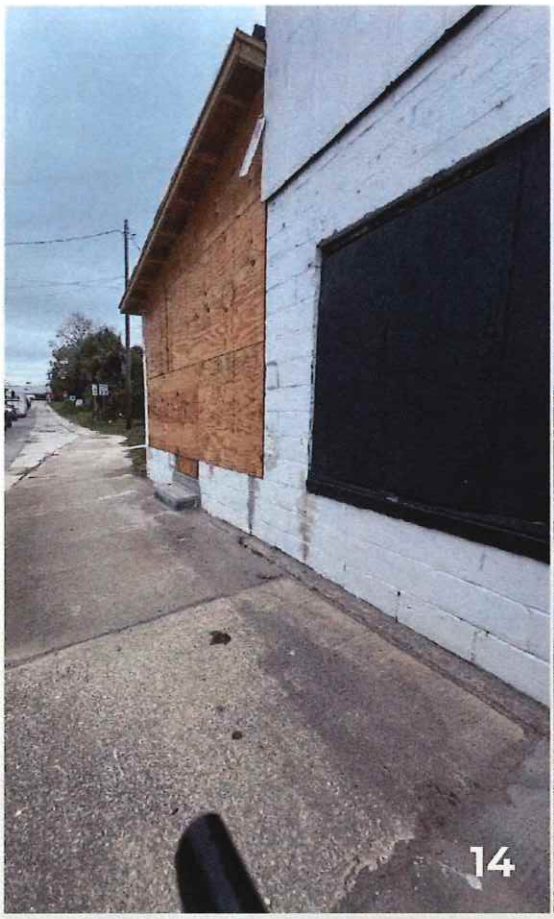
Some infrastructure in the Study Area causes unsafe and unsanitary conditions. Roadways are in differing states of repair, some with cracked asphalt and potholes. Parking lots and sidewalks have large potholes and cracks, as well. These conditions are unsafe for pedestrians, as well as vehicles. Stormwater infrastructure is also creating unsafe and unsanitary conditions with flooding and standing water which can provide ample breeding grounds for mosquitos, other insects, and the diseases they can carry. Standing water can also create fall risks which can result in drowning, especially for children.





5.2.4 *Deterioration of site or other improvements*

The deterioration of site or other improvements is primarily determined by the physical conditions of buildings or site improvements, including their evaluated useful lives. Several commercial sites within the Study Area have been left to deteriorate and are either abandoned or waiting to be sold or leased. Buildings have graffiti and boarded windows and doors. Residential structures, as observed during the field study, have damaged roofs, dilapidated structural elements, and other signs of lacking maintenance. The deterioration is also seen in parking lots, sidewalks, and roadways. Roadways have potholes and cracks, and the shoulders of the roads have vegetation growing throughout. Sidewalks are broken, uneven, and have large holes in them. Parking lots at commercial sites have large missing pieces of asphalt and cracks. These conditions impact the perception of the Study Area and may prevent business owners or potential residents from choosing to locate in the area. The observed deterioration of sites or other improvements within the Study Area satisfy the definition of a blighted condition.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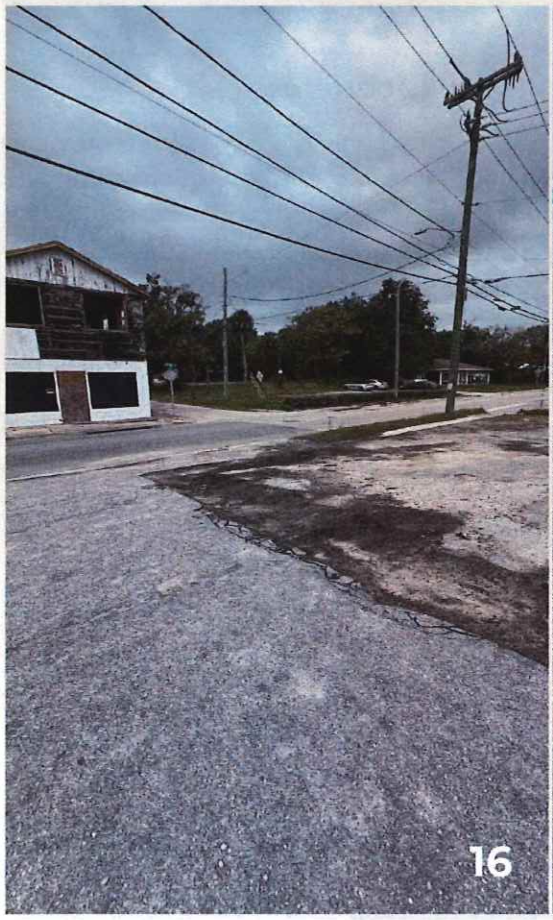
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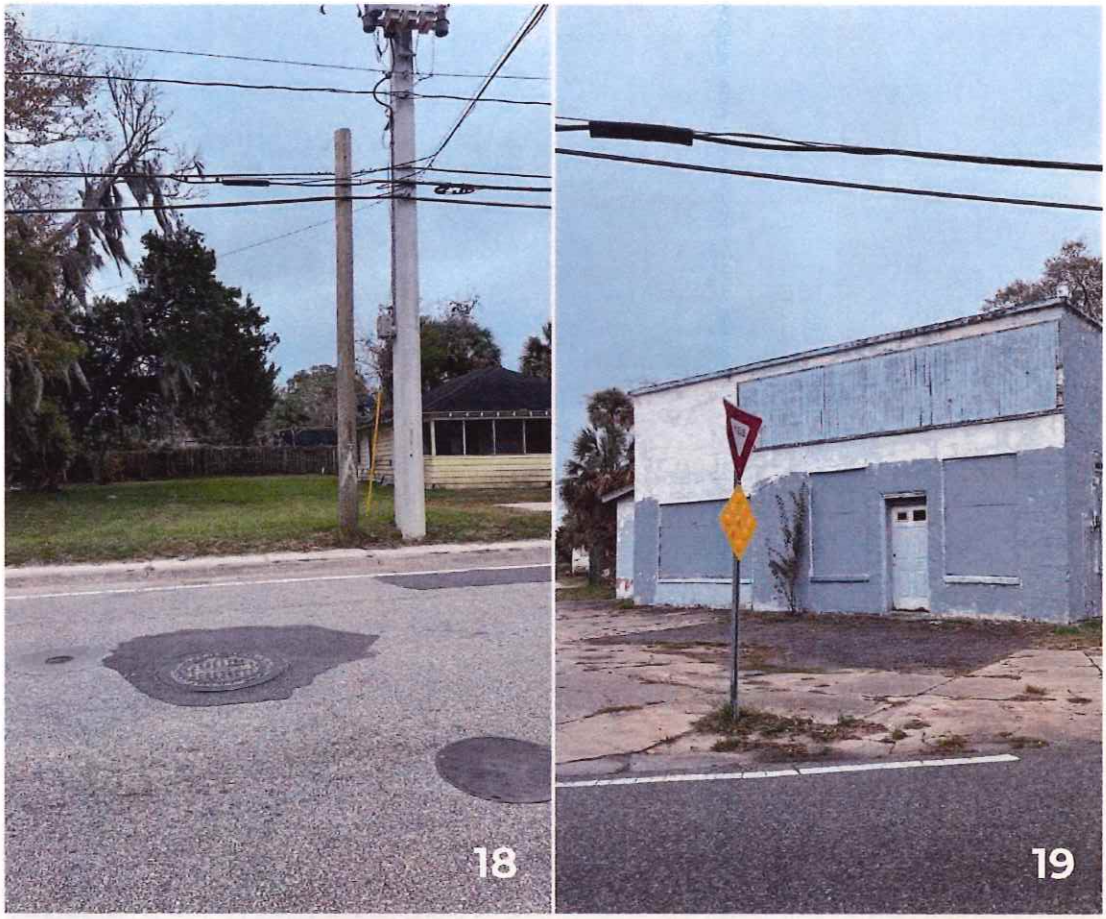
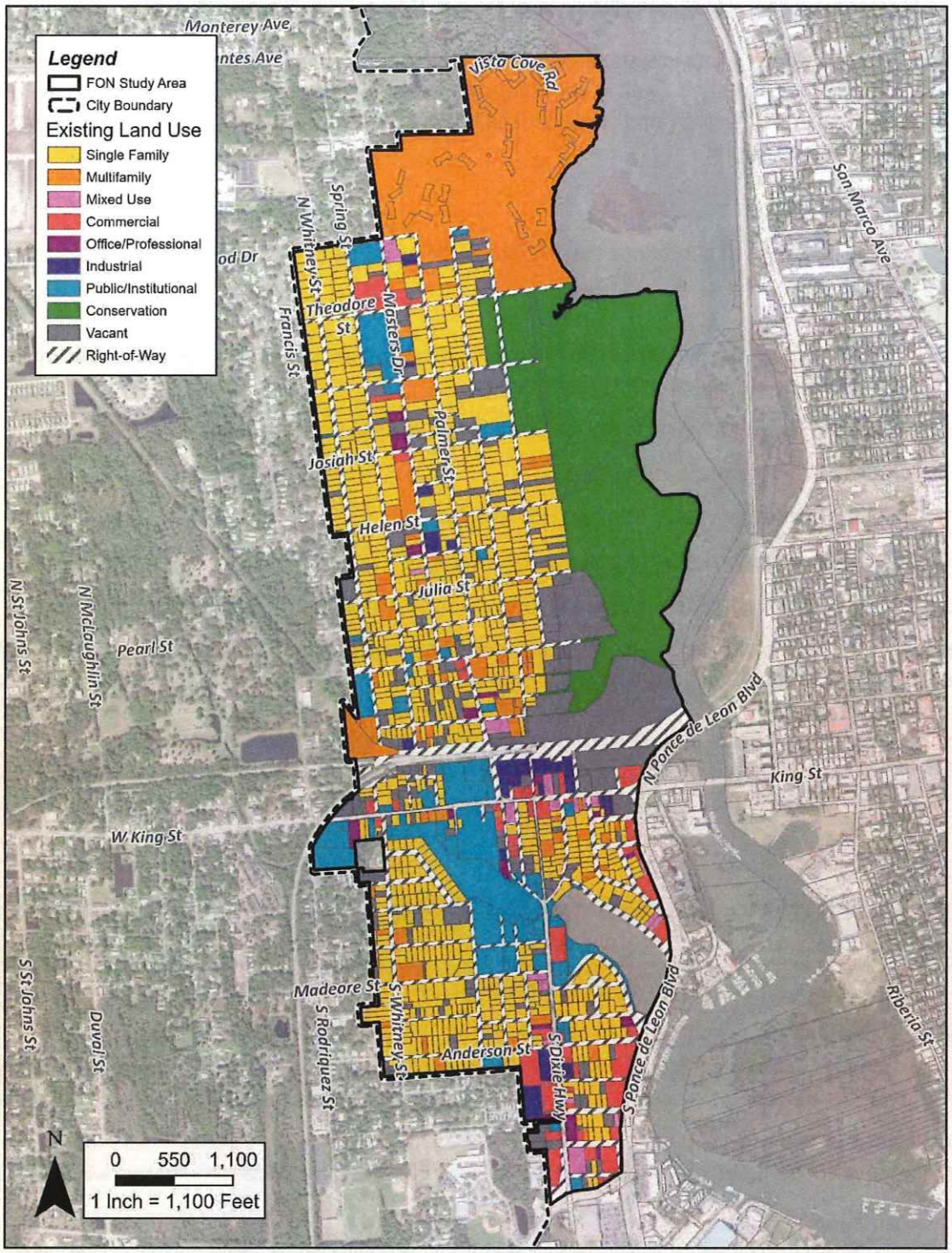


5.2.5 *Inadequate and outdated building density patterns*

Less than five percent of the Study Area is currently being used for commercial or office/professional uses, and almost half of the Study Area (47%) is used for residential purposes. This separation of uses prevents residents from being able to shop in their neighborhoods for everyday goods and increases the dependence upon personal vehicle use. In conjunction with the separation of uses in the Study Area, lot sizes are generally small making them difficult to maneuver for vehicles for ingress, egress, and parking. Along West King Street, the main concentration of commercial activity, there are limited areas for residents and visitors to park when visiting businesses in the area. With many curb cuts and narrow sidewalks, it is also challenging for pedestrians to access these areas. The observed inadequate and outdated building pattern within the Study Area satisfy the definition for a condition of "blight." **Figure 2**, on the next page, shows the current land use within the Study Area and the outdated building pattern.

Current Land Use	Acres	Percent (%)
Single Family Residential	181.5	31.0%
Conservation	93.8	16.0%
Multifamily	92.2	15.8%
Right-of-Way/Utilities	67.1	11.5%
Vacant	66.4	11.4%
Public/Institutional	45.1	7.7%
Commercial	19.7	3.4%
Industrial	9.3	1.6%
Mixed Use	5.3	0.9%
Office/Professional	4.6	0.8%
TOTAL ACREAGE	**585.0 ac**	

Figure 2. Current Land Use



Sources: City of St. Augustine, St. Johns County Property Appraiser, FGDL, 2023

5.2.6 *Incidence of crime in the area higher than in the remainder of the county or municipality.*

Based on service calls from the St. Augustine Police Department, the Study Area has more service calls than at least one other zone within the City. The Study Area accounts for approximately 20% of the service

calls but only accounts for 5% of the City's area. Proportionally, the Study Area has a higher rate of service calls for criminal activity than its size would indicate.

6.0 Summary of Conditions (per Florida Statutes)

As stated above, the Study Area is experiencing several conditions of slum and blight. There are dangers and hazards to the community, as well as conditions that prevent economic prosperity and accessibility. A field visit, public records research, and analysis of GIS data of the Study Area revealed the following conditions of slum and blight:

Slum Conditions:

(1) The existence of conditions that endanger life or property by fire or other causes

Blight Conditions:

(1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.

(2) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.

(3) Unsanitary or unsafe conditions.

(4) Deterioration of site or other improvements

(5) Inadequate and outdated building density patterns

(6) Incidence of crime in the area higher than in the remainder of the county or municipality.

These observed conditions have affected private sector investment and depressed redevelopment efforts and taxable income in the Study Area. There is private investment in the Study Area, but it is likely that conditions are suppressing additional investment from the private sector. The deteriorating properties, lack of accessibility to parcels, and unsanitary conditions, coupled with other observed conditions of blight have harmed economic development activity and redevelopment activity within the Study Area. The presence of these conditions within the Study Area qualifies its creation as the West City Redevelopment Area.

7.0 Conclusion of Alternative Tests

The findings of the evaluation of the Study Area satisfy the two tests of Alternative One to determine if an area is qualified to be a Community Redevelopment Area.

Alternative One - First Test
The evaluation identified the presence of "slum" conditions that endanger life or property by fire or other causes due to fire and safety hazards in the area. These findings satisfy the first test of Alternative One.

Alternative One - Second Test
The evaluation also identified the presence of six (6) conditions of "blight" as defined by Florida Statutes. These include:

(1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.

(2) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.

(3) Unsanitary or unsafe conditions.

(4) Deterioration of site or other improvements

(5) Inadequate and outdated building density patterns.

(6) Incidence of crime in the area higher than in the remainder of the county or municipality.

8.0 Matrix of Slum & Blight Conditions

Florida Statute Reference and Definition	Observation of Conditions		
	Observed	Not Observed	Suspected
"Slum Area"			
Inadequate provision for ventilation, light, air, sanitation, or open spaces		X	
High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code		X	
The existence of that endanger life or property by fire or other causes	X		
"Blight Area"			
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities	X		
Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions			X
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X		
Unsanitary or unsafe conditions	X		
Deterioration of site or other improvements	X		
Inadequate and outdated building density patterns	X		
Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality			X
Tax or special assessment delinquency exceeding the fair value of the land		X	
Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality			X
Incidence of crime in the area higher than in the remainder of the county or municipality	X		
Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality		X	

A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality			X
Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area		X	
Governmentally owned property with adverse environmental conditions caused by a public or private entity			X
A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.		X	

9.0 Legal Description

A portion of Section 12 Township 7 South, Range 29 East, a portion of the Avice & Viel Grant in Township 7 South, Range 29 East, a portion of the Antonio Huertas Grant in Township 7 South, Range 29 East and a portion of Sections 7, 37, 38 and 39 in Township 7 South, Range 30 East, City of St. Augustine, St. Johns County, Florida; being more particularly described as follows:

Begin at the point of intersection of the West line of the City Limits of the City of St. Augustine, Florida, with the centerline of Ravenswood Drive (George Street), said point lying 137.5 feet West of the West Right of Way Line of Whitney Street, and run thence East, along the centerline of said Ravenswood Drive, 840 feet, more or less, to a point on the southerly extension of the East Right of Way line of Masters Drive (Savage Street); thence North, along said southerly extension, 15 feet to the North Right of Way line of said Ravenswood Drive; thence continue North, along said East Right of Way line of Masters Drive, 822.44 feet to the northwest corner of Parcel One as described in Official Records Book 1311, page 516 of the Public Records of St. Johns County, Florida; thence East, along the North line of said Parcel One, a distance of 300.00 feet; thence North, along said North line, 142.22 feet; thence East, along said North line and along the South line of land conveyed to Eugene I. Howard, as per Deed Book 11, page 184 of said Public Records, 690.00 feet; thence North, along said North line and along the East line of said land conveyed to Eugene I. Howard and the northerly extension thereof, 723.56 feet; thence East, along said North line, along the North Line of Government Lot 8 of said Section 12 and the easterly extension thereof, 1003.00 feet to the meander line along the East side of Government Lot 4 of said Section 7; thence southeast, along said meander line, 21.00 feet to a point on the Mean High Water Line on the West side of the San Sebastian River; thence easterly, southerly and westerly, along said Mean High Water Line, 685 feet, more or less, to a point on said meander line along the East side of Government Lot 4; thence South 22° East, more or less, along said meander line, 367 feet, more or less; thence South 38° West, more or less, along said meander line, 594.00 feet; thence South, more or less, along said meander line, 264.00 feet; thence South 76° East, more or less, along said meander line, 10 feet, more or less, to the Westerly bank of said San Sebastian River; thence southerly and easterly along said Westerly bank, 410 feet, more or less, to the mouth of a creek; thence southerly, along the centerline of said creek, 355 feet, more or less, to a point on the easterly extension of the North Right of Way line of Theodore Street; thence East, along said easterly extension of the North Right of Way line of Theodore Street, 750 feet, more or less, to a point on the West bank of the San Sebastian River; thence southerly, along said West bank, 5000 feet, more or less, to a point on the West Right of Way line of South Ponce de Leon Boulevard (State Road No. 5); thence southerly, along said West Right of Way of Ponce de Leon Boulevard, 4350 feet, more or less, to a point on the northerly Right of Way line of State Road No. 207; thence westerly, along said northerly Right of Way line of State Road No. 207, a distance of 725 feet, more or less, to a point on the West line of the City

Limits of St. Augustine, Florida; thence north, along said West line of the City Limits of St. Augustine, to the Point of Beginning.

CITY OF ST AUGUSTINE
COMMUNITY
REDEVELOPMENT
AGENCY

CITY OF ST. AUGUSTINE
COMMUNTIY REDEVELOPMENT AGENCY
Regular Meeting

Monday, April 28, 2025, 3:00 PM
ALCAZAR ROOM

AGENDA

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1. **CALL TO ORDER**

   a. Roll Call

2. **ADMINISTRATIVE ITEMS**

   a. Approval of Prior Meeting Minutes (January 27, 2025)

3. **GENERAL PUBLIC COMMENT OR COMMENT ON AGENDA ITEMS NOT REQUIRING SEPARATE COMMENT PERIOD** (3 minutes per individual)

4. **DISCUSSION, PRESENTATIONS, & UPDATES**

   a. WCCRA Draft Plan Review and PZB Authorization
   Jaime D. Perkins, Neighborhood Services & CRA Manager

   b. St. Paul AME Institutional Rehab Application Recommendation
   Jaime D. Perkins, Neighborhood Services & CRA Manager

   c. Cordova Street Design Update
   Jaime D. Perkins, Neighborhood Services & CRA Manager

   d. CRA 2024 Annual Report Update
   Jaime D. Perkins, Neighborhood Services & CRA Manager

5. **ITEMS BY CITY ATTORNEY**

6. **ITEMS BY CITY STAFF**

7. **ITEMS BY BOARD CHAIR AND BOARD MEMBERS**

CITY OF ST AUGUSTINE
COMMUNITY
REDEVELOPMENT
AGENCY

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Honorable Chair and Board Members
City of St. Augustine Community Redevelopment Agency

DATE: April 15, 2025

RE: Agenda Item for April 28, 2025, Community Redevelopment Agency Meeting; WCCRA Draft Plan Review and PZB Authorization

Attached please find the most recent iteration of the West City Community Redevelopment Area (WCCRA) Plan for your review. During the Thursday, March 27, 2025, West City Community Redevelopment Area Steering Committee meeting, Staff provided a detailed review and update of the draft plan. The review and update highlighted language modifications and updates to the six-point strategic plan, following input from stakeholders, City staff, and the CRA Board.

The WCCRA Steering Committee made a motion to progress the plan to its next steps in the adoption process. The motion passed with all committee members, with the exception of one voting favorably of the plan. Staff is requesting that the CRA Board provide authorization to present the WCCRA Plan to the Planning and Zoning Board (PZB) for review and approval. PZB is tasked with ensuring that the CRA plan aligns with the City's Comprehensive and Capital Improvement Plans.

Should the CRA Board provide authorization, the next steps in the adoption schedule would be as follows:

- Tuesday, May 6, 2025- Planning and Zoning Board Meeting
- Monday, May 12, 2025- Special CRA Meeting, Reading of Resolution
- Monday, May 12, 2025- City Commission Meeting, First Reading of Ordinance
- Monday, June 9, 2025- City Commission Meeting, Second Reading of Ordinance

This is an action item. This matter requires the CRA to make a motion and participate in a formal vote Your attention to this matter is appreciated. I am available for any questions you may have as it relates to the WCCRA Draft plan or any other CRA matters. Please feel free to contact

me by phone at 904.209.4254 or by email at jperkins@CityStAug.com.

Respectfully Submitted,

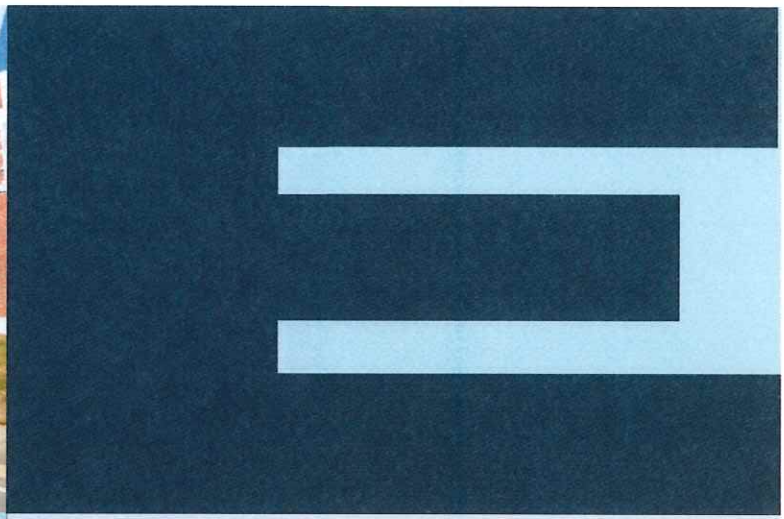
Jaime D. Perkins

Jaime D. Perkins
Neighborhood Services and CRA Manager

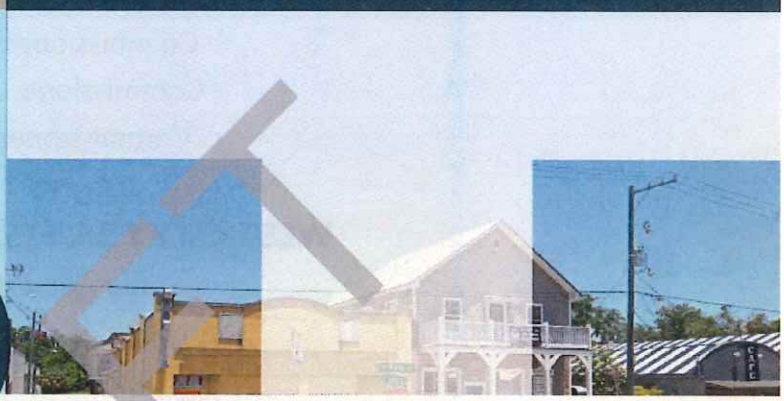
cc: City Manager, Assistant City Managers, City Attorney, & Department Directors

Attachments: Draft West City CRA Plan









WEST CITY
COMMUNITY REDEVELOPMENT AREA
Established
2024

COMMUNITY REDEVELOPMENT PLAN

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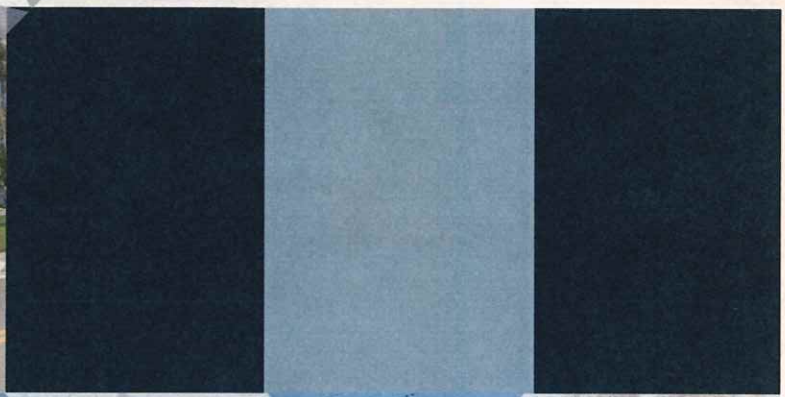

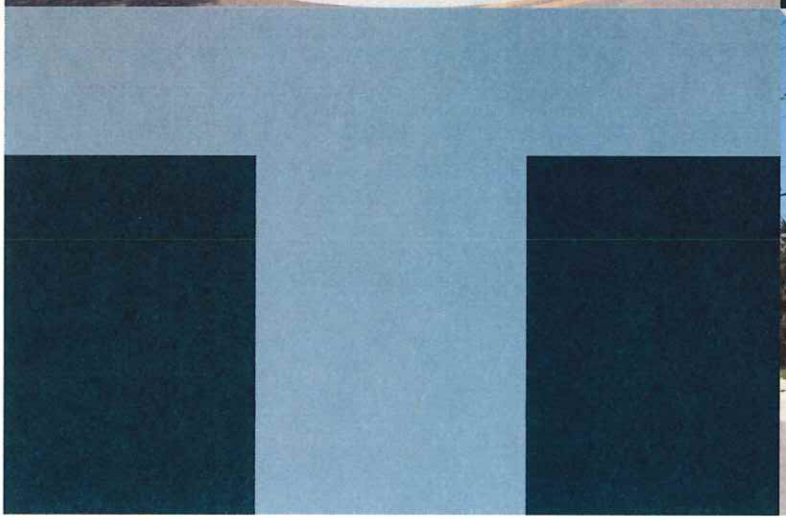



PLAN CONTRIBUTORS

COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline
Vice Mayor Barbara Blonder
Commissioner Cynthia Garris
Commissioner Jim Springfield
Commissioner Jon DePreter

WEST CITY CRA STEERING COMMITTEE

Arthur Culbert, Chairperson
Dianya Markovits, Vice-Chairperson
Brooke Bohall
B.J. Kalaidi
Wanda Sams
Jeffrey Kempf
Jeanne Moeller

CITY OF ST. AUGUSTINE

David Birchim, AICP, City Manager
Reuben Franklin, P.E., Assistant City Manager
Meredith Breidenstein, CPA, Assistant City Manager
Jaime D. Perkins, MPA, PMP, FRA-RA, Neighborhood Services & CRA Manager

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CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

WEST CITY Established 2024 COMMUNITY REDEVELOPMENT AREA

Inspire PLACEMAKING COLLECTIVE

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INTRODUCTION



INTRODUCTION

Under Florida Statute (Chapter 163, Part III), local governments can designate targeted areas as Community Redevelopment Areas (CRA's) to address conditions of "slum" and "blight" within that area. To document that the required conditions exist, the local government must evaluate the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that conditions satisfy the definitions of "slum and blight" per Section 163.340 (7), the local government may create a Community Redevelopment Area. Examples of conditions include but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking.

CRA's are dependent special districts that utilize Tax Increment Financing (TIF) to fund projects undertaken within the district. TIF revenue is generated by the increase of property values within the designated CRA. Though CRA's are administered by local communities, any activities undertaken must be in the CRA's approved Community Redevelopment Plan, per provisions of the Florida Statutes. Community Redevelopment Plans must be consistent with local government Comprehensive Plans and outline all of the projects which may be employed to foster and support economic development and redevelopment in the CRA. Ultimately, the Community Redevelopment Agency will determine which projects and programs are implemented. Thus, some of the projects and programs may not come to fruition, however, in order to be considered, they must be identified in the Community Redevelopment Plan.

Established on April 22, 2024, by the City of St. Augustine City Commission (Resolution No. 2024-14) and supporting Finding of Necessity (FON), the West City Community Redevelopment Area had several slum and blight existing conditions identified as negatively affecting prospects for prospective redevelopment.

The conditions observed were the existence of conditions that could endanger life due to fire or other causes; a predominance of inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities; unsanitary or unsafe conditions; faulty lot layout and deterioration of site or other improvements; inadequate building and density patterns; and, higher levels of crime.

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The West City Community Redevelopment Plan addresses the observed conditions of slum and blight identified in the Finding of Necessity and focuses on issues of: historic preservation; pedestrian connectivity and mobility; recreation and conservation improvements; community stabilization efforts; business acquisition and development; neighborhood beautification; public safety inclusive of community policing; and branding/wayfinding.

The intent of this West City Community Redevelopment Plan is to provide a prospective roadmap for further action in facilitating redevelopment opportunities within the West City CRA boundaries. Although a particular policy action or conceptual project may be addressed, final decisions on whether to pursue them will be made by the St. Augustine Community Redevelopment Agency and City Commission.

STATEMENT OF HISTORIC PRESERVATION

As part of the mission and goals outlined in the following West City Community Redevelopment Area Plan, it should be acknowledged that the City of St. Augustine Community Redevelopment Agency emphasizes the protection and preservation of the historic character of the City of St. Augustine, and all projects, programs, and redevelopment planning goals identified herein will consider historic preservation a critical priority upon implementation.

STATEMENT OF PROJECT AND PROGRAM IMPLEMENTATION

The Community Redevelopment Plan acts as a tool book to address the redevelopment challenges that have been identified in the Finding of Necessity (FON) Study for each special district. The West City Community Redevelopment Area (WCCRA) Plan provides an explanation of the special district's prior state, its status, and the vision for future redevelopment and revitalization opportunities. While the Redevelopment Plan identifies project opportunities, presents conceptual designs, as well as project and program timelines, it is important to state that there may be ideology presented in this plan that may not be executed. The implementation strategy of any project or program identified within this plan is not intended to be definitive. In addition to project and program cost and funding; public engagement, data collection, professional studies, and ultimately the approval by the City of St. Augustine Community Redevelopment Agency (CRA) will determine which projects and programs will be implemented within the defined special district.

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STATEMENT OF DEBT SERVICE

The sole intended purpose of the funds generated by the West City Community Redevelopment Area (WCCRA) Tax Increment Fund (TIF) is for the implementation of projects and programs outlined within this Community Redevelopment Plan. Florida State Statute 163 states that CRA's when authorized or approved by resolution or ordinance of the governing body, a county, municipality, or Community Redevelopment Agency has power in its corporate capacity, in its discretion, to issue redevelopment revenue bonds from time to time to finance the undertaking of any community redevelopment under this part, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and has power to issue refunding bonds for the payment or retirement of bonds or other obligations previously issued.

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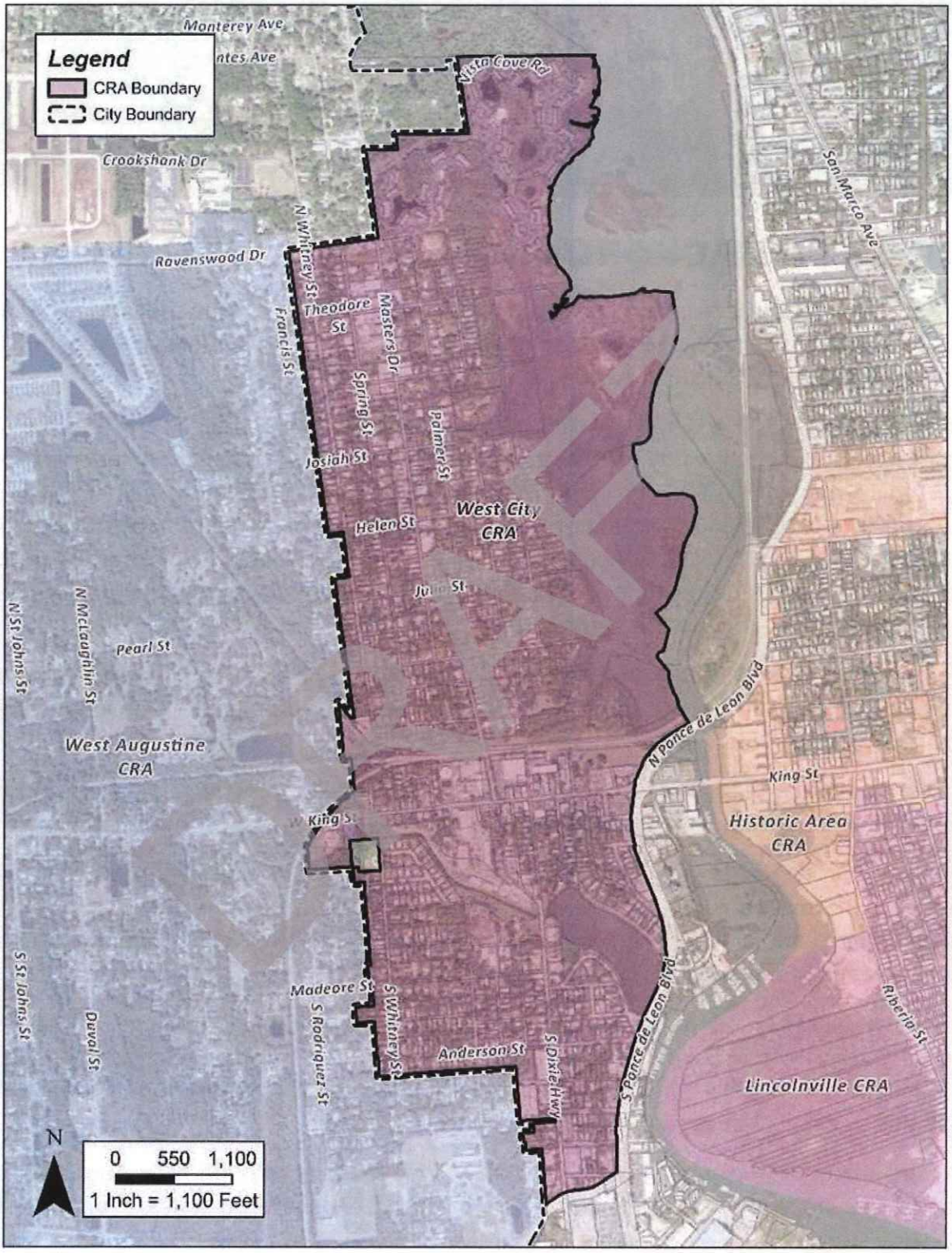
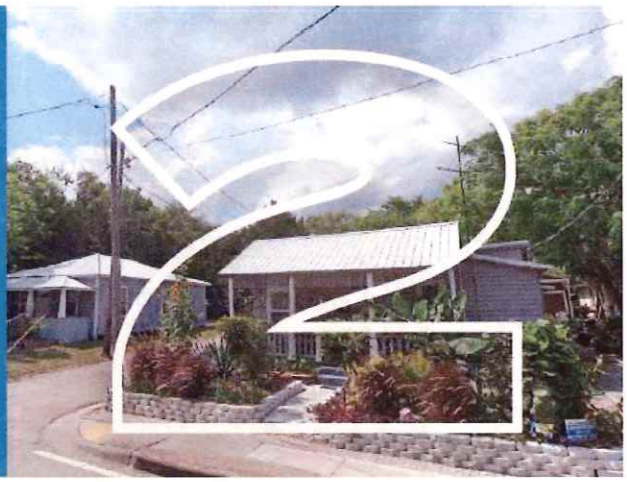
Figure 1. West City CRA Boundaries Map



HISTORY & BACKGROUND



HISTORY & BACKGROUND

West City Community Redevelopment Area and the larger West Augustine spatial area has a rich history relative to its location, early development, its evolution as New Augustine, and ultimately its annexation into the City of St. Augustine.

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and 20th centuries as a suburb to the City of St. Augustine and was not incorporated into the municipality of St. Augustine until 1922. A record of New Augustine's incorporation by Act of the Florida Legislature can be found in the State of Florida Laws dated 1889. A list of head of households from the 1907-1908 City of New Augustine Directory indicates a population of a few hundred residents. New Augustine was referred to as the "Baby City" in the pages of the St. Augustine Evening Record at the turn of the 20th century.

New Augustine's first African American resident was Joseph Rivers who moved there from St. Augustine in 1880. A fisherman and farmer, Rivers built a one room gabled house at 281 West King Street, about 75 feet west of Whitney Street.

The area west of the San Sebastian River, called New Augustine, was a thriving, upscale business community. Reportedly, some residents felt as though it would eclipse St. Augustine.

In its early days, the New Augustine area was the end of the line for stagecoaches, bringing travelers from the boat landings on the St. John's River at Picolata. At the turn of the century, it became a popular summer home or vacation spot, and by the 1920's, it would boast some 80 businesses and a population of roughly 3,500 residents.

The Florida Normal and Industrial Memorial College, precursor to the Florida Memorial University, was a historic Black college that moved to the West Augustine neighborhood in 1918. The students there actively participated in numerous sit-ins and demonstrations throughout the Civil Rights movement in St. Augustine.

Approximately a century ago, King Street was the main artery through New Augustine. Four major grocery stores thrived, along with dime stores, an icehouse, drug stores, a furniture store, and a shoe store.

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In 1925, Carlton O'Neal's father purchased Carlton's Interior building and like many other families in the area, the O'Neal's lived above their shop.

In the 1920s, most customers came by foot and the buildings lined the road because there was no need for automobile parking and parking lots.

The construction of US Highway 1 in 1957 had an effect that defines the destiny of many more urbanized business areas. The transportation improvement drew businesses away from West King Street to the southern portion of the City. These areas had opportunities for larger business footprints and the parking lots that would serve them. Catering to national retail tenants also resulted in business challenges for the West King Street businesses. Several businesses closed.

Of course, attracting national retailers also had its positive side as noted by Rob DiPiazza, owner of Screen Arts at 239 West King Street, "a national retailer doesn't just arbitrarily choose a business location for it operation" suggesting that the demographics of the area were supportive of market activity.

In the 1980s, the ebb and flow of business activity on West King Street led City leaders to consider establishing the area as blighted to potentially pursue Industrial Development Bonds for redevelopment efforts.

As recounted by Linda Murray in her St. Augustine Record neighbors column, dated August 19, 2004 and entitled, "A trip down the West Side's Memory Lane": West City has been a very vital urban center in the more recent past as well showcasing a number of uses inclusive of retail, entertainment and education.

Back in the day, there was a hamburger joint where Kings Auto Repair shop stands; there was Broudy's Grocery, Shingler's Drug Store, Andrew's Market, Carlton's Interiors, and Zoric Laundry located between US 1 and Palmer Street.

Pantry Pride Grocery store was on the corner of Palmer and King Streets; there was a little greasy spoon called Joe-Joe's across the tracks and the Sputo's had a little corner store on the corner of Palmer and Evergreen.

On the corner of Masters and Evergreen was Albritton's Feed store. On the corner of King and Palmer Streets there was the Ernest Wells barber shop and a little bar called Mac's.

These recounts are clear indicators that the West City CRA was once a thriving district. The establishment of the special district hopes to encourage the area to once again become a center of commerce, community interaction, and a vibrant part of the City of St. Augustine.

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EXISTING CONDITIONS



EXISTING CONDITIONS

PURPOSE

The purpose of the Existing Conditions and Trends Analysis is to better understand the interrelated nature of the conditions in the WCCA and how they may be best addressed through projects and programs outlined in the Community Redevelopment Plan. The following analysis will include data from the City of St. Augustine, St. Johns County, the American Community Survey, and other relevant data sources.

INTRODUCTION

The West City Community Redevelopment Area (WCCRA) was created in 2024 and is anticipated to sunset in 2054. It is the third Community Redevelopment Area in the City of St. Augustine. The West City CRA is located west of the Historic Downtown of the City of St. Augustine with direct connections via W. King Street. The CRA is approximately 604 acres and is bounded to the north by Ravenswood Drive and Vista Cove Drive, to the east by the San Sebastian River and US Highway 1, to the south by State Route 207, and to the west by the City's modified boundary.

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Demographics & Socioeconomics

Table 1. Population Projections

	2010	2023	Percent Change
CRA	2,536	2,684	5.8%
City	13,842	15,135	9.3%

Source: American Community Survey, 2023

POPULATION GROWTH

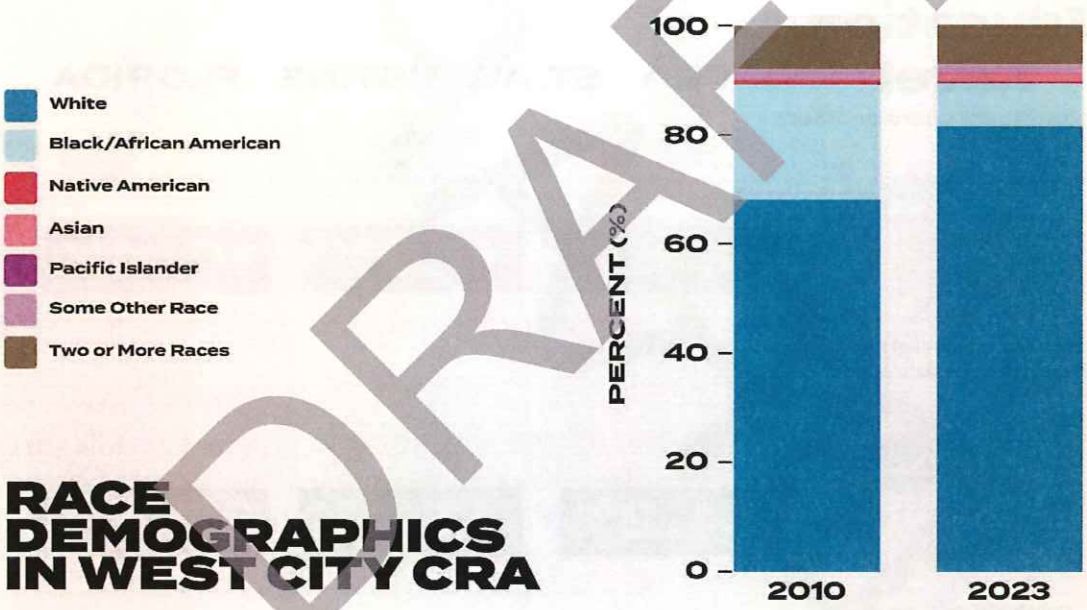
The current population of the West City CRA is estimated to be 2,684 people, according to the American Community Survey estimates for 2023. Compared to the estimated population in 2010, the area has increased in population by 5.8% over the 13-year period. In this same time period, the City has grown by 9.3%. Table 1 shows the

estimated populations for 2010 and 2023 for the City and CRA. The median age in the CRA is 43.0 years which is lower than the City's median age of 48.4 years.

RACE & ETHNICITY

The area's residents have a relatively high diversity index compared to the City's (56.6 vs. 41.8), showing there is a more equal mix of races and ethnicities in the West City CRA (see Table 2). The proportion of Black and/or African American residents has shifted in the CRA since 2010, when these residents accounted for 27% of the population. Over the same time period, the proportion of residents who identify as Two or More Races has increased by 6%. The Hispanic population accounts for approximately 8.4% of the CRA.

Table 2. Race



Source: American Community Survey, 2024

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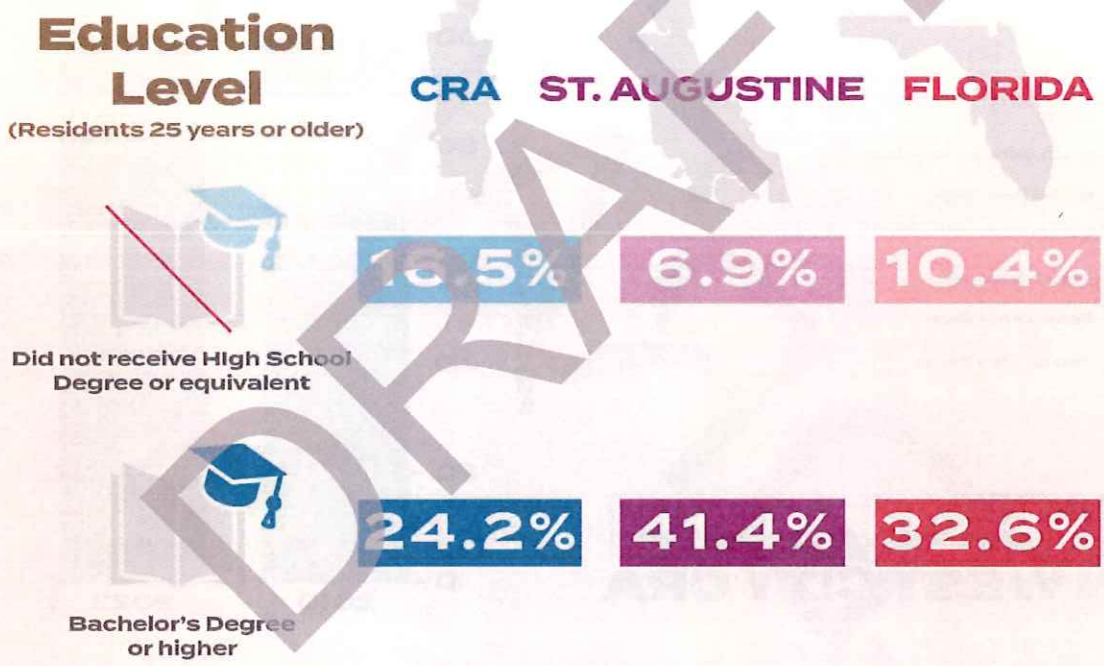
EDUCATIONAL ATTAINMENT

The median household income within the CRA is approximately $44,162 and significantly less than the City's $68,421. The disparity in median household income between the CRA and the City is likely linked to the educational attainment within the CRA, which is shown in Table 3. The proportion of residents over the age of 25 who did not attain either their high school diploma or an equivalent is 16.5% compared to the City's proportion of 6.9%. The proportion of those who pursued further education after high school is also significantly lower in the CRA compared to the City. The disparity in median household income may also be linked to the types of roles (largely professional service and retail trade) held by employed residents, which will be discussed in the next subsection.

Table 1. Educational Attainment



Source: ESRI BAO, 2023

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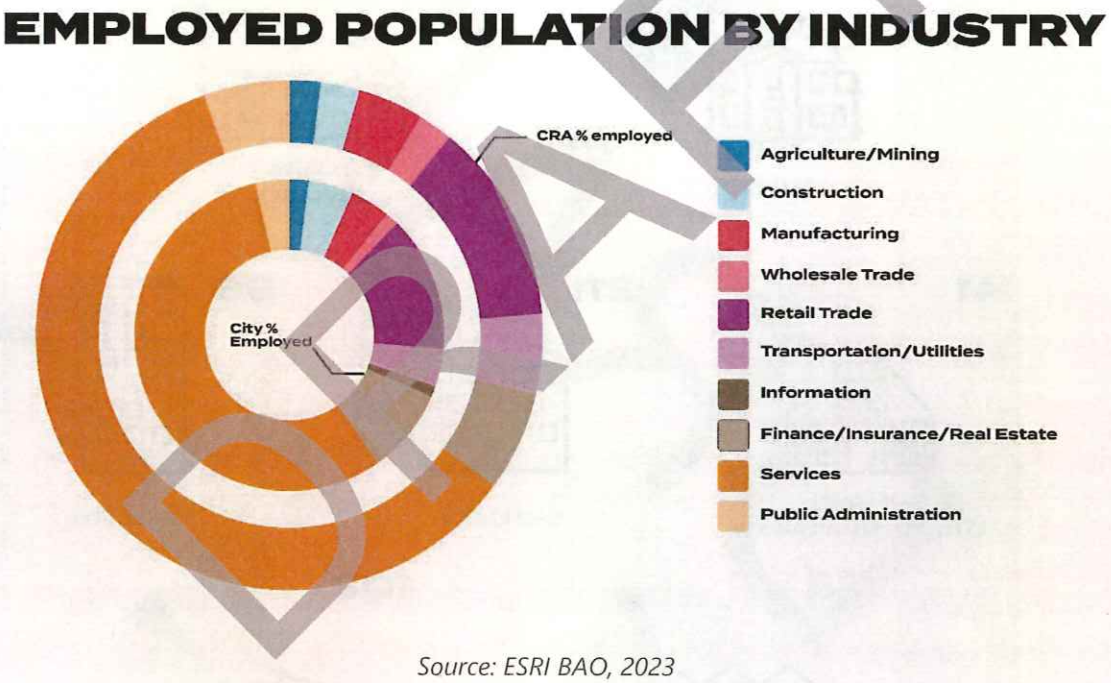
LOCAL EMPLOYMENT

The Community Redevelopment Area's unemployment rate is 4.2%, which is higher than the City's unemployment rate of 2.9%. Of the employed CRA residents, many are likely commuting to other parts of the City or St. Johns County (or other proximate counties/cities) for their jobs. CRA residents are most likely to work in services (professional services, hospitality, food service, etc.) which employs 60% of the population. The next most common industries for the employed population are retail trade and FIRE Industries (Finance, Insurance, and Real Estate) (12.7% and 6.4%, respectively within the CRA; 14.3% and 8.9% respectively, Citywide). These proportions are in alignment with the City's employed residents.

Table 2. Employed Population by Industry



Source: ESRI BAO, 2023

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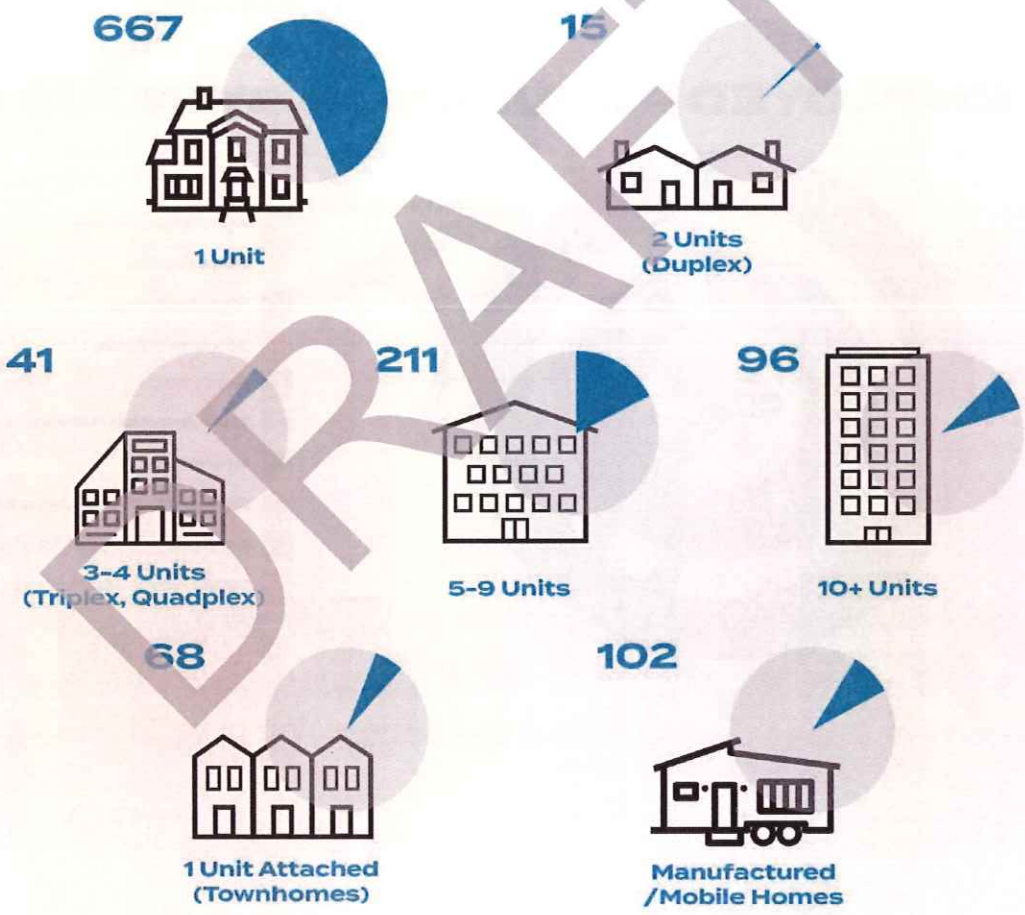
HOUSING CHARACTERISTICS

According to American Community Survey estimates, the Community Redevelopment Area has approximately 1,200 housing units. Primarily, these units are single family homes on small parcels. The CRA also has a few freestanding multifamily buildings in its inventory, as well as a large condominium community near the northern boundary. The vacancy rate of residential structures is estimated to be 12% which is lower than the estimated vacancy rate for the City overall (17%) (ESRI BAO, 2023). It is likely there are some seasonally occupied units included in these estimates for the CRA and City which are used by vacationers or seasonal residents.

Table 3. Housing Units by Units in Structure



Source: American Community Survey Estimates 2017-2021, 2023

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For housing structures within the CRA, the median year built is 1969. Over 50% of all housing units were built prior to 1969, and a quarter of housing units were built after 2000. There may be a need for assistance for homeowners to rehabilitate their structures with an aging housing stock. See Table 6 for more information regarding housing structure age.

Table 4. Year of Construction for Residential Structures

Period	Percent
Built 2010 or later	1.8%
Built 2000 to 2009	24.6%
Built 1990 to 1999	10.5%
Built 1980 to 1989	7.1%
Built 1970 to 1979	5.3%
Built 1960 to 1969	12.8%
Built 1950 to 1959	22.2%
Built 1940 to 1949	3.7%
Built 1939 or earlier	12.1%

Source: American Community Survey Estimates 2017-2021, 2023

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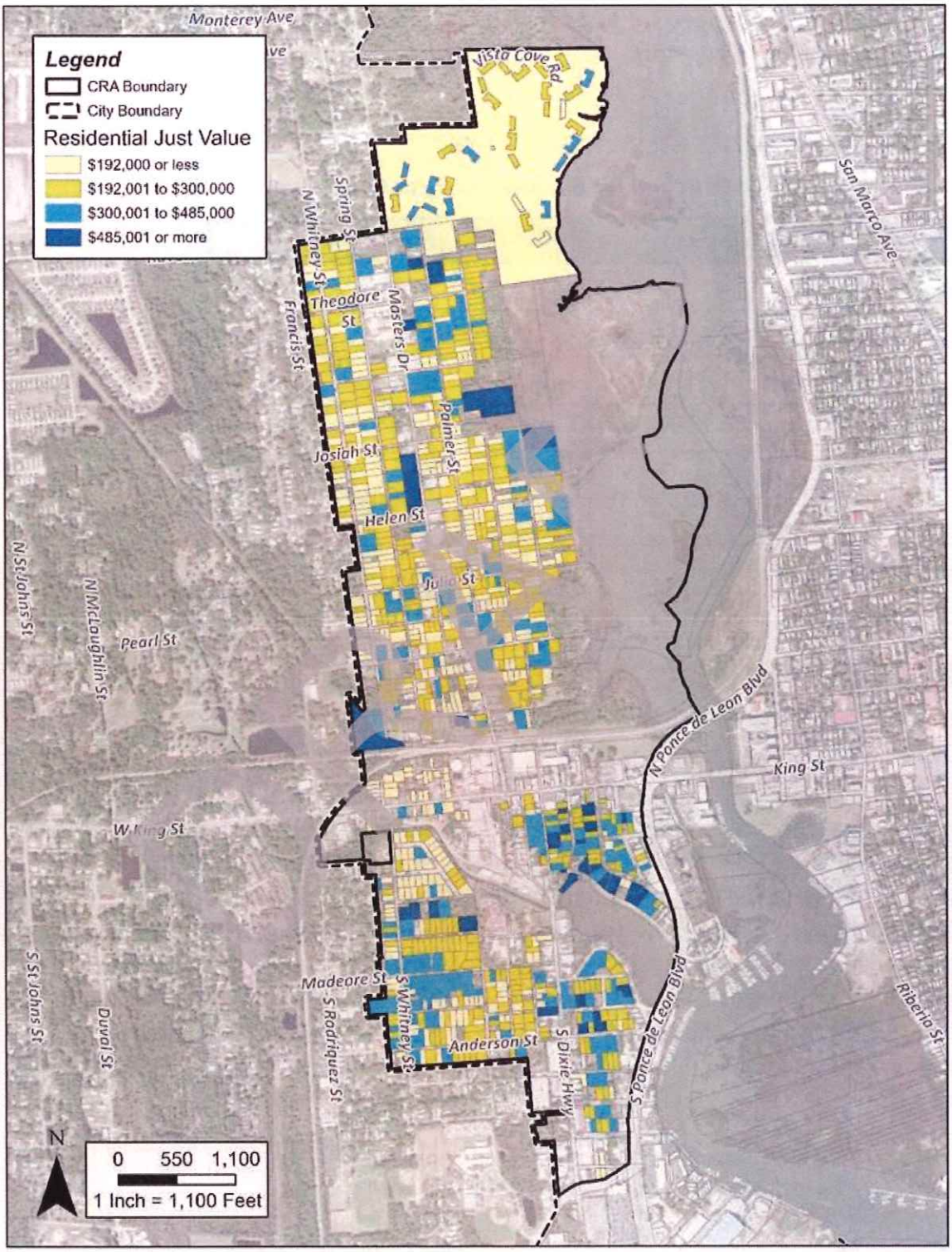
Figure 2 shows the just value of residential parcels, according to St. Johns County Property Appraiser. Just values indicate the total market value of the land value, building value, and the value of extra features on a parcel. Generally, the residential parcels south of West King Street have higher just values than the residential parcels north of West King Street. Residential parcels lining West King Street have lower just values than the median home value for the CRA, which is $217,192. Compared to the City's overall median home value of $429,219, many of the residential parcels within the CRA are estimated at lower just values.

Figure 2. Just Value (Residential Parcels) Map



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

CULTURAL AND HISTORIC RESOURCES

According to data provided by the Florida State Historic Preservation Office (SHPO), an architectural survey record has been completed to date for 883 structures within the West City CRA. While all structures have not yet been evaluated for eligibility at this time, 317 structures have been determined to be eligible for the National Register of Historic Places (NRHP). Other cultural resources that have been determined to be eligible for the NRHP include the Florida East Coast (FEC) Railroad Bridge and the Congregation of Sons of Israel Cemetery, located on the western edge of the CRA. A West Augustine survey completed in 2020 identified six potential historic districts, which have yet to be determined for NRHP eligibility. In addition, four linear resources are partially within the CRA including the FEC Railroad, Ponce de Leon Boulevard / US Highway 1, West King Street, and South Dixie Highway.

One of the first in the United States, the City's Archaeological Preservation Ordinance is unique because it evaluates and protects archaeological deposits on both public and private properties. Per the ordinance, archaeological review is part of the City's permitting process. If a building, utility, or right-of-way project occurs within a defined Archaeological Zone, spans 100 square feet in width, and extends three (3) inches deep, the work requires an archaeological review by the City Archaeologist. Within the overall City limits, a total of eighteen (18) archaeological zones that are known or have the potential to contain buried archaeological resources dating back 4,000 years ago. Archaeological Zone IIIC starts at the south end of Oyster Creek and extends towards the southern boundary of the West City CRA.

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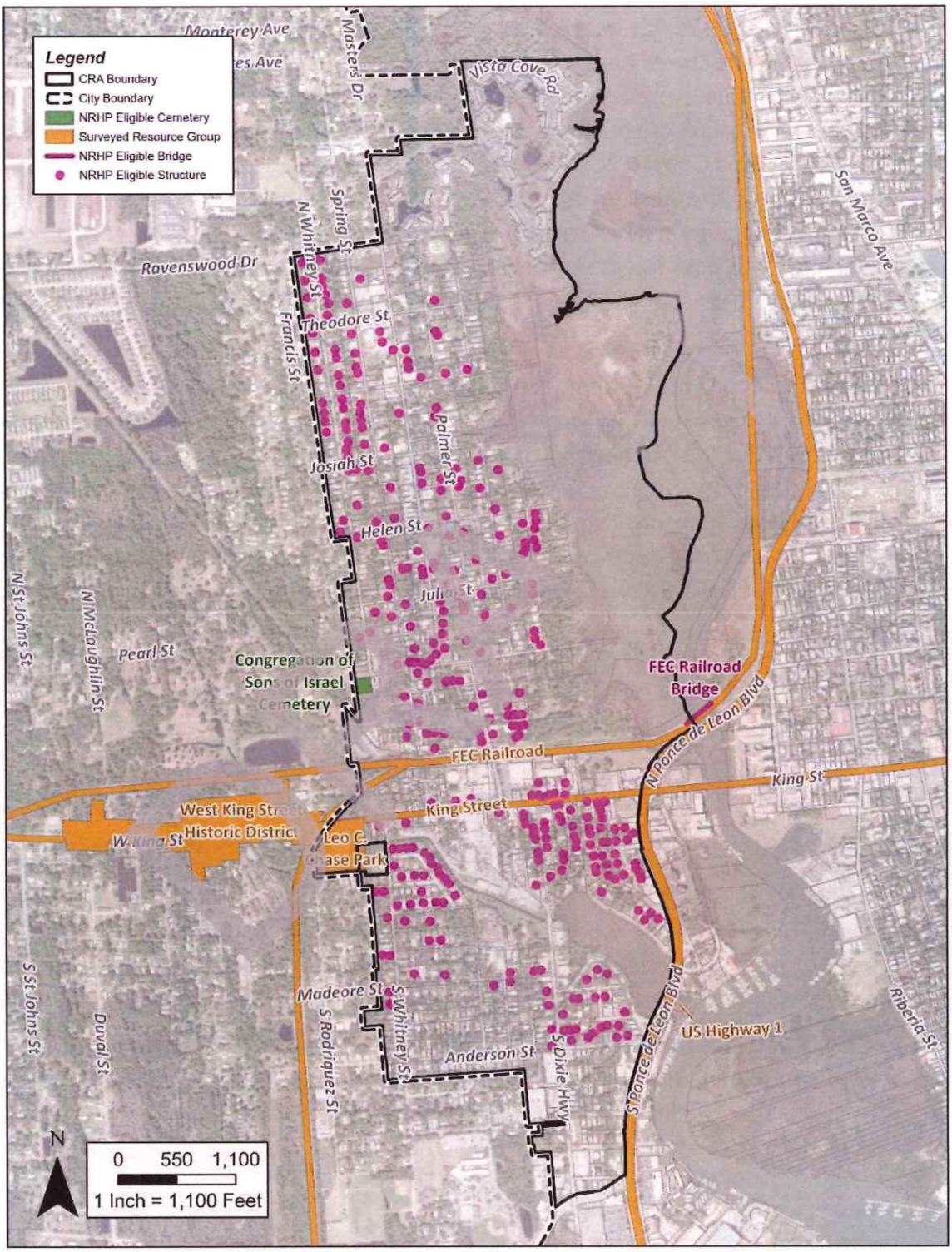
Figure 3. Photographs of West City



Photos: West City, St. Augustine, Top Right; Water Treatment Plant, Middle; Zion Missionary Baptist Church, Left: Rollins Neighborhood Green Space

Figure 4. Historic Resources Map



Sources: City of St. Augustine, Florida Division of Historic Resources, 2024

KING STREET ENTRY CORRIDOR

In 2000, the City of St. Augustine identified three entry corridors as critical gateways into the city. King Street is one of the entry corridors and bisects numerous neighborhoods and commercial and residential areas. Starting in the downtown at Granada Street, just west of City Hall, the King Street Entry Corridor extends towards the western edge of the city limits, marked by the Florida East Coast (FEC.) Railroad crossing. The western portion of the corridor which terminates at Ponce de Leon Boulevard (US-1), is unique from East King. West King serves as a local commercial hub for the neighborhoods surrounding it, including Ravenswood to the north, and the Pellicer area to the south, but is also a destination location with its shops and eateries.

The King Street Design Standards for Entry Corridors (DSEC) outline design review requirements for new building, rehabilitation, or redevelopment projects. The Corridor Review Committee (CRC) is responsible for the required design review of projects within the King Street Entry Corridor.

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Figure 5. Entry Corridor Boundary Map



Sources: City of St. Augustine, Florida Geographic Data Library, 2023

Land Use

The following subsections will discuss current land use (how the individual parcels are currently being used), future land use (the City's vision for the future and the types of developments which can occur), and zoning (regulations which dictate the dimensions of developments). In addition, parks and recreational space will be discussed as their impact on the Community Redevelopment Area is incredibly important to the community.

Table 7. Current Land Use

Current Land Use	Acres	Percent (%)
Single Family Residential	181.5	31.0%
Conservation	93.8	16.0%
Multifamily	92.5	15.8%
Right-of-Way/Utilities	67.1	11.5%
Vacant	66.4	11.3%
Public/Institutional	45.1	7.7%
Commercial	19.7	3.4%
Industrial	9.3	1.6%
Mixed Use	5.3	0.9%
Office/Professional	4.6	0.8%
Total Acreage	**585.31**	

1 Some areas within the CRA Boundary are not accounted for within the data above, specifically water bodies.

Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

CURRENT LAND USE PATTERNS

Current land use patterns show how parcels within an area are being used, whether for residential, commercial, industrial, or institutional uses. Understanding land use patterns can help direct future development needs or improvements for the CRA. These current land use categories are derived from the Department of Revenue (DOR) land use codes provided within the most recent data from the St. Johns County Property Appraiser.

Table 7 provides a breakdown of the acreages and proportions of each land use while Figure 6 shows a map of the current land use pattern within the CRA. The most prominent land uses in the CRA are Single Family Residential (31%), Conservation (16%), Multifamily (16%), Right-of-Way/Utilities (12%), and Vacant or undeveloped (11%). Public/Institutional, Multifamily, and Commercial land uses account for 8%, 3%, and 2%, respectively, while Industrial, Mixed Use, and Office/Professional account for small proportions (less than 2%).

The Single-Family Residential uses are located throughout the CRA, and Conservation areas are mostly located along the San Sebastian River. Public/Institutional uses include schools, religious institutions, clubs, and government buildings, and are concentrated south of West King Street. Commercial, Office/Professional, and Mixed-Use are primarily located along the West King Street and US Highway 1 corridors.

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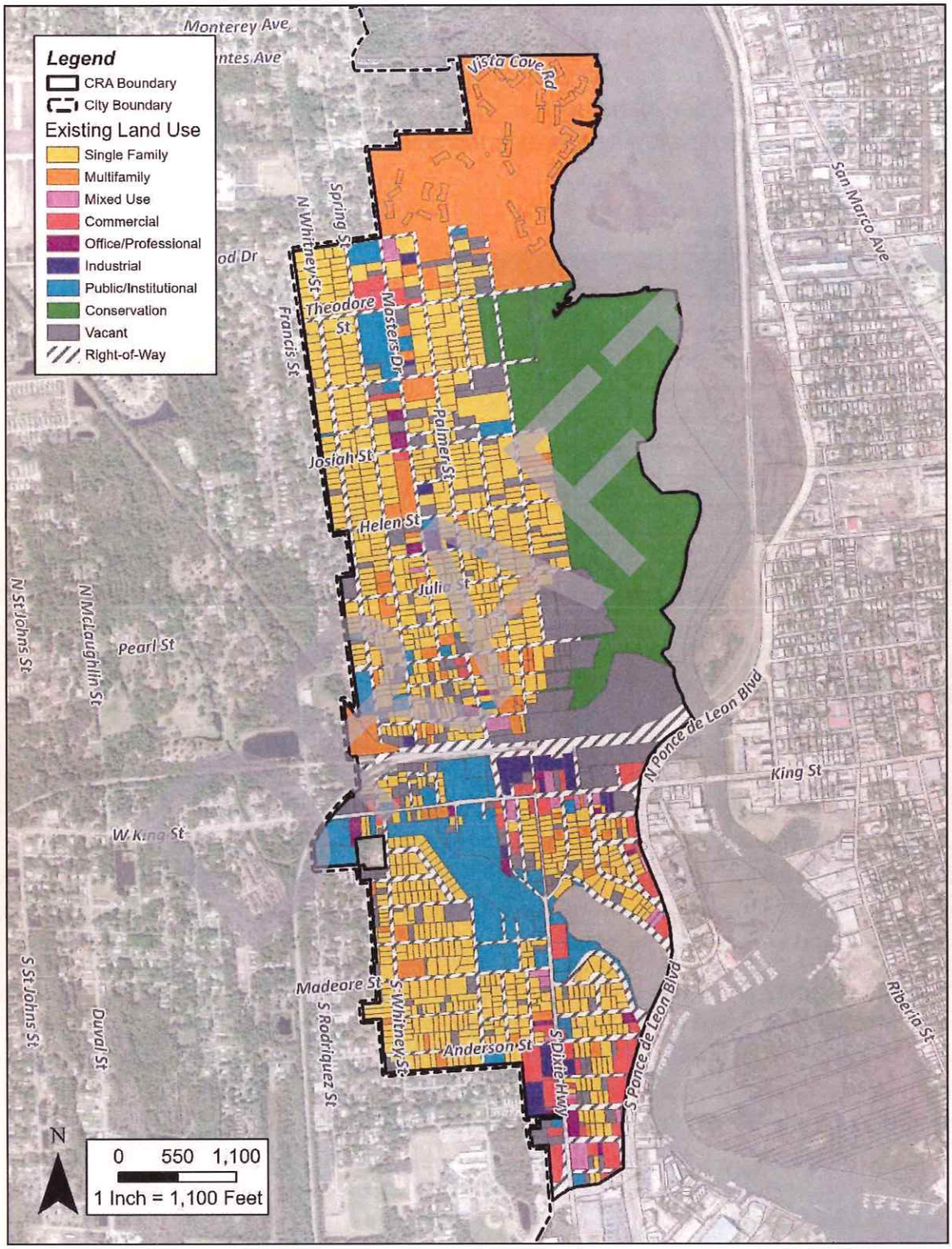
Figure 6. Current Land Use Map



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

VACANT PARCELS & OPPORTUNITIES

The St. Johns County Property Appraiser estimates there are 213 vacant parcels within the CRA, which are scattered throughout with a major concentration along West King Street and the San Sebastian River. The parcels along West King Street are owned by a few entities, and there seem to be opportunities to develop these parcels, apart from areas with environmentally sensitive lands (wetlands or significant habitats). The average size of vacant parcels is less than a half-acre (0.3 acres). The smaller parcels offer opportunities for infill development for residential or nonresidential uses, depending on their future land use designations. The largest parcel is 14.7 acres and is located along West King Street and the river (north of, and proximate to, the railroad tracks). However, this parcel likely contains some environmentally sensitive lands, as mentioned. Most of these vacant parcels are owned by private owners and may provide opportunities for reinvestment in the community. Figure 7 shows these vacant parcels.

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Figure 7. Vacant Parcels Map



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

FUTURE LAND USE

The City of St. Augustine's Comprehensive Plan establishes Future Land Use (FLU) designations within the City to guide future growth to match a shared community vision. The City's Future Land Use Map as well as its goals and policies provide a direction for economic growth and development in certain areas, while preserving and protecting environmental and cultural resources. Table 8 provides the breakdown of acreage and proportion of the land use in the CRA, and Figure 8 shows the future land use designations in the CRA.

Residential Low Density is the most common FLU category in the CRA and accounts for 35% of the land area. This Future Land Use Category allows for single-family dwellings and other uses compatible with low density single-family, such as public and institutional uses, child care centers, recreation, and schools. The maximum density allowed for residential uses is 8 dwelling units per acre (du/ac). The Residential Low Density designation is located throughout the CRA, as shown in Figure 8. Open Land is the second most common FLU category in the Neighborhood (22%) and is intended to separate dense urban activity from environmentally sensitive areas. The Open Land FLU category allows for single-family dwellings at up to 2 du/ac, as well as passive recreation activities and water related activities. The Open Land designation in the CRA is located along the San Sebastian River (where a conservation area is located, as discussed in a following section) and near Oyster Creek.

Table 8. Future Land Use Designations

Future Land Use	Acres	Percent (%)
Residential Low Density	210.6	34.9%
Open Land	129.9	21.5%
Residential Medium Density	112.0	18.5%
Commercial Low Intensity	56.9	9.4%
Commercial Medium Intensity	49.8	8.2%
Industrial	26.2	4.3%
Public Use	15.8	2.6%
Institutional	1.4	0.2%
Residential-D (St. Johns County)	0.9	0.2%
Residential Low Density / Mixed Use	0.1	<0.1%
Total Acreage	603.6*	

**Note: This total acreage is different from the Existing Land Use total acreage due to the differences in parcel data. All roads and waterways are included in the Future Land Use but not in the Existing Land Use.*

Sources: City of St. Augustine, 2023

The Residential Medium Density and Commercial Low Intensity FLU categories account for 19% and 10% of the total CRA, respectively. The Residential Medium Density FLU category allows for a mix of single-family and multifamily residential uses, as well as nonresidential uses (a maximum of 30% of an area). The maximum density for the category is 16 du/ac and is primarily found along Florida and Nesmith Avenues, as well as in the Vista Cove condominium development. Commercial Low Intensity allows for low traffic generating commercial uses such as retail and service-related uses to serve local neighborhoods. Recreation, institutional, and residential uses are also permitted within the FLU category, and a mix of uses is encouraged. The Commercial Low Intensity designation is primarily found along Masters Drive and South Dixie Highway.

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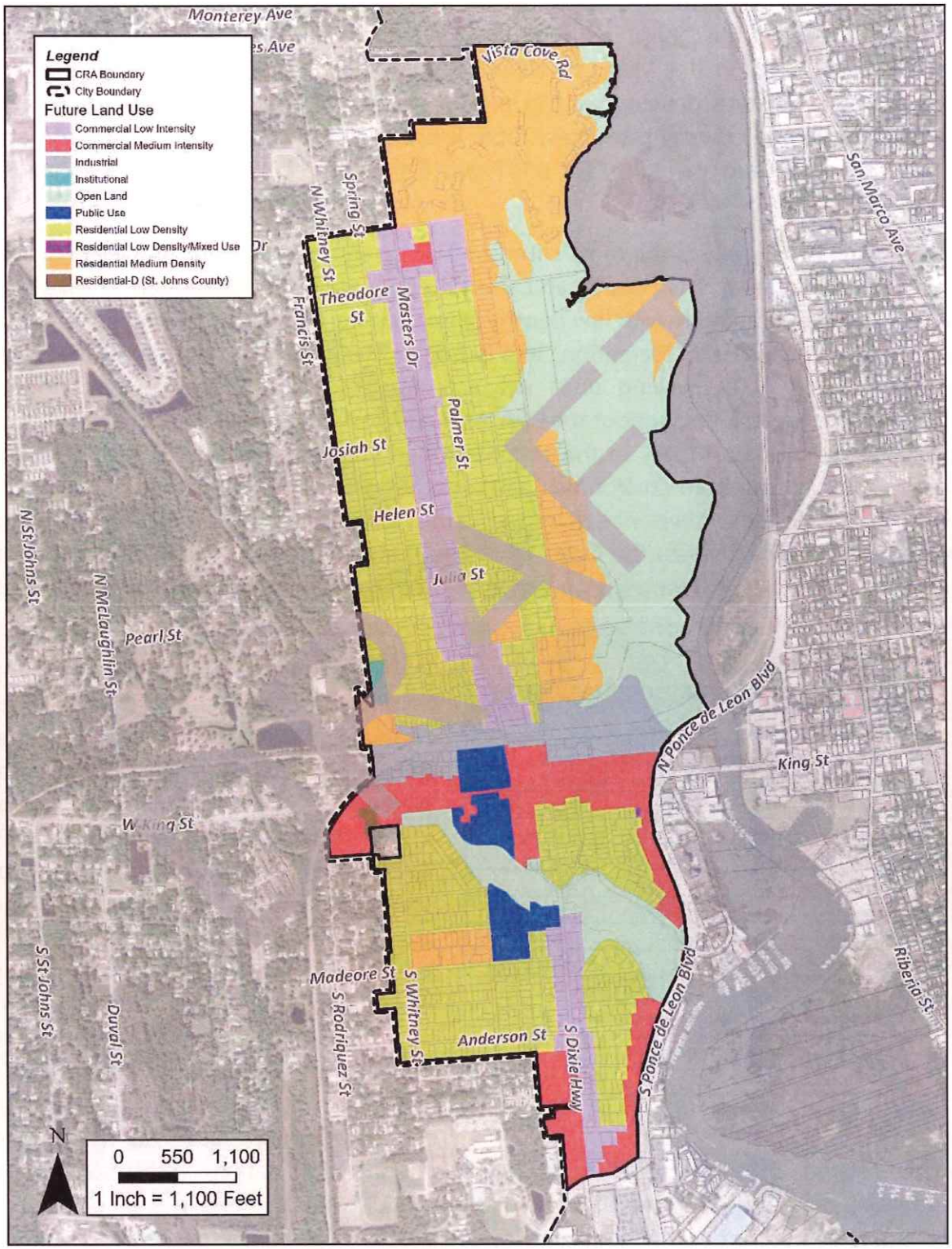
Figure 8. Future Land Use Map



Sources: City of St. Augustine, St. Johns County, 2023

Zoning

Zoning districts are found in the City of St. Augustine's Land Development Code and assist in implementing the Comprehensive Plan by adopting development standards for each of the districts. Zoning districts guide permitted, prohibited, and conditional uses of the land, as well as site development criteria, building footprints, and public realm aspects (signage, landscaping, design, etc.). Table 9 lists the zoning districts and their associated acreage, and Figure 9 shows the district locations within the Community Redevelopment Area.

The Residential Single-Family Two (RS-2) zoning district is the most prominent in the CRA and accounts for 33% of the land area. The purpose of the RS-2 district is to allow for single-family dwellings and compatible uses, including home-based businesses and recreation facilities. Residential General One (RG-1), the second most prominent zoning designation in the CRA, allows for higher densities than RS-2 and permits nonresidential uses which are complementary. RG-1 is primarily located on the eastern edge of the CRA, near the river, and accounts for approximately 27% of the land area. Open Land (OL) is located in the Oyster Creek and Spengler Island Conservation areas and is intended to protect environmentally sensitive areas. The OL designation accounts for 13% of the CRA. Other zoning districts are present in the CRA including CL-1, CM-2, GU, IW, MOD, CL-2, RG-2, CM-1, PUD, and a few County designations (PUD, PSD, and RS-3).

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Table 9. Zoning

Zoning	Acres	Percent (%)
RS-2 (Residential Single Family-Two)	180.2	33.3%
RG-1 (Residential General-One)	144.6	26.7%
OL (Open Land)	68.5	12.6%
CL-1 (Commercial Low-One)	46.7	8.6%
CM-2 (Commercial Medium-Two)	38.2	7.1%
GU (Government Use)	24.7	4.5%
IW (Industrial & Warehousing)	22.8	4.2%
MOD (Mobility Oriented Development)	5.5	1.0%
CL-2 (Commercial Low-Two)	4.7	0.9%
RG-2 (Residential General-Two)	4.3	0.8%
CM-1 (Commercial Medium-One)	1.6	0.3%
PUD (Planned Unit Development)	0.3	0.1%
Total Acreage	541.9 *	

**Note: This total acreage is different from the Existing Land Use and Future Land Use total acreages due to the differences in parcel data. Some roadways and waterways are included in the Future Land Use acreages, some are included in the Existing Land Use, and no roadways are included in the Zoning districts.*

Sources: City of St. Augustine, St. Johns County, 2023

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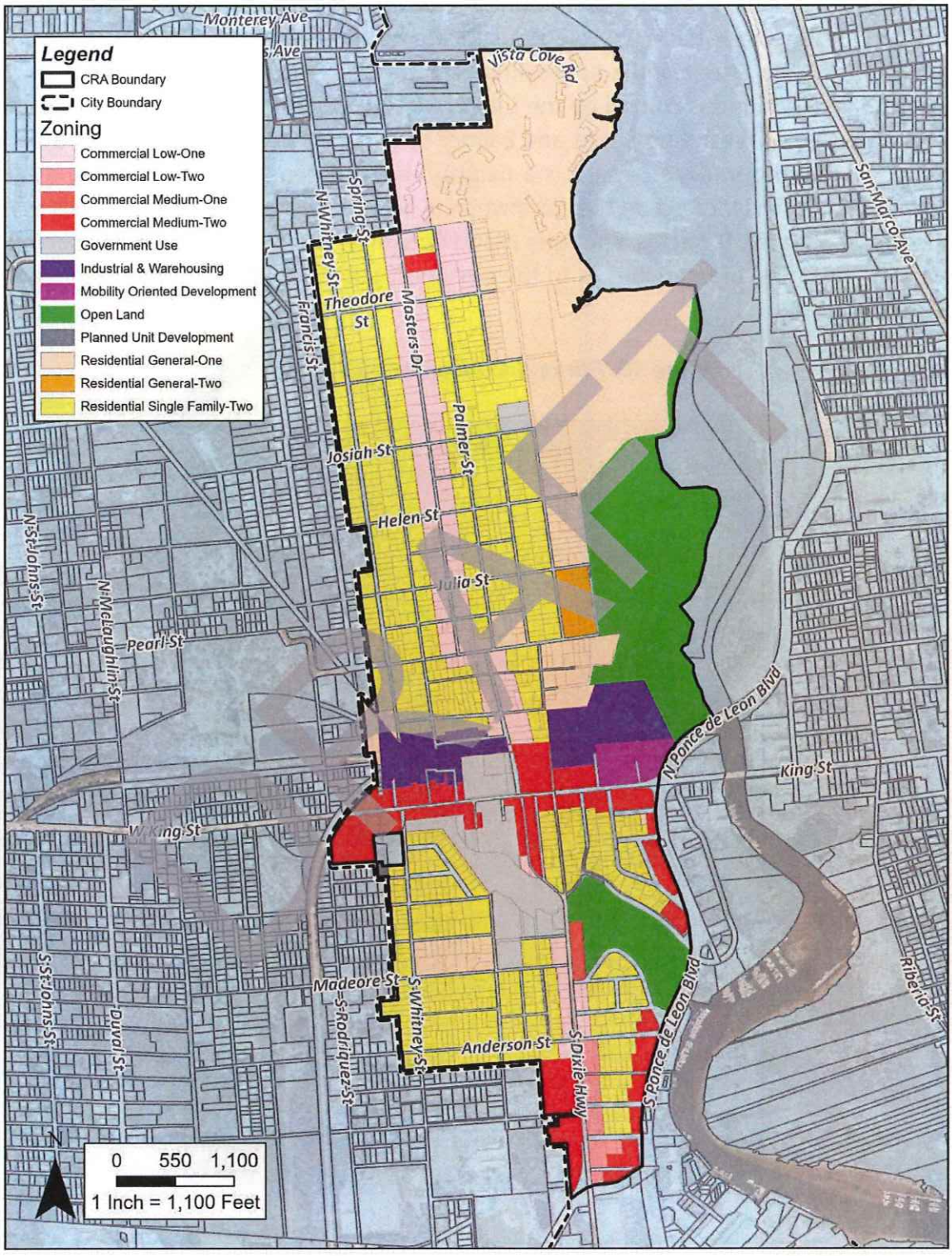
Figure 9. Zoning Map



Sources: City of St Augustine, St. Johns County, 2023

Parks & Conservation Areas

There are three parks within the Community Redevelopment Area: Chase Field, Gary Lee Park, and Oyster Creek Park. Chase Field is located at the western boundary of the CRA, south of West King Street, and is approximately 3.2 acres. The park is part of the Boys and Girls Club facilities and is owned by the City of St. Augustine. Gary Lee Park is located at the intersection of West King Street and Palmer Street and is less than a tenth of an acre. Rollins Neighborhood Green Space is a neighborhood green space for community use. Oyster Creek Park is located on the northwestern side of Oyster Creek along Davis Street and is approximately 0.2 acres. Spengler Island Conservation Area, a 43-acre conservation area with estuaries and marshes, is in the northeast corner of the CRA and managed by St. Johns County.

Figure 10. Parks & Conservation Areas Map



Sources: City of St. Augustine, Florida Geographic Data Library, 2023

Transportation System and Mobility Analysis

The main roadway through the CRA is W. King Street which connects unincorporated St. Johns County with St. Augustine's Historic W. Downtown and US Highway 1 (Ponce de Leon Boulevard). W. King Street has an average daily traffic count of less than 12,000 vehicle trips within the CRA, but once the roadway crosses US 1, it becomes more heavily traveled (up to 30,000 daily trips). Figure 11 shows the annual average daily traffic counts for some of the roadways within the CRA based on Florida Department of Transportation (FDOT) data. W. King Street is a County-maintained roadway, so the City of St. Augustine and the Community Redevelopment Agency will need to collaborate with St. Johns County for any potential roadway improvements.

MOBILITY PLAN

The City of St. Augustine updated their Transportation and Mobility Element of the Comprehensive Plan in 2020 to incorporate a multimodal transportation system and its funding mechanisms. The City has made an effort to coordinate multiple transportation options to meet the needs of its residents through public transportation, on-street parking, satellite parking areas, walking, biking, and other non-motorized types of mobility. The funding mechanism for this effort is mobility fees which are applied to new development or redevelopment which results in an increase in travel demand.

Within the CRA, Masters Drive, Palmer Street, Pellicer Lane and S. Dixie Highway are proposed to become complete streets, which includes multimodal transportation options such as walking, biking, driving, and public transportation. S. Leonard Street, south of W. King Street, is proposed to become a shared street, which indicates local and residential streets with lower speeds and multimodal options. A new pedestrian and cyclist trail is proposed to extend along W. King Street into the Historic Downtown. A parking garage, a park and ride, and an aerial tram are also proposed within the CRA, as well as a future rail station. These transportation improvements will allow for people to travel more easily within the CRA, as well as from the CRA to other areas of the City and County. This can lead to redevelopment and new development opportunities for residential and nonresidential buildings.

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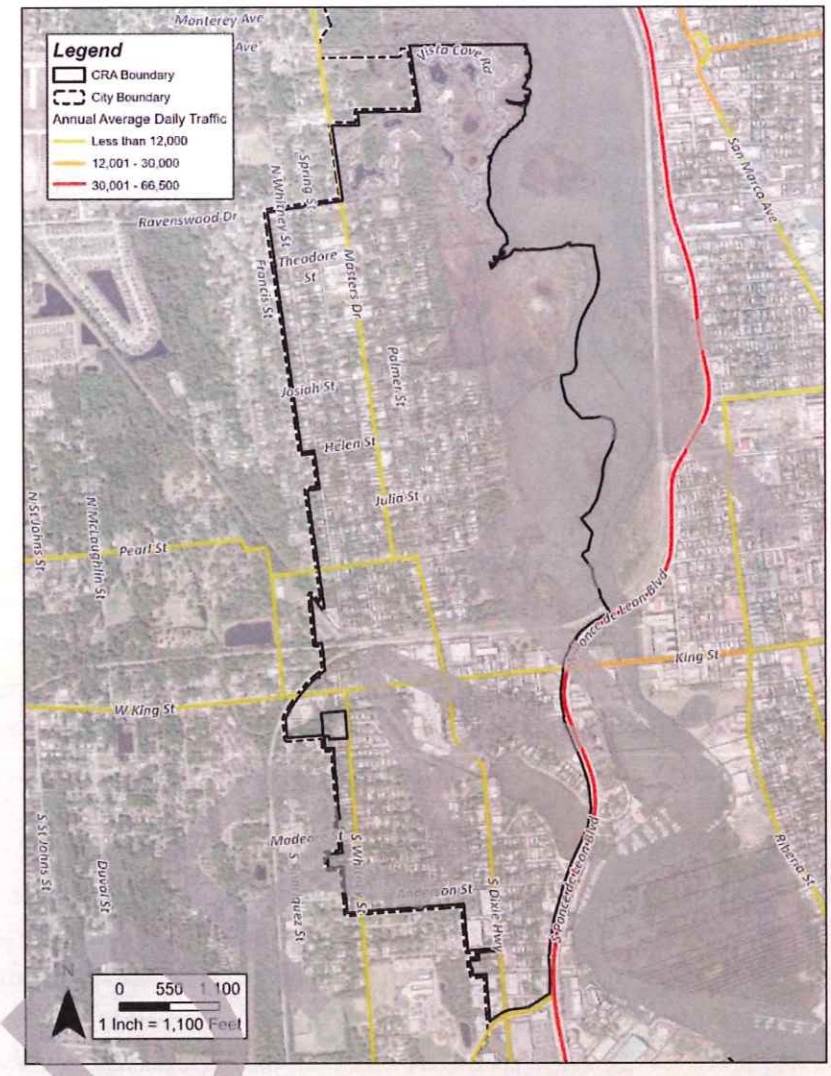
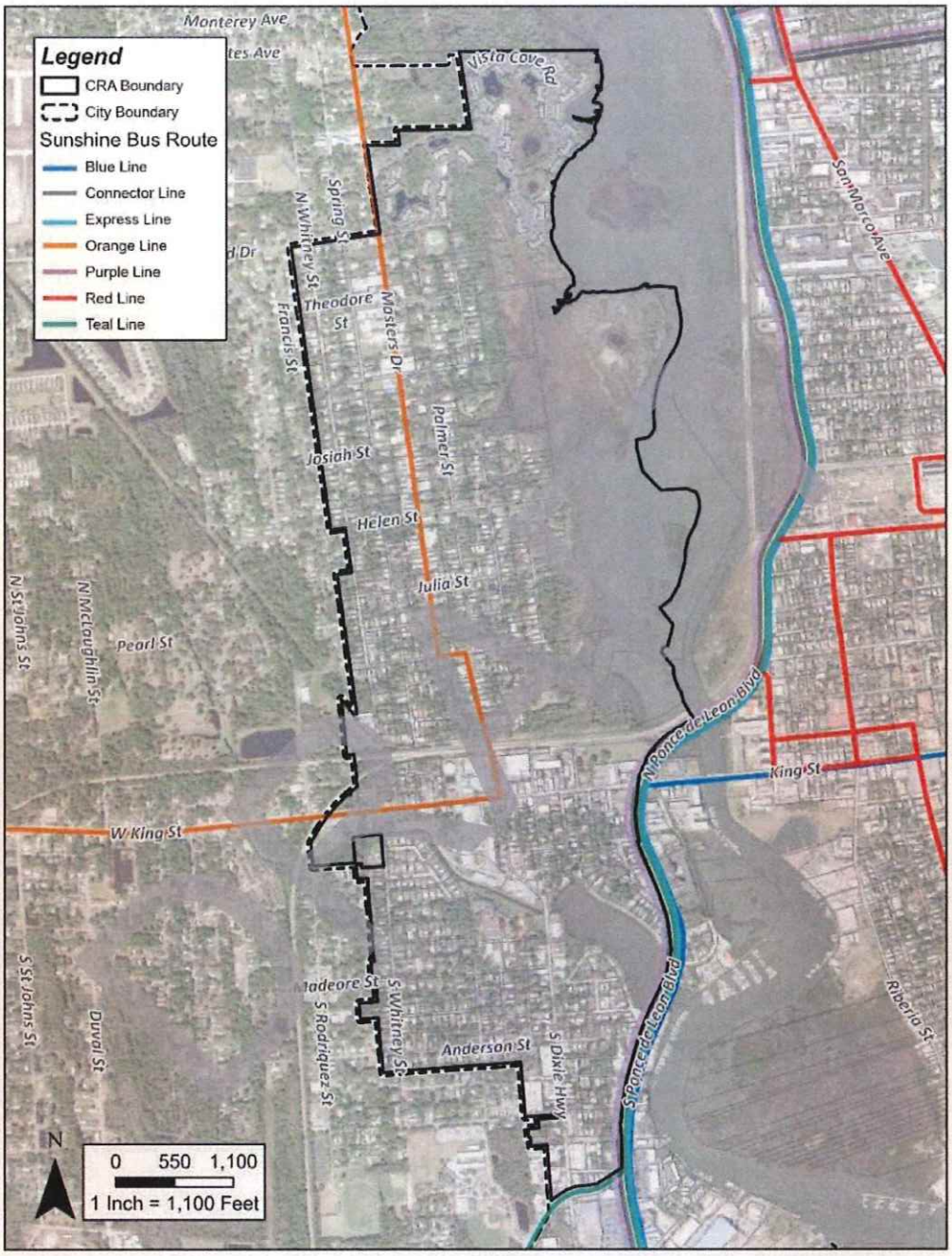
Figure 11. Traffic Map



Sources: City of St. Augustine, FDOT, 2023

The Sunshine Bus Company provides fixed-route public transportation within St. Johns County, with some connections to neighboring counties. Several Sunshine Bus Routes serve the Community Redevelopment Area, though only one (the Orange Line) runs through the center of the area along W. King Street and Masters Drive. The Blue, Purple, Teal, Express, and Connector Lines all run along Ponce de Leon Boulevard with connections to the Historic Downtown area. Community members voiced concerns over the reliability of the Sunshine Bus system with long headways and irregular schedules. St. Johns County has plans to improve the bus system in conjunction with the City of St. Augustine, including potentially repurposing and renovating existing bus shelters.

Figure 12. Public Transportation Map



Sources: City of St. Augustine, St. Johns County, 2023

Coastal Vulnerability Assessment

The City of St. Augustine assessed its coastal vulnerability in a 2016 study. This assessment showed vulnerabilities within the CRA area, specifically in the eastern part of the area near Oyster Creek and the San Sebastian River. Currently there is flooding in these areas, and with sea level rise, there are projected flooding hazards. The roadway and bridge network connecting the CRA to the Historic Downtown are at highest risk with up to three feet increase in sea level, with the W. King Street bridge becoming non-functioning with 1.5 feet of sea level rise. The City has created an Adaptation Plan to combat these vulnerabilities and hazards. Some of the adaptation measures are green infrastructure, stormwater infrastructure improvements, and policy tools to assist with the protection of existing and new development.

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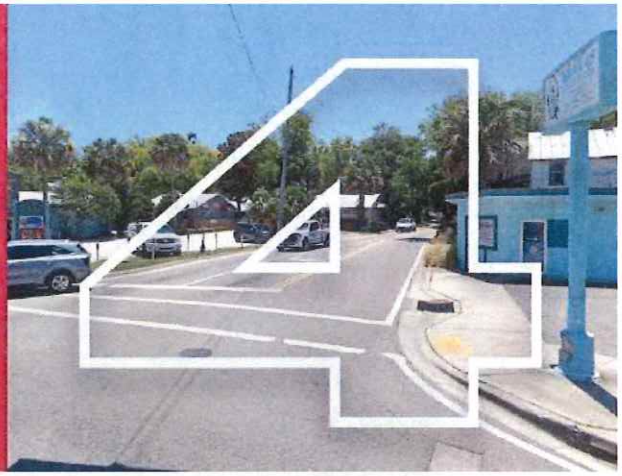
COMMUNITY ENGAGEMENT & PUBLIC INPUT



COMMUNITY ENGAGEMENT & PUBLIC INPUT

The West City Community Redevelopment Plan was developed using a robust public input and public engagement process. Four different public input mechanisms were used to provide the community multiple opportunities to participate in the development of the plan: stakeholder interviews, an interactive project website, and several community engagement sessions.

STAKEHOLDER INTERVIEWS

Inspire coordinated with CRA/City staff to develop a diverse and comprehensive list of stakeholders. Over the course of two weeks, the Inspire team conducted virtual and phone interviews with these stakeholders to gain insight into West City's past and the community's vision for its future.

INTERACTIVE PROJECT WEBSITE

An interactive project website was developed to provide the public with information about the West City Community Redevelopment Plan process, schedule, public meeting information and to provide an online platform for public input. The website included a community input survey as well as an interactive map of West City where visitors could leave comments and view comments.

Over the course of several months, the project site received hundreds of views and 167 survey responses and Redevelopment Area map comments.

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Figure 13. Inspire Community Engagement Website



Source: West City CRA, Inspire, 2024. Project Website

COMMUNITY ENGAGEMENT SESSIONS

On May 15, 2024, CRA staff and Inspire attended the West King Wednesday market event and engaged with community members about the West City CRA effort. A greeting area was set up on West King Street, proximate to the market. A map of the area was shared, and attendees were encouraged to provide their insights into the current status and future direction of the West City.

On September 10, 2024, a community engagement event was hosted by CRA/City staff at Remnant Outreach (Shiloh) Church located on West King Street. The event was structured to seek community input into strategic focus areas that had been previously endorsed by the West City Steering Committee at their first meeting on August 8, 2024.

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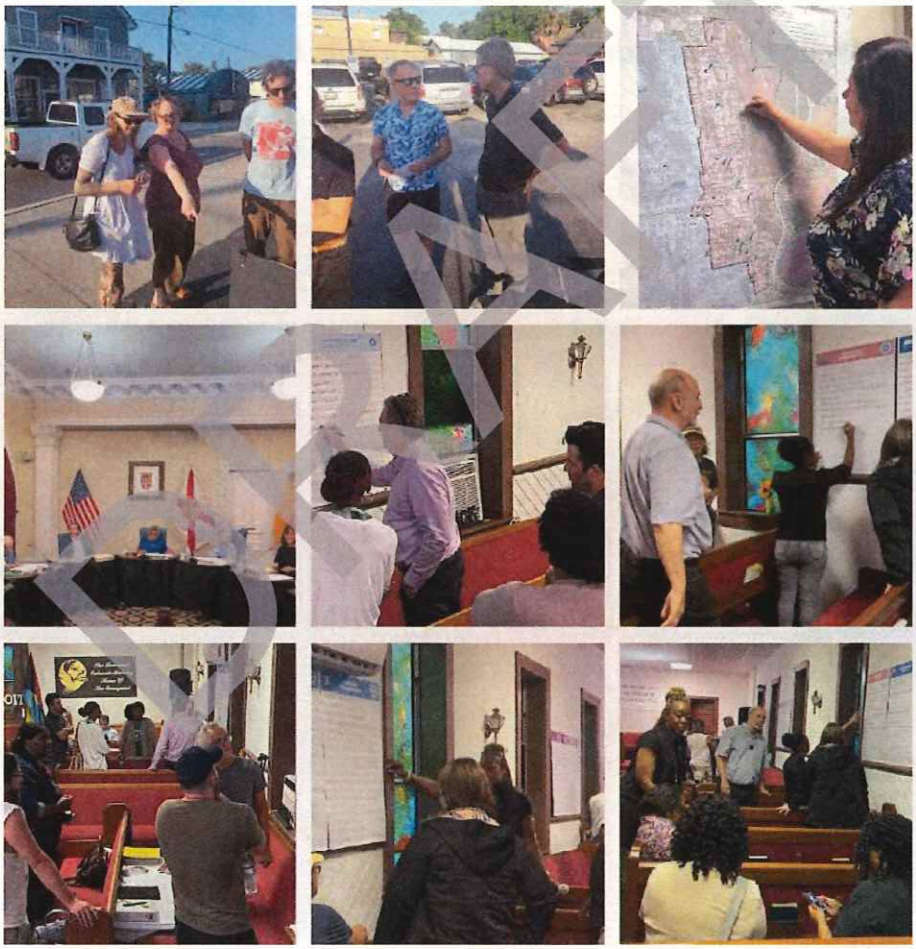
STEERING COMMITTEE OPEN HOUSE

A Steering Committee for the West City Community Redevelopment planning effort was appointed by the City Commission on July 8, 2024. Following a preliminary meeting on August 8, 2024, a review of the draft Plan was sponsored by the Steering Committee on November 14, 2024 at a City Hall publicly noticed meeting.

This meeting included a presentation regarding the proposed draft West City Community Redevelopment Plan and allowed for input on the draft Plan's contents from the Steering Committee and the public.

Figure 14. Photographs of Workshops



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STRATEGIC GOALS & 6-POINT ACTION PLAN



STRATEGIC GOALS AND 6-POINT ACTION PLAN

The West City Community Redevelopment Plan proposes the following Strategic Goals to guide the St. Augustine Community Redevelopment Agency's decision-making process and redevelopment activities.

The Strategic Goals are addressed through a 6-point Action Plan.

Action Strategy 1: Community Stabilization Through Housing Policy and Other Relative Stabilization Efforts

Action Strategy 2: Public Space Enhancement/Beautification

Action Strategy 3: Locally Oriented Business Development and New Business Programming

Action Strategy 4: Mobility/Connectivity and Infrastructure Improvements

Action Strategy 5: Branding/Signage

Action Strategy 6: Continue and Enhance Efforts Regarding Historic Preservation

Note: Action strategies are not necessarily in order of priority.

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COMMUNITY STABILIZATION



- Foster a stable housing stock through establishment of residential rehabilitation and repair programs
- Work with existing property owners on providing affordable housing opportunities for neighborhood residents
- Provide opportunities for new homebuyers to explore down-payment assistance programs
- Develop strategies to encourage vibrant aging in place, place savings and place-making alternatives
- Research and implement additional stabilization options; clear title, homestead exemption, heirs property program
- Pursue community policing initiatives working with adjacent neighborhoods in partnership with the City's Police Department

PUBLIC SPACE ENHANCEMENT/BEAUTIFICATION



- Improve Oyster Creek, Rollins Neighborhood and other green spaces
- Enhance the hardscape and landscape consistent with the historic character of the area
- Utilize open spaces to provide additional public amenities including signage and facilities/restroom improvements that promote a multimodal system
- Create a curb appeal program

LOCALLY ORIENTED BUSINESS DEVELOPMENT



- Explore development of a building façade grant program
- Explore initiatives and incentives to encourage economic development
- Create short term transitional business incubation space
- Increase parking supply in strategic locations
- Continue to evaluate opportunities for shared parking with private entities
- Partner with business organizations/associations to help inform/advise on future implementation of the Plan
- Explore opportunities for dedicated business delivery and ride-share zone

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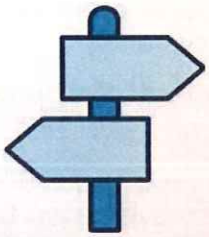
MOBILITY/CONNECTIVITY



- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvement, and utilities)
- Explore opportunities to create public transportation systems
- Provide micro transit and tech-enabled shared transportation for first/last mile mobility
- Create a park-once environment and define ride share locations
- Identify sites and improvements for implementing dynamic parking strategies

BRANDING/SIGNAGE



- Fund wayfinding/navigational system to identify mobility alternatives and locations (i.e., pick up electronic bikes here, water taxi here)
- Provide West City themed special district branding and wayfinding signage that directs visitors to various public amenities

HISTORIC PRESERVATION



- Identify specialized alternatives for preserving historic assets and infrastructure from increased wear and tear caused by commercial vehicles (dedicated delivery zones and designated areas for large trucks traveling within West City)
- Guide resources/technical expertise towards existing historic buildings/properties located throughout the West City Redevelopment area
- Showcase the historic assets in the community by publicizing their existence and featuring historical resources in community capacity building forums/efforts
- Create a historic preservation grant program for private or institutionally owned properties
- Explore National Register District Designation

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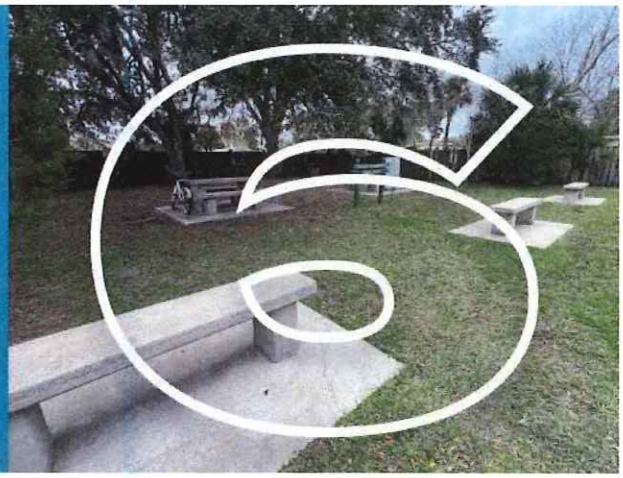
6 CAPITAL PROJECTS/ CONCEPTUAL MASTER PLAN



CAPITAL PROJECTS/CONCEPTUAL MASTER PLAN

Figure 15 shows the location of the proposed capital improvements within West City. The following capital project descriptions present the proposed public realm improvements to implement the redevelopment strategies identified within the West City Redevelopment Plan and to address issues and concerns identified during public engagement activities. Any proposed capital projects will be evaluated and prioritized by the Community Redevelopment Agency and reviewed for any required approval by the Corridor Review Committee (CRC) for projects within the King Street Entry Corridor. The Historic Architectural Review Board (HARB) must approve any proposed full demolitions of buildings that are fifty years or older.

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Streetscape Projects

- W. King Street-Streetscape; areas immediately west of the intersection of US 1 and W. King Street and associated with anticipated redevelopment projects

Branding/Wayfinding Signage

- Design approach to Branding/Wayfinding associated with the West City CRA.

Mobility/Connectivity/Access Improvements

- Investigate access/connectivity to parks and open spaces.
- Implement Pedestrian/Cycling improvements.
- Shuttle and circulator stop and improvements.

Open Space and Park Improvements

- Oyster Creek/Marsh
  - Provide enhanced access/connectivity to the Creek and Marsh through completion of a connectivity study.
  - Beautification of existing amenities.
  - Landscape and trees: upgrade existing landscaping, canopy, and understory trees.
- Rollins Neighborhood Green Space
  - Improve existing amenities in the green space.
  - Consider additional features that drive green space utilization.
  - Improved lighting and site furnishings.
  - Improve access/wayfinding to green space.
  - Create pocket parks on existing non-conforming lots and incorporate neighborhood stormwater management solutions where feasible

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Figure 15. Conceptual Master Plan – Proposed Capital Projects

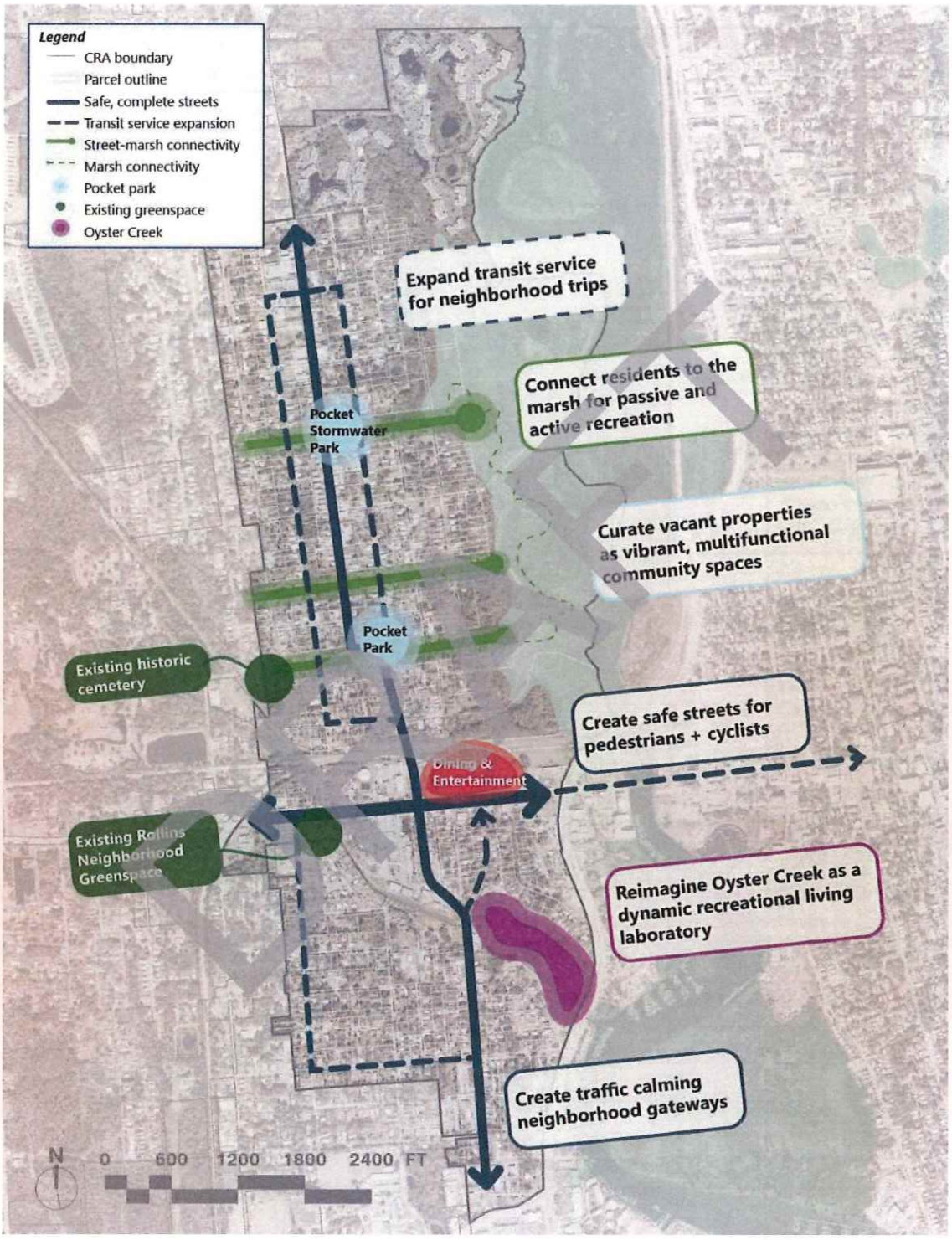
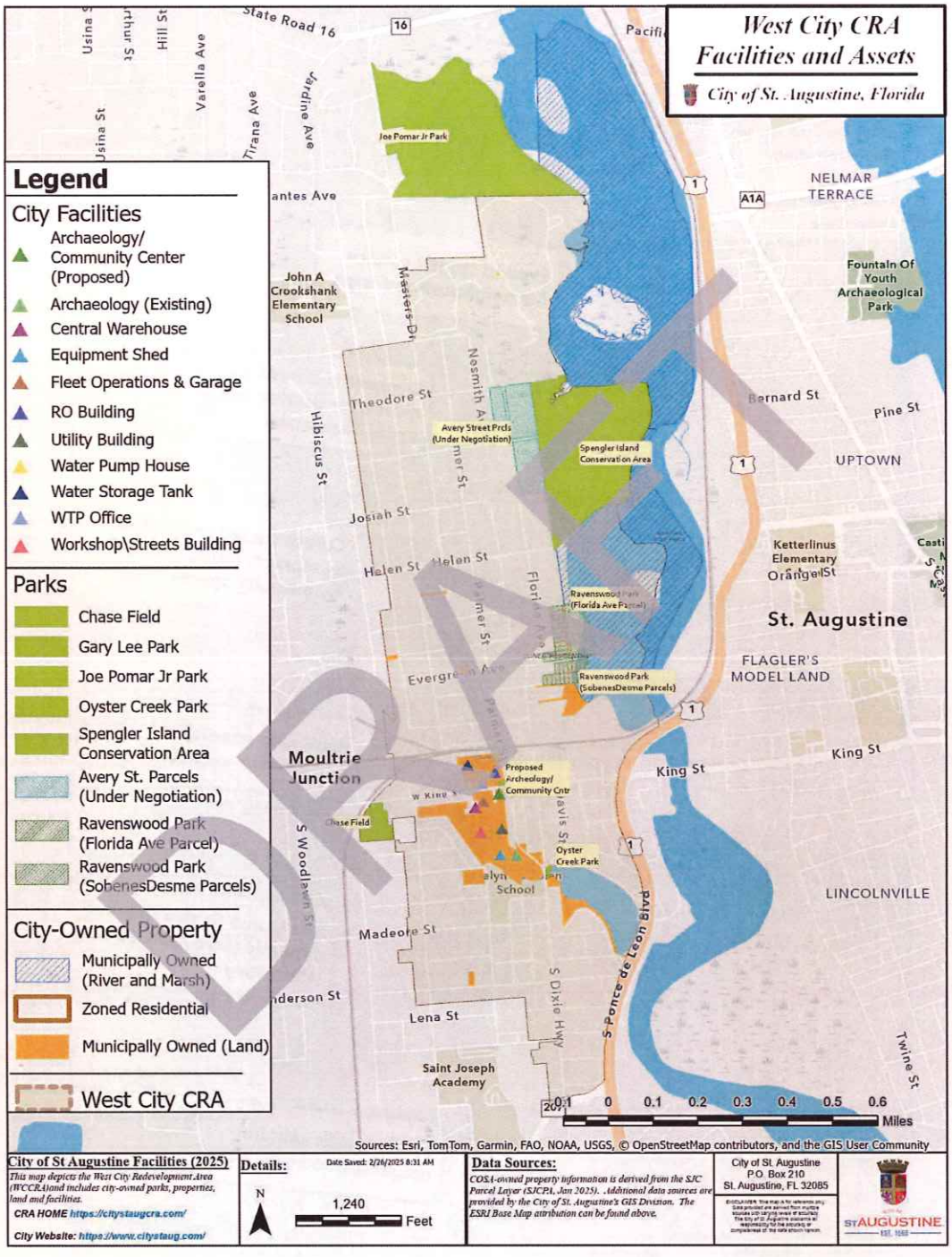


Figure 16. West City CRA Facilities and Assets



Sources: City of St. Augustine, GIS Division, COSA, 2025

Figure 17. Community Interaction Concept



Sources: Inspire Placemaking

Figure 18. Oyster Creek Park Concept



Sources: Inspire Placemaking

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Figure 19. Marsh Concept



Sources: Inspire Placemaking

Figure 20. Streetscape Concept



Sources: Inspire Placemaking

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TIF PROJECTIONS



TAX INCREMENT FINANCING PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the period of 2024-2054. The projections utilize the base year value (2024), the current (2024 Preliminary Taxable Values) taxable values, and 2024 City and County millage rates as a base. Taxable values are projected to increase at 2.5% per year from 2024. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2054 from County and City participation is **$15,186,487** and **$24,474,860** respectively for a total cumulative TIF revenue of **$39,661,348.**

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Table 10. Tax Increment Fund Projections – 2.5% Growth

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	City Contribution @ 95%	Total TIF CRA
BASE	2024	$229,000,405				
	2024	$229,000,405	$0	$0	$0	$0
	2025	$234,725,415	$5,725,010	$25,310	$40,791	$66,101
	2026	$240,593,551	$11,593,146	$51,253	$82,601	$133,855
	2027	$246,608,389	$17,607,984	$77,845	$125,457	$203,302
	2028	$252,773,599	$23,773,194	$105,102	$169,384	$274,486
	2029	$259,092,939	$30,092,534	$133,040	$214,409	$347,449
	2030	$265,570,262	$36,569,857	$161,676	$260,560	$422,236
	2031	$272,209,519	$43,209,114	$191,028	$307,865	$498,893
	2032	$279,014,757	$50,014,352	$221,114	$356,352	$577,466
	2033	$285,990,126	$56,989,721	$251,952	$406,052	$658,004
	2034	$293,139,879	$64,139,474	$283,562	$456,994	$740,555
	2035	$300,468,376	$71,467,971	$315,961	$509,209	$825,170
	2036	$307,980,085	$78,979,680	$349,170	$562,730	$911,901
	2037	$315,679,588	$86,679,183	$383,210	$617,589	$1,000,799
	2038	$323,571,577	$94,571,172	$418,101	$673,820	$1,091,920
	2039	$331,660,867	$102,660,462	$453,863	$731,456	$1,185,319
	2040	$339,952,388	$110,951,983	$490,520	$790,533	$1,281,053
	2041	$348,451,198	$119,450,793	$528,094	$851,087	$1,379,181
	2042	$357,162,478	$128,162,073	$566,606	$913,155	$1,479,761
	2043	$366,091,540	$137,091,135	$606,082	$976,774	$1,582,856
	2044	$375,243,828	$146,243,423	$646,544	$1,041,984	$1,688,529
	2045	$384,624,924	$155,624,519	$688,018	$1,108,825	$1,796,843
	2046	$394,240,547	$165,240,142	$730,529	$1,177,336	$1,907,865
	2047	$404,096,561	$175,096,156	$774,103	$1,247,560	$2,021,663
	2048	$414,198,975	$185,198,570	$818,766	$1,319,540	$2,138,305
	2049	$424,553,949	$195,553,544	$864,545	$1,393,319	$2,257,864
	2050	$435,167,798	$206,167,393	$911,469	$1,468,943	$2,380,412
	2051	$446,046,993	$217,046,588	$959,566	$1,546,457	$2,506,023
	2052	$457,198,168	$228,197,763	$1,008,866	$1,625,909	$2,634,775
	2053	$468,628,122	$239,627,717	$1,059,398	$1,707,347	$2,766,745
	2054	$480,343,825	$251,343,420	$1,111,193	$1,790,822	$2,902,015

County Millage	*0.0046537*
City Millage	*0.0075*

$39,661,348

Total County Contribution (2024-2054)	**$15,186,487**
Total City Contribution (2024-2054)	**$24,474,860**
Total TIF Estimated (2024-2054)	**$39,661,348**

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IMPLEMENTATION SCHEDULE



IMPLEMENTATION SCHEDULE

The following tables propose a three-phase approach to implementation of the capital projects contained in the West City Community Redevelopment Area Plan. The evaluation of the Community Redevelopment Agency's accomplishments, findings from the existing conditions analysis, and the input received from residents and businesses during the construction of the West City Community Redevelopment Area Plan identified opportunities and capital improvement projects. However, common obstacles to implementation of these types of plans are financial limitations or satisfaction of any pending funding obligations.

The operational timeframe of the West City Community Redevelopment Plan is until sunset in 2054. The projects and programs identified for each of the Phases address the Plan's six redevelopment strategies: **Community Stabilization through Housing Policy; Public Space Enhancement/Beautification; Locally Oriented Business Development; Mobility/Connectivity; Branding/Signage; Continue and enhance efforts regarding Historic Preservation.**

These funding levels are conceptual and in alignment with priorities established during formulation of the plan and consistent with the community engagement component of the effort. It is anticipated that these projects and their respective conceptual funding levels will be refined and endorsed in future budget considerations by the City of St. Augustine Community Redevelopment Agency (CRA) and the City of Augustine City Commission.

The implementation strategy of any project or program identified within this plan is not intended to be definitive. In addition to project and program cost and funding; public engagement, data collection, professional studies, and ultimately the approval by the City of St. Augustine Community Redevelopment Agency (CRA) will determine the time frame in which projects and programs will be implemented in the defined special district.

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Table 11. Phase 1

PHASE 1 (1-10 Years)		
Project	**Scope**	**Funding Level**
King Street Streetscape and Infrastructure Improvements*	TIF sourced funds used for initial design.	$2,000,000
Area-wide Branding and Wayfinding Improvements	Pledge funding for design and implementation of City-approved wayfinding branding/wayfinding plan throughout West City CRA.	$500,000
Oyster Creek, Rollins, and Other Greenspace Improvements	Initial design for access, beautification, and additional landscape improvements.	$1,500,000
Community Stabilization	Enhance housing improvement/rehabilitation programs applicable to surrounding neighborhoods. Research and implement other stabilization efforts; partner with Legal Aid, establish a residential repair program.	$1,500,000
Local Business Development Assistance	Consider incentive programs; assist with support for community efforts designed to increase exposure and business opportunities; assist with parking solutions. Business establishment initiatives, incubator, and façade improvements.	$1,500,000

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Proposed Phase 1 capital projects/programs are designed to begin to implement the Strategic Vision and associated policy direction.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

Table 12. Phase 2

PHASE 2 (11-20 Years)		
Project	**Scope**	**Funding Level**
King Street Streetscape and Infrastructure Improvements*	Additional design/preliminary implementation associated with roadway improvement, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings. Overall construction project.	$7,500,000
Area-wide Branding and Wayfinding Improvements	Implementation associated with branding/wayfinding.	$500,000
Oyster Creek, Rollins, and Future Identified Greenspace Improvements	Improvement of existing access and amenities as well as other identified public spaces.	$2,500,000
Marsh Access Improvements	Design associated with marsh access.	$500,000
Circulator Investigation and Transit Enhancements	Improvement of stops/signage improvements for circulators/transit.	$500,000
Community Stabilization	Implementation of housing stabilization efforts.	$1,500,000
Local Business Development Assistance	Implementation of local business development assistance.	$1,500,000

Proposed Phase 2 capital projects/programs continue efforts at incrementally implementing the Plan's redevelopment strategies while kicking off a few additional public/open space and mobility efforts.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

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Table 13. Phase 3

PHASE 3 (21-30 Years)		
Project	**Scope**	**Funding Level**
King Street Streetscape and Infrastructure Improvements*	Fully implement streetscape improvements within the King Street Corridor and continue additional infrastructure work.	$7,500,000
Oyster Creek, Rollins, and Future Identified Greenspace Improvements	Fully implement amenity and beautification upgrades to these public/open spaces as well as other identified spaces.	$5,000,000
Marsh Access Improvements	Implement access to the marsh on eastern boundary of the West City CRA.	$2,500,000
Circulator Investigation and Transit Enhancements	Implement range of improvements to provide additional connectivity to downtown via enhanced transit options.	$2,500,000
Community Stabilization	Continue community stabilization assistance programs.	$5,000,000
Local Business Development Assistance	Continue local business development assistance programs.	$2,500,000
Public Parking	Increase public parking supply in strategic locations.	$2,500,000

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Proposed Phase 3 capital projects/programs continue efforts at enhancing and improving overall conditions in the West City CRA.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES



COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES

The vision for the West City CRA is to preserve the historic authenticity of the area, stabilize the community through local business and home improvement programs, improve and beautify public spaces for use by residents and visitors, enhance mobility and connectivity options and guide residents to community assets through wayfinding/branding opportunities.

The following Comprehensive Goals and Policies of the West City Community Redevelopment Plan provide for the projects that can be funded by the CRA. The focus areas for these Goals and Policies include: Administration; Mobility/Connectivity; Branding/Signage; Public Space enhancement/Beautification; Community Stabilization through Housing Policy; Locally Oriented Business Development; Continue and enhance efforts at Historic Preservation. These Goals, Policies and associated projects, tasks and activities are presented to provide the Community Redevelopment Agency flexibility when developing Annual Work Plans and Budgets during the West City operational period. All projects and funding will be considered and prioritized by the Community Redevelopment Agency on an annual basis as part of the West City Community Redevelopment Plan implementation.

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ADMINISTRATION

GOAL 1.1 Maintain cost-effective operations of the Community Redevelopment Agency in accordance with the requirements of the Florida Statutes.

POLICIES

- Continue to utilize funding derived from TIF revenues and other sources where appropriate, to fund capital improvements and programs identified in the West City Community Redevelopment Plan through the 2054 operational timeframe of the Community Redevelopment Area.
- Utilize TIF revenue generated within the West City CRA as a funding source for the administration of the Community Redevelopment Agency and the Agency's redevelopment projects and capital improvements.
- Administer and coordinate the implementation of the West City Community Redevelopment Plan.
- The Community Redevelopment Agency will maintain a current digital map of the West City Redevelopment Area and post the map on the CRA website.
- Staff will provide an annual report to the City Commission annually.

ACTION STRATEGIES/PROJECTS

- Provide updates on projects in West City to the CRA Board at regularly scheduled meetings.
- Create and implement programming reflective of the goals identified in the West City CRA Plan inclusive of grant programming and rehabilitation, culture, and historic preservation efforts.
- Conduct public engagement for each identified individual project.

GOAL 1.2 Identify community stakeholders, to assist in the implementation of the West City Community Redevelopment Plan Goals, Action Strategies, and Projects/Activities.

POLICIES

- Coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "informational sessions" to provide project updates and identify potential needs and opportunities.

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- Contract with professional firms or organizations to implement specific West City CRA Goals, Policies, Projects/Activities.
- Collect public input from stakeholders, residents and business owners/operators located within and outside of the West City for use in the preparation of materials for presentation to the Community Redevelopment Agency.

ACTION STRATEGIES/PROJECTS

- Schedule community briefings and information sessions.
- Utilize targeted messaging for key stakeholders, business representatives, faith-community representatives, neighborhood associations, and residents.

PUBLIC AND OPEN SPACES

GOAL 2.1 Evaluate opportunities for public and open space improvements to implement the Goals, Action Strategies and Projects of the West City Community Redevelopment Plan.

POLICIES

- Evaluate and facilitate improvements to public and open spaces which further implementation of the West City Community Redevelopment Plan.
- Identify adaptive use opportunities for properties within the West City CRA to assist the implementation of the West City Community Redevelopment Plan.

ACTION STRATEGIES/PROJECTS

- GIS inventory of vacant and publicly owned properties within the West City CRA.
- Inventory and prioritize opportunity sites.
- Inventory and prepare an asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/trails/route signage, bicycle racks, repair/air/ tool facilities) within all public parks and spaces and City-owned parcels within the West City CRA and their connections to the West City CRA.
- Contract with professional firms to develop a community/neighborhood master plan.

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GOAL 2.2 Provide access to and promote the use of public spaces.

POLICIES

- Identify and evaluate opportunities to improve access to public and open spaces within the West City CRA.
- Coordinate with the Public Works Department and other relative agencies to support improvements, renovations, upgrades, and expansions of park and public space access located within the West City CRA.

ACTION STRATEGIES/PROJECTS

- Inventory and map of all public and City-owned access to public and open space facilities within the West City CRA.
- Inventory and prepare an enhanced access and wayfinding plan to West City park and open spaces

INFRASTRUCTURE

GOAL 3.1 Give priority to infrastructure improvements and amenity installation that will improve mobility within the West City CRA.

POLICIES

- Annually evaluate and prepare applications for potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation and mobility improvements that are located within or connect to and serve the West City CRA.
- Evaluate opportunities to construct amenities and facilities aligned with the City of St. Augustine's 2040 Mobility Plan, including the acquisition of land to do so.

ACTION STRATEGIES/PROJECTS

- Inventory of available parking
- Multimodal infrastructure improvements

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GOAL 3.2 Assist the City in providing multimodal infrastructure improvements that create a park-once environment.

POLICIES

- Provide parking improvements in the West City CRA that support the areas objectives regarding economic/business development and community stabilization.
- Evaluate and support the improvement and management of public, private and shared parking facilities in the West City CRA to better manage the impacts of high traffic volumes and congestion during peak hours.

GOAL 3.3 Support the City's efforts to address stormwater issues within the West City CRA.

POLICIES

- Include stormwater system improvements when designing and constructing streetscape improvements, retrofits, park improvements and other public improvements within the West City CRA.
- Coordinate with the Public Works Department and the St. Johns River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL 3.4 Evaluate and prioritize streetscaping, street lighting, and pedestrian safety improvement opportunities throughout the West City CRA.

POLICIES

- Coordinate with the City's Public Works Department to prioritize pedestrian related improvements located within the West City CRA such as streetscape projects, trail connections, crosswalks, street lighting, and sidewalk installations/expansions.
- Coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations within the West City CRA for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways and paths for inclusion in the West City CRA's Annual Budget.

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- Improve multimodal connections throughout the West City CRA, with prioritization given to connecting neighborhoods adjacent to public facilities, employment areas, schools, institutions, and public parks located within and adjacent to the West City CRA.
- Coordinate with the City's Public Works Department and other local agencies and governments to prioritize and implement multi-purpose paths, bike-lanes, sidewalks and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the neighborhoods, city facilities and parks within and adjacent to the West City CRA.
- Contingent on the availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each years' Annual Budget.

ACTION STRATEGIES/PROJECTS

- Conduct coordination meetings with the City's Public Works Department to identify streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project street within the West City CRA.
- Inclusion of a streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project in Annual Work Plan and Budget.
- Engage the Corridor Review Committee (CRC) on streetscaping improvements located within the King Street Entry corridor.
- Coordinate with other agencies and establish inter-local agreements for improvement opportunities.

CONNECTIVITY/ACCESS – BRANDING/WAYFINDING

GOAL 4.1 Leverage the regional destination of the West City CRA with improved connections, linkage to trail networks, and access to supportive uses and public amenities.

POLICIES

- Improve roadway safety through design, engineering, and evaluation.
- Expand public transportation systems and alternatives.
- Promote connectivity by providing safe pedestrian and bicycle connections.
- Interconnect public spaces and amenities to improve convenience, enjoyment, and comfort.
- Create and implement a branding/wayfinding approach in the West City CRA to promote mobility, provide information, and guide visitors.

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- Coordinate with the City's Public Works Department to prioritize potential locations to address gaps in connections to existing pedestrian ways and paths within the West City CRA. Projects identified will be included in the Community Redevelopment Agency's Work Plan and Budget.

ACTION STRATEGIES/PROJECTS

- Evaluation of roadway conditions in the West City CRA to prioritize streetscape improvements
- Application and installation of a West City Branding/Wayfinding approach in the West City CRA.

GOAL 4.2 Promote a sense of place, safety, and walkability.

POLICIES

- Promote a pedestrian-friendly and safe public realm and environment.
- Design pedestrian-friendly streetscapes to encourage new development and redevelopment projects to provide additional pedestrian-oriented amenities and enhancements that would encourage walking.
- Provide inclusive public amenities and improvements that promote walkability for everyone, regardless of age, ability, and circumstance.
- Enhance pedestrian-oriented street lighting to increase the sense of safety and reduce the impact of light pollution.
- Utilize trees and other landscaping to visually enhance public spaces and provide shade. Native species should be encouraged within the West City CRA.

ACTION STRATEGIES/PROJECTS

- Establishment of pedestrian and transit-oriented specific areas.
- Create design guidelines with walkability standards that promote enhanced pedestrian amenities, comfort, and safety.
- Survey of the West City CRA to identify poorly lit areas or areas where street lighting needs to be improved.
- Inclusive design of public amenities and improvements.
- Pursue community policing initiatives.
- Explore innovative approach to address food insecurity in WCCRA; Community Garden, Incentive Program for local grocer business, farmer's market.

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COMMUNITY STABILIZATION AND LOCAL BUSINESS DEVELOPMENT

GOAL 5.1 Foster Local Business Development balanced with Community Stabilization.

POLICIES



- Foster a stable housing stock through existing residential rehabilitation and repair programs.
- Work with existing property owners on providing affordable housing alternatives for neighborhood residents.
- Provide opportunities for new homebuyers to tap into existing downpayment assistance programs.
- Work on strategies to encourage vibrant aging in place alternatives.



- Explore development of a building façade program.
- Develop programming to encourage local business support.
- Increase parking supply in strategic locations.
- Continue to evaluate opportunities for shared parking with private entities.
- Develop business community capacity to inform implementation of the Plan.

ACTION STRATEGIES/PROJECTS

- Identify and market existing residential repair and rehabilitation programs (with lien) that can be utilized to stabilize West City's neighborhood housing stock.
- Explore and implement additional housing programs that can be utilized to improve West City neighborhood affordability and stability.
- Work with senior organizations on developing a viable approach to assisting with aging in place strategies.
- Explore a building improvement facade program (to include a lien provision) for West City business owners to upgrade/improve aesthetics of the W. King Street corridor.
- Continue to work on the provision of an adequate parking inventory in order to assist with local community economic development.
- Continue to coordinate and collaborate with stakeholders on the implementation of the plan.

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APPENDIX 10



APPENDIX

NEIGHBORHOOD IMPACT ELEMENT

Florida statutes require that the West City CRA address low or moderate income housing if the West City area contains this category of housing. The existing data for the area does indicate a housing stock that is primarily single family residential and older. If the West City CRA has low or moderate income housing, the West City plan's infrastructure improvements will not cause population relocation or impact school populations, will improve traffic and mobility circulation, will enhance the environmental quality of West City, and will improve the availability of facilities and services.

The implementation of the West City Community Redevelopment Plan will foster positive impacts to the quality of life for West City residents and businesses and surrounding communities. Neighborhoods will benefit from implementation of the Plan, through improvements to the public realm, improved community facilities, and infrastructure improvements. These activities are to address conditions of transportation and parking infrastructure, pedestrian and vehicular safety issues and other statutory conditions that were found present in the community.

Successfully addressing these conditions will improve the quality of life for residents and visitors, while also improving the economic environment for business owners, employers and workers within West City, St. Augustine and St. Johns County.

While all impacts cannot be determined without site-specific proposals for which to evaluate impacts, the following section presents the range of potential impacts that can be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Section 163.360.

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STATUTORY CRITERIA

Consistency with the Comprehensive Plan

The West City CRA Plan conforms to the City of St. Augustine Comprehensive Plan 2040, and any activity occurring during the Plan's horizon will conform to the City's Comprehensive Plan as amended from time to time.

Completeness of the Plan

The West City CRA Plan is sufficiently complete and provides that any possible land acquisition will conform with the City's municipal code, real estate acquisition procedures, section 2-2 and established Florida law. Any rehabilitation of structures, facilities, or landscapes will be consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Affordable Housing

The West City CRA area consists primarily of a residential environment surrounding a small-scale commercial core lying to the west of the City's historic core. The primary housing units are single family and multi-family. For housing structures within the CRA, the median year built is 1969. Over 50% of all housing units were built prior to 1969, and a quarter of housing units were built after 2000 and as a result, there may be a need for assistance for homeowners to rehabilitate their structures in light of an aging housing stock. Generally, the residential parcels south of West King Street have higher just values than the residential parcels north of West King Street. Residential parcels lining West King Street have lower just values than the median home value for the CRA, which is $217,192. Compared to the City's overall median home value of $429,219, many of the residential parcels within the CRA are estimated at lower just values.

The West City CRA Plan does not include demolition of existing housing or displacement of individuals or families. Overall existing land use and zoning in the West City CRA is essentially residential and a mix of commercial and mixed use and does not prohibit residential uses, and the West City CRA Plan is not proposing any zoning or land use changes.

Conformity of the Plan

The West City CRA Plan conforms to the general plan of the City as a whole, and incorporates existing Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, and land development regulations of the City.

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Community Policing Innovations and Public Parks

The West City CRA Plan considered innovative community policing, as that term is defined in Chapter 163.340(23), Florida Statutes. The City's only police station is currently already located within the boundary of the historic downtown, and assigning specific officers to patrol only within the West City CRA or otherwise provide for accounting of their time to conform with the Florida Auditor General's requirements was determined to be infeasible. Infrastructure improvements through identified capital projects contemplated in the West City CRA Plan are intended to be one allocation of TIF funds that may have the secondary effect of reducing crime. The West City CRA Plan includes improvements to public parks and other community facilities available to visitors and residents, including children residing in the general vicinity of the West City CRA.

Community Redevelopment

The West City CRA Plan supports community redevelopment by private enterprise. The planned public infrastructure improvements and business development program for the West City CRA will create a built environment that will enhance the resident and visitor experience and provide prospective funding for furthering local business development opportunities. Improvements in mobility and other infrastructure will create an attractive environment for private investment in redevelopment consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Coastal Tourist Area Resiliency

The West City CRA Plan incorporates the City's adopted Resilient Heritage in the Nation's Oldest City guidelines for flood mitigation design, floodproofing, and other resilient heritage construction techniques.

Environmental Quality

DRAINAGE

Drainage improvements along West King Street are proposed within the West City CRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the overall area stormwater drainage system.

VEGETATION

No loss of vegetation is expected due to the implementation of the West City CRA Plan. Additional street trees, open spaces, and refreshed green spaces are proposed within the West City Community Redevelopment Plan. Native and/or native friendly plantings will be utilized and prioritized in implementation of any future West City CRA projects.

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NOISE

It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will comply with municipal codes and occur during normal working hours and should not create a hardship for residents and businesses.

WATER QUALITY

Improvements to the infrastructure serving the West City CRA, including potable water delivery infrastructure, are proposed throughout the redevelopment area. As development and redevelopment occurs, a new and upgraded transmissions system will be constructed, thereby improving potable water supply and quality. Upgrading deficient sanitary sewer systems and water systems during the course of redevelopment activities will also improve the water supply system. Individual projects will be analyzed by the Community Redevelopment Agency and the City Public Works Department to determine their impacts on water flow. Improvements to the stormwater drainage system infrastructure during the redevelopment process will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the overall stormwater drainage system.

AIR QUALITY

The implementation of the West City Community Redevelopment Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the West City CRA by increasing the efficiency of traffic flow and decreasing dependency on the automobile for short trips in town.

Transportation

The West City Community Redevelopment Plan proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the West City CRA. These projects are intended to maintain or improve traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character and safety of the district.

The West King Street streetscaping project will emphasize the provision of enhanced pedestrian and bicycle facilities. While regional traffic is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization and stabilization enhancing local employment is expected to provide some

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relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics and access. The closer proximity between various land uses encourages pedestrian trips rather than automobile trips. The West City CRA in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensure easy access to local businesses during construction periods.

Police and Fire Services

The West City Community Redevelopment Plan supports the use of Community Oriented Policing (COPs) programs and Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The St. Augustine Police and Fire Departments currently provide high quality police and fire service. The West City Community Redevelopment Plan endorses the use of improved street lighting and sidewalks in residential areas to address residents' concerns of potential crime of opportunity. As new potential multi-story construction occurs, the City, the Community Redevelopment Agency, City of St. Augustine Public Works Department and Fire Department should plan for increased demand on the water system and ensure sufficient flow for fire suppression systems.

School Population

Potential housing development and population growth within West City are not anticipated to significantly increase the amount of school age children. The population growth of St. Augustine has been relatively flat. The City of St. Augustine's population grew annually at less than 1% and the West City CRA population grew at a rate lower than the City overall. While significant increases in the population of school age children are not anticipated within West City, population trends should be monitored for potential changes in this trend.

Employment

The long-term implementation of the West City Community Redevelopment Plan is anticipated to facilitate employment activities within the West City CRA and increase employment opportunities for the residents of the Redevelopment Area. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. The West City Community Redevelopment Plan supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office use in appropriate locations throughout West City.

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Amended Community Redevelopment Plan Approval Process

In accordance with Chapter 163.360, Florida Statutes, the St. Augustine Community Redevelopment Agency shall submit its Community Redevelopment Plan for the West City CRA to the City's Planning and Zoning Board ("PZB") for review and recommendations as to its conformity with the comprehensive plan for the development of the municipality. The PZB shall submit its written recommendations with respect to conformity of the proposed Community Redevelopment Plan to the CRA within 60 days after receipt of the Plan for review. Upon receipt of the recommendations the CRA may proceed with its consideration of the proposed Community Redevelopment Plan for the West City CRA. The CRA shall submit its recommended West City CRA Plan with its written recommendations to the governing body (the City Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the West City CRA. The City Commission shall hold a public hearing on the West City Community Redevelopment Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment Area covered by the Plan, and outline the general scope of the amended Community Redevelopment Plan under consideration.

Following such a hearing, the City Commission may approve the Community Redevelopment Plan if it finds that:

1.0 A feasible method exists for the location of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. The WCCRA Plan focuses on public infrastructure improvements and community stabilization through housing rehabilitation and preservation to prevent displacement.

2.0 The West City Community Redevelopment Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;

3.0 The West City Community Redevelopment Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the West City Community Redevelopment Plan; and,

4.0 The West City Community Redevelopment Plan will afford the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the West City CRA by private enterprise.

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5.0 The West City CRA Plan will ensure protection of property against exposure to natural disasters consistent with the City's adopted Resilient Heritage in the Nation's Oldest City guidelines.

Upon approval by the St. Augustine City Commission, the West City Community Redevelopment Plan shall be considered in full force and effect for the West City CRA and the City may then cause the Community Redevelopment Agency to carry out the implementation of the West City Community Redevelopment Plan. Furthermore, pursuant to Chapter 163.362, Florida Statutes, the following findings are incorporated by reference:

1.0 The West City CRA Plan contains a legal description of the boundaries of the West City CRA and the reasons for establishing these boundaries as included in the original area and plan. No changes to the existing boundaries of the West City CRA are included in this Plan.

2.0 The amount of open space, parks, street layout, public utilities, and public improvements, as well as the number of dwellings and the limitations on the type, size, height, number, and use of buildings are shown on figures and diagrams in the West City CRA Plan.

3.0 The West City CRA Plan describes any low- or moderate-income housing in the West City CRA and the positive impacts of the Plan on those residents.

4.0 The West City CRA Plan identifies specifically any publicly funded capital projects to be undertaken by the West City CRA.

5.0 The work of the West City CRA Plan will be conducted consistent with the adopted Plan, the City's Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, land development code regulations, King Street Design Standards, and Florida law as interpreted by the courts, Florida Attorney General opinions, and the Auditor General. The safeguards for compliance include generally administrative challenges pursuant to Chapter 163.3243, Florida Statutes, the oversight of required audits, including by the Florida Auditor General, as well as compliance with Florida's Public Records law and Government in the Sunshine Act.

6.0 The West City CRA Plan provides for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

7.0 The West City CRA Plan does not include displacement and relocation of persons within the West City CRA.

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8.0 The West City CRA Plan will not negatively affect existing residential zoning or land use.

9.0 The West City CRA Plan includes a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects and any indebtedness of the Community Redevelopment Agency or City incurred for the redevelopment to be repaid with TIF revenues.

10.0 The West City CRA Plan duration will be 30 years after the fiscal year in which the Plan is adopted.

Duration of Plan

The provisions of the West City Community Redevelopment Plan shall remain in effect and serve as a guide for the St Augustine Community Redevelopment Agency's future redevelopment activities in the designated St. Augustine West City Community Redevelopment Area with sunset date anticipated in 2054.

Amendment of Plan

The West City Community Redevelopment Plan may be modified, changed, or amended consistent with Florida law.

Safeguards and Retention of Control

The West City Community Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the West City CRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the St. Augustine Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by the City of St. Augustine to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting, and approval processes. In accordance with Florida Statutes, the St. Augustine City Commission retains the vested authority and responsibility for:

1.0 The power to grant final approval to Community Redevelopment Plans and modifications.
2.0 The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S. and the power of eminent domain
3.0 The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(4), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(4), F.S.

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The Community Redevelopment Agency shall be fully subject to the Florida Sunshine Law and will convene, at a publicly noticed meeting consistent with Florida law.

The St. Augustine Community Redevelopment Agency shall comply with all auditing, disclosure, notice, posting, and filing requirements of Florida law as may be amended from time to time for the duration of the West City CRA Plan.

Severability

Should any provision, section, subsection, sentence, clause, or phrase of this West City Community Redevelopment Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of the West City Community Redevelopment Plan.

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WEST CITY CRA LEGAL DESCRIPTION

A portion of Section 12 Township 7 South, Range 29 East, a portion of the Avice & Viel Grant in Township 7 South, Range 29 East, a portion of the Antonio Huertas Grant in Township 7 South, Range 29 East and a portion of Sections 7, 37, 38 and 39 in Township 7 South, Range 30 East, City of St. Augustine, St. Johns County, Florida; being more particularly described as follows:

Begin at the point of intersection of the West line of the City Limits of the City of St. Augustine, Florida, with the centerline of Ravenswood Drive (George Street), said point lying 137.5 feet West of the West Right of Way Line of Whitney Street, and run thence East, along the centerline of said Ravenswood Drive, 840 feet, more or less, to a point on the southerly extension of the East Right of Way line of Masters Drive (Savage Street); thence North, along said southerly extension, 15 feet to the North Right of Way line of said Ravenswood Drive; thence continue North, along said East Right of Way line of Masters Drive, 822.44 feet to the northwest corner of Parcel One as described in Official Records Book 1311, page 516 of the Public Records of St. Johns County, Florida; thence East, along the North line of said Parcel One, a distance of 300.00 feet; thence North, along said North line, 142.22 feet; thence East, along said North line and along the South line of land conveyed to Eugene I. Howard, as per Deed Book 11, page 184 of said Public Records, 690.00 feet; thence North, along said North line and along the East line of said land conveyed to Eugene I. Howard and the northerly extension thereof, 723.56 feet; thence East, along said North line, along the North Line of Government Lot 8 of said Section 12 and the easterly extension thereof, 1003.00 feet to the meander line along the East side of Government Lot 4 of said Section 7; thence southeast, along said meander line, 21.00 feet to a point on the Mean High Water Line on the West side of the San Sebastian River; thence easterly, southerly and westerly, along said Mean High Water Line, 685 feet, more or less, to a point on said meander line along the East side of Government Lot 4; thence South 22° East, more or less, along said meander line, 367 feet, more or less; thence South 38° West, more or less, along said meander line, 594.00 feet; thence South, more or less, along said meander line, 264.00 feet; thence South 76° East, more or less, along said meander line, 10 feet, more or less, to the Westerly bank of said San Sebastian River; thence southerly and easterly along said Westerly bank, 410 feet, more or less, to the mouth of a creek; thence southerly, along the centerline of said creek, 355 feet, more or less, to a point on the easterly extension of the North Right of Way line of Theodore Street; thence East, along said easterly extension of the North Right of Way line of Theodore Street, 750 feet, more or less, to a point on the West bank of the San Sebastian River; thence southerly, along said West bank, 5000 feet, more or less, to a point on the West Right of Way line of South Ponce de Leon Boulevard (State Road No. 5); thence southerly, along said West Right of Way of Ponce de Leon Boulevard, 4350 feet, more or less, to a point on the northerly Right of Way line of State Road No. 207; thence westerly, along said northerly Right of Way line of State Road No. 207, a distance of 725 feet, more or less, to a point on the West line of the City Limits of St. Augustine, Florida; thence north, along said West line of the City Limits of St. Augustine, to the Point of Beginning

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