***AMENDED***

CITY OF ST AUGUSTINE EST. 1565

# CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
# TUESDAY, JUNE 3, 2025 - 1:00 PM
# ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
   ~~a) May 6, 2025, Regular Meeting Minutes~~
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development

a) PZB2025-0003
Continued from the April 1, 2025, Regular Meeting

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

b) PZB2025-0021
Continued from the May 6, 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.

c) PZB2025-0022
Continued from the May 6, 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.

d) *PZB2025-0041
Administratively Continued to July 1, 2025 Meeting

Ryan Carter - Applicant
c/o Carter Environmental Services
David Ott - Owner
22 N Saint Augustine Blvd
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.

e) *PZB2025-0042
Administratively Continued to July 1, 2025 Meeting

Intervest Construction of Jax. Inc. - Applicant
Carri Grass / Robert Grass - Owner
111 Oyster Catcher Cir
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

f) PZB2025-0044

Kevin Marks - Applicant
c/o Shoreland Home Builders
Angelo Tradito - Owner
c/o Old Stone Management
Pelican Reef Dr / PID #158573-0070
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.

g) PZB2025-0038

Fremont Latimer - Applicant
c/o Marquis Latimer + Halback, Inc.
Windward Shipyard Land Holdings LLC - Owner
255 Diesel Road / PID #134230-0000
Diesel Road / PID #134230-0020
Diesel Road / PID #134340-0000
275 Ice Plant Road / PID #134390-0000
Ice Plant Road / PID #134390-0010
Ice Plant Road / PID #134410-0000
Arapaho Avenue / PID #134600-0000
Arapaho Avenue / PID #134630-0000
Arapaho Avenue / PID #134650-0000
1500 Arapaho Avenue / PID #134760-0000
Arapaho Avenue / PID #134770-0000
To amend the previously approved Conservation Overlay Zone development application PZB2022-0021 to include provisions for additional trees to be planted and preserved.

6. Rezoning

a) PZB2025-0008
Second Hearing from the May 6, 2025, Regular Meeting

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

7. Variance

a) PZB2025-0036
Anthony Valachovic - Applicant & Owner
205 Alcazar St
To approve a variance request to the front yard setback requirement.

b) PZB2025-0043
Alan T Sterling, II - Applicant
Cathy and Alan T Sterling, II - Owner
51 Miruela Ave
To approve a variance to the maximum lot coverage.

c) PZB2025-0047
Huyen Le - Applicant
Phillip Le - Owner
15 Garnett Ave
To approve a variance request to the maximum square footage of a guest house and reduce the front yard setbacks.

8. Use by Exception

a) PZB2025-0039
Katya Zaharieva - Applicant & Owner
27 Grove Ave
To approve a use by exception for a multifamily dwelling.

9. Land Use Plan Amendment & Rezoning

a) PZB2025-0037
Reuben Franklin - Applicant & Owner
c/o City of St. Augustine
500 Anastasia Blvd
To approve a land use plan amendment to change the future land use from Commercial Low Intensity to Public and a rezoning from Commercial Low-Two (CL-2) to Government Use (GU).

10. Land Use Plan Amendment & Rezoning & Variance

a) *PZB2025-0046
Administratively Continued to July 1, 2025 Meeting
Amy Skinner - Applicant & Owner
c/o City of St. Augustine
241 W King St
To approve a land use plan amendment to change the future land use from Commercial Medium Intensity to Public, a rezoning from Commercial Medium-Two (CM-2) to Government Use (GU) and a variance to eliminate the required off-street parking.

11. Other Business

a) Discussion and Recommendation regarding the 2025 update to the City's Water Supply Plan.

## 12. Adjournment

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

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

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

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2025 | 5.a. | PZB2025-0003 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 4000 US Highway 1 N<br>US Highway 1 N | 073430-0032<br>073430-0035<br>[LINKS TO ST JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE] |

## Site & Background Information

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

## Request Summary

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

This application was last heard during the April 1, 2025, PZB regular meeting. [LINK TO MEETING FILES] Since that meeting, the applicant has:

- Revised plans to exclude Parcel 14 from the request.
- Provided a survey with trees identified with unique numbers.
- Provided tree mitigation calculations.
- Florida Department of Environmental Protection (FDEP) documentation regarding required site contamination mitigation.

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

## Staff Analysis of Request and Applicable Sections from the City of St. Augustine's Code of Ordinances

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

*Significant tree* means a tree described in the following list:

| Latin Name | Common Name | Minimum dbh (to Maximum dbh) |
|---|---|---|
| *Fraxinus spp.* | ash | 18 |
| *Betula nigra* | birch, river | 24 |
| *Punus serotina* | black cherry | 18 |
| *Nyssa sylvatica* | blackgum, black tupelo | 18 |
| *Catalpa binoniodes* | catalpa | 18 |
| *Prunus caroliniana* | cherry laurel | 10 |
| *Lagerstroemia indica* | crape myrtle - single trunk | 10 |
| *Taxodium distichum* | cypress, bald (pond cypress) | 10 |
| *Ulmus parvifolia* | elm, drake | 10 |
| *Ulmus alata* | elm, winged | 10 |
| *Ulmus Americana* | elm, American | 18 |
| *Chionanthus virginicus* | fringetree | 10 |
| *Carya tomentosa* | hickory, mockernut | 18 |
| *Carya glabra* | hickory, pignut | 18 |
| *Ilex opaca* | holly, American | 10 |
| *Ilex cassine* | holly, dahoon | 10 |
| *Ilex x attenuate* | holly, "East Palatka" | 10 |
| *Gordonia lasianthus* | loblolly bay | 10 |
| *Magnolia grandiflora* | magnolia, southern | 18 |
| *Magnolia grandiflora var* | magnolia, southern v. "Little Gem" | 10 |

| | | |
|---|---|---|
| *Magnolia virginiana* | magnolia, sweetbay | 10 |
| *Acer rubum and Acer spp.* | maple, red or other maples | 18 |
| *Quercus hemisphaerica* | oak, laurel | 15 to 36 |
| *Quercus laurifolia* | oak, laurel (swamp) | 15 to 36 |
| *Quercus virginiana* | oak, live (southern live oak) | 18 |
| *Quercus nuttallii* | oak, nuttall | 18 |
| *Quercus spp.* | oak, other unlisted species | 18 |
| *Quercus stellata* | oak, post | 18 |
| *Quercus falcata* | oak, red (southern red oak) | 18 |
| *Quercus geminate* | oak, sand live | 10 |
| *Quercus shumardii* | oak, shumard | 18 |
| *Quercus laevis* | oak, turkey | 18 |
| *Quercus nigra* | oak, water | 15 to 36 |
| *Quercus phellos* | oak, willow | 18 |
| *Carya illinoensis* | pecan | 18 |
| *Cercis canadensis* | red bud | 10 |
| *Juniperus virginiana* | red cedar, eastern | 8 |
| *Juniperus silicicola* | red cedar, southern | 8 |
| *Liquidambar styraciflua* | sweetgum | 18 |
| *Platanus occidentalis* | sycamore | 18 |
| *Liriodendron tulipifera* | tulip-poplar, tuliptree | 18 |
| *Juglans nigra* | walnut, black | 18 |
| *Celtis laevigata* | hackberry (sugarberry) | 15 to 36 |

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

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

(c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.

(d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.
**The proposed removal of significant trees results in the need for Planning and Zoning Board review.**

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

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

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
**Not applicable to this request.**

(d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or

cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

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

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
e. Whether the tree has been designated a significant tree.
f. Impact upon the urban and natural environment, including:
    1. Ground and surface water stabilization.
    2. Water quality and aquifer recharge.
    3. Ecological impacts.
    4. Noise pollution.
    5. Air movement.
    6. Air quality.
    7. Wildlife habitat.
g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

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

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

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

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

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

*Site plan* means a scaled plan of the property to be developed, showing the locations of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, planting areas (both

bufferyards and interior), dumpsters, exterior mechanical equipment, storm drainage retention areas, and all trees three (3) inches or larger dbh., by species and dbh. (both to be removed and to be retained), and any other necessary details required for review.

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

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

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

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

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

**Staff Recommendation**

Review of Section 11-29 and Chapter 25 is the responsibility of the Planning and Zoning Board for the proposed development and tree mitigation within Conservation Overlay Zone 3 along US Highway 1 N / PIDs 073430-0032 & 073430-0035.

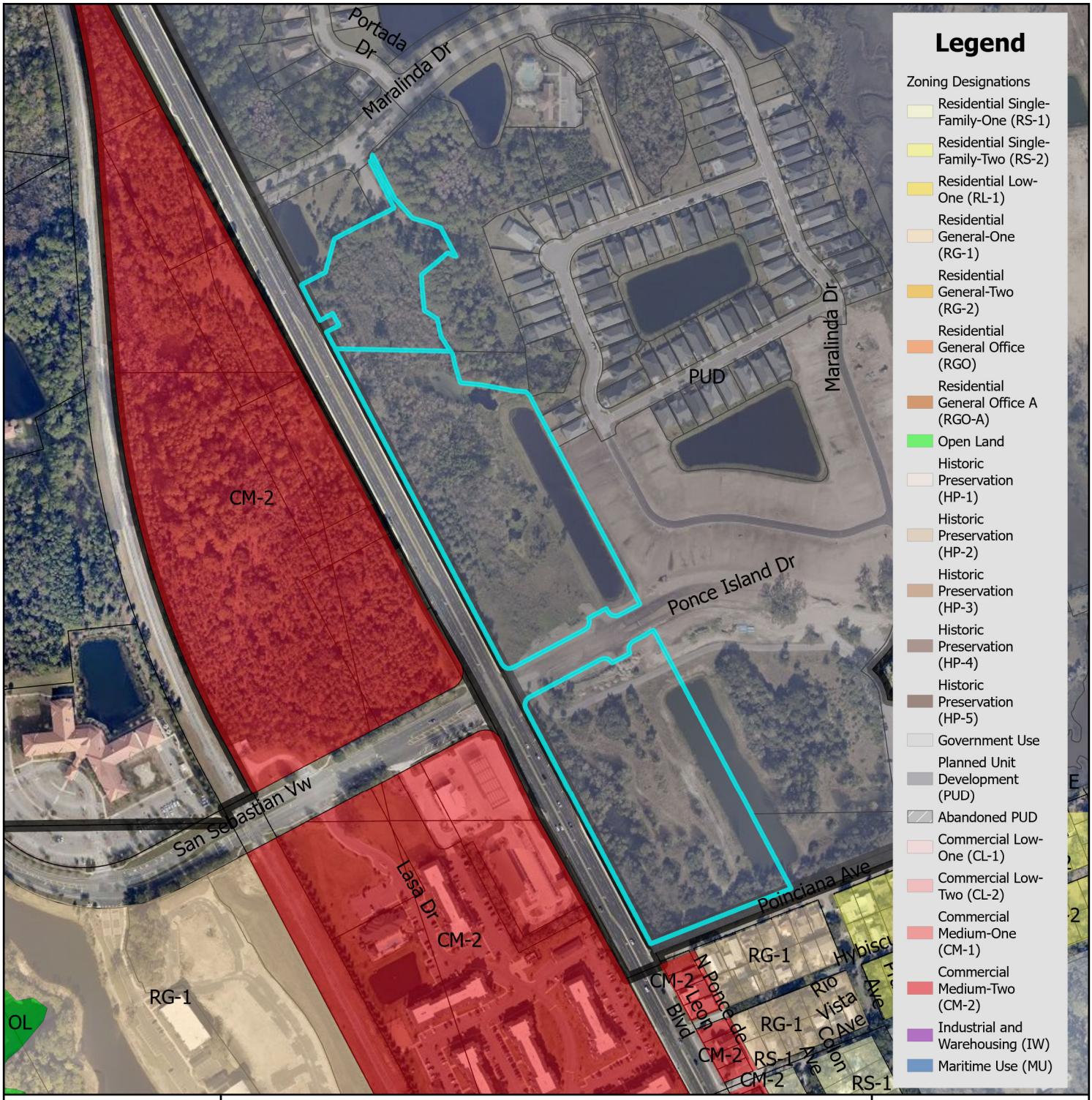
**Attachments**

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Site Plan
5. Civil Engineering Development Plans
6. Remedial Action Plan dated September 8, 2008
7. Arsenic Clean Line Plan
8. Tree Removal & Landscape Plans
9. Proposed Future Environmental Activities

**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

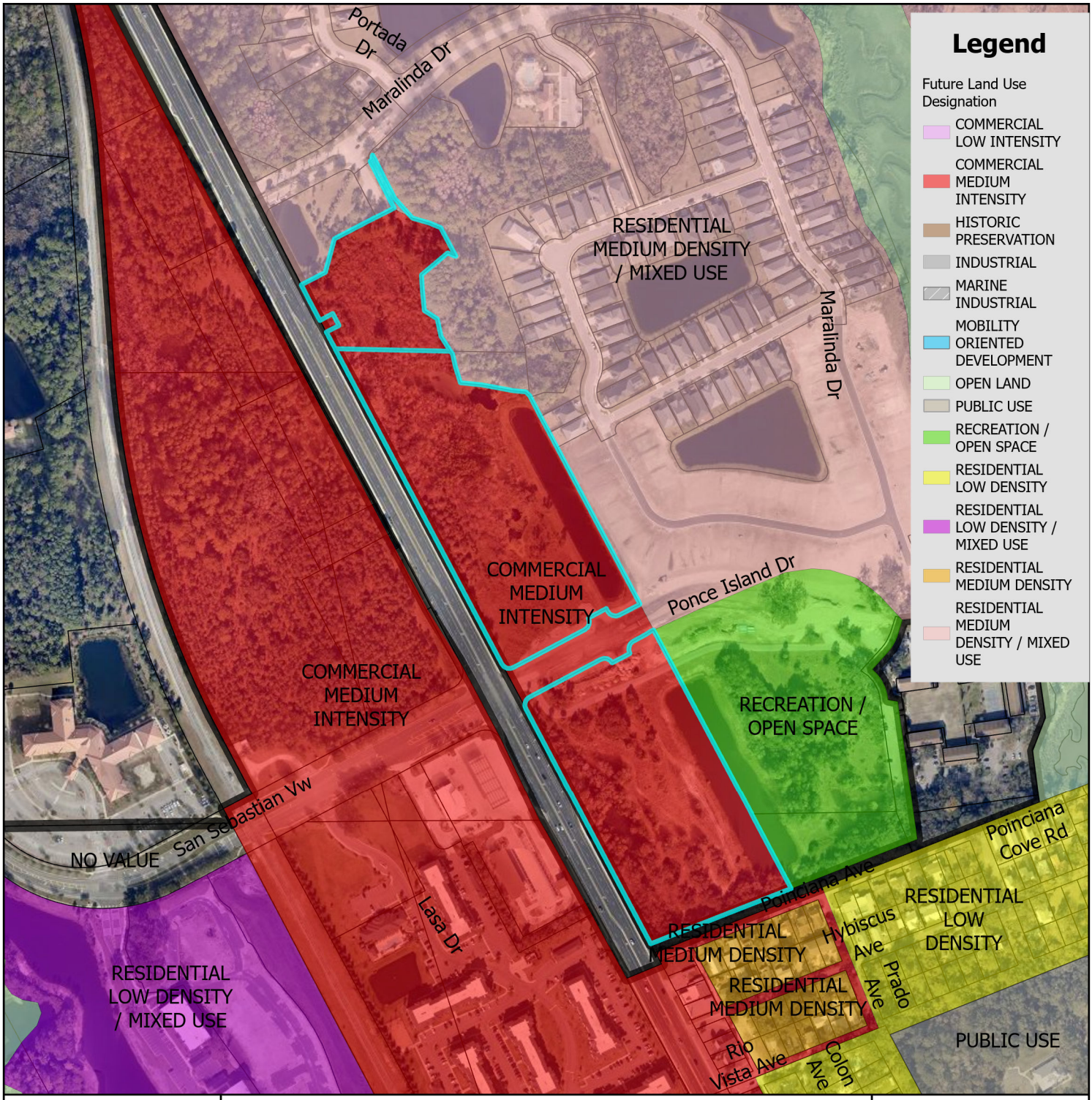
0 1,250 2,500 Feet

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

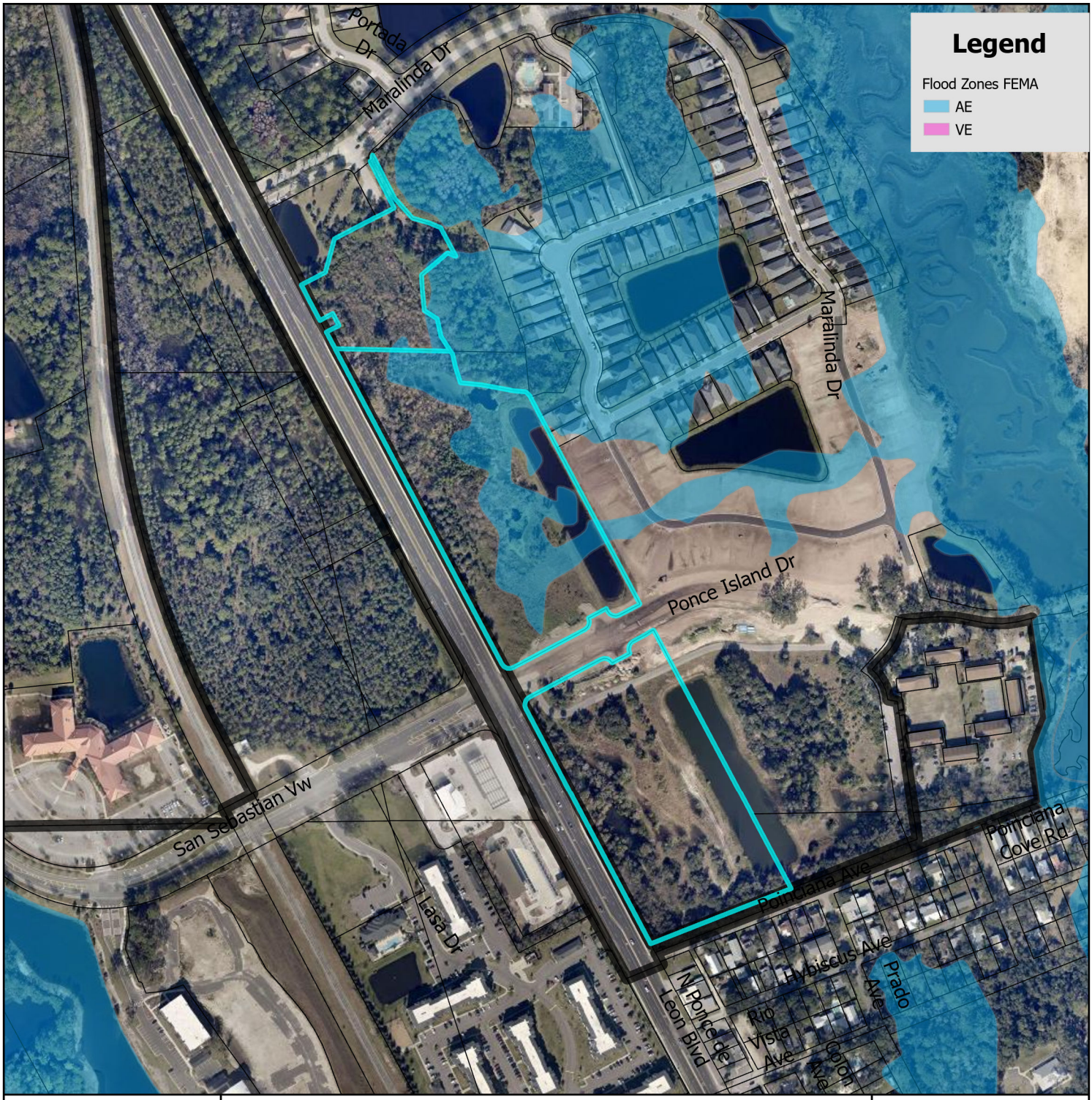
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet






# FEMA Flood Zone Map

N

0 0.17 0.35 Miles

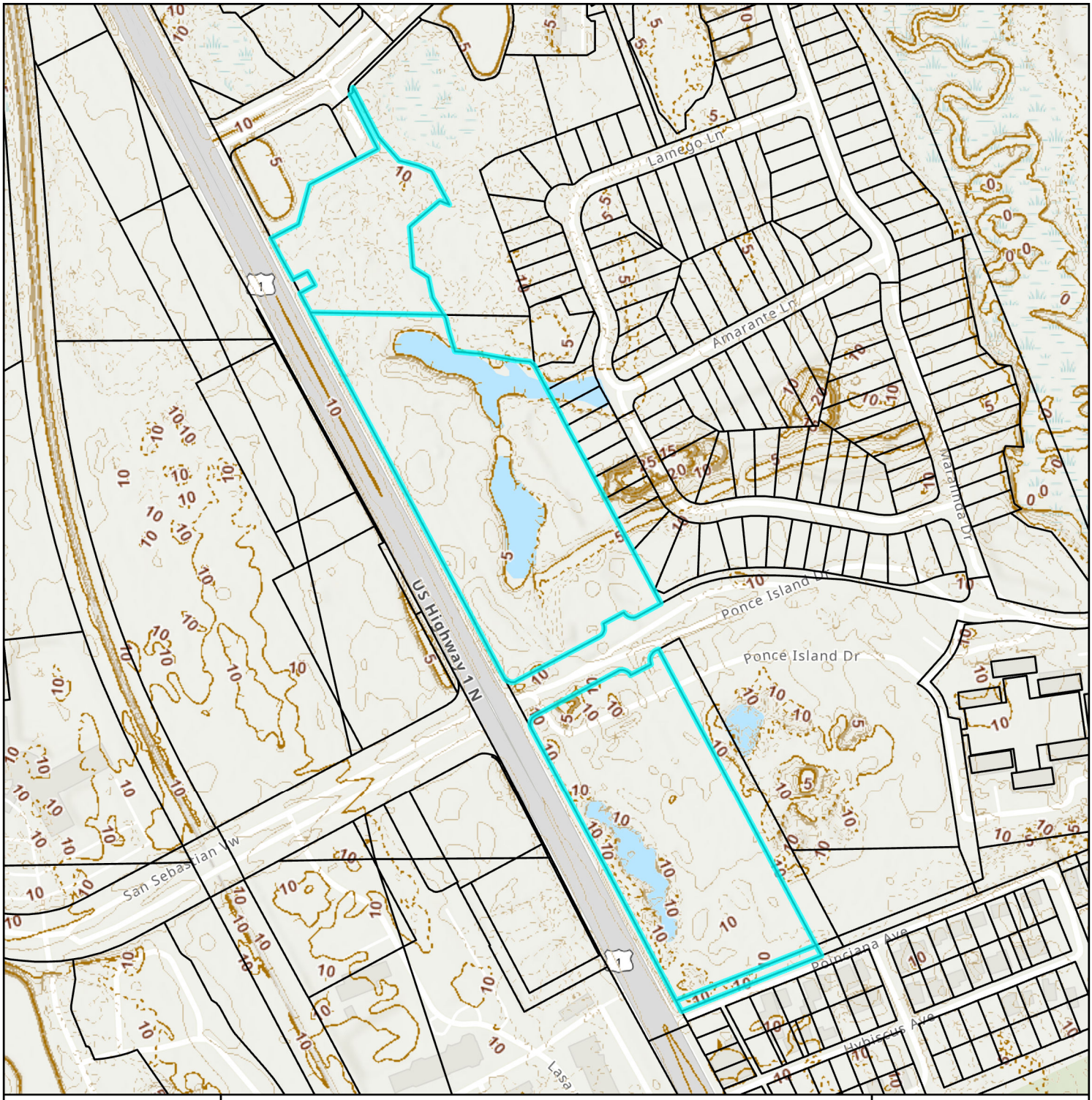
0 1,250 2,500 Feet

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# Elevation Map

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Phone: (904) 825-1065

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2025

N

0 0.03 0.06 Miles

0 210 420 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:
# Application

# CITY OF ST AUGUSTINE
# APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

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

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

W. E Schaefer — 1/3/2025

Signature of Applicant — Date

M E Brown — 1/2/2025

Signature of Property Owner — Date

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

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

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

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

William E. Schaefer

Print name of applicant

Signature of applicant

1/3/2025

Date

CITY OF
ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

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

BY: M E. Braren
Signature of Owner

Michael E. Braren
Print Name of Owner

904-813-3994
Telephone Number

State of Florida

County of St. John

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

By Michael Braren

Identification verified:

Oath sworn: ✓ Yes ____ No

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

Notary Signature: Cynthia Mardis

My Commission expires: August 14, 2028

Rev:022117

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 4000 US Highway 1 North

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

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

# Attachment 3:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

Homestead Compliance

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

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

## Map




## Valuation Information

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

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

## Historical Assessment Information

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

## Land Information

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

## Sale Information

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

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

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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# St. Johns County, FL

### Apply for Exemptions

Apply for Exemptions

### Homestead Compliance

Homestead Compliance

### Sales Questionnaire Form

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

Sales Questionnaire

### 2024 TRIM Notice

2024 TRIM Notice (PDF)

### Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab




### Owner Information

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

## Map




## Valuation Information

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

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

## Historical Assessment Information

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

## Land Information

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

## Sale Information

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

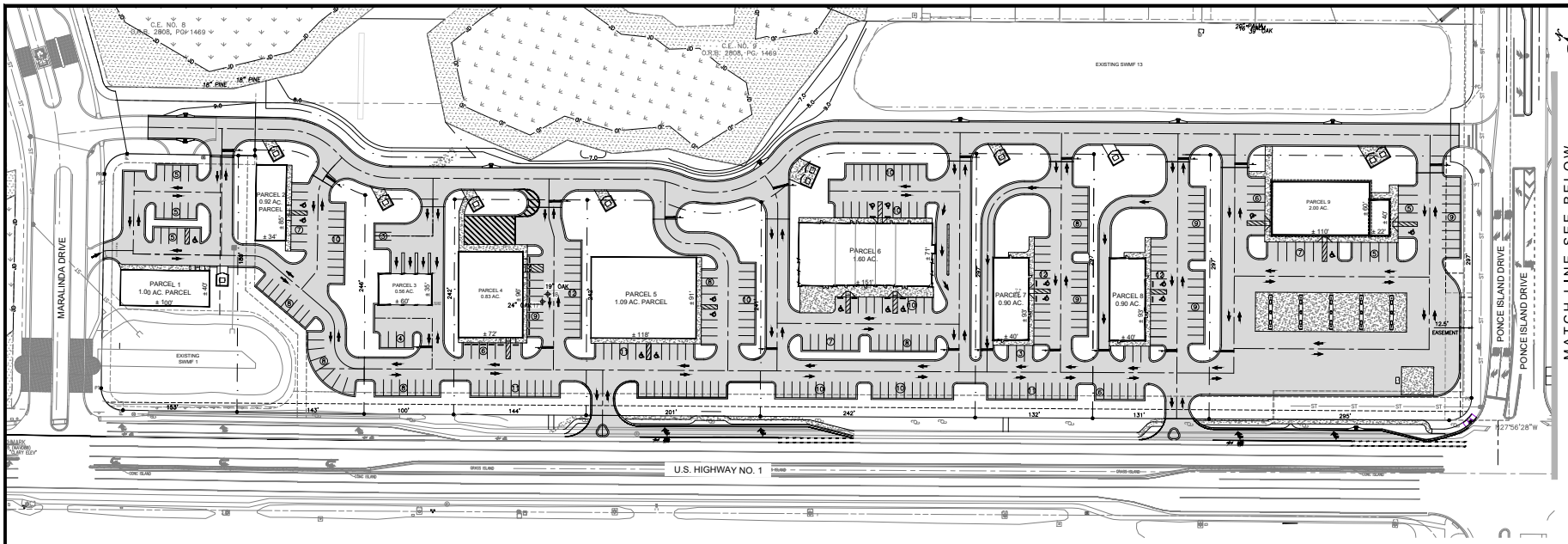
**No data available for the following modules:** 2023 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

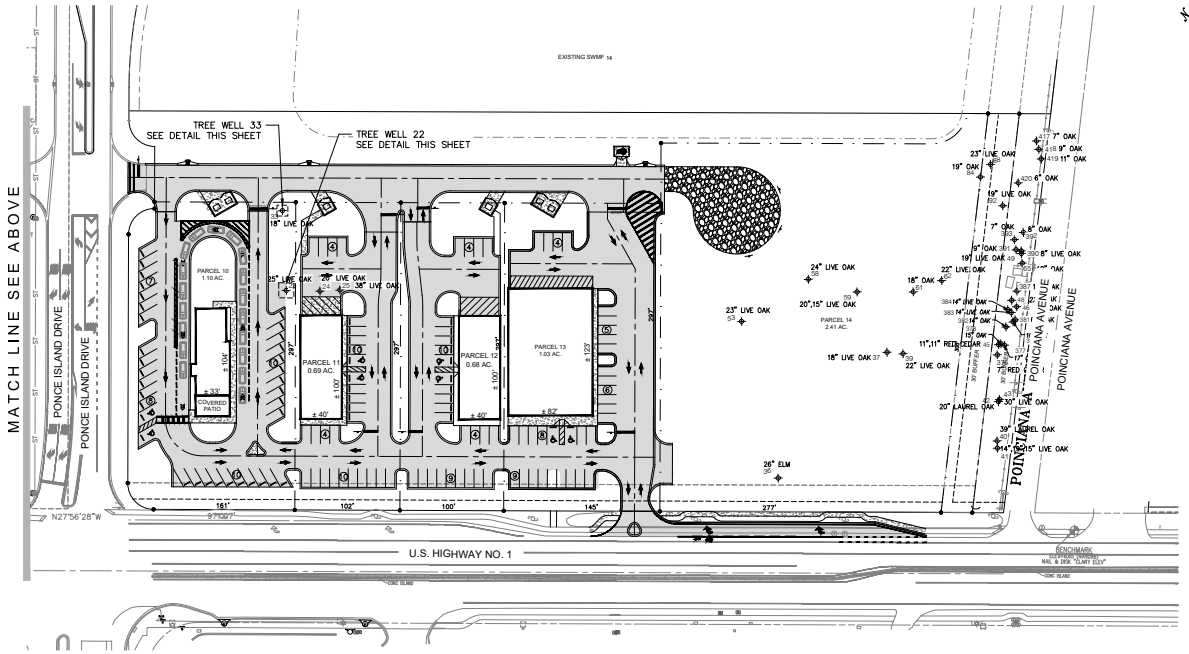
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/16/2025, 12:10:23 AM

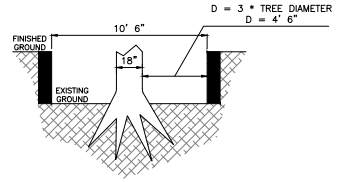
Contact Us

Developed by SCHNEIDER GEOSPATIAL

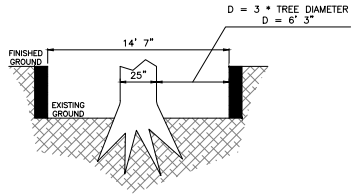
# Attachment 4:
# Proposed Site Plan




DETAIL – TREE WELL 33
N.T.S.




DETAIL – TREE WELL 22
N.T.S.

0 60 120

WILLIAM E. SCHAEFER
LICENSED
No. 46072
04/24/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

SITE PLAN

| REVISIONS |
|---|
| |

| | |
|---|---|
| PLOT DATE: | |
| DRAWN BY: | JMM |
| DESIGNED BY: | JMM/CN |
| CHECKED BY: | WES |
| SCALE: | AS NOTED |
| JOB NO.: | 2188.001 |

© LATEST DATE HEREON
SHEET NO.
SP1

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\xref\BASE – PONCE ISLAND COMMERCIAL SP – xtra com.dwg Apr 24, 2025 – 1:22pm

# Attachment 5:
# Civil Engineering Development Plans

# PONCE ISLAND COMMERCIAL
FOR
# PONCE COMMERCIAL, LLC

U.S.–1

BEING A PORTION OF SECTION 42, THE JOSEPH S. SANCHEZ GRANT, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

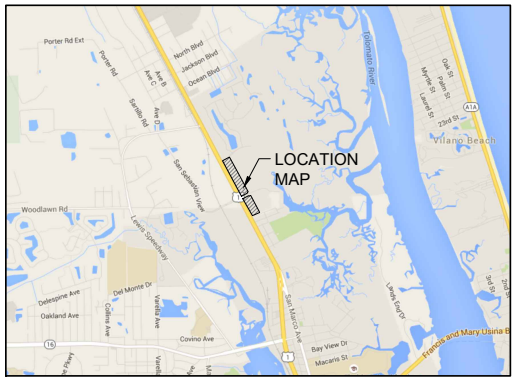
PROJECT OWNER AND CONSULTANTS

OWNER: PONCE COMMERCIAL, LLC
2215 THIRD STREET SOUTH, SUITE 203
JACKSONVILLE BEACH, FL 32250
CONTACT: MICHAEL BRAREN, SR.

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
CONTACT: BILL SCHAEFER, P.E.
TEL: (904) 854-4500

SURVEYOR: CLARY & ASSOCIATES
3830 CROWNE POINT ROAD
JACKSONVILLE, FLORIDA 32257
TEL: (904) 260-2703

UTILITY: CITY OF ST. AUGUSTINE
75 KING STREET
ST. AUGUSTINE, FLORIDA 32084
CONTACT: JONATHAN FOSTER, P.E.
TEL: (904) 209-4273 FAX: (904) 209-4286




LOCATION MAP
N.T.S.

INDEX OF DRAWINGS


| | |
|---|---|
| T-1 | COVER SHEET |
| C1 | POST DEVELOPMENT PLAN |
| C2-C4 | GEOMETRY PLAN |
| C5-C7 | PAVING AND DRAINAGE PLAN |
| C8-C9 | MASTER UTILITY PLAN |
| C10-C14 | PLAN AND PROFILE |
| C15-C16 | EROSION CONTROL PLAN |
| C17 | PAVING AND DRAINAGE DETAILS |
| C18 | GENERAL NOTES AND DETAILS |
| C19 | SWPPP-CONTRACTORS REQUIREMENTS |
| C20 | EROSION & SEDIMENT CONTROL DETAILS |
| C21 | SWPPP-CONTRACTORS CERTIFICATIONS |
| C22 | MAINTENANCE OF TRAFFIC |
| C23 | WATER AND SEWER GENERAL NOTES |
| C24 | SEWER DETAILS |
| C25 | WATER DETAILS |
| C26 | SEWER AND WATER UTILITY DETAILS |
| C27 | GRINDER PUMP STATION DETAILS |
| L1-L3 | TREE REMOVAL PLAN |
| L4.1-L4.2 | MITIGATION CALCULATIONS |
| L5-L8 | LANDSCAPE PLAN |


DEG JOB No.2188.001 (PONCE ISLAND COMMERCIAL)

DEG
PLANNERS AND ENGINEERS
C.A. No. 26821

PIN # 073430 0000

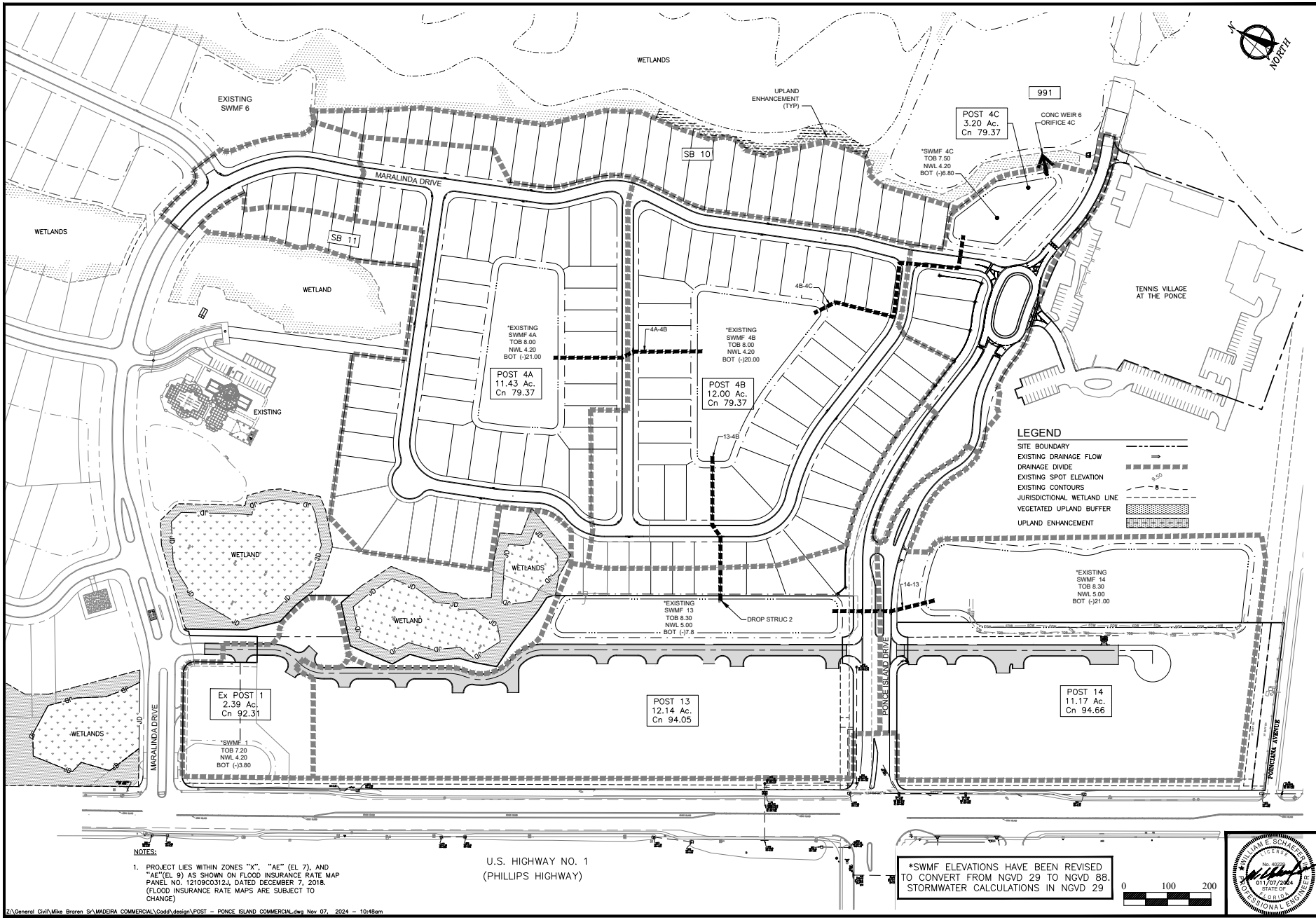
CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| REVISIONS |
|---|
| 1. |

| SUBMITTALS |
|---|
| SJRWMD SUBMITTAL 05/06/24 |
| COSA SUBMITTAL 06/24/24 |
| SJRWMD SUBMITTAL 09/25/24 |
| COSA SUBMITTAL 09/25/24 |
| COSA SUBMITTAL 10/31/24 |
| SJRWMD SUBMITTAL 10/31/24 |
| SJRWMD SUBMITTAL 11/07/24 |
| COSA SUBMITTAL 11/07/24 |

WILLIAM E SCHAEFER, P.E.
FLA. REGISTERED ENGINEER # 40229

T-1




NOTES:

1. PROJECT LIES WITHIN ZONES "X", "AE" (EL 7), AND "AE"(EL 9) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 12109C0312J, DATED DECEMBER 7, 2018. (FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE)

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\design\POST – PONCE ISLAND COMMERCIAL.dwg Nov 07, 2024 – 10:48am


DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

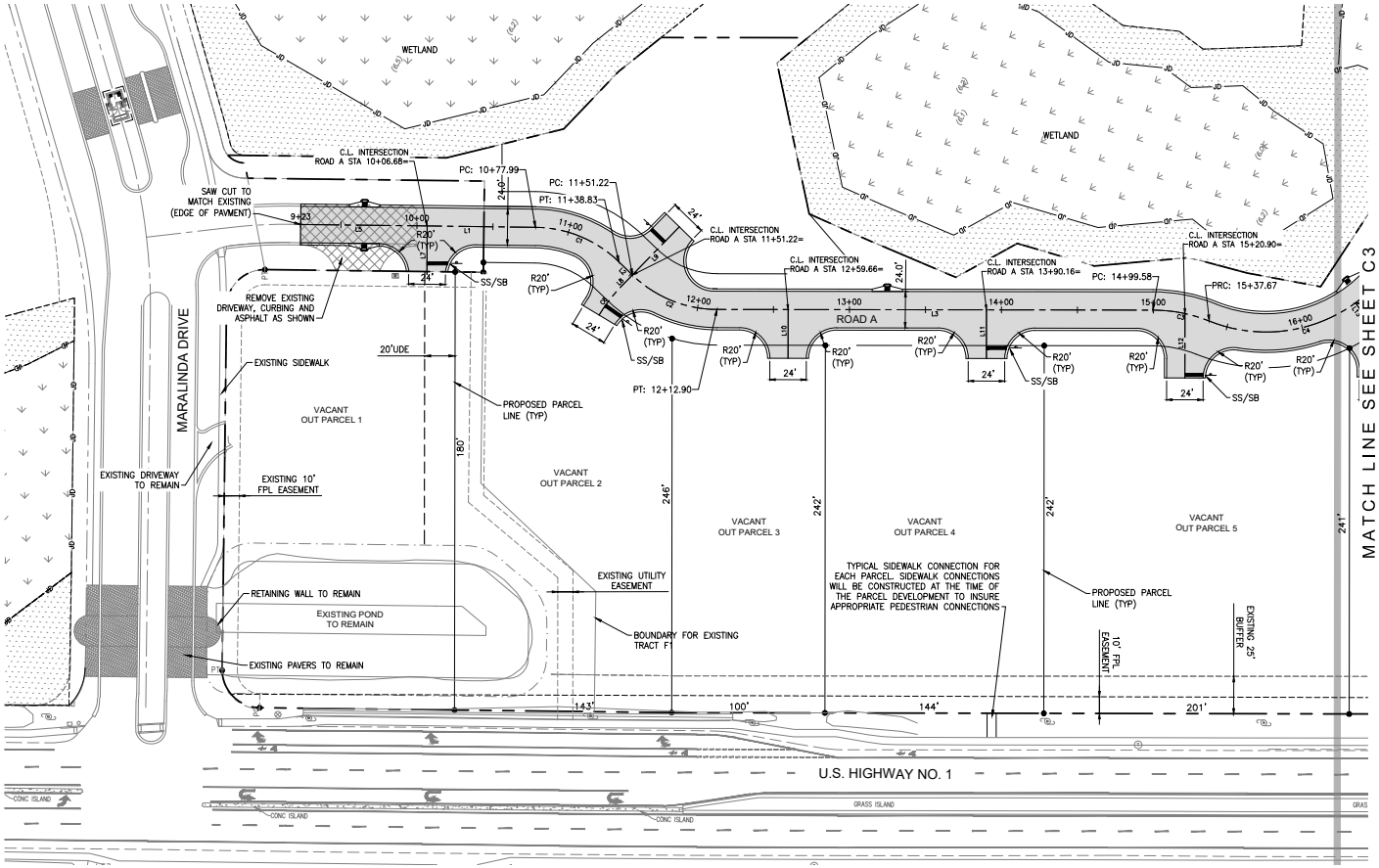

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

POST DEVELOPEMENT PLAN

REVISIONS

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
C1

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/07/2024




## LEGEND

| | |
|---|---|
| SITE BOUNDARY | |
| PROPOSED PAVEMENT | |
| EXISTING PAVEMENT | |
| RADIUS | R |
| POINT OF CURVATURE | P.C. |
| POINT OF INTERSECTION | P.I. |
| POINT OF TANGENCY | P.T. |
| PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT | UDE |
| STOP SIGN & 24"STOP BAR | SS/SB |
| EXISTING UPLAND BUFFER | |

## GENERAL NOTES

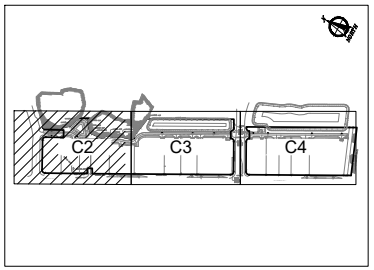
1. BOUNDARY INFORMATION AND TOPOGRAPHIC DATA PROVIDED BY CLARY ASSOCIATES, INC.
2. FOR LOT LINE LOCATIONS, REFER TO PLAT PREPARED BY CLARY AND ASSOCIATES, INC.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
4. ALL CROSSWALKS SHALL BE 12" WIDE SOLID WHITE.
5. ALL STRIPING AND SIGNAGE SHALL MEET COSA COUNTY STANDARDS AND SPECIFICATIONS.
6. ALL HANDICAPPED RAMPS SHALL MEET COSA COUNTY STANDARDS AND SPECIFICATIONS.
7. SEE THIS SHEET FOR SWMF AND ROADWAY LINE TABLES

| ALIGNMENT LINES | | |
|---|---|---|
| L# | DISTANCE | BEARING |
| L1 | 77.99 | S27°18'46"E |
| L2 | 12.39 | S16°15'20"W |
| L3 | 286.68 | S27°55'13"E |
| L5 | 76.52 | S27°18'40"E |
| L7 | 32.00 | S62°10'11"W |
| L8 | 11.64 | N74°01'38"W |
| L9 | 44.22 | S73°44'40"E |
| L10 | 32.05 | S62°03'17"W |
| L11 | 32.03 | S62°03'12"W |
| L12 | 42.36 | S62°04'47"W |

| ALIGNMENT CURVE | | | | | |
|---|---|---|---|---|---|
| C# | LENGTH | RADIUS | DELTA | CHORD | CH LENGTH |
| C1 | 60.83 | 80.00 | 43.5683 | S5°31'43"E | 59.38 |
| C2 | 61.68 | 80.00 | 44.1758 | S5°49'57"E | 60.16 |
| C3 | 38.09 | 100.00 | 21.8239 | S17°00'30"E | 37.86 |
| C4 | 128.57 | 100.00 | 73.6666 | S42°55'47"E | 119.90 |
| C6 | 22.74 | 100.00 | 13.0300 | N80°32'48"W | 22.69 |

## DATA SUMMARY:

1. TOTAL PHASES – 1
2. NUMBER OF PARCELS – 14
3. MINIMUM LOT WIDTH – 100 LF
4. MIN. LOT SIZE – 15,000 Sq. Ft. (EXCEPT AS SPECIFICALLY REQUIRED FOR CERTAIN USES)
5. CURRENT ZONING – PUD
6. MAX. LOT COVERAGE – 75%
7. MAX. BUILDING HEIGHT – 35 FEET




KEY MAP

0 60 120

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

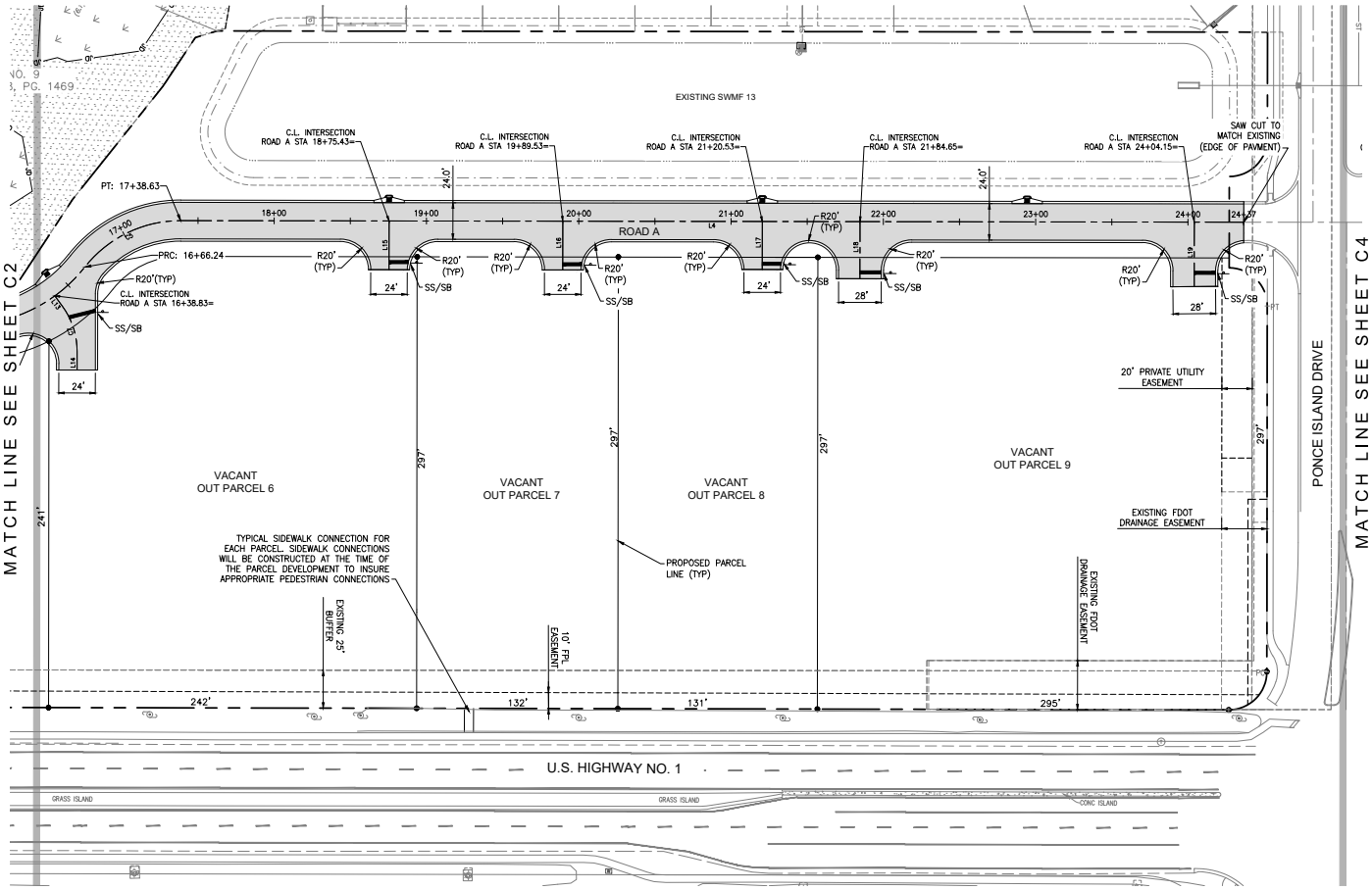
GEOMETRY PLAN

REVISIONS

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
C2

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER
011/07/2024

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\design\GEO – PONCE ISLAND COMMERCIAL.dwg Nov 07, 2024 – 10:26am




## LEGEND

| | |
|---|---|
| SITE BOUNDARY | |
| PROPOSED PAVEMENT | |
| EXISTING PAVEMENT | |
| RADIUS | R |
| POINT OF CURVATURE | P.C. |
| POINT OF INTERSECTION | P.I. |
| POINT OF TANGENCY | P.T. |
| PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT | UDE |
| STOP SIGN & 24"STOP BAR | SS/SB |
| EXISTING UPLAND BUFFER | |

## GENERAL NOTES

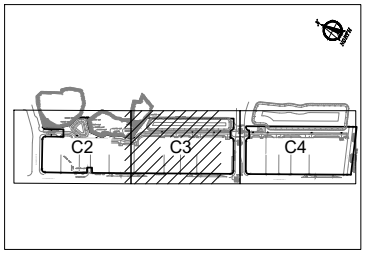
1. BOUNDARY INFORMATION AND TOPOGRAPHIC DATA PROVIDED BY CLARY ASSOCIATES, INC.
2. FOR LOT LINE LOCATIONS, REFER TO PLAT PREPARED BY CLARY AND ASSOCIATES, INC.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
4. ALL CROSSWALKS SHALL BE 12" WIDE SOLID WHITE.
5. ALL STRIPING AND SIGNAGE SHALL MEET COSA COUNTY STANDARDS AND SPECIFICATIONS.
6. ALL HANDICAPPED RAMPS SHALL MEET COSA COUNTY STANDARDS AND SPECIFICATIONS.
7. SEE THIS SHEET FOR SWMF AND ROADWAY LINE TABLES

**ALIGNMENT LINES**

| L# | DISTANCE | BEARING |
|---|---|---|
| L4 | 697.98 | S27°55'13"E |
| L13 | 8.55 | S25°56'31"W |
| L14 | 12.32 | S62°01'33"W |
| L15 | 32.02 | S62°04'47"W |
| L16 | 32.02 | S62°04'47"W |
| L17 | 31.52 | S62°04'47"W |
| L18 | 37.51 | S62°04'47"W |
| L19 | 42.34 | S62°04'47"W |

**ALIGNMENT CURVE**

| C# | LENGTH | RADIUS | DELTA | CHORD | CH LENGTH |
|---|---|---|---|---|---|
| C5 | 72.39 | 80.00 | 51.8430 | S53°50'30"E | 69.94 |
| C7 | 31.49 | 50.00 | 36.0840 | S43°59'02"W | 30.97 |




KEY MAP

## DATA SUMMARY:

1. TOTAL PHASES – 1
2. NUMBER OF PARCELS – 14
3. MINIMUM LOT WIDTH – 100 LF
4. MIN. LOT SIZE – 15,000 Sq. Ft. (EXCEPT AS SPECIFICALLY REQUIRED FOR CERTAIN USES)
5. CURRENT ZONING – PUD
6. MAX. LOT COVERAGE – 75%
7. MAX. BUILDING HEIGHT – 35 FEET

0 60 120

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER
011/07/2024

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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PONCE COMMERCIAL, LLC

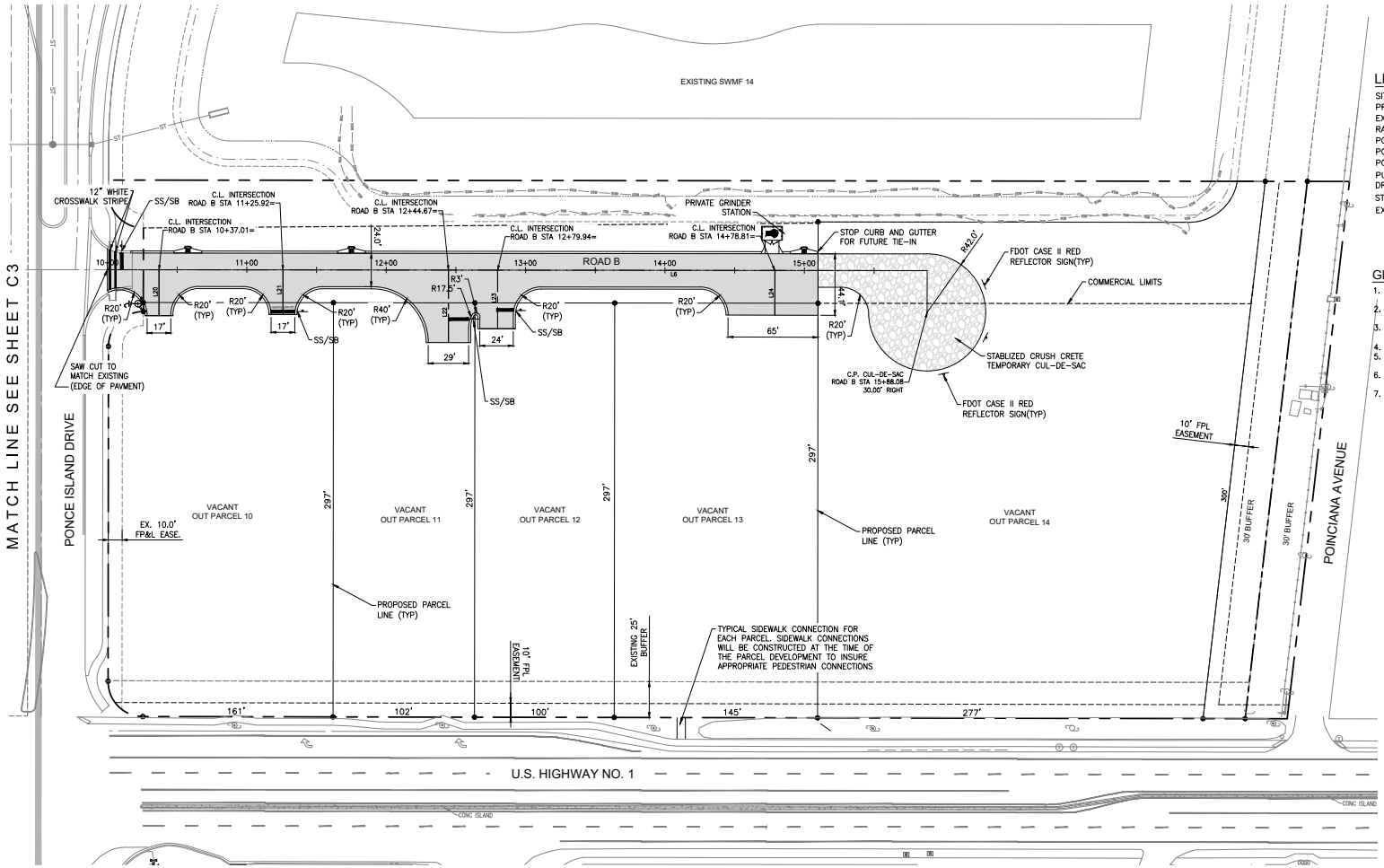
GEOMETRY PLAN

| REVISIONS |
|---|
| |

| | |
|---|---|
| PLOT DATE: | |
| DRAWN BY: | JMM |
| DESIGNED BY: | JMM/CN |
| CHECKED BY: | WES |
| SCALE: | AS NOTED |
| JOB NO.: | 2188.001 |

@ LATEST DATE HEREON
SHEET NO.
C3

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## LEGEND

| | |
|---|---|
| SITE BOUNDARY | |
| PROPOSED PAVEMENT | |
| EXISTING PAVEMENT | |
| RADIUS | R |
| POINT OF CURVATURE | P.C. |
| POINT OF INTERSECTION | P.I. |
| POINT OF TANGENCY | P.T. |
| PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT | UDE |
| STOP SIGN & 24"STOP BAR | SS/SB |
| EXISTING UPLAND BUFFER | |

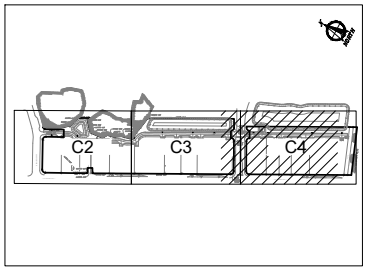
## GENERAL NOTES

1. BOUNDARY INFORMATION AND TOPOGRAPHIC DATA PROVIDED BY CLARY ASSOCIATES, INC.
2. FOR LOT LINE LOCATIONS, REFER TO PLAT PREPARED BY CLARY AND ASSOCIATES, INC.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
4. ALL CROSSWALKS SHALL BE 12" WIDE SOLID WHITE.
5. ALL STRIPING AND SIGNAGE SHALL MEET COSA COUNTY STANDARDS AND SPECIFICATIONS.
6. ALL HANDICAPPED RAMPS SHALL MEET COSA COUNTY STANDARDS AND SPECIFICATIONS.
7. SEE THIS SHEET FOR SWMF AND ROADWAY LINE TABLES

| ALIGNMENT LINES | | |
|---|---|---|
| L# | DISTANCE | BEARING |
| L6 | 812.81 | S27°56'28"E |
| L20 | 32.95 | S62°03'44"W |
| L21 | 32.00 | S62°03'32"W |
| L22 | 52.00 | S62°03'32"W |
| L23 | 42.00 | S62°03'32"W |
| L24 | 32.06 | S62°03'32"W |

## DATA SUMMARY:

1. TOTAL PHASES – 1
2. NUMBER OF PARCELS – 14
3. MINIMUM LOT WIDTH – 100 LF
4. MIN. LOT SIZE – 15,000 Sq. Ft. (EXCEPT AS SPECIFICALLY REQUIRED FOR CERTAIN USES)
5. CURRENT ZONING – PUD
6. MAX. LOT COVERAGE – 75%
7. MAX. BUILDING HEIGHT – 35 FEET




KEY MAP

0 40 80

DOMINION ENGINEERING GROUP, INC.
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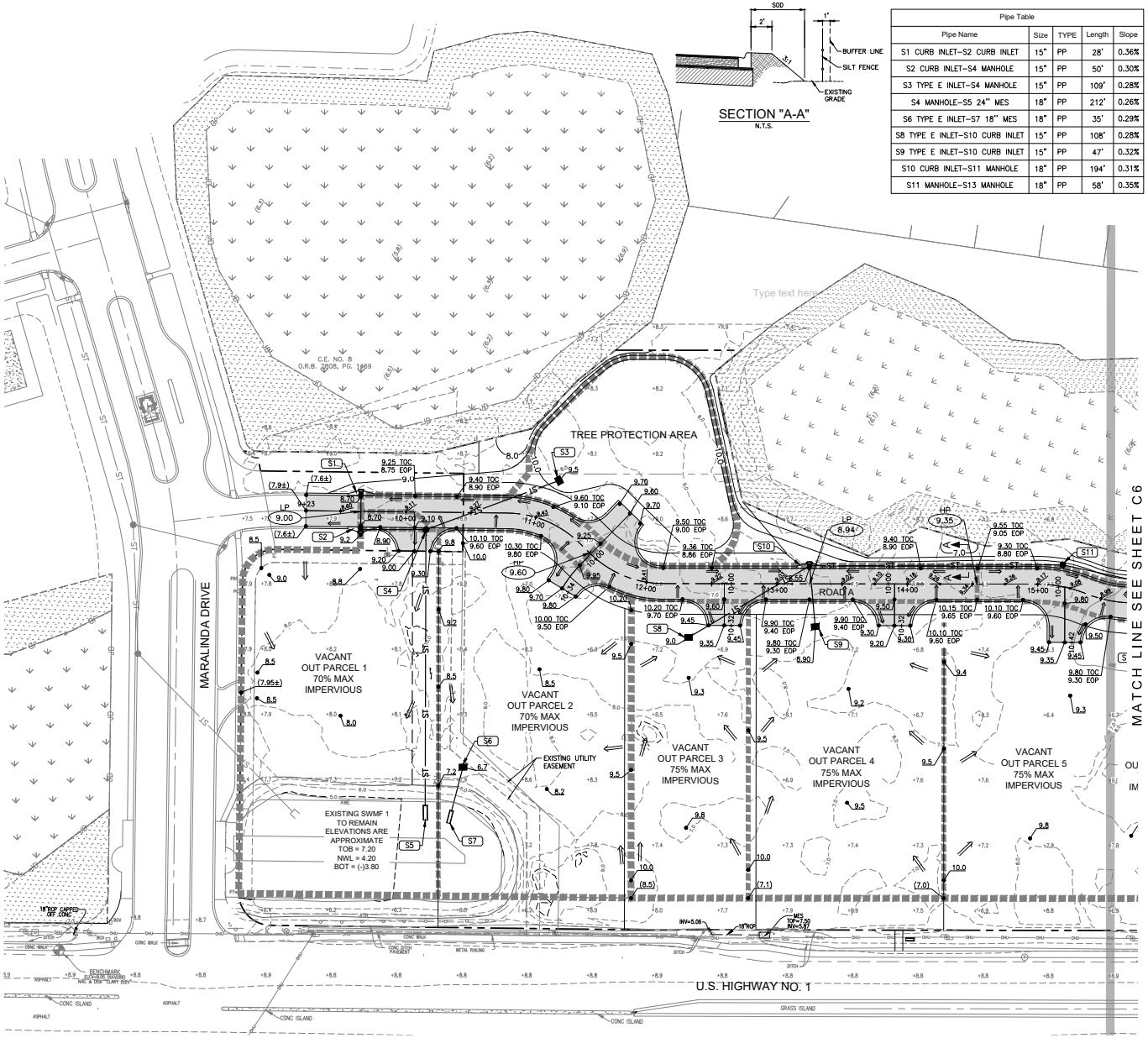
GEOMETRY PLAN

REVISIONS

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
C4

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER
011/07/2024

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| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size | TYPE | Length | Slope |
| S1 CURB INLET–S2 CURB INLET | 15" | PP | 28' | 0.36% |
| S2 CURB INLET–S4 MANHOLE | 15" | PP | 50' | 0.30% |
| S3 TYPE E INLET–S4 MANHOLE | 15" | PP | 109' | 0.28% |
| S4 MANHOLE–S5 24" MES | 18" | PP | 212' | 0.26% |
| S6 TYPE E INLET–S7 18" MES | 18" | PP | 35' | 0.29% |
| S8 TYPE E INLET–S10 CURB INLET | 15" | PP | 108' | 0.28% |
| S9 TYPE E INLET–S10 CURB INLET | 15" | PP | 47' | 0.32% |
| S10 CURB INLET–S11 MANHOLE | 18" | PP | 194' | 0.31% |
| S11 MANHOLE–S13 MANHOLE | 18" | PP | 58' | 0.35% |

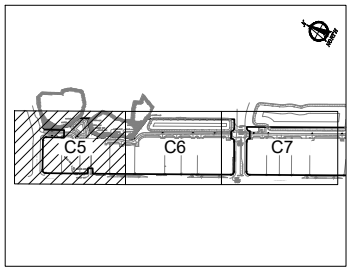
NORTH

## LEGEND

| | |
|---|---|
| SITE BOUNDARY | |
| EXISTING PAVEMENT | |
| PROPOSED PAVEMENT | |
| EXISTING SPOT ELEVATION | 10.00 |
| PROPOSED ROAD ELEVATION | (9.3) |
| EXISTING ELEVATION | 9.3 |
| PROPOSED ELEVATION | TOC |
| TOP OF CURB | EOP |
| EDGE OF PAVEMENT | |
| STATE JURISDICTIONAL WETLAND LINE | |
| MAJOR DRAINAGE DIVIDE | |
| MINOR DRAINAGE DIVIDE | |
| PROPOSED SWALE CENTERLINE | |
| PROPOSED DRAINAGE FLOW | |
| PROPOSED INLET | |
| PROPOSED INLET NO. | S1 |

NOTES:

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




KEY MAP

| Structure Table | |
|---|---|
| Structure Name | Structure Details |
| S1 CURB INLET | RIM = 8.70<br>INV OUT = 2.95(SW) |
| S2 CURB INLET | RIM = 8.70<br>INV IN = 2.85(NE)<br>INV OUT = 2.85(SE) |
| S3 TYPE E INLET | RIM = 9.00<br>INV OUT = 1.50(NW) |
| S4 MANHOLE | RIM = 9.30<br>INV IN = 2.70(NW)<br>INV IN = 1.20(SE)<br>INV OUT = 0.95(SW) |
| S5 24" MES | INV IN = 0.40(NE) |
| S6 TYPE E INLET | RIM = 6.70<br>INV OUT = 2.60(W) |
| S7 18" MES | INV IN = 2.50(E) |
| S8 TYPE E INLET | RIM = 9.00<br>INV OUT = 2.65(SE) |
| S9 TYPE E INLET | RIM = 8.90<br>INV OUT = 2.50(NE) |
| S10 CURB INLET | RIM = 8.55<br>INV IN = 2.35(SW)<br>INV IN = 2.35(NW)<br>INV OUT = 2.10(SE) |
| S11 MANHOLE | RIM = 9.50<br>INV IN = 1.50(NW)<br>INV OUT = 1.50(S) |

0 40 80

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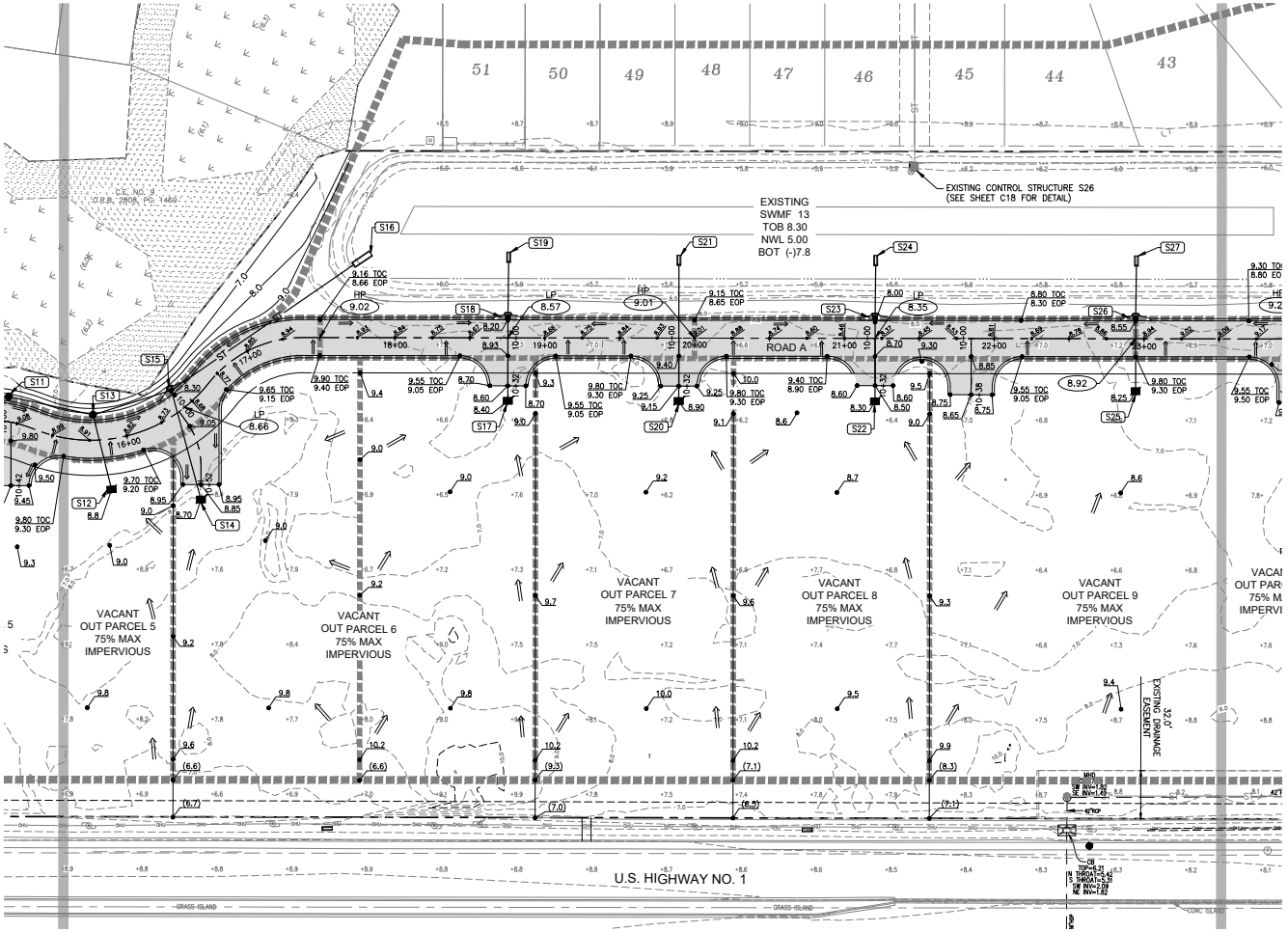
# PAVING AND DRAINAGE PLAN

| REVISIONS |
|---|
| |

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
C5

WILLIAM E. SCHAEFER
LICENSE
No. 46072
011/07/2024
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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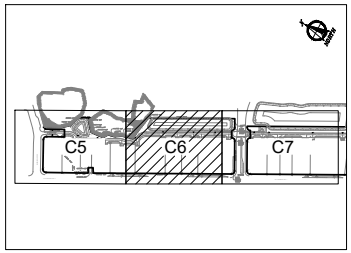



LEGEND

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

NOTES:

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




KEY MAP

| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size | TYPE | Length | Slope |
| S11 MANHOLE–S13 MANHOLE | 18" | PP | 58' | 0.35% |
| S12 TYPE E INLET–S13 MANHOLE | 15" | PP | 51' | 0.49% |
| S13 MANHOLE–S15 CURB INLET | 24" | PP | 55' | 0.27% |
| S14 TYPE E INLET–S15 CURB INLET | 18" | PP | 76' | 0.20% |
| S15 CURB INLET–S16 30" MES | 30" | PP | 148' | 0.20% |
| S17 TYPE E INLET–S18 CURB INLET | 15" | PP | 56' | 0.36% |
| S18 CURB INLET–S19 18" MES | 18" | PP | 37' | 0.27% |
| S20 TYPE E INLET–S21 18" MES | 18" | PP | 91' | 0.27% |
| S22 TYPE E INLET–S23 CURB INLET | 18" | PP | 56' | 0.27% |
| S23 CURB INLET–S24 18" MES | 18" | PP | 35' | 0.28% |
| S25 TYPE E INLET–S26 CURB INLET | 24" | PP | 49' | 0.20% |
| S26 CURB INLET–S27 24" MES | 24" | PP | 35' | 0.28% |

| Structure Table | |
|---|---|
| Structure Name | Structure Details |
| S12 TYPE E INLET | RIM = 8.80<br>INV OUT = 2.85(NE) |
| S13 MANHOLE | RIM = 9.10<br>INV IN = 1.30(N)<br>INV IN = 2.60(SW)<br>INV OUT = 0.80(SE) |
| S14 TYPE E INLET | RIM = 8.70<br>INV OUT = 2.85(NE) |
| S15 CURB INLET | RIM = 8.30<br>INV IN = 0.65(NW)<br>INV IN = 2.70(SW)<br>INV OUT = 0.15(SE) |
| S16 30" MES | INV IN = -0.15(NW) |
| S17 TYPE E INLET | RIM = 8.40<br>INV OUT = -0.35(NE) |
| S18 CURB INLET | RIM = 8.20<br>INV IN = -0.55(SW)<br>INV OUT = -0.55(NE) |
| S19 18" MES | INV IN = -0.65(SW) |
| S20 TYPE E INLET | RIM = 8.90<br>INV OUT = 0.00(NE) |
| S21 18" MES | INV IN = -0.25(SW) |
| S22 TYPE E INLET | RIM = 8.30<br>INV OUT = 0.55(NE) |
| S23 CURB INLET | RIM = 8.00<br>INV IN = 0.40(SW)<br>INV OUT = 0.40(NE) |
| S24 18" MES | INV IN = 0.30(SW) |
| S25 TYPE E INLET | RIM = 8.25<br>INV OUT = 0.65(NE) |
| S26 CURB INLET | RIM = 8.55<br>INV IN = 0.55(SW)<br>INV OUT = 0.55(NE) |
| S27 24" MES | INV IN = 0.45(SW) |

0 40 80

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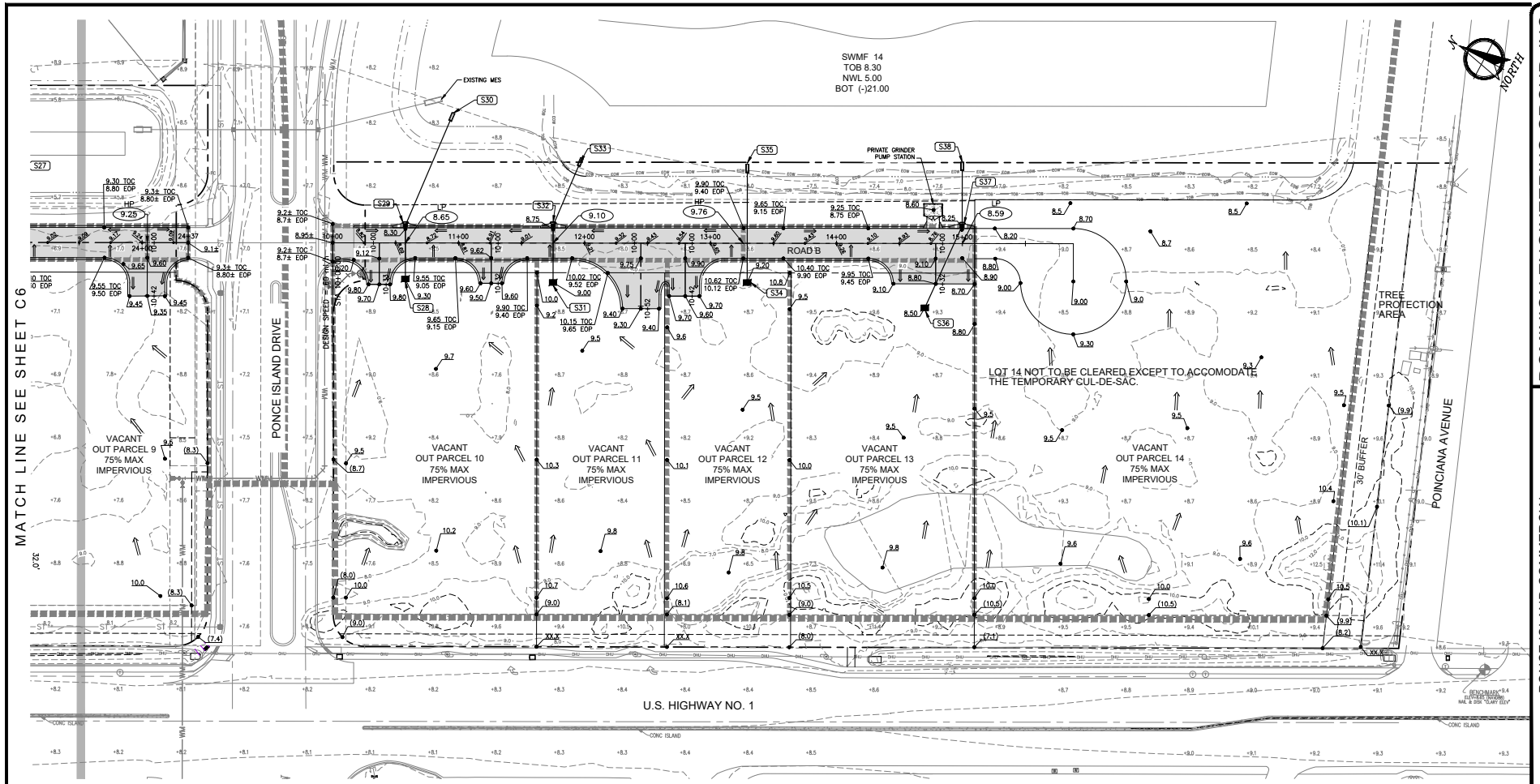
PAVING AND DRAINAGE PLAN

REVISIONS

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON SHEET NO.
C6

WILLIAM E. SCHAEFER LICENSE No. 46022 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/07/2024

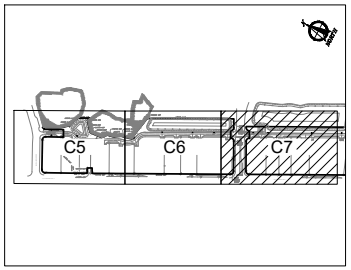
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| Pipe Table | | | | |
|---|---|---|---|---|
| Pipe Name | Size | TYPE | Length | Slope |
| S28 TYPE E INLET–S29 CURB INLET | 18" | PP | 42' | 0.24% |
| S29 CURB INLET–S30 18" MES | 18" | PP | 91' | 0.27% |
| S31 TYPE E INLET–S32 CURB INLET | 15" | PP | 45' | 0.33% |
| S32 CURB INLET–S33 18" MES | 18" | PP | 52' | 0.19% |
| S34 TYPE E INLET–S35 18" MES | 18" | PP | 88' | 0.23% |
| S36 TYPE E INLET–S37 CURB INLET | 18" | PP | 71' | 0.21% |
| S37 CURB INLET–S38 18" MES | 18" | PP | 45' | 0.22% |

| Structure Table | |
|---|---|
| Structure Name | Structure Details |
| S28 TYPE E INLET | RIM = 9.30<br>INV OUT = 2.80(NE) |
| S29 CURB INLET | RIM = 8.30<br>INV IN = 2.70(SW)<br>INV OUT = 2.70(E) |
| S30 18" MES | INV IN = 2.45(W) |
| S31 TYPE E INLET | RIM = 9.00<br>INV OUT = 1.70(NE) |
| S32 CURB INLET | RIM = 8.75<br>INV IN = 1.55(SW)<br>INV OUT = 1.30(E) |
| S33 18" MES | INV IN = 1.20(W) |
| S34 TYPE E INLET | RIM = 9.20<br>INV OUT = 3.50(NE) |
| S35 18" MES | INV IN = 3.30(SW) |

| Structure Table | |
|---|---|
| Structure Name | Structure Details |
| S36 TYPE E INLET | RIM = 8.50<br>INV OUT = 2.35(E) |
| S37 CURB INLET | RIM = 8.25<br>INV IN = 2.20(W)<br>INV OUT = 2.20(NE) |
| S38 18" MES | INV IN = 2.10(SW) |



KEY MAP

LEGEND

| | |
|---|---|
| SITE BOUNDARY | |
| EXISTING PAVEMENT | |
| PROPOSED PAVEMENT | |
| EXISTING SPOT ELEVATION | 10.00 |
| PROPOSED ROAD ELEVATION | 10.00 |
| EXISTING ELEVATION | (9.3) |
| PROPOSED ELEVATION | 9.3 |
| TOP OF CURB | TOC |
| EDGE OF PAVEMENT | EOP |
| STATE JURISDICTIONAL WETLAND LINE | |
| MAJOR DRAINAGE DIVIDE | |
| MINOR DRAINAGE DIVIDE | |
| PROPOSED SWALE CENTERLINE | |
| PROPOSED DRAINAGE FLOW | |
| PROPOSED INLET | |
| PROPOSED INLET NO. | S1 |

NOTES:

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

0 40 80

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
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FOR
PONCE COMMERCIAL, LLC

PAVING AND DRAINAGE PLAN

| REVISIONS |
|---|
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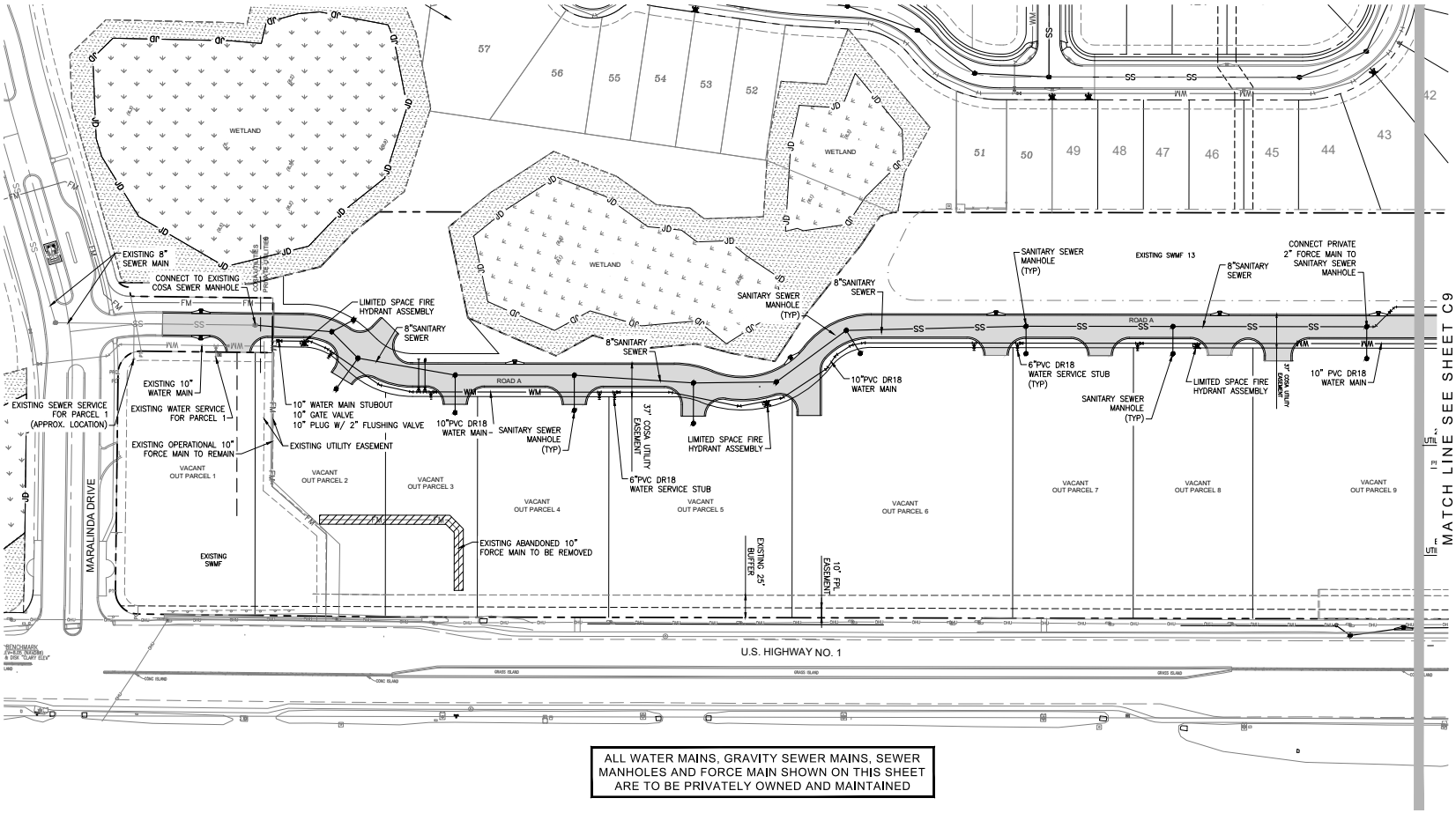
| | |
|---|---|
| PLOT DATE: | |
| DRAWN BY: | JMM |
| DESIGNED BY: | JMM/CN |
| CHECKED BY: | WES |
| SCALE: | AS NOTED |
| JOB NO.: | 2188.001 |

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SHEET NO.
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ALL WATER MAINS, GRAVITY SEWER MAINS, SEWER MANHOLES AND FORCE MAIN SHOWN ON THIS SHEET ARE TO BE PRIVATELY OWNED AND MAINTAINED

LEGEND

| | |
|---|---|
| SITE BOUNDARY | |
| EXISTING UPLAND BUFFER | |
| EXISINTG UTILITY EASEMENT | |
| EXISTING SANITARY SEWER | SS SS |
| PROPOSED SANITARY SEWER | SS SS |
| EXISTING WATER MAIN | WM WM |
| PROPOSED WATER MAIN | WM WM |
| EXISTING FORCE MAIN | FM FM |
| PROPOSED FORCE MAIN | FM FM |
| SWMF TOP OF BANK | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED MANHOLE | |

NOTE:
1. SEE PLAN AND PROFILE SHEETS C10–C14 FOR UTILITY LABELS AND INFORMATION.

0 60 120

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PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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UTILITY MASTER PLAN

REVISIONS

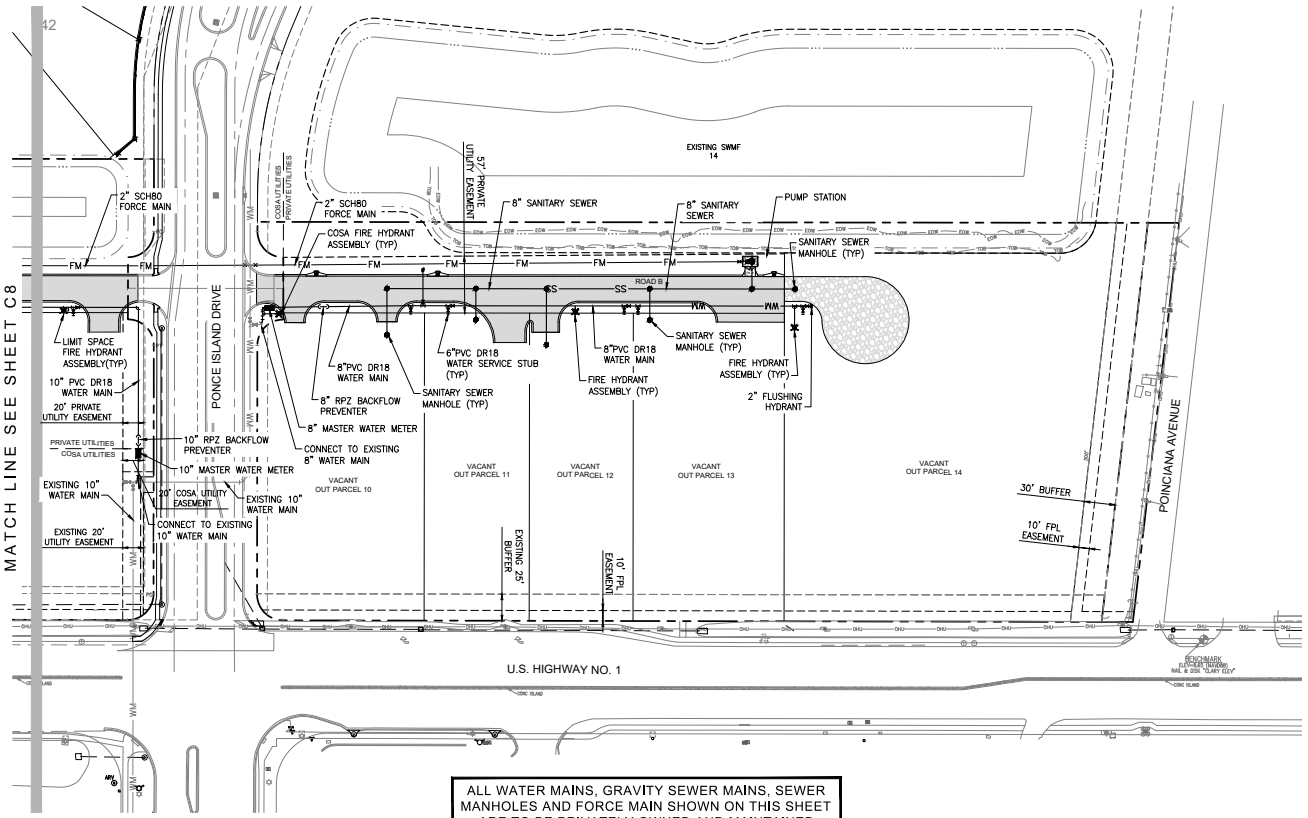
| | |
|---|---|
| PLOT DATE: | |
| DRAWN BY: | JMM |
| DESIGNED BY: | JMM/CN |
| CHECKED BY: | WES |
| SCALE: | AS NOTED |
| JOB NO.: | 2188.001 |

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SHEET NO.
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011/07/2024

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ALL WATER MAINS, GRAVITY SEWER MAINS, SEWER MANHOLES AND FORCE MAIN SHOWN ON THIS SHEET ARE TO BE PRIVATELY OWNED AND MAINTAINED

LEGEND

- SITE BOUNDARY
- EXISTING UPLAND BUFFER
- EXISINTG UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FORCE MAIN
- PROPOSED FORCE MAIN
- SWMF TOP OF BANK
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

NOTE:
1. SEE PLAN AND PROFILE SHEETS C10-C14 FOR UTILITY LABELS AND INFORMATION.

0 60 120


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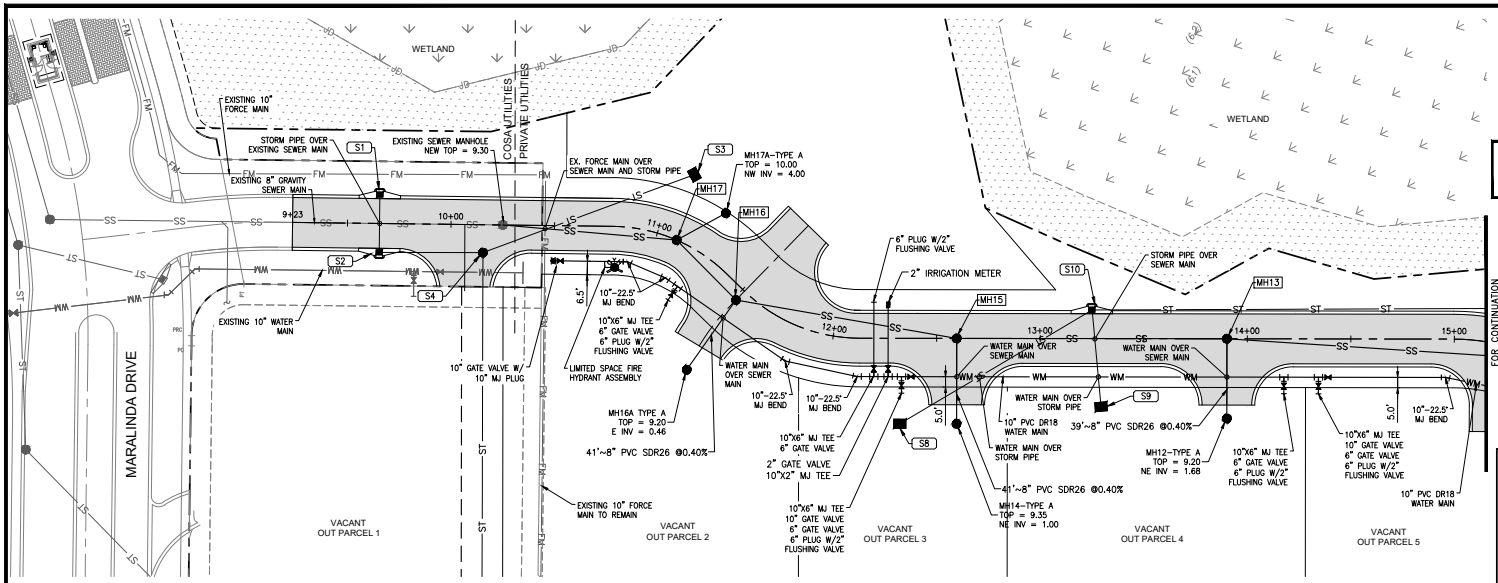
UTILITY MASTER PLAN

REVISIONS

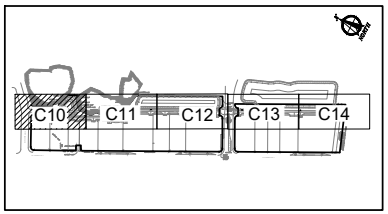
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DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
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SHEET NO.
C9

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER
011/07/2024

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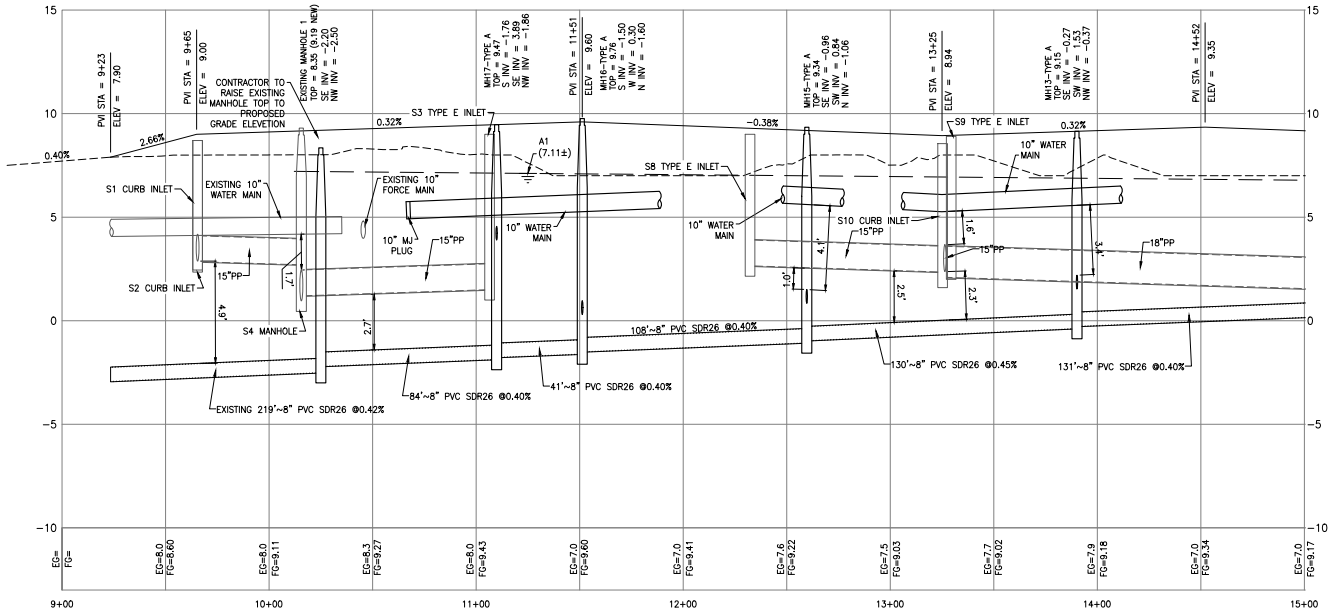



ALL WATER MAINS, GRAVITY SEWER MAINS, SEWER MANHOLES AND FORCE MAIN SHOWN ON THIS SHEET ARE TO BE PRIVATELY OWNED AND MAINTAINED




KEY MAP

## ROAD A




SCALE: 1"=30' H
1"=5' V

LEGEND

| | |
|---|---|
| PROPOSED PAVEMENT | |
| UTILITY EASEMENT | |
| PROPOSED STORM WATER | ST ST |
| PROPOSED SANITARY SEWER | SS SS |
| EXISTING WATER MAIN | WM WM |
| PROPOSED WATER MAIN | WM WM |
| EXISTING FORCE MAIN | FM FM |
| PROPOSED FORCE MAIN | FM FM |
| PROPOSED FIRE HYDRANT | |
| PROPOSED GATE VALVE | |
| PROPOSED REDUCER | |
| PROPOSED SEWER MANHOLE | |
| STORM WATER STRUCTURE | S1 |
| PROPOSED SANITARY SEWER MANHOLE | MH1 |
| SOIL BORING | A1 |
| SAMPLE POINT | S/P |

NOTES:
1. ALL WATER AND SEWER CONSTRUCTION SHALL COMPLY WITH THE LATEST CITY OF ST. AUGUSTINE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
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DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

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FOR
PONCE COMMERCIAL, LLC

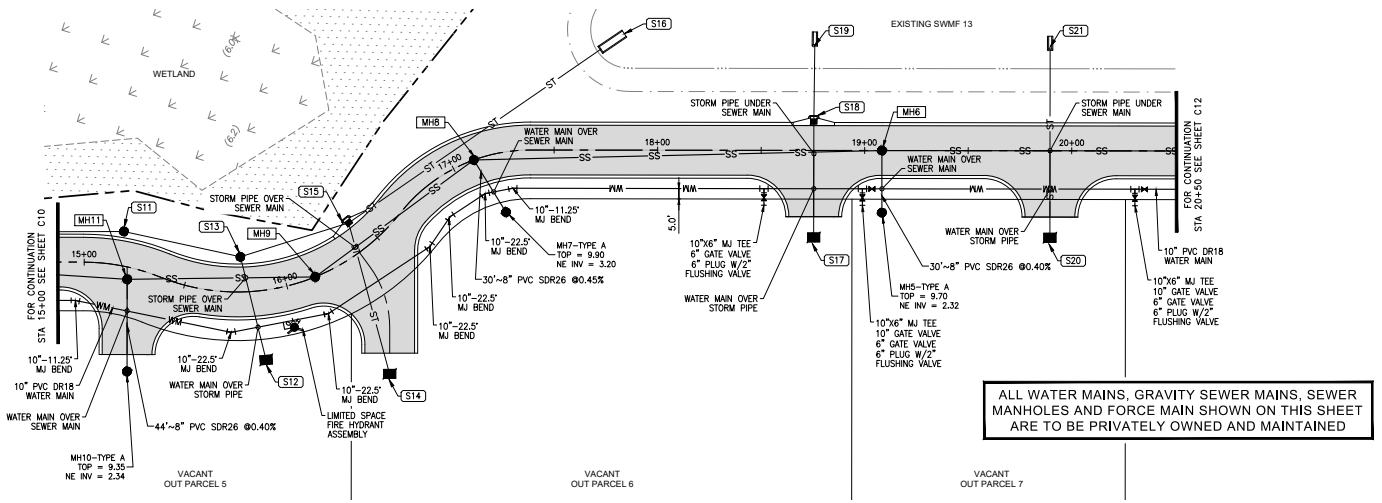
PLAN AND PROFILES

REVISIONS

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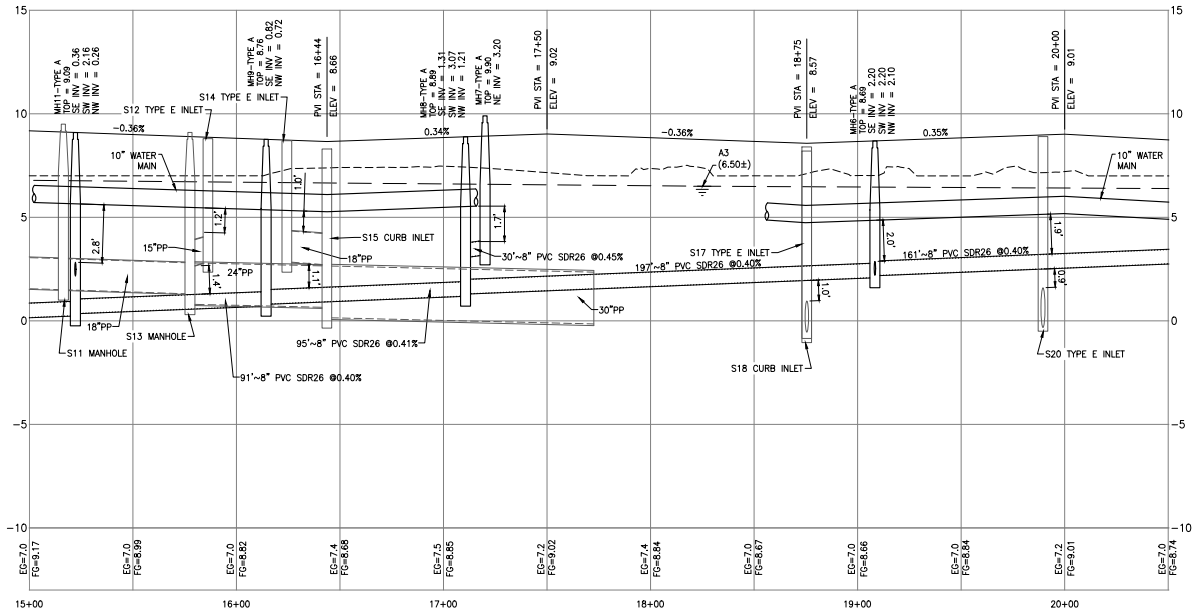
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011/07/2024

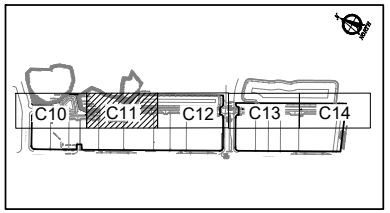
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ALL WATER MAINS, GRAVITY SEWER MAINS, SEWER MANHOLES AND FORCE MAIN SHOWN ON THIS SHEET ARE TO BE PRIVATELY OWNED AND MAINTAINED

## ROAD A




KEY MAP

LEGEND

| | |
|---|---|
| PROPOSED PAVEMENT | |
| UTILITY EASEMENT | |
| PROPOSED STORM WATER | ST |
| PROPOSED SANITARY SEWER | SS |
| EXISTING WATER MAIN | WM |
| PROPOSED WATER MAIN | WM |
| EXISTING FORCE MAIN | FM |
| PROPOSED FORCE MAIN | FM |
| PROPOSED FIRE HYDRANT | |
| PROPOSED GATE VALVE | |
| PROPOSED REDUCER | |
| PROPOSED SEWER MANHOLE | |
| STORM WATER STRUCTURE | S1 |
| PROPOSED SANITARY SEWER MANHOLE | MH1 |
| SOIL BORING | A1 |
| SAMPLE POINT | S/P |

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SCALE: 1"=30' H
1"=5' V

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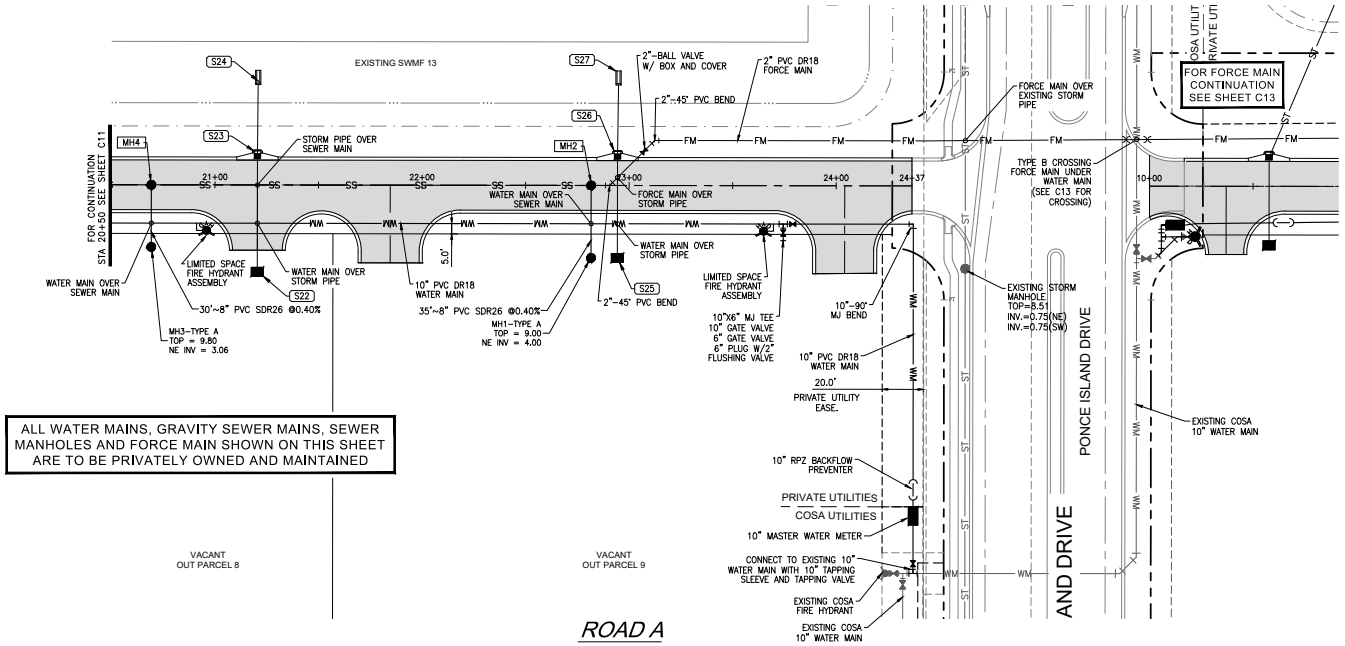
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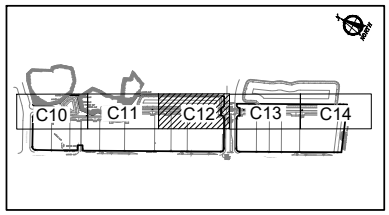
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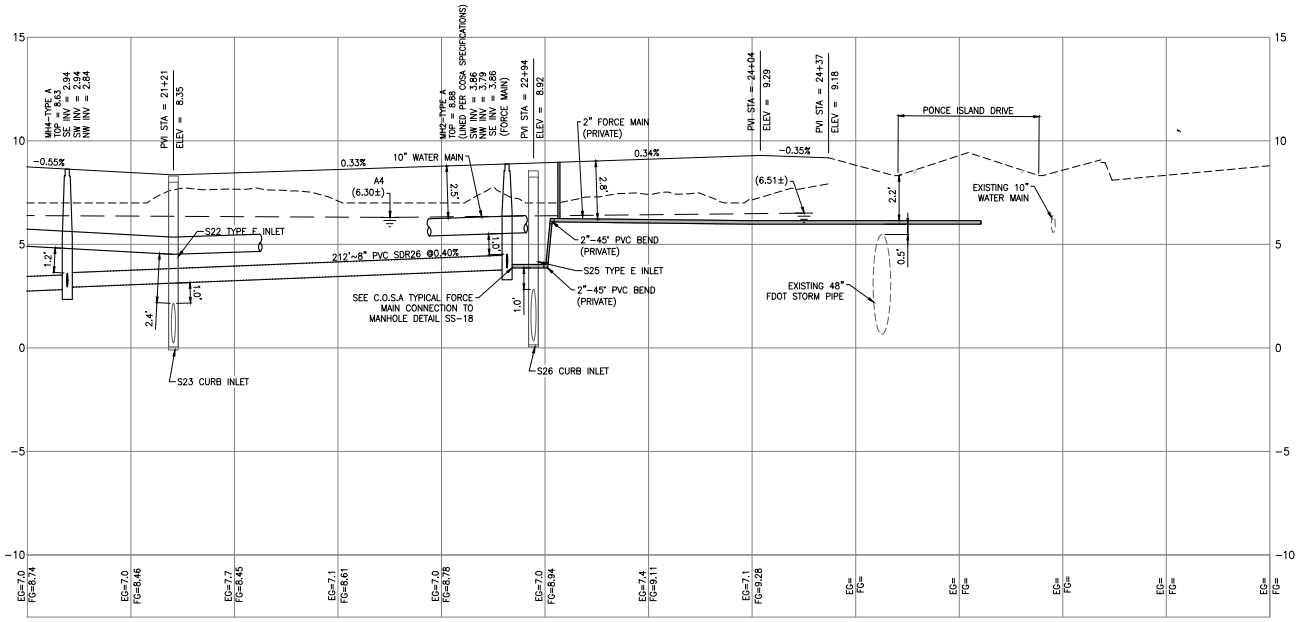



ALL WATER MAINS, GRAVITY SEWER MAINS, SEWER MANHOLES AND FORCE MAIN SHOWN ON THIS SHEET ARE TO BE PRIVATELY OWNED AND MAINTAINED




KEY MAP

## ROAD A




SCALE: 1"=30' H
1"=5' V

### LEGEND

| | |
|---|---|
| PROPOSED PAVEMENT | |
| UTILITY EASEMENT | |
| PROPOSED STORM WATER | ST |
| PROPOSED SANITARY SEWER | SS |
| EXISTING WATER MAIN | WM |
| PROPOSED WATER MAIN | WM |
| EXISTING FORCE MAIN | FM |
| PROPOSED FORCE MAIN | FM |
| PROPOSED FIRE HYDRANT | |
| PROPOSED GATE VALVE | |
| PROPOSED REDUCER | |
| PROPOSED SEWER MANHOLE | |
| STORM WATER STRUCTURE | S1 |
| PROPOSED SANITARY SEWER MANHOLE | MH1 |
| SOIL BORING | A1 |
| SAMPLE POINT | S/P |

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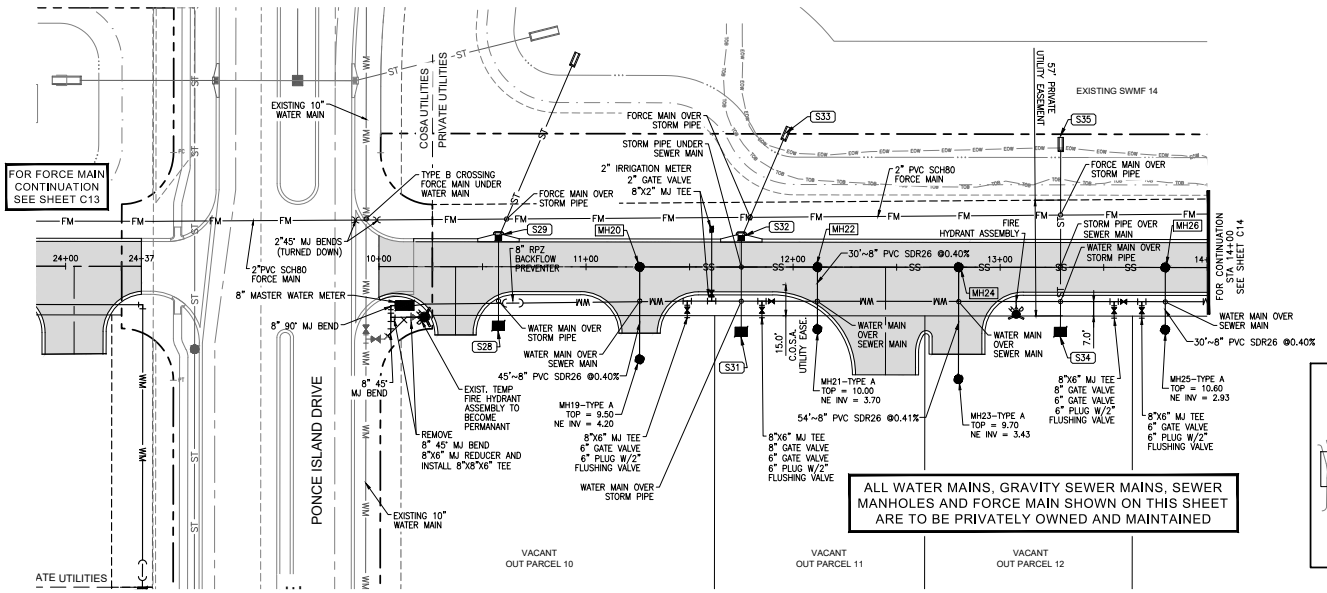
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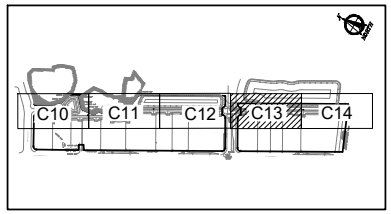
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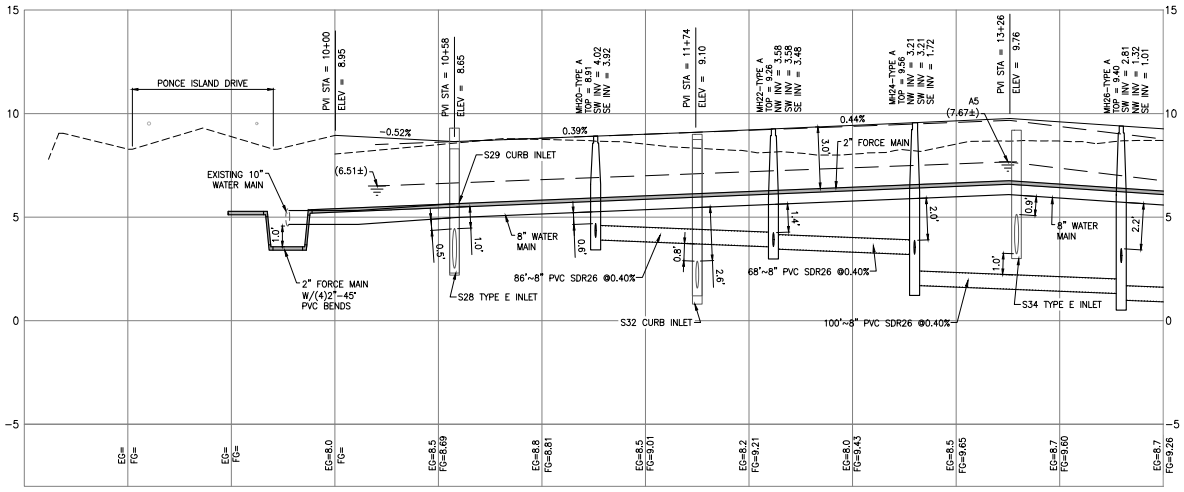
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KEY MAP

## ROAD B




### LEGEND

| | |
|---|---|
| PROPOSED PAVEMENT | |
| UTILITY EASEMENT | |
| PROPOSED STORM WATER | ST |
| PROPOSED SANITARY SEWER | SS |
| EXISTING WATER MAIN | WM |
| PROPOSED WATER MAIN | WM |
| EXISTING FORCE MAIN | FM |
| PROPOSED FORCE MAIN | FM |
| PROPOSED FIRE HYDRANT | |
| PROPOSED GATE VALVE | |
| PROPOSED REDUCER | |
| PROPOSED SEWER MANHOLE | |
| STORM WATER STRUCTURE | S1 |
| PROPOSED SANITARY SEWER MANHOLE | MH1 |
| SOIL BORING | A1 |
| SAMPLE POINT | S/P |

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SCALE: 1"=30' H
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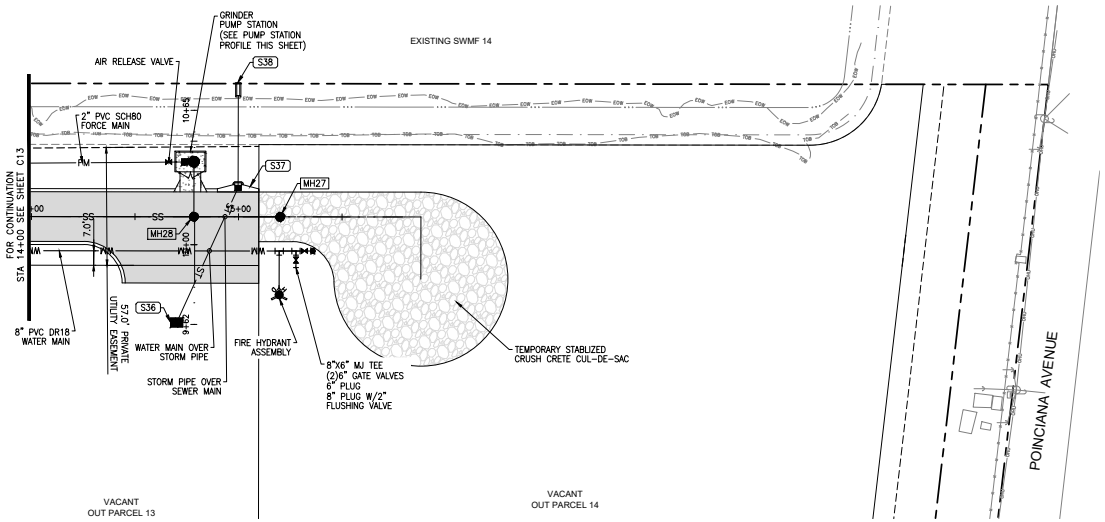
PLAN AND PROFILES

REVISIONS

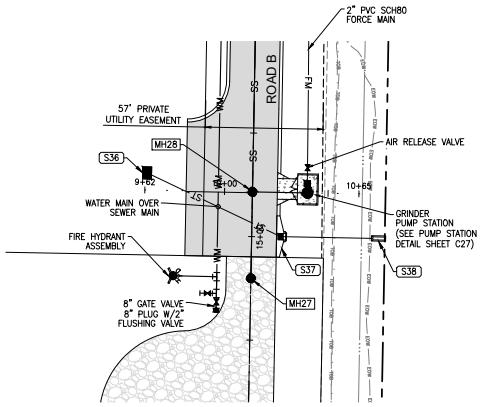
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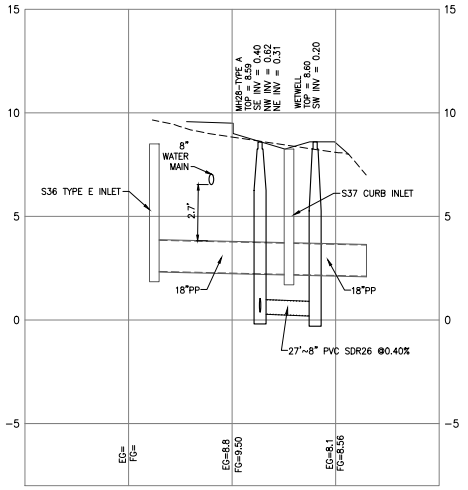
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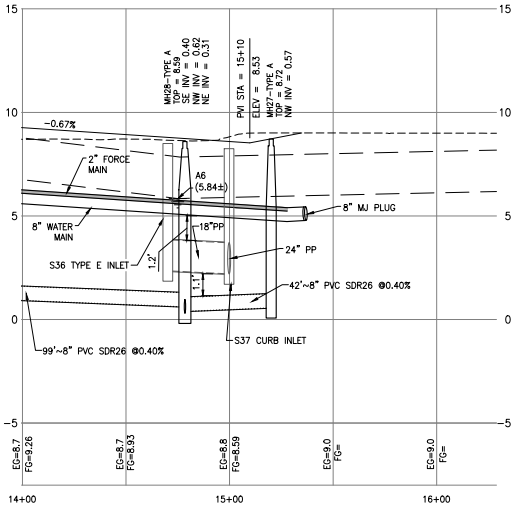



ROAD B




PUMP STATION



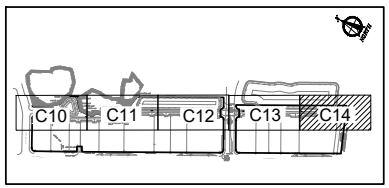




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LEGEND

| | |
|---|---|
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KEY MAP

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PLANNERS AND ENGINEERS
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TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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FOR
PONCE COMMERCIAL, LLC

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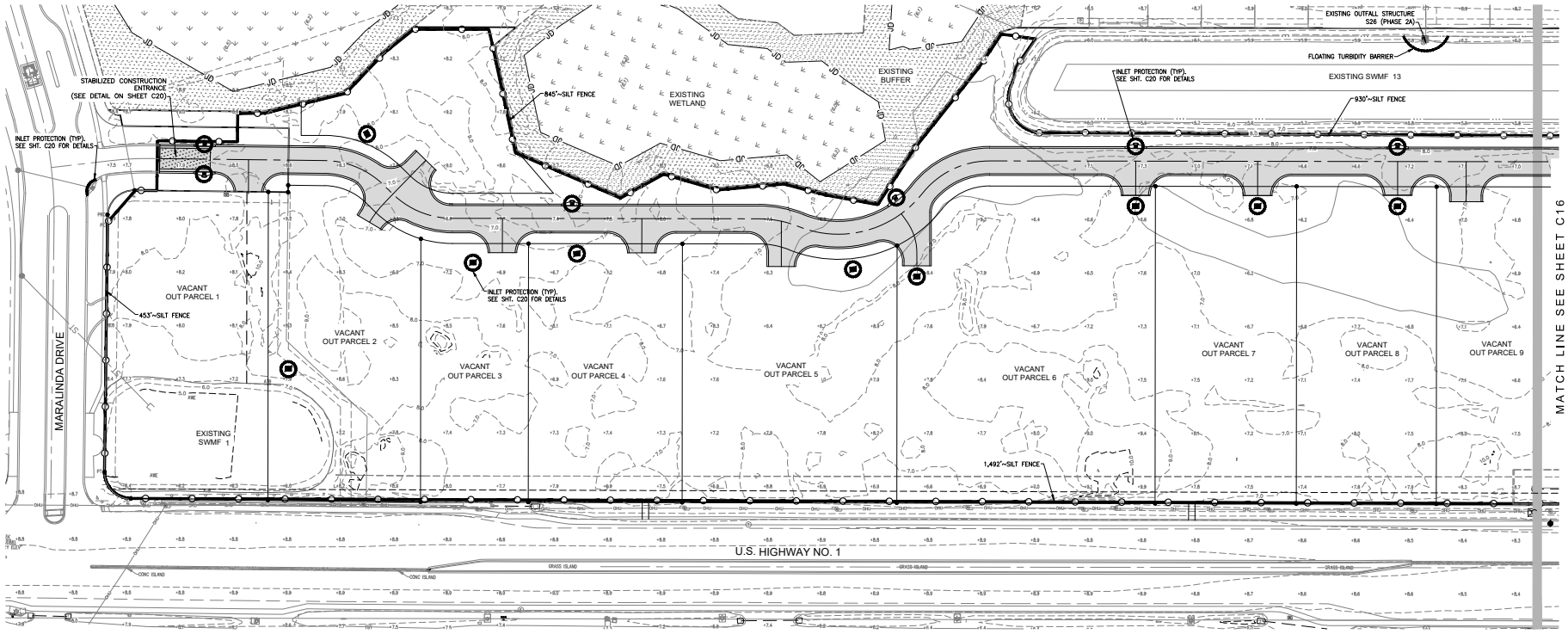
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0 30 60
SCALE: 1"=30' H
1"=3' V

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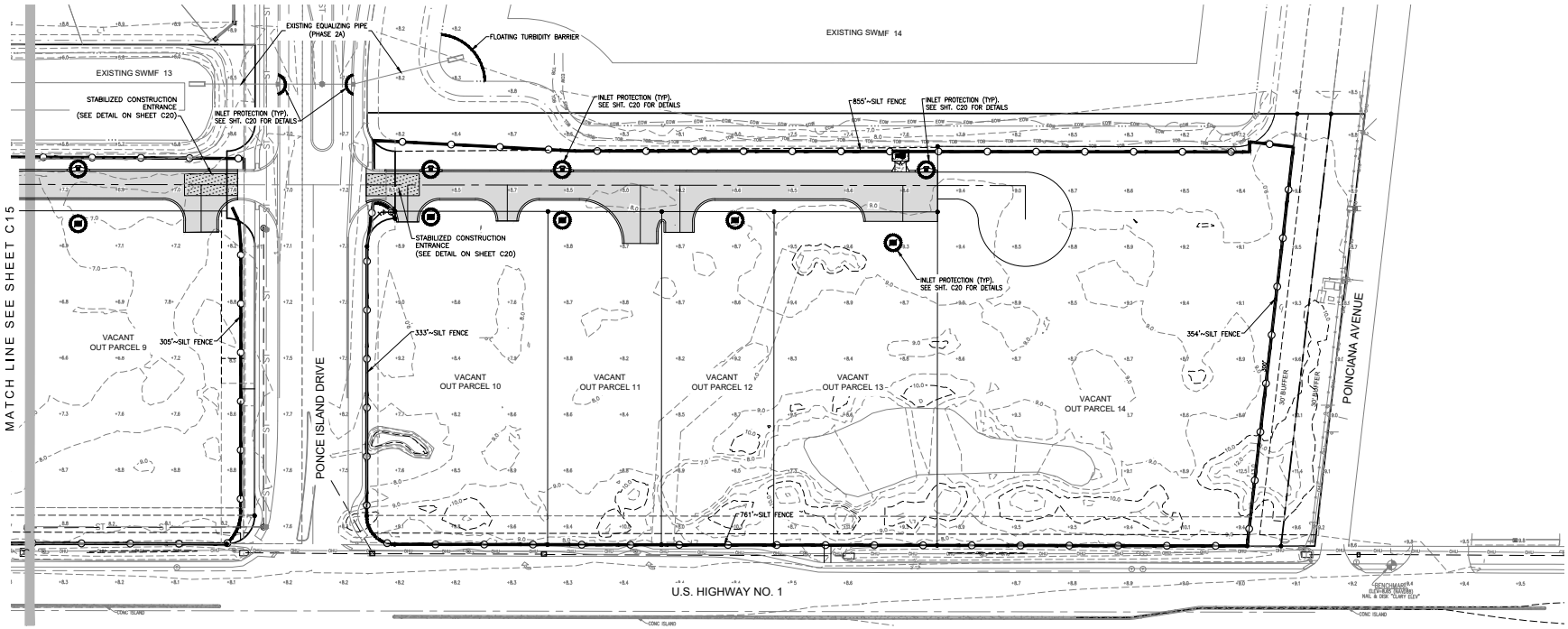
EROSION CONTROL PLAN

REVISIONS

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FOR
PONCE COMMERCIAL, LLC

EROSION CONTROL PLAN

REVISIONS

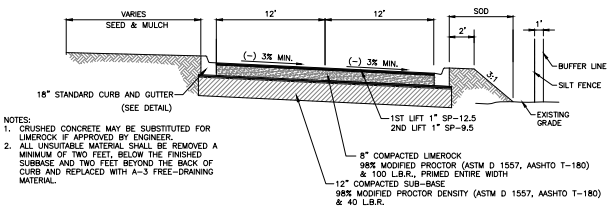
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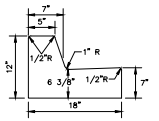
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No. 46072
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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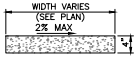



NOTES:
1. CRUSHED CONCRETE MAY BE SUBSTITUTED FOR LIMEROCK IF APPROVED BY ENGINEER.
2. ALL UNSUITABLE MATERIAL SHALL BE REMOVED A MINIMUM OF TWO FEET, BELOW THE FINISHED SUBBASE AND TWO FEET BEYOND THE BACK OF CURB AND REPLACED WITH A-3 FREE-DRAINING MATERIAL.

TYPICAL ROADWAY SECTION
N.T.S.



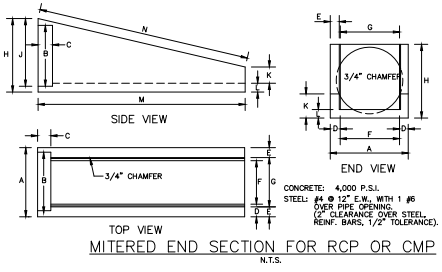

STANDARD CURB & GUTTER
N.T.S.




SECTION

1. 1/2" EXPANSION JOINTS PLACED AT 18' O.C. WITH TOOLED CONTRACTION JOINTS (1 1/2" DEEP) EVERY 6' O.C.
2. SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, CLASS NON-STRESS (NS), AND ALL METHODS OF CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDING TO THE LATEST EDITION OF THE ST. JOHNS COUNTY LDC.

CONCRETE SIDEWALK AND JOINT DETAIL
N.T.S



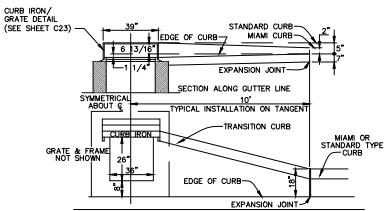

CONCRETE: 4,000 P.S.I.
STEEL: #4 @ 12" E.W., WITH 1 #6 OVER PIPE OPENING.
(2" CLEARANCE OVER STEEL. REINF. BARS, 1/2" TOLERANCE).

MITERED END SECTION FOR RCP OR CMP
N.T.S.

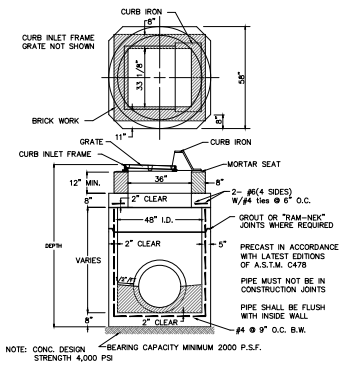
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|---|---|---|---|---|---|---|---|
| 15" – 18" | 2'-7" | 2'-1" | 6" | 6" | 6 3/4" | 1'-6" | 1'-7" |
| 24" | 2'-11" | 2'-8" | 6" | 5" | 4 1/2" | 1'-11" | 2'-10" |
| 30" | 3'-6" | 3'-2" | 6" | 6" | 5 1/2" | 2'-5" | 2'-6 1/2" |
| 36" | 4'-1" | 3'-10" | 6" | 7" | 5 1/2" | 2'-9" | 3'-0" |

| RCP/CMP | H | J | K | L | M | N |
|---|---|---|---|---|---|---|
| 15" – 18" | 2'-10" | 2'-4" | 8" | 6" | 6'-10" | 7'-0" |
| 24" | 3'-6" | 3'-1" | 7 1/2" | 5" | 10'-0" | 10'-3 1/2" |
| 30" | 3'-9" | 3'-5" | 7" | 5" | 11'-5" | 11'-8 1/4" |
| 36" | 4'-6" | 4'-0" | 6" | 6" | 14'-0" | 14'-4 1/2" |

TABLE FOR MITERED END SECTION
N.T.S.

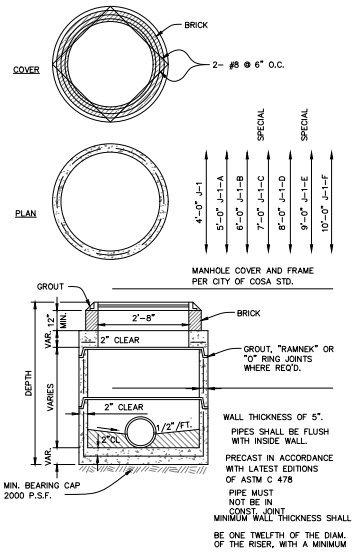



STANDARD CURB INLET INSTALLATION
N.T.S.

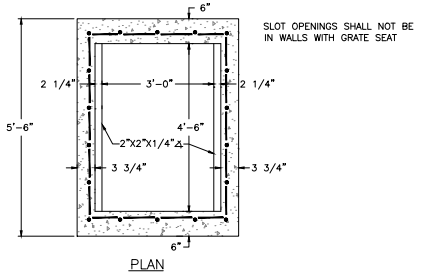


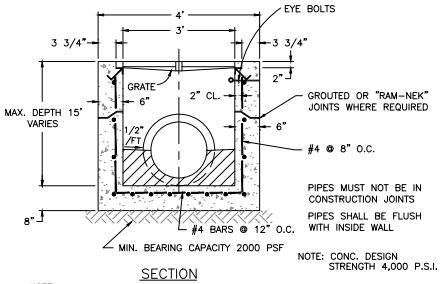

NOTE: CONC. DESIGN STRENGTH 4,000 PSI

STORM SEWER 48" I.D. CURB INLET
N.T.S.




STORM SEWER TYPE J-1 THRU J-1-F MANHOLE
N.T.S.

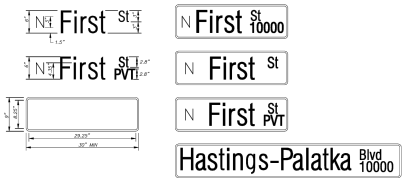



SECTION

NOTE
INLETS WITH SLOTS GREATER THAN 6" SHALL BE CONSTRUCTED WITH HORIZONTAL BARS AT THE MAXIMUM VERTICAL SPACING OF 6-INCHES. 1" DIA. GALVANIZED PIPE IMBEDDED 2" IN PRECAST STRUCTURE OR OTHER APPROVED METHOD.

TYPE "E" INLET
N.T.S.




NOTES:
1. In the above illustration Hastings-Palatka Blvd is an example of the maximum number of characters allowed on a sign. Signs with more than 15 characters are not allowed for future use. Non-Maintained County Roads are designated as a Private Road which is symbolized by "PVT"
2. Street Name sign shall consist of a white letters on a green background and shall be mounted on a sign assembly oriented to show the same shape and similar color both day and night. Standard street signs will be composed of lower case letters at least 6.25 inches in height with initial upper case letters at least 8 inches in height.
3. On multi-lane streets with speed limits of greater than 40 MPH, the lettering on post mounted street name signs shall be composed of lower-case letters at least 8 inches in height with initial upper-case letters at least 8 inches in height
4. The green background will be fabricated from Dasite-Cel Tile, and the white lettering will be fabricated from High Intensity Grade Reflective Sheeting. Nonreflective and nonreflective sign sheeting shall conform to Section 994 of the latest edition of the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction and must be on the FDOT Qualified Products List.
5. The standard alphabet approved for highway signs by the Federal Highway Administration will be the standard font accepted for Street Name lettering.
6. Supplemental lettering to indicate the type of street (such as Lane, Avenue or Road), a section of a city (such as NW) or (PVT) an abbreviation for a private road may be in smaller lettering at least 3" high. Standard street blank height for post mounted signs is 9". Lengths are 30", 36", 42" or 48" as needed to fit the street name, but the length may not exceed 48" on post mounted street name signs.
7. All street name sign assemblies will consist of (2) two – (1) one sided signs mounted on each side of a square 2" x 2" post.
8. Sign Blanks shall be 0.081 gauge thick. All blanks must have an alodine or equal finish, 3/4" radius corners, 3/8" hole to be drilled 1" from edge of blank vertically on center and a 1 1/4" hole drilled 1 1/2" from the edge of the blank and on horizontal center. All blanks shall be 8 inches in height with lettering 6 inches. Signs are to be planed on both ends to minimize damage during severe weather.
9. All signs are to be installed on 2" X 2" square posts that have a 14 gauge thickness and that are break-away compliant. The posts are to be open hole. Any street sign located in the beach area is to be installed on 2" aluminum posts that are 0.125 in thickness.
10. All street name signs shall be in substantial conformance with St Johns County Standards. Signs shall be green with white lettering. Lettering, symbols, borders, and the background for signal head arms must conform to standards Traffic Control Devices, latest edition of standards established by Florida Department of Transportation ,and applicable standards established by the American with Disabilities Act, ADA.

STREET SIGN DETAIL
NTS

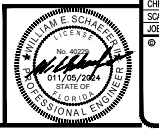
DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

PAVING AND DRAINAGE DETAILS

| REVISIONS |
|---|
| |

| |
|---|
| PLOT DATE: |
| DRAWN BY: JMM |
| DESIGNED BY: JMM/CN |
| CHECKED BY: WES |
| SCALE: AS NOTED |
| JOB NO.: 2188.001 |
| © LATEST DATE HEREON |
| SHEET NO. C17 |



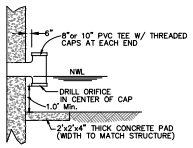

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\design\PD DETAILS-PONCE ISLAND COMMERCIAL.dwg Nov 05, 2024 – 5:24pm

GENERAL NOTES:

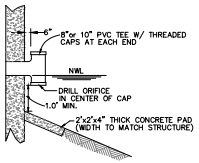
1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF COUNTY & COSA STANDARDS, (LATEST REVISION) AND ALL CURRENT COUNTY & COSA STANDARD DETAILS AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS. THE WORK SHALL ALSO BE PERFORMED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY V.E.S. (REPORT #2082170). IF MORE STRINGENT THAN COUNTY REQUIREMENTS.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
5. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER, COSA AND/OR THE COUNTY FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND THE COUNTY.
6. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD.) UNITED STATES COASTAL AND GEODETIC SURVEY (U.S.C. & G.S.), AS DETERMINED BY CLARY AND ASSOCIATES, INC.
7. FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT.
8. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH COUNTY AND/OR COSA REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE COUNTY RIGHT- OF-WAY OR EASEMENT.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. ALL PUBLIC DRAINAGE EASEMENTS SHALL BE "UNOBSTRUCTED" EASEMENTS. ALL "UNOBSTRUCTED" EASEMENTS TO BE CLEAR AND DRIVEABLE.
12. "AS-BUILT" DRAWINGS – AS-BUILTS TO THE OWNER AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT COUNTY & COSA STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE COUNTY, COSA AND OWNER.
13. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THE PROJECT.
15. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
16. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
17. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE PROPERLY DISPOSED OF OFF-SITE BY CONTRACTOR.
18. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
19. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
20. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH COUNTY FIRE MARSHAL.
21. ROADWAY UNDERDRAINS SHALL BE AS REQUIRED ON THE PLANS OR AS MAY BE DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF HIGH GROUND WATER CONDITIONS ARE PRESENT DURING THE PREPARATION OF THE ROADWAY SUB-BASE.
22. CONTRACTOR SHALL PROVIDE CONTRACTION JOINTS AT 10' INTERVALS AND EXPANSION JOINTS SHALL BE CONSTRUCTED AT 50' INTERVALS AND AT ALL RADIUS POINTS ON ALL CURBING.
23. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT 18' INTERVALS AND CONTRACTION JOINTS SHALL BE SPACED AT 6' INTERVALS BETWEEN EXPANSION JOINTS.
24. MAINTENANCE OF TRAFFIC SHALL CONFORM TO F.D.O.T. STANDARD INDEX 600, LATEST EDITION.
25. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEXES 11860, 17346, AND 17352 LATEST EDITION.
26. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED ROADWAY/SITE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR UTILIZING THE HYDRO-BLASTING METHOD.
27. ALL AREAS DISTURBED IN THE COUNTY RIGHT OF WAY SHALL BE SODDED.
28. ANY CONCERNS OR CONFLICTS WITH ADA GRADING OR ANY OTHER GRADING ON SITE THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
29. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS(PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER LDC 6.04.07.L.5.G. THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM ST. JOHNS COUNTY RIGHT-OFWAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).

EROSION & SEDIMENT CONTROL NOTES:

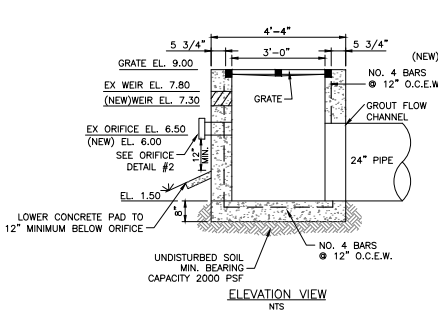
1. THESE PLANS INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL-A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6. THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
3. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER COUNTY STANDARDS AND MEETING THE N.P.D.E.S. FINAL STABILIZATION REQUIREMENTS.
5. IF DEWATERING CAPACITIES REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES, THE CONTRACTOR SHALL PERFORM GROUNDWATER TESTING IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY FEDERAL REGISTER, PAGE 42739, PART 1A.3, TO DETERMINE PETROLEUM CONTAMINATION LEVELS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING N.P.D.E.S. PERMIT, IF REQUIRED, IN ORDER TO DISCHARGE ANY GROUNDWATER ENCOUNTERED DURING CONSTRUCTION AND DEWATERING OPERATIONS.
7. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS.



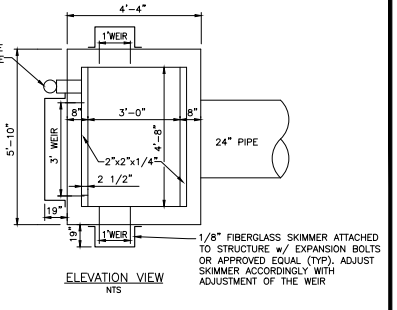

EXISTING ORIFICE DETAIL #1
N.T.S.




EXISTING ORIFICE DETAIL #2
N.T.S.

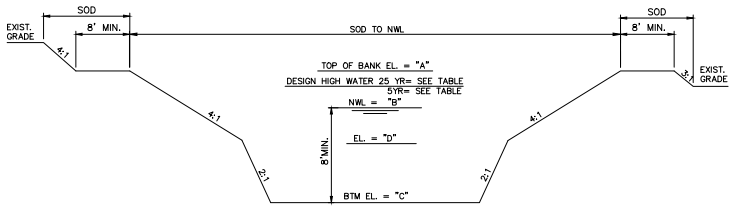



ELEVATION VIEW
NTS




ELEVATION VIEW
NTS

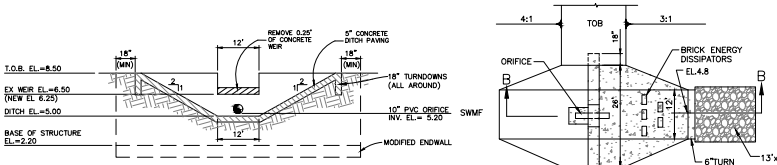
EXISTING SWMF 13
EXISTING MODIFIED STORM SEWER TYPE "E" INLET S26
N.T.S.



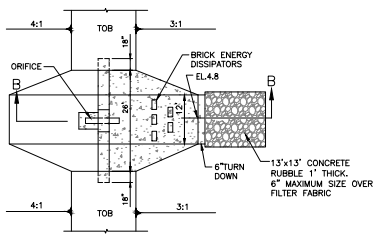

*SWMF ELEVATIONS HAVE BEEN REVISED TO CONVERT FROM NGVD 29 TO NGVD 88. STORMWATER CALCULATIONS IN NGVD 29

| SWMF # | 25YR | 5YR | A | B | C | D |
|---|---|---|---|---|---|---|
| 4A | 6.89 | 6.02 | 7.50 | 5.20 | (-)21.0 | 2.20 |
| 4B | 6.86 | 6.01 | 7.50 | 5.20 | (-)21.0 | 2.20 |
| 4C | 6.38 | 5.94 | 7.50 | 5.20 | (-)7.80 | 2.20 |
| 13 | 7.46 | 6.80 | 8.30 | 5.00 | (-)7.80 | 3.00 |
| 14 | 7.49 | 6.81 | 8.30 | 5.00 | (-)21.0 | 3.00 |
| 1 | 6.50 | 6.08 | 7.20 | 4.20 | (-)3.80 | 2.20 |

SWMF CROSS SECTION
N.T.S.

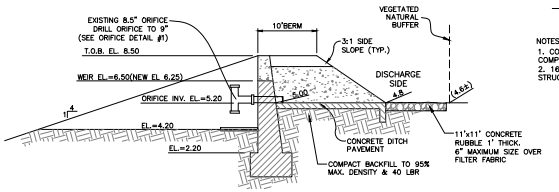



DISCHARGE SIDE ELEVATION
NTS




NOTES:
1. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
2. 16"SOD STRIP SHALL INSTALLED AROUND PERIMETER OF OUTFALL STRUCTURE.

PLAN VIEW
NTS




SECTION B-B
NTS

EXISTING SWMF 4C (S37)
CONTROL STRUCTURE DETAIL
N.T.S.

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

GENERAL NOTES AND DETAILS

REVISIONS

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
C18

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER 011/05/2024

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\design\PD DETAILS-PONCE ISLAND COMMERCIAL.dwg Nov 05, 2024 - 5:24pm

# STORM WATER POLLUTION PREVENTION PLAN

## REQUIREMENTS

### SITE DESCRIPTION

PROJECT NAME AND LOCATION:
PONCE ISLAND COMMERCIAL
4000 US HWY 1, ST. AUGUSTINE, FL 32095
ST. JOHNS COUNTY

OWNER NAME AND ADDRESS:

PONCE COMMERCIAL, LLC
2215 THIRD STREET SOUTH, SUITE 203
JACKSONVILLE BEACH, FL 32250

DESCRIPTION:

COMMERCIAL

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; EARTHWORK, PAVEMENT AND GRADING; STORM SEWER, UTILITIES, AND PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF CURVE NUMBERS:
1. PRE-CONSTRUCTION = 83
2. DURING CONSTRUCTION = 86
43. POST-CONSTRUCTION = 92

SOILS:
SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS
* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:
1. TOTAL AREA OF SITE = 19.27 +/- Ac.
2. TOTAL AREA TO BE DISTURBED = 15.50 +/- Ac.

NAME OF RECEIVING WATERS: INTERCOASTAL WATERWAY

### CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT
STORM WATER DRAINAGE WILL BE PROVIDED BY (DESRIPTION:) DETENTION PONDS

FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF 15.50± ACRES WILL HAVE BEEN REGRADED, 3.77± ACRES LEFT UNDISTURBED. THE SITE DISCHARGES TO A WET DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE WET DETENTION SYSTEM IS DESIGNED WITH A 14 DAY MINIMUM RESIDENCE VOLUME. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

### TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

### CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED:

D.E.R. DREDGE/FILL PERMIT # _____N/A_____
C.O.E. DREDGE/FILL PERMIT # _____
S.J.R.W.M.D. M.S.S.W. PERMIT # _____

### POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____
ENGINEER: WILLIAM E SCHAEFER, II #40229

DATED: _____

## CONTRACTOR'S REQUIREMENTS

### GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

### SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PROJECT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

### TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

### CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE THE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   REFER TO CITY STANDARD DETAIL D-913 FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-12 FOR PROPER LOCATION, MATERIAL & USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH B ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SODDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY. AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDANTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES A UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

### OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

### INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

| | | |
|---|---|---|
| ☒ Concrete | ☒ Fertilizers | ☒ Wood |
| ☒ Asphalt | ☒ Petroleum Based Products | ☒ Masonry Blocks |
| ☒ Tar | ☒ Cleaning Solvents | ☒ Roofing Materials |
| ☐ Detergents | ☒ Paints | ☐ Metal Studs |
| ☐ _____ | ☐ _____ | ☐ _____ |

### SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS
CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

### SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

### MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES
THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.50 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

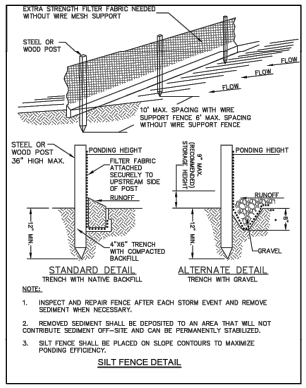
CONTRACTOR'S CERTIFICATION

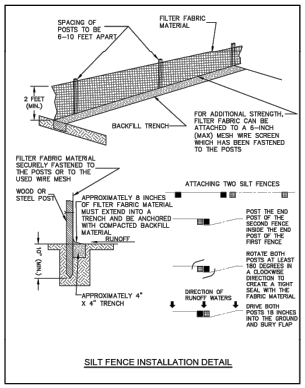
I CERTIFY BELOW UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

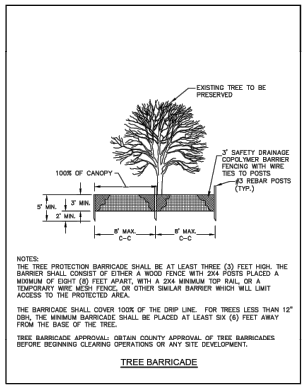
| BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS | RESPONSIBLE FOR/DUTIES | SIGNATURE |
|---|---|---|
| | GENERAL CONTRACTOR | |
| | SUB-CONTRACTOR | |
| | SUB-CONTRACTOR | |
| | SUB-CONTRACTOR | |
| | SUB-CONTRACTOR | |

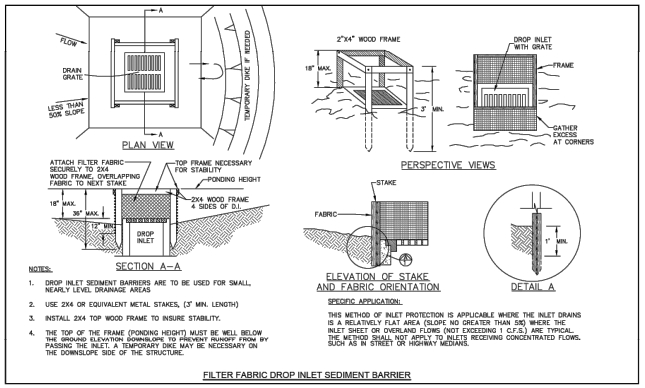

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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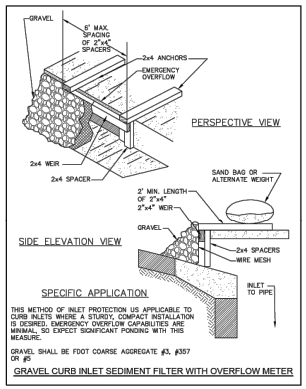

PONCE ISLAND COMMERCIAL
FOR
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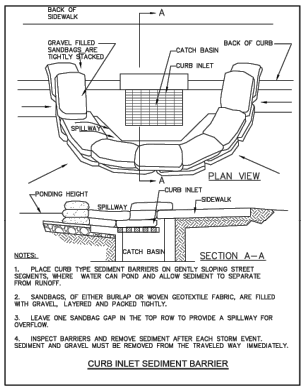


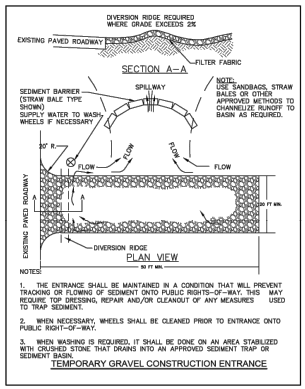



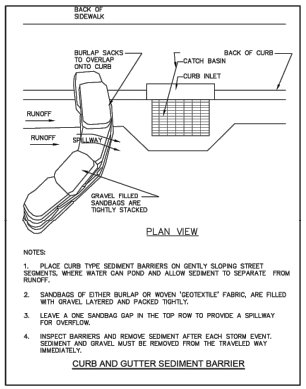



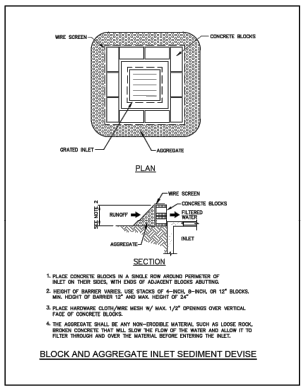



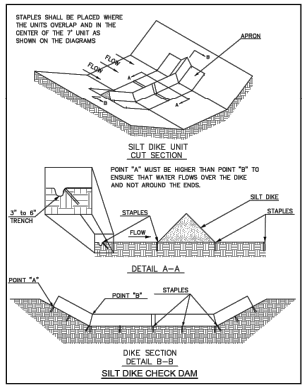



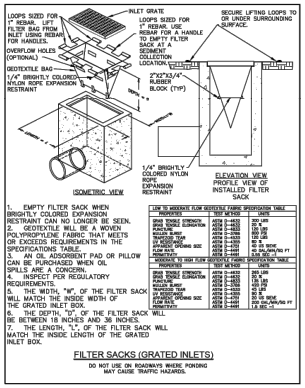



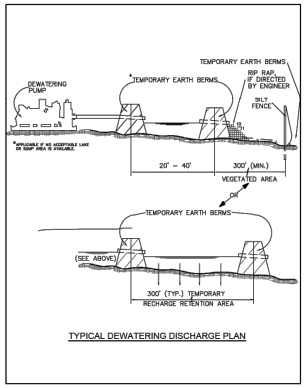



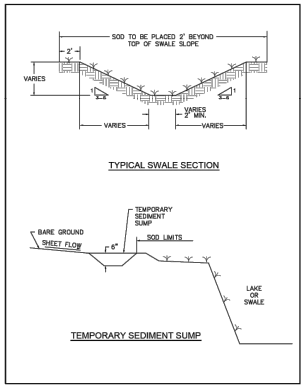



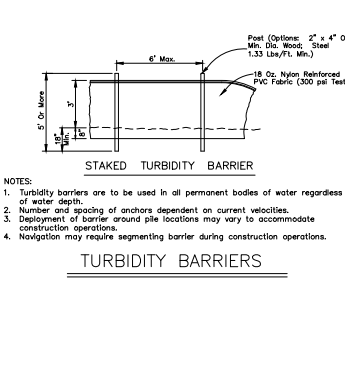




NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.

TURBIDITY BARRIERS

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

EROSION AND SEDIMENT CONTROL DETAILS

REVISIONS

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
C20

WILLIAM E. SCHAEFER LICENSE No. 46022 STATE OF FLORIDA PROFESSIONAL ENGINEER
011/05/2024

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PROJECT:

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.50 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

_____

_____

_____

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

| INSPECTION AREA (DESCRIPTION OF LOCATION) | DATE SINCE LAST DISTURBED | DATE OF NEXT DISTURBANCE | STABILIZED ? (YES/NO) | STABILIZED WITH | CONDITION |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

STABILIZATION REQUIRED:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____



PROJECT:

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

| DIKE OR SWALE | FROM | TO | IS DIKE/SWALE STABILIZED ? | IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

| STRUCTURE/ OUTFALL | ARE TURBIDITY CONTROLS IN PLACE | ANY EVIDENCE OF CLOGING/WASHOUT OR BYPASSING ? | ARE TURBIDITY CONTROLS IN NEED OF REPLACING | DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____



PROJECT:

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

| DEPTH OF SEDIMENT IN BASIN | DEPTH OF SEDIMENT SIDE BASIN | ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ? | CONDITION OF OUTFALL FROM SEDIMENT BASIN |
|---|---|---|---|
| | | | |
| | | | |

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

| DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ? | IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT? | DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ? | IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE) |
|---|---|---|---|
| | | | |

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____



PROJECT:

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

REASONS FOR CHANGES:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____

DATE: _____



NOTE TO CONTRACTOR:
THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.50 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.




PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

SWPPP-CONTRACTOR'S CERTIFICATION

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

C21

PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO: 2186.001
© LATEST DATE HEREON
SHEET NO.

REVISIONS

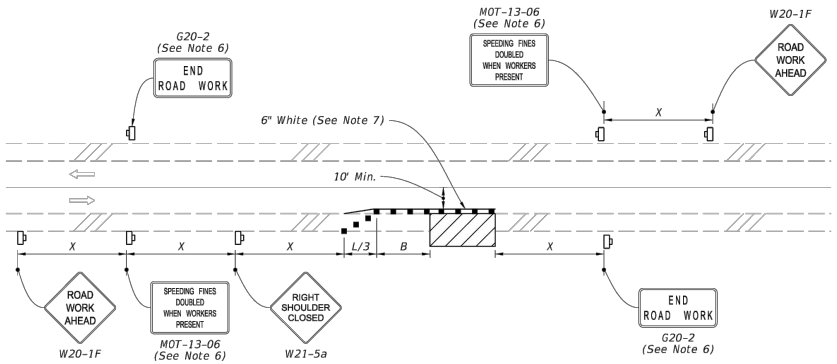
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## NOTE:

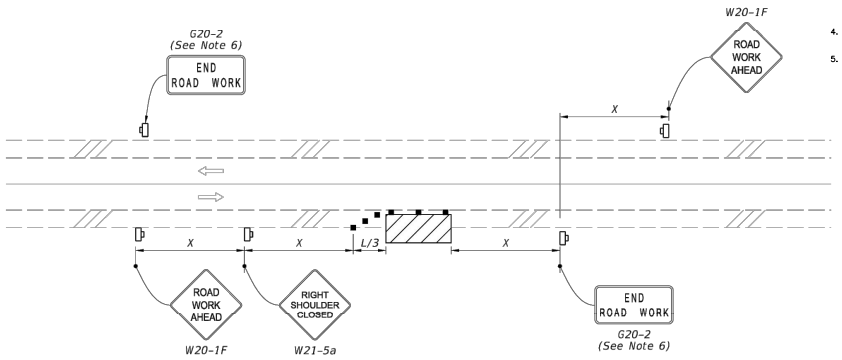
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

## SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic




TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS




TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

## GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE TRAFFIC ENGINEERING DIVISION, THE MAIN OFFICE (255-7533) A MINIMUM OF FIVE(5) DAYS PRIOR TO IMPLEMENTATION OF THE MOT.
2. NO LANE CLOSURES ARE ALLOWED FROM 7:00 AM TO 9:00 AM AND 4:00 PM TO 7:00 PM, MONDAY THROUGH FRIDAY.
3. THE PROJECT WORK HOURS SHALL BE BETWEEN 7:00 AM AND 7:00 PM ON RESIDENTIAL STREETS AND 9:00 AM AND 4:00 PM ON COLLECTOR AND ARTERIAL STREETS.
4. ACCESS TO SIDE STREETS, PRIVATE AND COMMERCIAL DRIVEWAYS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. THE CITY OF JACKSONVILLE PROHIBITS MID-BLOCK CROSSING OF PEDESTRIANS. WHEN AN ALTERNATIVE PAVED PEDESTRIAN ROUTE IS NOT FEASABLE, THE CONTRACTOR SHALL MAINTAIN A 4 FT. WIDE STABLE PEDESTRIAN PATHWAY IN ACCORDANCE WITH FDOT INDEX 660.

| LAST REVISION | REVISION | DESCRIPTION: | FDOT | FY 2023-24 STANDARD PLANS | TWO-LANE AND MULTILANE, WORK ON SHOULDER | INDEX | SHEET |
|---|---|---|---|---|---|---|---|
| 11/01/21 | | | | | | 102-602 | 1 of 2 |


DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com


RUSSELL RETREAT
FOR
LENNAR HOMES, LLC

MAINTENANCE OF TRAFFIC PLAN

REVISIONS

PLOT DATE:
DRAWN BY: RWP
DESIGNED BY: MaB/RWP
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2086.049
© LATEST DATE HEREON
SHEET NO.
C22
OF XX

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER
011/05/2024

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# CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

## GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.

2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: **www.staugustinegovernment.com --> Forms, Applications & Docs --> Public Works Requests and Documents**.

3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.

4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, PLAN AHEAD – C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.

5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.

6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE IDENTIFIES ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE NOT MARKED BY AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.

9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE PLANS AND AS DIRECTED BY THE C.O.S.A. INSPECTOR OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.

10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.

11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATIONS FROM THE APPROVED CONSTRUCTION DRAWINGS AND SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE. C.O.S.A. REFUSES TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WILL CONSEQUENTLY ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.

12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.

13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER OF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.

14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.

15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.

20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.

22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.

23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE C.O.S.A.'S STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.

24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)

25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.

26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

## GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.

28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.

29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.

30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.

31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.

32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).

33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.

35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.

36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.

37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE INSPECTION STAFF AND EQUIPMENT THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, WITH PRIOR NOTIFICATION OF 48 HOURS BEFORE STARTING WORK WITHIN THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.

38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.

39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS "FOSTER ADAPTERS" FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.

41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.

42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.

43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

## NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.

2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.

3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE CITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.

4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.

5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.

6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.

7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MUST BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.

8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

## AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.

2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.

3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.

4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.

5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.

6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.

7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

## POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.

2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.

3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.

4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".

5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.

6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.

7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.

8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.

9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.

10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.

11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.

12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.

13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.

14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.

15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.

16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.

17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1'-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

## WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.

2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.

3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, 1785, AND D-2241, OR DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED AS SANITARY SEWER.

4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.

5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

## HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST MAY BE CONDUCTED SIMULTANEOUSLY. TEST PRESSURE (ZERO'ING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

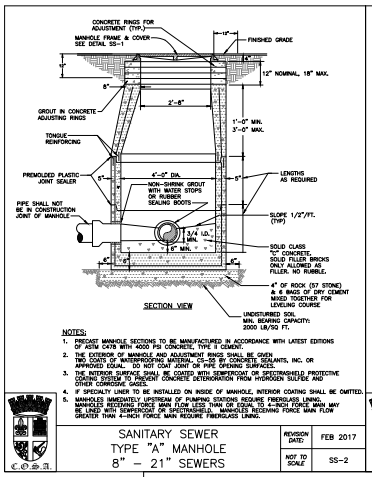
## UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.

2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

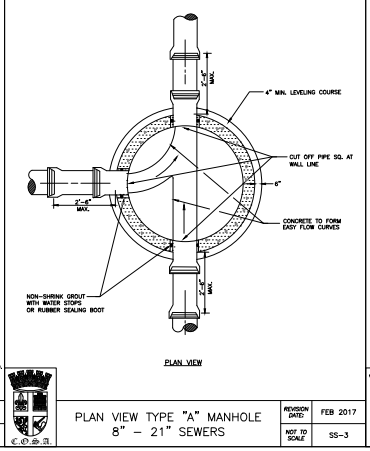
## STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNO



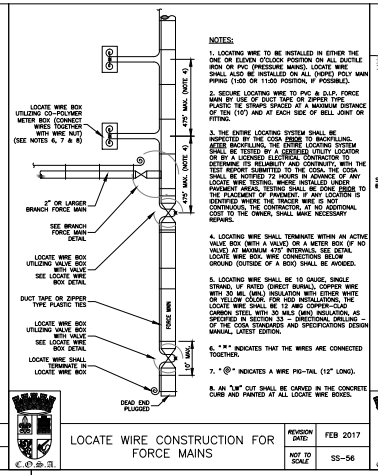

SANITARY SEWER TYPE "A" MANHOLE 8" – 21" SEWERS

| REVISION DATE: | FEB 2017 |
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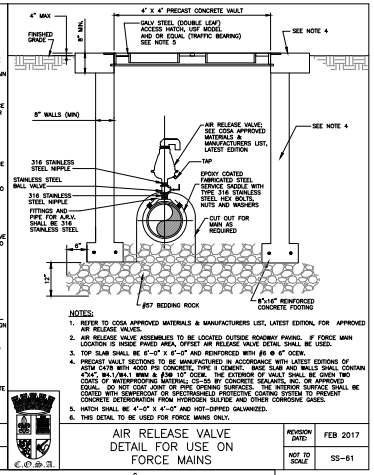

PLAN VIEW TYPE "A" MANHOLE 8" – 21" SEWERS

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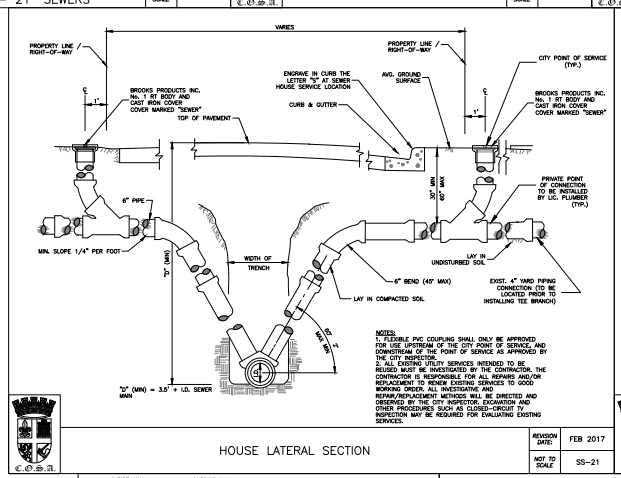

LOCATE WIRE CONSTRUCTION FOR FORCE MAINS

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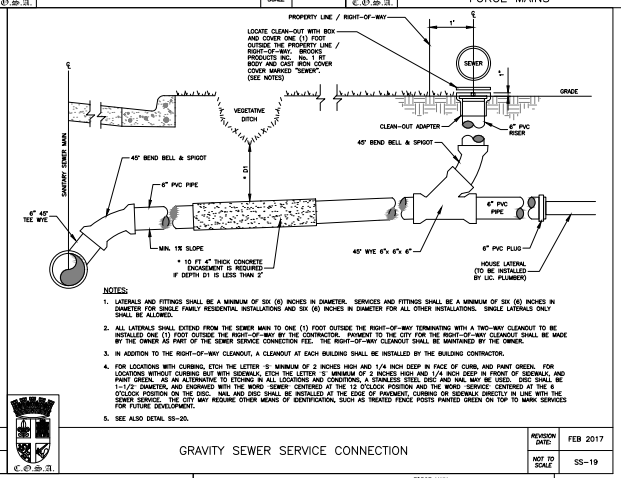

AIR RELEASE VALVE DETAIL FOR USE ON FORCE MAINS

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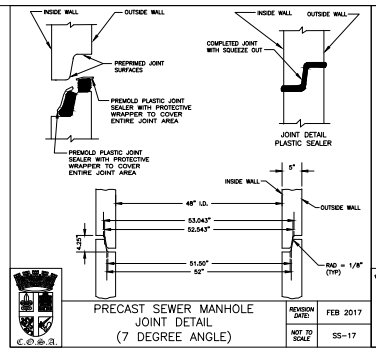

HOUSE LATERAL SECTION

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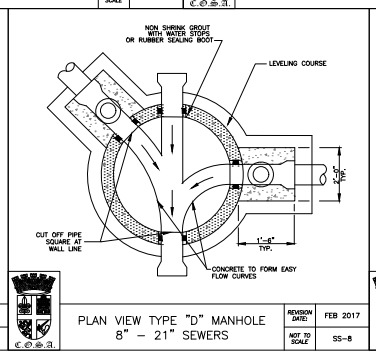

GRAVITY SEWER SERVICE CONNECTION

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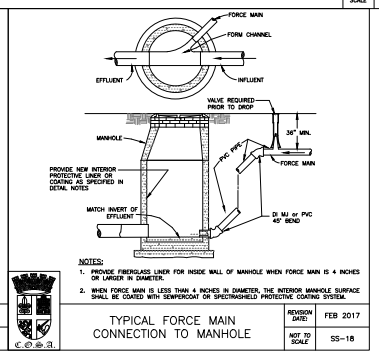

PRECAST SEWER MANHOLE JOINT DETAIL (7 DEGREE ANGLE)

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PLAN VIEW TYPE "D" MANHOLE 8" – 21" SEWERS

| REVISION DATE: | FEB 2017 |
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TYPICAL FORCE MAIN CONNECTION TO MANHOLE

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DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

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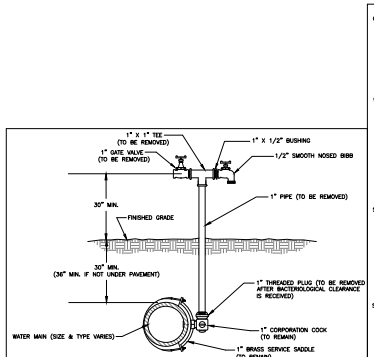
SEWER DETAILS

REVISIONS

PLOT DATE:
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DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
C24

WILLIAM E. SCHAEFER LICENSE No. 46072 STATE OF FLORIDA PROFESSIONAL ENGINEER 09/25/2024

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\design\water and sewer details\COSA WS Details.dwg Sep 25, 2024 – 8:18am



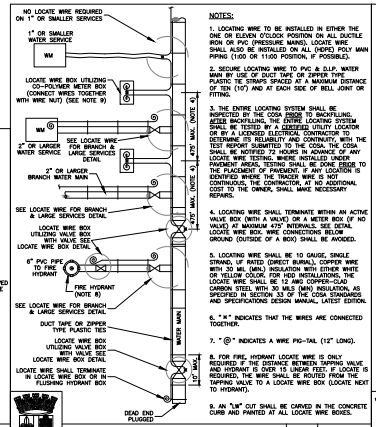

NOTES:

1) LOCATION OF SAMPLE POINT #BIBB SHALL NOT BE WITHIN THE ROADWAY BUT SHALL BE ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS) OF THE ROAD (WHERE APPLICABLE).

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PIPING & FITTINGS (AS NOTED IN THIS DETAIL) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED.

TEMPORARY SAMPLE TAP FOR STUB OUT

| REVISION DATE: | FEB 2017 |
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| NOT TO SCALE | W-26 |




NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:00 OR 11:00 POSITION, IF POSSIBLE).

2. SECURE LOCATING WIRE TO PVC & D.I.P. WATER MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.

3. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE COSA PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR TO DETERMINE ITS RELIABILITY AND CONTINUITY, WITH THE TEST REPORT SUBMITTED TO THE COSA. THE COSA SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE WIRE TESTING. WHERE INSTALLED UNDER PAVEMENT, THE CONTRACTOR SHALL CORRECT ERROR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL MAKE NECESSARY REPAIRS.

4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT MAXIMUM 475' INTERVALS. SEE DETAIL LOCATE WIRE BOX. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.

5. LOCATING WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE 12 AWG COPPER-CLAD CARBON STEEL WITH 30 MILS (MIN) INSULATION, AS SPECIFIED IN SECTION 33 OF THE COSA STANDARDS AND SPECIFICATIONS DESIGN MANUAL, LATEST EDITION.

6. "+" INDICATES THAT THE WIRES ARE CONNECTED TOGETHER.

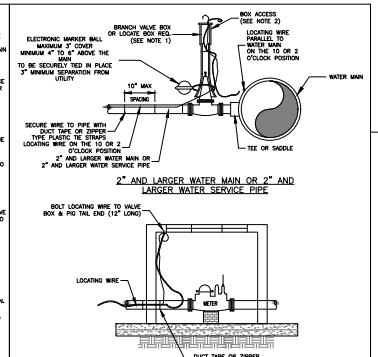
7. "⊖" INDICATES A WIRE PIG-TAIL (12" LONG).

8. FOR FIRE, HYDRANT LOCATE WIRE IS ONLY REQUIRED IF THE DISTANCE BETWEEN TAPPING VALVE AND HYDRANT IS OVER 15 LINEAR FEET. IF LOCATE IS REQUIRED, THE WIRE SHALL BE ROUTED FROM THE TAPPING VALVE TO A LOCATE WIRE BOX (LOCATE NEXT TO HYDRANT).

9. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.

LOCATE WIRE CONSTRUCTION FOR WATER MAINS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-56 |




2" AND LARGER WATER MAIN OR 2" AND LARGER WATER SERVICE PIPE




NOTES:

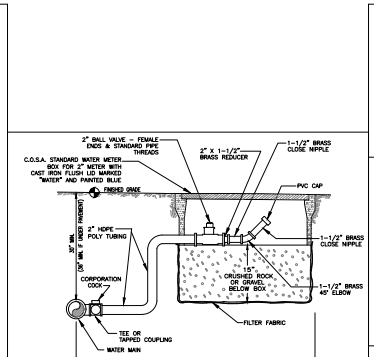
1. BE AWARE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.

2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"Ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.

3. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAIL W-56.

LOCATE WIRE FOR BRANCH WATER MAINS AND LARGE SERVICES

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-57 |



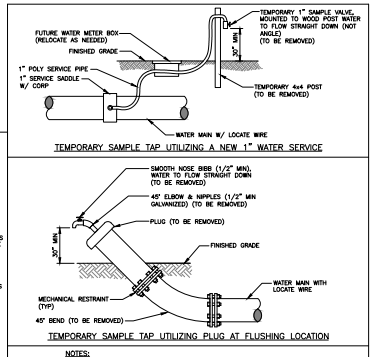

NOTES:

1) TO BE USED ONLY IN AREAS NOT SUBJECT TO FLOODING.

2) BELOW GRADE FLUSHING VALVES REQUIRED ON ALL DEAD ENDS & STUB OUTS NOT IN FLOOD AREAS.

FLUSHING VALVE BELOW GRADE

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-28 |




TEMPORARY SAMPLE TAP UTILIZING A NEW 1" WATER SERVICE



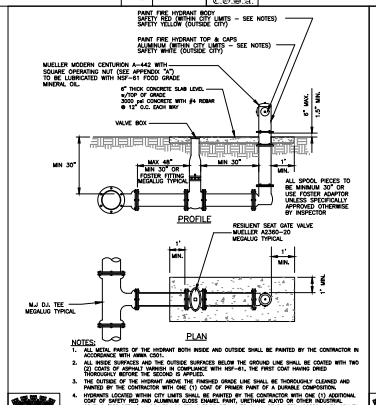

TEMPORARY SAMPLE TAP UTILIZING PLUG AT FLUSHING LOCATION

NOTES:

1. LOCATION OF SAMPLE POINT #BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROAD SHOULDERS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED.
3. THE CONTRACTOR SHALL UTILIZE THE ABOVE ALTERNATIVE METHODS FOR CONSTRUCTION OF TEMPORARY SAMPLE POINTS IN ALL AREAS, WHERE POSSIBLE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL C.O.S.A. RULES AND POLICIES AS OUTLINED BY C.O.S.A'S INSPECTOR OR C.O.S.A'S ENGINEER AND OTHER ASSOCIATED C.O.S.A. STANDARDS.

TEMPORARY SAMPLE TAP ALTERNATIVE METHODS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-27 |

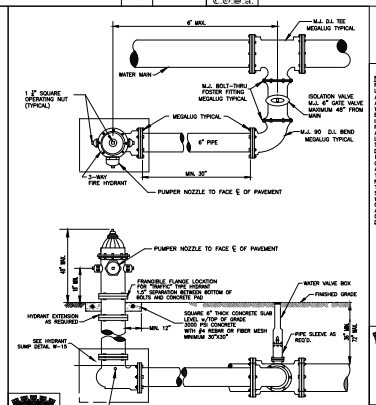



NOTES:

1. ALL METAL PARTS OF THE HYDRANT BOTH INSIDE AND OUTSIDE SHALL BE PAINTED BY THE CONTRACTOR IN ACCORDANCE WITH AWWA C501.
2. ALL INSIDE SURFACES AND THE OUTSIDE SURFACES BELOW THE GROUND LINE SHALL BE COATED WITH TWO (2) COATS OF ASPHALT VARNISH IN COMPLIANCE WITH NSF-61, THE FIRST COAT HAVING DRIED THOROUGHLY BEFORE THE SECOND IS APPLIED.
3. THE OUTSIDE OF THE HYDRANT ABOVE THE FINISHED GRADE LINE SHALL BE THOROUGHLY CLEANED AND PAINTED BY THE CONTRACTOR WITH ONE (1) COAT OF PRIMER PAINT OF A DURABLE COMPOSITION.
4. HYDRANTS LOCATED WITHIN CITY LIMITS SHALL BE PAINTED BY THE CONTRACTOR WITH ONE (1) ADDITIONAL COAT OF SAFETY RED AND ALUMINUM GLOSS ENAMEL PAINT, URETHANE ALKYD OR OTHER INDUSTRIAL GRADE PAINT (MINIMUM). HYDRANTS LOCATED OUTSIDE CITY LIMITS SHALL BE PAINTED ACCORDING TO COUNTY SPECIFICATIONS.
5. SPOOL PIECE TO BE MIN. 30" OR USE FOSTER ADAPTOR APPROVED IN ADVANCE BY CITY.

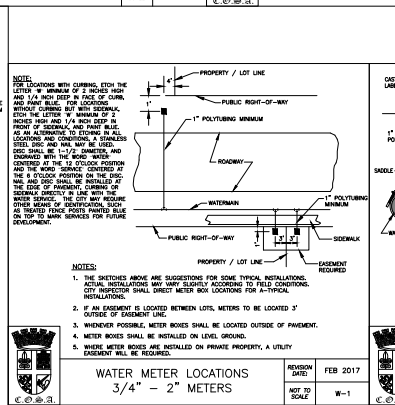
FIRE HYDRANT INSTALLATION

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-12 |




HYDRANT INSTALLATION LIMITED SPACE

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-14 |



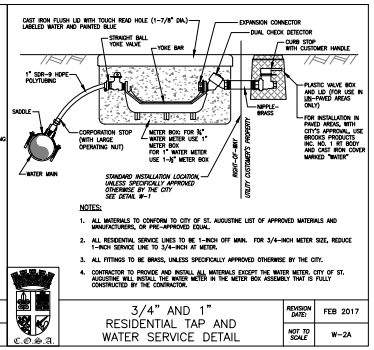

NOTE:
FOR LOCATIONS WITH CURBING, ETCH THE LETTER 'W' MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN FACE OF CURB, AND PAINT BLUE. FOR LOCATIONS WITHOUT CURBING BUT WITH SIDEWALK, ETCH THE LETTER 'W' MINIMUM OF 2 INCHES HIGH AND 1/4 INCH DEEP IN SIDEWALK DIRECTLY IN LINE WITH THE METER SERVICE. THE CITY MAY REQUIRE OTHER MEANS OF IDENTIFICATION, SUCH AS PAINTING A FENCE POST OR BLUE ON TOP TO MARK SERVICES FOR FUTURE DEVELOPMENT.

NOTES:

1. THE SKETCHES ABOVE ARE SUGGESTIONS FOR SOME TYPICAL INSTALLATIONS. ACTUAL INSTALLATIONS MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS. CITY INSPECTOR SHALL DIRECT METER BOX LOCATIONS FOR A-TYPICAL INSTALLATIONS.
2. IF AN EASEMENT IS LOCATED BETWEEN LOTS, METERS TO BE LOCATED 3' OUTSIDE OF EASEMENT LINE.
3. WHENEVER POSSIBLE, METER BOXES SHALL BE LOCATED OUTSIDE OF PAVEMENT.
4. METER BOXES SHALL BE INSTALLED ON LEVEL GROUND.
5. WHERE METER BOXES ARE INSTALLED ON PRIVATE PROPERTY, A UTILITY EASEMENT WILL BE REQUIRED.

WATER METER LOCATIONS 3/4" – 2" METERS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-1 |

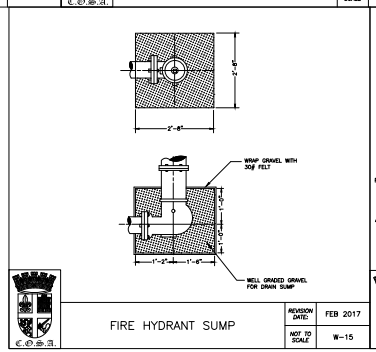



NOTES:

1. ALL MATERIALS TO CONFORM TO CITY OF ST. AUGUSTINE LIST OF APPROVED MATERIALS AND MANUFACTURERS, OR PRE-APPROVED EQUAL.
2. ALL RESIDENTIAL SERVICE LINES TO BE 1-INCH OFF MAIN. FOR 3/4-INCH METER SIZE, REDUCE 1-INCH SERVICE LINE TO 3/4-INCH AT METER.
3. ALL FITTINGS TO BE BRASS, UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS EXCEPT THE WATER METER, CITY OF ST. AUGUSTINE WILL INSTALL THE WATER METER IN THE METER BOX ASSEMBLY THAT IS FULLY CONSTRUCTED BY THE CONTRACTOR.

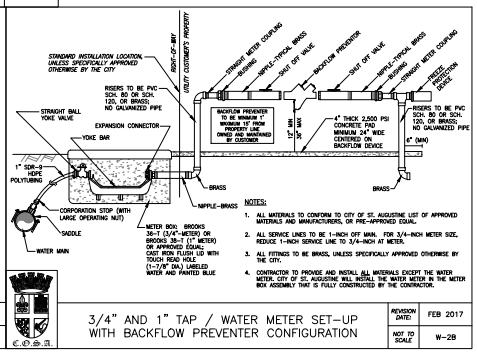
3/4" AND 1" RESIDENTIAL TAP AND WATER SERVICE DETAIL

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-2A |




FIRE HYDRANT SUMP

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-15 |




NOTES:

1. ALL MATERIALS TO CONFORM TO CITY OF ST. AUGUSTINE LIST OF APPROVED MATERIALS AND MANUFACTURERS, OR PRE-APPROVED EQUAL.
2. ALL SERVICE LINES TO BE 1-INCH OFF MAIN. FOR 3/4-INCH METER SIZE, REDUCE 1-INCH SERVICE LINE TO 3/4-INCH AT METER.
3. ALL FITTINGS TO BE BRASS, UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS EXCEPT THE WATER METER, CITY OF ST. AUGUSTINE WILL INSTALL THE WATER METER IN THE METER BOX ASSEMBLY THAT IS FULLY CONSTRUCTED BY THE CONTRACTOR.

3/4" AND 1" TAP / WATER METER SET-UP WITH BACKFLOW PREVENTER CONFIGURATION

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | W-2B |


DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
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FOR
PONCE COMMERCIAL, LLC

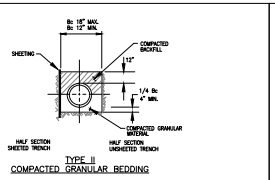
WATER DETAILS

| REVISIONS |
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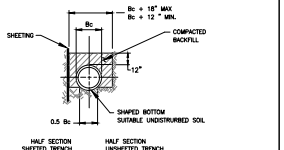
PLOT DATE:
DRAWN BY: JMM
DESIGNED BY: JMM/CN
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON
SHEET NO.
C25

WILLIAM E. SCHAEFER LICENSE No. 46070 STATE OF FLORIDA PROFESSIONAL ENGINEER 09/25/2024

Z:\General Civil\Mike Braren Sr\MADEIRA COMMERCIAL\Cadd\design\water and sewer details\COSA WS Details.dwg Sep 25, 2024 – 8:18am




TYPE II
COMPACTED GRANULAR BEDDING

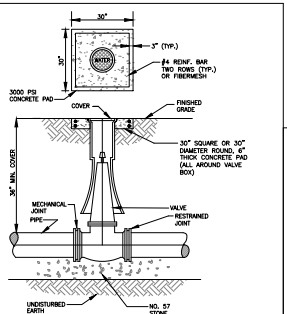



TYPE I
SHAPED BOTTOM WITH TAMPED BACKFILL

NOTE:
COMPLY WITH FLORIDA TRENCH SAFETY ACT.

BEDDING DETAILS
CLASS B

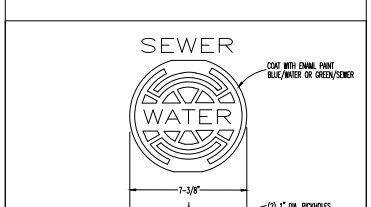
| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-27&W-43 |




NOTES:
1. POURED IN PLACE (NOT PRECAST) CONCRETE SHALL BE FLUSH WITH GRADE.
2. COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.
3. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE ELECTRONIC MARKER BLUE FOR WATER AND GREEN FOR SEWER SEE W-57.
4. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
5. COVER SHALL BE COATED WITH ENAMLE PAINT BLUE/WATER OR GREEN/SEWER AS APPROPRIATE.

VALVE BOX & COVER
UNPAVED LOCATION
NEW CONSTRUCTION

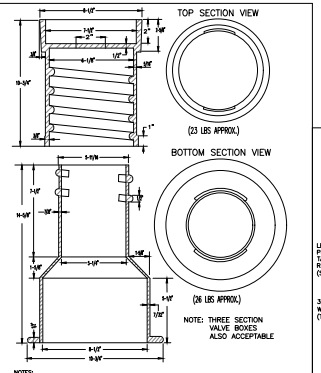
| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-30&W-18 |




NOTE:
COVER SHALL BE STAMPED "WATER" OR "SEWER" AS APPROPRIATE.

VALVE BOX COVER

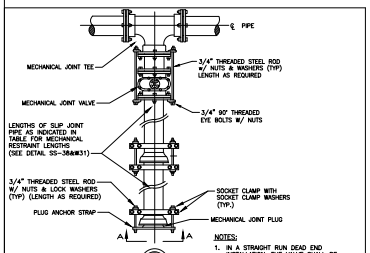
| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-31&W-16 |




NOTES:
1. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
2. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.

VALVE BOX

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-32&W-17 |




NOTES:
1. IN A STRAIGHT RUN DEAD END INSTALLATION, THE VALVE SHALL BE RESTRAINED TO THE NEXT UPSTREAM PIPE JOINTS AS OUTLINED IN TABLE FOR MECHANICAL RESTRAINT LENGTHS (SEE DETAIL SS-38&W-31).
2. ALL PIPE & FITTINGS SHOWN VARY IN SIZE.

PLUGGED DEAD END
MECHANICAL RESTRAINTS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-44&W-37 |

MINIMUM RESTRAINED LENGTH (L) IN FEET

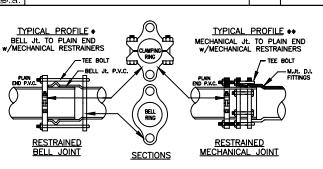
| NOMINAL PIPE SIZE | SAND (SP) | | | | | SAND-CLAY MIX (SC) | | | | | CLAY (CL) | | | | | SILT (ML) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ELBOWS (DEG.) | | | | DEAD END | ELBOWS (DEG.) | | | | DEAD END | ELBOWS (DEG.) | | | | DEAD END | ELBOWS (DEG.) | | | | DEAD END |
| | 11 | 22 | 45 | 90 | | 11 | 22 | 45 | 90 | | 11 | 22 | 45 | 90 | | 11 | 22 | 45 | 90 | |
| 4" | 2 | 4 | 9 | 22 | 49 | 2 | 3 | 7 | 18 | 36 | 2 | 3 | 7 | 17 | 29 | 3 | 6 | 13 | 28 | 49 |
| 6" | 3 | 6 | 13 | 32 | 69 | 2 | 5 | 10 | 23 | 50 | 2 | 5 | 10 | 24 | 41 | 4 | 8 | 18 | 39 | 68 |
| 8" | 4 | 8 | 18 | 39 | 95 | 3 | 6 | 13 | 30 | 68 | 3 | 6 | 13 | 31 | 55 | 5 | 10 | 21 | 50 | 125 |
| 10" | 5 | 9 | 19 | 46 | 107 | 4 | 7 | 15 | 36 | 80 | 4 | 7 | 15 | 37 | 68 | 6 | 12 | 24 | 59 | 148 |
| 12" | 5 | 11 | 22 | 54 | 126 | 4 | 8 | 17 | 42 | 94 | 4 | 8 | 18 | 43 | 79 | 7 | 14 | 28 | 68 | 174 |

NOTE: BASED ON THE THRUST FORCE IN TABLE ABOVE.

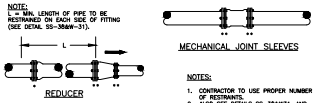
NOTES:
1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINERS.
2. ALSO SEE DETAILS SS-38&W31A, AND SS-38&W31B.
3. ALL VALVES SHALL BE TREATED AS DEAD ENDS.
4. ALL CROSSES AND TEE'S SHALL BE RESTRAINED AS DIRECTED BY CITY INSPECTOR.
5. ALL UTILITY UPGRADES SHALL REQUIRE VISUAL VERIFICATION OF RESTRAINT PER THIS DETAIL.

MECHANICAL RESTRAINT DETAILS

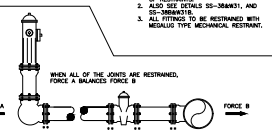
| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-38&W-31 |




NOTE:
L = MIN. LENGTH OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING (SEE DETAIL SS-38&W-31).

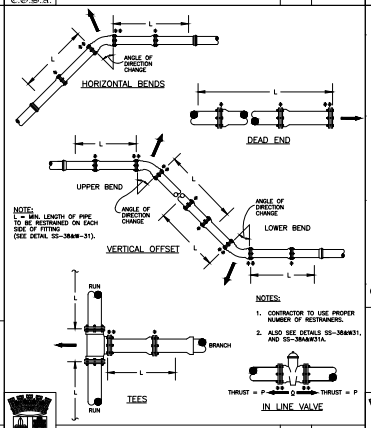



NOTES:
1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINERS.
2. ALSO SEE DETAILS SS-38&W31, AND SS-38&W31B.
3. ALL FITTINGS TO BE RESTRAINED WITH MEGALUG TYPE MECHANICAL RESTRAINT.




MECHANICAL RESTRAINT DETAILS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-38&W-31A |




NOTE:
L = MIN. LENGTH OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING (SEE DETAIL SS-38&W-31).

NOTES:
1. CONTRACTOR TO USE PROPER NUMBER OF RESTRAINERS.
2. ALSO SEE DETAILS SS-38&W31, AND SS-38&W31A.

MECHANICAL RESTRAINT DETAILS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-38&W-31B |

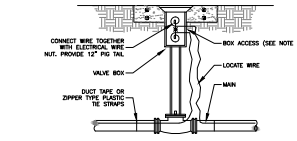
| OTHER PIPE | HORIZONTAL SEPARATION | CROSSINGS (1) | JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED) |
|---|---|---|---|
| STORM SEWER, STORMWATER FORCE MAIN RECLAIMED WATER (2) | WATER MAIN / 3 FT. MINIMUM / OTHER PIPE | WATER MAIN / 12 IN. MIN., EXCEPT STORM SEWER, THEN 6 IN. MIN., 12 IN. PREFERRED / OTHER PIPE | ALTERNATE 3 FT. MINIMUM / WATER MAIN |
| VACUUM SANITARY SEWER | WATER MAIN / 10 FT. PREFERRED 3 FT. MINIMUM / OTHER PIPE | WATER MAIN / 12 IN. PREFERRED 6 IN. MINIMUM / OTHER PIPE | ALTERNATE 3 FT. MINIMUM / WATER MAIN |
| GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4) | WATER MAIN / 10 FT. PREFERRED 6 FT. MINIMUM (3) / OTHER PIPE | WATER MAIN / 12 IN. MIN., EXCEPT GRAVITY SEWER, THEN 6 IN. MIN., 12 IN. PREFERRED / OTHER PIPE | ALTERNATE 6 FT. MINIMUM / WATER MAIN |
| ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM | 10 FT. MINIMUM | | |

ALL DISTANCES ARE TO OUTER PIPE WALL.
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE WHEN AT ALL POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.

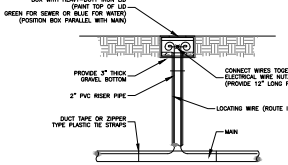
DESIGN SEPARATION SHALL BE GREATER THAN MINIMUMS TO ALLOW FOR TOLERANCE IN FIELD.
CITY INSPECTOR MAY DIRECT ALTERNATE SEPARATION REQUIREMENTS BASED ON FIELD CONDITIONS.
DISCLAIMER – THIS DETAIL IS PROVIDED FOR CONVENIENCE ONLY. PLEASE REFER TO F.A.C. RULE 62-555.314 AND C.O.S.A. STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

UTILITY SEPARATION REQUIREMENTS

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-42&W-35 |




LOCATE WIRE BOX UTILIZING VALVE BOX

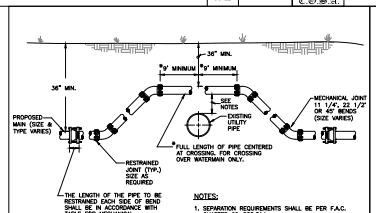



LOCATE WIRE BOX UTILIZING METER BOX

NOTES:
1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"Ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.
2. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAILS SS-56 AND W-56.

LOCATE WIRE BOX

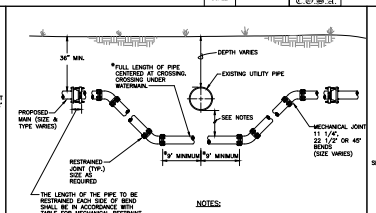
| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-55&W-55 |




NOTES:
1. SEPARATION REQUIREMENTS SHALL BE PER F.A.C. CHAPTER 62-555.314.
2. NOT ALLOWED FOR GRAVITY SANITARY SEWERS. FORCEMAINS ONLY.

ADJUSTMENT OVER EXISTING UTILITIES – MECHANICAL RESTRAINT DEVICES (CASE A)

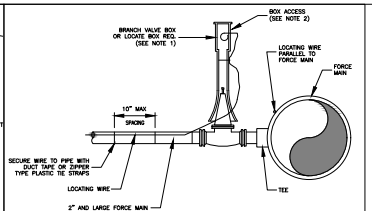
| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-39&W-32 |




NOTES:
1. SEPARATION REQUIREMENTS SHALL BE PER F.A.C. CHAPTER 62-555.314.
2. NOT ALLOWED FOR GRAVITY SANITARY SEWERS. FORCEMAINS ONLY.

ADJUSTMENT UNDER EXISTING UTILITIES – MECHANICAL RESTRAINT DEVICES (CASE B)

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-41&W-34 |




2" AND LARGER FORCE MAIN

NOTES:
1. BE AWARE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 3/4"Ø (MIN) HOLE OR SHALL BE ROUTED THROUGH THE JOINTS OF THE VALVE BOX ADJUSTMENT SECTION.
3. SEE ADDITIONAL NOTES AND REQUIREMENTS ON DETAIL SS-56.

LOCATE WIRE FOR BRANCH FORCE MAIN

| REVISION DATE: | FEB 2017 |
|---|---|
| NOT TO SCALE | SS-57 |

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PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

SEWER AND WATER UTILITY DETAILS

REVISIONS

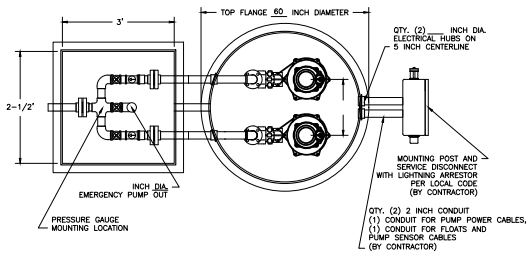
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DRAWN BY: JMM
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SCALE: AS NOTED
JOB NO.: 2188.001
@ LATEST DATE HEREON
SHEET NO.
C26



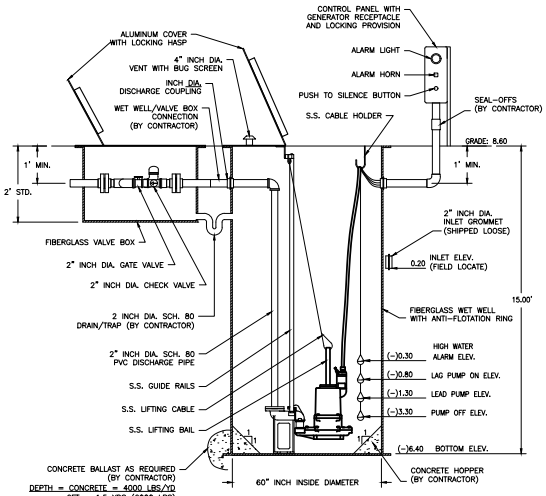

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## WET WELL/VALVE BOX LAYOUT

PLAN VIEW




SECTION VIEW




DEPTH = CONCRETE = 4000 LBS/YD
6FT = 1.5 YDS (6000 LBS)
8FT = 2 YDS (8000 LBS)
10FT = 2.5 YDS (10000 LBS)
12FT = 3 YDS (12000 LBS)
14FT = 3.5 YDS (14000 LBS)

FDEP REQUIRMENTS
PROVIDE CONCRETE HOPPER WITH 1:1 SLOPE.
PROVIDE 3/4" WATER LINE WITH A 3/4" RPZ.
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.

## GENERAL NOTES

DESIGN CONDITIONS

| | | | |
|---|---|---|---|
| MODEL | MYERS WGL20 | 2 | HP |
| GPM | 32.5 | 42 | FT/TDH |
| VOLTAGE | 230 | 3ø | PHASE |
| DISCHARGE | 1-1/4" | 4.5" | IMPELLER |

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE. EACH PUMP SHALL BE MOUNTED ON A Ø2" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, Ø1" 304SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BAIL AND CABLE, AND A SIX-HOOK 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION
THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON, ASTM A-48. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN BRONZE CONSTRUCTION. THE IMPELLER SHALL INCLUDE PUMP-OUT VANES ON THE BACK OF THE IMPELLER AND SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS
A TWO-STAGE CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING ALL MATERIALS FOUND IN NORMAL, DOMESTIC SEWAGE, INCLUDING PLASTICS, RUBBER, SANITARY NAPKINS, DISPOSABLE DIAPERS AND WOOD PARTICLES, INTO A FINE SLURRY. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED 440C STAINLESS STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS; ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT AUTOMATICALLY SHUTS THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE PUMP SUPPLIER SHALL PROVIDE THE FIBERGLASS WET WELL. THIS GLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

HATCH COVER
THE HATCH COVER SHALL BE 2/3 HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL FASTENERS, RATED FOR 150 PSF OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY US FABRICATION, OR EQUAL.

VALVE BOX
THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 3' X 2 1/2' X 2'.

VALVES
VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

FLOATS
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

CONTROLS
THE CONTROL PANEL SHALL BE UL508 LISTED. A NEMA 3R OR 4X ENCLOSURE SHALL BE PROVIDED. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND FLOAT/LOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE SHIPPED LOOSE FOR FIELD INSTALLATION.

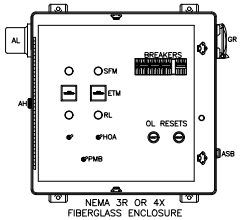
SUPPLIER
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY BARNEY'S PUMPS INC. READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS IN LAKELAND (863-665-8500), CORAL SPRINGS (954-346-0669), OR JACKSONVILLE (904-260-0669), FL.

## ELECTRICAL DATA

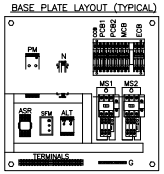
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(CONTRACTOR TO VERIFY)

ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)
(OUTER DOOR REMOVED)

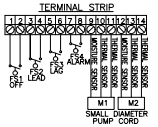



NEMA 3R OR 4X
FIBERGLASS ENCLOSURE

BASE PLATE LAYOUT (TYPICAL)



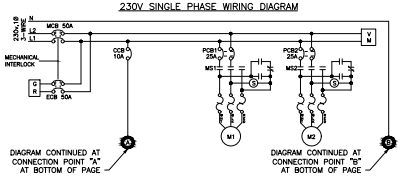

TERMINAL STRIP



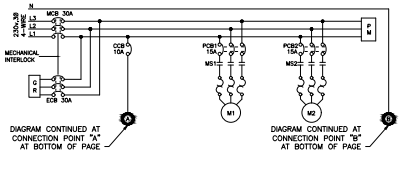

LEGEND

| | |
|---|---|
| ENC | ENCLOSURE |
| MCB | MAIN CIRCUIT BREAKER |
| ECB | EMERGENCY CIRCUIT BREAKER |
| PCB1,2 | PUMP CIRCUIT BREAKER |
| CCB | CONTROL CIRCUIT BREAKER |
| MS1,2 | MOTOR STARTER |
| OL | OVERLOAD HEATER |
| GR | GENERATOR RECEPTACLE |
| VM | VOLT MONITOR |
| ETM | ELAPSED TIME METER |
| ALT | ALTERNATOR |
| AH | ALARM HORN |
| AL | ALARM LIGHT |
| ASB | ALARM SILENCE BUTTON |
| HOA | HAND OFF AUTO SWITCH |
| VMB | VOLT MONITOR BYPASS |
| RL | RUN LIGHT |
| IL | INDICATING LIGHT |
| SFM | SEAL FAIL MODULE |
| ASR | ALARM SILENCE RELAY |
| | RUN CAPACITOR |
| | START CAPACITOR |
| | START RELAY |
| PM | PHASE MONITOR |
| PMB | PHASE MONITOR BYPASS |

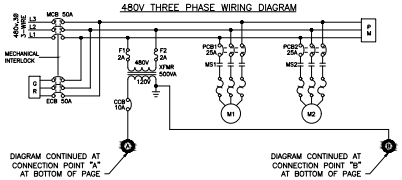
230V SINGLE PHASE WIRING DIAGRAM



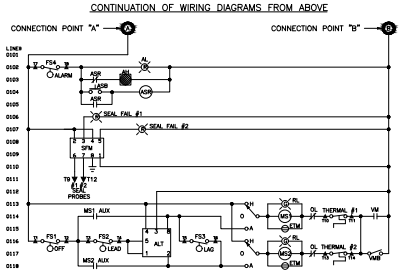

230V THREE PHASE WIRING DIAGRAM




480V THREE PHASE WIRING DIAGRAM




CONTINUATION OF WIRING DIAGRAMS FROM ABOVE




ALL PANELS SHALL CONFORM TO FLORIDA DEP 17-604.400
1) GENERATOR RECEPTACLE WITH INTERLOCK FOR EMERGENCY POWER CONNECTION.
2) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
3) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.
4) ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS. CONTRACTOR TO PROVIDE KEYED LOCKS.
5) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING:
PUBLIC NOTICE: IN CASE OF EMERGENCY CONTACT:
6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.
7) ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.
8) FLOAT SWITCHES SHALL BE UL LISTED.

PANEL MANUFACTURER SHALL BE UL 508 AND UL LISTED.
ENCLOSED INDUSTRIAL CONTROL PANEL

BARNEY'S PUMPS, INC.
3607 HWY 98 SOUTH,LAKELAND,FL 33813 PHONE: (863) 665-8500
PO BOX 3529-33802,LAKELAND,FL 33802 FAX: (863) 665-3858

| | |
|---|---|
| TITLE/PROJECT | DUPLEX LIFT STATION MULTI-SPEC SHEET |
| DESIGNER | – |
| SALESPERSON | – |
| DRAWN BY | S. TOWLES |
| DATE | 07/06/2006 |
| PANEL # | WW2GFVFM |
| PAGE | 1 OF 1 |
| REV | – |


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PLANNERS AND ENGINEERS
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www.dom-eng.com


PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

SEWER AND WATER UTILITY DETAILS

REVISIONS

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DESIGNED BY: JMM/CN
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SCALE: AS NOTED
JOB NO.: 2188.001
© LATEST DATE HEREON

SHEET NO.
C27

WILLIAM E. SCHAEFER LICENSE No. 46029 STATE OF FLORIDA PROFESSIONAL ENGINEER 09/25/2024

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# Attachment 6:
# Remedial Action Plan dated
# September 8, 2008

HSA
ENGINEERS & SCIENTISTS
A member of the CRA Family of Companies

# REMEDIAL ACTION PLAN
**Former Ponce de Leon Golf Course**
**Madeira Property**
4000 U.S. Highway 1 North
St. Augustine, St. Johns County, Florida
Brownfield Area Identification No. BF550601000
Brownfield Site Identification No. BF550601001

*Prepared for:*

**Florida Department of Environmental Protection**
Northeast District
7825 Baymeadows Way, Suite 200B
Jacksonville, Florida 32256-7590

*Prepared by:*

**HSA Engineers & Scientists**
1520 Royal Palm Square Boulevard, Suite 260
Fort Myers, Florida 33919

September 8, 2008

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## CERTIFICATION

Remedial Action Plan for:

Former Ponce de Leon Golf Course
Madeira Property
4000 U.S. Highway 1 North
St. Augustine, St. Johns County, Florida
Brownfield Area Identification No. BF550601000
Brownfield Site Identification No. BF550601001

In accordance with Chapter 471, Florida Statutes, and Chapter 62-785 Florida Administrative Code, I hereby certify that, to the best of my knowledge, all engineering plans, specifications, and calculations included herein are in accordance with standard and appropriate engineering practices.

Gordon L. Walters Jr., P.E., M.B.A.
Environmental Department Manager
Senior Engineer
Florida License No. 0709-65467
09/8/2008

HSA
ENGINEERS & SCIENTISTS
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**FIGURE 1** Vicinity Map
**FIGURE 2** Historical and Current Golf Course Layout with Approved Clean-Line Area and Remediation Areas
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**APPENDIX A** Potable Well Survey and Well Abandonment Documents
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## 1.0 INTRODUCTION

HSA Engineers & Scientists (HSA), with the assistance of ARCADIS U.S. (ARCADIS), on behalf of Ponce Associates, LLC, is pleased to submit this Remedial Action Plan (RAP) for the former Ponce de Leon Golf Course, also known as the Madeira Property, located in St. Augustine, St. Johns County, Florida. This RAP provides a summary of the proposed remedial actions to remediate the portion of the property associated with the former golf course (the designated Brownfield Area and Brownfield Site). Historical use of properly applied herbicides and fertilizer on the former golf course and, potentially, the presence of naturally occurring arsenic have impacted soil arsenic concentrations above default regulatory levels provided in Chapter 62-777, Florida Administrative Code (FAC) for residential soil, as well as impacting groundwater. The activities set forth in this RAP are anticipated to result in the Brownfield Site meeting the requirements for the intended land uses per Chapters 62-785, FAC. The regulatory framework for the Brownfield Site is discussed further below in **Section 4.0**.

## 2.0 PROPERTY DESCRIPTION AND HISTORY

### 2.1 Property and Vicinity Description

The Ponce de Leon Golf Course (Ponce) is located at 4000 U.S. Highway 1 North, on the north side of St. Augustine, Florida (**Figure 1**). The property is centered at Latitude 29° 56′ 12″ North and Longitude 81° 19′ 33″ West. The property occupies most of Section 54 in Township 6 South, Range 29 East and all of Section 42 in Township 6 South, Range 30 East. The property is bordered on the west by U.S. Highway 1 and on the south by Poinciana Avenue and the Tennis Village at the Ponce Condominium. To the north is the unincorporated community of Araquey. The east side of the property abuts the marshland and tributaries of the Intracoastal Waterway, which are referred to locally as the Tolomato River.

### 2.2 Ownership

In 1915, the property was purchased by Florida East Coast Hotel Company (FECHC). In July 1964, FECHC merged with Model Land Company. Subsequently, Model Land Company changed its name to Flagler Systems, Inc. In April 1975, Flagler Systems, Inc., sold the property to Lawrence Lewis and Mary Wiley. In November 1985, the property was sold by Mr. Lewis and Ms. Wiley to PDL, Inc., which also was known as Ponce De Leon Lodge and Country Club. A new corporation was formed in November 1987 from PDL, Inc., thereafter called the Ponce De Leon Resort and Convention Center, Inc. In January 1989, the property was sold to Florida Golf Resources, which changed its name in April 1989 back to Ponce De Leon Resort and Convention Center, Inc. This different corporation, operating under the same name as a previous entity of the same name, sold the property in October 2002 to Ponce Associates, LLC (Ponce Associates), the current owners of the property.

## 2.3 Operations

In 1916, the original golf course was completed and named the St. Augustine Links. Additional golf holes were added in 1925, for a total of 27 holes. It was later cut back to an 18-hole golf course. The resort, which was closed during World War II, was reopened in 1946. The course had been called the Ponce de Leon Golf Course since the 1950's. The resort buildings were originally constructed in 1956, with expansion and updates in the 1960s, 1970s, and 1980s. The resort was closed in May 2003. Demolition of the resort and associated buildings was completed in 2004. Although the most recent golf course layout was different from the original, comparison of the two courses indicated that the recent golf course layout occupied approximately the same area as the original golf course. From an examination of historical aerial photographs and an historical course drawing, the locations of the holes have been approximated on a current aerial photograph of the property, which has previously been agreed with the Florida Department of Environmental Protection (FDEP) to designate the remediation areas that will be addressed in this RAP **(Figure 2)**.

## 2.4 Utilities

All irrigation and electrical utilities associated with the former golf course are inoperable and the majority has been removed. There are no active utilities in the Brownfield Site.

## 2.5 Topography and Drainage

The topography of the property is relatively flat, except for the features associated with the former golf course. Surface water ponds, associated with the drainage of the former golf course, are located onsite. The interconnection of the ponds, and ultimately the connection to the salt marsh on the eastern portion of the property, were discussed in detail in the February 28, 2006, Site Assessment Report (SAR) (Dominion, Inc., 2006a). The east side of the property abuts the marshland and tributaries of the Intracoastal Waterway, which are referred to locally as the Tolomato River. In general, groundwater flow is towards Robinson Creek, one of the tributaries, and the Intracoastal Waterway.

## 2.6 Potable Well Survey

A 0.5-mile radius potable well survey was conducted to identify any potable municipal or public water supply wells and/or private wells near the property on March 11, 2008, by FirstSearch Technology Corporation (**Appendix A**). Two public water service wells were identified within half a mile of the property. These wells were associated with the former golf course irrigation system and were abandoned in March 2007 by Partridge Well Drilling Company, Inc. The well abandonment documents were submitted to SJRWMD on May 7, 2007 (**Appendix A**). Other than the wells associated with the former Ponce de Leon Resort and Convention Center, which have been abandoned, there are no public potable wells located within 0.5-mile radius of the property. In addition, there are no private wells located within 0.25-mile radius of the property.

## 3.0 GEOLOGY AND HYDROGEOLOGY

### 3.1 Soil Types

According to the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), 1983, Soil Survey of St. Johns County, Florida, the soil generally consists of Myakka-Immokalee-St. Johns. The soil is poorly drained to very poorly drained and is considered sandy with dark sub-soil that is stained by organic matter. The following soil information was obtained from the USDA-Natural Resource Conservation Service (USDA-NRCS) database:

- The ***Myakka Series*** consists of deep and very deep, poorly to very poorly drained soil formed in sandy marine deposits. The soil is on flatwoods, high tidal areas, flood plains, depressions, and gently sloping to sloping barrier islands. The soil has rapid permeability in the A horizon and moderate or moderately rapid permeability in the Bh horizon. Slopes range from 0 to 8 percent.
- The ***Immokalee Series*** consists of deep and very deep, poorly drained and very poorly drained soil that formed in sandy marine sediments. The soil occurs on flatwoods and in depressions of Peninsular Florida. Slopes are dominantly 0 to 2 percent but range to 5 percent.
- The ***St. Johns Series*** consists of very deep, very poorly or poorly drained, moderately permeable soil on broad flats and depressional areas of the lower Coastal Plain. The soil formed from sandy marine sediments. Slopes range from 0 to 5 percent.

### 3.2 Geology

The hydrogeological features generally associated with Northeast Florida are the Surficial aquifer, the confining Hawthorn group, and the Floridan aquifer. In St. Johns County, the Pliocene Series undifferentiated sediments of the Surficial aquifer are present to approximately 30 to 40 feet below mean sea level (MSL) or approximately 40 to 50 feet below land surface (bls). Below the Pliocene Series are the Miocene sediments that are referred to as the Hawthorn group of sediments. The Hawthorn group of sediments extends from the base of the Pliocene Series to approximately 200 feet below MSL. The Eocene Series Ocala Group, representing the top of the Floridan aquifer, lies below the Hawthorn Group.

### 3.3 Hydrogeology

Depth to water level measurements collected from the groundwater monitoring wells in 2006 and 2008 are included in **Table 1**.

## 4.0 REGULATORY FRAMEWORK

### 4.1 Consent Order

Consent Order 03-1572 was voluntarily signed October 13, 2003, and modified on December 23, 2005, taking into consideration the provisions in Chapters 62-777 and 62-780, FAC. Although the herbicide is believed to be properly applied based on historical records, Ponce Associates voluntarily agreed to move portions of the property under the regulatory authority of Chapter 62-

780, FAC, in order to allow the use of the Risk Management Options (RMOs) available in Global Risk-Based Corrective Action (RBCA), thereby allowing the FDEP to issue a closure letter for these areas once the conditions of the selected RMO are achieved.

### 4.2 Brownfield Site Rehabilitation Agreement

On December 6, 2006, Ponce Associates voluntarily entered into a Brownfield Site Rehabilitation Agreement (BSRA) with the FDEP pursuant to Section 376.80(5), Florida Statues, designating a portion of the property a Brownfield Area and Brownfield Site. Ponce Associates, thereby, have agreed to meet the required Soil and Groundwater Cleanup Target Levels per Chapter 62-777, FAC, and the Brownfield Cleanup Criteria per Chapter 62-785, FAC.

## 5.0 SITE ASSESSMENT REPORT SUMMARY

### 5.1 Site Assessments

The initial Phase I and Phase II assessments, performed by Environmental Services, Inc. (ESI), in 2002, identified potential environmental issues at the property (ESI, 2002). The golf course area and associated maintenance building were identified as areas of environmental concern. Subsequent to the Phase II assessment, additional assessments were performed and data collected and summarized in submittals to the FDEP and St. Johns River Water Management District (SJRWMD). The investigations, findings, and conclusions of previous activities and reports are compiled in the February 28, 2006, Site Assessment Report (SAR) (Dominion, Inc., 2006a) and supplemental SAR addendums dated May 1, 2006, and July 6, 2006 (Dominion, Inc., 2006b and 2006c). The SAR was approved by the FDEP in correspondence dated June 21, 2006. The SAR assesses the impact of the former golf course activities on the quality of the soil, groundwater, surface water, and sediments on the property. The SAR identified dieldrin and arsenic as constituents of concern at the property. Areas identified as having dieldrin concentrations and the highest arsenic concentrations were excavated and properly disposed of offsite, as shown in detail in the SAR. As proposed in the SAR, and confirmed in correspondence from the FDEP dated May 11, 2006, it was agreed that a portion of the Site required "No Further Action" and a "clean line" was established (**Figure 2**). For the portion of the property east of the "clean line", arsenic is now the only constituent of concern requiring remedial action at the Brownfield Site.

### 5.2 Additional Investigations

The following is a list of additional investigative activities and findings that were summarized in the SAR:

- Site Assessment Report – February 2006
- Groundwater Quality Compliance Demonstration (GQCD) – December 2005
- Modification to Interim Remedial Action Plan – November 2005
- Groundwater Assessment Plan – June 2005
- Contamination Assessment Report/Interim Remedial Action Plan (CAR/IRA) – November 2004
- Contamination Assessment Report (CAR) – May 2004



- Assessment Plan Addendum (APA) – August 2003
- Interim Remedial Action Plan (IRAP) – August 2003
- SAR (data submittal not Chapter 62-780 compliant) – March 2003
- Phase I/II Environmental Site Assessment (ESA) – October 2002

### 5.3 Summary of Soil Assessment Results

Total arsenic concentrations in the soil have been determined in over 1,000 samples from over 430 locations. The locations and resulting data is reported, in detail, in the SAR (Dominion, Inc., 2006a, 2006b, 2006c). Based on the sampling data, arsenic was detected above the default residential Soil Cleanup Target Level (SCTL) of 2.1 milligrams per kilogram (mg/kg) per Chapter 62-777, FAC. As reported in the SAR, the highest concentrations of arsenic were found at the former golf course tees and greens. Soil containing these arsenic concentrations, totaling 24,813 tons of soil, have been excavated, transported, and were properly disposed of at a permitted landfill in Georgia, from 2003 to 2006. Documentation has been provided under previous cover to the FDEP.

### 5.4 Summary of Groundwater Assessment Results

Historically, groundwater data have been collected from groundwater monitoring wells located on the property. Five separate areas at the Brownfield Site have been identified in the SAR as arsenic-impacted groundwater areas (SAR Figure 11). These impacted groundwater areas, associated with the former golf course greens, had the highest soil arsenic concentrations. The soil from the former greens has since been excavated (sources removed). As tabulated and discussed in detail in the SAR, arsenic concentrations are above 10 micrograms per Liter (ug/L) in groundwater, which is the default Groundwater Cleanup Target Level (GCTL) for arsenic, in the five areas. Under Brownfields Cleanup Criteria, alternative GCTLs can be calculated based on the background quality of groundwater according to Chapter 62-785.650(1), FAC.

Groundwater samples were collected in August 2006 by Dick Environmental Services from the remaining onsite wells, many of which were damaged or removed during the excavation of the former golf course greens. Per the groundwater sampling logs, the samples were collected in accordance with the FDEP Standard Operating Procedures (SOPs) and analyzed by Test America Inc., a National Environmental Laboratory Accreditation Conference (NELAC) approved laboratory, for arsenic using United States Environmental Protection Agency (US EPA) Method 6010B. The groundwater analytical results are presented in **Table 1**. The groundwater sampling logs are provided in **Appendix B** and the analytical results are provided in **Appendix C**.

A confirmatory round of groundwater samples was collected in August 2008 from the groundwater monitoring wells. To date, there are 33 monitoring wells onsite. Again, the samples were collected in accordance with the FDEP SOPs and analyzed by Test America Inc., for arsenic using US EPA Method 6010B. The groundwater sample results are presented in **Table 1**. The groundwater sampling logs are provided in **Appendix B** and the analytical results are provided in **Appendix C**.



A groundwater sample has been collected from a background monitoring well point (PZ-1) located in the "clean-line" area, to determine if the natural, unaffected groundwater quality on the property exceeds Florida's Primary or Secondary Drinking Water Standards referred to in Chapter 62-550, FAC, (Maximum Contaminant Levels (MCLs)), which are identical to the GCTLs. Based on groundwater results, the Secondary Drinking Water standards for pH (6.5-8.5), aluminum (0.2 milligrams per Liter (mg/L)), and iron (0.3 mg/L) are exceeded. The background groundwater sample from PZ-1 had a pH of 3.3, aluminum concentration of 1.4 mg/L, and iron concentration of 0.48 mg/L. The exceedance of the secondary MCLs indicates the groundwater is of poor quality and is not potable. Therefore, an alternative GCTL for arsenic (100 ug/L) will be applied to the Brownfield Site. The analytical results are provided in **Appendix C**. It should be noted that an institutional control will be placed on the groundwater to prevent any groundwater use; only municipal potable water will be supplied and used on the property.

### 5.5 Surface Water Conditions

Surface water samples were collected from surface water bodies on the property. As reported in the SAR, the sample results indicate there are no adverse impacts to the quality of the surface water as a result of the former application of arsenic to the former golf course. That is, none of the samples indicated concentrations above the Class II and Class III Surface Water Quality Standards, Chapter 62-302.530, FAC. Groundwater discharging to the salt marsh is also required to meet this standard, which for arsenic is 50 ug/L. The SAR has reported arsenic concentrations below the standards in groundwater monitoring wells adjacent to surface water. As discussed in the SAR, low and high tide surface water samples were collected from the marsh immediately down-gradient of SW4-7. The samples were analyzed for pesticides and arsenic. No pesticides were detected in either sample. Arsenic was detected in both the high and low tide sample at 27 ug/L, which is below the 50 ug/L surface water quality standard. Additional monitoring wells will be installed near the perimeter of the marsh and sampled according to the Brownfield Site-specific groundwater monitoring plan to verify standards are met.

## 6.0 SITE-SPECIFIC TARGET LEVELS FOR ARSENIC

### 6.1 Environmental and Toxicological Summary for Arsenic

Arsenic occurs in the earth's crust, often combined with sulfide, in a variety of complex minerals. Arsenic not containing carbon is called inorganic arsenic, while Arsenic combined with carbon and hydrogen is called organic arsenic and is usually less harmful than the inorganic forms. Historical principal uses of arsenic include wood preserving and the production of agricultural chemicals such as insecticides, herbicides, algicides, and growth stimulants for plants and animals. Higher arsenic concentrations in the environment exist naturally in soil or rock generally in areas with hard rock geology and coal bearing strata. Natural background concentrations in Florida soil have been reported to range from less than 1 mg/kg to greater than 60 mg/kg, depending on soil type and geographic location in the state (*e.g.,* Brinkman, 1998; Chen, 1999a; Chen et al., 2001; Ma et al., 1997). Based on studies from the Miami, Florida, area, higher arsenic concentrations are anticipated in coastal areas (Mayorga, 2004). Soluble forms of arsenic move with water. However, most arsenic compounds tend to adsorb to soil or



sediments, which results in transportation in water over only short distances. Arsenic in the atmosphere exists as particulate matter, which are transported by wind and air currents before deposition (ATSDR, 2000).

Exposure to arsenic may come from many sources. Common sources include diet (seafood, grains, and meat), tobacco use, water supplies, and soil exposure (NRC, 1999; NRC 2001; ATSDR, 2001). The toxicity of arsenic compounds is extremely variable and depends on the species exposed, the formulation of the arsenical, the route of exposure (inhalation, dermal, or ingestion), and the rate and duration of exposure. Exposures of humans could involve inhalation of arsenic dusts, ingestion of arsenic in water, food, or soil, or dermal contact with dust, soil, or water (NRC, 1999; NRC, 2001; ATSDR, 2001). As stated above, the organic arsenic, like that present in the originally applied herbicides, is organic and less toxic. Likewise, the naturally occurring inorganic forms tend to be less bio-available, and hence, less toxic.

### 6.2 Site-Specific Soil Cleanup Target Level for Arsenic

Under Chapter 62-785 FAC, several RMOs are available to meet the RMO requirements for the transition to the proposed land uses. RMOs differ based on different exposure scenarios (*e.g.*, residential, commercial, park, etc.). RMO Level I requires that concentrations of arsenic in soil be below the default residential and leachability SCTLs, and site groundwater concentrations of arsenic must be below the default GCTL. The RMO Level I default scenario considers a residential child at the Brownfield Site who grows to adulthood over 30 years considering 350 days per year during which a small amount of soil is consumed each day. The resulting residential SCTL is 2.1 mg/kg for arsenic. For arsenic, in general, accidental ingestion is the primary pathway of concern.

The RMO Level II default scenario considers an adult worker who will be onsite for 25 years for 250 days per year. The resulting commercial SCTL is 12 mg/kg for arsenic. The FDEP has approved the use of a "park SCTL" at similar sites, which assumes more limited exposure than the residential scenario (i.*e.,* one is not at a park everyday for 30 years). The value that has been used for parks is 5.5 mg/kg for arsenic.

The RMO Level III requires fate and transport models supported by a minimum of 1 year of monitoring data. In general, the maximum soil contamination, at the surface, is three times the applicable SCTL of 2.1 mg/kg of arsenic. However, higher maximum soil concentrations may be utilized provided a Risk-Based Analysis (Risk Assessment) is performed to determine that the maximum concentrations address the potential risk based on exposure to contaminants which may cause acute toxicity, and the potential for direct contact within the exposure unit that is not equal and random.

Although still protective, RMO Levels II and III provide options under which not all soil and groundwater must meet the default SCTLs and GCTLs. These options require the implementation of an Institutional Control (IC) and/or the implementation of Engineering Controls (ECs).



6.2.1 Commercial/Industrial Land Use

Per Chapter 62-785, FAC, the default direct-exposure commercial/industrial SCTL for arsenic is 12 mg/kg, as specified in RMO Level II. The remedial efforts for the portion of the Brownfield Site located adjacent to US Highway 1, designated as commercial, will be designed to meet the commercial/industrial SCTL for arsenic (**Figure 3**). An IC on soil and groundwater will be placed on the commercial property. Specifically, the land use will be limited to commercial use and a prohibition on the use of groundwater is in place.

6.2.2 Residential Land Use

Per Chapter 62-785, FAC, the default direct-exposure residential SCTL for arsenic is 2.1 mg/kg, as specified in RMO Level I. The remedial efforts for Brownfield Site residential areas will be designed to meet the residential SCTL for arsenic (**Figure 3**). In areas that 2.1 mg/kg cannot be met, an IC will be placed on these specific areas of the property. Specifically, the soil will be covered with either two feet of soil or a layer of concrete or asphalt as an EC with an associated IC on the maintenance of the cover. A prohibition on the use of groundwater is in place.

6.2.3 Park Land Use

As agreed upon during the August 16, 2007, meeting with the FDEP, an applicable park cleanup criterion for arsenic is 5.5 mg/kg, per RMO Level III, a value that has been used by the FDEP at similar park sites throughout Florida. The remedial efforts for portions of the Brownfield Site designated as "park" will be designed to meet the 5.5 mg/kg arsenic criterion (**Figure 3**). Specifically, the 5.5 mg/kg criterion will be met at the upper 2 feet by either blending, covering, or by proof that the area already is at or below this target level.

6.2.4 Soil Leaching Criteria

The Brownfield Site-specific GCTL due to poor water quality is 100 ug/L. The soil leaching potential is tested using the Synthetic Precipitation Leaching Procedure (SPLP). Thus, specifically, SPLP arsenic results will be required to meet 100 ug/L for groundwater contained onsite and 50 ug/L near surface water. RMO Level III will require the default criteria to be met at the property boundaries. It should be noted that groundwater withdrawal at the property will be prohibited (an IC will be in place for groundwater). In addition, an impervious EC (concrete or asphalt) will be used, where needed, in order to prevent soil leaching.

## 6.3 Site-Specific Groundwater Cleanup Target Level for Arsenic

The GCTL for arsenic is 10 ug/L, as per Chapter 62-777, FAC. When addressing contamination in groundwater of poor quality, the GCTLs specified in the "Groundwater of Low Yield/Poor Quality Criteria" category are applicable. For arsenic, this concentration is 10 times the 10 ug/L GCTL, which is 100 ug/L. Alternate GCTLs have been established and are applicable, as described in subparagraph 62-785.680(2)(c)1, FAC. This alternative GCTL is applicable to the Brownfield Site. It should be noted that groundwater withdrawal at the property is prohibited; thus, minimizing human exposure. A municipally regulated potable water supply will provide all water needs to the property.

In addition, it has been demonstrated that arsenic concentrations have not affected freshwater or marine surface water bodies pursuant to subparagraph 62-785.680(1)(c)3, FAC. Brownfield Site groundwater monitoring wells will monitor arsenic concentrations in groundwater to ensure that freshwater and marine water standards are maintained. Finally, it is understood that groundwater at the IC boundary will be required to meet the default GCTL per Chapter 62-785, FAC.

## 7.0 ALTERNATIVE REMEDIAL TECHNOLOGIES EVALUATED

### 7.1 Technologies Considered

As mentioned above, the regulatory framework for this Brownfield Site is Chapter 62-785, FAC. HSA, with the assistance of ARCADIS, evaluated remedial technologies capable of providing remediation to meet the remedial goals of the Brownfield Site. The following alternative remedial technologies under the available RMOs were considered.

- Excavation
- Soil Blending
- Institutional/Engineering Controls
- Risk Assessment
- Partial Excavation, Soil Blending, Institutional/Engineering Controls, and Risk Assessment

### 7.2 Excavation

In Florida, soil is regulated to the water table; soil beneath the water table is regulated through groundwater impacts. By excavating the soil to the depth of groundwater and disposing of it offsite at a regulated landfill, the Brownfield Site could be made to meet the RMO Level I requirements for soil. However, this is not a reasonable approach due to the volume of impacted material.

Instead of disposing of the soil offsite, the soil could be excavated and placed in commercial areas on the property where the arsenic SCTL is 12 mg/kg or placed under onsite roadways and structures (*e.g.*, buildings, parking lots, tennis courts, etc.). Soil below 12 mg/kg arsenic would be placed in the commercial areas, while soil containing higher levels would be located under impervious materials.

### 7.3 Soil Blending

Soil blending can be used to reduce the surficial concentration to below residential SCTLs based on direct exposure. Soil blending is a process in which heavy equipment with rotating disks passes over the area to be treated and blends the surficial impacted soil with the lower non-impacted soil to obtain an overall average concentration that is below the remedial objective. Importantly, this technique mixes soil vertically, but not horizontally, meaning that impacted material is not spread to clean areas. Depending on the surficial concentrations and thickness of the impacted area, the overall depth of blending can be calculated. Typically, due to



the equipment and water table depth, the blending depth would have to be less than 4 feet below land surface to be efficient.

### 7.4 Institutional/Engineering Controls

For different portions of the Brownfield Site, an IC on soil could be used to limit land use to commercial, park, *etc.* and/or the maintenance of a cap, while an IC on groundwater could be utilized to limit the use of groundwater within the IC boundary. Common ECs include pavement, buildings, soil caps, impermeable cover, or any protective structures that minimize human exposure to constituents and prevent direct exposure to impacted material. An EC can also prevent leaching, in such case the concentrations in the soil below the impermeable cover may exceed the leachability-based SCTL per subchapter 62-785.680(3)(b)2.c, FAC.

For example, soil may be excavated and placed under an impervious surface, such as the roadway or building pad. In these areas, an IC will be placed on the property (*e.g.,* deed restriction or conservation easement) to ensure that the EC remains in place perpetually.

### 7.5 Risk Assessment

Risk Assessment is the process of quantifying the probability of harmful effect to individual or populations from certain human activities. RBCA considers the actual risk to human health, public safety, and the environment in determining whether alternative cleanup strategies can be utilized to provide for more cost-effective cleanups. On a case-by-case basis, RBCA allows for using alternative cleanup target levels, IC, EC, and remediation by natural attenuation in lieu of using conventional cleanup technologies. These RBCA strategies allow the FDEP to make cleanup decisions that can reduce costs while protecting human health and the environment.

Under Chapter 62-785 FAC, RMO Levels I, II, and II are available (as previously discussed). RMO III permits soil concentrations in excess of the default SCTL to be present provided a Risk-Based Analysis (Risk Assessment) is performed. The Risk Assessment would determine the acceptable concentrations based on exposure scenarios, realizing that an IC may be required.

### 7.6 Partial Excavation, Soil Blending, Institutional/Engineering Controls, and Risk Assessment

All of the remedial technologies considered have both advantages and disadvantages. The best approach to cleanup is to use a combination of the remedial technologies. The soil remedial design will take into consideration the best remedial technology for each area of the Brownfield Site. Arsenic concentrations in soil, as well as arsenic concentrations in groundwater, will be taken into consideration in addition to land use, *e.g.* residential, commercial, and/or park.

## 8.0 SOIL REMEDIATION ACTIVITIES

### 8.1 Design

Due to the wide variation in the Brownfield Site characteristics, different methods will be used to remediate. Typical remediation will include partial excavation of the highest arsenic concentrations, soil blending of lower concentrations, and IC/EC in the middle range concentrations or areas that need fill to meet grade. Some areas of the Brownfield Site may require a Risk Assessment. Remediation will be performed in a phased approach while taking into account the land use. Different portions of the Brownfield Site will have different land uses, and hence different cleanup criteria will be selected. In areas where SCTLs cannot be met, soil blending and/or an IC/EC will be used. A professional will be present onsite to monitor all remediation work.

Some residential areas of the Brownfield Site will have 2 feet of clean fill as a cap. For those areas where an additional 2 feet of clean soil will bring the elevation above the needed final elevation, material will be cut prior to the addition of the 2 feet of clean cap. The cut soil will be blended and placed in low lying residential areas (under 2 feet of cover), commercial areas or under parking lots. Soil with the highest concentration that cannot be blended or contained onsite may be transported and properly disposed of at a permitted landfill, and/or placed under IC/EC.

### 8.2 Excavation Activities

To date, approximately 24,813 tons of soil with the highest arsenic concentrations were excavated, transported, and properly disposed of at a permitted landfill in Georgia (as reported in the SAR). Additional soil above 2.1 mg/kg could be excavated and transported to Georgia where the arsenic cleanup level is 20 mg/kg; however, this is not a reasonable approach due to the volume of impacted material.

Areas will be excavated, as needed, for the placement of 2 feet of clean soil cap. Soil will be mixed and placed in the commercial area and/or placed under IC/EC, if necessary. The soil with the greatest concentration may be transported and properly disposed of at a permitted landfill. Excavation details will be provided to the contractor prior to excavation.

### 8.3 Soil Blending Activities

In 2007, field blending was performed at the Brownfield Site to determine if onsite soil could be blended *in situ* to reduce arsenic concentrations to below the residential SCTL. Two different blending methods were used: tractor with disks and a road base mixer. The summarized results submitted to the FDEP on April 2, 2007, indicted that the road-base mixer could effectively reduce arsenic concentration in soil to approximately 20 inches deep in a single pass.

Based on field data, the highest concentrations of arsenic were detected in the top 6 inches. Since this blending method can reach an approximate depth of 20 inches, the maximum arsenic concentration that can be blended *in situ* using the road-base mixer is approximately 6.5 mg/kg. Addition of clean material could permit the blending of higher concentration of arsenic.



However, since some of the background soil contains coquina shells, it also has naturally occurring background concentrations of arsenic. Some areas at the Brownfield Site may contain arsenic concentrations above an effective blending concentration. Therefore, blending 20 mg/kg of soil (high concentration) to meet the 2.1 mg/kg SCTL would require over 10 times the amount of soil. Since this is not practical, the most reasonable approach in these areas is excavation of impacted soil and/or an IC associated with a cap of two feet of clean fill (or impervious material) within the approved remediation lines. The excavated material may be transported offsite for disposal or placed on the property in an area with an IC (as discussed below in **Section 8.4**).

In areas where soil blending will occur, the top 6 inches of vegetation will be removed prior to blending activities. As necessary, clean material will be added to blend arsenic concentrations to appropriate SCTLs.

### 8.4 Institutional/Engineering Controls Implementation

In areas, an IC will be placed on the property (*e.g.,* deed restriction or conservation easement) for the ECs to ensure that ECs remain in place perpetually. ECs that may be used at the Brownfield Site include pavement, buildings, soil caps, impermeable cover, or any protective structures that minimize human exposure to constituents. The most reasonable approach at the Brownfield Site to address the residential areas would be to add 2 feet of soil cover (an EC) to limit exposure. The areas needing remediation, where it is appropriate, will have 2 feet of clean soil as a cap covering impacted areas to prevent direct exposure.

## 9.0 GROUNDWATER REMEDIATION ACTIVITIES

### 9.1 Groundwater

Sections 376.301(21) and 376.79(10), Florida Statutes (F.S.), define ICs as "the restriction on use or access to a site to eliminate or minimize exposure." Basically, the residual arsenic remaining in groundwater beneath the property can only cause harm if the groundwater is pumped to the surface and consumed. In this case, the IC, through a restrictive covenant, would restrict the use of groundwater onsite, meaning no potable water wells could be installed. With respect to groundwater, no remediation should be required and the property is safe for development so long as the groundwater under the property is not used for drinking water or irrigation water and the residual plume is not moved. Municipal potable water will be supplied to the property; therefore, threat to human health and the environment posed by the residual arsenic impacts is minimal. No ECs on groundwater are anticipated. Moreover, after soil remediation, arsenic concentrations in groundwater are likely to continue to attenuate.

After soil remediation is completed, a representative number of groundwater monitoring wells will be installed. The groundwater wells will be sampled for one year and the results reported as per the Brownfield Site-specific groundwater monitoring plan. As previously discussed, an IC will be used for the groundwater; thus, restricting groundwater use.



### 9.2 Surface Water

To verify that the Class II and Class III Surface Water Quality Standards for arsenic (50 ug/L) are being met, groundwater monitoring wells will be installed along the salt marsh. Samples will be collected to confirm groundwater is not impacting the Class II and Class III Surface Water. The samples will be collected and results reported per the Brownfield Site-specific groundwater monitoring plan.

## 10.0 IMPLEMENTATION

### 10.1 Schedule

Work will be performed within a timeframe that satisfies the needs of all the parties and the needs of the project, while also satisfying the BSRA.

### 10.2 Health and Safety Plan

The existing Health and Safety Plan will be updated to include all onsite activities. The Plan will be implemented to address the possible exposure to arsenic and will be reviewed prior to the commencement of construction activities in the remediation areas.

### 10.3 Air Monitoring

Air monitoring has been conducted during previous onsite activities, including soil excavation activities reported in the SAR and later soil blending activities performed as part of the Interim Remedial Action conducted in January 2007. No constituents were detected in the air samples. As a protection measurement, during initial remediation activities, air monitoring will be conducted. If no constituents are detected, air monitoring will cease.

## 11.0 CONFIRMATION SOIL SAMPLING

During the August 16, 2007, meeting between Ponce Associates and the FDEP, confirmation soil sampling was discussed. As agreed, sampling will be performed in areas of blending to confirm SCTL levels are met. As agreed, areas blended will be laid out in a grid and 1 sample per 0.25-acre will be collected for initial analysis. Two samples will be collected per depth (6-inch and 12-inch depth), but only the shallow sample will be analyzed, holding the deep sample pending the results from the shallower depth. Once initial sampling indicates that the soil cleanup criterion for arsenic is met, the number of samples may then be reduced over a larger area following discussion with the FDEP.

For those areas with ICs/ECs (2 feet of clean soil and/or asphalt/concrete), soil samples will be taken at the IC/EC boundaries per the requirements of Chapter 62-785, FAC.

## 12.0 REPORTING

After the completion of the remediation activities and one year of groundwater monitoring data collection, all of the activities, soil capping, and sampling (as agreed) will be summarized in a report and submitted to the FDEP and SJRWMD. If additional groundwater monitoring is



required, annual reports will be submitted thereafter, until Brownfield Site closure is granted. As previously discussed and agreed to in concept, as areas of the Brownfield Site are remediated, Ponce will request the remediation areas be collapsed and the "clean line" be moved.



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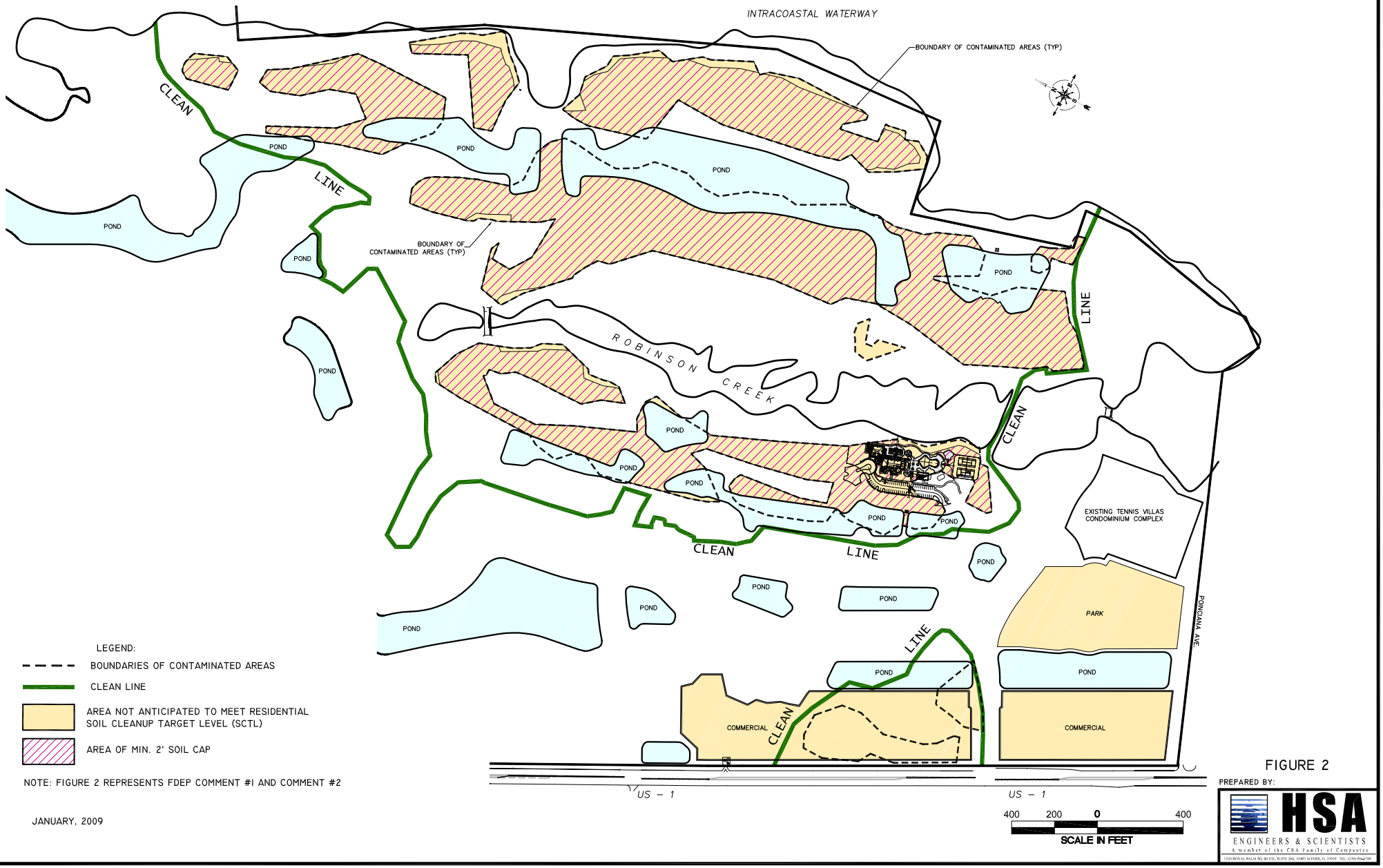
NRC, 2000. *Arsenic in Drinking Water.* National Research Council, National Academy of Sciences. Washington, DC: National Academy Press.

NRC, 2001. Arsenic in Drinking Water: 2001 Update. National Research Council, National Academy of Sciences. Washington, DC: National Academy Press.

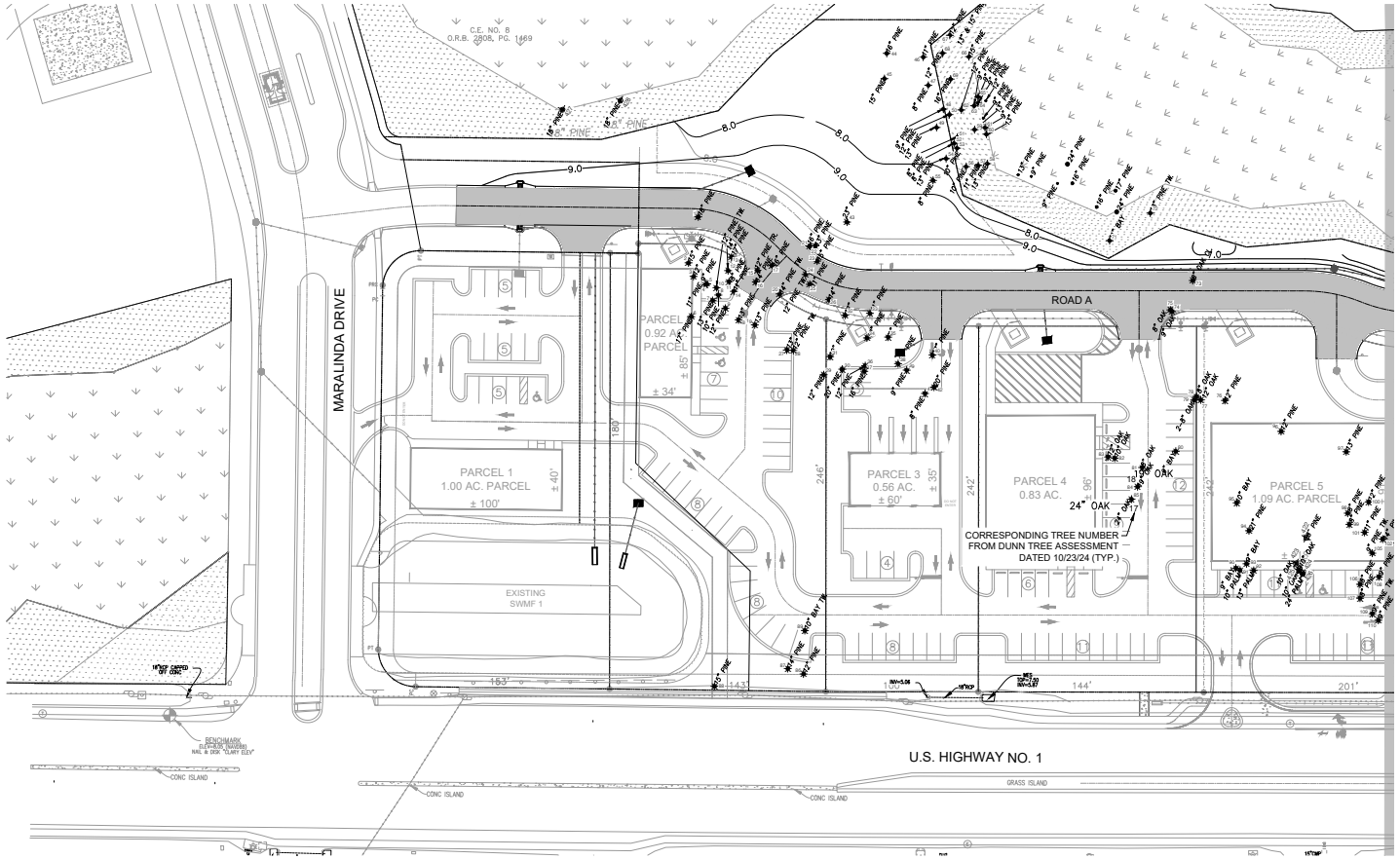
Ponce Associates, LLC, 2006. Former Ponce De Leon Resort, December 11, 2008, Brownfield Site Rehabilitation Agreement Pursuant to Section 376.80(5), Florida Statutes.

United States Department of Agriculture (USDA) Soil Conservation Service (SCS), 1983, Soil Survey of St. Johns County, Florida, USDA Natural Resource Conservation Service (USDA NRCS) database.

# Attachment 7:
# Arsenic Clean Line Plan


INTRACOASTAL WATERWAY
BOUNDARY OF CONTAMINATED AREAS (TYP)
CLEAN LINE
POND
BOUNDARY OF CONTAMINATED AREAS (TYP)
ROBINSON CREEK
CLEAN LINE
EXISTING TENNIS VILLAS CONDOMINIUM COMPLEX
PARK
PONDMAN AVE
COMMERCIAL
US - 1
400 200 0 400
SCALE IN FEET
LEGEND:
BOUNDARIES OF CONTAMINATED AREAS
CLEAN LINE
AREA NOT ANTICIPATED TO MEET RESIDENTIAL SOIL CLEANUP TARGET LEVEL (SCTL)
AREA OF MIN. 2' SOIL CAP
NOTE: FIGURE 2 REPRESENTS FDEP COMMENT #1 AND COMMENT #2
JANUARY, 2009
FIGURE 2
PREPARED BY:
HSA
ENGINEERS & SCIENTISTS
A member of the CRA Family of Companies

# Attachment 8:
# Tree Removal & Landscape Plans

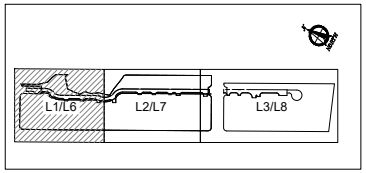



## LEGEND

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

NOTES:

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




KEY MAP

**NOTES:**

1. See civil engineering plans for project limits and other demolition notes.
2. All trees and vegetation within project limits shall be removed except those within tree protection barricades.
3. Trees and vegetation to be removed within the dripline of trees to remain shall be removed by hand - no heavy machinery.
4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

**LEGEND:**

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

0 40 80

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www.dom-eng.com

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www.gpddesign.com LC 0000397

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

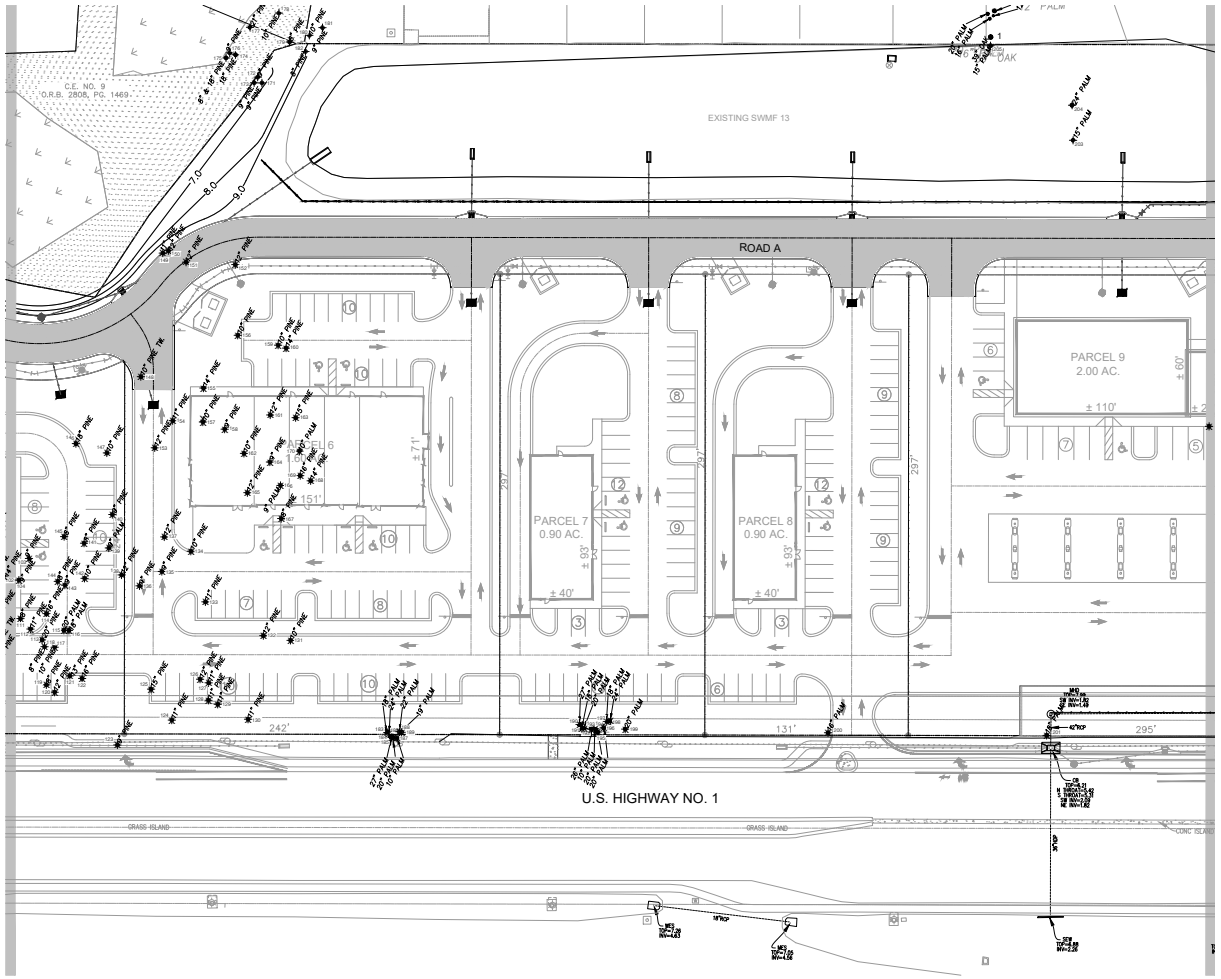
TREE REMOVAL PLAN

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS. |

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

@ LATEST DATE HEREON
SHEET NO.
L1

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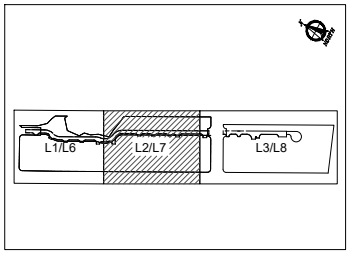



## LEGEND

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

NOTES:

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




KEY MAP

**NOTES:**

1. See civil engineering plans for project limits and other demolition notes.
2. All trees and vegetation within project limits shall be removed except those within tree protection barricades.
3. Trees and vegetation to be removed within the dripline of trees to remain shall be removed by hand - no heavy machinery.
4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

**LEGEND:**

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

0 40 80

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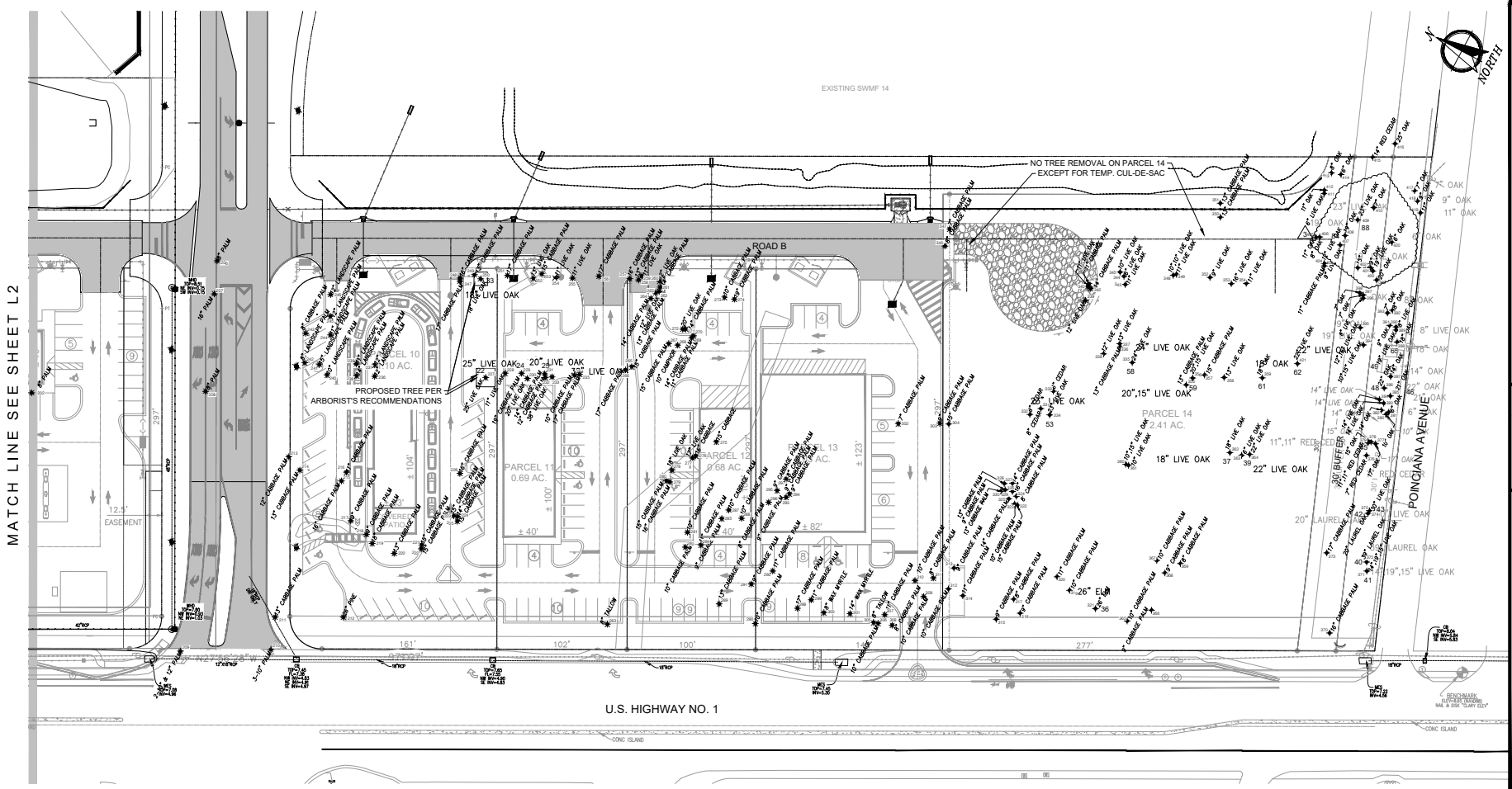
PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS. |

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

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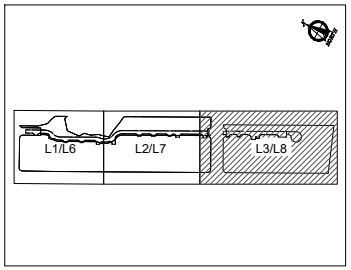



**NOTES:**

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4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

**LEGEND:**

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




KEY MAP

## LEGEND

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

NOTES:

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

0 40 80

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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

TREE REMOVAL PLAN

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/5/24–TREE ASSESSMENT |
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| | |
|---|---|
| PLOT DATE: | |
| DRAWN BY: | BMG |
| DESIGNED BY: | BMG |
| CHECKED BY: | BMG |
| SCALE: | AS NOTED |
| JOB NO.: | 2188.001 |

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SHEET NO.
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## SPINE ROADS & STORM PONDS

### DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH | | | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 1 | Pine | 18 | | | 18 | 1.5 | 0 | 0 |
| 13 | Pine | 17 | | | 17 | 1.5 | 0 | 0 |
| 14 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 15 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 16 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 17 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 20 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 21 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 22 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 23 | Pine | 15 | | | 15 | 1.5 | 0 | 0 |
| 24 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 25 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 26 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 32 | Pine | 17 | | | 17 | 1.5 | 0 | 0 |
| 33 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 38 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 40 | Pine | 17 | | | 17 | 1.5 | 0 | 0 |
| 43 | Pine | 23 | | | 23 | 2 | 0 | 0 |
| 55 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 73 | Oak | 8 | | | 8 | 1 | 0 | 0 |
| 74 | Oak | 9 | | | 9 | 1 | 0 | 0 |
| 75 | Oak | 8 | | | 8 | 1 | 0 | 0 |
| 148 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 149 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 150 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 151 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 152 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 206 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| 207 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 208 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 209 | Palm | 10 | 10 | 12 | 32 | 2 | 0 | 1 |
| 210 | Palm | 10 | 10 | 10 | 30 | 2 | 0 | 1 |
| 211 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 213 | Palm | 12 | | | 12 | 1.5 | 0 | 0 |
| 246 | Landscape Palm | 12 | | | 12 | 1.5 | 0 | 1 |
| 247 | Palm | 17 | | | 17 | 1.5 | 0 | 1 |
| 248 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 249 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 251 | Palm | 17 | | | 17 | 1.5 | 0 | 1 |
| 254 | Live Oak | 11 | | | 11 | 1 | 0 | 0 |
| 255 | Live Oak | 11 | | | 11 | 1 | 0 | 0 |
| 256 | Palm | 17 | | | 17 | 1.5 | 0 | 1 |
| 257 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 258 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 259 | Live Oak | 11 | | | 11 | 1 | 0 | 0 |
| 260 | Live Oak | 12 | | | 12 | 1.5 | 0 | 0 |
| 261 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 262 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 263 | Live Oak | 12 | | | 12 | 1.5 | 0 | 0 |
| 264 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 339 | Live Oak | 12 | | | 12 | 1.5 | 0 | 0 |
| 340 | Live Oak | 11 | | | 11 | 1 | 0 | 0 |
| 341 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 342 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 346 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| 347 | Palm | 7 | | | 7 | 1 | 0 | 0 |
| | **TOTAL** | **714** | **20** | **22** | **756** | **76** | **0** | **9** |
| | **TOTAL DEFICITS** | | | | | | | **85** |

### CREDIT POINTS FOR PRESERVED TREES

| Tree ID | Species | Preserved DBH | | | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 44 | Pine | 16 | | | 16 | 3 | 0 | 0 |
| 45 | Pine | 15 | | | 15 | 3 | 0 | 0 |
| 46 | Pine | 11 | | | 11 | 2 | 0 | 0 |
| 47 | Pine | 8 | | | 8 | 2 | 0 | 0 |
| 48 | Pine | 9 | | | 9 | 2 | 0 | 0 |
| 49 | Pine | 13 | | | 13 | 3 | 0 | 0 |
| 54 | Pine | 13 | | | 13 | 3 | 0 | 0 |
| 171 | Pine | 9 | | | 9 | 2 | 0 | 1 |
| 172 | Pine | 9 | | | 9 | 2 | 0 | 0 |
| 173 | Pine | 9 | | | 9 | 2 | 0 | 1 |
| 182 | Pine | 8 | | | 8 | 2 | 0 | 0 |
| 203 | Palm | 15 | | | 15 | 3 | 0 | 1 |
| 204 | Palm | 21 | | | 21 | 4 | 0 | 1 |
| 205 | Palm | 15 | | | 15 | 3 | 0 | 1 |
| 370 | Palm | 16 | | | 16 | 3 | 0 | 1 |
| 371 | Live Oak | 14 | 19 | 15 | 48 | 4 | 0 | 0 |
| 372 | Oak | 39 | | | 39 | 4 | 0 | 0 |
| 373 | Palm | 17 | | | 17 | 3 | 0 | 1 |
| 374 | Oak | 20 | | | 20 | 4 | 0 | 0 |
| 375 | Live Oak | 30 | | | 30 | 4 | 0 | 0 |
| 376 | Cedar | 7 | | | 7 | 2 | 1 | 0 |
| 377 | Oak | 17 | | | 17 | 3 | 0 | 0 |
| 378 | Oak | 15 | | | 15 | 3 | 0 | 0 |
| 379 | Cedar | 11 | 11 | | 22 | 4 | 1 | 0 |
| 380 | Oak | 10 | | | 10 | 2 | 0 | 0 |
| 381 | Oak | 6 | | | 6 | 1 | 0 | 0 |
| 382 | Oak | 14 | | | 14 | 3 | 0 | 0 |
| 383 | Live Oak | 14 | | | 14 | 3 | 0 | 0 |
| 384 | Live Oak | 14 | | | 14 | 3 | 0 | 0 |
| 385 | Oak | 21 | | | 21 | 4 | 0 | 0 |
| 386 | Oak | 22 | | | 22 | 4 | 0 | 0 |
| 387 | Oak | 14 | | | 14 | 3 | 0 | 0 |
| 388 | Oak | 18 | | | 18 | 3 | 0 | 0 |
| 389 | Live Oak | 19 | | | 19 | 3 | 0 | 0 |
| 390 | Live Oak | 8 | | | 8 | 2 | 0 | 0 |
| 391 | Oak | 9 | | | 9 | 2 | 0 | 0 |
| 392 | Oak | 8 | | | 8 | 2 | 0 | 0 |
| 393 | Oak | 7 | | | 7 | 2 | 0 | 0 |
| 394 | Live Oak | 10 | 15 | | 25 | 4 | 0 | 0 |
| 395 | Live Oak | 12 | 15 | | 27 | 4 | 0 | 0 |
| 396 | Live Oak | 8 | | | 8 | 2 | 0 | 0 |
| 397 | Oak | 7 | | | 7 | 2 | 0 | 0 |
| 398 | Oak | 7 | | | 7 | 2 | 0 | 0 |
| 399 | Oak | 20 | | | 20 | 4 | 0 | 0 |
| 400 | Live Oak | 19 | | | 19 | 3 | 0 | 0 |
| 401 | Oak | 9 | | | 9 | 2 | 0 | 0 |
| 402 | Oak | 15 | | | 15 | 3 | 0 | 0 |
| 408 | Oak | 19 | | | 19 | 3 | 0 | 0 |

## SPINE ROADS & STORM PONDS

### CREDIT POINTS FOR PRESERVED TREES

| Tree ID | Species | Preserved DBH | | | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 409 | Live Oak | 23 | | | 23 | 4 | 0 | 0 |
| 410 | Oak | 7 | | | 7 | 2 | 0 | 0 |
| 415 | Cedar | 14 | | | 14 | 3 | 1 | 0 |
| 416 | Oak | 25 | | | 25 | 4 | 0 | 0 |
| 417 | Oak | 7 | | | 7 | 2 | 0 | 0 |
| 418 | Oak | 9 | | | 9 | 2 | 0 | 0 |
| 419 | Oak | 11 | | | 11 | 2 | 0 | 0 |
| 420 | Oak | 6 | | | 6 | 1 | 0 | 0 |
| | **TOTAL** | **769** | **60** | **15** | **844** | **156** | **3** | **7** |
| | **TOTAL CREDITS** | | | | | | | **166** |

**Excess Tree Credits (Credits - Deficits):** **81**

***No mitigation Required***

### CREDIT POINTS FOR PLANTED TREES

| *Common Name* | *Quantity* | *Caliper* | *Crdt/tree* | *Total* | *Diversity* |
|---|---|---|---|---|---|
| Southern Red Cedar | 14 | 3 | 1.5 | 21 | 9.7% |
| Slash Pine | 22 | 2 | 1 | 22 | 15.2% |
| Slash Pine | 23 | 3 | 1.5 | 34.5 | 15.9% |
| Live Oak | 60 | 4 | 2 | 120 | 41.4% |
| Common Baldcypress | 19 | 4 | 2 | 38 | 13.1% |
| Cabbage Palm | 7 | 10 | 0.5 | 3.5 | 4.8% |
| TOTAL | 145 | | | 239 | 100.0% |

**TOTAL CREDITS PROVIDED:** **405**

*Not all Cabbage Palms included in calculations for diversity requirements

| | |
|---|---|
| Shade Trees: | 64.1% |
| Understory Trees: | 0.0% |
| Palm Trees: | 4.8% |
| Native Trees: | 69.0% |
| Florida Friendly Trees: | 100.0% |

## PARCEL 1

### DEFICIT POINTS FOR REMOVED TREES

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

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **0**

***No mitigation Required***

## PARCEL 2

### DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH | | | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 2 | Pine | 15 | | | 15 | 1.5 | 0 | 0 |
| 3 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 4 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 5 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 6 | Pine | 17 | | | 17 | 1.5 | 0 | 0 |
| 7 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 8 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 9 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 10 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 11 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 12 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 18 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 19 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 27 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 28 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 29 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 86 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 87 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 88 | Pine | 15 | | | 15 | 1.5 | 0 | 0 |
| 89 | Bay | 10 | | | 10 | 1 | 0 | 0 |
| | **TOTAL** | **200** | **0** | **0** | **200** | **22.5** | **0** | **0** |
| | **TOTAL DEFICITS** | | | | | | | **22.5** |

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-22.5**

***22.5 Credits Required***

## PARCEL 3

### DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH | | | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 30 | Pine | 20 | | | 20 | 2 | 0 | 0 |
| 31 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 34 | Pine | 17 | | | 17 | 1.5 | 0 | 0 |
| 35 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 36 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 37 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 39 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 41 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 42 | Pine | 20 | | | 20 | 2 | 0 | 0 |
| | **TOTAL** | **123** | **0** | **0** | **123** | **13** | **0** | **0** |
| | **TOTAL DEFICITS** | | | | | | | **13** |

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-13**

***13 Credits Required***

## PARCEL 4

### DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH | | | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 78 | Oak | 8 | | | 8 | 1 | 0 | 0 |
| 79 | Oak | 8 | 8 | | 16 | 1.5 | 0 | 0 |
| 80 | Bay | 9 | | | 9 | 1 | 0 | 0 |
| 81 | Oak | 8 | | | 8 | 1 | 0 | 0 |
| 82 | Oak | 10 | | | 10 | 1 | 0 | 0 |
| 83 | Oak | 12 | | | 12 | 1.5 | 0 | 0 |
| 84 | Oak | 19 | | | 19 | 1.5 | 0 | 0 |
| 85 | Oak | 24 | | | 24 | 2 | 0 | 0 |
| | **TOTAL** | **98** | **8** | **0** | **106** | **10.5** | **0** | **0** |
| | **TOTAL DEFICITS** | | | | | | | **10.5** |

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-10.5**

***10.5 Credits Required***

## PARCEL 5

### DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH | | | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 76 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 77 | Oak | 12 | | | 12 | 1.5 | 0 | 0 |
| 90 | Bay | 9 | | | 9 | 1 | 0 | 0 |
| 91 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 92 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 93 | Bay | 9 | | | 9 | 1 | 0 | 0 |
| 94 | Pine | 21 | | | 21 | 2 | 0 | 0 |
| 95 | Bay | 10 | | | 10 | 1 | 0 | 0 |
| 96 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 97 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 98 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 99 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 100 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 101 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 102 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 103 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 104 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 105 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 106 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 107 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 108 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 109 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 110 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 111 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 112 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 113 | Pine | 20 | | | 20 | 2 | 0 | 0 |
| 114 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 115 | Pine | 20 | | | 20 | 2 | 0 | 0 |
| 116 | Pine | 18 | | | 18 | 1.5 | 0 | 0 |
| 117 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 118 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 119 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 120 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 121 | Pine | 13 | | | 13 | 1.5 | 0 | 0 |
| 122 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 123 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 138 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 139 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 140 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 141 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 142 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 143 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 144 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 145 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 146 | Pine | 18 | | | 18 | 1.5 | 0 | 0 |
| 147 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 422 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 423 | Oak | 10 | | | 10 | 1 | 0 | 0 |
| 424 | Oak | 10 | | | 10 | 1 | 0 | 0 |
| 425 | Oak | 10 | | | 10 | 1 | 0 | 0 |
| 426 | Palm | 24 | | | 24 | 2 | 0 | 1 |
| | **TOTAL** | **576** | **0** | **0** | **576** | **62** | **0** | **1** |
| | **TOTAL DEFICITS** | | | | | | | **63** |

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-63**

***63 Credits Required***

## PARCEL 6

### DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH | | | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| | | Trunk 1 | Trunk 2 | Trunk 3 | | | | |
| 124 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 125 | Pine | 15 | | | 15 | 1.5 | 0 | 0 |
| 126 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 127 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 128 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 129 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 130 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 131 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 132 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 133 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 134 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 135 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 136 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 137 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 153 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 154 | Pine | 11 | | | 11 | 1 | 0 | 0 |
| 155 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 156 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 157 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 158 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 159 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 160 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 161 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 162 | Pine | 10 | | | 10 | 1 | 0 | 0 |
| 163 | Pine | 15 | | | 15 | 1.5 | 0 | 0 |
| 164 | Pine | 9 | | | 9 | 1 | 0 | 0 |
| 165 | Pine | 12 | | | 12 | 1.5 | 0 | 0 |
| 166 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 167 | Pine | 8 | | | 8 | 1 | 0 | 0 |
| 168 | Pine | 14 | | | 14 | 1.5 | 0 | 0 |
| 169 | Pine | 16 | | | 16 | 1.5 | 0 | 0 |
| 170 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 183 | Palm | 18 | | | 18 | 1.5 | 0 | 1 |
| 184 | Palm | 24 | | | 24 | 2 | 0 | 1 |
| 185 | Palm | 27 | | | 27 | 2 | 0 | 1 |
| 186 | Palm | 20 | | | 20 | 2 | 0 | 1 |
| 187 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 188 | Palm | 22 | | | 22 | 2 | 0 | 1 |
| 189 | Palm | 19 | | | 19 | 1.5 | 0 | 1 |
| | **TOTAL** | **500** | **0** | **0** | **500** | **50** | **0** | **6** |
| | **TOTAL DEFICITS** | | | | | | | **56** |

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-56**

***56 Credits Required***

## PARCEL 7

### DEFICIT POINTS FOR REMOVED TREES

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

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-27**

***27 Credits Required***

## PARCEL 8

### DEFICIT POINTS FOR REMOVED TREES

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

### CREDIT POINTS FOR PRESERVED TREES

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

**Excess Tree Credits (Credits - Deficits):** **-2.5**

***2.5 Credits Required***


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PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com



LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Clearwater Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-9177
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MITIGATION CALCULATIONS

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS |

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

© LATEST DATE HEREON
SHEET NO.

L4.1

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## PARCEL 9

DEFICIT POINTS FOR REMOVED TREES

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

CREDIT POINTS FOR PRESERVED TREES

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

## PARCEL 10

DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| 212 | Palm | 26 | | | 26 | 2 | 0 | 1 |
| 214 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 215 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 216 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 217 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 218 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 219 | Palm | 18 | | | 18 | 1.5 | 0 | 1 |
| 220 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 221 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 222 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 223 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 224 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 225 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 226 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 227 | Live Oak | 25 | | | 25 | 2 | 0 | 0 |
| 236 | Landscape Palm | 12 | | | 12 | 1.5 | 0 | 1 |
| 237 | Landscape Palm | 13 | | | 13 | 1.5 | 0 | 1 |
| 238 | Landscape Palm | 14 | | | 14 | 1.5 | 0 | 1 |
| 239 | Landscape Palm | 11 | | | 11 | 1 | 0 | 1 |
| 240 | Landscape Palm | 10 | | | 10 | 1 | 0 | 1 |
| 241 | Landscape Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 242 | Landscape Palm | 8 | | | 8 | 1 | 0 | 0 |
| 243 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| 244 | Landscape Palm | 11 | | | 11 | 1 | 0 | 1 |
| 245 | Landscape Palm | 12 | | | 12 | 1.5 | 0 | 1 |
| 250 | Live Oak | 18 | | | 18 | 1.5 | 0 | 0 |
| | TOTAL | 362 | 0 | 0 | 362 | 36 | 0 | 16 |
| | TOTAL DEFICITS | | | | | | | 52 |

CREDIT POINTS FOR PRESERVED TREES

| Tree ID | Species | Preserved DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL CREDITS | | | | | | | 0 |
| | Excess Tree Credits (Credits - Deficits): | | | | | | | -52 |
| | *52 Credits Required* | | | | | | | |

## PARCEL 11

DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| 228 | Live Oak | 11 | | | 11 | 1 | 0 | 0 |
| 229 | Palm | 19 | | | 19 | 1.5 | 0 | 1 |
| 230 | Live Oak | 20 | | | 20 | 2 | 0 | 0 |
| 231 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 232 | Palm | 12 | | | 12 | 1.5 | 0 | 0 |
| 233 | Live Oak | 38 | | | 38 | 2 | 0 | 0 |
| 234 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 235 | Palm | 17 | | | 17 | 1.5 | 0 | 1 |
| 252 | Live Oak | 13 | | | 13 | 1.5 | 0 | 0 |
| 253 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 266 | Palm | 17 | | | 17 | 1.5 | 0 | 1 |
| 283 | Tallow | 8 | | | 8 | 0 | 0 | 0 |
| | TOTAL | 194 | 0 | 0 | 194 | 16.5 | 0 | 4 |
| | TOTAL DEFICITS | | | | | | | 20.5 |

CREDIT POINTS FOR PRESERVED TREES

| Tree ID | Species | Preserved DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL CREDITS | | | | | | | 0 |
| | Excess Tree Credits (Credits - Deficits): | | | | | | | -20.5 |
| | *20.5 Credits Required* | | | | | | | |

** '0' deficit value for trees indicates an exempt or invasive tree per Chapter 25, Sec. 25-52.*

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## PARCEL 12

DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| 265 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 267 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 268 | Camphor | 10 | | | 10 | 0 | 0 | 0 |
| 269 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 270 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 271 | Palm | 14 | | | 14 | 1.5 | 0 | 0 |
| 272 | Live Oak | 20 | | | 20 | 2 | 0 | 0 |
| 273 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 274 | Palm | 19 | | | 19 | 1.5 | 0 | 1 |
| 275 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 276 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 277 | Live Oak | 17 | | | 17 | 1.5 | 0 | 0 |
| 278 | Live Oak | 18 | | | 18 | 1.5 | 0 | 0 |
| 279 | Palm | 16 | | | 16 | 1.5 | 0 | 1 |
| 280 | Palm | 15 | | | 15 | 1.5 | 0 | 1 |
| 281 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 282 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 284 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 285 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 286 | NOT USED | | | | | | 0 | |
| 287 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 288 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 289 | Palm | 13 | | | 13 | 1.5 | 0 | 0 |
| 290 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 291 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| | TOTAL | 317 | 0 | 0 | 317 | 30 | 0 | 7 |
| | TOTAL DEFICITS | | | | | | | 37 |

CREDIT POINTS FOR PRESERVED TREES

| Tree ID | Species | Preserved DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL CREDITS | | | | | | | 0 |
| | Excess Tree Credits (Credits - Deficits): | | | | | | | -37 |
| | *37 Credits Required* | | | | | | | |

** '0' deficit value for trees indicates an exempt or invasive tree per Chapter 25, Sec. 25-52.*

## PARCEL 13

DEFICIT POINTS FOR REMOVED TREES

| Tree ID | Species | Removed DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Deficit | Cedar | Palm>12' |
|---|---|---|---|---|---|---|---|---|
| 292 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 293 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 294 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 295 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 296 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| 297 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| 298 | Palm | 17 | | | 17 | 1.5 | 0 | 1 |
| 299 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 300 | Wax Myrtle | 14 | | | 14 | 0 | 0 | 0 |
| 301 | Wax Myrtle | 14 | | | 14 | 0 | 0 | 0 |
| 302 | Palm | 7 | | | 7 | 1 | 0 | 0 |
| 303 | Palm | 9 | | | 9 | 1 | 0 | 0 |
| 305 | Tallow | 8 | | | 8 | 0 | 0 | 0 |
| 306 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 307 | Palm | 11 | | | 11 | 1 | 0 | 0 |
| 308 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| 309 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 310 | Palm | 10 | | | 10 | 1 | 0 | 0 |
| 311 | Palm | 8 | | | 8 | 1 | 0 | 0 |
| | TOTAL | 191 | 0 | 0 | 191 | 16.5 | 0 | 1 |
| | TOTAL DEFICITS | | | | | | | 17.5 |

CREDIT POINTS FOR PRESERVED TREES

| Tree ID | Species | Preserved DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL CREDITS | | | | | | | 0 |
| | Excess Tree Credits (Credits - Deficits): | | | | | | | -17.5 |
| | *17.5 Credits Required* | | | | | | | |

** '0' deficit value for trees indicates an exempt or invasive tree per Chapter 25, Sec. 25-52.*

## PARCEL 14

DEFICIT POINTS FOR REMOVED TREES

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

NO CREDIT POINTS FOR NON-IMPACTED TREES

| Tree ID | Species | Preserved DBH Trunk 1 | Trunk 2 | Trunk 3 | Total | Credit | Cedar | Native |
|---|---|---|---|---|---|---|---|---|
| 304 | Palm | 15 | | | 15 | 0 | 0 | 0 |
| 312 | Palm | 10 | | | 10 | 0 | 0 | 0 |
| 313 | Palm | 9 | | | 9 | 0 | 0 | 0 |
| 314 | Palm | 11 | | | 11 | 0 | 0 | 0 |
| 315 | Palm | 9 | | | 9 | 0 | 0 | 0 |
| 317 | Palm | 8 | | | 8 | 0 | 0 | 0 |
| 318 | Palm | 9 | | | 9 | 0 | 0 | 0 |
| 319 | Palm | 10 | | | 10 | 0 | 0 | 0 |
| 320 | Palm | 11 | | | 11 | 0 | 0 | 0 |
| 321 | Elm | 26 | | | 26 | 0 | 0 | 0 |
| 322 | Palm | 15 | | | 15 | 0 | 0 | 0 |
| 323 | Palm | 10 | | | 10 | 0 | 0 | 0 |
| 324 | Palm | 8 | | | 8 | 0 | 0 | 0 |
| 325 | Palm | 14 | | | 14 | 0 | 0 | 0 |
| 326 | Palm | 16 | | | 16 | 0 | 0 | 0 |
| 327 | Palm | 14 | | | 14 | 0 | 0 | 0 |
| 328 | Palm | 13 | | | 13 | 0 | 0 | 0 |
| 329 | Palm | 9 | | | 9 | 0 | 0 | 0 |
| 330 | Palm | 13 | | | 13 | 0 | 0 | 0 |
| 331 | Cedar | 8 | | | 8 | 0 | 1 | 0 |
| 332 | Cedar | 8 | | | 8 | 0 | 1 | 0 |
| 333 | Cedar | 6 | | | 6 | 0 | 1 | 0 |
| 334 | Live Oak | 23 | | | 23 | 0 | 0 | 0 |
| 335 | Live Oak | 24 | | | 24 | 0 | 0 | 0 |
| 336 | Palm | 13 | | | 13 | 0 | 0 | 0 |
| 337 | Live Oak | 13 | | | 13 | 0 | 0 | 0 |
| 338 | Live Oak | 12 | | | 12 | 0 | 0 | 0 |
| 343 | Live Oak | 11 | | | 11 | 0 | 0 | 0 |
| 344 | Live Oak | 6 | | | 6 | 0 | 0 | 0 |
| 345 | Live Oak | 10 | | | 10 | 0 | 0 | 0 |
| 348 | Live Oak | 10 | 10 | | 20 | 0 | 0 | 0 |
| 349 | Live Oak | 11 | | | 11 | 0 | 0 | 0 |
| 350 | Palm | 13 | | | 13 | 0 | 0 | 0 |
| 351 | Palm | 13 | | | 13 | 0 | 0 | 0 |
| 352 | Live Oak | 9 | | | 9 | 0 | 0 | 0 |
| 353 | Live Oak | 16 | | | 16 | 0 | 0 | 0 |
| 354 | Live Oak | 11 | | | 11 | 0 | 0 | 0 |
| 355 | Palm | 13 | | | 13 | 0 | 0 | 0 |
| 356 | Live Oak | 20 | 15 | | 35 | 0 | 0 | 0 |
| 357 | Palm | 15 | | | 15 | 0 | 0 | 0 |
| 358 | Live Oak | 18 | | | 18 | 0 | 0 | 0 |
| 359 | Oak | 18 | | | 18 | 0 | 0 | 0 |
| 360 | Live Oak | 10 | 15 | | 25 | 0 | 0 | 0 |
| 361 | Live Oak | 10 | | | 10 | 0 | 0 | 0 |
| 362 | Live Oak | 18 | | | 18 | 0 | 0 | 0 |
| 363 | Live Oak | 6 | | | 6 | 0 | 0 | 0 |
| 364 | Live Oak | 22 | | | 22 | 0 | 0 | 0 |
| 365 | Palm | 10 | | | 10 | 0 | 0 | 0 |
| 366 | Palm | 9 | | | 9 | 0 | 0 | 0 |
| 367 | Palm | 10 | | | 10 | 0 | 0 | 0 |
| 368 | Palm | 9 | | | 9 | 0 | 0 | 0 |
| 369 | Palm | 8 | | | 8 | 0 | 0 | 0 |
| 403 | Palm | 11 | | | 11 | 0 | 0 | 0 |
| 404 | Live Oak | 12 | | | 12 | 0 | 0 | 0 |
| 405 | Oak | 11 | | | 11 | 0 | 0 | 0 |
| 406 | Oak | 8 | | | 8 | 0 | 0 | 0 |
| 407 | Live Oak | 9 | | | 9 | 0 | 0 | 0 |
| 411 | Live Oak | 6 | | | 6 | 0 | 0 | 0 |
| 412 | Oak | 11 | | | 11 | 0 | 0 | 0 |
| 413 | Oak | 8 | | | 8 | 1 | 0 | 0 |
| 414 | Oak | 6 | | | 6 | 2 | 0 | 0 |
| 421 | Live Oak | 22 | | | 22 | 0 | 0 | 0 |
| | | 747 | 40 | 0 | 787 | | | |

CREDIT POINTS FOR PRESERVED TREES

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

PONCE COMMERCIAL MITIGATION CALCULATIONS SUMMARY

| | DEFICITS | CREDITS |
|---|---|---|
| SPINE ROADS & STORM PONDS | -81 | 405 |

PRO-RATA PARCEL SHARE OF PARCEL DEFICITS

| PARCEL | SIZE | % ALL PARCELS | DEFICITS | CREDITS |
|---|---|---|---|---|
| PARCEL 1 | 1.00 | 8% | 0.0 | 0 |
| PARCEL 2 | 0.92 | 7% | -22.5 | 0 |
| PARCEL 3 | 0.52 | 4% | -13.0 | 0 |
| PARCEL 4 | 0.80 | 6% | -10.5 | 0 |
| PARCEL 5 | 1.09 | 8% | -63.0 | 0 |
| PARCEL 6 | 1.60 | 12% | -56.0 | 0 |
| PARCEL 7 | 0.90 | 7% | -27.0 | 0 |
| PARCEL 8 | 0.90 | 7% | -2.5 | 0 |
| PARCEL 9 | 2.00 | 15% | -2.5 | 0 |
| PARCEL 10 | 1.10 | 8% | -52.0 | 0 |
| PARCEL 11 | 0.69 | 5% | -20.5 | 0 |
| PARCEL 12 | 0.68 | 5% | -37.0 | 0 |
| PARCEL 13 | 1.00 | 8% | -17.5 | 0 |
| | 13.20 | 100% | -324.0 | 0 |
| TOTALS: Spine Road + Parcels: | | | -405.0 | 405 |
| Excess Credits: (Credits - Deficits): | | | | 0.0 |


DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

LANDSCAPE ARCHITECTURE / LAND PLANNING
541 Clearwater Street, Neptune Beach, FL
Phone: (904) 247-7729 Fax: (904) 373-9177
www.gordondesign.com LC 0000397


PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

MITIGATION CALCULATIONS

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS |

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

© LATEST DATE HEREON
SHEET NO.
L4.2

C:\Work\2024\24117 – Ponce Commercial\24117.dwg May 15, 2025 – 9:30am

TERRA WORX
Land Group Inc.

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

# MADEIRA
# COMMERCIAL PROPERTIES
# TREE ASSESSMENT

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



**Table of Contents**

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Purpose and Use of the Report.....page 3
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**Summary**
Terraworx Land Group, Inc. (TLG), was tasked to assess the health and condition of the trees located between US Highway 1 N, Poinciana Avenue, Ponce Island Drive and Maralinda Drive. north of the City of St. Augustine, Florida. I used the information from a previous tree inventory about 15-17 years old, that included 425 trees. These include Slash pine (*Pinus elliottii*), Cabbage palm (*Sabal palmetto*), Red maple (*Acer rubrum*), Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), Loblolly bay (*Gordonia lasianthus*), and Red cedar (*Juniperus spp.*).
For this reassessment I looked over the data and projected out the probable growth of the different species of trees that might be considered a significant tree. Trees such as the Slash pine and Cabbage palm were removed from reassessing because they are not considered significant trees. This brought the trees to be reassessed down to ninety-nine (99). They include the Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), Red maple (*Acer rubrum*), Loblolly bay (*Gordonia lasianthus*), and Red cedar (*Juniperus spp.*). These trees measured from 6 to 30 inches in DBH 15-17 years ago.
After ground truthing and remeasuring and assessing for health the ninety-nine (99) trees only twenty-seven (27) meet the significant tree definition. They include the Live oak (*Quercus virginiana*), Laurel oak (*Quercus hemisphaerica*), American elm (*Ulmus americana*), and Red cedar (*Juniperus spp.*).

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

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

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

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



## OLD TREE SURVEY

| Tree Number | DBH | Species |
|---|---|---|
| 1 | 31" | Oak |
| 2 | 9" | Bay |
| 3 | 9" | Bay |
| 4 | 10" | Oak |
| 5 | 10" | Oak |
| 6 | 10" | Oak |
| 7 | 10" | Bay |
| 8 | 9" | Bay |
| 9 | 9" | Oak |
| 10 | 6" | Oak |
| 11 | 8" | Oak |
| 12 | 13" | Oak |
| 13 | 11" | Bay |
| 14 | 8" | Oak |
| 15 | 6" | Oak |
| 16 | 6" | Oak |
| 17 | 8" | Oak |
| 18 | 8" | Oak |
| 19 | 8" | Oak |
| 20 | 10" | Oak |
| 21 | 10" | Bay |
| 22 | 11",7",13" | Bay |
| 23 | 11" | Live oak |
| 24 | 15",20" | Live oak |
| 25 | 14",22" | Live oak |
| 26 | 8" | Live oak |
| 27 | 8" | Live oak |
| 28 | 8" | Live oak |
| 29 | 8" | Live oak |
| 30 | 11" | Live oak |
| 31 | 11" | Live oak |
| 32 | 13" | Live oak |
| 33 | 16" | Live oak |
| 34 | 18" | Live oak |
| 35 | 17" | Live oak |
| 36 | 6" | Red maple |
| 37 | 18" | Live oak |
| 38 | 6" | Live oak |
| 39 | 22" | Live oak |
| 40 | 34" | Laurel oak |
| 41 | 12",10",21" | Live oak |
| 42 | 26" | Laurel oak |
| 43 | 25" | Live oak |
| 44 | 7" | Red cedar |
| 45 | 10",10" | Red cedar |
| 46 | 11" | Oak |
| 47 | 14" | Oak |
| 48 | 20" | Oak |
| 49 | 8" | Oak |
| 50 | 8" | Red cedar |
| 51 | 8" | Red cedar |
| 52 | 6" | Red cedar |
| 53 | 8" | Live oak |
| 54 | 10" | Live oak |
| 55 | 10" | Live oak |
| 56 | 12" | Live oak |
| 57 | 13" | Live oak |
| 58 | 21" | Live oak |
| 59 | 14",14" | Live oak |
| 60 | 13" | Live oak |
| 61 | 13" | Oak |
| 62 | 20" | Live oak |
| 63 | 12",15" | Live oak |
| 64 | 10",15" | Live oak |
| 65 | 15" | Oak |
| 66 | 6" | Live oak |
| 67 | 8" | Live oak |
| 68 | 9" | Oak |
| 69 | 8" | Oak |
| 70 | 7" | Oak |
| 71 | 11" | Live oak |
| 72 | 16" | Live oak |
| 73 | 9" | Live oak |
| 74 | 10",10" | Live oak |
| 75 | 11" | Live oak |
| 76 | 10" | Live oak |
| 77 | 6" | Live oak |
| 78 | 11" | Live oak |
| 79 | 12" | Live oak |
| 80 | 11" | Oak |
| 81 | 8" | Oak |
| 82 | 12" | Live oak |
| 83 | 9" | Live oak |
| 84 | 15" | Oak |
| 85 | 6" | Live oak |
| 86 | 8" | Oak |
| 87 | 6" | Oak |
| 88 | 17" | Live oak |
| 89 | 7" | Oak |
| 90 | 15" | Oak |
| 91 | 9" | Oak |
| 92 | 16" | Live oak |
| 93 | 20" | Oak |
| 94 | 6" | Oak |
| 95 | 11" | Oak |
| 96 | 7" | Oak |
| 97 | 7" | Red cedar |
| 98 | | Oak |
| 99 | | Oak |

NOT APPLICABLE



NOT APPLICABLE

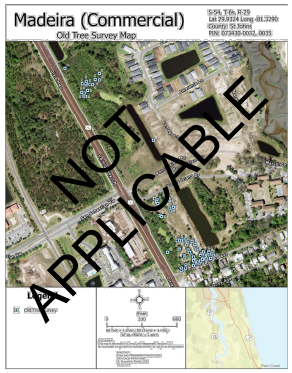


## 2024 TREE SURVEY

| Tree Number | DBH | Species | Health |
|---|---|---|---|
| 1 | 39" | Live oak | Fair |
| 17 | 24" | Laurel oak | Fair |
| 18 | 19" | Laurel oak | Poor |
| 22 | 25" | Live oak | Good |
| 24 | 20" | Live oak | Fair |
| 25 | 38" | Live oak | Good |
| 33 | 18" | Live oak | Fair |
| 36 | 29" | American elm | Good |
| 37 | | Live oak | Poor |
| 39 | 22 | Live oak | |
| 40 | 39" | Laurel oak | Fair |
| 41 | 14",15" | Live oak | Good |
| 42 | | Laurel oak | Poor |
| 43 | | | Good |
| 45 | 11",11" | | Good |
| 48 | 21" | | Good |
| 49 | 22" | Laurel oak | Poor |
| 53 | 19" | Live oak | Good |
| 58 | 23" | Live oak | Good |
| 59 | 24" | Live oak | Good |
| 61 | 17",15" | Live oak | Good |
| 62 | 22" | Live oak | Good |
| 63 | 18" | Laurel oak | Poor |
| 64 | 19" | Laurel oak | Good |
| 65 | 23" | Live oak | Fair |
| 66 | 19" | Live oak | Good |

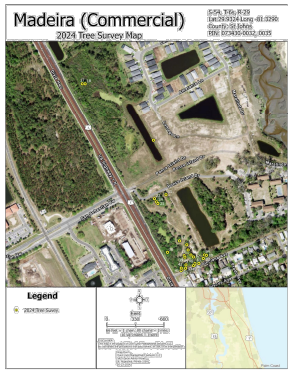
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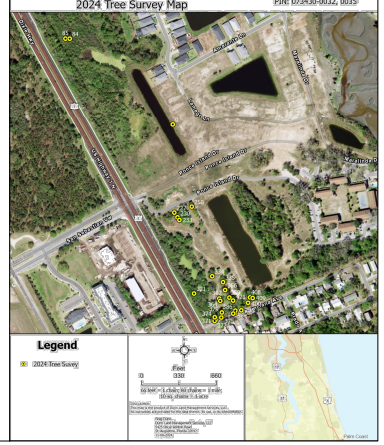







| Old Survey Info | | New DATA 2024 | | |
|---|---|---|---|---|
| Brett's #'s | DBH & Species | DBH | Health | Name (Species) |
| 0 | 31" OAK | 39" | Fair | Live oak |
| 85 | 9" OAK | 24" | Fair | Laurel oak |
| 84 | 11" OAK | 19" | Poor | Laurel oak |
| 227 | 11",11",13" LIVE OAK | 25" | Good | Live oak |
| 230 | 15",20" LIVE OAK | 20" | Fair | Live oak |
| 233 | 14",22" LIVE OAK | 38" | Good | Live oak |
| 250 | 16" LIVE OAK | 18" | Fair | Live oak |
| 321 | 6" MAPLE | 26" | Good | American elm |
| 362 | 18" LIVE OAK | 18" | Poor | Live oak |
| 364 | 22" LIVE OAK | 22" | Good | Live oak |
| 372 | 34" LAUREL OAK | 39" | Fair | Laurel oak |
| 371 | 12",10",21" LIVE OAK | 14",19",15" | Good | Live oak |
| 374 | 26" LAUREL OAK | 29" | Fair | Laurel oak |
| 375 | 25" LIVE OAK | 30" | Good | Live oak |
| 379 | 10",10" RED CEDAR | 11",11" | Good | Cedar |
| 385 | 11" OAK | 21" | Good | Live oak |
| 388 | 20" OAK | 22" | Poor | Laurel oak |
| 389 | 6" OAK | 19" | Good | Live oak |
| 334 | 23" LIVE OAK | 23" | Good | Live oak |
| 335 | 21" LIVE OAK | 24" | Good | Live oak |
| 356 | 14",14" LIVE OAK | 20",15" | Good | Live oak |
| 359 | 13" OAK | 18" | Good | Live oak |
| 421 | 20" LIVE OAK | 22" | Good | Live oak |
| 388 | 15" OAK | 18" | Poor | Laurel oak |
| 408 | 15" OAK | 19" | Good | Laurel oak |
| 409 | 17" LIVE OAK | 23" | Fair | Live oak |
| 400 | 16" LIVE OAK | 19" | Good | Live oak |

NOTES:
1. Tree 0 is off the property, and is not included in the calculations.
2. This table replaces the table to the left (Page 6 of 9), and the column "Brett's #'s" refers to the Tree ID in the tables on sheet L4.1
3. Trees listed as "Good" or "Fair" are not exempted from mitigation.
4. Trees listed as "Poor" are exempted from mitigation, and show a value of "0" in the tables on sheet L4.1.




NOTES:
1. This map replaces the map to the left (Page 8 of 9), and uses "Brett's #'s" (left) to replace the tree identifier in the map.

**Certification of Performance**
I, Greg Dunn, certify that:
I have personally inspected the trees referred to in this report and have stated my findings accurately.
I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the party or parties involved.
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees, below ground or are not visible from the vantage point of standing on the ground. Arborists cannot guarantee that a tree will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed.
I reserve the right to change my reports/opinions on the basis of new or different evidence.
I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and am an ISA Certified Arborist FL-6431A and Tree Risk Assessment Qualified.
Signed: October 23, 2024

*Greg Dunn*

C:\Work\2024\24117 – Ponce Commercial\24117.dwg May 15, 2025 – 9:30am

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
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PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

ARBORIST'S REPORT

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS. |
| |
| |
| |
| |
| PLOT DATE: |
| DRAWN BY: BMG |
| DESIGNED BY: BMG |
| CHECKED BY: BMG |
| SCALE: AS NOTED |
| JOB NO.: 2188.001 |
| @ LATEST DATE HEREON |

SHEET NO.
L4.2

## PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | CAL | | QTY |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | JS | Juniperus silicicola / Southern Red Cedar Min. 12'-14' ht. x 4'-5' sprd. | - | 3"-Cal. | | 14 |
| | PE2 | Pinus elliottii / Slash Pine Min. 10'-12' ht. x 3'-4' sprd. | 30-Gallon | 2"-Cal. | | 22 |
| | PE3 | Pinus elliottii / Slash Pine Min. 12'-14' ht. x 4'-5' sprd. | 45-Gallon | 3"-Cal. | | 22 |
| | QV4 | Quercus virginiana / Southern Live Oak Min.16'-19' ht. x 7'-9' sprd | - | 4"-Cal. | | 60 |
| | TD | Taxodium distichum / Bald Cypress Min. 12'-15' ht., x 4'-6' sprd. | - | 4"-Cal. | | 19 |
| PALMS | | | | | | |
| | SP | Sabal palmetto / Cabbage Palmetto Staggered CT hts., regen.. | 8` - 18` CT | | | 7 |
| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | | SPACING | QTY |
| SHRUBS | | | | | | |
| | VO7 | Viburnum odoratissimum / Sweet Viburnum Min. 36" ht. x 18" - 26" sprd., 4` o.c. | 7-Gallon | | 48" o.c. | 427 |
| GROUND COVERS | | | | | | |
| | BUFFER | Paspalum notatum / Bahiagrass | Sod | | | 48,627 sf |

General Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. All trees must meet minimum caliper size.

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

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

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

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

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

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

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

GENERAL LANDSCAPE NOTES

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

TRANSPLANT NOTES:

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

EARTHWORK & SITE PREPARATION

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

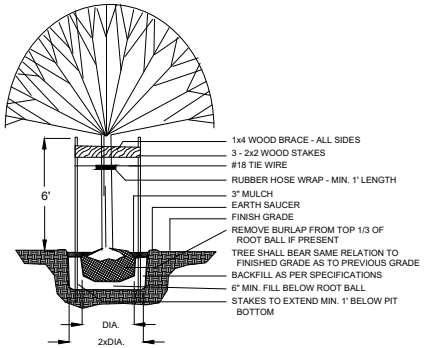
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR (in addition to those noted above):

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

TREE PLANTING CONTRACTOR IS RESPONSIBLE FOR:

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

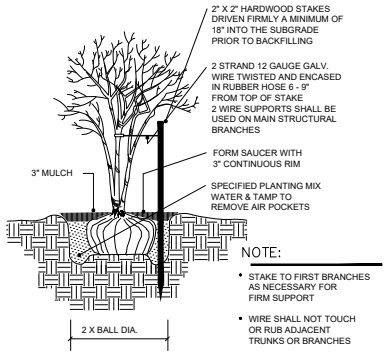
## PLANTING DETAILS




### TREE STAKING DETAIL

(FOR TREES TO 4" CAL.)

NOT TO SCALE

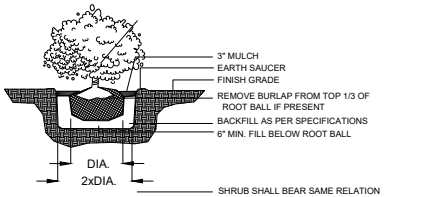



NOTE:

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

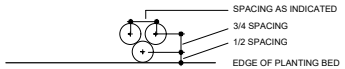
### MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE




### SHRUB PLANTING DETAIL

NOT TO SCALE




### GROUND COVER SPACING

NOT TO SCALE


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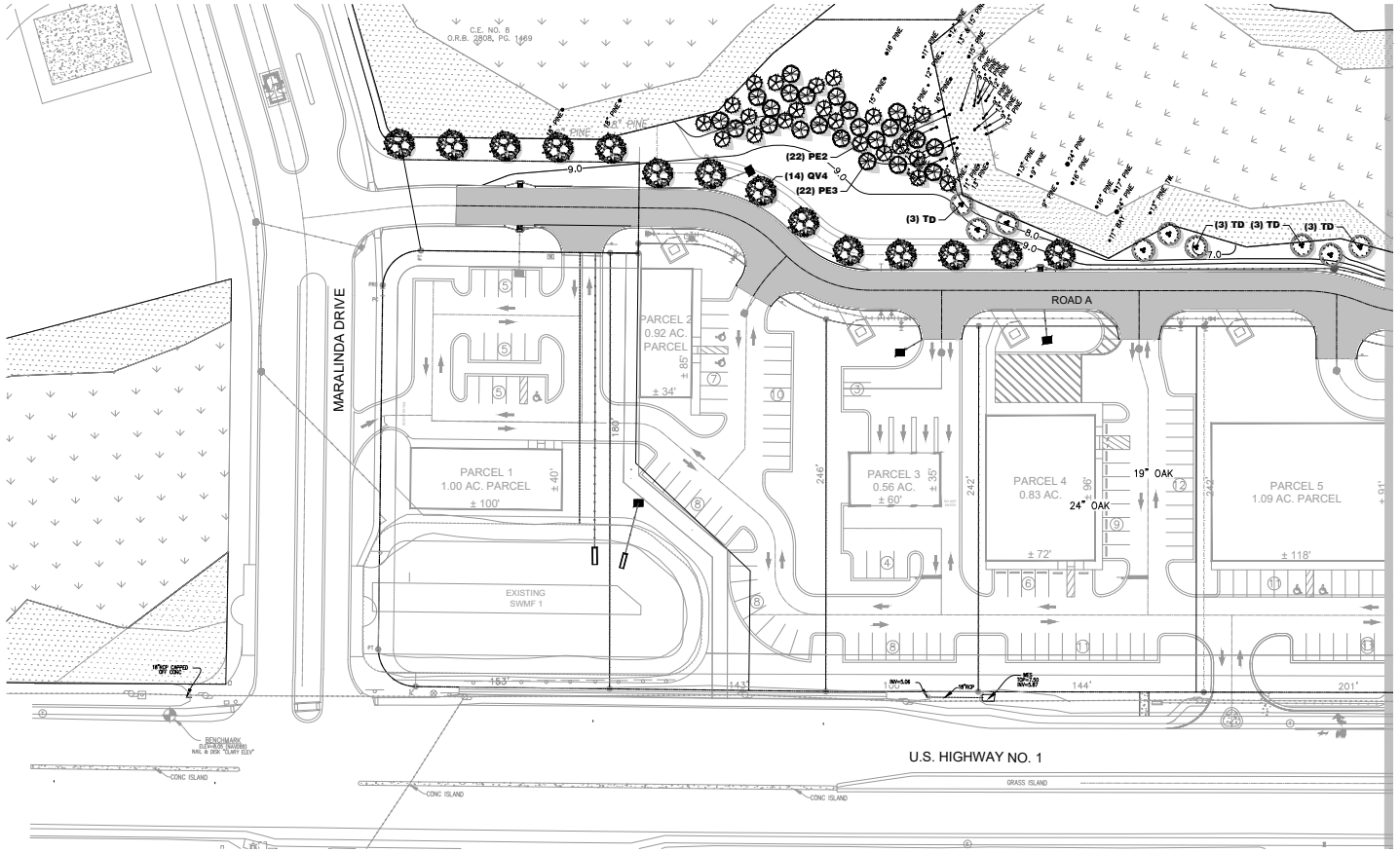

PONCE ISLAND COMMERCIAL
FOR
PONCE COMMERCIAL, LLC

LANDSCAPE GENERAL NOTES

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS. |
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PLOT DATE:
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DESIGNED BY: BMG
CHECKED BY: BMG
SCALE: AS NOTED
JOB NO.: 2188.001
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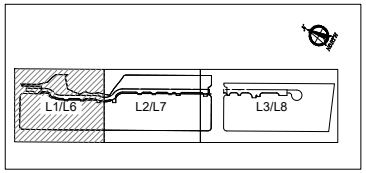

NORTH

## LEGEND

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

NOTES:

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




KEY MAP

**NOTES:**

1. See civil engineering plans for project limits and other demolition notes.
2. All trees and vegetation within project limits shall be removed except those within tree protection barricades.
3. Trees and vegetation to be removed within the dripline of trees to remain shall be removed by hand - no heavy machinery.
4. Establish tree barricades at the dripline of trees to be preserved. No construction activities, including storage, shall be permitted within the tree protection barricades.

**LEGEND:**

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

0 40 80

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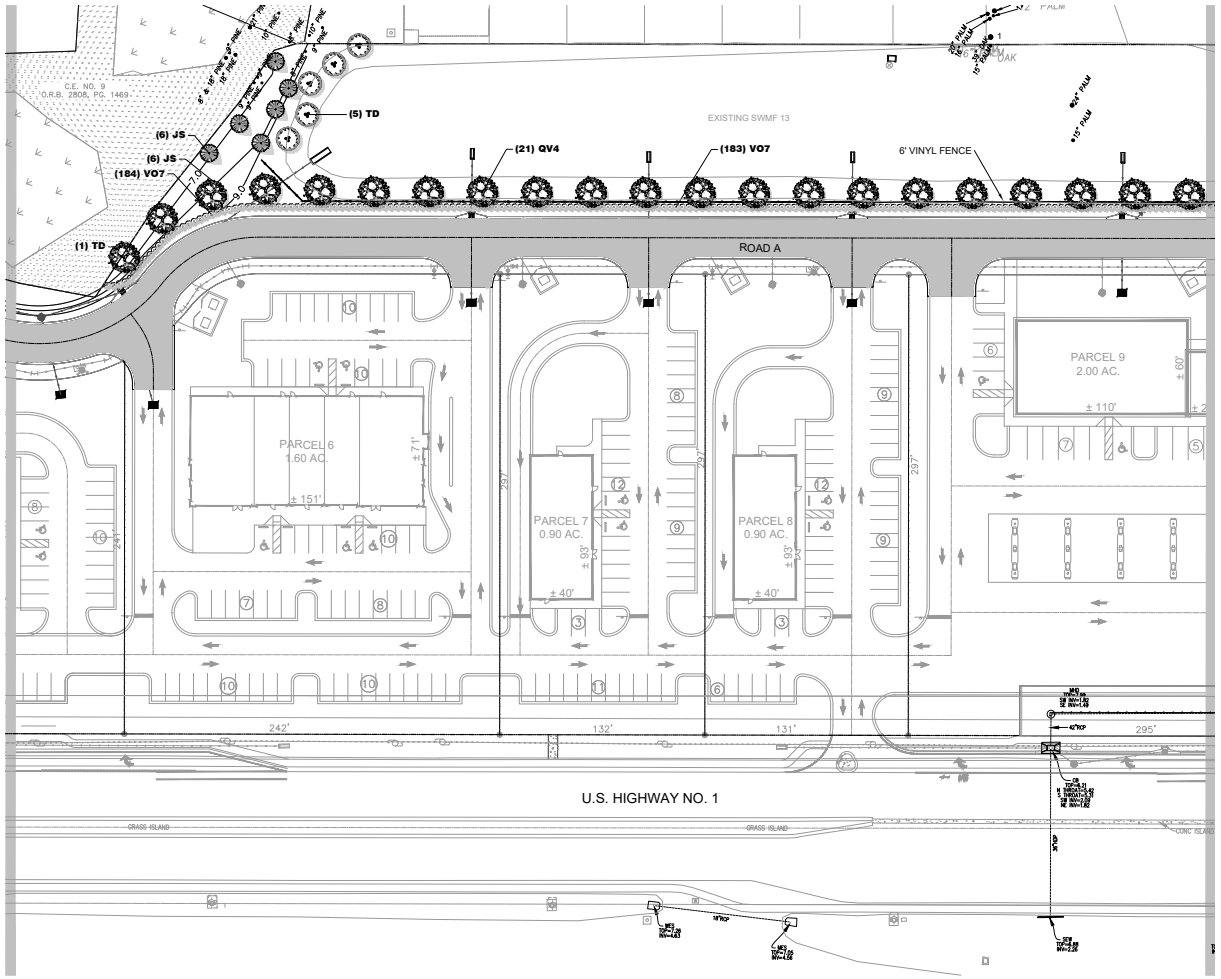
LANDSCAPE PLAN

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS. |

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

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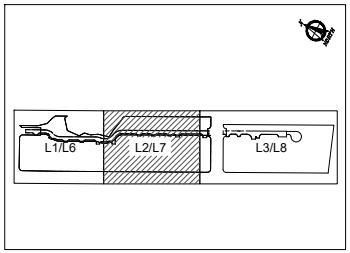

## LEGEND

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

NORTH

NOTES:

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KEY MAP

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**LEGEND:**

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

0 40 80

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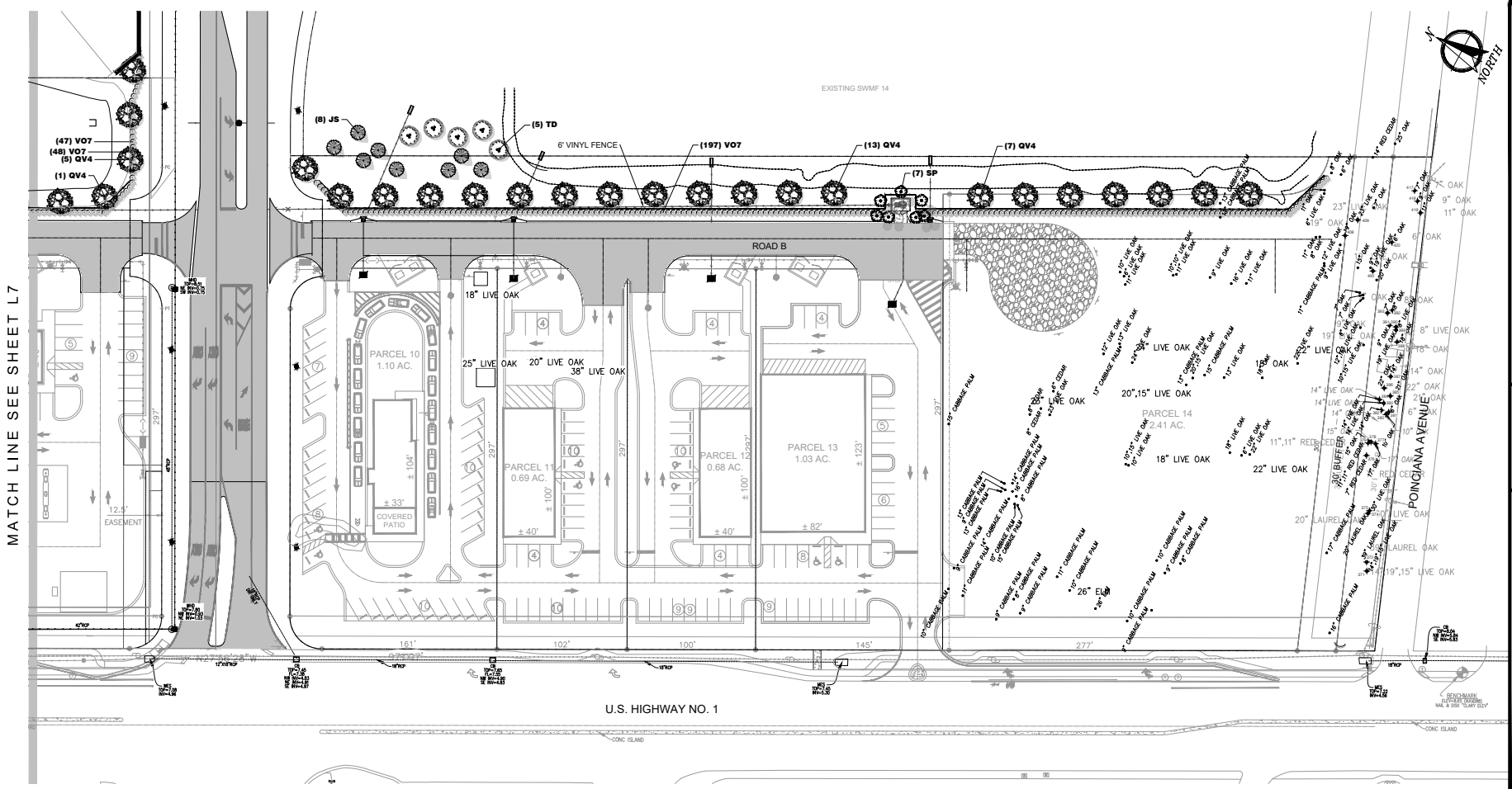
LANDSCAPE PLAN

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS |

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

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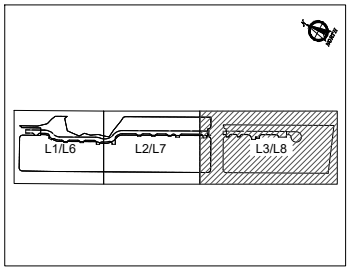



**NOTES:**

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**LEGEND:**

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




KEY MAP

## LEGEND

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

NOTES:

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0 40 80


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FOR
PONCE COMMERCIAL, LLC

LANDSCAPE PLAN

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS. |

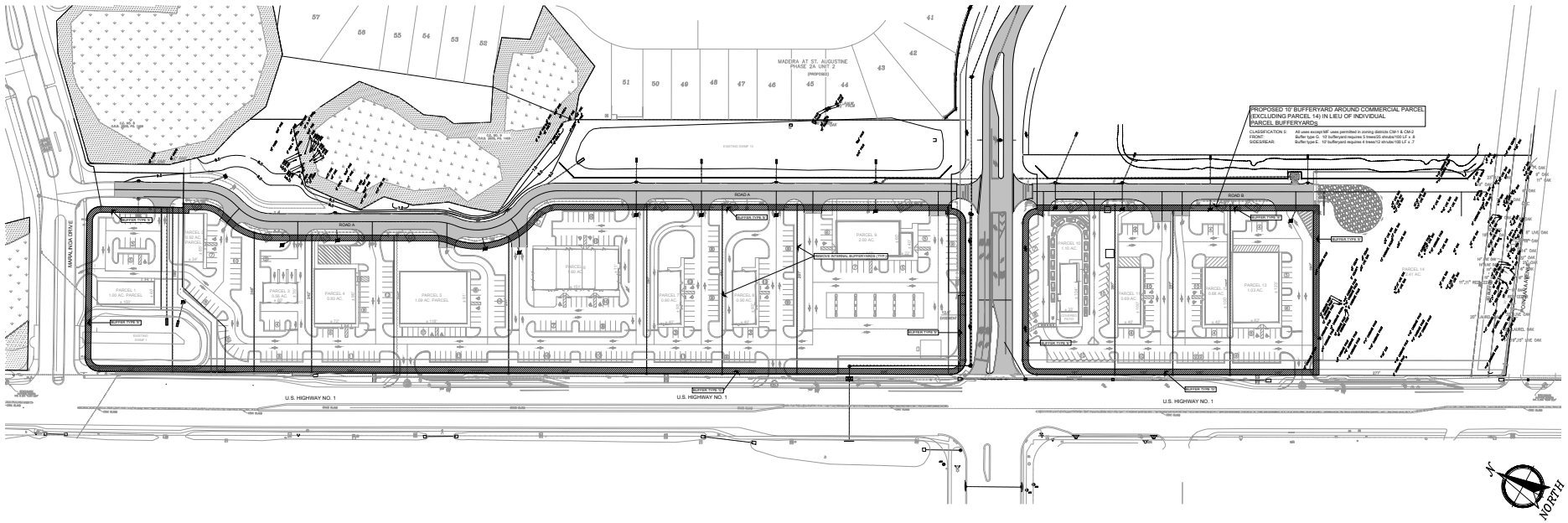
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| JOB NO.: | 2188.001 |

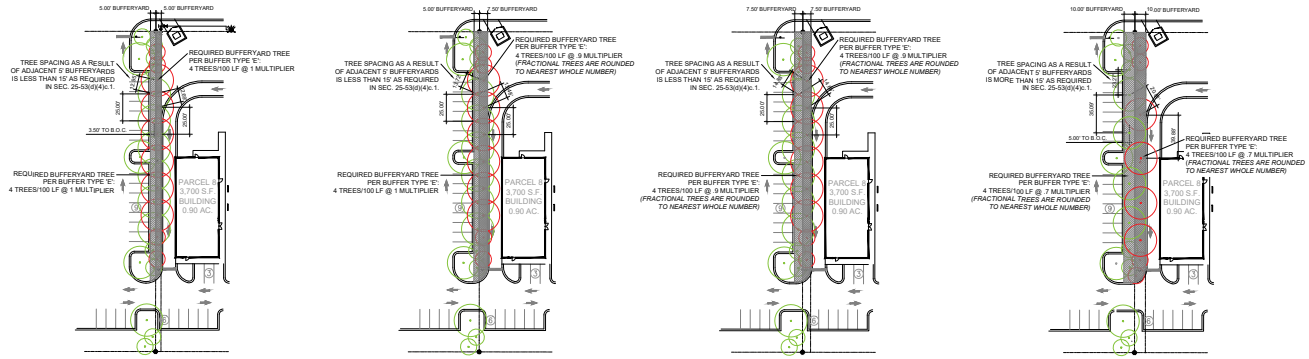
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INTERNAL BUFFERYARD CONFLICTS WITH TREE HEALTH

NO SCALE

**BUFFERYARD NOTES:**

1. Bufferyards not suitable for newly developed adjacent properties due to tree spacing requirements.

2. Tree spacing as a result of bufferyard requirements does not meet purpose and legislative intent of Sec. 25-1: *The purpose of this chapter is to establish landscape regulations* ***which achieve a healthy, beautiful*** *and safe community and implement the landscaping and conservation objectives in the Comprehensive Plan.* *Emphasis added.

3. Tree spacing as a result of bufferyard requirements, when implemented on adjacent developments, is less than the 15' minimum spacing required per Sec. 25-53(d)(4)c.1. when bufferyards are 5' or 7.5'.

4. Shade trees planted less than 20' apart in an urbanized environment do not fully development a canopy condusive to heat island effect cooling, shading, habitat creation, or effective visual screening. Such trees require more frequent maintenance, and are likely to have substantially shortened life spans.

5. Bufferyards do not incentivize developers to install larger trees than the minimum, as Sec. 25-53(d)(3) and Sec. 25-53(d)(4)c.3 both prohibit the use of required bufferyard trees from being used towards mitigation.

6. Strict application of bufferyards at the property lines are impractical and will not provide the anticipated visual screening due to existing water bodies, wetlands, and/or existing tree cover at the property boundaries. Instead, providing the bufferyards at the vehicular edges of the proposed development will allow trees to planted in areas which will provide effective visual screening.

7. Removing internal parcel bufferyards will prevent overcrowding of trees, and allow the internal landscaping requirements of Sec. 25-53(d)(5) to *"provide visual and climatic relief from broad expanses of pavement."*

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FOR
PONCE COMMERCIAL, LLC

PROPOSED BUFFERYARDS

| REVISIONS |
|---|
| 9/26/24 – COSA REVIEW |
| 10/9/24–CORRECTED CALCS |
| 11/6/24–TREE ASSESSMENT |
| 1/17/25 – TREE DEMO'S |
| 5/15/25–CORRECTED CALCS |

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# Attachment 9:

# Proposed Future Environmental Activities

September 18, 2024
File No. 09218193.00

Mr. Doug Maier
Ponce Associates, LLC
1548 The Greens Way
Suite 6
Jacksonville, FL 32250

Subject: Former Ponce De Leon Golf Course Brownfield Site
AKA Madeira Property
Commercial Parcels
St. Augustine, St. Johns County, Florida
Brownfield Site ID: BF550601001

Dear Mr. Maier:

The remedial action plan (RAP) for the above-referenced Brownfield Site, included multiple options for soil remediation to reach closure criteria under Chapter 62-780 Florida Administrative Code. These remedial options are applicable to all areas of the site, both residential and commercial. These options included source removal of impacted soil with offsite disposal, blending of impacted soil with clean fill to meet the applicable soil cleanup target level, and capping impacted soil with a minimum of 2 feet of clean soil. Each of the options could be implemented independently or in some combination with the others to satisfy regulatory requirements.

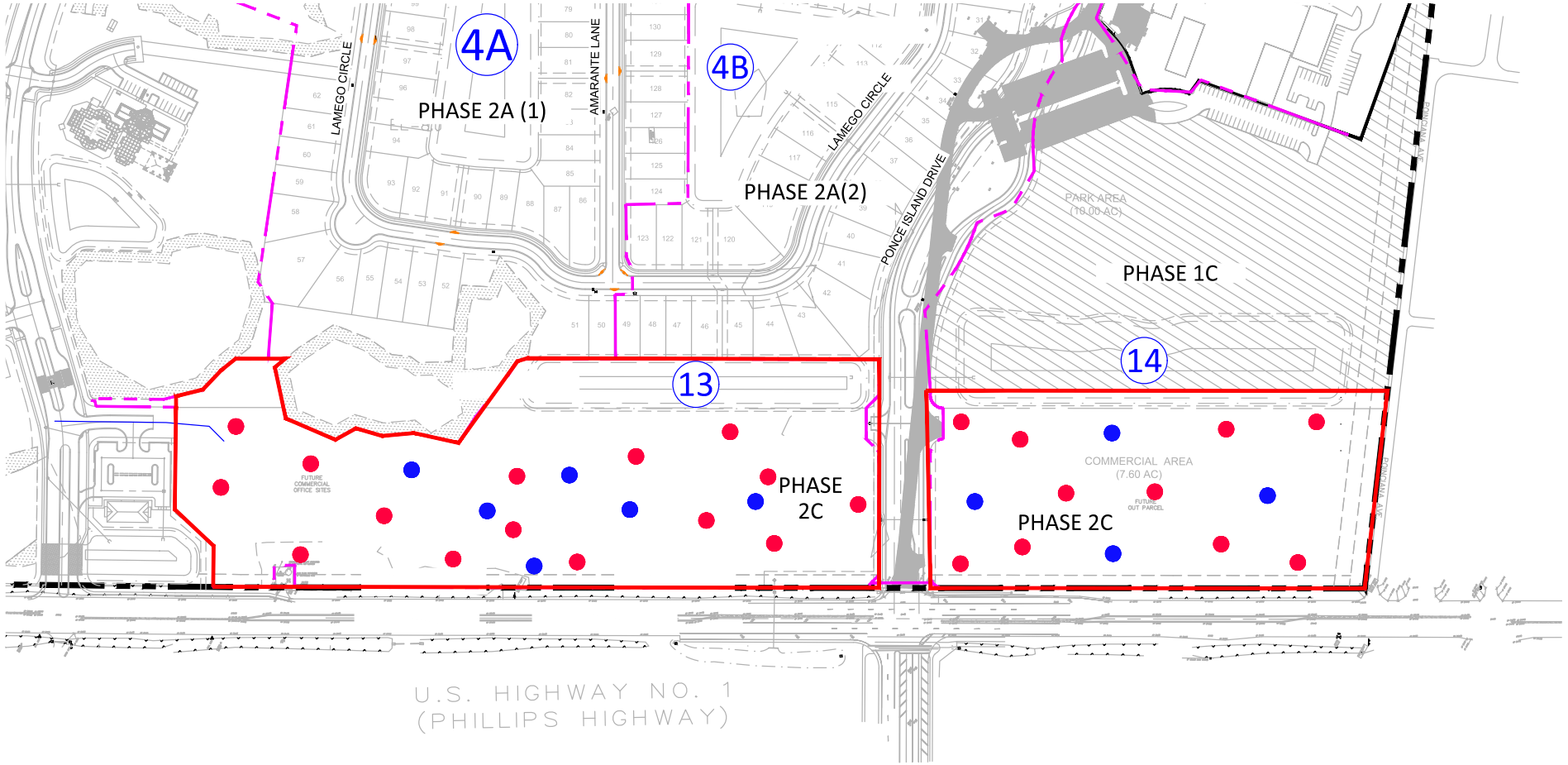
After implementation, confirmation samples may be required to confirm soil conditions meet the desired closure criteria for the area. To implement any of these remedial options it would be necessary to clear and grub these areas to expose the native soil such that the remedial option could be implemented and subsequent testing could be completed, if needed.

Please let me know if this clarifies your questions regarding soil remediation at the Former Ponce De Leon Golf Course Brownfield Site.

Sincerely,

Kirk A. Blevins
Project Director
SCS Engineers

F:\PROJECT\09218193.00\Drawings\2024 Figures\09218193.00_Phase 2C Draft Soil Sampling Plan.dwg Oct 21, 2024 – 4:01pm Layout Name: FIGURE 1 – SOIL SAMPLING PLAN By: scheek




NOTES:
1.MITIGATION ZONE TO INCLUDE SOURCE REMOVAL, SOIL BLENDING, SOIL CAPPING, AND/OR GROUNDWATER REMEDIAL ACTIVITIES, AS NEEDED TO MEET ENVIRONMENTAL REGULATORY CRITERIA FOR CLOSURE.

2.FINAL INSTITUTIONAL CONTROLS - TO BE DETERMINED

3.GROUNDWATER RESTRICTION - TO BE DETERMINED

LEGEND

- PROPERTY BOUNDARY LINE
- PHASE LINE
- MITIGATION ZONE
- 14 POND ID
- PROPOSED GROUNDWATER SAMPLING LOCATION (6 IN NORTH PARCEL) (4 IN SOUTH PARCEL)
- PROPOSED SOIL BORING LOCATION (15 IN NORTH PARCEL) (10 IN SOUTH PARCEL)

N

0 100 200

1" = 200'

**PROPOSED FUTURE ENVIRONMENTAL ACTIVITIES**

**MADEIRA SUBDIVISION PHASE 2C**

FIGURE 1 | DATE: OCT 2024

**SCS ENGINEERS**

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2024 | 5.b. | PZB2025-0021 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 21 Hybiscus Avenue | 149870-0221 |

## Site & Background Information

| | |
|---|---|
| **Applicant** | Kenan Wang<br>c/o TWP Management LLC |
| **Owner:** | Lifang and MeiHua He |
| **Property Class:**<br>**(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 1,696 square foot single-family home and the removal of 14 trees including one (1) significant tree.

The applicant last appeared before the Board on May 6, 2025. The PZB continued the application so that the applicant could provide additional information. The Planning and Zoning Board requested a site plan with trees identified by type and dbh and their status as to be retained or removed with the house footprint and limits of fill overlayed. On the same plan the Board would like the trees numbered to match an arborist report with the trees' condition. The arborist report and site plan should have consistent information in a larger format. The applicant has provided the requested 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**<br><br>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:<br><br>1. Appropriate justification for the proposed alteration is provided to the City;<br><br>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;<br><br>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;<br><br>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 | 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.<br><br>The applicant has provided a Mitigation Reservation with SJRWMD to mitigate wetland impacts. |

| Conservation and Coastal Management | Goal, Policy, or Objective | Staff Analysis |
|---|---|---|
| | 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**<br><br>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**<br><br>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**<br><br>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. |

| Conservation and Coastal Management | Goal, Policy, or Objective | Staff Analysis |
|---|---|---|
| **Preserve Wildlife** | **CCM Policy 2.5.3**<br><br>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 eighteen (18) trees on the property. The application also included a tree plan showing 18 trees on the site with the footprint of the house and fill overlayed. The applicant also included a tree mitigation table depicting 14 trees to be removed and 4 trees to be retained for a total of 18 trees.**

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

**Unknown**

*(9) Effect of shade on vegetation and shellfish.*

**Not applicable to this site.**

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

**Not applicable to this site.**

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

**Not applicable to this site.**

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

**The proposed single-family home would be less than seventy-five percent of the lot at approximately 65%.**

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

**The applicant provided an arborist report for eighteen (18) trees on the property. The application also included a tree plan showing 18 trees on the site with the footprint of the house and fill overlayed. The submitted tree mitigation table depicts 14 trees to be removed and 4 trees to be retained for a total of 18 trees and a positive number of tree credits.**

***(****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.

**Two (2) trees (#1 and #12) proposed to be removed are not within the footprint of the house, driveway or fill. The arborist report identifies tree #1 as a Sugarberry (8 in. DBH) in good health. Tree # 12 is a Laurel Oak (6 in. DBH) in poor condition with a recommendation for removal. Three (3) additional trees are along the perimeter of the limits of fill (#9, #10, and #11). These trees are listed as a Cabbage Palm, Sugarberry and Laurel Oak are all in good health and could possibly be retained if protected by a tree well.**

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. Trees #1 and #2 are not within the footprint of construction, while Trees #9, #10, #11 are within close proximity to the 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 (#8). The 15-inch Water Oak is listed in the arborist report in good condition but is located withing the footprint of the home. The applicant is also requesting to remove 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.**

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 is proposing to remove 14 trees on the property. One (1) tree is an invasive species and is recommended for removal. Nine (9) of the trees are clearly within the footprint of the house or fill. Two (2) are outside and tree #1 is a candidate for retaining. While three (3) additional trees (#9, #10, and #11) are along the perimeter of the limits of fill and could possibly be preserved if protected by a tree well.**

*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 14 trees at 11deficits and retain four trees for 12 credits giving one positive tree credit. This application is 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 |
| 5" Sugar Berry | 3+ dbh | 0.5 | | | |
| 6" Laurel Oak | 3+ dbh | 0.5 | | | |
| 6" Laurel Oak | 3+ dbh | 0.5 | | | |
| **15" Water Oak** | **12+ dbh** | **1.5** | | | |
| 6" Cabbage Palm | 3+ dbh | 0.5 | | | |
| 10" Codom. Sugar Berry | 7+ dbh | 1 | | | |
| 6" Laurel Oak | 3+ dbh | 0.5 | | | |
| 6" Laurel Oak | 3+ dbh | 0.5 | | | |
| 10" Camphor (Invasive) | | | | | |
| 13" Sugar Berry | 12+ | 1.5 | | | |
| | Deficits | -11 | | Retaining Credits | 12 |
| | | | | Total Credits | **1** |

**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 with 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 provided an updated arborist report consistent with the tree survey.**

**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.

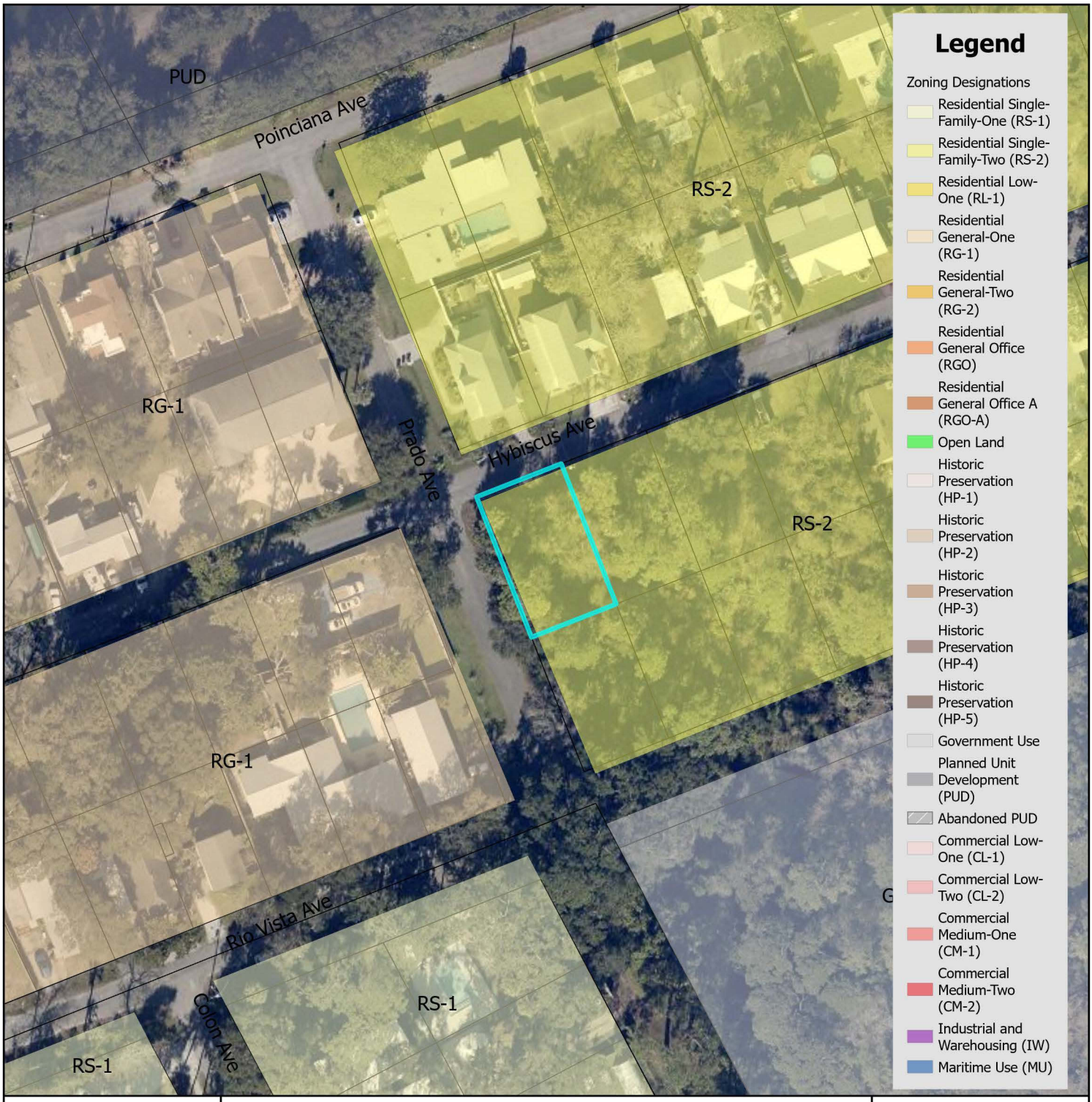
**Attachments**

1. Site Maps and Photos
2. New 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.

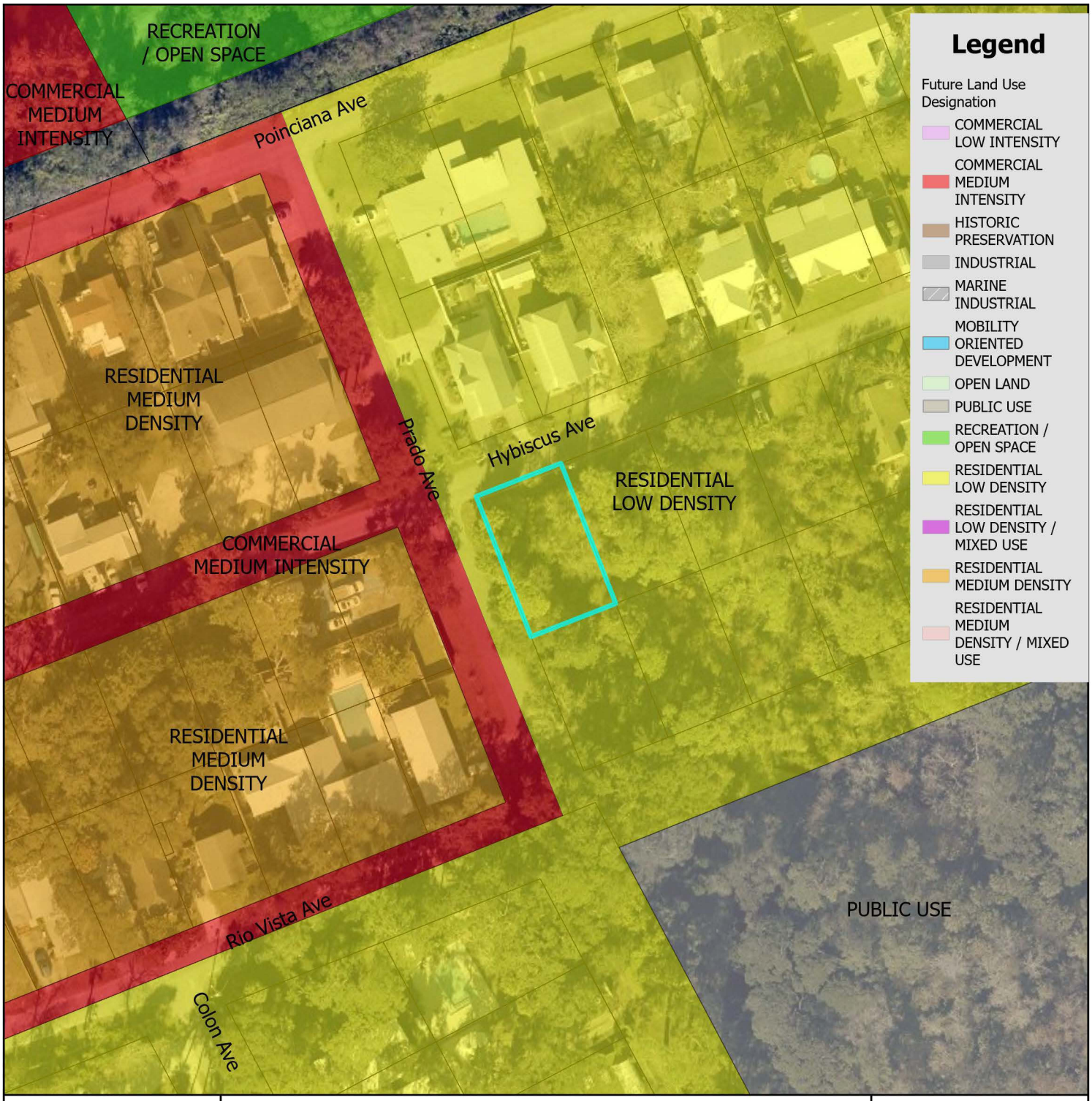
2025

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

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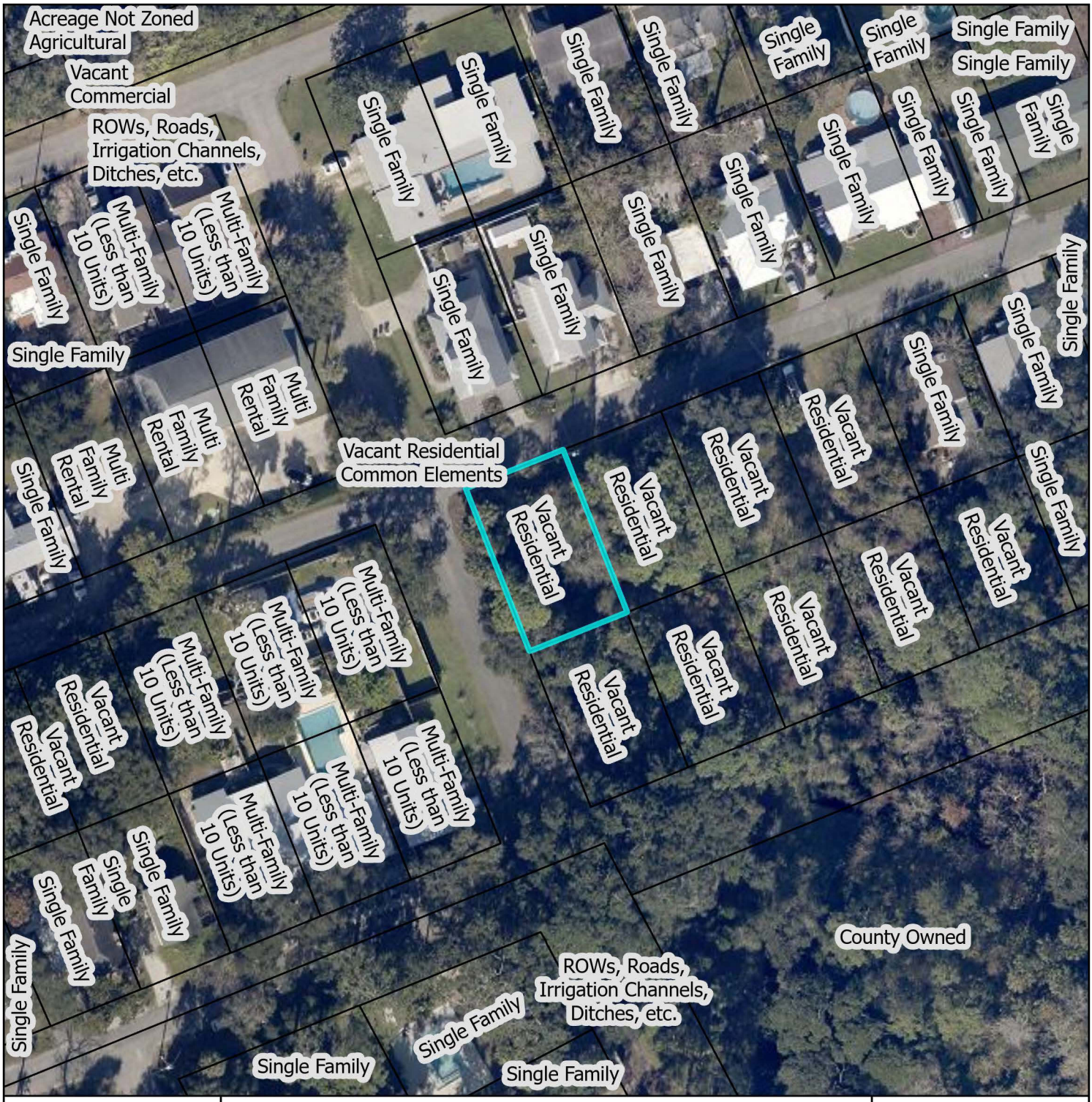
2025

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 149870-0221




**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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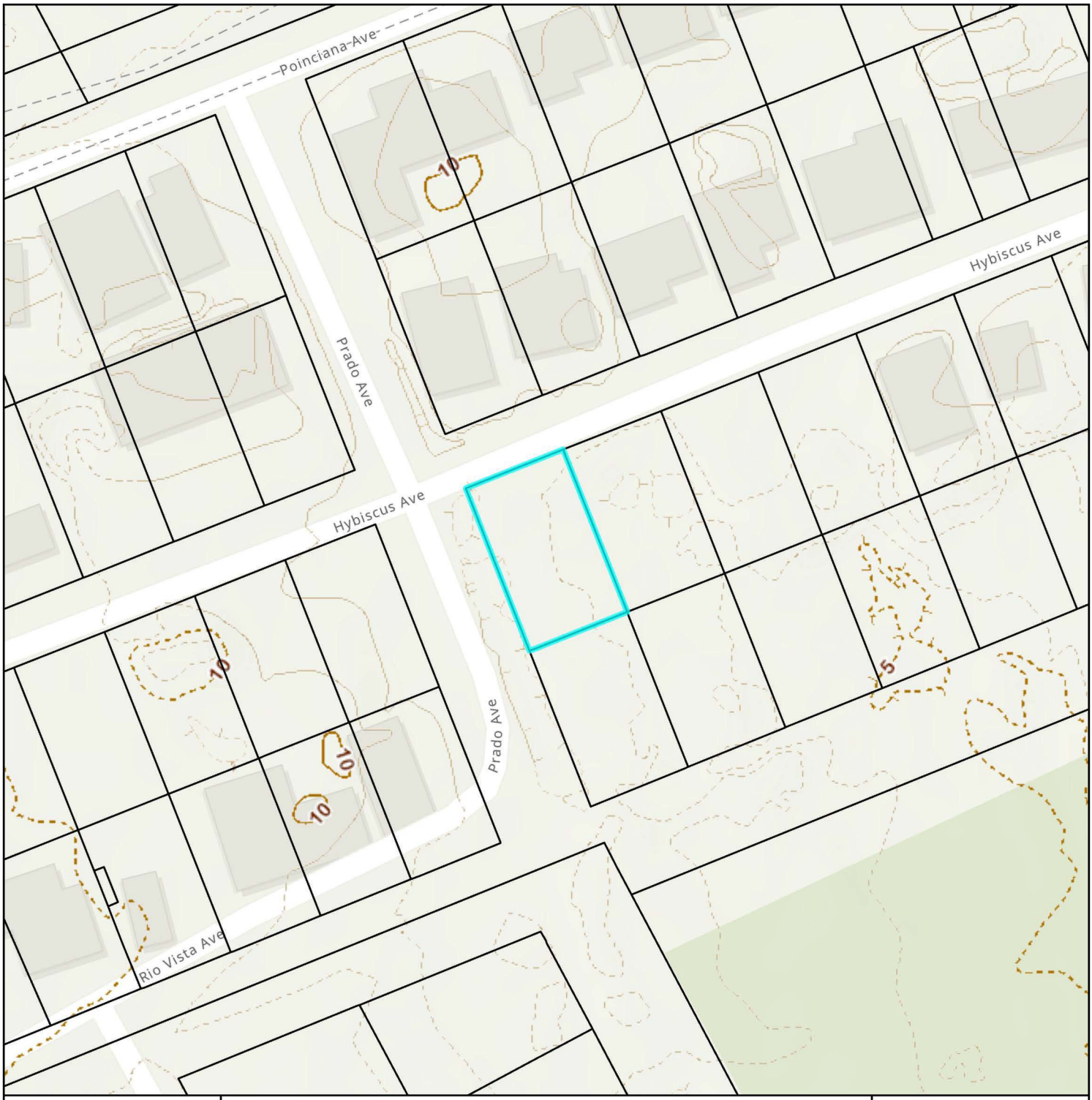
2025

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

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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:

# New 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 |
| | = 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:

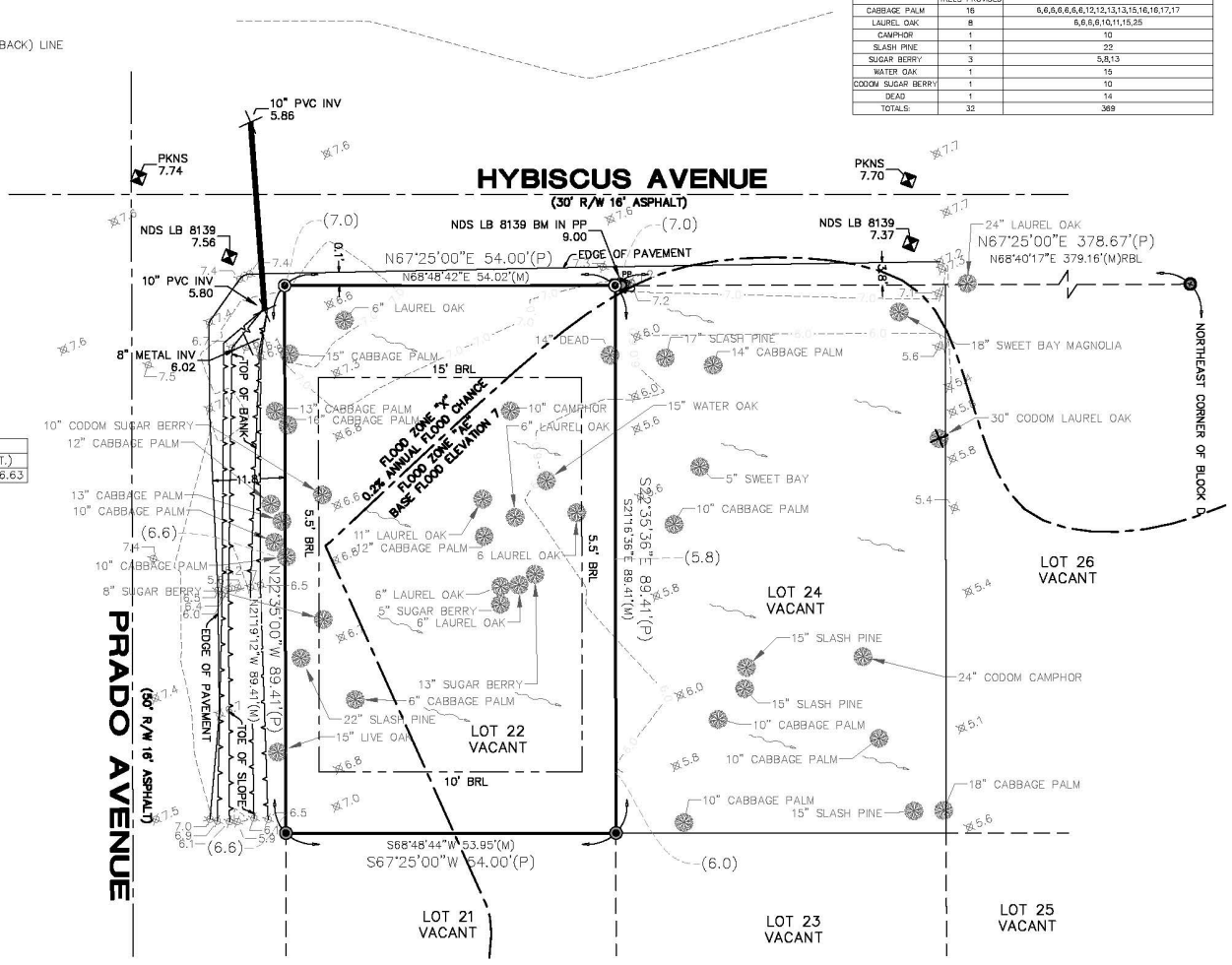
1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents 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 | 6,6,8,6,6,6,6,12,12,13,13,15,16,16,17,17 |
| 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 EMBOSSED WITH SURVEYOR'S SEAL.

BRANDON D. SHUGART LICENSE NUMBER 7009 STATE OF FLORIDA Professional Surveyor and Mapper

Brandon D. Shugart

Signature Date

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE 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. THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS 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.

Brandon D. Shugart, PSM #7009

Date: 2025.04.24 16:53:53 -04'00'

Digitally signed by Brandon D. Shugart, PSM 7009, o=IME Civil and Surveying, LLC, ou=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, c=US

## 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



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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **KE NAN WANG**

AT: 0 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

| | | |
|---|---|---|
| Drawn By: | VG | Scale 1" = 20 Feet |
| Field Survey Date: | 10/25/2024 | Drawing/File #: 101724.1 |
| FB/PG: | 28-125 | Plot Date: N/A |

Additional Information/Certifications:
XXXXX

## 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.

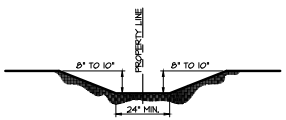
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

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.



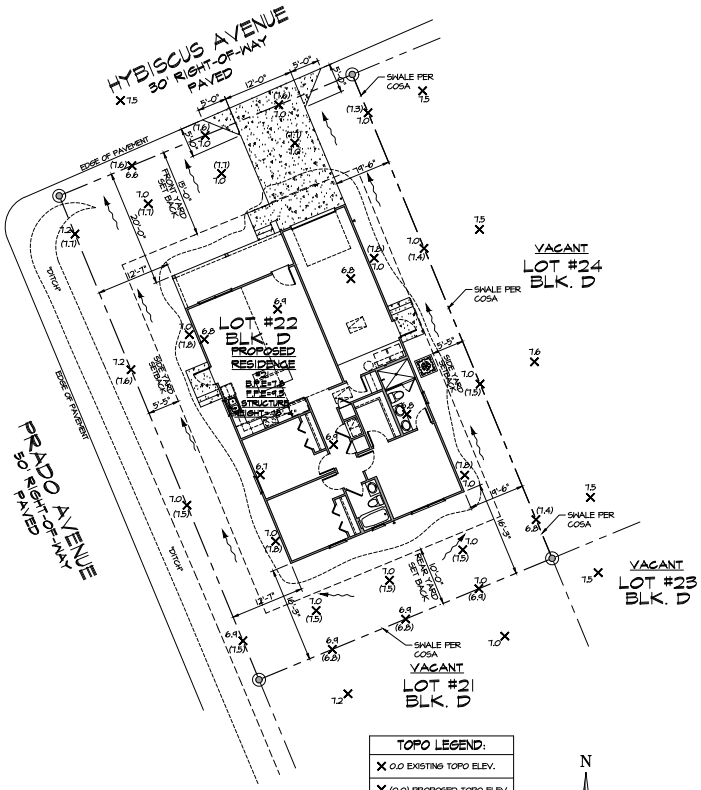

SWALE CROSS SECTION
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

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).




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

## SITE GRADING 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 |

### PROJECT & ZONING INFO

PROJECT ADDRESS:
21 Hybiscus Avenue
St. Augustine, FL 32084
PARCEL # 169870 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 = | | 40.01% |
| BUILDING HEIGHT | | |
| NEW STRUCTURE/CONSTRUCTION | | 18'-4" |
| SETBACKS | | |
| FRONT | (NORTH) | 15' |
| SIDE | (EAST & WEST) | 5'-5" |
| REAR | (SOUTH) | 10' |
| A/C PAD TO PROPERTY LINE DIMENSIONS | | |
| FRONT | (NORTH) | 42'-3" |
| LEFT SIDE | (EAST) | 7'-5" |
| REAR | (SOUTH) | 42'-0" |
| RIGHT SIDE | (WEST) | 45'-8" |

### 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, May 22 2025

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

K. NAN CONSTRUCTION
STATE LIC #: CBC1267954
Email: KeNanWang22@gmail.com
Telephone : (904) 540-2126

PROJECT NAME:
KNan Series 1010 Garage Tract-Home "San Marco" For:
Meihua He & Lifang He
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

| | |
|---|---|
| PROJECT # | 24-121 |
| DATE: May 22 2025 | |
| SHEET# | A1.b |
| SCALE FACTOR: | 120 |
| DESIGNER: RZ | |
| DRAFTER: - | |
| REVISIONS: TYPE - DATE | |

OF 7

## 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

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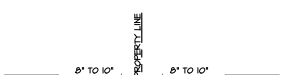
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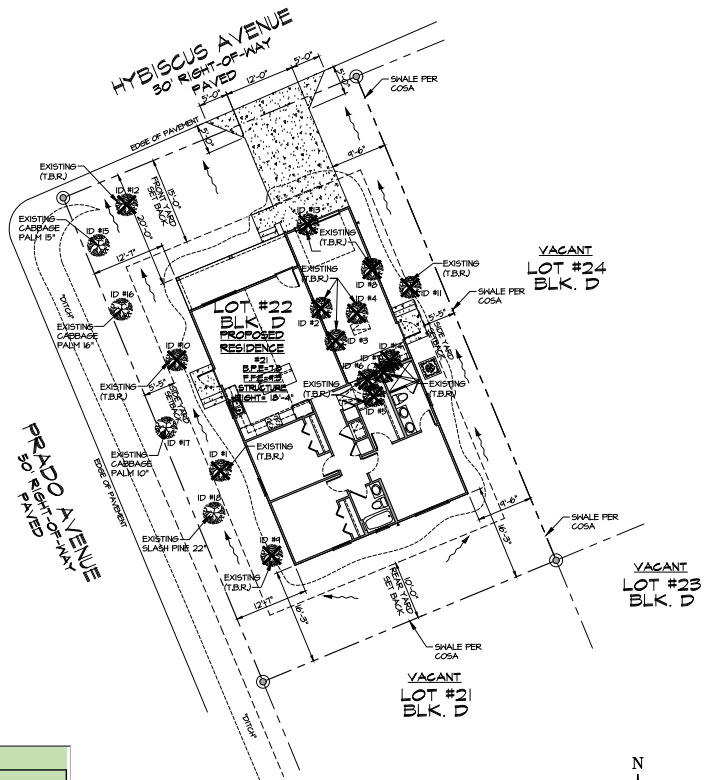



SWALE CROSS SECTION
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## SITE TREE MITIGATION PLAN

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"

**TREE LEGEND:**

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

ALL TREES LABELED WITH (ID #, 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 | 15 | 15" Cabbage Palm | 12+ dbh | 3 | | | | 0 |
| 2 | 11" Laurel Oak | 7+ dbh | 1 | 16 | 16" Cabbage Palm | 12+ dbh | 3 | | | | 0 |
| 3 | 12" Cabbage Palm | 7+ dbh | 1 | 17 | 10" Cabbage Palm | 7+ dbh | 2 | | | | 0 |
| 4 | 6" Laurel Oak | 3+ dbh | 0.5 | 18 | 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 |
| 12 | 6" Laurel Oak (Unhealthy) | | 0 | | | | 0 | | | | 0 |
| 13 | 10" Camphor (Invasive) | | 0 | | | | 0 | | | | 0 |
| 14 | 13" Sugar Berry (Poor Health) | | 0 | | | | 0 | | | | 0 |
| | | | 0 | | | | 0 | | | | 0 |
| | | | 0 | | | | 0 | | | | 0 |
| | | | 0 | | | | 0 | | | | 0 |
| | | Deficits | 8.5 | | | Retaining Credits | 12 | | | Planting Credits | 0 |

**NOTE:** THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY, IT IS FOR LOCATION PURPOSES ONLY. SITE SURVEY PROVIDED TO DESIGNER BY THE OWNER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEY.

GENERAL NOTES:
1) SURVEY: ALL SITE INFORMATION 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".
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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 # 1468700221
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 | | 56 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) | 49'-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 |

FINAL PERMIT, May 22 2025

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

K. NAN CONSTRUCTION
STATE LIC #: CBC1267954
Email: KeNanWang22@gmail.com
Telephone : (904) 540-2126

PROJECT NAME:
KNan Series 1010 Garage Tract-Home "San Marco" For:
Meihua He & Lifang He
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: May 22 2025
SHEET#: A1.a
OF 7

**Arborist Report**

**Vacant Lot 22 Hybiscus Ave, City of St. Augustine, Florida**
**Date: May 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: Sugarberry (Celtis laevigata)**
    - DBH: 8 inches.
    - Health: Good. No significant structural or health concerns noted.
2. **Tree 2: Laurel Oak (Quercus laurifolia)**
    - DBH: 11 inches
    - Health: Good. No significant structural or health concerns noted.
3. **Tree 3: Cabbage Palm (Sabal palmetto)**
    - DBH: 12 inches.
    - Health: Good. No structural concerns.
4. **Tree 4: Laurel Oak (Quercus laurifolia)**
    - DBH: 6 inches.
    - Health: Good. No structural concerns.

5. **Tree 5: Sugarberry (Celtis laevigata)**
    - DBH: 5 inches.
    - Health: Good. No significant structural or health concerns noted.
6. **Tree 6: Laurel Oak (Quercus laurifolia)**
    - DBH: 6 inches.
    - Health: Good. No structural concerns.
7. **Tree 7: Laurel Oak (Quercus laurifolia)**
    - DBH: 6 inches.
    - Health: Good. No structural concerns.
8. **Tree 8: Water Oak (Quercus nigra)**
    - DBH: 15 inches.
    - Health: Good. No structural concerns.
9. **Tree 9: Cabbage Palm (Sabal palmetto)**
    - DBH: 6 inches.
    - Health: Good. No structural concerns.
10. **Tree 10: Sugarberry (Celtis laevigata)**
    - DBH: 10 inches (co-dominant structure).
    - Health: Good. No significant structural or health concerns noted.
11. **Tree 11: Laurel Oak (Quercus laurifolia)**
    - DBH: 6 inches.
    - Health: Good. No structural concerns.
12. **Tree 12: Laurel Oak (Quercus laurifolia)**
    - DBH: 6 inches.
    - Health: Poor. Large improper pruning cuts have left the tree in a state of shock and decline.
    - Recommendation: Removal.

13. **Tree 13: Camphor (Cinnamomum camphora)**
    - DBH: 10 inches.
    - Health: Fair. However, Camphor is an invasive species.
    - Recommendation: Removal.
14. **Tree 14: Sugarberry (Celtis laevigata)**
    - DBH: 13 inches.
    - Health: Poor. Large broken lead due to wind damage, leading to structural instability.
    - Recommendation: Removal.
15. **Tree 15: Cabbage Palm (Sabal palmetto)**
    - DBH: 15 inches.
    - Health: Good. No structural concerns.
16. **Tree 16: Cabbage Palm (Sabal palmetto)**
    - DBH: 16 inches.
    - Health: Good. No structural concerns.
17. **Tree 17: Cabbage Palm (Sabal palmetto)**
    - DBH: 10 inches.
    - Health: Good. No structural concerns.
18. **Tree 18: Slash Pine (Pinus elliottii)**
    - DBH: 22 inches.
    - Health: Good. No structural concerns.

## Conclusion and Recommendations

- Trees 12, 13, and 14 should be removed due to poor health, invasive species status, or structural instability.

For any further inquiries, please contact:
Michael Guillotte, ISA Certified Arborist #FL-9471A
Email: MGuillotte1985@gmail.com

# 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

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# 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<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Fort Moosa Gardens (705) |
| **Tax Description*** | 4-34 FORT MOOSA GARDENS LOT 22 BLK D OR5407/1083<br>*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%<br>He Meihua 100% |
| **Mailing Address** | 58 ATHENS DR<br>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: Kenan Wang Contact Number: 904-540-2126
   Business (*if applicable*): TWP Management LLC D.B.A. K.Nan Construction
   Address: 2748 US-1 South City: St. Augustine State: FL Zip: 32086
   E-Mail Address: kenanwang22@gmail.com
2. NAME OF PROPERTY OWNER: Lifang and Mei Hua He Contact Number: 904-808-5132
   Business (*if applicable*):
   Address: 58 Athens Dr City: St. Augustine State: FL Zip: 32092
   E-Mail Address: hmh123123@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 22 Block: D
   Subdivision: Fort Moosa Gardens Parcel Number: 1498700221
4. PROJECT STREET ADDRESS: 21 Hybiscus Ave, St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Single Family Residential
6. ACTION REQUESTED:
   - ☑ Conservation Zone Development
   - ☐ 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: [signature]

Owner's Name: Mei Hua He Owner's Signature: [signature]

CITY OF
ST AUGUSTINE.
EST. 1565

## Owner's Authorization For Agent

Kenan Wang is/are hereby authorized TO ACT ON BEHALF OF Li Fang and Mei Hua He, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King St. St. Augustine, FL 32084

BY: Meihua He
Signature of Owner

Mei Hua He
Print Name of Owner

904-808-5132
Telephone Number

Lifang He

Li Fang He

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of March, 2025

By Self

Notary Public State of Florida
David Tankersley
My Commission
HH 191693
Exp. 10/27/2025

Identification verified: DL

Oath sworn: (Yes) No

Notary Signature: David Tankersley

My Commission expires: 10/27/2025



Rev 022117

# 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

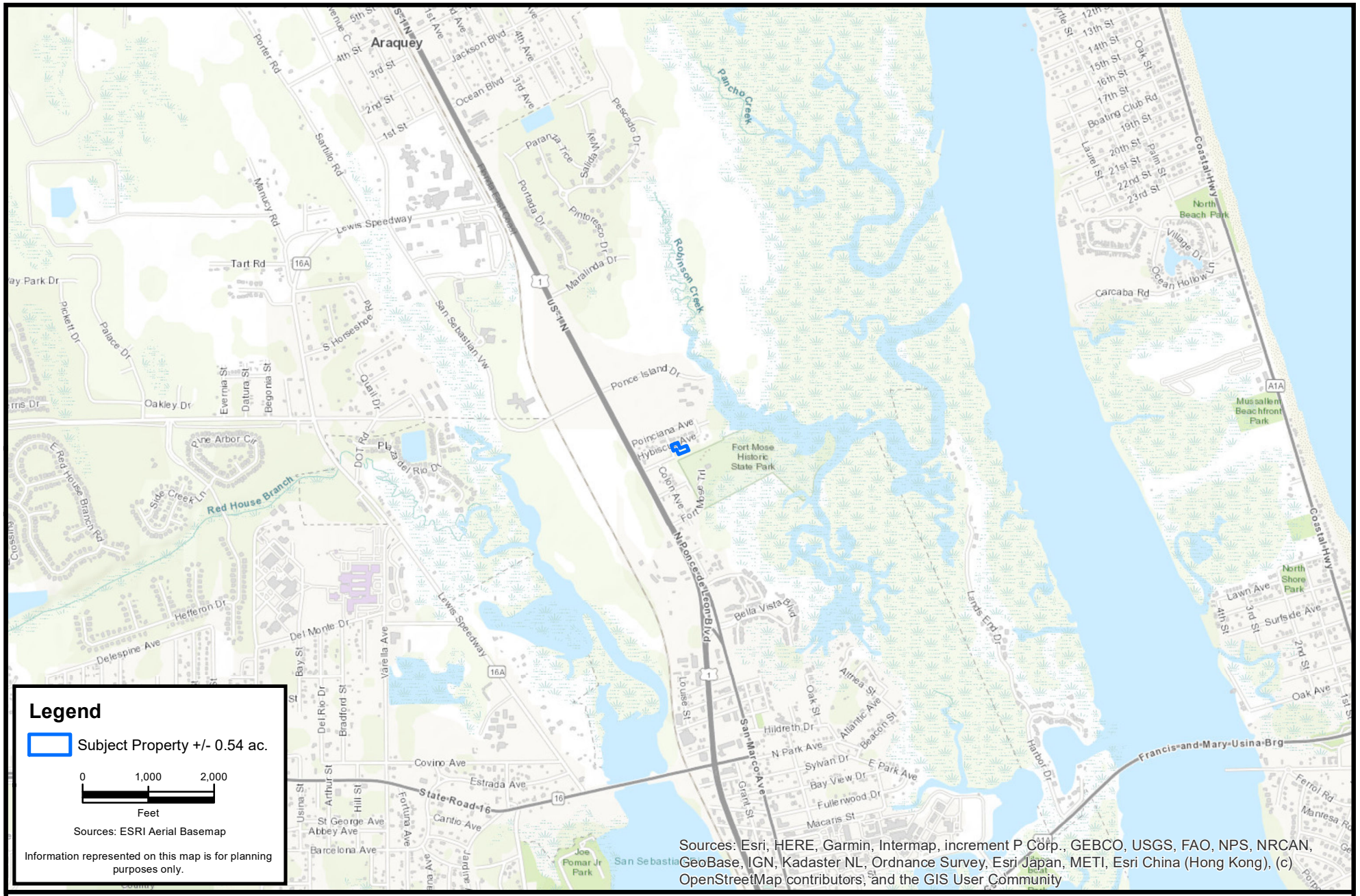
The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on July 8, 2024, to the above listed persons.

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

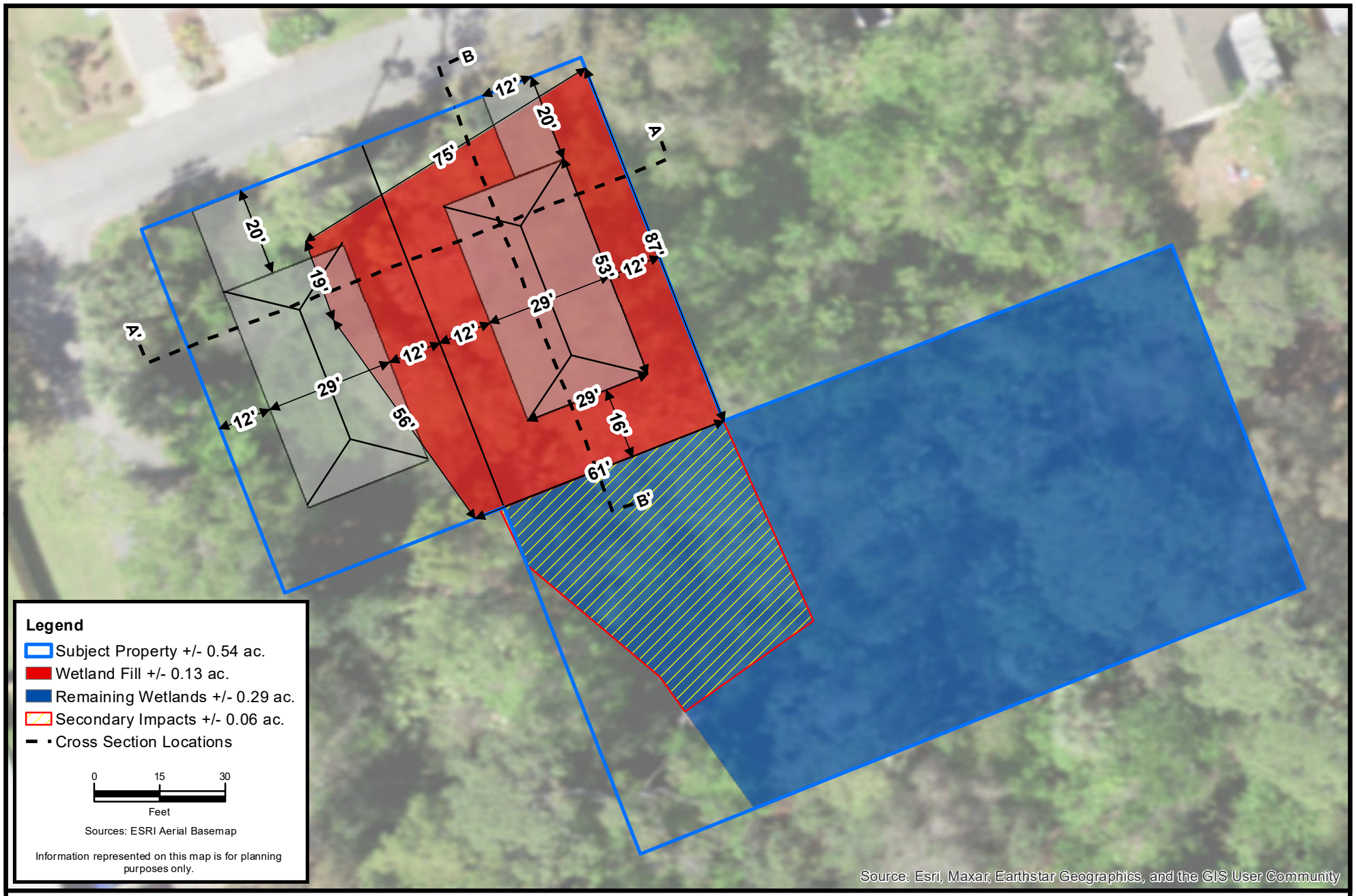



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

# Hybiscus Avenue

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



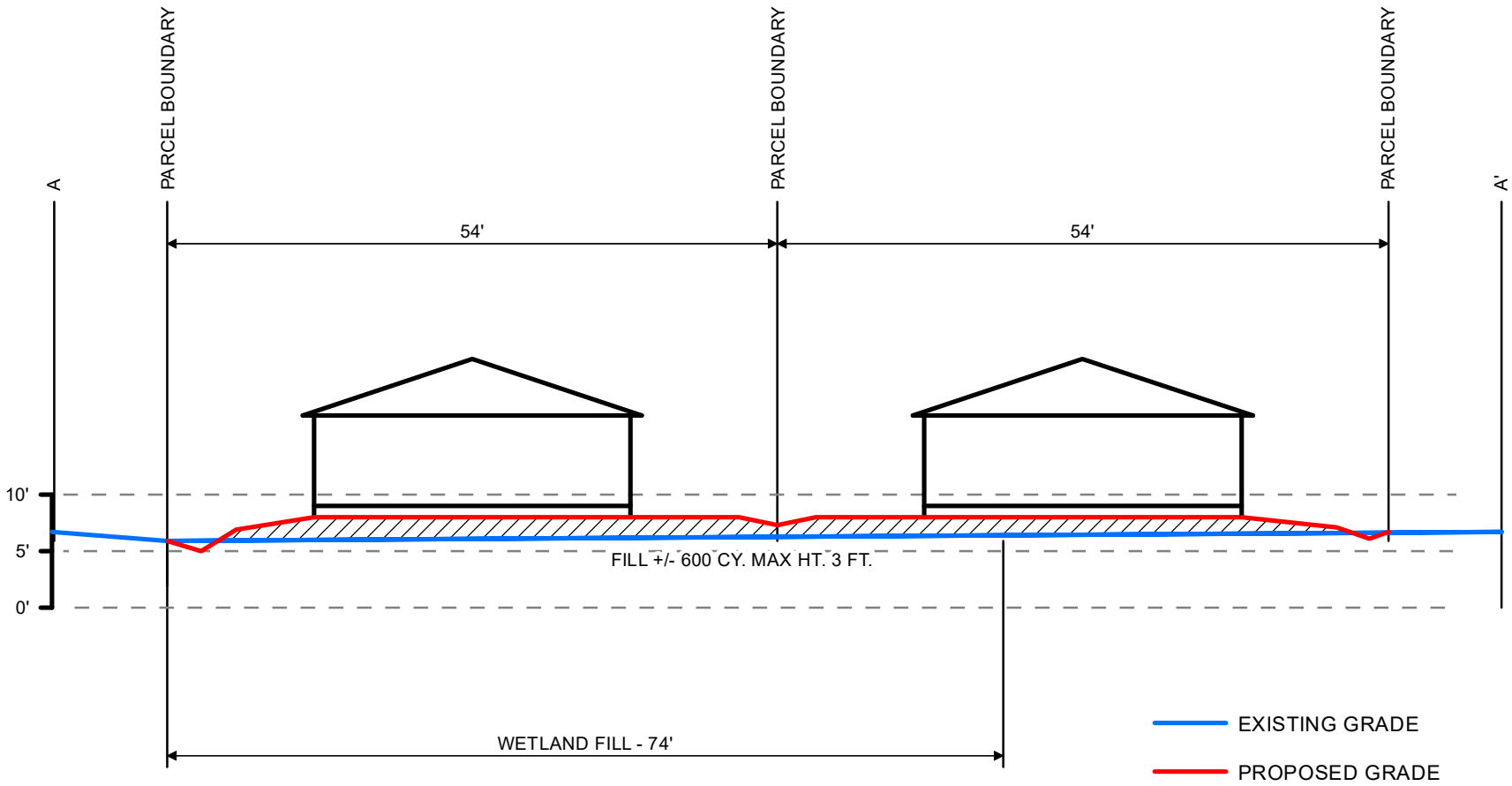

CARTER ENVIRONMENTAL SERVICES, INC.
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904-540-1786
www.carterenv.com

Proposed Site Conditions

**Hybiscus Avenue**

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

Figure: **5**

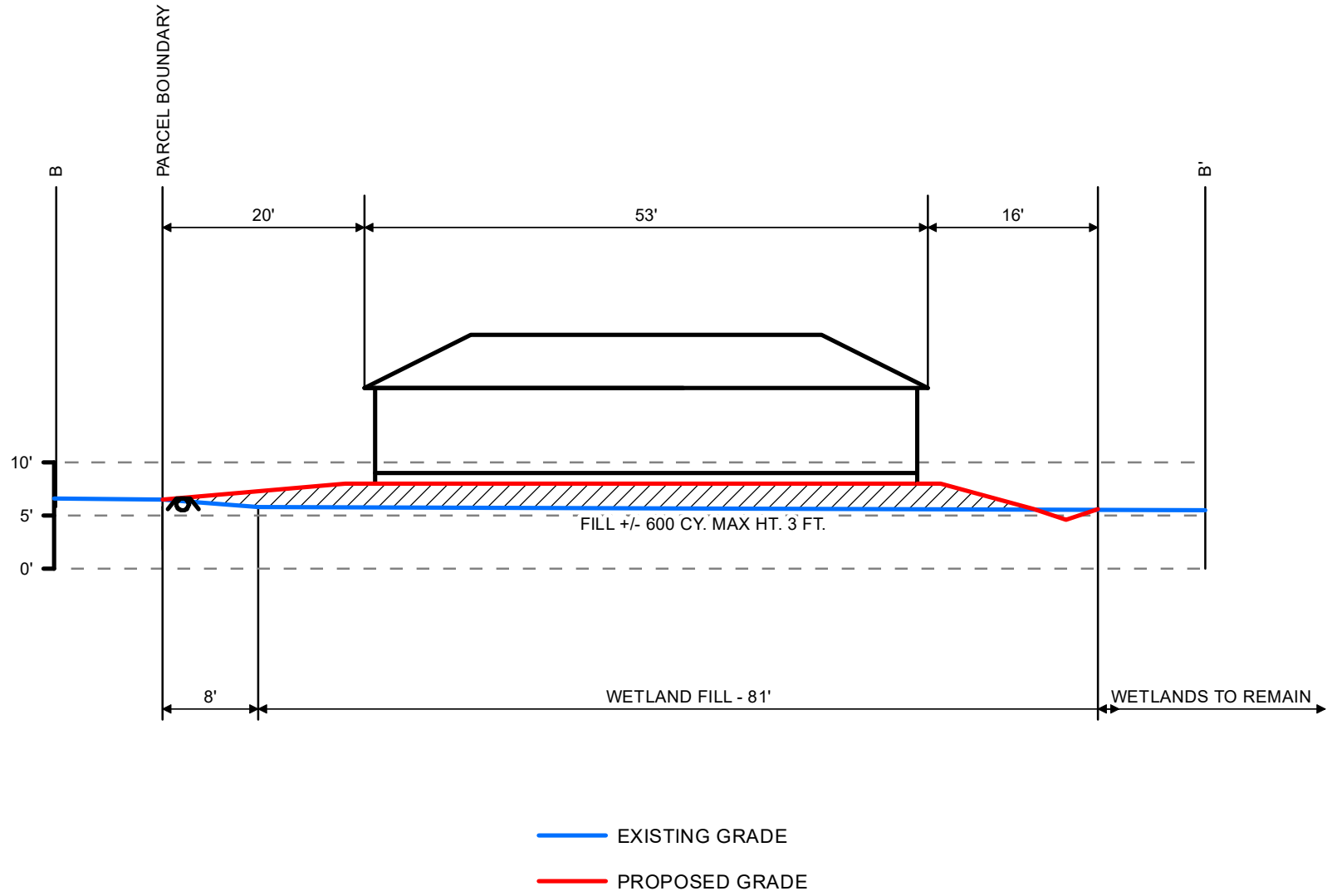



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Cross-Section A - A'

## Hybiscus Avenue

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




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St. Augustine, FL 32084
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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 |
|---|---|---|
| June 3, 2025 | 5.c. | PZB2025-0022 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 23 Hybiscus Avenue | 149870-0240 |

## Site & Background Information

| | |
|---|---|
| **Applicant** | Kenan Wang<br>c/o TWP Management LLC |
| **Owner:** | LiFang and MeiHua He |
| **Property Class:**<br>**(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 1,696 square foot single-family home and the removal of 10 trees including one (1) significant tree.

The applicant last appeared before the Board on May 6, 2025. The PZB continued the application so that the applicant could provide additional information. The Planning and Zoning Board requested a site plan with trees identified by type and dbh and their status as to be retained or removed with the house footprint and limits of fill overlayed. On the same plan the Board would like the trees numbered to match an arborist report with the trees' condition. The arborist report and site plan should have consistent information in a larger format. The applicant has provided the requested 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**<br><br>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:<br><br>1. Appropriate justification for the proposed alteration is provided to the City;<br><br>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;<br><br>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;<br><br>4. The following activities are permitted in wetland setback areas provided: (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; | 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.<br><br>The applicant has provided a Mitigation Reservation with SJRWMD to mitigate wetland impacts. |

| Conservation and Coastal Management | Goal, Policy, or Objective | Staff Analysis |
|---|---|---|
| | 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**<br><br>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**<br><br>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**<br><br>The City shall commit to preservation of community trees and the urban forest to improve air quality, | The removal of significant tree canopy is inconsistent with Objective 2.6. |

| Conservation and Coastal Management | Goal, Policy, or Objective | Staff Analysis |
|---|---|---|
| | community health, quality of life, aesthetics, and energy conservation. | |
| **Preserve Wildlife** | **CCM Policy 2.5.3**<br><br>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 provided an arborist report for sixteen (16) trees on the property. The application also included a tree plan showing 16 trees on the site with the footprint of the house and fill overlayed. The applicant also included a tree mitigation table depicting 10 trees to be removed and 6 trees to be retained for a total of 16 trees.**

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

**Unknown**

*(9) Effect of shade on vegetation and shellfish.*

**Not applicable to this site.**

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

**Not applicable to this site.**

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

**Not applicable to this site.**

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

**The proposed single-family home would be less than seventy-five percent of the lot at approximately 65%.**

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

**The applicant provided an arborist report for sixteen (16) trees on the property. The application also included a tree plan showing 16 trees on the site with the footprint of the house and fill overlayed. The applicant also included a tree mitigation table depicting 10 trees to be removed and 6 trees to be retained for a total of 16 trees.**

***(****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.
**Three (3) trees (#1, #9, and #10) proposed to be removed are not within the footprint of the house, driveway or fill. The arborist report identifies tree #1 as a Camphor which is an invasive species and should be removed. Tree #9 is a Significant Laurel Oak (30 in. codom. DBH) and is listed in poor condition with a recommendation for removal. Tree #10 is a Laurel Oak (6 in. DBH) in poor condition and is recommended for removal.**

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. Trees #1, and #9 and #10 are not within the footprint of construction but are listed in poor health.**

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

**As the trees are within or adjacent to jurisdictional wetlands, COZ 1, the applicant should take careful measures to ensure there are minimal impacts to adjacent wetlands.**

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

**As the applicant is removing trees from Conservation Overlay Zone 1, which is our highest level of protection, the applicant should clearly demonstrate protection of the significant tree canopy to the maximum extent feasible.**

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

**The applicant is proposing to remove one (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 applicant is proposing to remove 10 trees on the property. One (1) tree is an invasive species and is recommended for removal. Seven (7) of the trees are clearly within the footprint of the house or fill. While the two (2) remaining trees (#9 and #10) are listed in poor condition.**

*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 retaining 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 provided an updated arborist report consistent with the tree survey.**

**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**

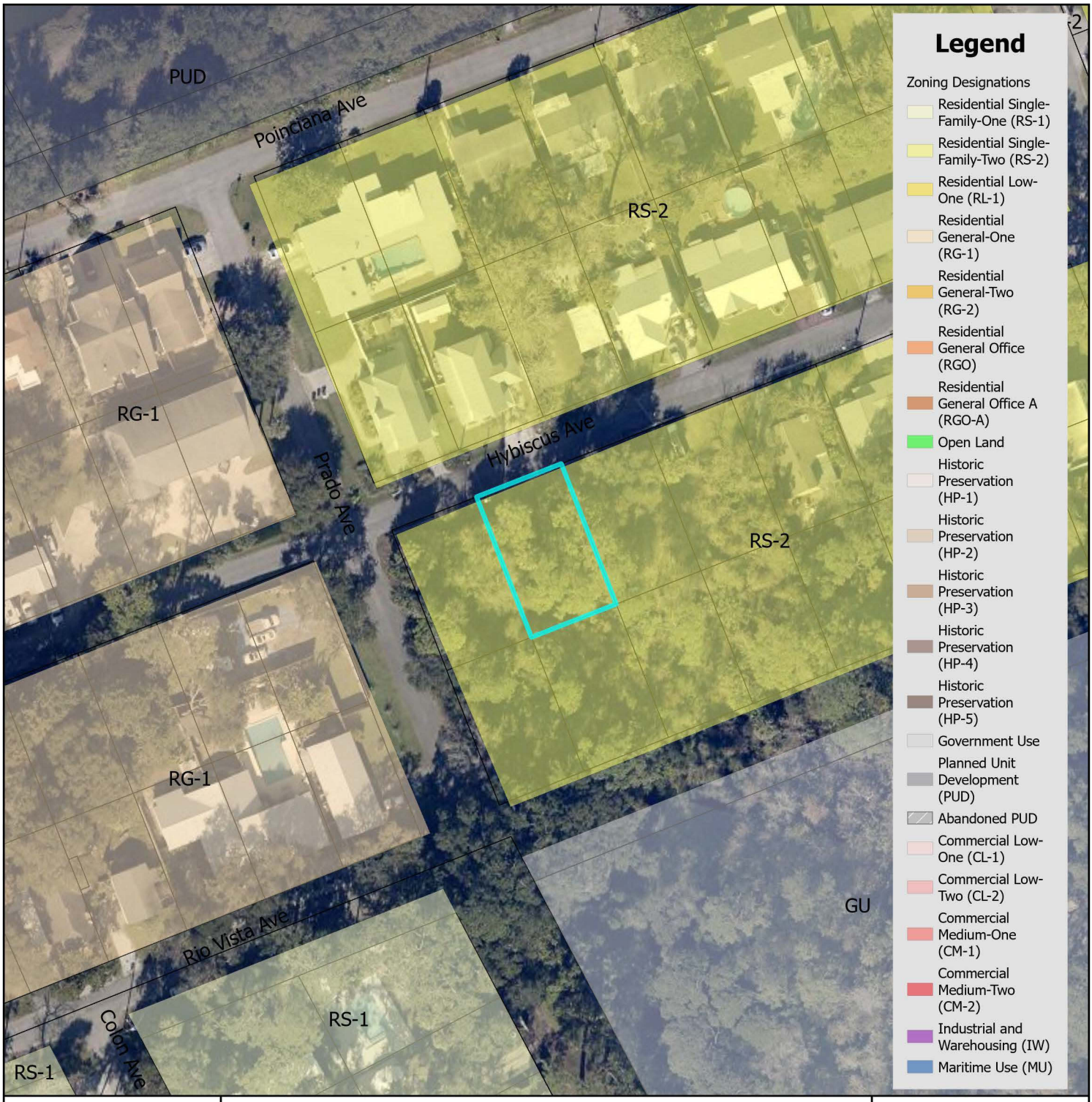
1. Site Maps and Photos
2. New Submittal
3. St. Johns County Property Appraiser Report
4. Application
5. DEP Permit

**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.

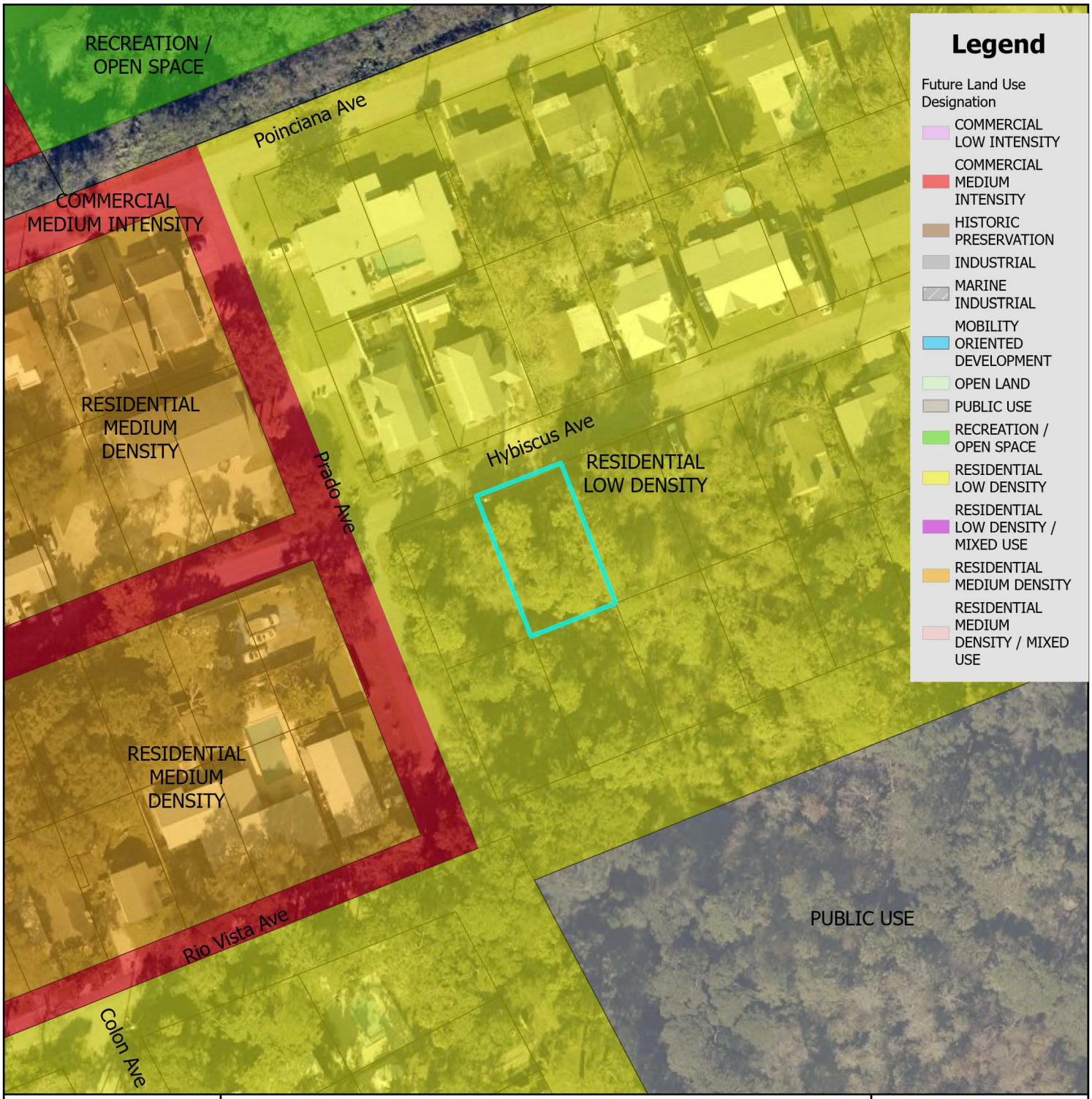
2025

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

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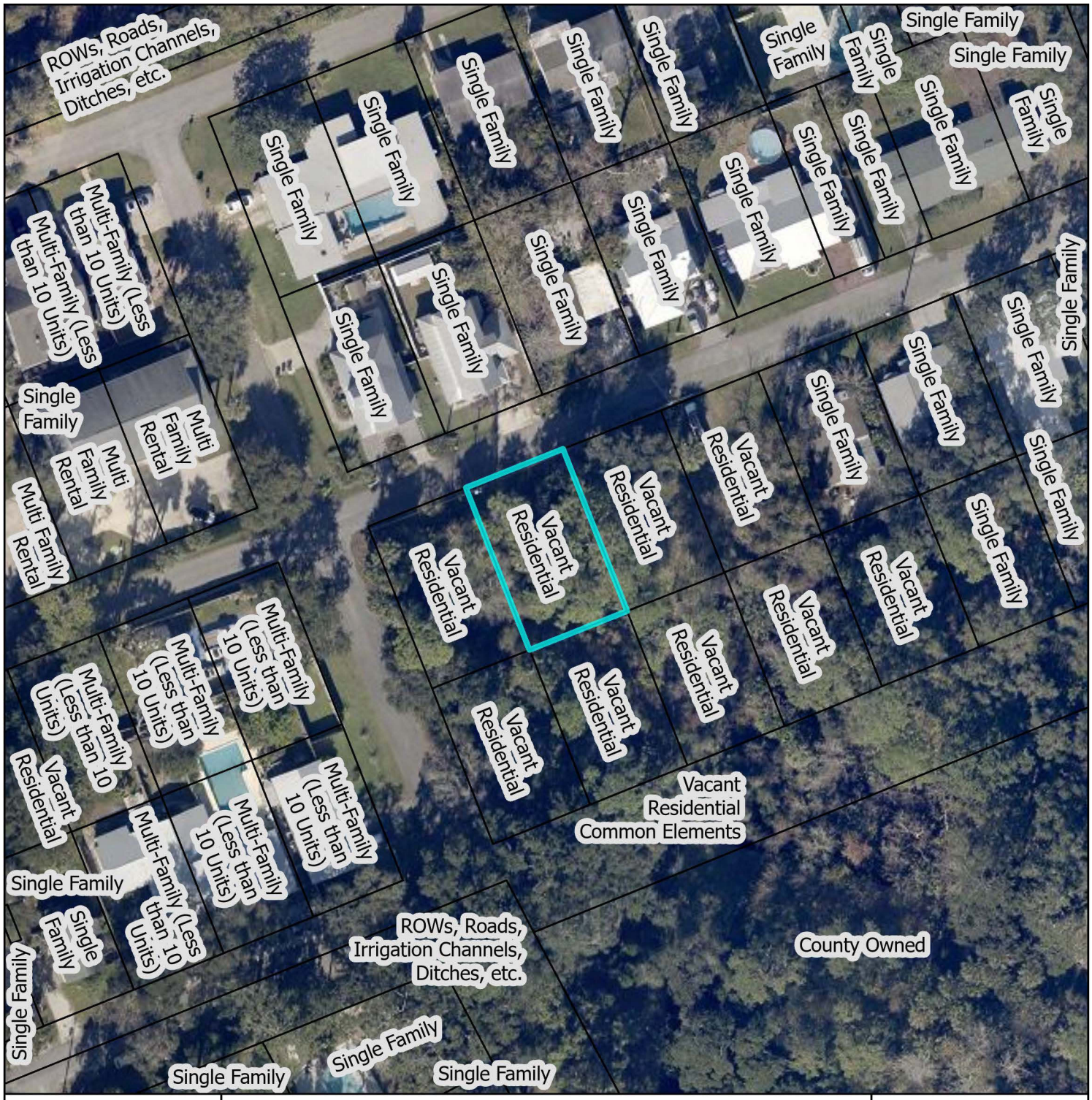
2025

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

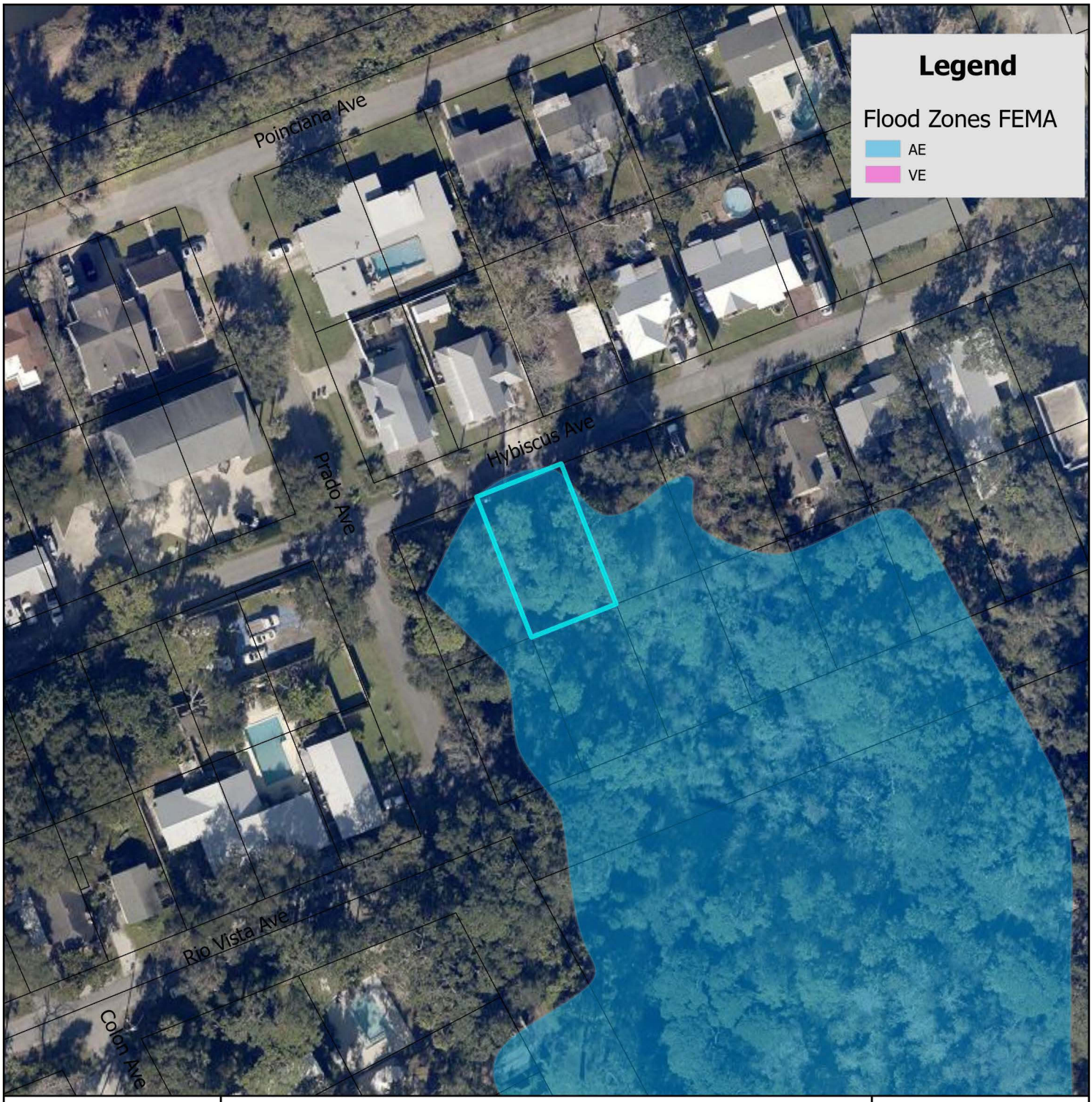
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Hybiscus Avenue / PID 149870-0240




**12/09/2024**




# FEMA Flood Zone Map

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

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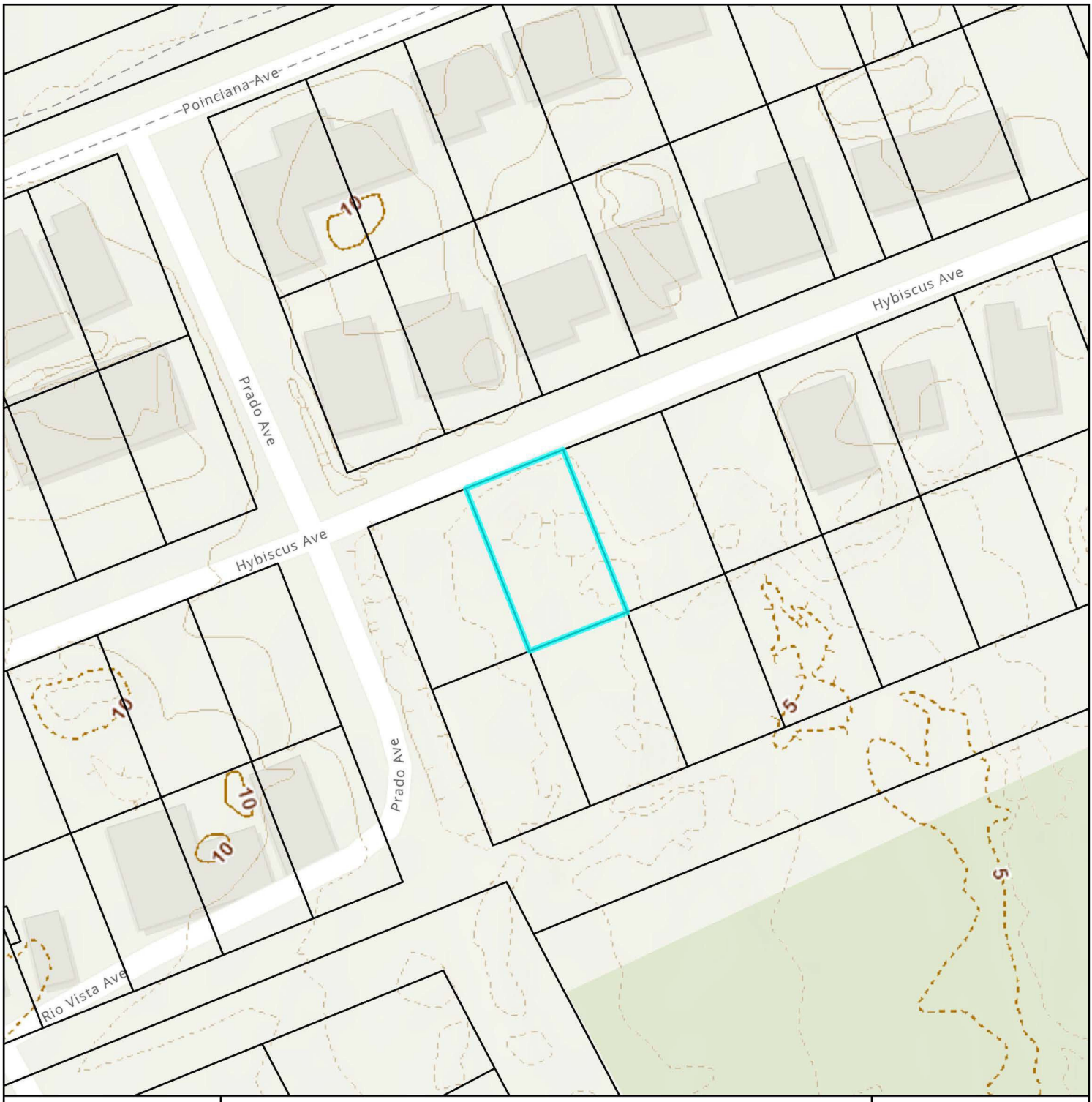
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

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:

# New 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 |
| ⊠ | = EXISTING TREE TO BE REMOVED | RBL | = REFERENCE BEARING LINE |
| | | (P) | = PLAT CALL |
| | | (M) | = FIELD MEASURED VALUE |

## SURVEYOR'S NOTES:

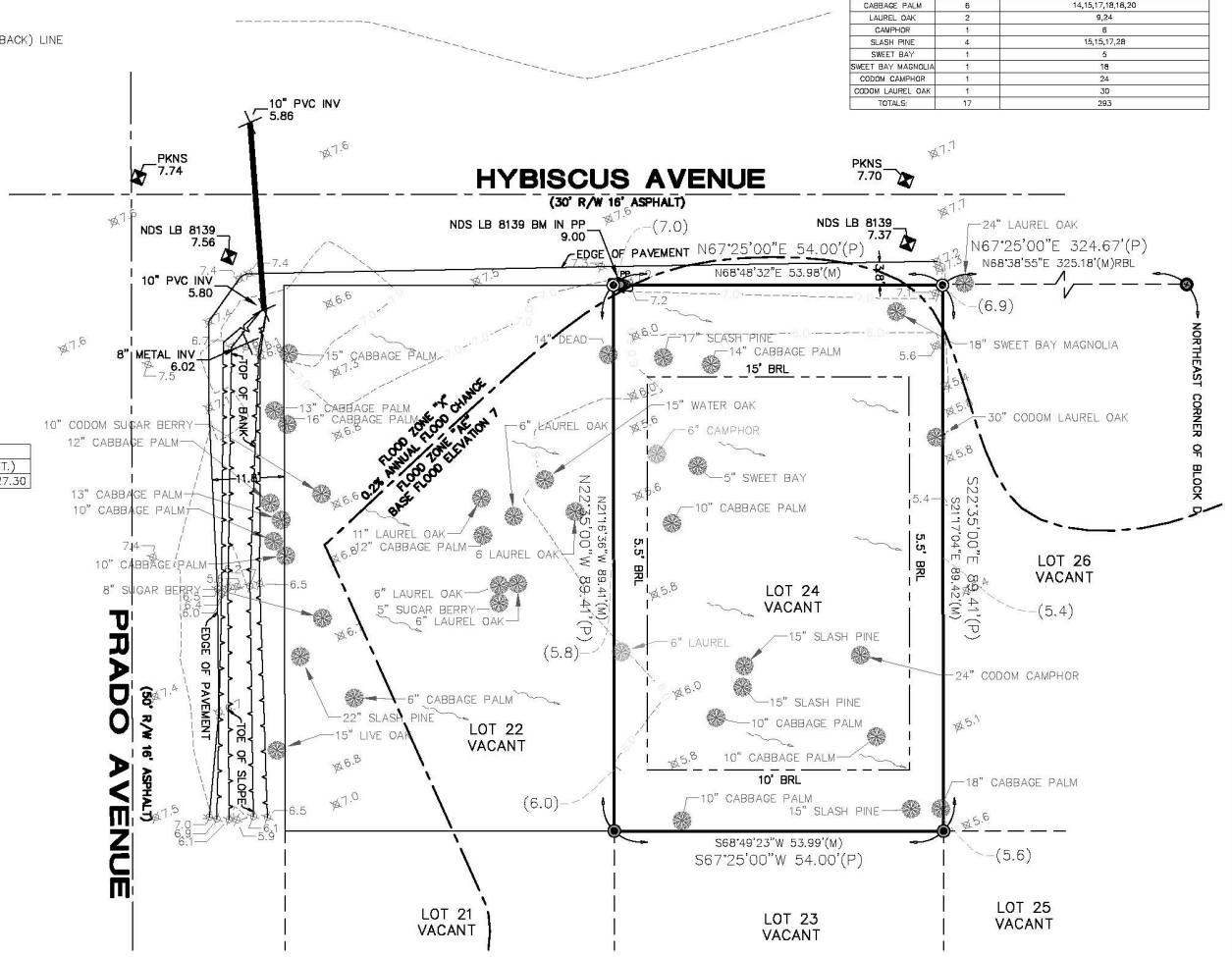
1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents 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 | 4827.30 |

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

| TREE TABLE | | |
|---|---|---|
| COMMON NAME | NUMBER OF TREES PROVIDED | CALIPER INCHES |
| CABBAGE PALM | 6 | 14,15,17,18,16,20 |
| 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 |




## 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 ARE NOT VALID UNLESS SIGNED AND SEALED

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

Signature Date

Brandon D Shugart FL PSM 7009 Digitally signed by Brandon D Shugart FL PSM 7009 Date: 2025.04.24 17:00:56 -04'00'

Certification Information: Brandon D Shugart FL PSM 7009, Digitally signed by Brandon D Shugart FL PSM 7009, o=IME Civil and Surveying, LLC, ou=This item has been electronically signed and sealed using SHA authentication code and 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, c=US Shugart, PSM #7009 signing reason: I am the author of this document Date: 2025.04.24 17:00:56 -04'00'

## LEGAL DESCRIPTION

*LOT 24, BLOCK D, FORT MOOSA GARDENS FORT MOOSA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.*

*MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE*


**IME CIVIL & SURVEYING, LLC**
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025



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ADDRESS OF PROPERTY SHOWN HEREON:
FOR: KE NAN WANG
AT: 0 HYBISCUS AVENUE
ST. AUGUSTINE, FL 32084

| | | |
|---|---|---|
| Drawn By: | VG | Scale 1" = 20 Feet |
| Field Survey Date: | 10/25/2024 | Drawing/File #: 101724.1 |
| FB/PG: | 28-125 | Plot Date: N/A |

Additional Information/Certifications:
XXXXX

## SCOPE OF WORK

NEW CONSTRUCTION, CONCRETE BLOCK STEM WALL, CONCRETE FOOTERS, FOUNDATION & SLAB, WOOD FRAMED EXTERIOR AND INTERIOR WALLS, WOOD TRUSSES WITH METAL ROOF. 3 BED ROOMS, 2 BATH ROOMS, 1-CAR GARAGE.

## BUILDING CODE

APPLICABLE CODES
(8th) EDITION (2023) FLORIDA RESIDENTIAL BUILDING CODE
(8th) EDITION (2023) FLORIDA EXISTING BUILDING CODE
FLORIDA FIRE PREVENTION CODE (8th) EDITION
2020 NATIONAL ELECTRIC CODE

OCCUPANCY CLASSIFICATION - RESIDENTIAL R.B.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.

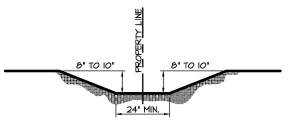
CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

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.



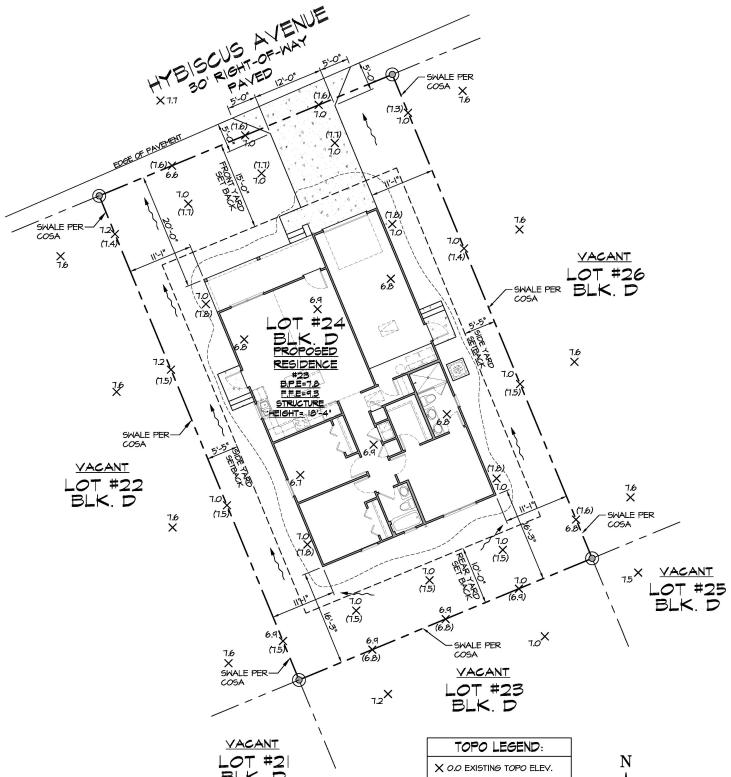

SWALE CROSS SECTION
SCALE: N.T.S. SHARED PROPERTY LINE SWALE

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 SHALE SHALL HAVE A BACK-SLOPE FROM THE PROPERTY LINE TO THE FLOW-LINE OF THE SHALE. THE SWALE FLOW-LINE SHALL HAVE A POSITIVE DRAINAGE THAT CAN MEET AND A MINIMUM 1% SLOPE.

# MAP SHOWING SURVEY OF

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

**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.




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

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

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

| 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, May 22 2025

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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: May 22 2025 | |
| SHEET# | A1.b |
| SCALE FACTOR: | 120 |
| DESIGNER: RZ | |
| DRAFTER: - | |
| REVISIONS: TYPE - DATE | |

05 7

## 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

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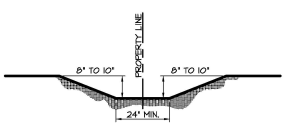
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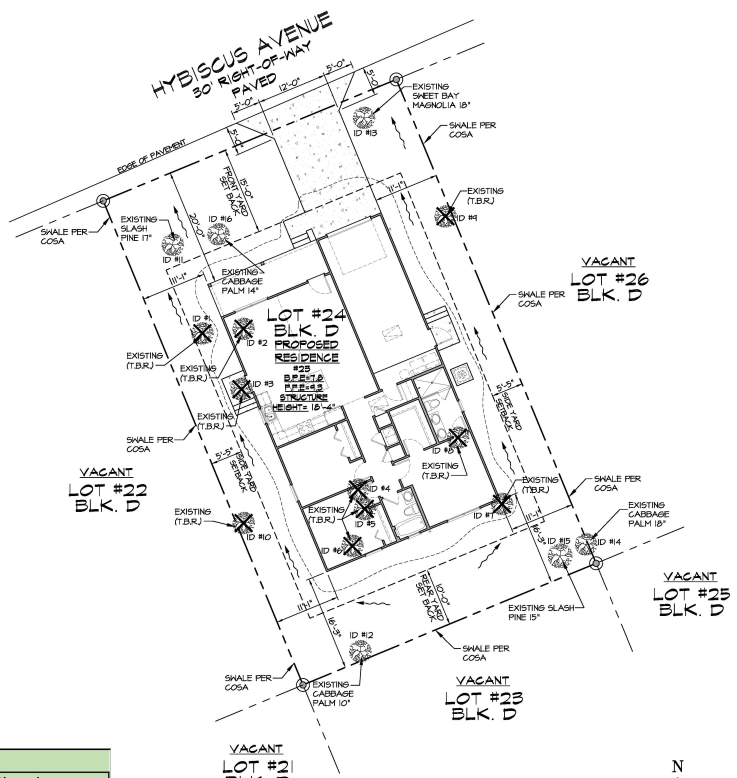

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## SITE TREE MITIGATION PLAN

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 #, 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"

**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.

## 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 | 1,246 |
| TOTAL LIVABLE | 1,246 |
| 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) 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.
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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 # 1498700240
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" |
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ROBERT ZUZU / DESIGN
Design/Drafting
Email: RobertZ.FCD@gmail.com
Telephone : (904) 669-5976

K. NAN CONSTRUCTION
STATE LIC #: CBC1269954
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: May 22 2025 | |
| SHEET #: | A1.a |
| | 05 7 |

FINAL PERMIT, May 22 2025

**Arborist Report**

**Vacant Lot 24 Hybiscus Ave, City of St. Augustine, Florida**
**Date: May 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: Camphor (Cinnamomum camphora)**
    - DBH: 6 inches.
    - Health: Fair. However, Camphor is an invasive species.
    - Recommendation: Removal.
2. **Tree 2: Sweet Bay (Laurus nobilis)**
    - DBH: 5 inches.
    - Health: Good. No significant structural or health concerns noted.
3. **Tree 3: Cabbage Palm (Sabal palmetto)**
    - DBH: 10 inches.
    - Health: Good. No structural concerns.
4. **Tree 4: Slash Pine (Pinus elliottii)**
    - DBH: 15 inches.
    - Health: Good. No significant structural or health concerns noted.
5. **Tree 5: Slash Pine (Pinus elliottii)**
    - DBH: 15 inches.
    - Health: Good. No significant structural or health concerns noted.

6. **Tree 6: Cabbage Palm (Sabal palmetto)**
    - DBH: 10 inches.
    - Health: Good. No structural concerns.
7. **Tree 7: Cabbage Palm (Sabal palmetto)**
    - DBH: 10 inches.
    - Health: Good. No structural concerns.
8. **Tree 8: Camphor (Cinnamomum camphora)**
    - DBH: 24 inches (co-dominant structure).
    - Health: Fair. However, Camphor is an invasive species.
    - Recommendation: Removal.
9. **Tree 9: 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.
10. **Tree 10: Laurel Oak (Quercus laurifolia)**
    - DBH: 6 inches.
    - Health: Poor. Signs of decline and stress are evident.
    - Recommendation: Removal.
11. **Tree 11: Slash Pine (Pinus elliottii)**
    - DBH: 17 inches.
    - Health: Good. No significant structural or health concerns noted.
12. **Tree 12: Cabbage Palm (Sabal palmetto)**
    - DBH: 10 inches.
    - Health: Good. No structural concerns.
13. **Tree 13: Sweetbay Magnolia (Magnolia virginiana)**
    - DBH: 18 inches.
    - Health: Good. No structural concerns.

14. **Tree 14: Cabbage Palm (Sabal palmetto)**
    - DBH: 18 inches.
    - Health: Good. No structural concerns.
15. **Tree 15: Slash Pine (Pinus elliottii)**
    - DBH: 15 inches.
    - Health: Good. No significant structural or health concerns noted.
16. **Tree 16: Cabbage Palm (Sabal palmetto)**
    - DBH: 14 inches.
    - Health: Good. No structural concerns.

## Conclusion and Recommendations

- Trees 1, 8, 9 and 10 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

# 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<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Fort Moosa Gardens (705) |
| **Tax Description*** | 4-34 FORT MOOSA GARDENS LOT 22 BLK D OR5407/1083<br>*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%<br>He Meihua 100% |
| **Mailing Address** | 58 ATHENS DR<br>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) No

Notary Signature: David Tankersley

My Commission expires: 10/27/2025

# 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

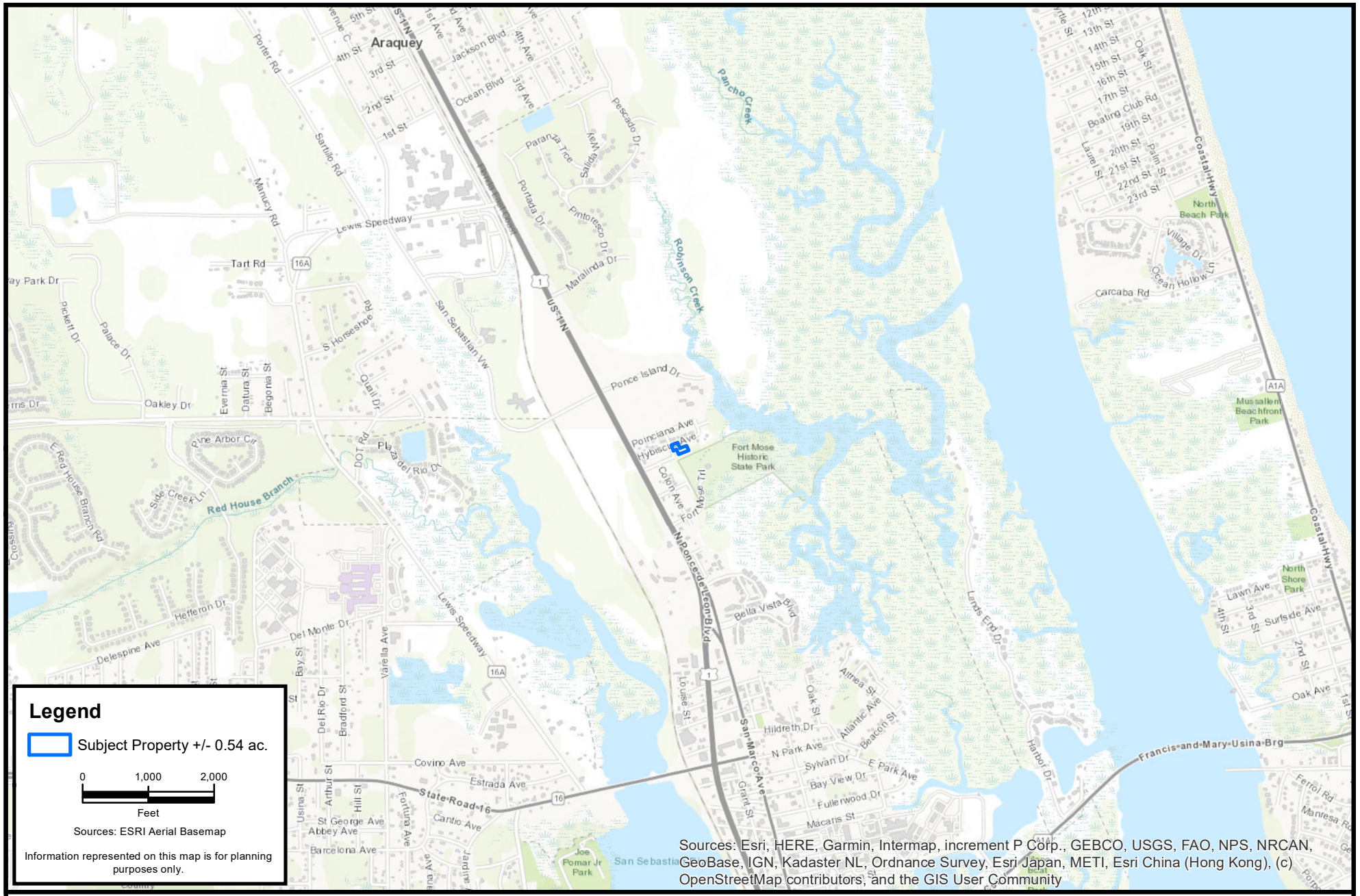
The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on July 8, 2024, to the above listed persons.

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




## Legend

Subject Property +/- 0.54 ac.

0 1,000 2,000

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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


CARTER ENVIRONMENTAL SERVICES, INC.

CES

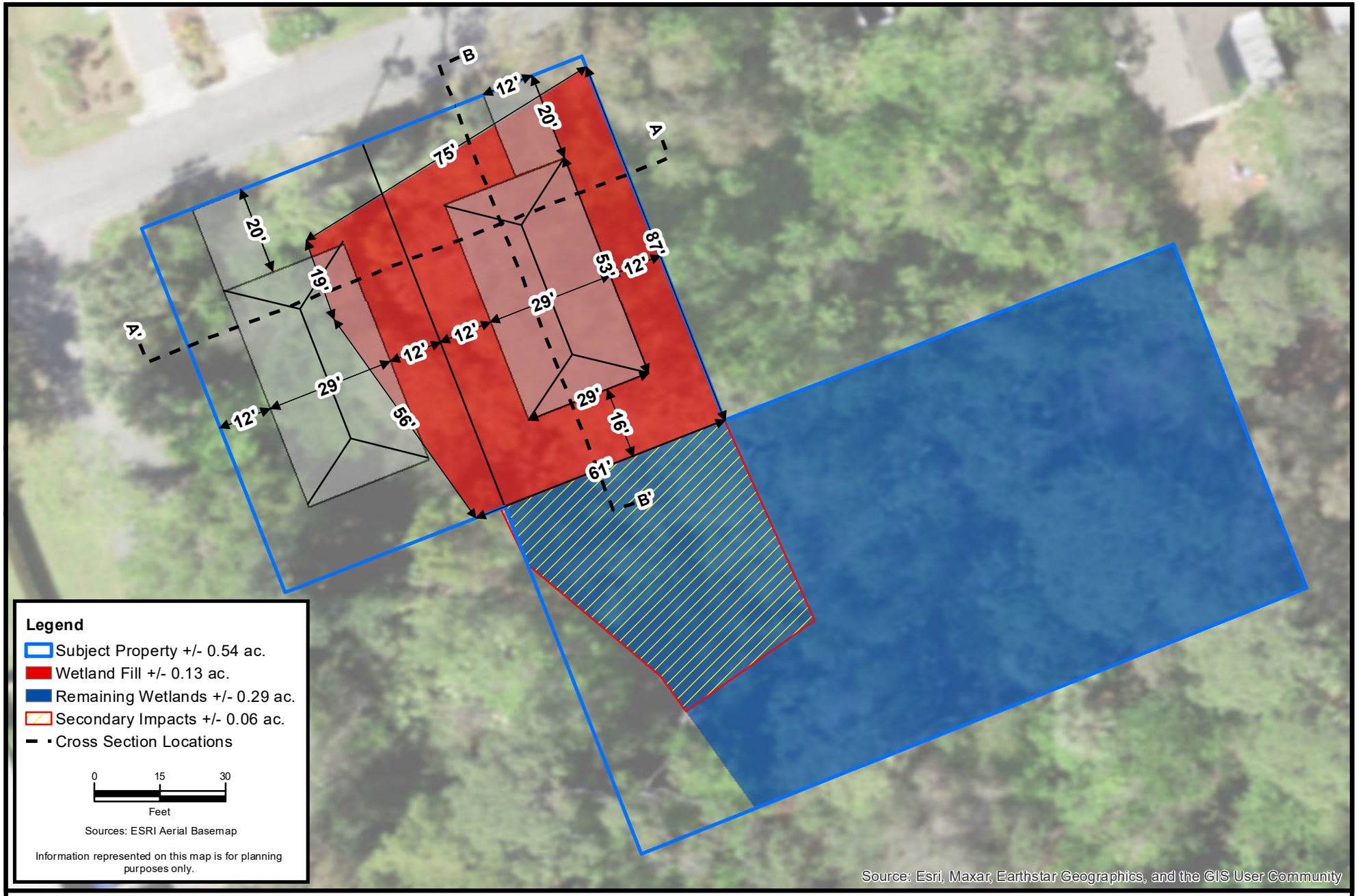
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com


Location Map

# Hybiscus Avenue

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



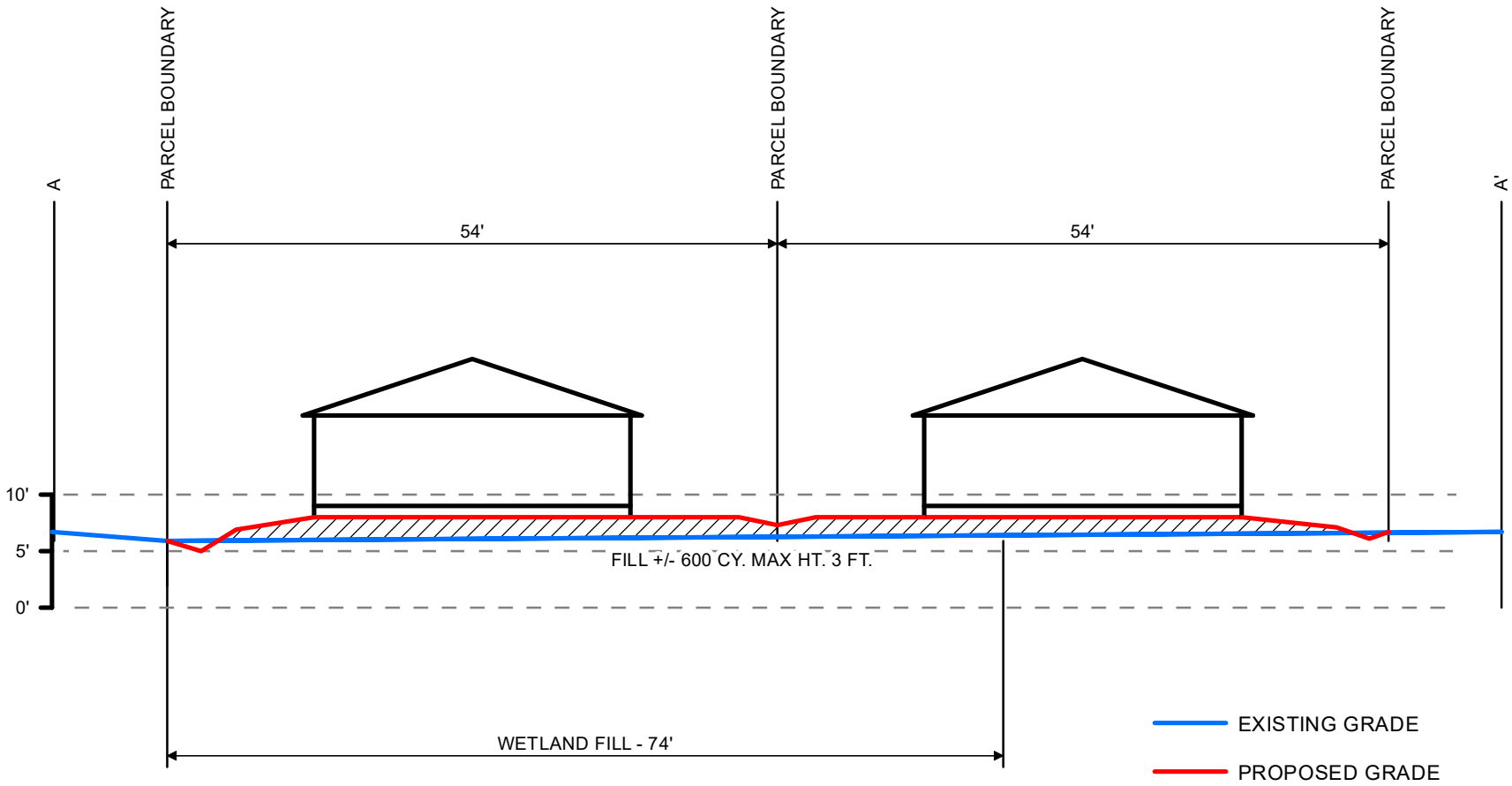

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

**Hybiscus Avenue**

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

Figure: **5**




CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

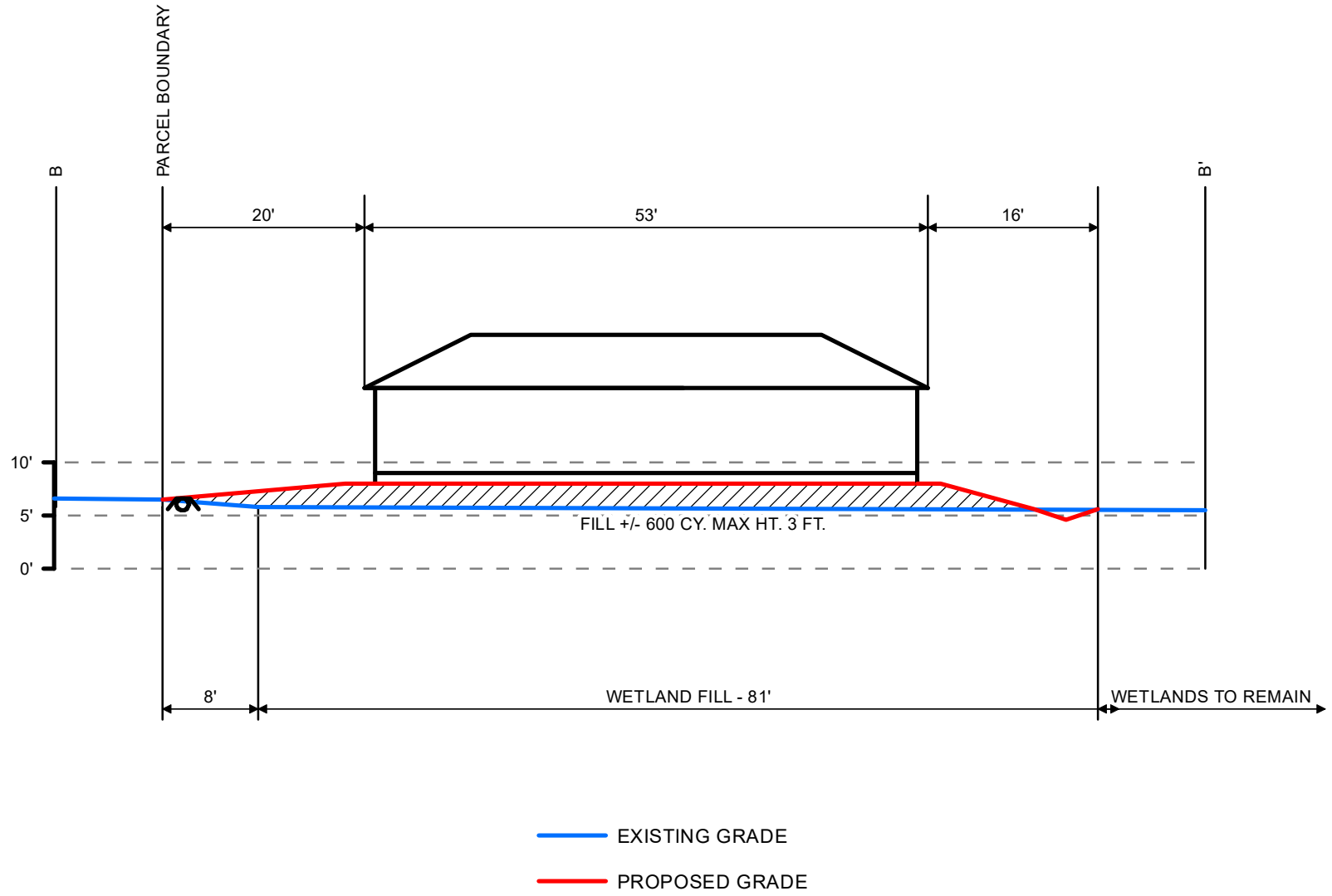
www.carterenv.com

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 Memorandum
Planning and Building Department

---

TO: Planning and Zoning Board

DATE: May 28, 2025

SUBJECT: PZB 2025-0041
22 N Saint Augustine Blvd

This item has been **ADMINISTRATIVELY CONTINUED** to the July 1, 2025, Planning and Zoning Board meeting.

# Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

---

TO: Planning and Zoning Board

DATE: May 28, 2025

SUBJECT: PZB 2025-0042
111 Oyster Catcher Circle

This item has been **ADMINISTRATIVELY CONTINUED** to the July 1, 2025, Planning and Zoning Board meeting.

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2025 | 5.f. | PZB2025-0044 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 228 Pelican Reef Drive | 158573-0070 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Kevin Marks<br>c/o Shoreland Home Builders |
| **Owner:** | Angelo Tradito<br>c/o Old Stone Management |
| **Property Class:**<br>**(St. Johns County Property Appraiser)** | 0000 – Vacant Residential |
| **Future Land Use Designation:** | Residential Low Density |
| **Zoning Designation:** | Residential Single-Family-Two: RS-2 |
| **Acreage:** | 0.33 |
| **Neighborhood:** | South Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the construction of a retaining wall in COZ 2 at 228 Pelican Reef Drive.

## 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**<br>The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property. | The construction of a retaining wall and adding fill will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4. |
| | **Policy 1.3.1**<br>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. | 228 Pelican Reef Drive is within Flood zone AE – 1% Annual. The construction of a retaining wall and the placement of fill will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1 |
| | | |
| Recreation and Open Space | | |
| Transportation and Mobility | | |
| Housing | | |
| Infrastructure | | |

**Review of Applicable City of St. Augustine Code of Ordinances**

The request for Conservation Overlay Zone 2 development includes a retaining wall and fill. The retaining wall is proposed to be constructed at the boundary of a recorded conservation easement (Public Records, St. Johns County, FL O.R. 924 Pg 296). This conservation easement gives the grantee, St. Johns River Water Management District (SJRWMD), the right to, "preserve and protect in perpetuity the environmental value of the property in the easement for generations to come." Staff advises that the applicant coordinate with SJRWMD prior to construction of the retaining wall to maintain compliance with the requirements of the conservation easement. The applicant needs to provide additional information about the retaining wall, including a sideview demonstration no portion of the wall encroaches upon the conservation easement, as well as measures proposed to prevent impacts to the conservation easement.

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

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

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

*(1) Site specific conditions.*

228 Pelican Reef Drive is a vacant lot in the Pelican Reef subdivision. The site is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet. The applicant is proposing to build a retaining wall along the landward perimeter of the Conservation Easement.

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

228 Pelican Reef Drive is a marsh front lot with a platted jurisdictional wetland line with an associated ten (10) foot retention swale that is encompassed in a recorded Conservation Easement. The property is within Conservation Overlay Zones 1, 2, and 3.

*(3) Natural and proposed drainage patterns.*

Elevation maps show the property currently draining to the marsh. The highest elevation is approximately five (5) feet at the streetside portion of the lot. Most of the lot is between 3 and 4 feet NAVD88. The applicant should provide a lot grading plan to show the proposed drainage pattern.

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

Not applicable.

*(5) Proposed soil stabilization and erosion control methods.*

The applicant should place silt fencing along the perimeter of the construction site to minimize erosion into adjacent lots and adjacent marsh as well as the tidal creek.

*(6) Impact on floodplain.*

Flood plain impacts are difficult to quantify because the application does not include the extent of fill or a proposed drainage plan. The applicant does not provide the height of the proposed retaining wall, side elevations, or development details.

## Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a retaining wall at 228 Pelican Reef Drive / PID 158573-0070.

**Staff recommends Continuation for additional information or reconsideration or Denial of the application as the applicant has not submitted the information requested by the Board.**

1. **Proposed top of wall and bottom of wall elevations of the retaining wall,**
2. **Drainage plan with flow arrows and finished grade elevations,**
3. **If applicable the limits of structure(s) with Finish Floor Elevation (FFE) in NAVD88**
4. **Information clarifying if any portion of the retaining wall would encroach on the Conservation Easement**

## Attachments

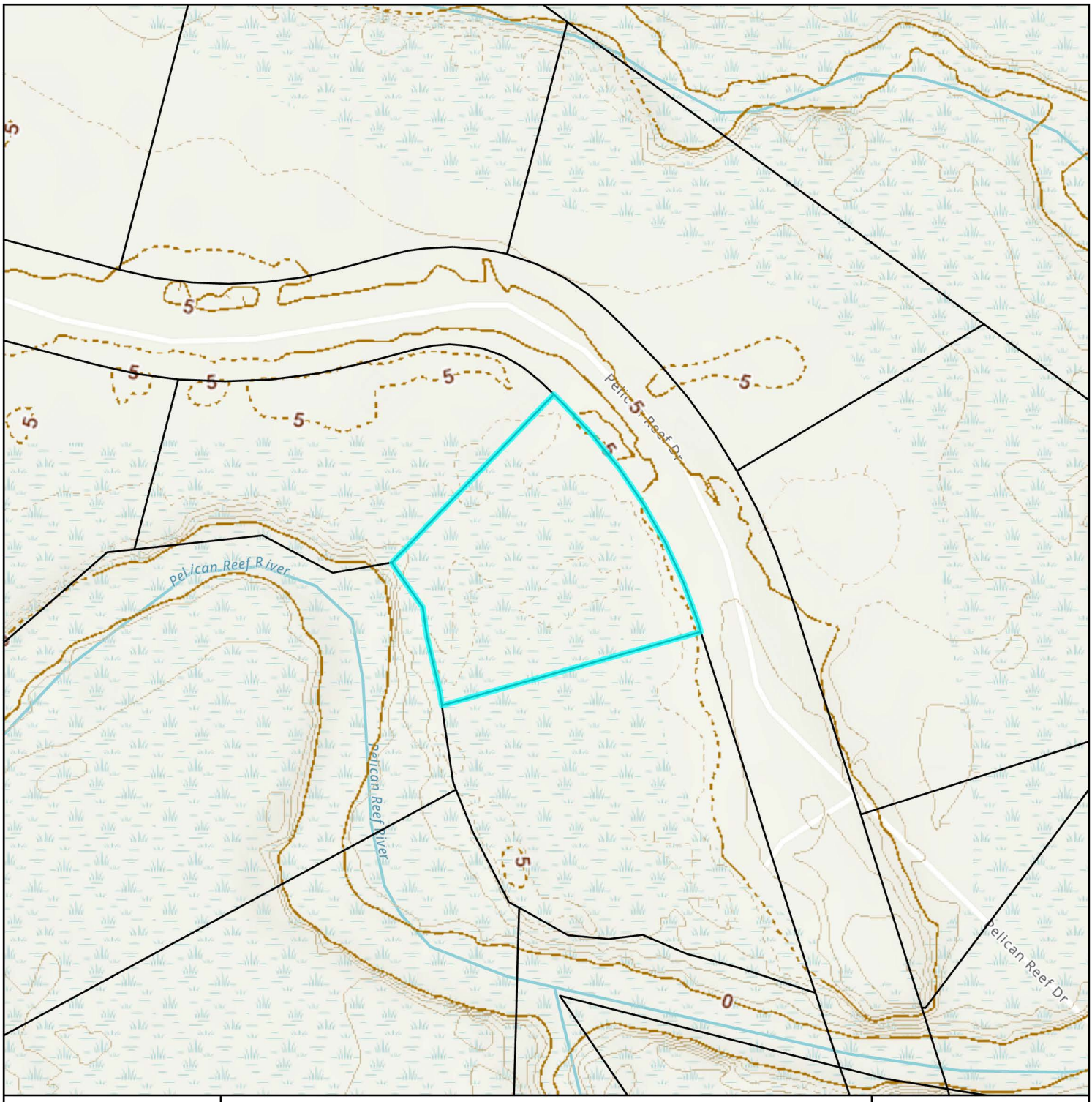
1. Site Maps and Photos
2. Application
3. St. Johns County Property Appraiser Report

**Staff Report prepared by:**



Sarah Daugherty
Senior Planner
Planning and Building Department

# Attachment 1:
# Site Maps
# and Photos




# Elevation Map

N

0 0.01 0.01 Miles

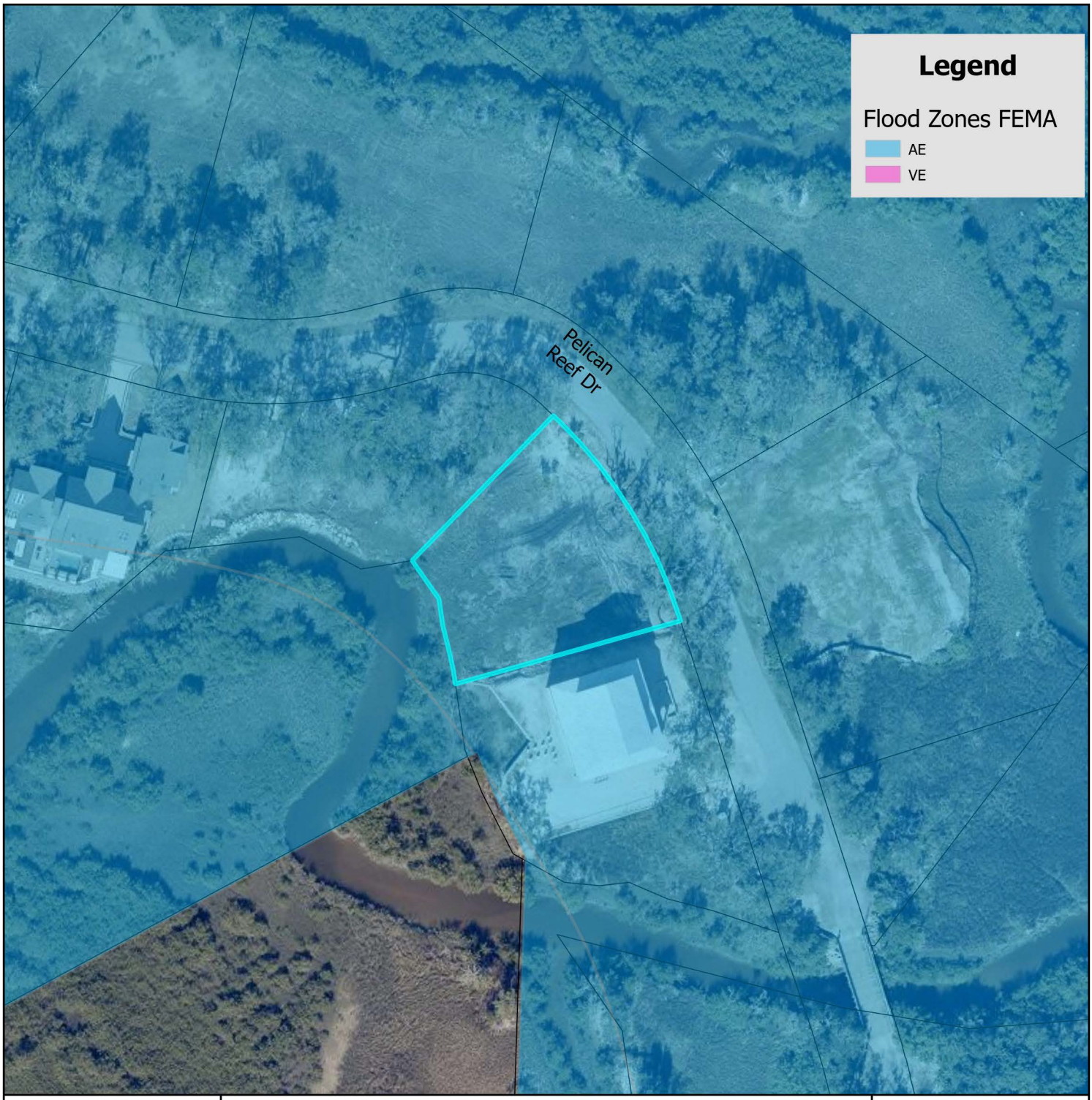
0 40 80 Feet

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




# 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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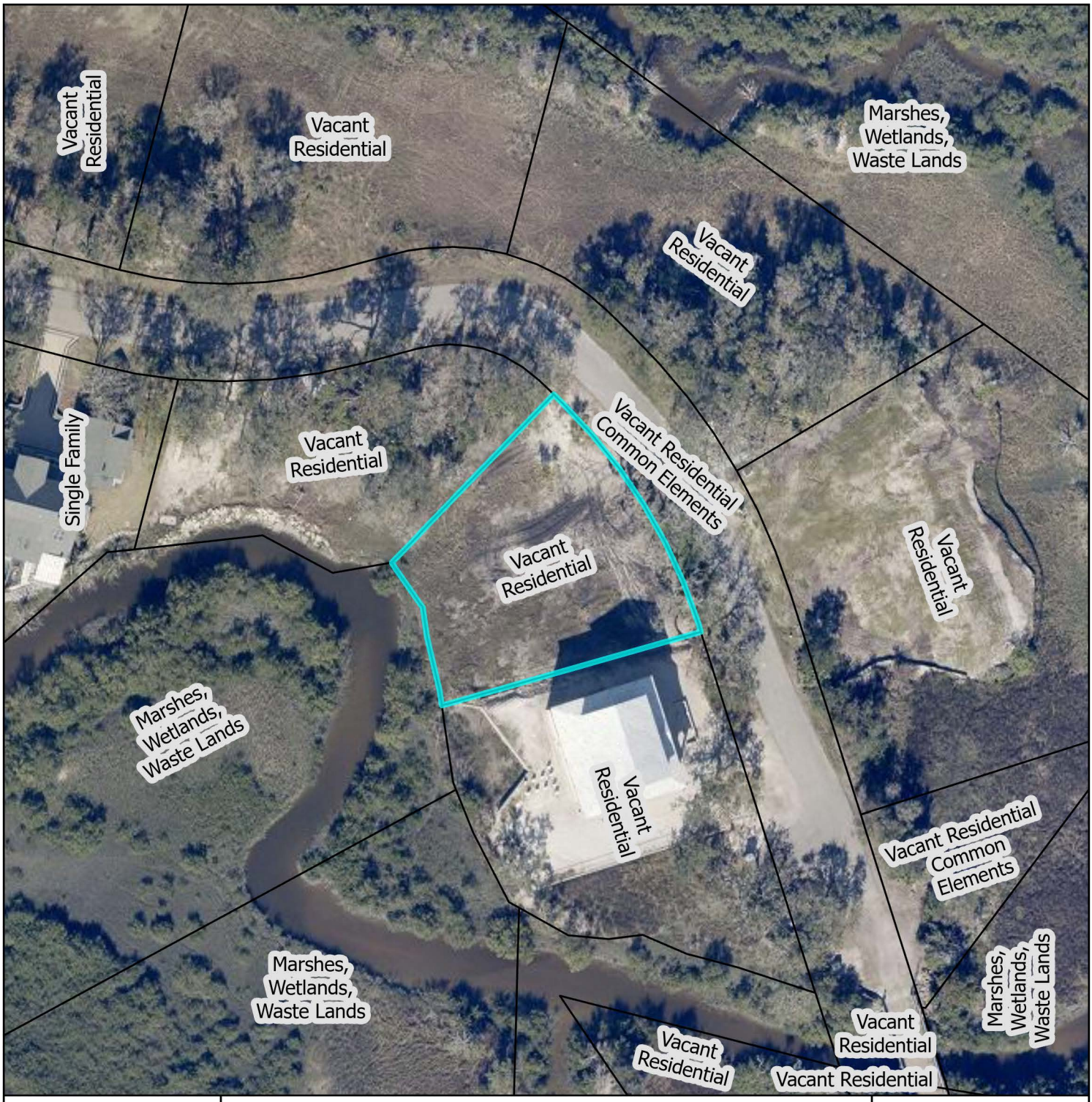
2025

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

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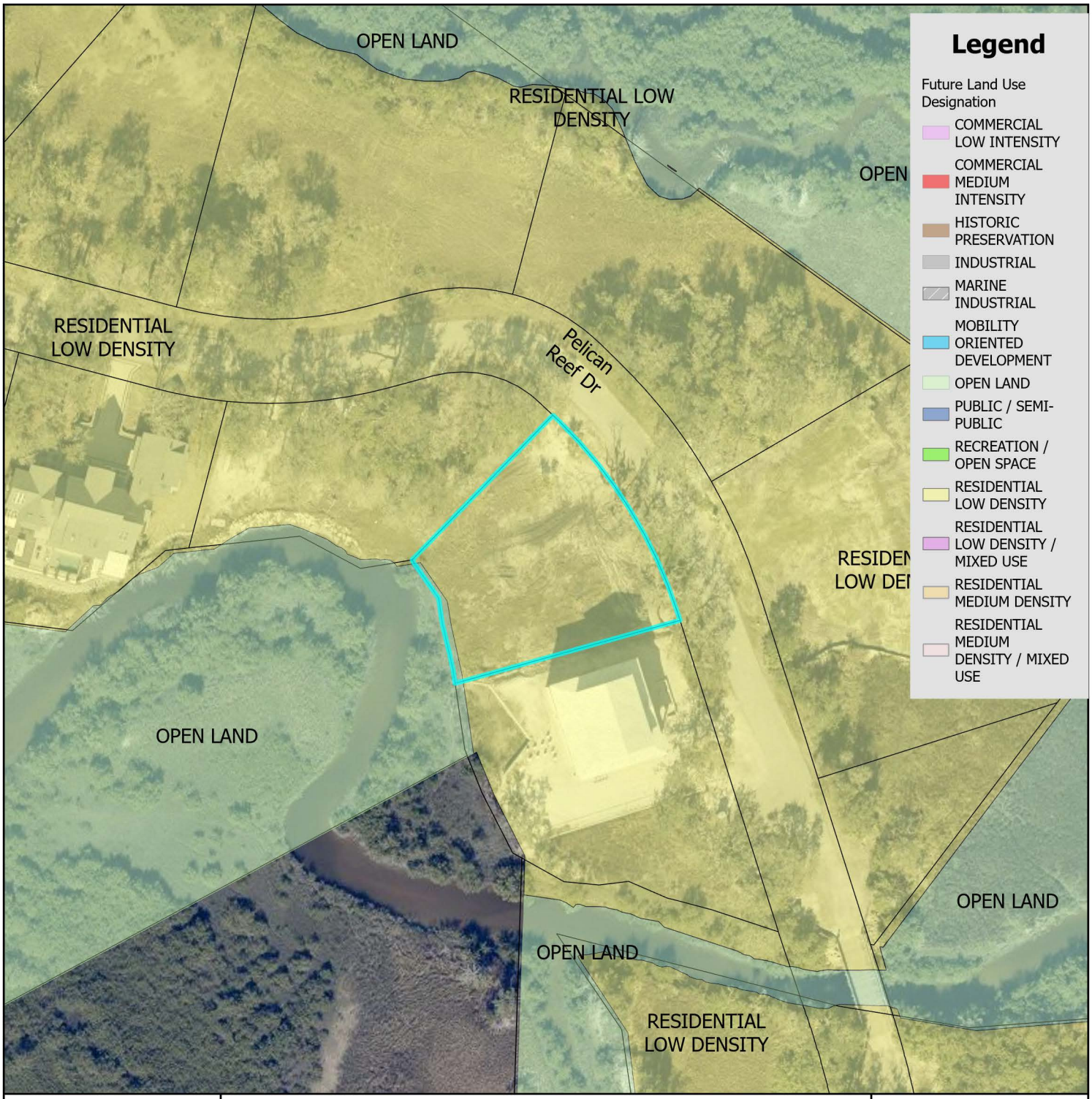
2025

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

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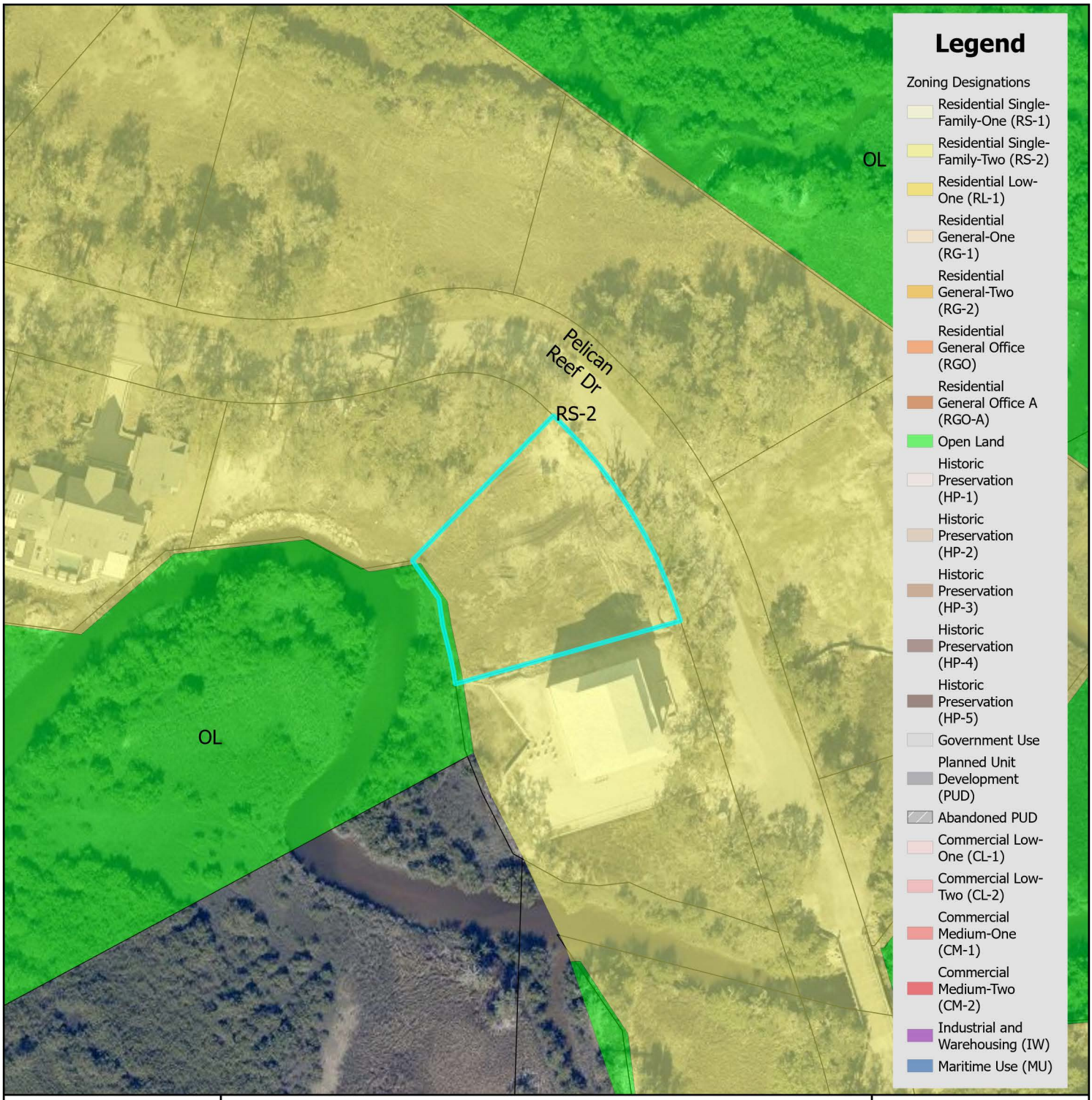
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# Zoning 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

# Pelican Reef Drive / PID 158573-0070




**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: Old Stone Management Contact Number: 914.490.3986
   Business *(if applicable)*:
   Address: 8 Stonegate Rd City: Valhalla State: NY Zip: 10595
   E-Mail Address: angtrad@icloud.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 7 Block: 12
   Subdivision: Pelican Reef Parcel Number: 1585730070
4. PROJECT STREET ADDRESS: 228 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:
   Installation of a landscape (Compac) block site wall along the conservation easement
8. JUSTIFICATION FOR ACTION REQUESTED:
   To contain fill dirt that was recently installed as part of a surcharge plan

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.**

_____ 5.5.25

Signature of Applicant Date

_____ 5.5.25

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.

Kevin Marks

Print name of applicant

Signature of applicant

5.5.25

Date

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 228 Pelican Reef Drive

Applicant's Name: Kevin Marks Applicant's Signature: [signature]

Owner's Name: Angelo Tradito Owner's Signature: [signature]

ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

Kevin Marks is/are hereby authorized TO ACT ON BEHALF OF Old Stone Management, 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: Angelo Tradito
Signature of Owner

Angelo Tradito
Print Name of Owner

914.490.3986
Telephone Number

State of New York

County of Westchester

Signed and sworn before me on this 6 day of May, 2025

By Angelo Tradito

Identification verified:

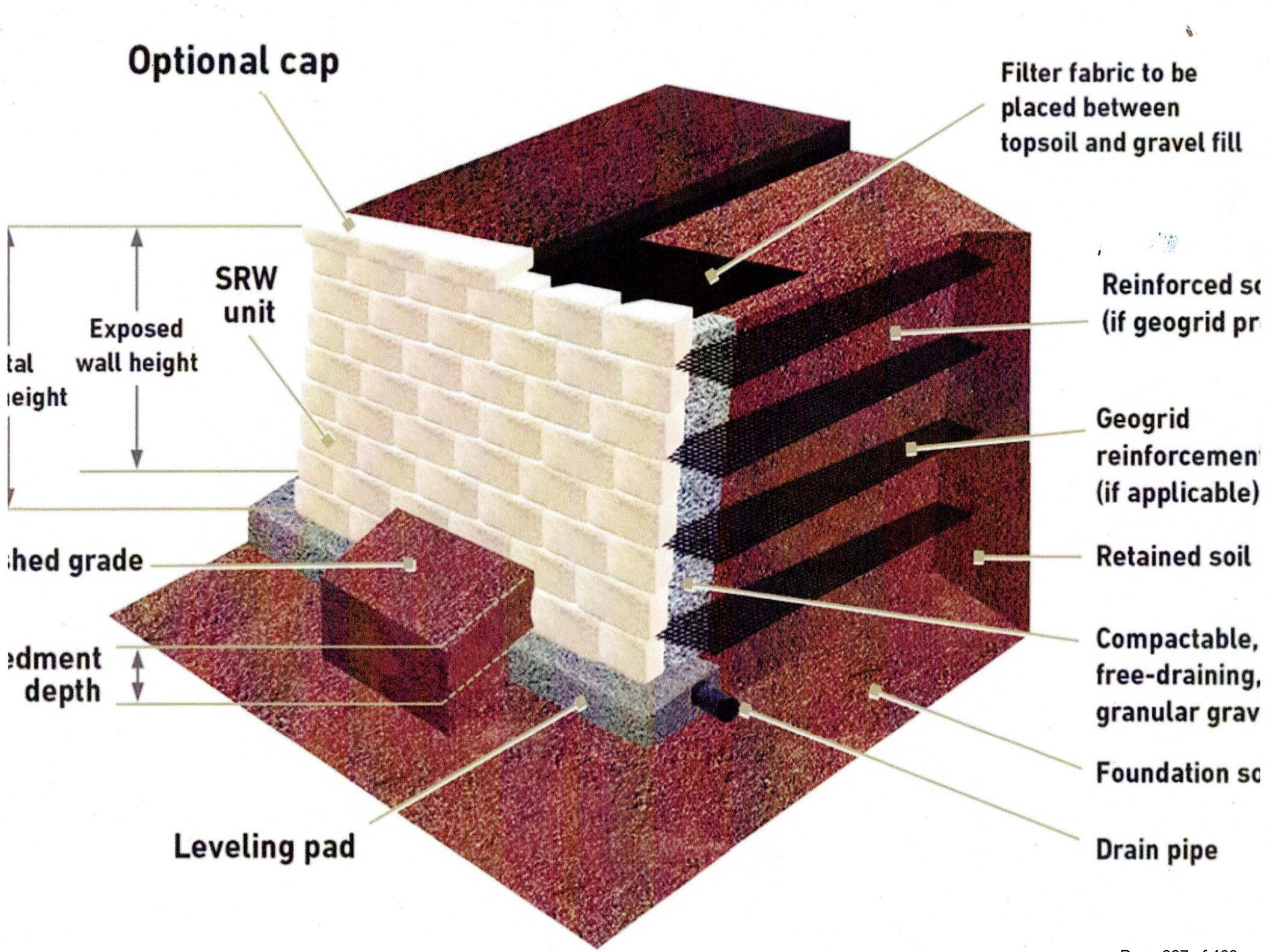
Oath sworn: ✓ Yes ___ No

COURTNEY ARANGO
Notary Public - State of New York
NO. 01AR6356114
Qualified in Westchester County
My Commission Expires Mar 20, 2029

Notary Signature: CAG

My Commission expires: March 20, 2029

Rev:022117


Optional cap
Filter fabric to be placed between topsoil and gravel fill
SRW unit
Exposed wall height
tal
eight
Reinforced so
(if geogrid pr
Geogrid reinforcemen
(if applicable)
hed grade
Retained soil
edment depth
Compactable, free-draining, granular grav
Foundation so
Leveling pad
Drain pipe

# MAP SHOWING BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF

LOT 7 BLOCK - AS SHOWN ON MAP OF

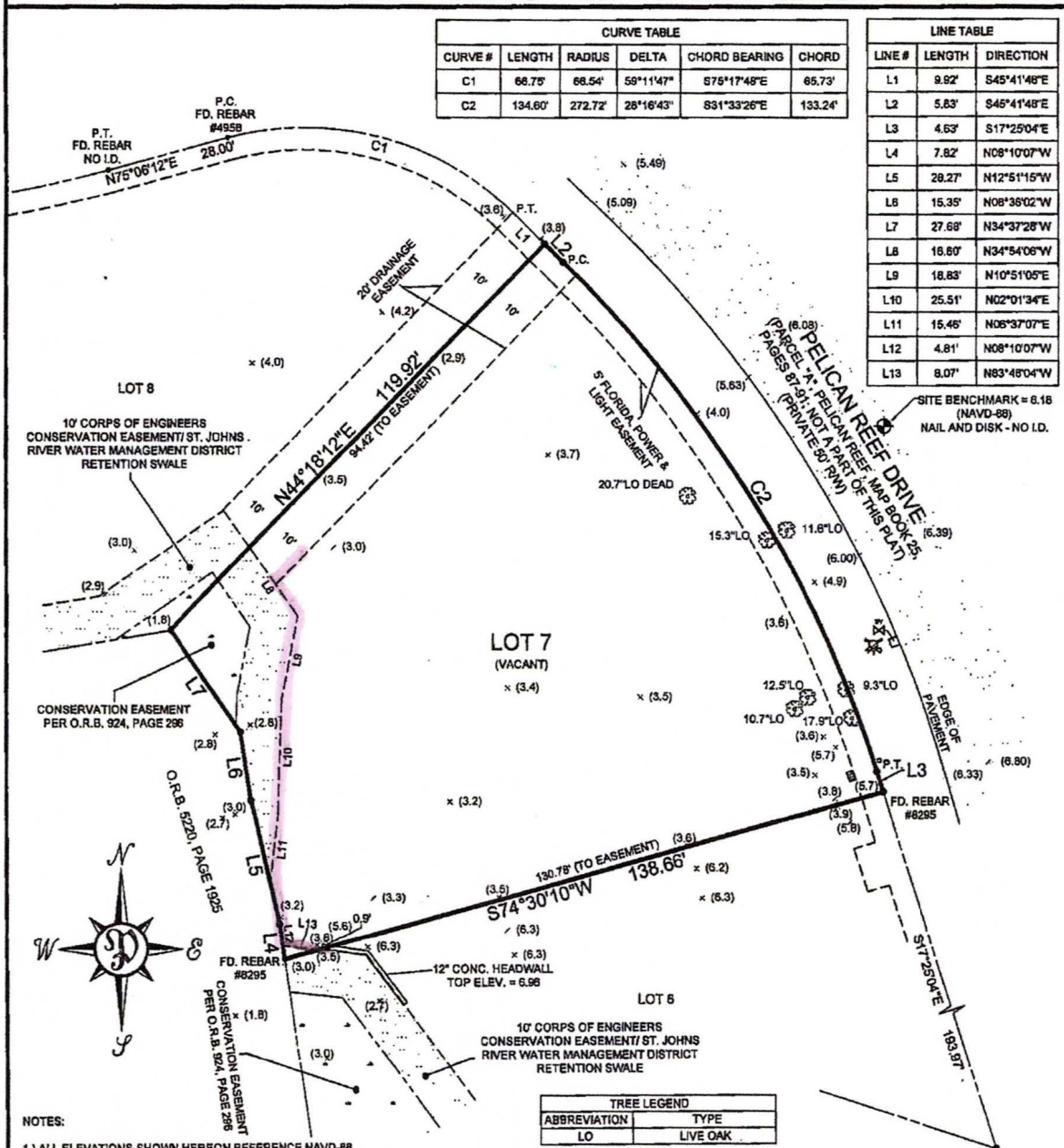
**PELICAN REEF - BLOCK 12 PHASE 6**

AS RECORDED IN MAP BOOK 111 PAGES 57-61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO: ADELE DESIGNER HOMES

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 66.75' | 66.54' | 59°11'47" | S75°17'48"E | 65.73' |
| C2 | 134.60' | 272.72' | 28°16'43" | S31°33'26"E | 133.24' |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 9.92' | S45°41'48"E |
| L2 | 5.83' | S45°41'48"E |
| L3 | 4.63' | S17°25'04"E |
| L4 | 7.82' | N08°10'07"W |
| L5 | 28.27' | N12°51'15"W |
| L6 | 15.35' | N08°38'02"W |
| L7 | 27.68' | N34°37'28"W |
| L8 | 16.60' | N34°54'06"W |
| L9 | 18.83' | N10°51'05"E |
| L10 | 25.51' | N02°01'34"E |
| L11 | 15.46' | N06°37'07"E |
| L12 | 4.81' | N08°10'07"W |
| L13 | 8.07' | N83°48'04"W |




| TREE LEGEND | |
|---|---|
| ABBREVIATION | TYPE |
| LO | LIVE OAK |

| UTILITY LEGEND | |
|---|---|
| | CABLE RISER |
| | HYDRANT |
| | WATER VALVE |
| | ELECTRIC VAULT |

NOTES:

1.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-88.
2.) ALL TREES NOT LABELED "LO" ARE NOT LIVE OAKS.
3.) ALL LIVE OAKS AND LONG LEAF PINES ARE LABELED AS SUCH.
4.) ALL OTHER OAK TREES ARE SCRUB, WATER OR LAUREL.
5.) ALL OTHER PINE TREES ARE SLASH OR POND.
6.) ALL TREES LABELED "MYRTLE" ARE CRAPE MYRTLE.
7.) THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.
8.) ● DENOTES SET ½" I.P. #6715 UNLESS NOTED OTHERWISE.


*PERRET AND ASSOCIATES, INC.*

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030


GENERAL NOTES:

(1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF PELICAN REEF DRIVE AS S17°31'16"E, PER PLAT.

(2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.

(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.

(4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "AE" (EL. 8) AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 125147-0381J, DATED 12-07-2018.

LEGEND

| | | | |
|---|---|---|---|
| P.C. | POINT OF CURVATURE | R | RADIUS |
| P.T. | POINT OF TANGENCY | Δ | DELTA (CENTRAL ANGLE) |
| P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH |
| P.C.C. | POINT OF COMPOUND CURVE | C or CH | CHORD |
| P.R.M. | PERMANENT REFERENCE MONUMENT | CB | CHORD BEARING |
| P.C.P. | PERMANENT CONTROL POINT | (R) | LINE RADIAL TO CURVE |
| B.R.L. | BUILDING RESTRICTION LINE | A/C | AIR CONDITIONER |
| C/L | CENTERLINE | CONC. | CONCRETE |
| CLF | CHAIN LINK FENCE | FD. | FOUND |
| R/W | RIGHT-OF-WAY | I.P. | IRON PIPE |
| O.R.B. | OFFICIAL RECORDS BOOK | (M) | MEASURED |
| O/L | ON LINE | (P) | PLAT |
| —/— | BREAK LINE | (C) | CALCULATED |
| F.F.E. | FINISHED FLOOR ELEVATION | | FENCE |

SCALE 1"=30'

06-11-2024
DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

F.B. 704 PG. 12

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2024-1091

# 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** | 1585730070 |
| **Location Address** | PELICAN REEF DR<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Pelican Reef (628) |
| **Tax Description*** | 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 7 OR5497/1325<br>*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** | 29-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.330 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | Old Stone Management Inc 100% |
| **Mailing Address** | 8 STONEGATE RD<br>VALHALLA, NY 10595-0000 |

## Map



## Valuation Information

| | 2025 |
|---|---|
| Building Value | $0 |
| Extra Features Value | $0 |
| Total Land Value | $385,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$385,000** |
| Total Deferred | $3,850 |
| Assessed Value | **$381,150** |
| Total Exemptions | $0 |
| Taxable Value | **$381,150** |

***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 | $350,000 | $0 | $0 | $350,000 | $346,500 | $3,500 | $346,500 |
| 2023 | $0 | $0 | $315,000 | $0 | $0 | $315,000 | $315,000 | $0 | $315,000 |
| 2022 | $0 | $0 | $313,600 | $0 | $0 | $313,600 | $313,600 | $0 | $313,600 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Vacant Residential | 0 | 0 | 1 | UT | $385,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 2/21/2022 | 2/16/2022 | $360,000.00 | WARRANTY DEED | 5497 | 1325 | Q | V | PELICAN REEF OF ST AUGUSTINE LLC | OLD STONE MANAGEMENT INC |

**No data available for the following modules:** Sales Questionnaire Form, 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: 5/8/2025, 12:05:03 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 |
|---|---|---|
| June 3, 2025 | 5.g. | PZB2025-0038 |
| **Request** | **Address** | **Parcel ID** |
| Conservation Overlay Zone Development | 255 Diesel Road | 134230-0000 |
| | Diesel Road | 134230-0020 |
| | Diesel Road | 134340-0000 |
| | 275 Ice Plant Road | 134390-0000 |
| | Ice Plant Road | 134390-0010 |
| | Ice Plant Road | 134410-0000 |
| | Arapaho Avenue | 134600-0000 |
| | Arapaho Avenue | 134630-0000 |
| | Arapaho Avenue | 134650-0000 |
| | 1500 Arapaho Avenue | 134760-0000 |
| | Arapaho Avenue | 134770-0000 |

[LINKS TO ST JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Fremont Latimer<br>c/o Marquis Latimer + Halback, Inc. |
| **Owner:** | Windward Shipyard Land Holdings LLC |
| **Property Class:**<br>**(St. Johns County Property Appraiser)** | 1000 – Vacant Commercial |

| | |
|---|---|
| **Future Land Use Designation:** | Residential Medium Density/Mixed Use |
| **Zoning Designation:** | Residential and General Office: RGO [LINK TO DISTRICT REGULATIONS] |
| **Acreage:** | 23.23 |
| **Neighborhood:** | N/A |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is a request to amend the previously approved Conservation Overlay Zone (COZ) 3 development application PZB2022-0021. The amendment is very simply to add five (5) 18-20" caliper Live Oak trees to the mitigation plan to reflect the original intent to transplant large trees within the Windward Shipyards Development.

PZB2022-0021 was approved on April 5, 2022, with the conditions that forty-eight (48) trees were to be relocated, fifty-six (56) new trees were to be planted, and four (4) specific Live Oak trees were to be preserved.

The five (5) Live Oak trees that can no longer be transplanted were not included in the conditions above.

## 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] | |
| Historic Preservation Element [LINK TO DOCUMENT] | |
| Conservation and Coastal Management Element [LINK TO DOCUMENT] | |
| **Objective 2.6**<br>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. | This proposal is **consistent** with the City objective of preserving community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation by adding additional requirements to the previously approved COZ 3 development approval. |
| 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] | |

## Staff Recommendation

Review of Section 11-29 and Chapter 25 is the responsibility of the Planning and Zoning Board for the proposed tree mitigation plan amendment within Conservation Overlay Zone 3 within the Windward Shipyards Development.

Approval of this proposal would require the planting of five (5) Live Oak trees of significant size within the proposed Town Center shown on the provided boundary survey.

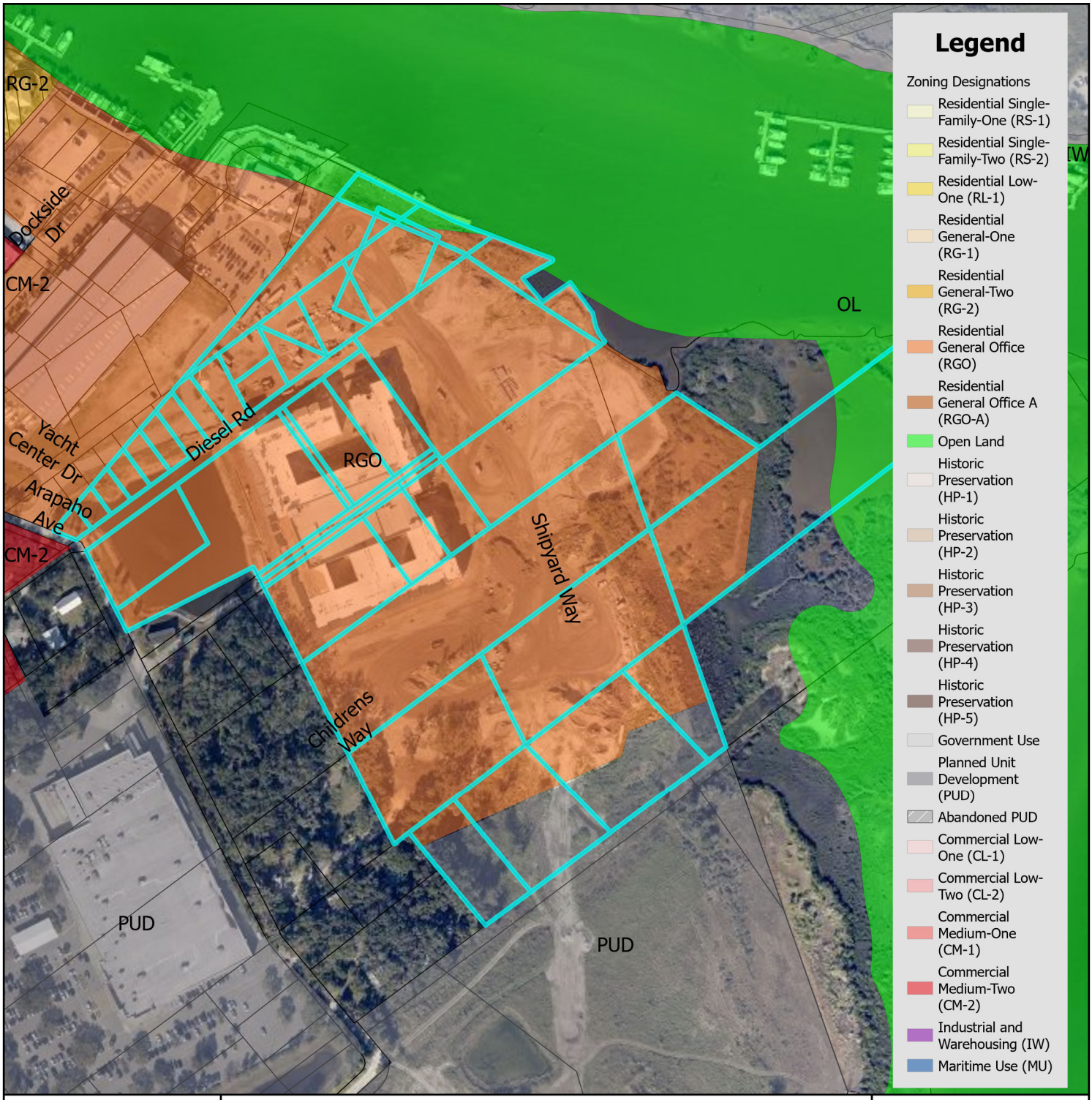
## Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Proposed Tree Mitigation Language
5. Boundary Survey
6. Shipyard Tree Relocation 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

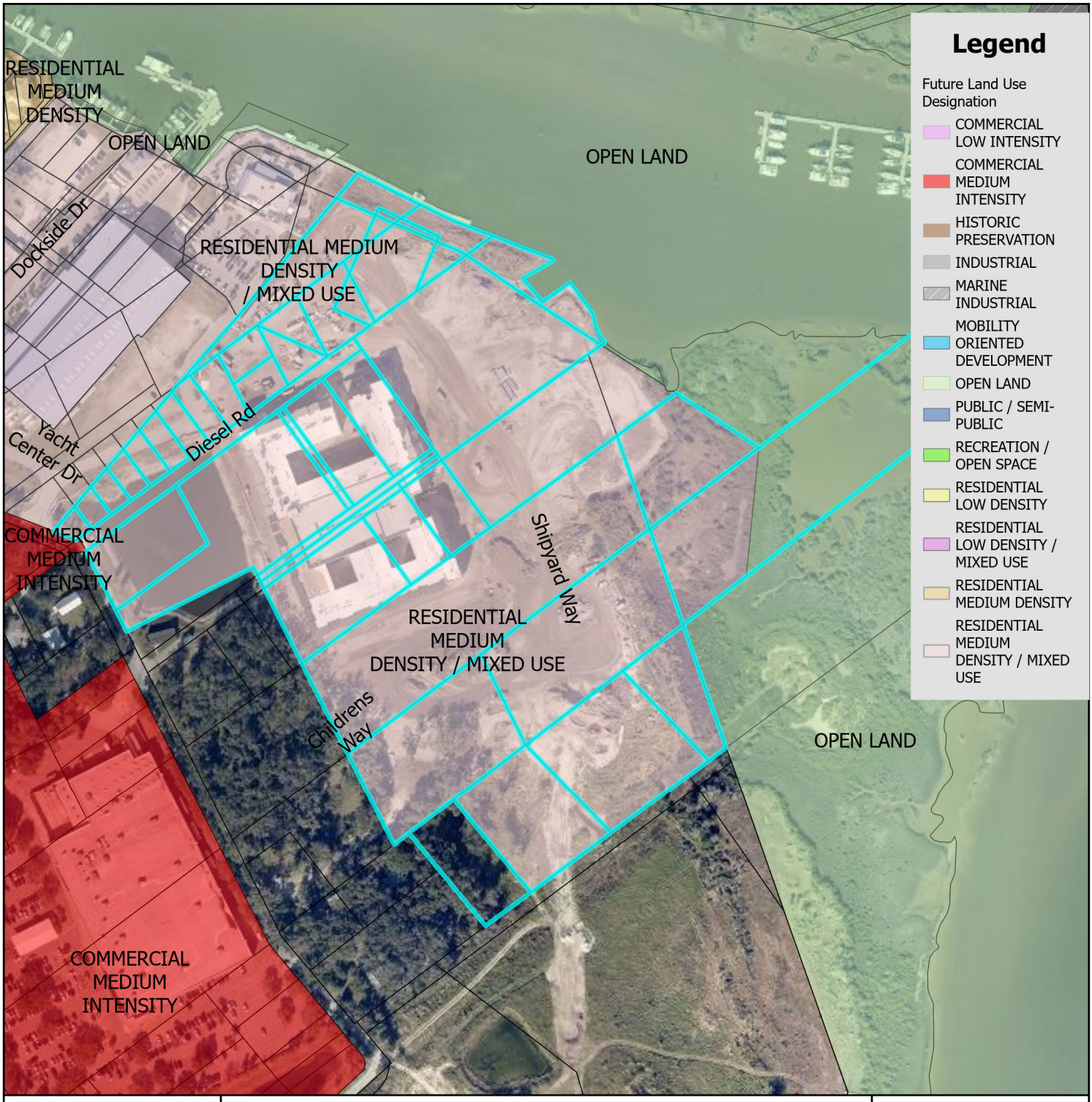
0 1,250 2,500 Feet

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

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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
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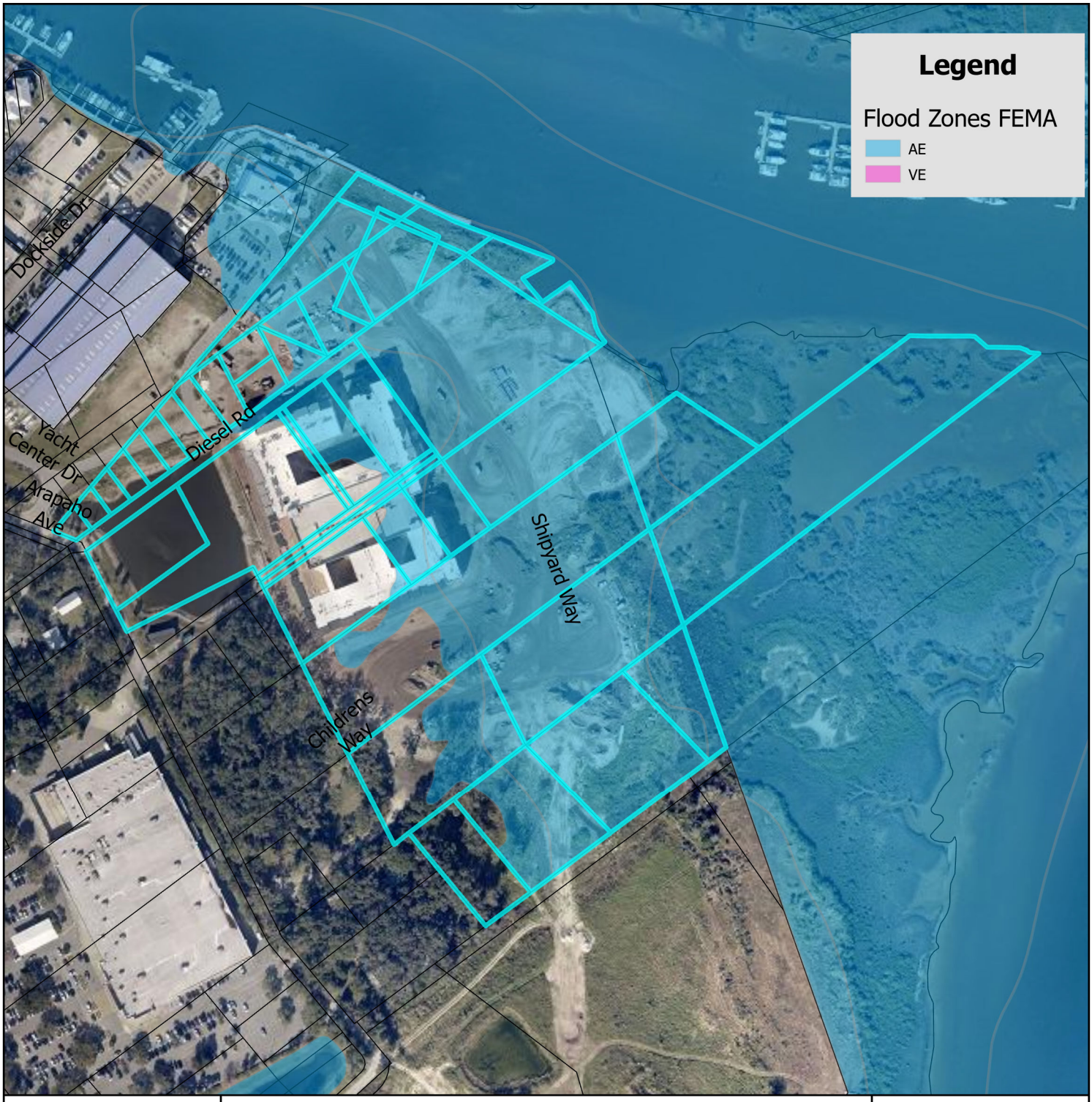
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet


Single Family
Single Family
Single Family
Single Family
Single Family
Owner Occupied Stores
Owner Occupied Stores
Transit Terminals
Transit Terminals
Single Family Townhouse
Single Family Townhouse
Transit Terminals
Restaurants & Cafeterias
Transit Terminals
Vacant Commercial
Vacant Commercial
Parking Lots (Owner Occupied)
Restaurants & Cafeterias
Vacant Commercial
Vacant Commercial
Vacant Commercial
Vacant Commercial
Transit Terminals
Transit Terminals
Municipally Owned
Federally Owned
Transit Terminals
Vacant Commercial
Vacant Commercial
Vacant Commercial
Vacant Commercial
Vacant Commercial
Municipally Owned
Transit Terminals
Transit Terminals
ROWs, Roads, Irrigation Channels, Ditches, etc.
Vacant Commercial
Vacant Commercial
Vacant Commercial
Vacant Commercial
Vacant Commercial






# 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.

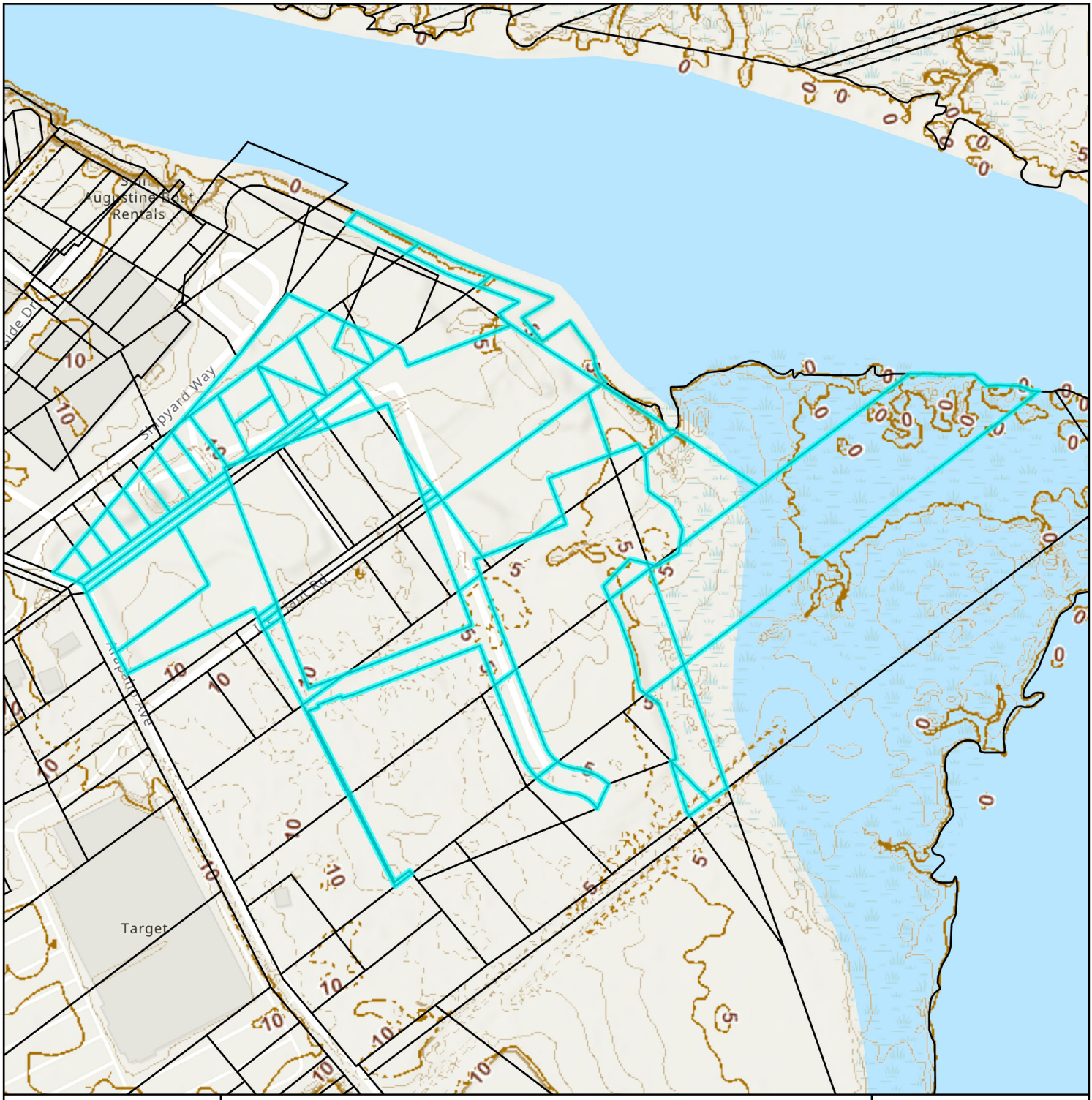
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

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 0.02 0.04 Miles

0 165 330 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:
# Application

# CITY OF ST AUGUSTINE
# APPLICATION TO PLANNING AND ZONING BOARD

amended application dated 05.14.25

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

Receipt Number: _____ Meeting Date: _____

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

---

1. NAME OF APPLICANT: Fremont Latimer Contact Number: 904.825.6747
   Business *(if applicable)*: Marquis Latimer + Halback, Inc.
   Address: 34 Cordova Street, Suite A City: St. Augustine State: FL Zip: 32084
   E-Mail Address: fremont@halback.com

2. NAME OF PROPERTY OWNER: _____ Contact Number: 904.829.5676
   Business *(if applicable)*: Windward Shipyard Land Holdings, LLC
   Address: 2999 NW 191st St Ste 800 City: Aventura State: FL Zip: 33180
   E-Mail Address: karl@mywindward.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2.61 acre Towne Center Parcel (see sketch) Block: _____
   Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 117 Dockside Drive, St. Augustine, FL

5. SPECIFIC PROPOSED USE: Town Center for St. Augustine Shipyard

6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED:
   Addition of five (5) 18"-20"+ caliper live oaks (Quercus virginiana) trees to the "Town Square (Proposed)" site at the St. Augustine Shipyard. The Owner recognized that they unfortunately cannot be transplanted. These five (5) new trees reflect the original intent to transplant large trees on site.

   Given the narrow nature of this COZ3 application, we have focused on the addition of the five (5) trees on the new site.

8. JUSTIFICATION FOR ACTION REQUESTED: Original plans called for relocation of five (5) large oak trees from a site to the south. These can no longer be transplanted, so five (5) new oaks are proposed instead. Note that the original tree credit value was 25 credits (4 credits + 1 native vegetation credit, applied to 5 trees; note there was no transplant credit applied to the trees. The proposed tree credits are 25 credits (5 credits for trees over 12" caliper).

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.

April 1, 2025 hearing related to the adjacent Toll Brothers owned site, which included the five (5) potential transplant oaks that cannot be transplanted

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: 4/22/25

Signature of Property Owner — Date: 4-21-25

04/18/2019

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

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

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

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

Robert Finvarb

Print name of applicant

Signature of applicant

4/22/2025

Date

ST AUGUSTINE
EST 1565

## Owner's Authorization For Agent

Fremont Latimer is/are hereby authorized TO ACT ON BEHALF OF Windward Shipyard Land 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:

_____

BY: _____
Signature of Owner

Robert Finvarb
Print Name of Owner

(305) 866-7555
Telephone Number

State of Florida

County of Miami-Dade

Signed and sworn before me on this 22nd day of April, 2025

By Robert Finvarb

Identification verified:

Oath sworn: _____Yes____ No

NINDIRI RIVAS
Notary Public
State of Florida
Comm# HH479048
Expires 1/13/2028

Notary Signature: _____

My Commission expires: 1/13/2028

Rev:022117

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 117 Dockside Drive, St. Augustine, FL

Applicant's Name: Fremont Latimer Applicant's Signature:

Owner's Name: Robert Finvarb 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

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1344100000 |
| **Location Address** | ICE PLANT RD<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | St. Augustine Shipyards (COM) (681.15) |
| **Tax Description*** | (31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835<br>*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** | 1.880 |
| **Homestead** | N |

No Image Available

## Owner Information

| | |
|---|---|
| **Owner Name** | Windward Shipyard Land Holdings LLC 100% |
| **Mailing Address** | 2999 NE 191 ST STE 800<br>AVENTURA, FL 33180-0000 |

## Map



## Valuation Information

| | 2025 |
|---|---|
| Building Value | $0 |
| Extra Features Value | $0 |
| Total Land Value | $1,228,395 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$1,228,395** |
| Total Deferred | $792,429 |
| Assessed Value | **$435,966** |
| Total Exemptions | $0 |
| Taxable Value | **$435,966** |

***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 | $1,228,395 | $0 | $0 | $1,228,395 | $396,333 | $832,062 | $396,333 |
| 2023 | $0 | $0 | $696,090 | $0 | $0 | $696,090 | $360,303 | $335,787 | $360,303 |
| 2022 | $0 | $0 | $327,548 | $0 | $0 | $327,548 | $327,548 | $0 | $327,548 |
| 2021 | $0 | $0 | $327,548 | $0 | $0 | $327,548 | $327,548 | $0 | $327,548 |
| 2020 | $0 | $0 | $327,548 | $0 | $0 | $327,548 | $327,548 | $0 | $327,548 |
| 2019 | $0 | $0 | $163,774 | $0 | $0 | $163,774 | $123,854 | $39,920 | $123,854 |
| 2018 | $0 | $0 | $163,774 | $0 | $0 | $163,774 | $112,595 | $51,179 | $112,595 |
| 2017 | $0 | $0 | $102,359 | $0 | $0 | $102,359 | $102,359 | $0 | $102,359 |
| 2016 | $0 | $0 | $102,359 | $0 | $0 | $102,359 | $102,359 | $0 | $102,359 |
| 2015 | $22,023 | $819 | $102,359 | $0 | $0 | $125,201 | $125,201 | $0 | $125,201 |
| 2014 | $21,597 | $819 | $102,359 | $0 | $0 | $124,775 | $124,775 | $0 | $124,775 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Vacant Commercial | 0 | 0 | 81893 | SF | $1,228,395 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 11/12/2019 | 11/8/2019 | $6,000,000.00 | WARRANTY DEED | 4829 | 835 | Q | V | GREENWOOD PROPERTY LLC | WINDWARD SHIPYARD LAND HOLDINGS LLC |
| 2/1/2019 | 1/28/2019 | $0.00 | ANNEXATION | 4674 | 1835 | U | V | CITY OF ST AUGUSTINE | |
| 1/29/2016 | 1/29/2016 | $0.00 | COVENANTS AND RESTRICTIONS | 4143 | 885 | U | V | GREENWOOD PROPERTY LLC | SHIPYARD VILLAGE LLC ETAL |
| 2/9/2015 | 1/27/2015 | $0.00 | COVENANTS AND RESTRICTIONS | 3985 | 1785 | U | I | GREENWOOD PROPERTY LLC | SHIPYARD VILLAGE LLC ET AL |
| | 7/25/2013 | $0.00 | OTHER INSTRUMENT | 9999 | 9999 | U | I | ALL SEASONS LLC | GREENWOOD PROPERTY LLC |
| 7/8/2013 | 7/2/2013 | $1,956,900.00 | WARRANTY DEED | 3757 | 1474 | U | I | LUHRS CORPORATION | ALL SEASONS LLC |
| | 5/13/2004 | $0.00 | OTHER INSTRUMENT | 2220 | 1010 | U | I | MARLBORO INDUSTRIAL PARK | LUHRS CORPORATION (MERGER) |
| | 8/14/2003 | $0.00 | OTHER INSTRUMENT | 2196 | 1615 | U | V | SALT WATER PROPERTIES CORP | MARLBORO INDUSTRIAL PARK |
| | 3/1/1987 | $0.00 | | 739 | 263 | U | I | | SALT WATER PROPERTIES CORP |
| | 3/1/1987 | $0.00 | | 739 | 255 | U | I | | |
| | 9/1/1983 | $0.00 | | 607 | 882 | Q | I | | |
| | 1/1/1979 | $0.00 | | 411 | 223 | U | I | | |

**No data available for the following modules:** Sales Questionnaire Form, 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: 5/8/2025, 12:05:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 4:
# Proposed Tree Mitigation Language

## Shipyard Parcel Tree Mitigation Language

The owner of the Shipyard Parcel, and its successors and assigns, shall be responsible for planting five (5) new Southern live oak (*Quercus virginiana*) trees, a minimum of 18 inches diameter at basil height ("**DABH**"), on the Shipyard Parcel 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 first vertical improvements on the Shipyard Parcel. If, for whatever reason, this deadline to plant the trees is missed, the City may still require the planting at any time thereafter as a condition binding the owner and its successors and assigns. In the event one or more of the five (5) planted trees dies due to reasons not related to acts of God (with acts of God including hurricanes, tropical storms, gale force winds, fires, and other natural disasters and extreme weather events), the owner of the Shipyard Parcel shall either (i) pay to the City the sum of Forty Thousand and No/100 Dollars ($40,000.00) per dead tree, which funds shall be used by the City for either purchase of environmental preservation land or acquisition of trees to be planted on preserve land owned by the City, or (ii) replace each dead tree in its then-existing location or a new location within the Shipyard Parcel, at the option of the City. If the owner, or its successors or assigns, fails to inform the City Planning and Building Department of a claim to an act of God regarding a dead tree within one month of the act of God event, the tree's condition will not be deemed an act of God. Tree removal and replacement for reasons not related to acts of God must be done within 90 days of the tree being determined by a Certified Arborist to be dead. For tree removal and replacement related to acts of God, such replacement shall be done within 90 days of City's issuance of a certificate of occupancy for repairs to the last structure within the Shipyard Parcel damaged due to such act of God. Replacement trees planted following destruction of trees by acts of God shall be of a DABH required by the then-applicable provisions of City Code Chapter 25, Article III. The City's remedy for any default by the Shipyard Parcel owner of the provisions of this paragraph shall be (i) the City's withholding of any local government development permits for the Shipyard Parcel until the default is cured by the owner or successors and assigns of the Shipyard Parcel, and (ii) the City undertaking code enforcement action under applicable provisions of City Code Chapter 2, Article VI.

This Conservation Overlay Zone order will be recorded in the Public Records of St. Johns County and will run with title to the Shipyard Parcel.

## Parcel Description

**PARCEL 7 TOWN CENTER**

A PORTION OF THOSE LANDS LYING IN SECTION 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 RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 3 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, 230.16 FEET; ALONG SHIPYARD WAY; THENCE LEAVING SAID RIGHT OF WAY N 69°09'48" E, 895.07 FEET TO THE POINT OF BEGINNING;

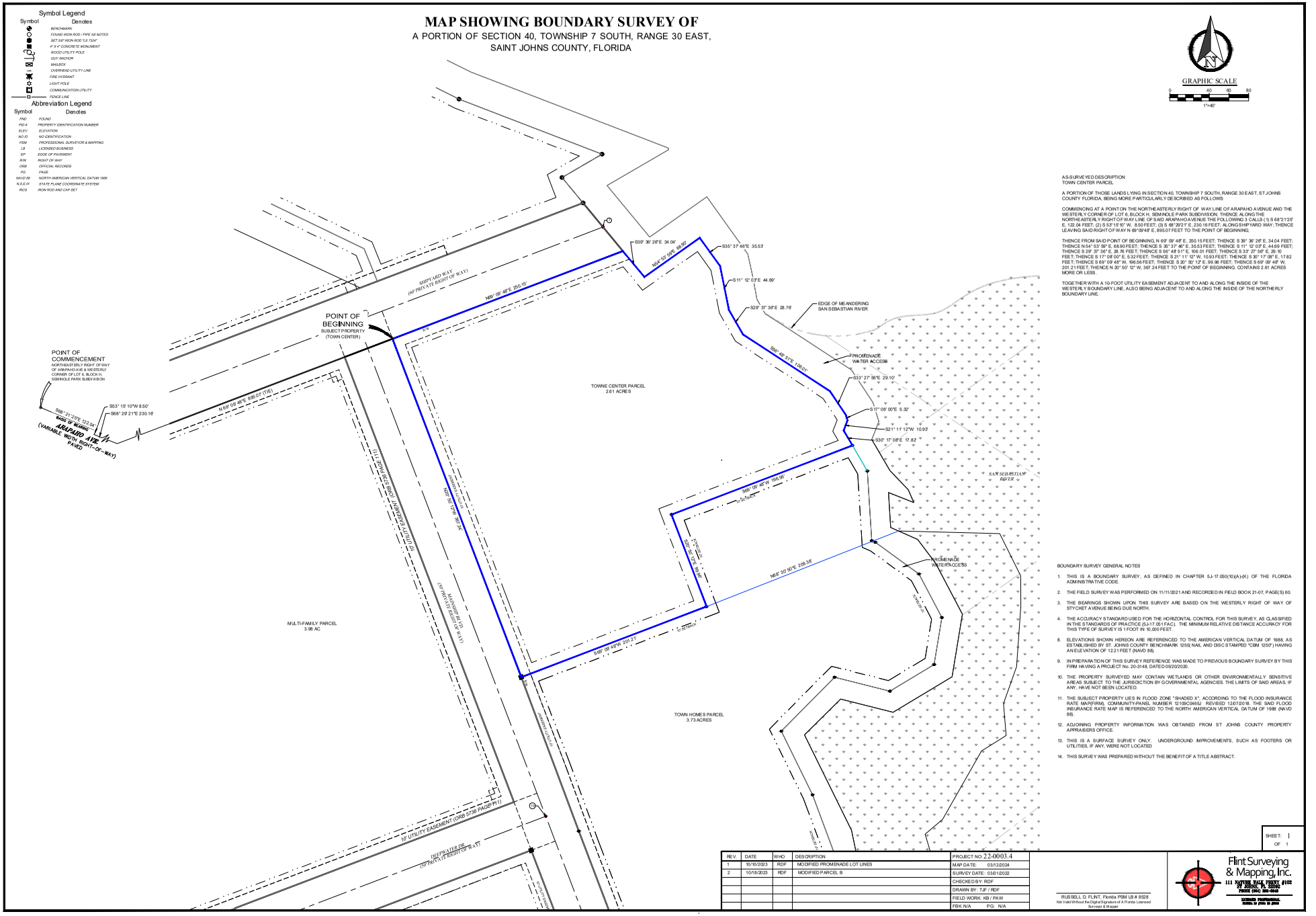
THENCE FROM SAID POINT OF BEGINNING, N 69° 09' 48" E, 250.15 FEET; THENCE S 39° 36' 26" E, 34.04 FEET; THENCE N 54° 53' 59" E, 68.90 FEET; THENCE S 35° 37' 46" E, 35.53 FEET; THENCE S 11° 12' 03" E, 44.69 FEET; THENCE S 29° 37' 36" E, 28.76 FEET; THENCE S 56° 48' 51" E, 106.01 FEET; THENCE S 33° 27' 56" E, 29.10 FEET; THENCE S 17° 08' 00" E, 5.32 FEET; THENCE S 21° 11' 12" W, 10.93 FEET; THENCE S 30° 17' 08" E, 17.82 FEET; THENCE S 69° 09' 48" W, 196.56 FEET; THENCE S 20° 50' 12" E, 99.96 FEET; THENCE S 69° 09' 48" W, 201.21 FEET; THENCE N 20° 50' 12" W, 367.24 FEET TO THE POINT OF BEGINNING. CONTAINS 2.61 ACRES MORE OR LESS.

TOGETHER WITH A 10-FOOT UTILITY EASEMENT ADJACENT TO AND ALONG THE INSIDE OF THE WESTERLY BOUNDARY LINE, ALSO BEING ADJACENT TO AND ALONG THE INSIDE OF THE NORTHERLY BOUNDARY LINE

# Attachment 5:
# Boundary Survey

# MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
SAINT JOHNS COUNTY, FLORIDA




AS-SURVEYED DESCRIPTION
TOWN CENTER PARCEL

A PORTION OF THOSE LANDS LYING IN SECTION 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 RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 3 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, 230.16 FEET; ALONG SHIPYARD WAY, THENCE LEAVING SAID RIGHT OF WAY N 68°09'48" E, 895.07 FEET TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, N 68° 09' 48" E, 250.15 FEET; THENCE S 39° 36' 28" E, 34.04 FEET; THENCE N 64° 53' 59" E, 69.90 FEET; THENCE S 35° 37' 46" E, 35.53 FEET; THENCE S 11° 12' 03" E, 44.69 FEET; THENCE S 29° 37' 36" E, 28.76 FEET; THENCE S 56° 48' 51" E, 106.01 FEET; THENCE S 33° 27' 56" E, 29.10 FEET; THENCE S 17° 08' 00" E, 5.32 FEET; THENCE S 21° 11' 12" W, 10.93 FEET; THENCE S 30° 17' 08" E, 17.82 FEET; THENCE S 68° 09' 48" W, 195.56 FEET; THENCE S 20° 50' 12" E, 99.96 FEET; THENCE S 68° 09' 48" W, 201.21 FEET; THENCE N 20° 50' 12" W, 367.24 FEET TO THE POINT OF BEGINNING. CONTAINS 2.61 ACRES MORE OR LESS.

TOGETHER WITH A 10-FOOT UTILITY EASEMENT ADJACENT TO AND ALONG THE INSIDE OF THE WESTERLY BOUNDARY LINE, ALSO BEING ADJACENT TO AND ALONG THE INSIDE OF THE NORTHERLY BOUNDARY LINE.

BOUNDARY SURVEY GENERAL NOTES

1. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
2. THE FIELD SURVEY WAS PERFORMED ON 11/11/2021 AND RECORDED IN FIELD BOOK 21-07, PAGE(S) 60.
3. THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON THE WESTERLY RIGHT OF WAY OF STYCKET AVENUE BEING DUE NORTH.
4. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY ST. JOHNS COUNTY BENCHMARK 1250( NAIL AND DISC STAMPED "CBM 1250") HAVING AN ELEVATION OF 12.21 FEET (NAVD 88).
9. IN PREPARATION OF THIS SURVEY REFERENCE WAS MADE TO PREVIOUS BOUNDARY SURVEY BY THIS FIRM HAVING A PROJECT No. 20-3148, DATED 05/20/2020.
10. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
11. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "SHADED X", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0465J REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
13. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS, SUCH AS FOOTERS OR UTILITIES, IF ANY, WERE NOT LOCATED
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

| REV. | DATE | WHO | DESCRIPTION |
|---|---|---|---|
| 1 | 10/10/2023 | RDF | MODIFIED PROMENADE LOT LINES |
| 2 | 10/18/2023 | RDF | MODIFIED PARCEL B |

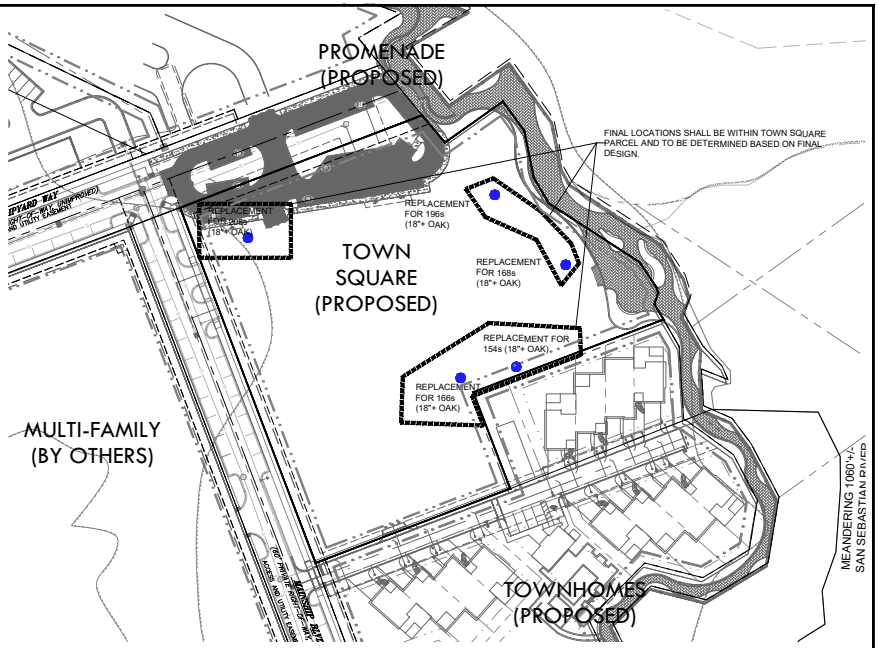
PROJECT NO. 22-0003.4
MAP DATE: 03/12/2024
SURVEY DATE: 03/01/2022
CHECKED BY: RDF
DRAWN BY: TJF / RDF
FIELD WORK: KB / PAW
FBK: N/A PG: N/A

SHEET: 1 OF 1

RUSSELL D. FLINT, Florida PSM LB # 8528
Not Valid Without the Digital Signature of A Florida Licensed Surveyor & Mapper


Flint Surveying & Mapping, Inc.
111 MATANZAS WOODS PKWY #102
ST JOHNS, FL 32086
PHONE (904) 280-0048
LICENSED PROFESSIONAL SURVEYING & MAPPING IN FLORIDA

# Attachment 6:
# Shipyard Tree Relocation Map




## TOWN SQUARE PARCEL TREE MITIGATION

The owner of the Shipyard Parcel, and its successors and assigns, shall be responsible for planting five (5) new Southern live oak (*Quercus virginiana*) trees, a minimum of 18 inches diameter at basil height ("**DABH**"), on the Shipyard Parcel 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 first vertical improvements on the Shipyard Parcel. If, for whatever reason, this deadline to plant the trees is missed, the City may still require the planting at any time thereafter as a condition binding the owner and its successors and assigns. In the event one or more of the five (5) planted trees dies due to reasons not related to acts of God (with acts of God including hurricanes, tropical storms, gale force winds, fires, and other natural disasters and extreme weather events), the owner of the Shipyard Parcel shall either (i) pay to the City the sum of Forty Thousand and No/100 Dollars ($40,000.00) per dead tree, which funds shall be used by the City for either purchase of environmental preservation land or acquisition of trees to be planted on preserve land owned by the City, or (ii) replace each dead tree in its then-existing location or a new location within the Shipyard Parcel, at the option of the City. If the owner, or its successors or assigns, fails to inform the City Planning and Building Department of a claim to an act of God regarding a dead tree within one month of the act of God event, the tree's condition will not be deemed an act of God. Tree removal and replacement for reasons not related to acts of God must be done within 90 days of the tree being determined by a Certified Arborist to be dead. For tree removal and replacement related to acts of God, such replacement shall be done within 90 days of City's issuance of a certificate of occupancy for repairs to the last structure within the Shipyard Parcel damaged due to such act of God. Replacement trees planted following destruction of trees by acts of God shall be of a DABH required by the then-applicable provisions of City Code Chapter 25, Article III. The City's remedy for any default by the Shipyard Parcel owner of the provisions of this paragraph shall be (i) the City's withholding of any local government development permits for the Shipyard Parcel until the default is cured by the owner or successors and assigns of the Shipyard Parcel, and (ii) the City undertaking code enforcement action under applicable provisions of City Code Chapter 2, Article VI.

This Conservation Overlay Zone order will be recorded in the Public Records of St. Johns County and will run with title to the Shipyard Parcel.

0' 30' 60' 120'
SCALE: 1"=60


ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier


DRAWN BY: JH/MJ/EE

# SHIPYARD TREE RELOCATION

ST. AUGUSTINE, FLORIDA

OVERALL TREE RELOCATON PLAN

| SYM | DESCRIPTION | DATE |
|---|---|---|
| | PZB TREE UPDATE | 05.14.25 |
| | PZB TREE UPDATE | 04.22.25 |
| | 100% CD SET | 02.14.25 |

SIZE: ANSI D
PRIME PROJECT #: XXXXXXX
ML+H PROJECT #: 22.5.1

DRAWING NO.: L-0.2



Wednesday, May 14, 2025
C:\Users\JeremyMarquis\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\05 Projects\22\22.5.1 Shipyard Task 4 Waterfront Promenade\05 CAD\22.5.1_TREE-PZB2025b.dwg

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 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<br>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 "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 May 6, 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 June 3, 2025, PZB regular meeting will mark the fifth ($5^{th}$) time that this application has been heard.

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.

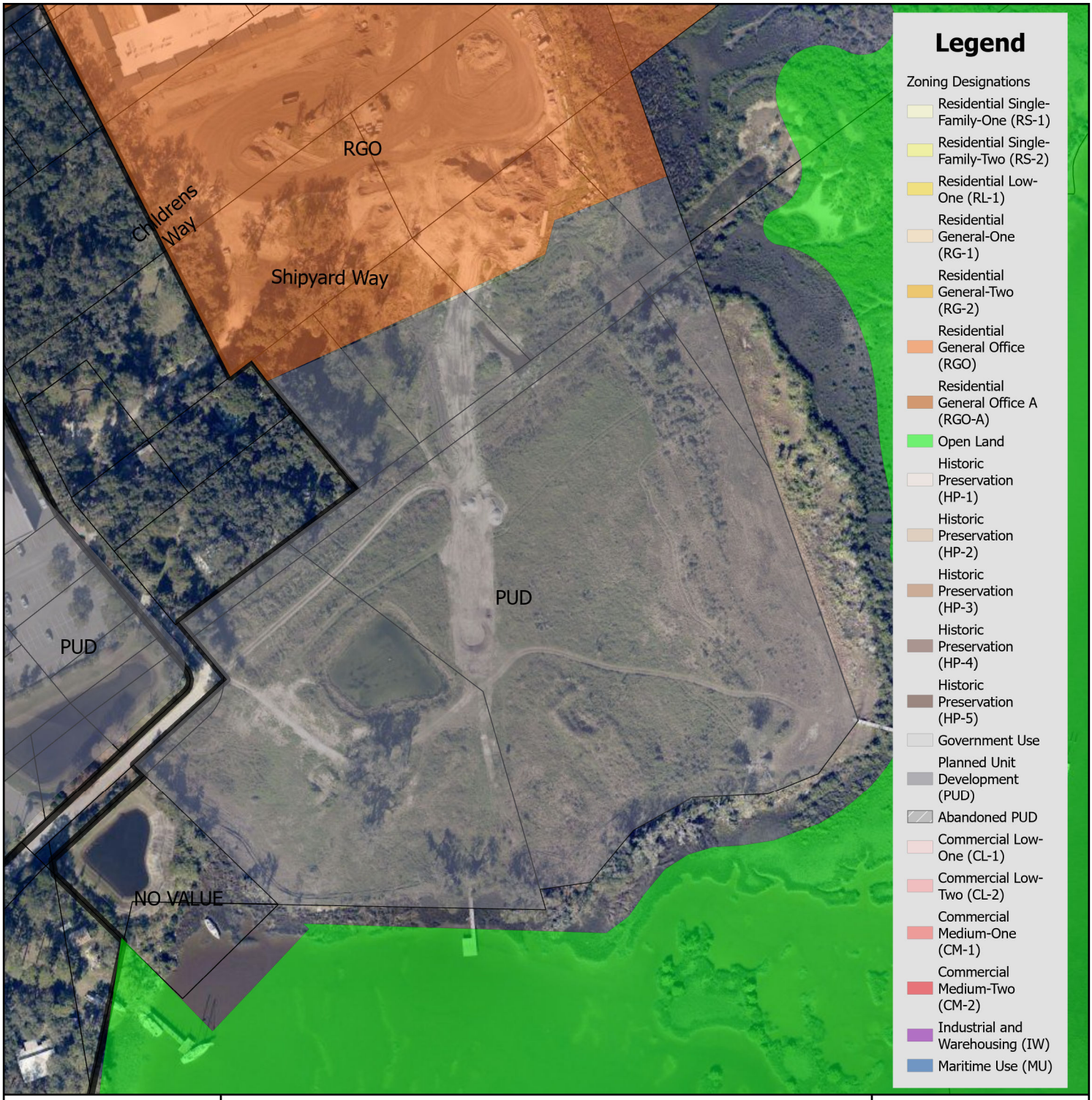
## Attachments

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

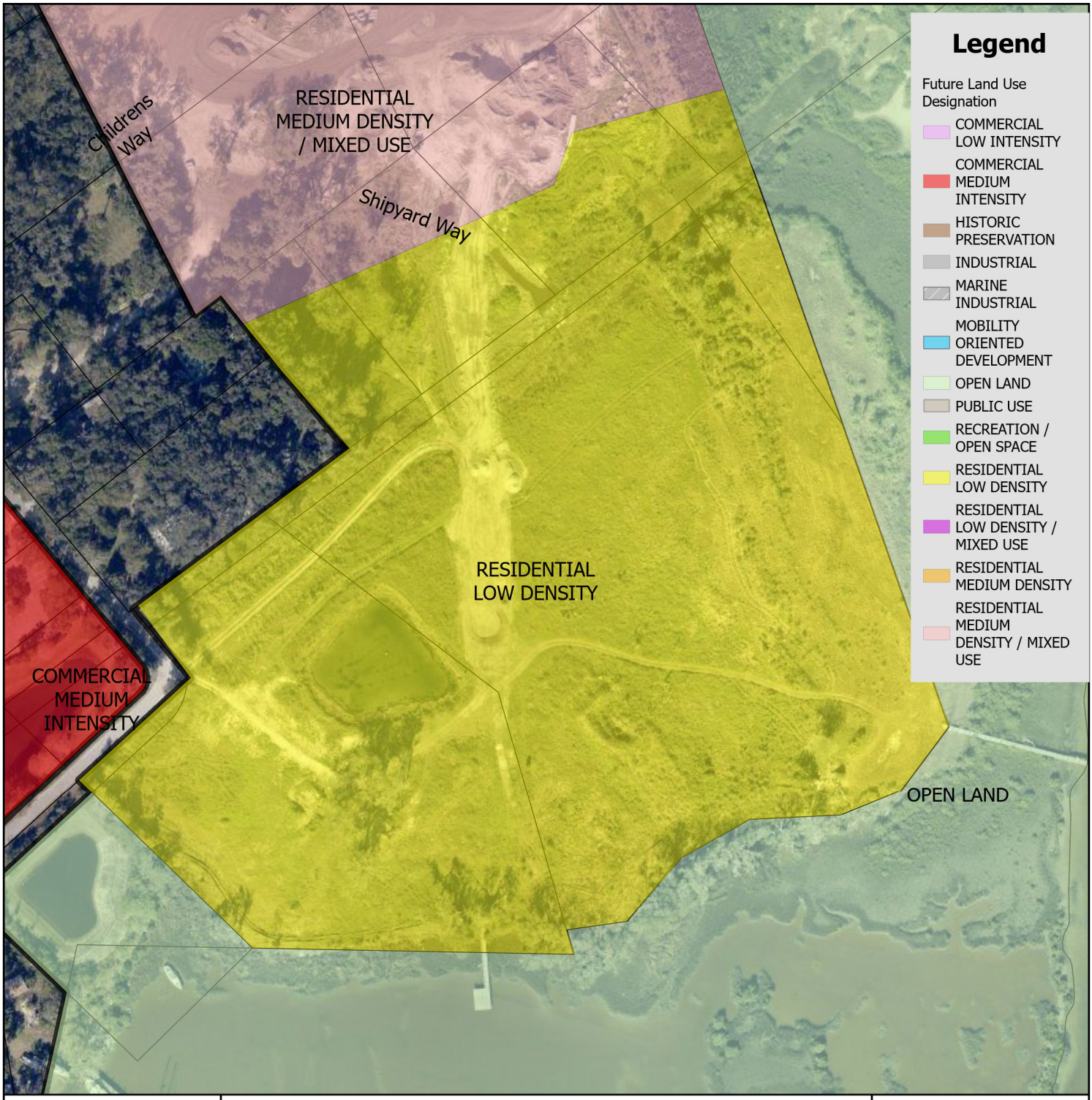
0 1,250 2,500 Feet

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

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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

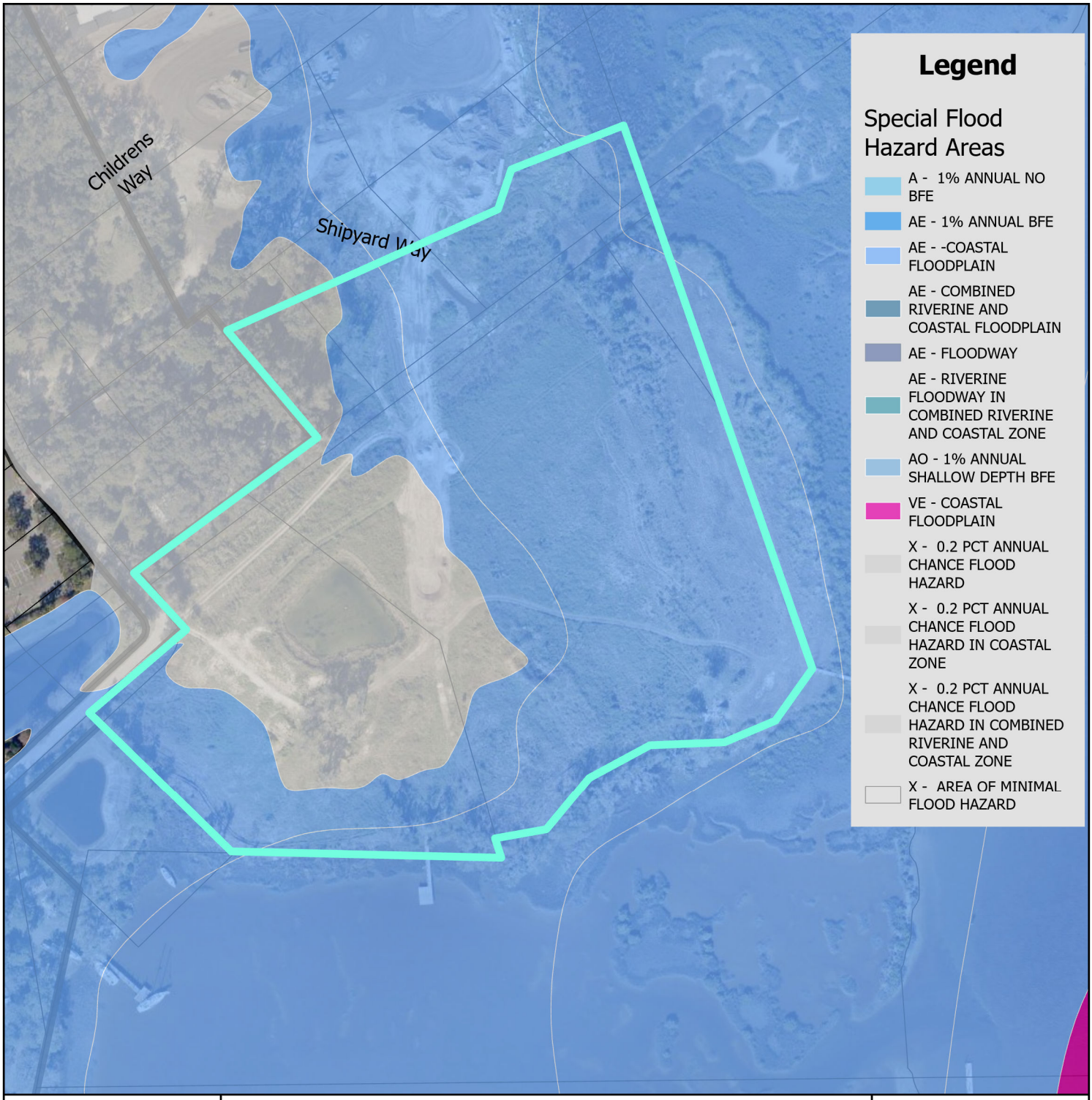
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet


Vacant Commercial
Vacant Commercial
Vacant Commercial

# 1500 Arapaho Avenue




**12/08/2024**




# FEMA Flood Zone Map

N

0 0.17 0.35 Miles

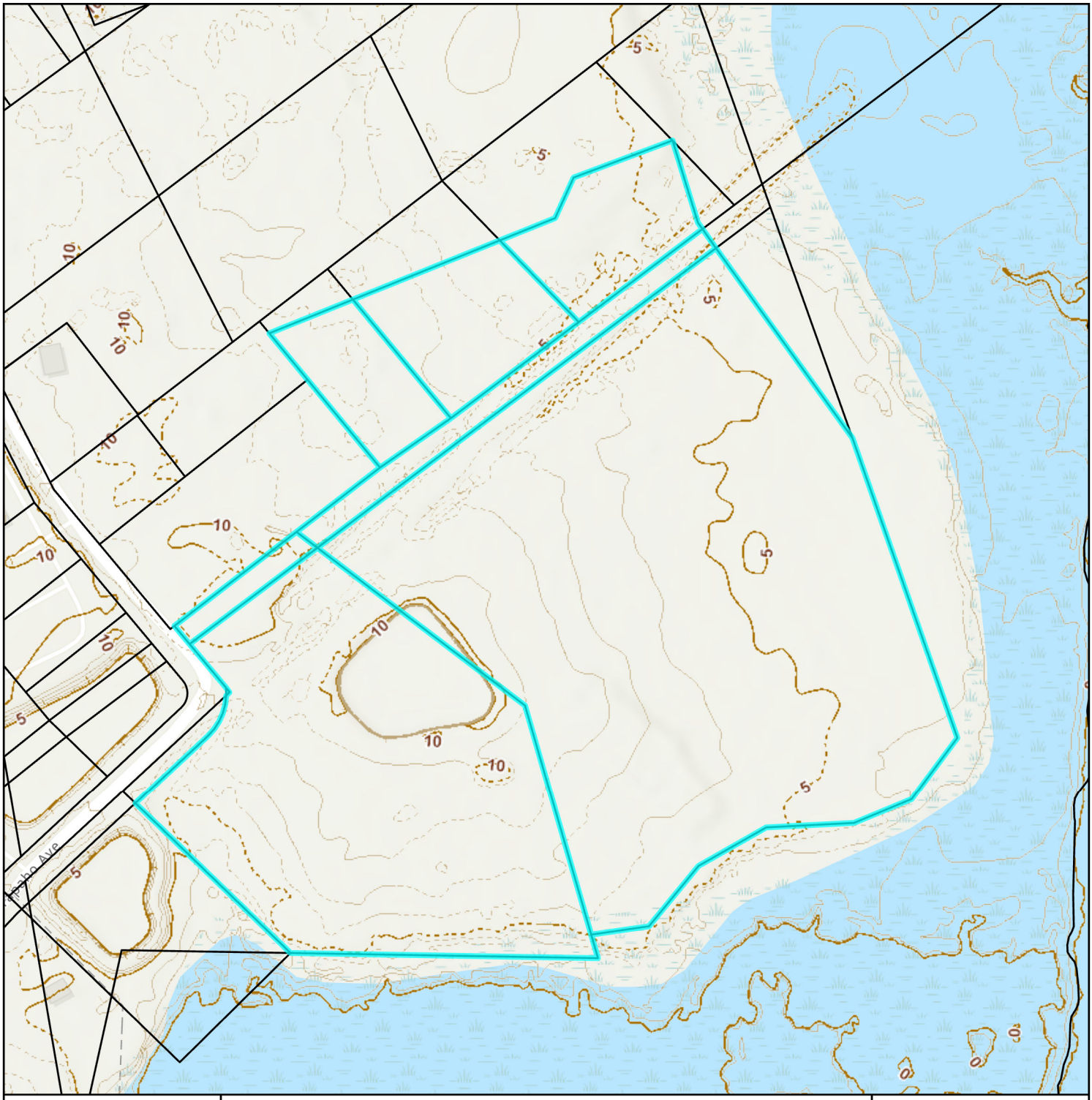
0 1,250 2,500 Feet

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# Elevation Map

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

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2025

N

0 0.01 0.03 Miles

0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Attachment 2:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1347800000 |
| **Location Address** | 1500 ARAPAHO AVE<br>1501 ARAPAHO AVE<br>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<br>*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<br>STE 5<br>SAINT JOHNS, FL 32259-0000 |

## Map



## Valuation Information

| | 2025 |
|---|---|
| Building Value | $0 |
| Extra Features Value | $46,929 |
| Total Land Value | $10,496,396 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$10,543,325** |
| Total Deferred | $0 |
| Assessed Value | **$10,543,325** |
| Total Exemptions | $0 |
| Taxable Value | **$10,543,325** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $0 | $68,287 | $5,893,665 | $0 | $0 | $5,961,952 | $2,094,487 | $3,867,465 | $2,094,487 |
| 2023 | $0 | $73,422 | $2,357,466 | $0 | $0 | $2,430,888 | $1,904,079 | $526,809 | $1,904,079 |
| 2022 | $0 | $58,277 | $1,672,704 | $0 | $0 | $1,730,981 | $1,730,981 | $0 | $1,730,981 |
| 2021 | $0 | $65,682 | $1,672,704 | $0 | $0 | $1,738,386 | $1,738,386 | $0 | $1,738,386 |
| 2020 | $0 | $73,088 | $1,672,704 | $0 | $0 | $1,745,792 | $1,745,792 | $0 | $1,745,792 |
| 2019 | $0 | $70,646 | $522,720 | $0 | $0 | $593,366 | $436,665 | $156,701 | $436,665 |
| 2018 | $0 | $77,249 | $522,720 | $0 | $0 | $599,969 | $396,968 | $203,001 | $396,968 |
| 2017 | $0 | $43,686 | $522,720 | $0 | $0 | $566,406 | $360,880 | $205,526 | $360,880 |
| 2016 | $0 | $39,566 | $522,720 | $0 | $0 | $562,286 | $328,073 | $234,213 | $328,073 |
| 2015 | $0 | $42,500 | $522,720 | $0 | $0 | $565,220 | $298,248 | $266,972 | $298,248 |
| 2014 | $0 | $45,432 | $522,720 | $0 | $0 | $568,152 | $271,135 | $297,017 | $271,135 |

## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Boat Dock - Average (Mix) | | 24539 |
| Boat Dock - Excellent (Mix) | | 22390 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Vacant Commercial | 0 | 0 | 656013.6 | SF | $10,496,218 |
| Conservation Easements | 0 | 0 | 0.06 | AC | $30 |
| Marshes & Tidal Lands | 0 | 0 | 0.59 | AC | $148 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/ Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 2/27/2024 | 2/26/2024 | $15,000,000.00 | WARRANTY DEED | 5905 | 1045 | Q | V | WINDWARD SHIPYARD LAND HOLDINGS LLC | TOLL SOUTHEAST LP COMPANY INC |
| 11/12/2019 | 11/8/2019 | $3,000,000.00 | WARRANTY DEED | 4830 | 71 | Q | V | LUHRS LINDA M | WINDWARD SHIPYARD LAND HOLDINGS LLC |
| 7/9/2015 | 6/29/2015 | $100.00 | QUIT CLAIM DEED | 4055 | 466 | U | V | MACDAVITT LLC | LUHRS LINDA M |
| | 2/9/2006 | $1,108,600.00 | WARRANTY DEED | 2683 | 1259 | Q | I | 7700 SOUTH TAMIAMI TRAIL CORP | LUHRS LINDA M |
| | 10/2/2003 | $730,000.00 | WARRANTY DEED | 2061 | 1482 | U | V | MARLBORO INDUSTRIAL PARK | 7700 SOUTH TAMIAMI TRAIL CORP |
| | 8/14/2003 | $0.00 | OTHER INSTRUMENT | 2196 | 1615 | U | V | SALT WATER PROPERTIES CORP | MARLBORO INDUSTRIAL PARK |
| | 3/1/1987 | $0.00 | QUIT CLAIM DEED | 739 | 263 | U | V | | SALT WATER PROPERTIES CORP |
| | 3/1/1987 | $3,100,000.00 | WARRANTY DEED | 739 | 255 | U | V | | |

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/26/2025, 12:10:07 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 3:
# PUD Modification Application

# 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.

_____

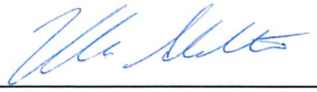
11. AGREEMENT:

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.**



10/24/2024

Signature of Applicant — Date



11/6/24

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.

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 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 May 15, 2025

**Team Roster**

| | |
|---|---|
| **Owner/Applicant:** | **Windward Shipyard Land Holdings, LLC**<br>*Stefan Johansson, Chris Simon, Karl Masters*<br>404 Riberia Street<br>St. Augustine, Florida 32084<br>(904) 824-4394 |
| **Civil Engineering:** | **Maverick Engineering**<br>*Jeremy Calloway*<br>10 Willow Winds Parkway<br>St. Johns, Florida 32259<br>(904) 655-6687 |
| **Landscape Architect:** | **Marquis Latimer +Halback, Inc.**<br>*Jeremy Marquis, Fremont Latimer, Elijah George*<br>34 Cordova Street, Suite A<br>St. Augustine, Florida 32084<br>(904) 540-6940 |
| **Environmental:** | **Carter Environmental Services, Inc.**<br>*Ryan Carter*<br>42 Masters Drive<br>St. Augustine, Florida 32084<br>(904) 540-1786 |
| **Legal:** | **Rogers Towers, P.A.**<br>*Ellen Avery-Smith, Esq.*<br>100 Whetstone Place, Suite 200<br>St. Augustine, Florida 32086<br>(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~~. 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.

(i) Common Area Trees. The owner of the Property, and its successors and assigns, shall be responsible for planting 19 new Southern live oak (*Quercus virginia*) trees, a minimum of eight (8) caliper inches, within common areas 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. If, for whatever reason, this deadline to plant the trees

within common areas is missed, the City may still require the planting at any time thereafter as a condition binding the owner and its successors and assigns. In the event one or more of the 19 planted trees dies due to reasons not related to acts of God (with acts of God including hurricanes, tropical storms, fires and other natural disasters), the owner of the common areas within the Property shall be responsible for replacing each dead tree in its then-existing location or a new location within the Property. If the owner, or its successors or assigns, fails to inform the City Planning and Building Department of a claim to an act of God regarding a dead tree within one month of the act of God event, the trees condition will not be deemed an act of God. The tree removal and replacement for reasons not related to acts of God must be done within 90 days of the tree being determined by a Certified Arborist to be dead. Replacement trees must be a minimum of eight (8) caliper inches. For tree removal and replacement related to acts of God, such replacement shall be done within 90 days of City's issuance of a certificate of occupancy for repairs to the last structure within the Shipyard Parcel damaged due to such act of God. Replacement trees planted following destruction of trees by acts of God shall be a caliper required by the then-applicable provision of City Code Chapter 25, Article III. The City's remedy for the Property owner's default of the common area tree removal and replacement requirements set forth in this paragraph shall be (i) the City's withholding of any local government development permits for the Property until the default is cured by the owner of the Property, and (ii) the City undertaking code enforcement action under applicable provisions of City Code Chapter 2, Article VI. 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 in the common areas, pursuant to the requirements of this paragraph and also be subject to code enforcement action under City Code Chapter 2, Article VI.

(ii) Homeowners Association Documents Related to Tree Restrictions. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot (i) 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, and (ii) setting forth the requirements of this subsection c.3.t(i) related to replacement of common area trees. This PUD Ordinance will be recorded in the Public Records of St. Johns County, Florida and will run with title to the Property.

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

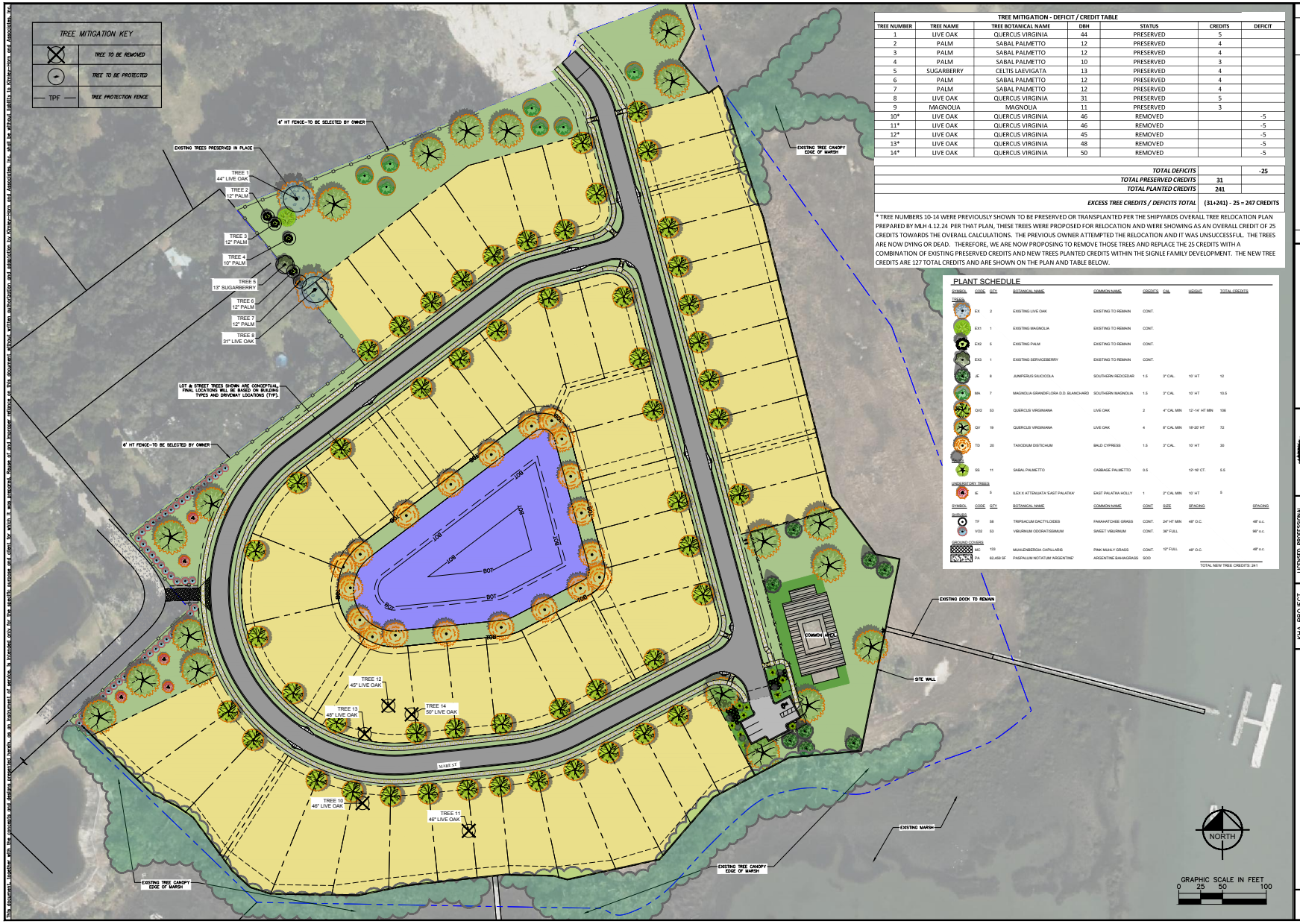
**Exhibit "C"**

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

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.

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12740 GATEWAY DRIVE, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

LICENSED PROFESSIONAL
LA6666993
MATTHEW A. JURNEY
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KHA PROJECT
DATE
MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: HEM
CHECKED BY: MAJ

TREE MITIGATION PLAN
TOLL BROTHERS
SHIPYARDS SINGLE FAMILY
CITY OF ST AUGUSTINE
FLORIDA

SHEET NUMBER
TM-100

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2025 | 7.a. | PZB2025-0036 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 205 Alcazar St. | 216950-0300 |

## Site & Background Information

| | |
|---|---|
| **Applicant & Owner:** | Anthony Valachovic |
| **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 |
| **Acreage:** | 0.12 |
| **Neighborhood:** | North Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is for a **VARIANCE** request to reduce the setback to the front yard from eight (8) feet to zero (0), so that the applicant can enclose an existing patio with a screen enclosure at 205 Alcazar Street.

## Staff Analysis

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

**Sec. 28-2. – Definitions. [LINK TO SECTION]**

*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 therefore 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, 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. 28-119. – Nonconforming lots of record. [LINK TO SECTION]**

(6) (b.) On a corner lot, the exterior yard adjoining the secondary street shall be considered a side yard, but the width of the side yard shall not be less than eight (8) feet.

| | RS-2<br>Requirements | Non-conforming lots of record Requirements | Proposed Site Conditions |
|---|---|---|---|
| Minimum front yard - Primary | Fifteen (15) feet | | N/A |
| Minimum front yard - Secondary | 7.5 feet* | 8 feet** | 0 feet |
| Minimum side yard | Ten (10) feet | | N/A |
| Minimum lot width | 50 feet | | 51.7 |
| Minimum lot area | One-eighth acre<br>(5450 sq ft) | | .12<br>5227.2 |
| Maximum lot coverage | Thirty (30) percent | 35% | Estimated at 32% |
| Maximum height of structures | Thirty-five (35) feet | 30 feet | The roof height will be less than the main structure. |

*Corner lots, the secondary front shall have a front yard half the required depth of the primary front (Sec. 28-2 Definitions, "Yard, front").

** For nonconforming lots on a corner lot, the exterior yard adjoining the secondary street shall be considered a side yard but the width of the side yard shall not be less than eight (8) feet (Sec. 28-119(6)(b.)).

**Sec. 28-29. – Zoning exceptions, variances and appeals. [LINK TO SECTION]**

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
***The small size of the lot and having roads/alleys on three sides are a singular disadvantage that does not apply to other properties in the vicinity.***

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
***A screen enclosure placed over the patio at its existing location could not meet setback requirements. The applicant does not address other locations; however, the lot is constrained due to the small size and having roads/alleys on three sides.***

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
***The applicant states that construction of the existing patio in its current location took place prior to the current owners purchasing the property.***

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

**It is unclear from the application whether the screen enclosure will be roofed. If the applicant is proposing a roofed structure it would need to meet lot coverage requirements of thirty-five percent or receive a variance before a Land Development Application can be approved. Staff estimates show the current lot coverage at 33 percent. If this estimate is correct the applicant may add an additional 95 square feet before requiring a variance to lot coverage.**

**Staff recommends the following options if a roofed structure is proposed:**

- **Withdrawal or continue the application and reapply for a variance to both lot coverage and setbacks simultaneously, or**
- **Move forward with the current application with the chance that an additional variance to lot coverage may still be needed or modify the design to meet the maximum lot coverage requirements.**

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** or **CONTINUE** the variance requests for a reduction of the side yard setback to 0 feet at 205 Alcazar / PID 215040-0000.

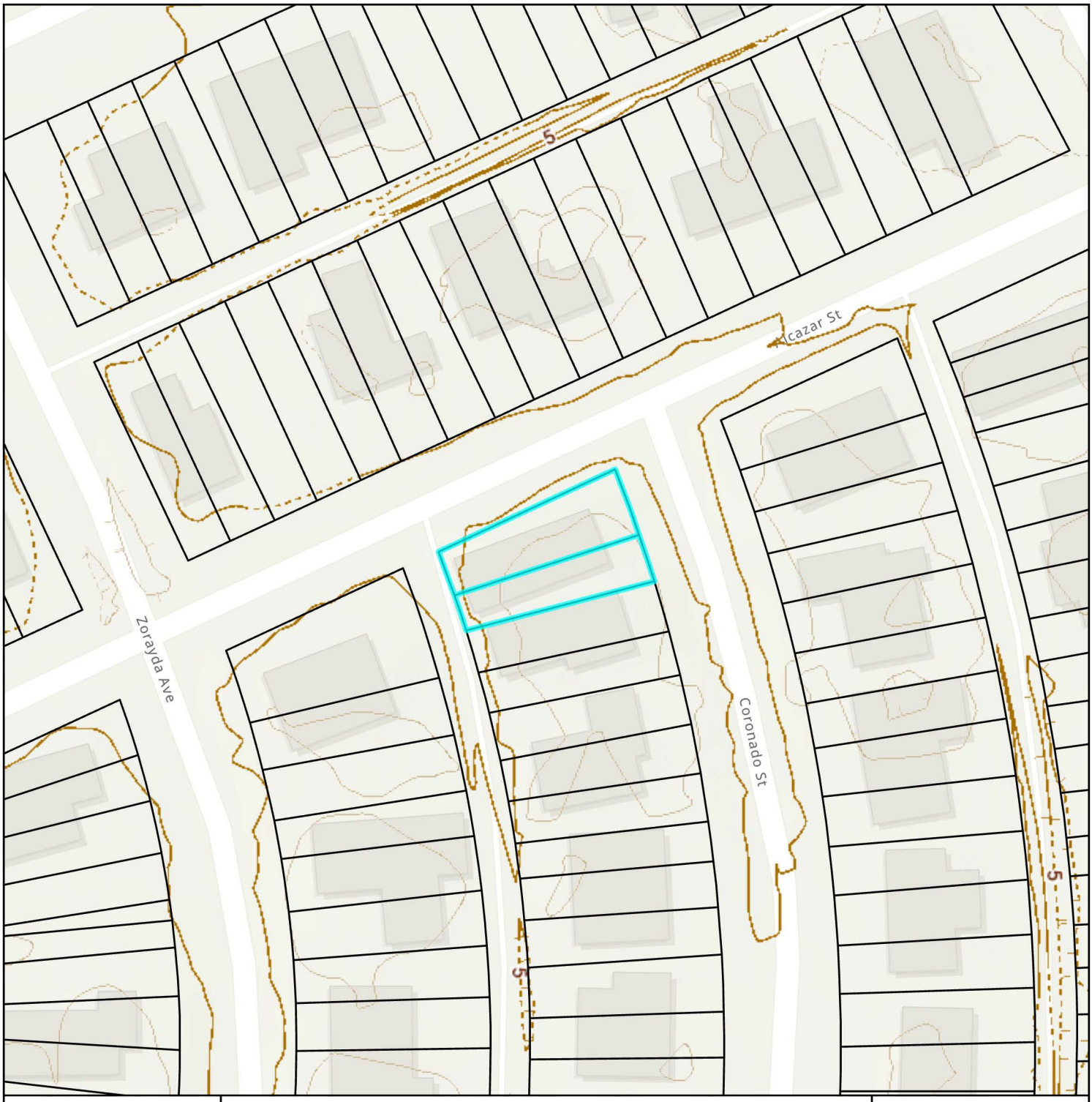
## Attachments

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

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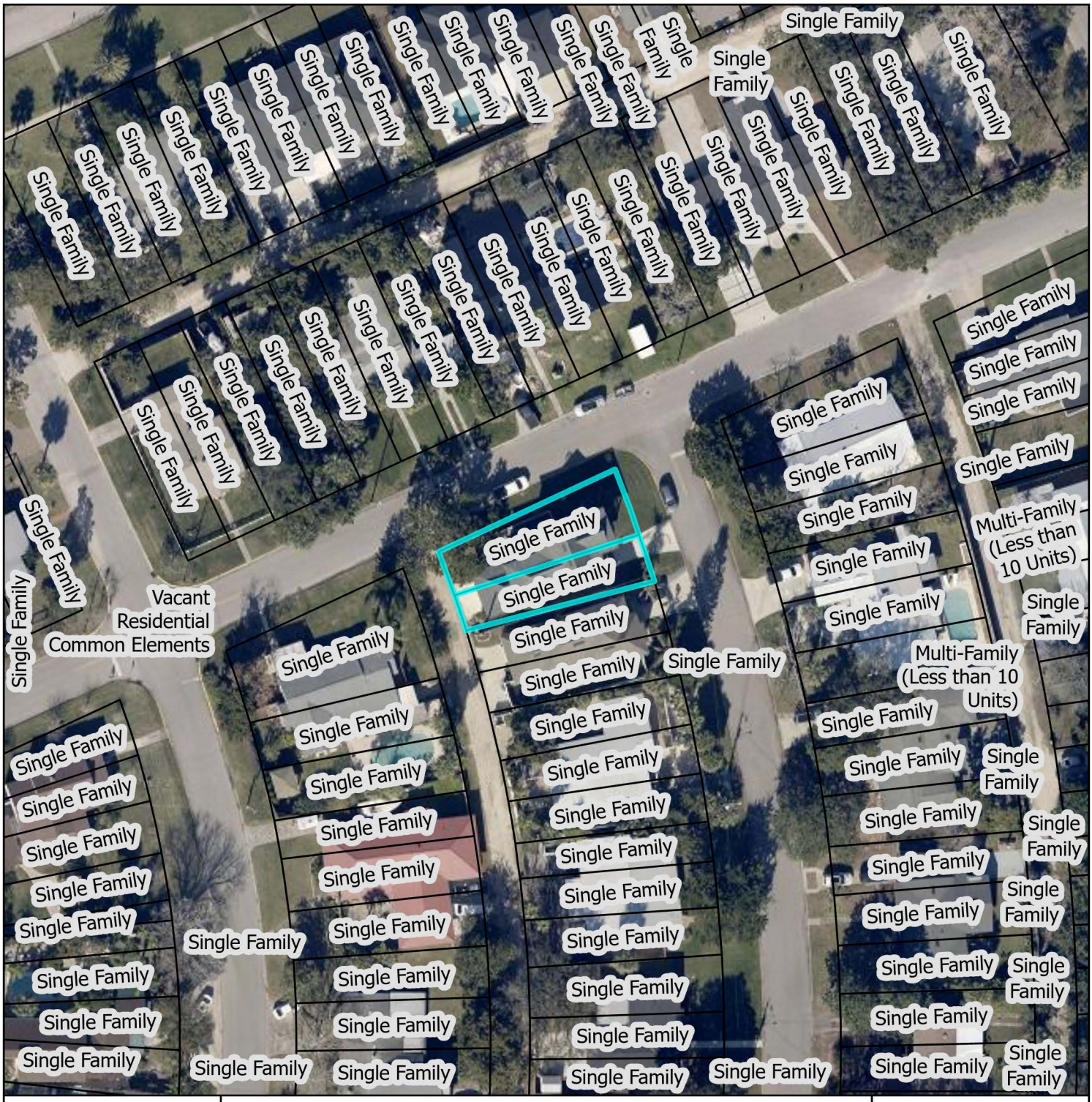
2025

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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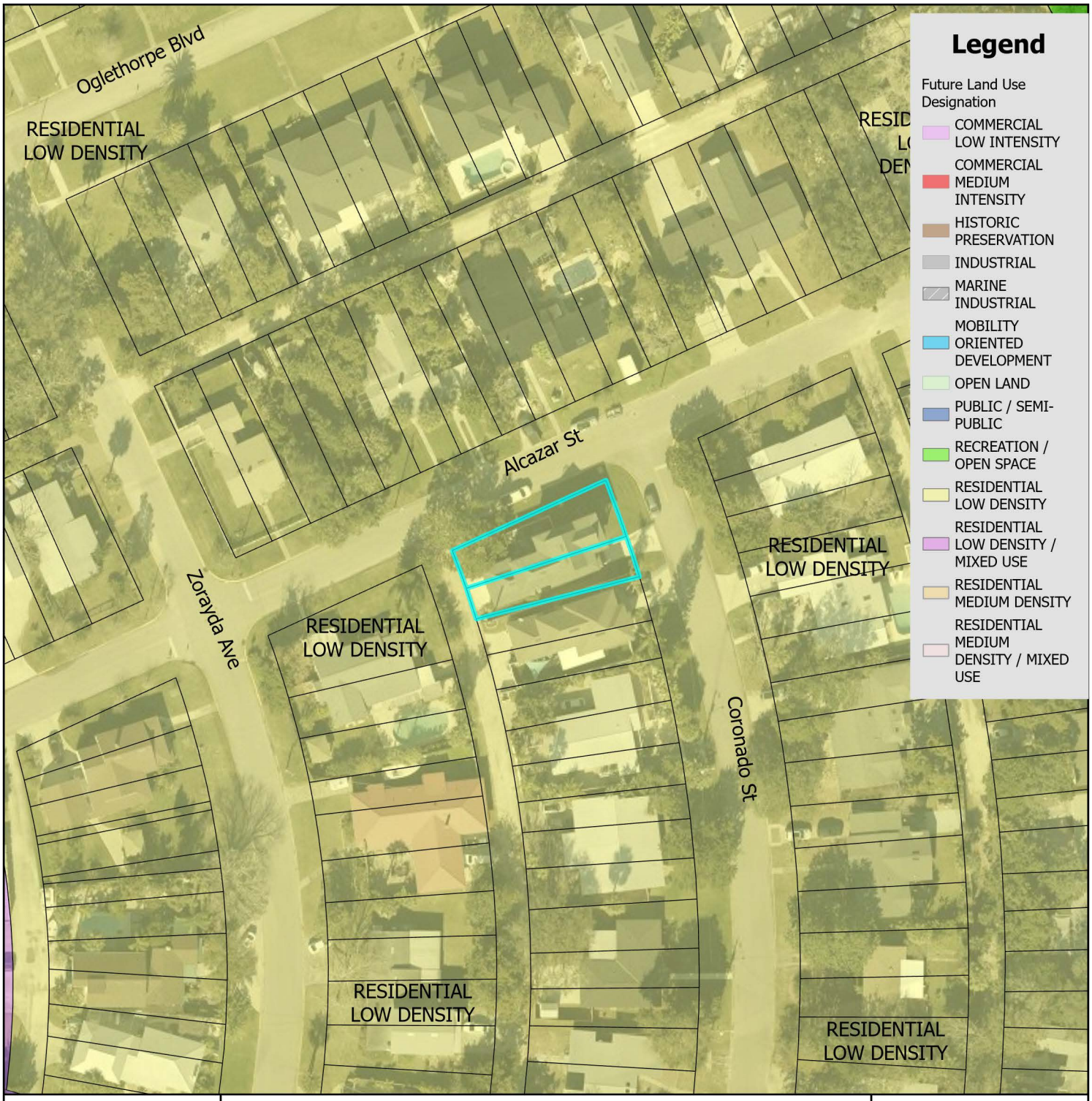
2025

N

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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

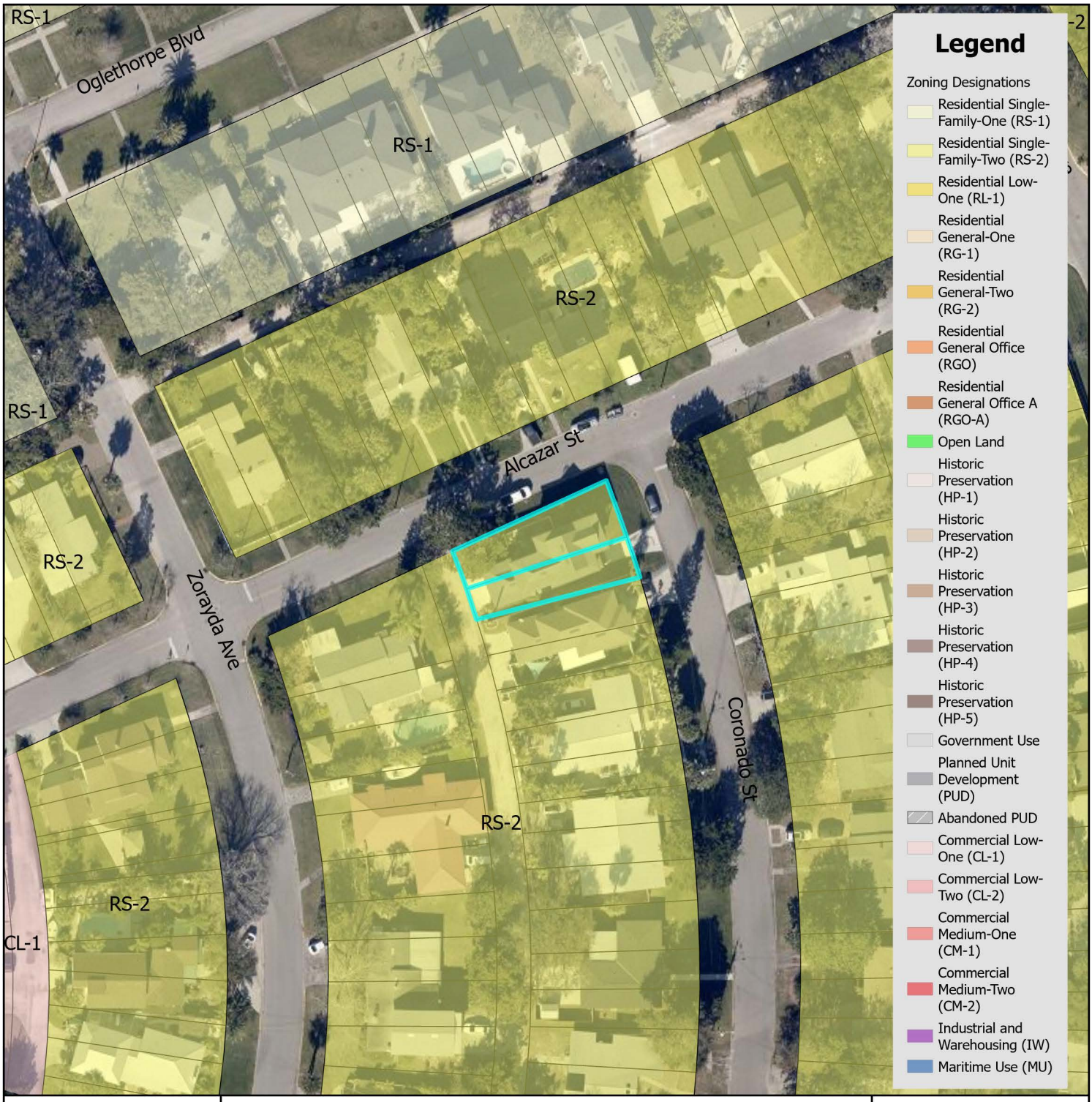
0 1,250 2,500 Feet

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

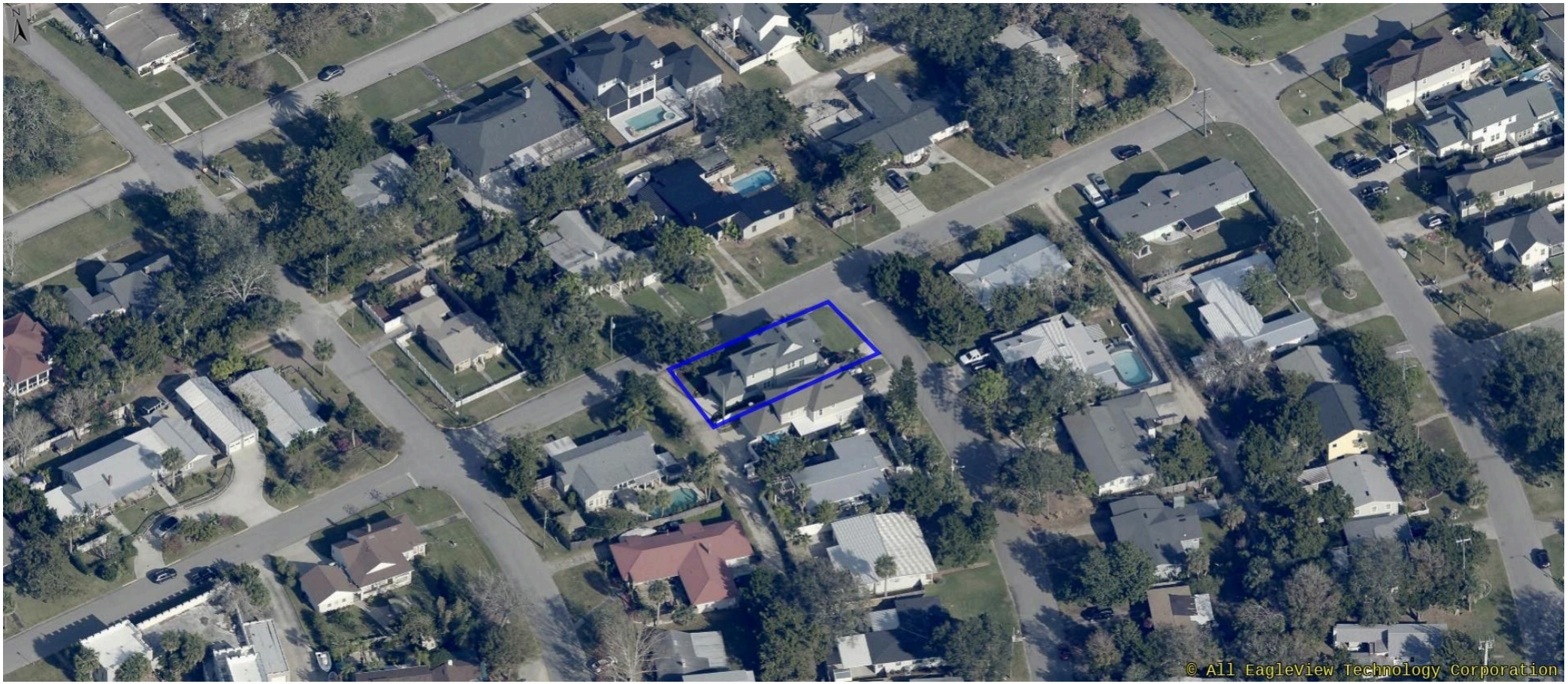
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# 205 Alcazar Street




**12/08/2024**

# Attachment 2:
# Application

# CITY OF ST AUGUSTINE
# APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $ 350 (plus advertising costs) Project Number: LD 2025-0097

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Anthony Valachovic Contact Number: 904-254-6575
   Business *(if applicable)*:_____
   Address: 205 Alcazar St. City: St. Augustine State: FL Zip: 32080
   E-Mail Address: jag2gator@comcast.net
2. NAME OF PROPERTY OWNER: Anthony & Krista Valachovic Contact Number: 904-254-6575
   Business *(if applicable)*:_____
   Address: 205 Alcazar St. City: St. Augustine State: FL Zip: 32080
   E-Mail Address: jag2gator@Comcast.net
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 30 + 31 Block: 20
   Subdivision: North Davis Shore 3-98 Parcel Number: 2169500300
4. PROJECT STREET ADDRESS: 205 Alcazar St.
5. SPECIFIC PROPOSED USE: Add screen enclosure to existing patio
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: I am requesting a setback Variance for a screen enclosure over a patio that has existed since the house was built in 2017.
8. JUSTIFICATION FOR ACTION REQUESTED: The existing patio/fence crosses the property line. I propose to survey the property and bring the patio back to the property line and then erect the screen enclosure. The usage of the space will be unchanged therefore there will be no impact on the neighbors.

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:
The narrow width of the property restricts the ability to enclose the patio without a variance

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The property is already in use as a patio therefore it seems unreasonable to be prohibited from enclosing the space for protection from bugs.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The condition existed upon my purchasing the property from the builder in 2017.

(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 usage of the space will be unchanged. We are proposing to exchange the existing Fence for a screen enclosure.

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: 4-15-25

Signature of Property Owner — Date: 4-15-25

04/18/2019

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

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

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

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

Anthony Valachovic
Print name of applicant

Signature of applicant

4-15-25
Date

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 205 Alcazar Street, St. Augustine, FL 32080

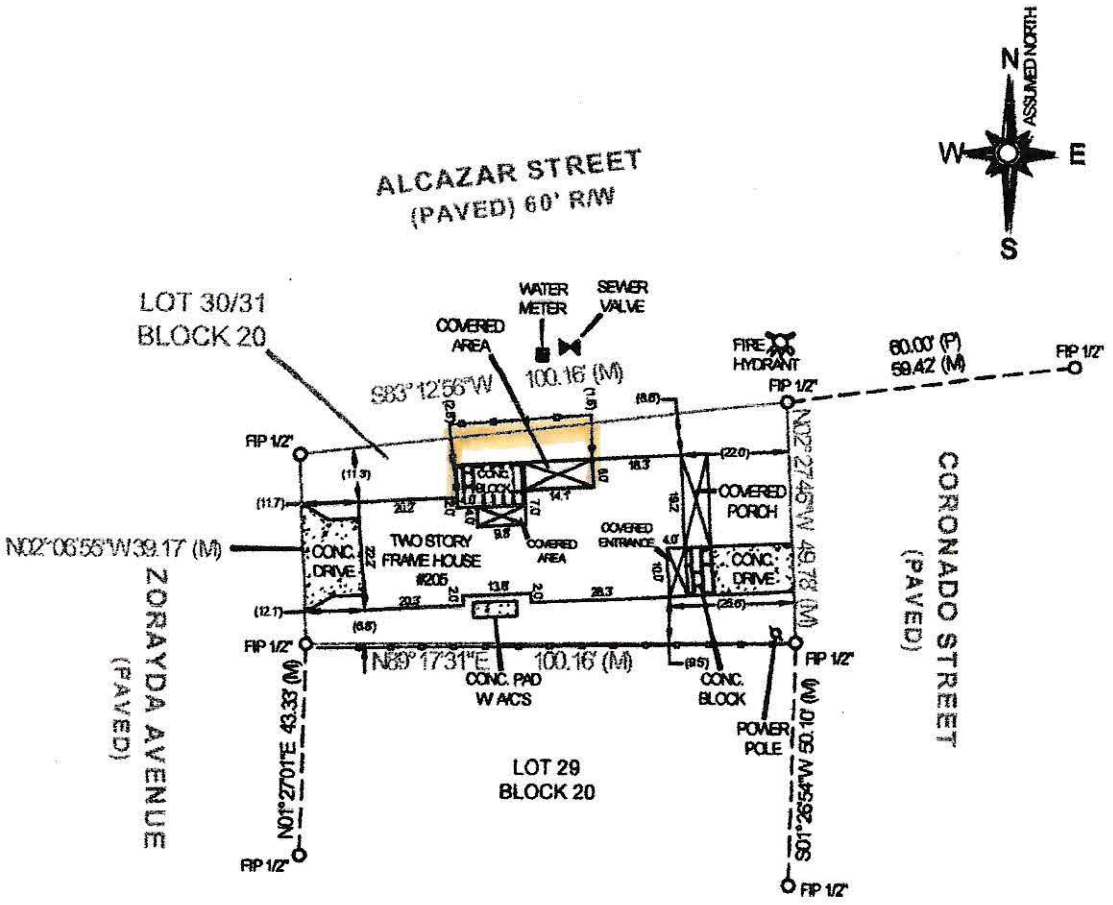
Applicant's Name: Anthony Valachovic Applicant's Signature: [signature]

Owner's Name: Anthony Valachovic Owner's Signature: [signature]

# Map of Boundary Survey

THE LAND REFFERED TO HEREIN BELOW IS SITUATED IN THE COUNT OF ST. JOHNS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWSI LOTS 30 AND 31, BLOCK 20 OF DAVIS SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE(S) 97 THROUGH 102, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**PROPERTY ADDRESS: 205 ALCAZAR STREET, ST. AUGUSTINE, FLORIDA 32080**




The property will be surveyed and the patio will be scaled back to the property line prior to the screen being built.

CERTIFIED TO:
J. RILEY WILLIAMS, PLC
FIRST AMERICAN TITLE INSURANCE CO
ANTHONY J. VALACHOVIA AND KRISTA M. VALACHOVIA

| LEGEND: | SET IRON | FOUND IRON | CONCRETE | 4' CHAIN LINK FENCE | 4' WOOD FENCE | 6' VINYL FENCE |
|---|---|---|---|---|---|---|

| ABBREVIATIONS: | | | | | |
|---|---|---|---|---|---|
| R = Radius | IP = Iron Pipe | M = Measured Field Data | PT = Point of Tangency | A/C = Air Conditioning Unit |
| P = Platted | IR = Iron Rod | C = Calculated Data | PC = Point of Curvature | WM = Water Meter |
| D = Deed | BR = Bearing Reference | R/W = Right of Way | ID = Identification | JEA = Jacksonville Electric Authority |

LAST FIELD DATE: 03/20/17 CAD: MK BARNES CONSULTING, LLC SIGNATURE DATE: 03/20/17 DRAWING SCALE: 1" = 30 ' JOB #: FL-17-8337

GENERAL NOTES:
1. Legal description provided by client.
2. This survey represents a boundary survey to show above ground improvements; underground improvements or installations not located except as shown.
3. Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk & without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.
4. This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.
5. Bearings shown are based on the property line: N. 02° 06' 55" W.
6. Property hereon lies in floodzone AE according to FEMA Flood Insurance rate map number 12109C0316H dated 09/2/04.


ON POINT
Land Surveyors
LB #8102 904-619-0308
2121 Corporate Square Blvd, Suite 130
Jacksonville, FL. 32216
OnPointLandSurveyors@Gmail.com
www.OnPointLandSruveyors.com


THOMAS P. FERGUSON License Number 5970 STATE OF FLORIDA Professional Surveyor and Mapper

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072 FLORIDA STATUES.

**CONTRACTOR:** GT Pro Construciton

## DESIGN CRITERIA:

**Applicable Codes, Regulations, and Standards**

1. The 8th Edition (2023) Florida Building Code, specifically Chapter 16 Structural Design, Chapter 20 Aluminum, and Chapter 23 Wood.
2. AA ASM 35 and AA ADM1 Specifications for Aluminum Structures, Part 1-A of the Aluminum Design Manual prepared by The Aluminum Association. and the AAF Guide to Aluminum Construction in High Wind Areas.
3. ASCE 7-22.

**Loading Criteria**

1. Live Load: **10 PSF per 8th Edition (2023) Florida Building Code, Appendix I Section 105.1 at Roof Panel Location.**
2. Dead Load: **1 PSF**
3. Wind Load:
   - 3.1. Building Occupancy Category, Section 1604.5 and Table 1604.5: **Risk Category 1.**
   - 3.2. Ultimate Design Wind Speed: $V_{ULT}$ = **120 MPH**, Nominal Design Wind Speed: $V_{ASD}$ = **93 MPH**
   - 3.3. Exposure Category, Section 1609.4.3: **Exposure C**
   - 3.4. Screen Enclosure Section 2002.3
4. Building Category for Aluminum Structures, Section 2002.6: **Category TYPE 1 - Screen Enclosure / Screen Room: Non-Habitable, Unconditioned**

**Roof Type**

1. Screen Roof Type: **HIPPED GABLE**
2. Solid Roof Type: **MONOSLOPE**
3. Solid Roof Material: **3" x 48" x 0.024" composite panel Elite 2800, 1.0# density foam, Florida Product Approval Number FL 7561-R7.**

**Foundation Design**

**New Type II 4" Monolithic Concrete Slab - 8" x 8" w/(1) #5 Cont. 31" overlap at joints on 3" chairs and poured w/ 2,500 PSI concrete. The foundations are based on a minimum soil bearing pressure of 1,500 psf.**

**Specifications**

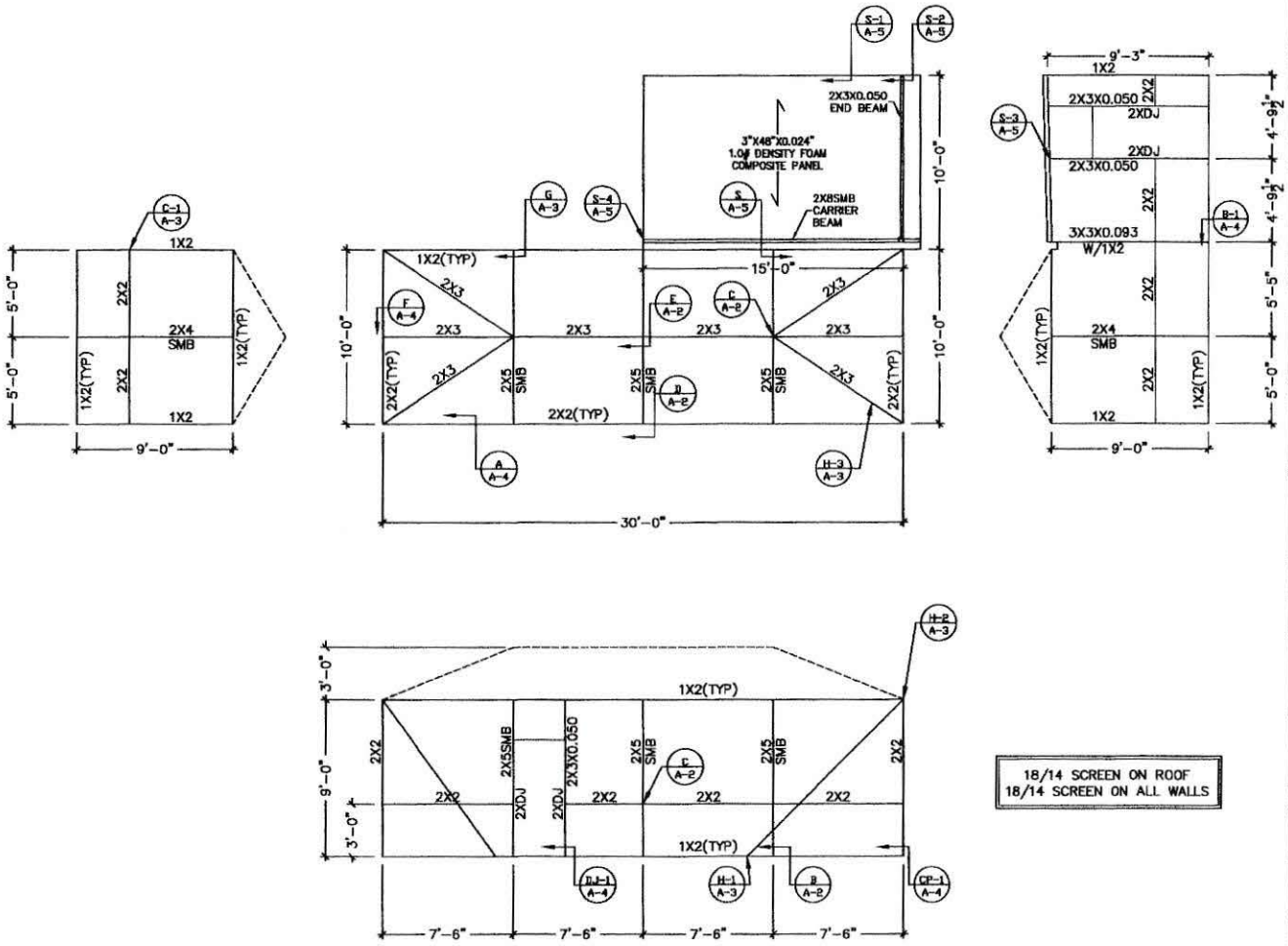
The following specifications are applicable to this project:

1. Where concrete specifications are required, whether in the screen enclosure scope or not, by one or more regulatory agency, the following specifications are applicable:
   - a. Concrete shall conform to ASTM C94 for the following components:
     - i. Portland Cement Type I,- ASTM C 150
     - ii. Aggregates - Large Aggregate 3/4" max - ASTM C 33
     - iii. Air entraining +/- 1% - ASTM C 260
     - iv. Water reducing agent - ASTM C 494
     - v. Clean Potable water
     - vi. Other admixtures not permitted
   - b. Metal accessories shall conform to:
     - i. Reinforcing Bars - ASTM A615, grade 60
     - ii. Welded wire fabric - ASTM A185
   - c. Concrete slump at discharge chute not less than 3" or more than 5". Water added after batching is not permitted.
   - d. Prepare and place concrete per American Concrete Institute Manual of Standard Practice, Parts 1, 2, and 3 including hot weather recommendations.
   - e. Moist cure or polyethylene curing permitted.
   - f. Prior to placing concrete, treat the entire subsurface area for termites in compliance with the FBC.
   - g. All aluminum components embedded within concrete shall be coated with a bituminous paint or epoxy.
2. Aluminum extrusions shall be 6005 T5 Alloy
3. Fasteners are required to be corrosion resistant, minimum SAE Grade 2 or better zinc plated to ASTM B633, or coated stainless steel series "300", or uncoated stainless steel series "400".
4. Approved concrete screw anchors to be Simpson Titen-HD or equivalent.
5. Minimum concrete coverage / edge distance of 3" required for all concrete anchors.
6. All Self Mating Beam Sections are to be stitched with either #14 screws 6" from ends and 24" center to center or #12 screws 6" from ends and 12" center to center.
7. The minimum nominal thickness of protector panels (kickplates) shall be an industry standard of 0.024 inches.
8. Screened enclosures containing swimming pools shall comply with the applicable requirements of FBC R4501.17 Residential Swimming Barrier requirements.
9. Screen material shall be 18/14 screen unless approved by Florida Aluminum Engineering, Inc.
10. Door location shall be determined by contractor in the field. The Contractor shall locate and determine if the FBC requires Egress Door/s.
11. When installing pavers over concrete slab or footing which are supporting aluminum members, such as continuous screen tracks or upright, the pavers must be bonded to the concrete with an epoxy, thinset, or 3,000 PSI grout to ensure full positive contact with concrete.
12. All flashing and waterproofing shall be provided by the contractor.
13. Use of these plans acknowledges and accepts a limit of liability not to exceed design and engineering fee.

This item has been electronically signed and sealed by T.P. Arnett, PE. using a Digital Signature with date and time. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS P. ARNETT LICENSE NO. 46043 STATE OF PROFESSIONAL ENGINEER

Thomas Arnett
2025.03.27 12:30:54 -04'00'




18/14 SCREEN ON ROOF
18/14 SCREEN ON ALL WALLS

PROFESSIONAL ENGINEER
THOMAS P. ARNETT, P.E.
LICENSE No. #46043

FLORIDA ALUMINUM ENGINEERING, INC.
5601 MARINER STREET SUITE 240
TAMPA FL 33609
TEL: (813) 374-2403
FAX: (813) 374-4516
FLORIDA BUSINESS REGISTRY LICENSE NO. 32807

PROJECT ADDRESS:
VALACHOVIC
205 ALCAZAR STREET
ST AUGUSTINE
FL 32080

DRAWN BY: TP
DATE DRAWN: 03/26/25
REVISION
1 -
2 -
3 -
4 -

SHEET NO: A-1

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## ALUMINUM MEMBERS DIMENSIONS

**HOLLOW SECTIONS**
2 x 2: 2" x 2" x 0.046"
2 x 3: 2" x 3" x 0.050"
2 x 4: 2" x 4" x 0.050"
2 x 5: 2" x 5" x 0.050"

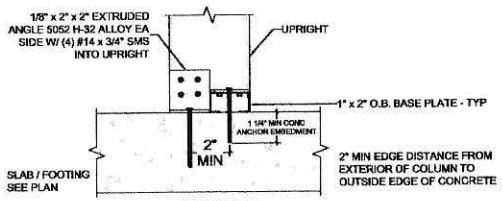
**OPEN BACK SECTIONS**
1 x 2: 1" x 2" x 0.040"
1 x 3: 1" x 3" x 0.045"

**SNAP SECTIONS**
2 x 2 Snap: 2" x 2" x 0.045"
2 x 3 Snap: 2" x 3" x 0.050"
2 x 4 Snap: 2" x 4" x 0.045"

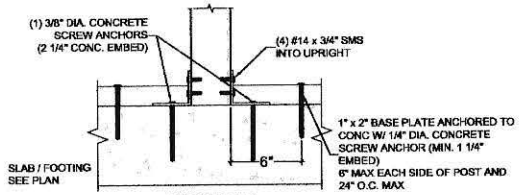
**SELF MATING (SMB)**
2 x 4 SMB: 2" x 4" x 0.044" x 0.100"
2 x 5 SMB: 2" x 5" x 0.050" x 0.100"
2 x 6 SMB: 2" x 6" x 0.050" x 0.120"
2 x 7 SMB: 2" x 7" x 0.057" x 0.120"
2 x 8 SMB: 2" x 8" x 0.072" x 0.124"
2 x 9 SMB: 2" x 9" x 0.072" x 0.124"
2 x 10 SMB: 2" x 10" x 0.092" x 0.398"

MINIMUM FASTENER EDGE DISTANCE: 1/2"
MINIMUM FASTENER SPACING: 3/4"

**CONCRETE SCREW ANCHOR:**
SIMPSON TITEN HD OR EQUIVALENT
**SHEET METAL SCREWS (SMS):**
ITW / BUILDEX OR EQUIVALENT




SIDE VIEW

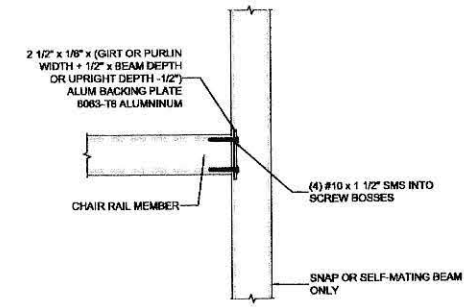



FRONT VIEW

B / A-2 2" x 4" OR LARGER UPRIGHT TO CONCRETE DETAIL
SCALE: NTS

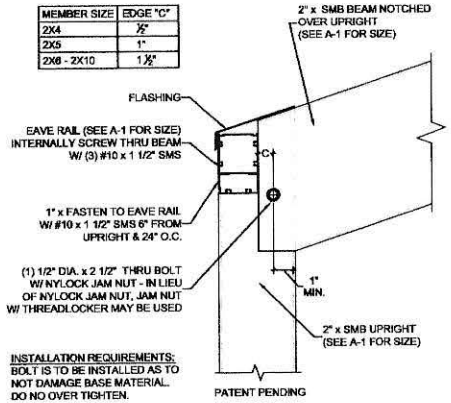
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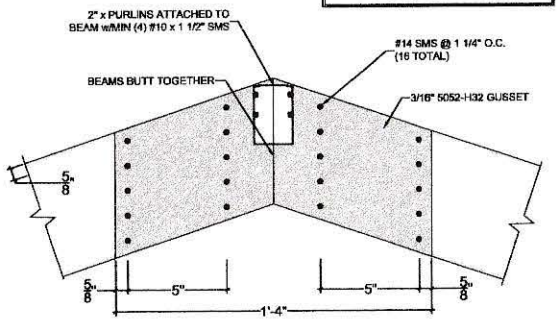

C / A-2 PURLIN OR GIRT TO BEAM OR POST DETAIL
SCALE: NTS

| MEMBER SIZE | EDGE "C" |
|---|---|
| 2X4 | ½" |
| 2X5 | 1" |
| 2X6 - 2X10 | 1½" |




D / A-2 UPRIGHT TO BEAM CONNECTION
SCALE: NTS

NOTE:
SEE CALL-OUT BELOW FOR # OF SCREWS. SCREWS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT COUNT SCREWS ON DRAWING.




NOTES:
1. GUSSET DIMENSIONS ARE MINIMUM (2) REQ'D - (1) EA SIDE OF BEAM - MAY BE INTERNAL OR EXTERNAL.
2. AS BEAM SIZE CHANGES, ADD OR SUBTRACT SCREWS TO MAINTAIN 1 1/4" C/C SPACING.
3. GUSSET LENGTHS REMAIN CONSTANT, WIDTHS CHANGE TO MATCH BEAM SIZE.

E / A-2 TYPICAL INTERNAL OR EXTERNAL GUSSET DETAIL - RIGID MEDIUM
SCALE: NTS

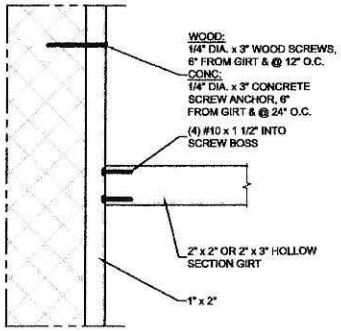
PROFESSIONAL ENGINEER
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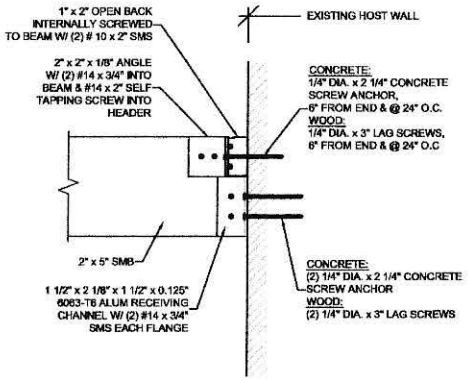
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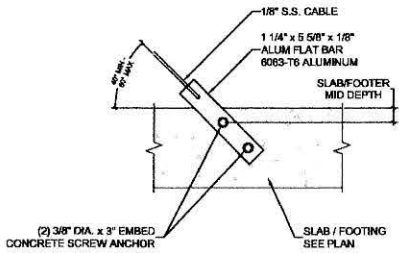

C-1 / A-3 1X2 TO HOST STRUCTURE DETAIL
SCALE: NTS



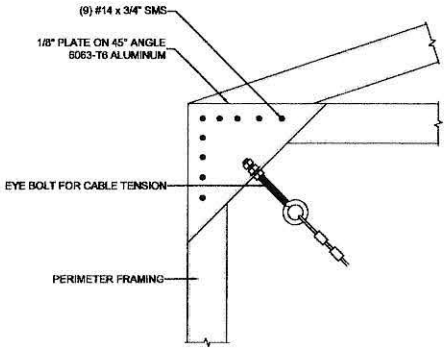

G / A-3 BEAM TO HOST STRUCTURE ATTACHMENT DETAIL
SCALE: NTS

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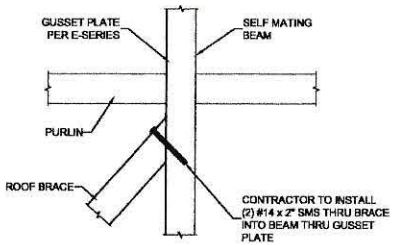
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H-1 / A-3 CABLE CONNECTIONS AT FOUNDATION
SCALE: NTS




H-2 / A-3 CABLE CONNECTION AT CORNER
SCALE: NTS




H-3 / A-3 ROOF BRACING DETAIL
SCALE: NTS

PROFESSIONAL ENGINEER
THOMAS P. ARNETT, P.E.
LICENSE No. #46043

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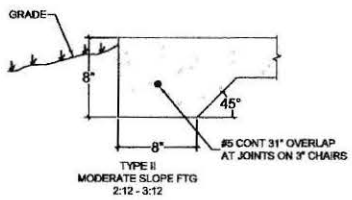
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TP

DATE DRAWN
03/26/25

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A-3

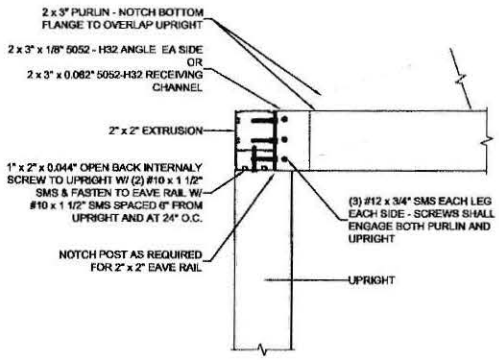
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**NOTES FOR ALL FOUNDATION TYPES:**

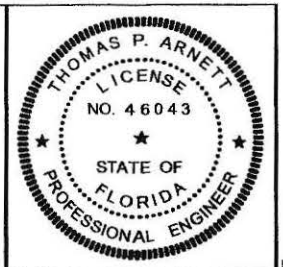
1. THE FOUNDATIONS SHOWN ARE BASED ON A MIN SOIL BEARING PRESSURE OF 1,500 PSF.
2. THE SLAB/FOUNDATION SHALL BE CLEARED OF DEBRIS, ROOTS AND COMPACTED PRIOR TO PLACEMENT OF CONC.
3. CONCRETE SHALL BE PER SPECIFICATIONS ON SHEET A-1.
4. FIBERMESH MAY BE USED IN LIEU FOR WELDED WIRE MESH.
5. VAPOR BARRIER NEED NOT BE INSTALLED FOR EXTERIOR NON-HABITABLE CONCRETE FLAT WORK, UNLESS REQUIRED BY FBRC-R318.1.4

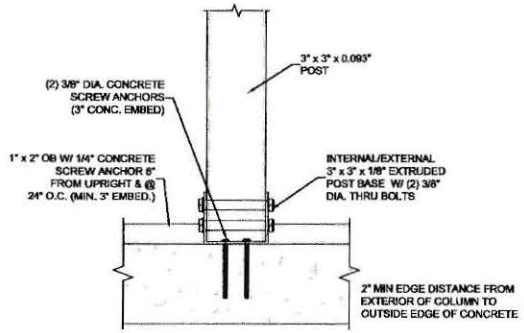
A / A-4 TYPE II FOOTING
SCALE: NTS



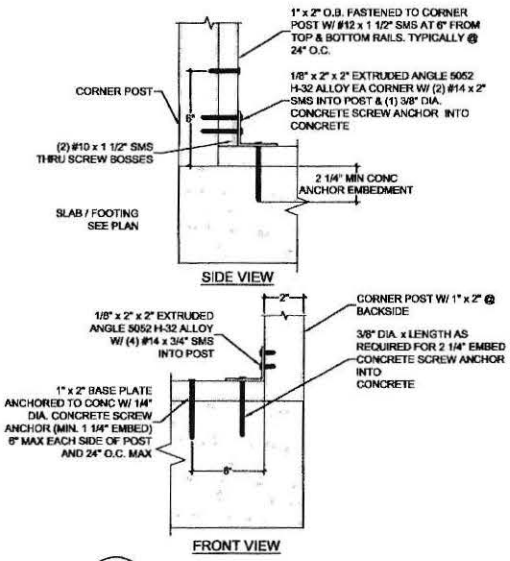

F / A-4 UPRIGHT TO PURLIN CONNECTION DETAIL
SCALE: NTS

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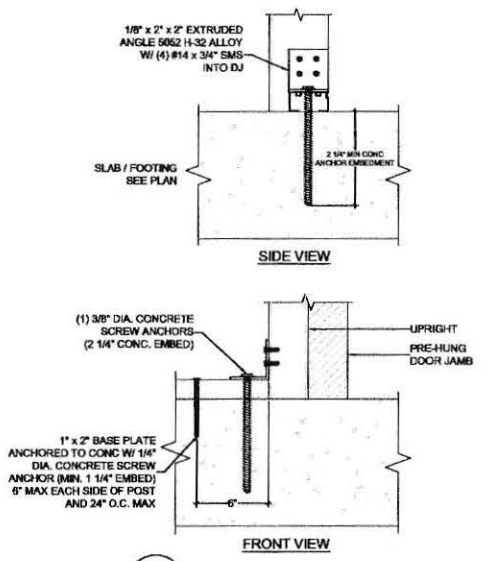



B-1 / A-4 3" x 3" POST TO CONCRETE CONNECTION DETAIL
SCALE: NTS




CP-1 / A-4 CORNER POST TO CONCRETE DETAIL
SCALE: NTS




DJ-1 / A-4 UPRIGHT TO CONCRETE @ PRE-HUNG DOOR LOCATION DETAIL
SCALE: NTS

PROFESSIONAL ENGINEER
THOMAS P. ARNETT, P.E.
LICENSE No. #46043

FLORIDA ALUMINUM ENGINEERING, INC.
5901 MARINER STREET SUITE 240
TAMPA FL 33609
TEL: (813) 374-2403
FAX: (813) 374-4516
FLORIDA BUSINESS REGISTRY LICENSE NO. 32807

PROJECT ADDRESS:
VALACHOVIC
205 ALCAZAR STREET
ST AUGUSTINE
FL 32080

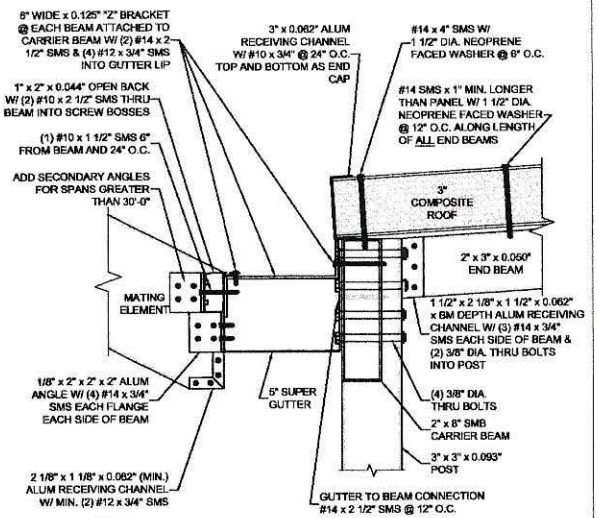
DRAWN BY
TP

DATE DRAWN
03/26/25

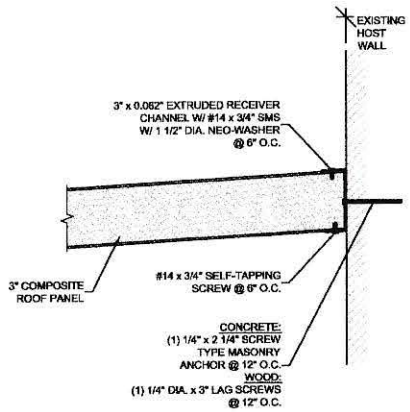
REVISION
1 -
2 -
3 -
4 -

SHEET NO:
A-4

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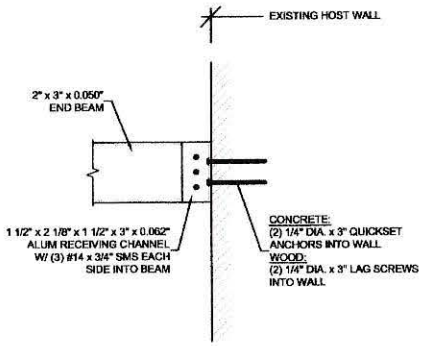

S / A-5 GUTTER BRACE TO BEAM ATTACHMENT DETAIL
SCALE: NTS



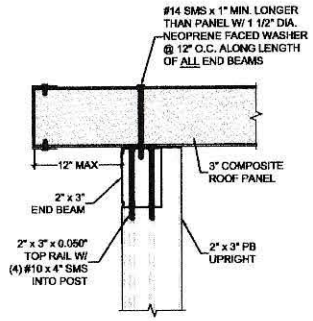

S-1 / A-5 COMPOSITE PANEL TO HOST CONNECTION DETAIL
SCALE: NTS

This item has been electronically signed and sealed by T.P. Arnett, PE. using a Digital Signature with date and time. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

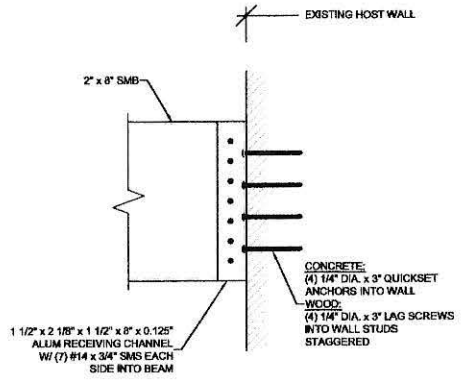
THOMAS P. ARNETT LICENSE NO. 46043 STATE OF FLORIDA PROFESSIONAL ENGINEER




S-2 / A-5 BEAM TO HOST STRUCTURE ATTACHMENT DETAIL
SCALE: NTS




S-3 / A-5 SIDE WALL POST TO BEAM CONNECTION
SCALE: NTS




S-4 / A-5 BEAM TO HOST STRUCTURE ATTACHMENT DETAIL
SCALE: NTS

PROFESSIONAL ENGINEER
THOMAS P. ARNETT, P.E.
LICENSE No. #46043

FLORIDA ALUMINUM ENGINEERING, INC.
5801 MARINER STREET SUITE 240
TAMPA FL 33609
TEL: (813) 374-2403
FAX: (813) 374-4536
FLORIDA BUSINESS REGISTRY LICENSE NO. 32807

PROJECT ADDRESS:
VALACHOVIC
205 ALCAZAR STREET
ST AUGUSTINE
FL 32080

DRAWN BY
TP

DATE DRAWN
03/26/25

REVISION
1 -
2 -
3 -
4 -

SHEET NO:
A-5

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# 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** | 2169500300 |
| **Location Address** | 205 ALCAZAR ST<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Davis Shores North (589.01) |
| **Tax Description*** | 3-98 DAVIS SHORES LOTS 30 & 31 BLK 20 OR4354/514<br>*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** | 0.120 |
| **Homestead** | Y |

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | Valachovic Krista M,Anthony J 100%<br>Valachovic Anthony J 100% |
| **Mailing Address** | 205 ALCAZAR ST<br>SAINT AUGUSTINE, FL 32080-0000 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Homestead | | $50,722 |

## Map




## Valuation Information

| **Assessed Year** | **2025** |
|---|---|
| Valuation Method | Market |
| Building Value | $306,356.00 |
| Extra Features Value | $0.00 |
| Total Land Value | $156,975.00 |
| Agricultural (Assessed) Value | $0.00 |
| Agricultural (Market) Value | $0.00 |
| **Just Market** | **$463,331.00** |
| Total Deferred | $136,673.00 |
| **Assessed Value** | **$326,658.00** |
| Total Exemptions | $50,722.00 |
| **Taxable Value** | **$275,936.00** |

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

## Historical Assessment Information

| Year | Valuation Method | Building Value | Extra Feature Value | Total Land Value |
|---|---|---|---|---|
| 2024 | Market | $296,813 | $0 | $156,975 |
| 2023 | Market | $299,841 | $0 | $156,975 |
| 2022 | Market | $417,244 | $0 | $124,240 |
| 2021 | Market | $305,685 | $0 | $94,185 |
| 2020 | Market | $308,836 | $0 | $79,534 |
| 2019 | Market | $247,298 | $0 | $79,534 |
| 2018 | Market | $236,297 | $0 | $75,348 |
| 2017 | Market | $0 | $0 | $68,022 |
| 2016 | Market | $0 | $0 | $68,022 |
| 2015 | Market | $0 | $0 | $52,325 |
| 2014 | Market | $0 | $0 | $43,953 |

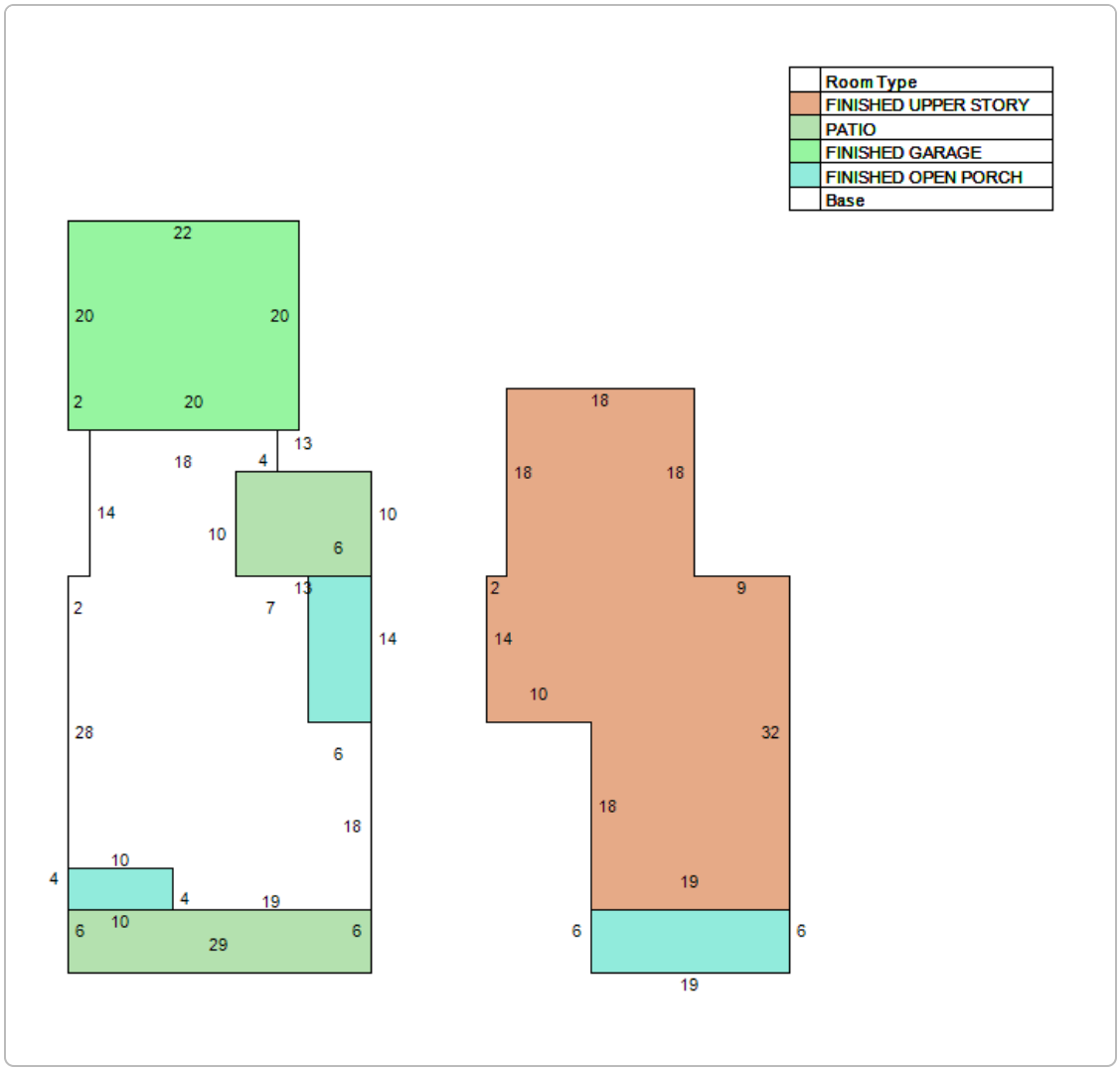
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $306,356 |
| **Year Built** | 2017 |
| **Actual Area** | 3070 |
| **Conditioned Area** | 2088 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Exterior Wall** | Concrete Siding |
| **Roof Cover** | Composite Shingle |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Hardwood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 3 |
| **Baths** | 2.5 |

| **Description** | **Square Footage** |
|---|---|
| BASE AREA | 1016 |
| FINISHED OPEN PORCH | 40 |
| FINISHED GARAGE | 440 |
| PATIO/SLAB | 130 |
| FINISHED OPEN PORCH | 84 |
| PATIO/SLAB | 174 |

| Description | Square Footage |
|---|---|
| FINISHED UPPER STORY | 1072 |
| FINISHED OPEN PORCH | 114 |
| Total SqFt | 3070 |

## Sketch Information




## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 46 | 100 | 46 | EF | $156,975 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 4/5/2017 | 3/31/2017 | $439,900.00 | WARRANTY DEED | 4354 | 514 | Q | I | COASTAL LIVING HOME BUILDERS LLC | VALACHOVIC KRISTA M,ANTHONY J |
| 2/10/2017 | 2/7/2017 | $0.00 | CORRECTIVE QUITCLAIM | 4329 | 1772 | U | V | COAST LIVING HOME BUILDERS LLC | COASTAL LIVING HOME BUILDERS LLC |
| 9/20/2016 | 9/20/2016 | $100.00 | QUIT CLAIM DEED | 4258 | 1524 | U | V | LOTS 30 & 31 CORONADO LAND TRUST D: 4-26-2016 | COAST LIVING HOME BUILDERS LLC |
| 4/29/2016 | 4/26/2016 | $125,000.00 | WARRANTY DEED | 4184 | 518 | Q | V | HOBGOOD RON A,JAYNE M | LOTS 30 & 31 CORONADO LAND TRUST D: 4-26-2016 |
| | 7/2/2008 | $118,500.00 | WARRANTY DEED | 3106 | 413 | Q | V | SASSER DOUGLAS M | HOBGOOD RON A,JAYNE M |

**No data available for the following modules:** Sales Questionnaire Form, 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: 5/29/2025, 12:09:06 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 |
|---|---|---|
| June 3, 2025 | 7.b. | PZB2025-0043 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 51 Miruela Avenue | 215000-0000 |

## Site & Background Information

| | |
|---|---|
| **Applicant:** | Alan T. Sterling, II |
| **Owner:** | Cathy and Alan T. Sterling, II |
| **Property Class:** (St. Johns County Property Appraiser) | 0800 – Multi- Family (Less than 10 Units) |
| **Future Land Use Designation:** | Residential Low Density |
| **Zoning Designation:** | Residential Single-Family-One: RS-1 |
| **Acreage:** | 0.28 |
| **Neighborhood:** | North Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is for a **VARIANCE** request to increase the maximum lot coverage from twenty-five (25) percent to twenty-eight (28) percent, so that the applicant can build a storage shed.

## Staff Analysis

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

**Sec. 28-2. – Definitions. [LINK TO SECTION]**

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

*Lot coverage* means that portion of the lot, excluding open water bodies determined using the mean high water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures.

**Sec. 28-29. – Zoning exceptions, variances and appeals. [LINK TO SECTION]**

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
***51 Miruela (.28 acres) is a conforming lot as it meets the minimum lot size requirements for RS-1 Zoning. The lot is somewhat pie shaped with the rear of lot smaller than the front. This shape is typical for North Davis shores neighborhood. In general, the size and shape of the lot appears to be similar to the other lots in the neighborhood. The disadvantage the applicant identifies is the lack of storage due to the small size of the garage which seems to be characteristic of many of the homes in the neighborhood. The difficulty the applicant is facing is that the footprint of two structures built on site, the primary built in 1959, and the accessory structure built in 2000 (St. Johns County Property Appraiser) has a lot coverage of 25.9 percent. The maximum lot coverage allowed for RS-1 zoning is 25 percent. Adding the 10X12 storage shed would raise the lot coverage to 27.8 percent exceeding that maximum.***

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
***The owner is unable to add additional storage without exceeding the lot coverage.***

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
***The applicant states that construction of the two structures was completed before they purchased the property.***

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
***The lot appears to have mature landscaping creating a private backyard. Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section.***

**It is the opinion of Staff that the property does not suffer a singular disadvantage because of size, shape, topography or other physical conditions.**

## Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, CONTINUE, or DENY** the variance requests to exceed the maximum lot coverage at 51 Miruela Avenue / PID 215000-0000.

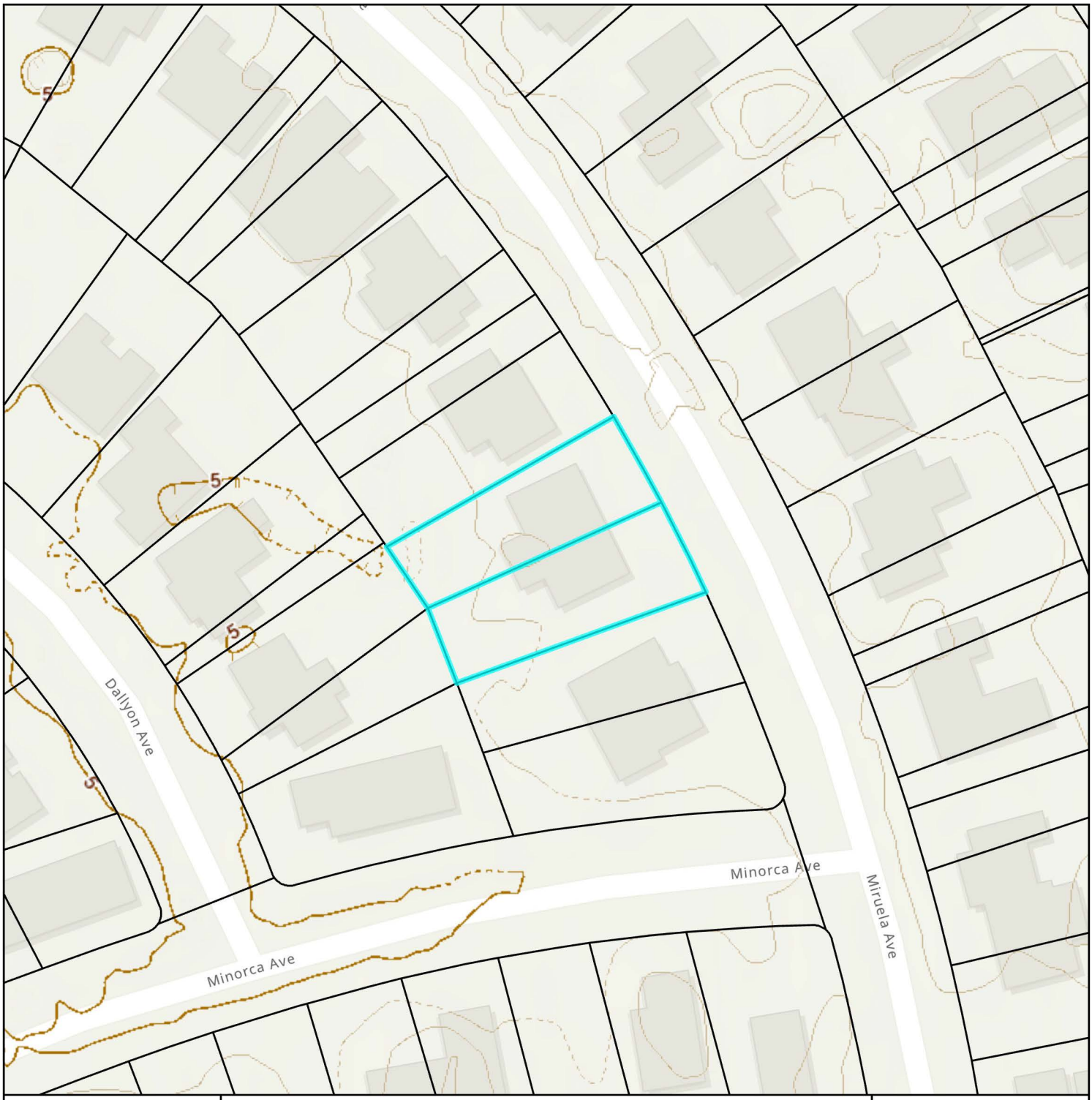
## Attachments

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

**Staff Report prepared by:**

Sarah Daugherty
Senior Planner
Planning and Building Department

# Attachment 1:
# Site Maps
# and Photos




# Elevation Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

DISCLAIMER
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




# FEMA Flood Zone Map

N

0 0.17 0.35 Miles

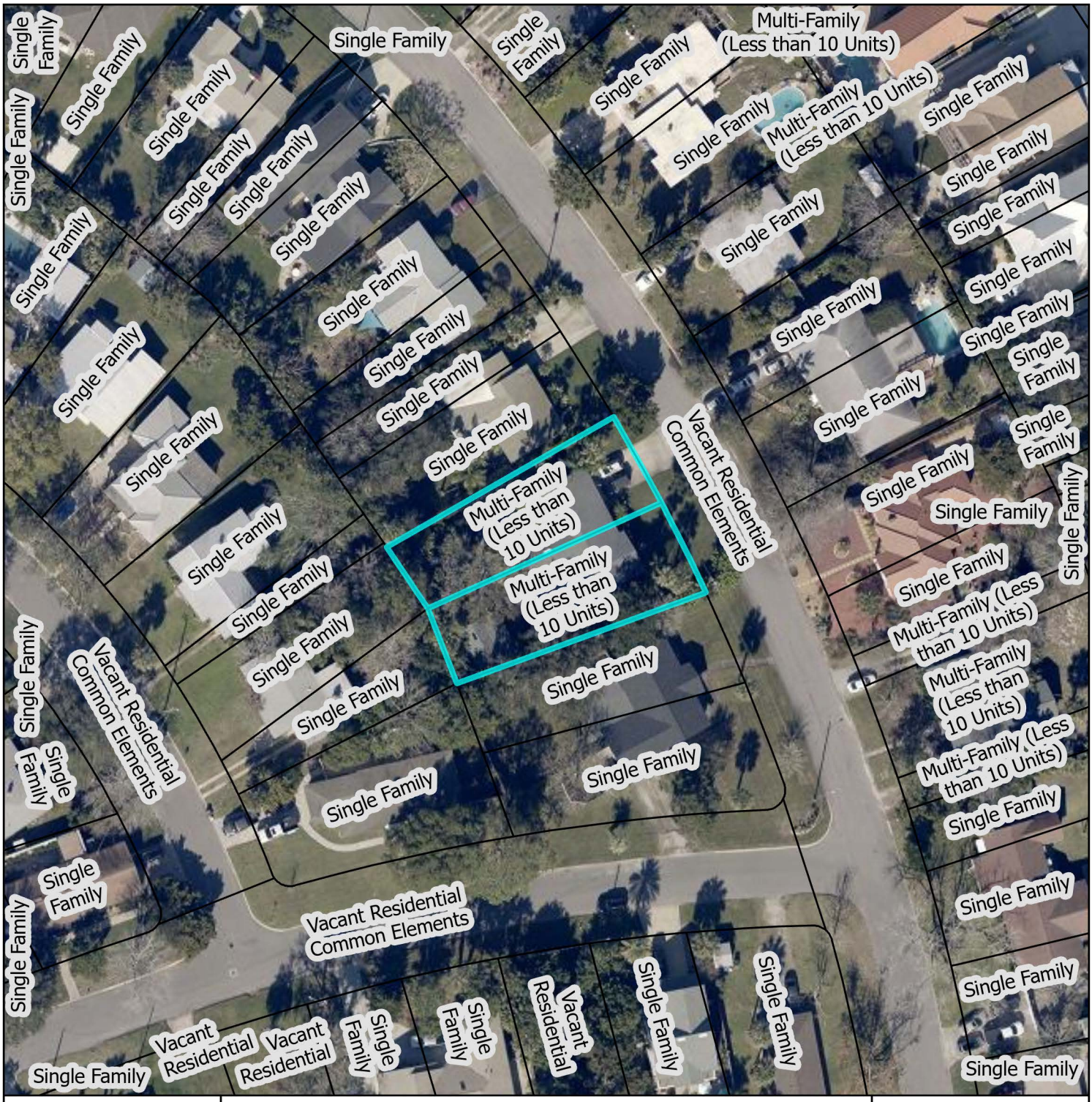
0 1,250 2,500 Feet

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




# 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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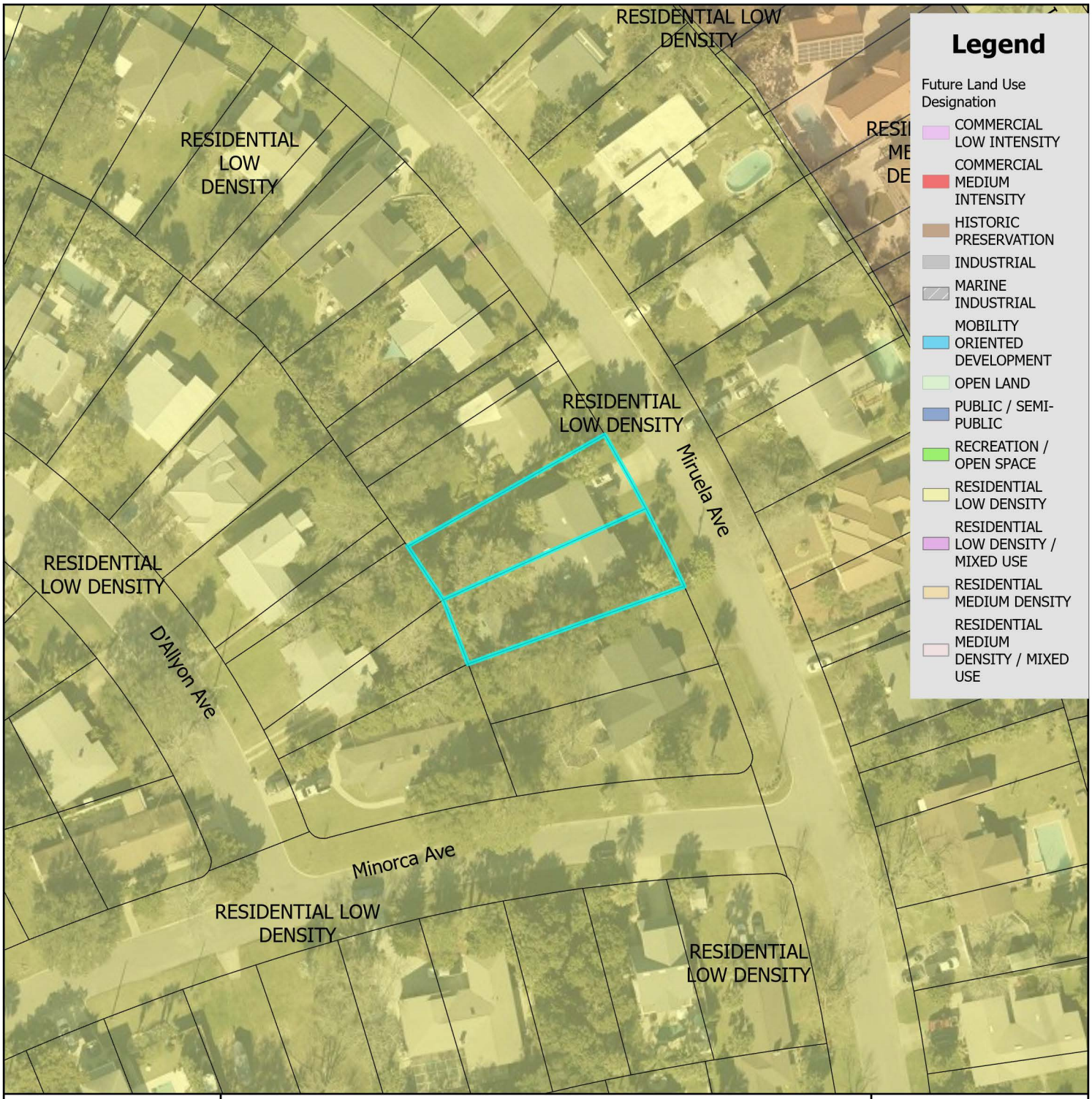
2025

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

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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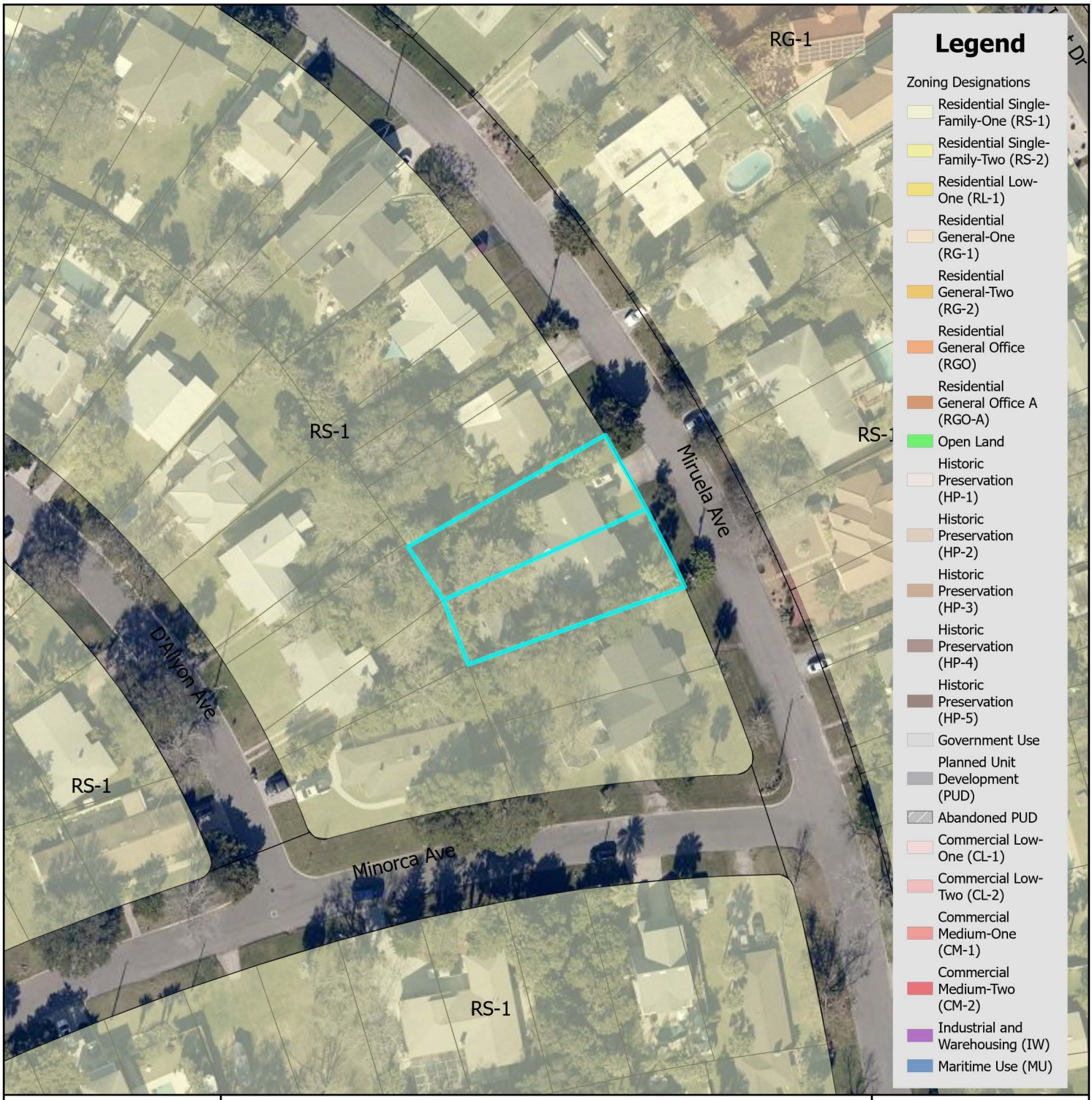
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# 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

# 51 Miruela Avenue




**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: Alan Sterling II Contact Number: 336-918-5697
   Business *(if applicable)*: NA
   Address: 51 Miruela Ave City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: cathyandalan@me.com
2. NAME OF PROPERTY OWNER: Cathy and Alan Sterling II Contact Number: 336-918-5697
   Business *(if applicable)*: NA
   Address: 51 Miruela Ave City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: cathyandalan@me.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 3 & 4 Block: 6
   Subdivision: Davis Shores Ocean View Sec Parcel Number: 215000 0000
4. PROJECT STREET ADDRESS: 51 Miruela Ave
5. SPECIFIC PROPOSED USE: Add garden equipment storage shed
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Requesting variance from 25% maximum lot coverage allowed by code, to estimated 26.9%, in order to build storage shed. Location of 10' x 12' shed will be in the NW corner of lot, placed diagonally (see site map) with rear corners each 8ft from side and rear property lines.
8. JUSTIFICATION FOR ACTION REQUESTED: Only space available for storage of garden equipment, beach chairs, supplies, etc is in garage. One garage bay was converted to bedroom before this owner's purchase. Second bay is extremely small. Need space for car, bicycles, etc.

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: Almost all houses in this subdivision have small garages from the 50's and 60's. Many houses have installed storage sheds, car barns, etc to increase working storage capacity.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Without variance we do not have adequate storage.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: We have not done anything to the house which has reduced storage space. Everything exists as when we purchased the house.

(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 current owners have increased the plantings around the house which will help conceal the shed. The shed is a stylish design sourced from Tuff Shed, on a concrete pad with Hardie siding to ensure longevity. Painted and trimmed to match the house.

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.

Permit for plunge pool submitted by Breakwater Construction in April, 2025. Disposition pending.

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.**

Alf Stark, II — 5/3/2025
Signature of Applicant — Date

Alf Stark, II — 5/3/2025
Cathy Sterling — 5/3/2025
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.

ALAN T STERLING, II

Print name of applicant

Signature of applicant

5/3/2025

Date

CITY OF
ST AUGUSTINE
EST. 1565

# Owner's Authorization For Agent

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

BY: _____
Signature of Owner

_____
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

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: 51 MIRUELA AVE

Applicant's Name: ALAN STERLING Applicant's Signature: Alan Sterling, II

Owner's Name: ALAN & CATHY STERLING Owner's Signature: Alan Sterling, II / Cathy Sterling

# 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** | 2150000000 |
| **Location Address** | 51 MIRUELA AVE<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Davis Shores North (589.01) |
| **Tax Description*** | 3-97 DAVIS SHORES LOTS 3 & 4 BLK 6 OR3914/1573<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Multi-Family (Less than 10 Units) (0800) |
| **Subdivision** | Davis Shores Ocean View Section |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.280 |
| **Homestead** | Y |

Click Here to Open Cyclomedia Viewer in a New Tab

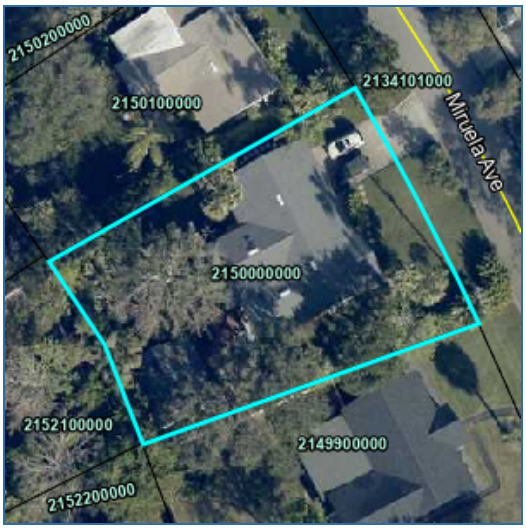
## Owner Information

| | |
|---|---|
| **Owner Name** | Sterling Alan T II,Cathy L 100%<br>Sterling Cathy L 100% |
| **Mailing Address** | 51 MIRUELA AVE<br>SAINT AUGUSTINE, FL 32080-3863 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Homestead | | $50,722 |

## Map




## Valuation Information

| Assessed Year | 2025 |
|---|---|
| Valuation Method | Market |
| Building Value | $263,652.00 |
| Extra Features Value | $0.00 |
| Total Land Value | $363,075.00 |
| Agricultural (Assessed) Value | $0.00 |
| Agricultural (Market) Value | $0.00 |
| **Just Market** | **$626,727.00** |
| Total Deferred | $87,906.00 |
| **Assessed Value** | **$538,821.00** |
| Total Exemptions | $50,722.00 |
| **Taxable Value** | **$488,099.00** |

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

## Historical Assessment Information

| Year | Valuation Method | Building Value | Extra Feature Value | Total Land Value |
|---|---|---|---|---|
| 2024 | Market | $255,503 | $0 | $363,075 |
| 2023 | Market | $261,098 | $0 | $363,075 |
| 2022 | Market | $365,243 | $0 | $287,362 |
| 2021 | Market | $261,356 | $0 | $217,845 |
| 2020 | Market | $264,489 | $0 | $183,958 |
| 2019 | Market | $213,749 | $0 | $183,958 |
| 2018 | Market | $204,547 | $0 | $174,276 |
| 2017 | Market | $177,007 | $0 | $157,332 |
| 2016 | Market | $179,471 | $0 | $157,332 |
| 2015 | Market | $183,316 | $0 | $121,025 |
| 2014 | Market | $162,738 | $0 | $101,661 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $225,619 |
| **Year Built** | 1959 |
| **Actual Area** | 2686 |
| **Conditioned Area** | 2179 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Exterior Wall** | Concrete Block |
| **Roof Cover** | Composite Shingle |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Hardwood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 3 |
| **Baths** | 3 |

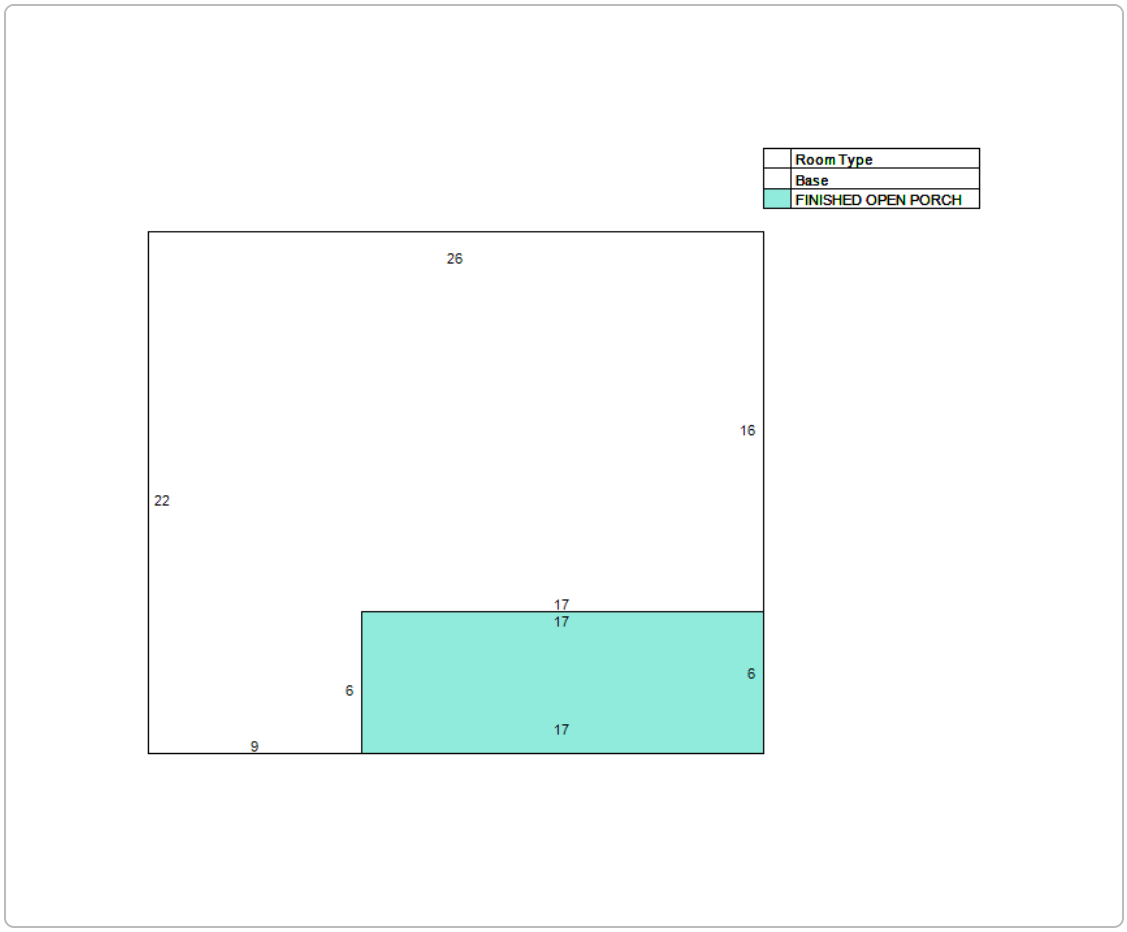
| Description | Square Footage |
|---|---|
| BASE AREA | 130 |
| BASE AREA | 200 |
| UNFINISHED GARAGE | 220 |
| BASE AREA | 1849 |
| FINISHED OPEN PORCH | 40 |
| FINISHED DECK | 247 |

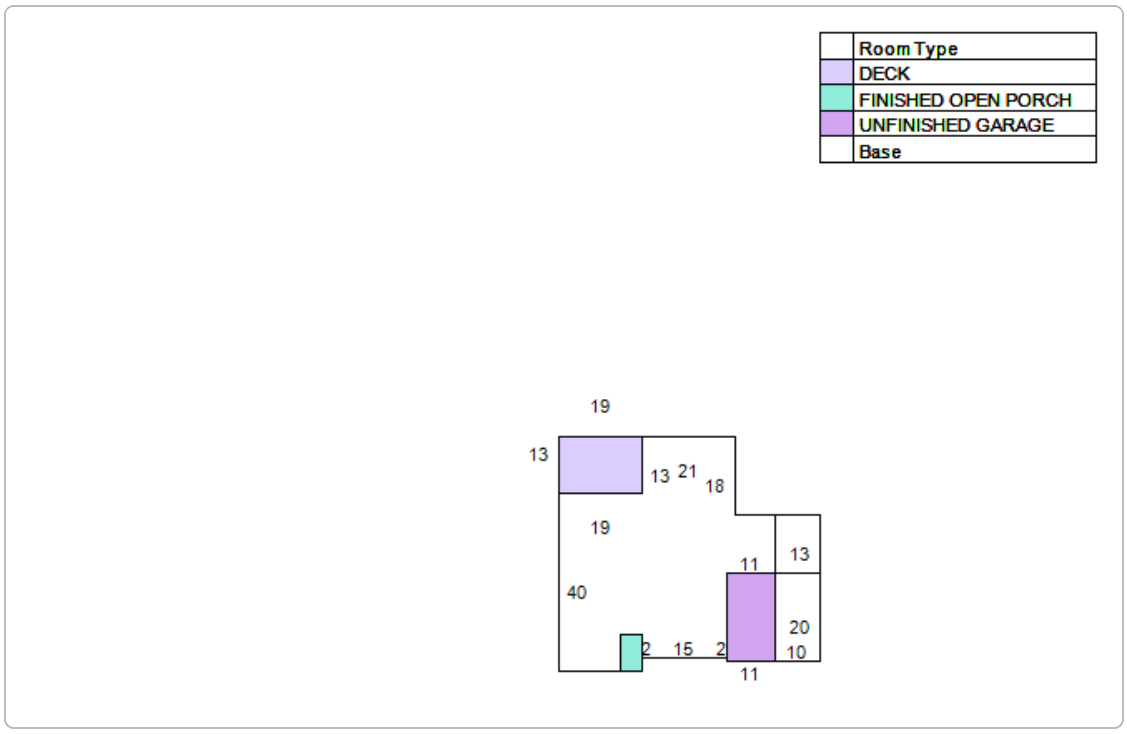
| Description | Square Footage |
|---|---|
| Total SqFt | 2686 |

| | | | |
|---|---|---|---|
| **Building** | 2 | **Roof Cover** | Composite Shingle |
| **Building Value** | $38,033 | **Roof Structure** | Gable Hip |
| **Year Built** | 2000 | **Interior Flooring** | Hardwood, Ceramic Tile |
| **Actual Area** | 572 | **Interior Wall** | Drywall |
| **Conditioned Area** | 470 | **Heating Type** | Air Duct |
| **Use** | Single Family Residence | **Air Conditioning** | Central |
| **Style** | 01 | **Bedrooms** | 1 |
| **Exterior Wall** | Concrete Siding | **Baths** | 1 |

| Description | Square Footage |
|---|---|
| BASE AREA | 470 |
| FINISHED OPEN PORCH | 102 |
| Total SqFt | 572 |

## Sketch Information






## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Multi-Family (Less than 10 Units) | 94 | 134 | 94 | EF | $363,075 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 8/7/2014 | 8/6/2014 | $360,000.00 | WARRANTY DEED | 3914 | 1573 | Q | I | HARRIS CHARLES GEORGE III,LAURA LAINE | STERLING ALAN T II,CATHY L |
| 9/19/2013 | 9/12/2013 | $330,000.00 | WARRANTY DEED | 3791 | 1951 | Q | I | O'BRIEN KEVIN,GAIDIC G TRAPMAN- | HARRIS CHARLES GEORGE III,LAURA LAINE |
| | 12/23/2003 | $288,000.00 | WARRANTY DEED | 2115 | 116 | Q | I | HARRISON ANGUS DOWLING III & KATHLEEN PEAVEY | O'BRIEN KEVIN,GAIDIC G TRAPMAN- |
| | 3/2/1993 | $79,650.00 | WARRANTY DEED | 981 | 758 | Q | I | STERN CECILE TRUSTEE | HARRISON ANGUS DOWLING III |
| | 11/22/1991 | $100.00 | WARRANTY DEED | 916 | 1029 | U | I | STERN CECILE | STERN CECILE TRUSTEE |

**No data available for the following modules:** Sales Questionnaire Form, 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: 5/29/2025, 12:09:06 AM

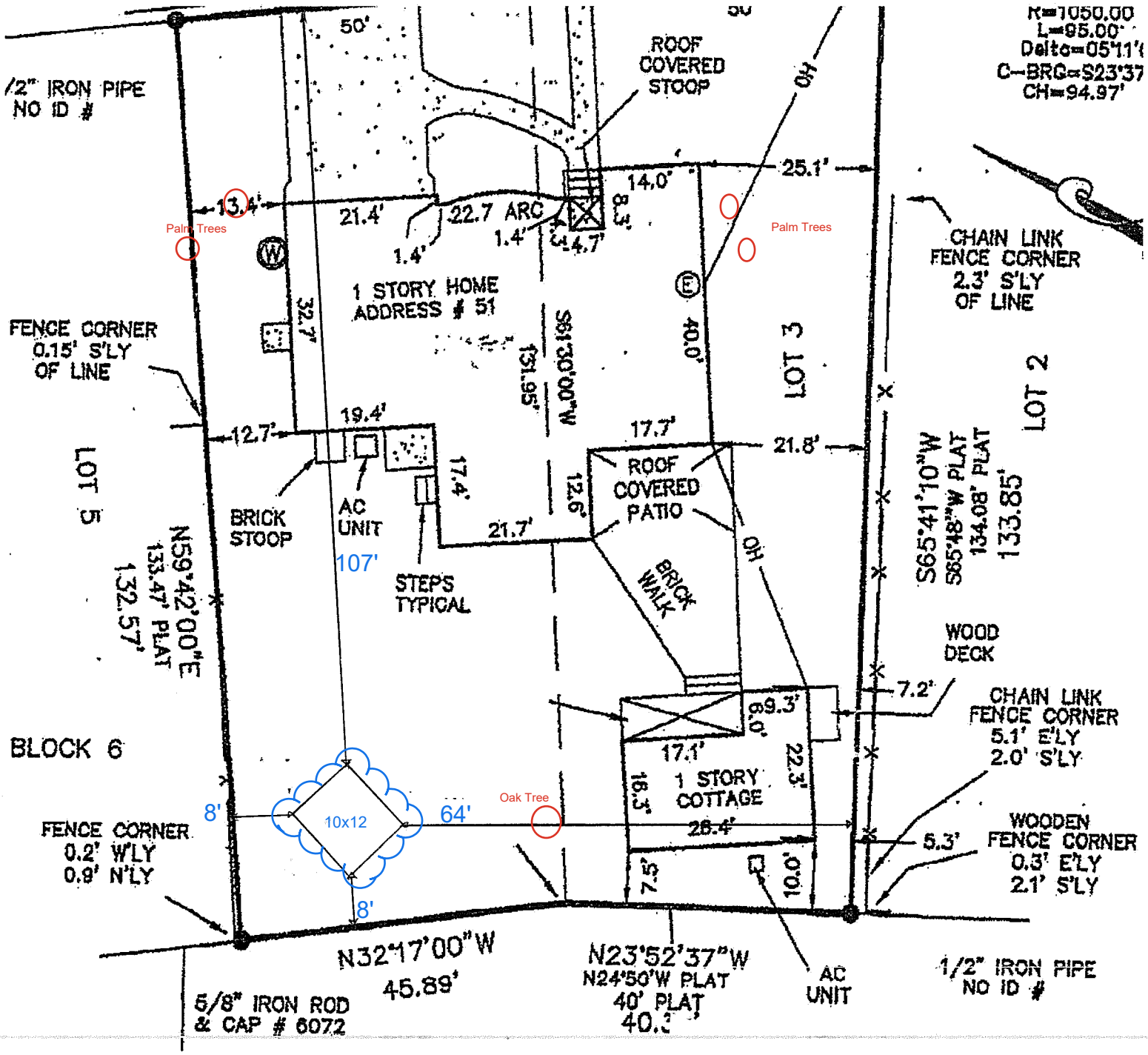
Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 4:

# Supplemental

# Information




Alan Sterling
51 Miruela Ave

Propopsed Shed
10x12 woodshed
On concrete
No MEP

OR NEW WORLD REALTY CERTIFIED TO CATHY STERLING

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2025 | 7.c. | PZB2025-0047 |
| **Request** | **Address** | **Parcel ID** |
| Variance | 15 Garnett Avenue | 190070-0000 |
| | | [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE] |

**Site & Background Information**

| | |
|---|---|
| **Applicant:** | Huyen Le |
| **Owner:** | Phillip Le |
| **Property Class:** (St. Johns County Property Appraiser) | 0100 – Single Family |
| **Future Land Use Designation:** | Commercial Low Intensity |
| **Zoning Designation:** | Commercial Low-Two: CL-2 [LINK TO DISTRICT REGULATIONS] |
| **Acreage:** | 0.12 |
| **Neighborhood:** | Magnolia |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is for variance requests to reduce the minimum required front yard setback requirement as well as increase the maximum size of a guest house at 15 Garnett Avenue.

| | Code Requirement | Proposed Site Conditions at 15 Garnett Avenue |
|---|---|---|
| Cunningham Avenue yard setback | Fifteen (15) feet | Ten (10) feet |
| Adjacent alley yard setback | Fifteen (15) feet | Zero (0) feet |
| Eastern property line side yard setback | Ten (10) feet | Unknown |
| Maximum square footage for a guest house | Five hundred (500) square feet | Seven hundred eighty-six (786) square feet |

## 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]

*Guest house* means an attached or detached structure intended to be used by a guest for sleeping and sanitation purposes but not for cooking. A guest house is not a dwelling unit and is a maximum of five hundred (500) total square feet of gross floor area.

*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 lot at 15 Garnett Avenue is a non-conforming lot based on the requirements of the Residential General-One: RG-1 zoning regulations. The location of the existing garage being within the required yards, and its size, are additional disadvantages present at this property.**

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
**The undersized lot and existing garage do not allow the property owner to construct a guesthouse elsewhere on the property.**

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
**The lot at 15 Garnett Avenue was platted and garage was built long before the owner 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 to the maximum size of a guest house and minimum yard requirements at 15 Garnett Avenue / PID 190080-0000.

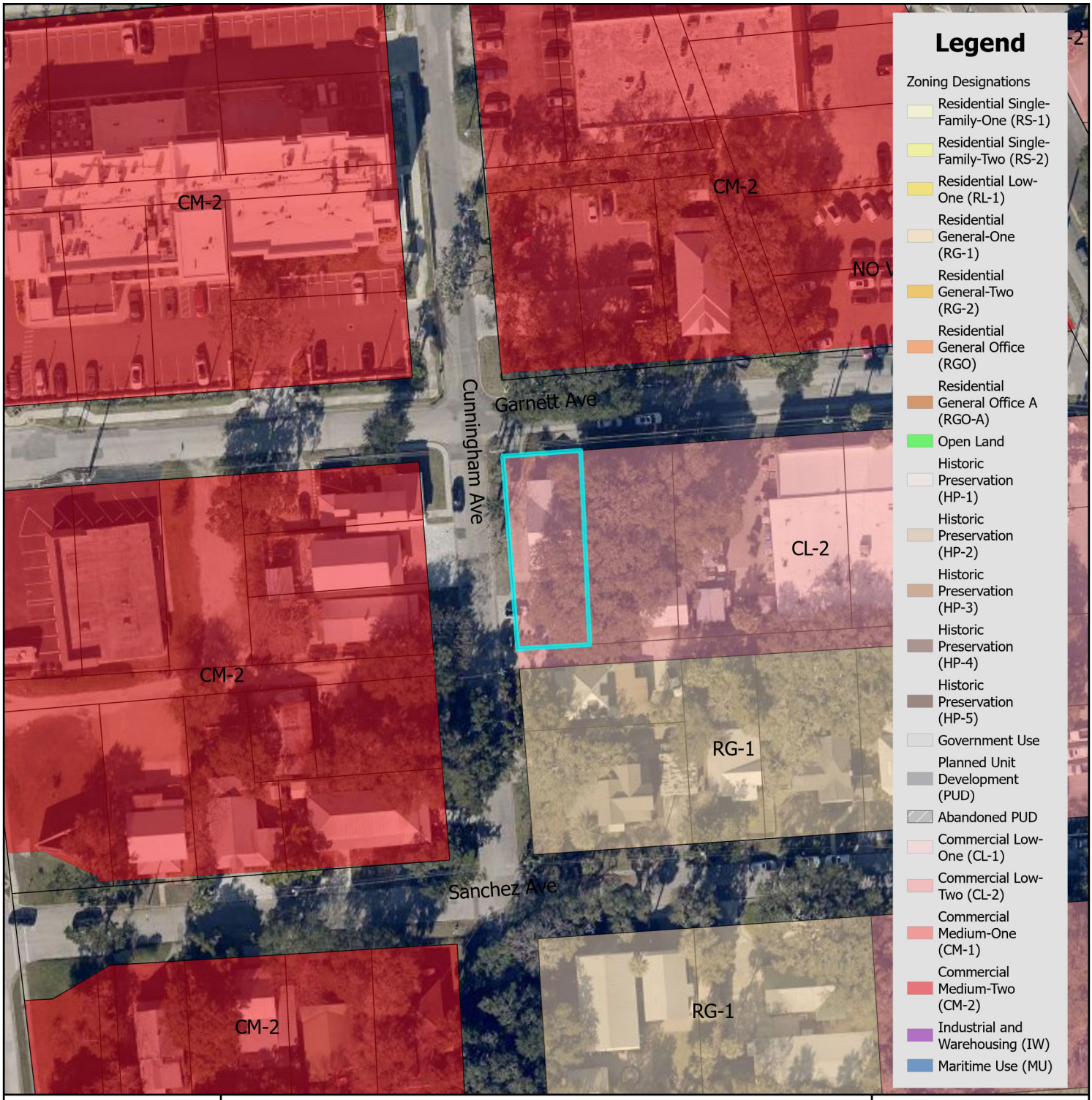
## Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey/Site Plan

**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

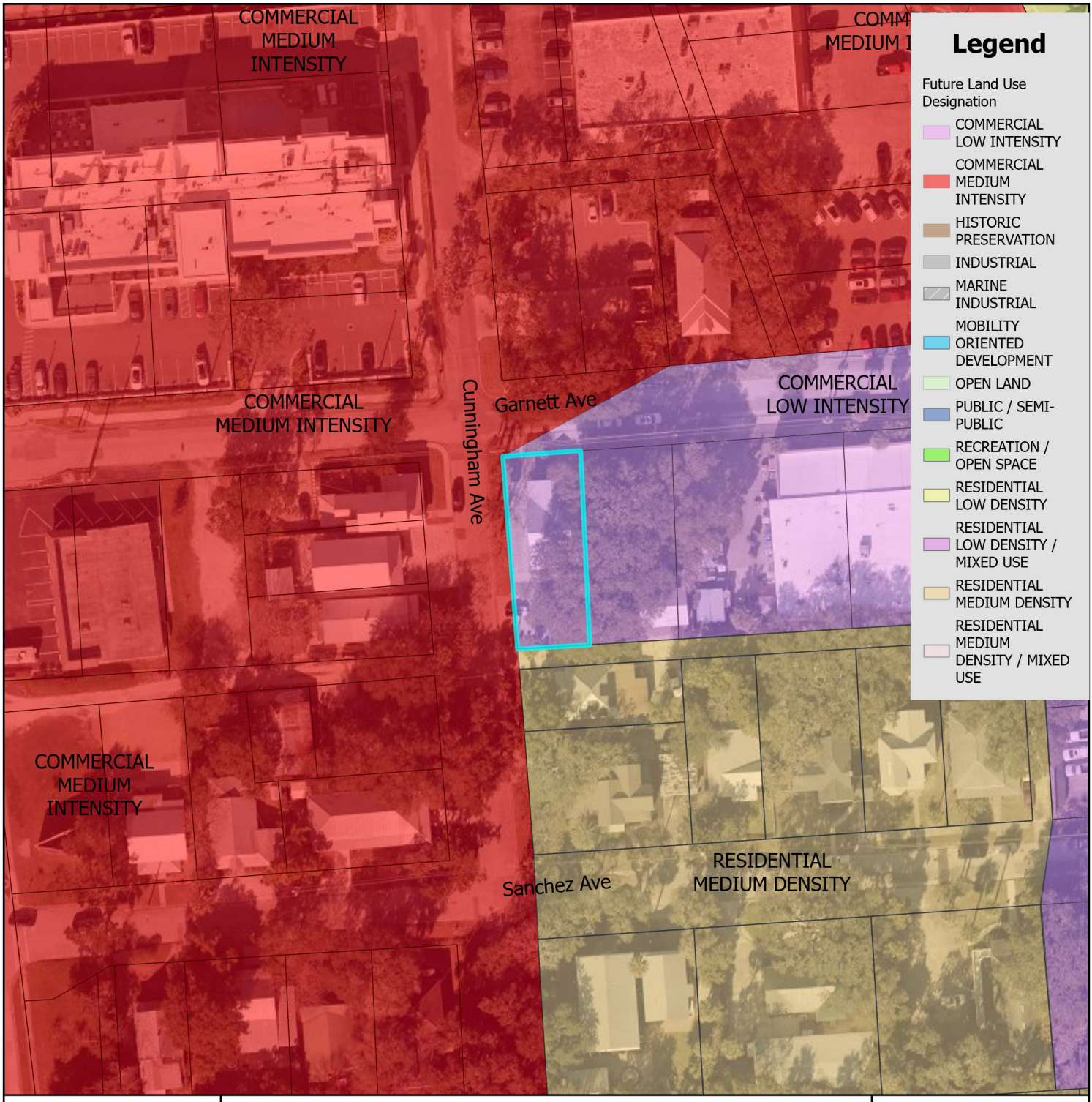
0 1,250 2,500 Feet

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

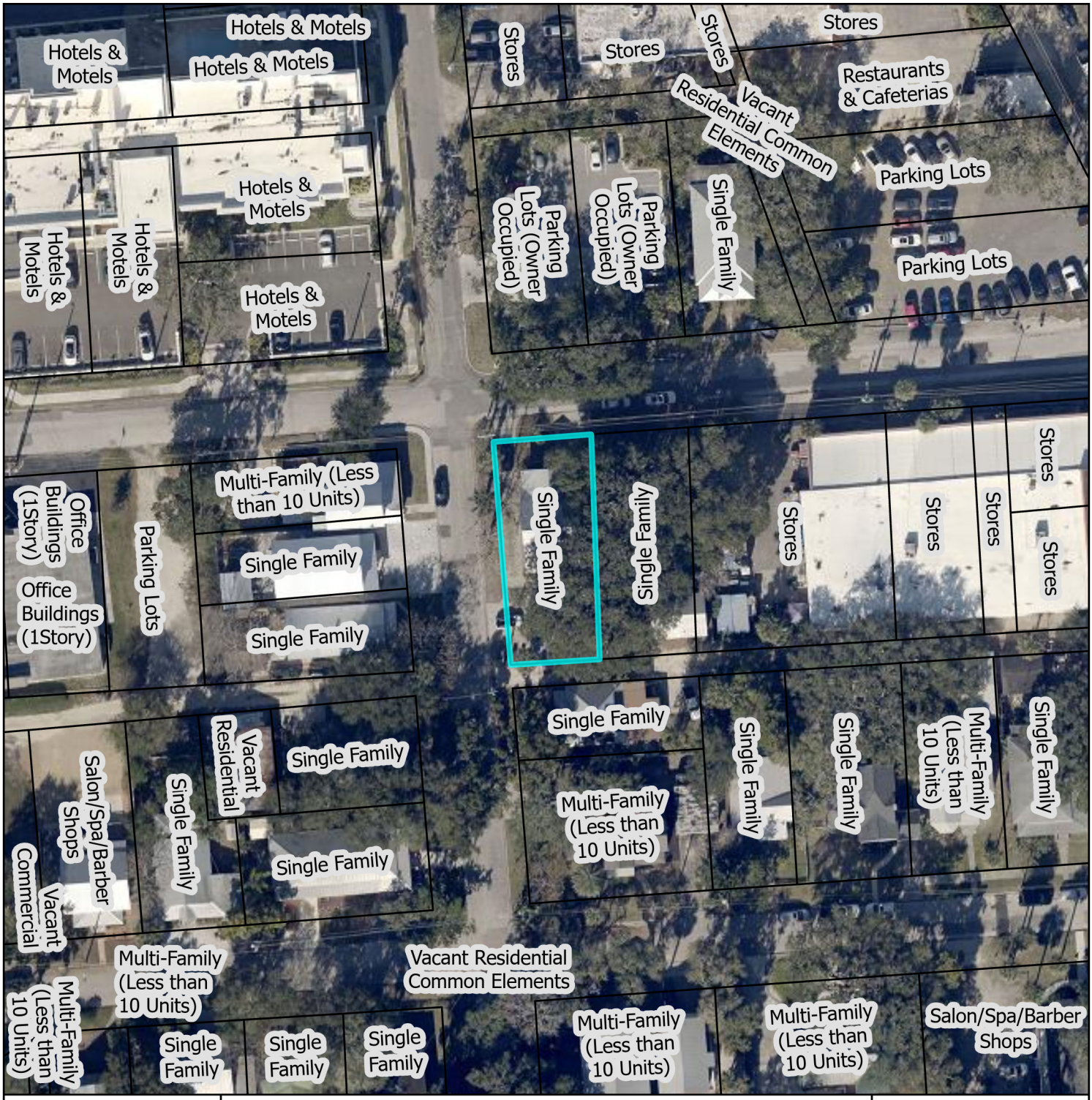
0 1,250 2,500 Feet

City of St. Augustine
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2025

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

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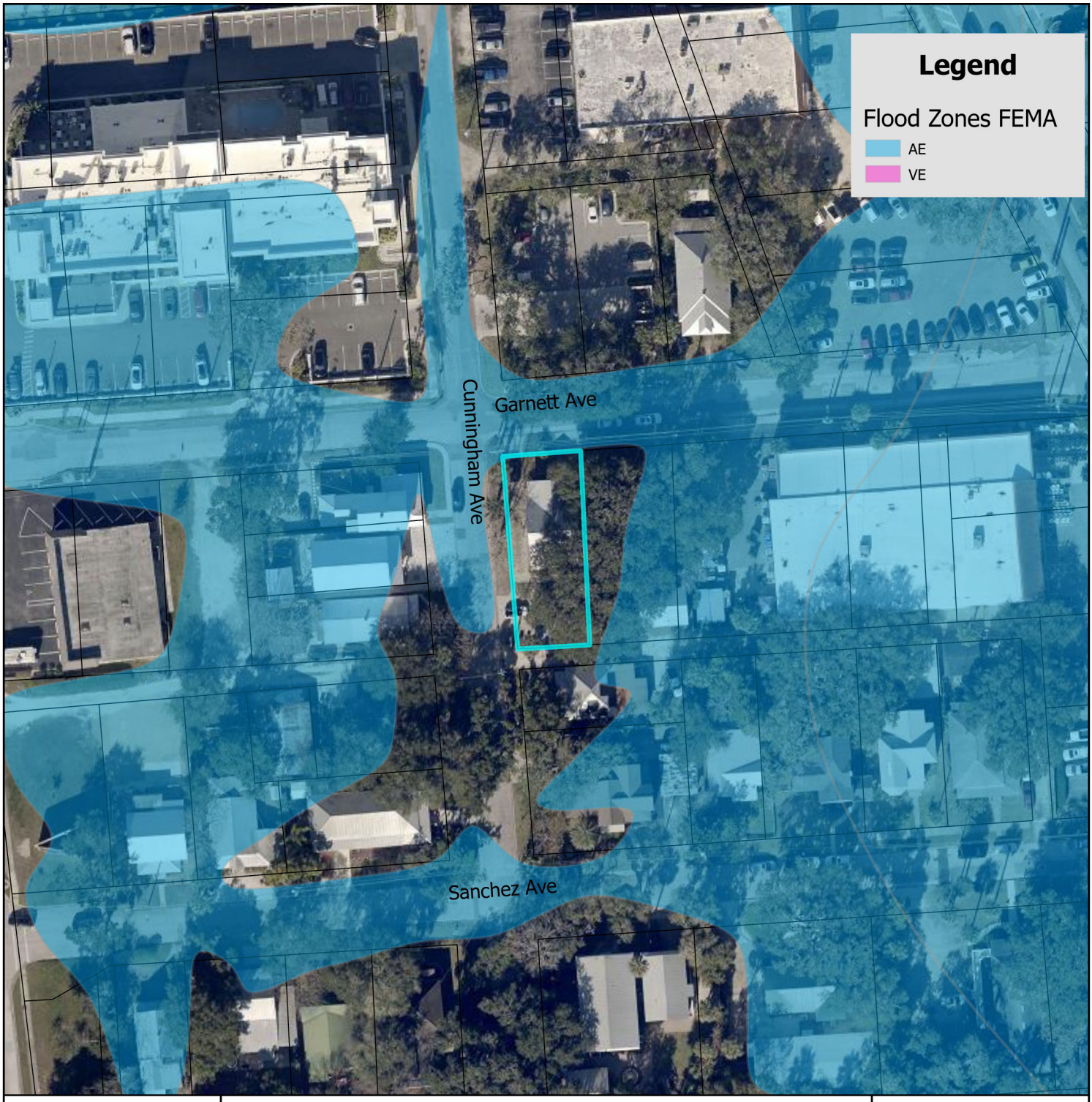
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# 15 Garnett Avenue




**12/08/2024**




# FEMA Flood Zone Map

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

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

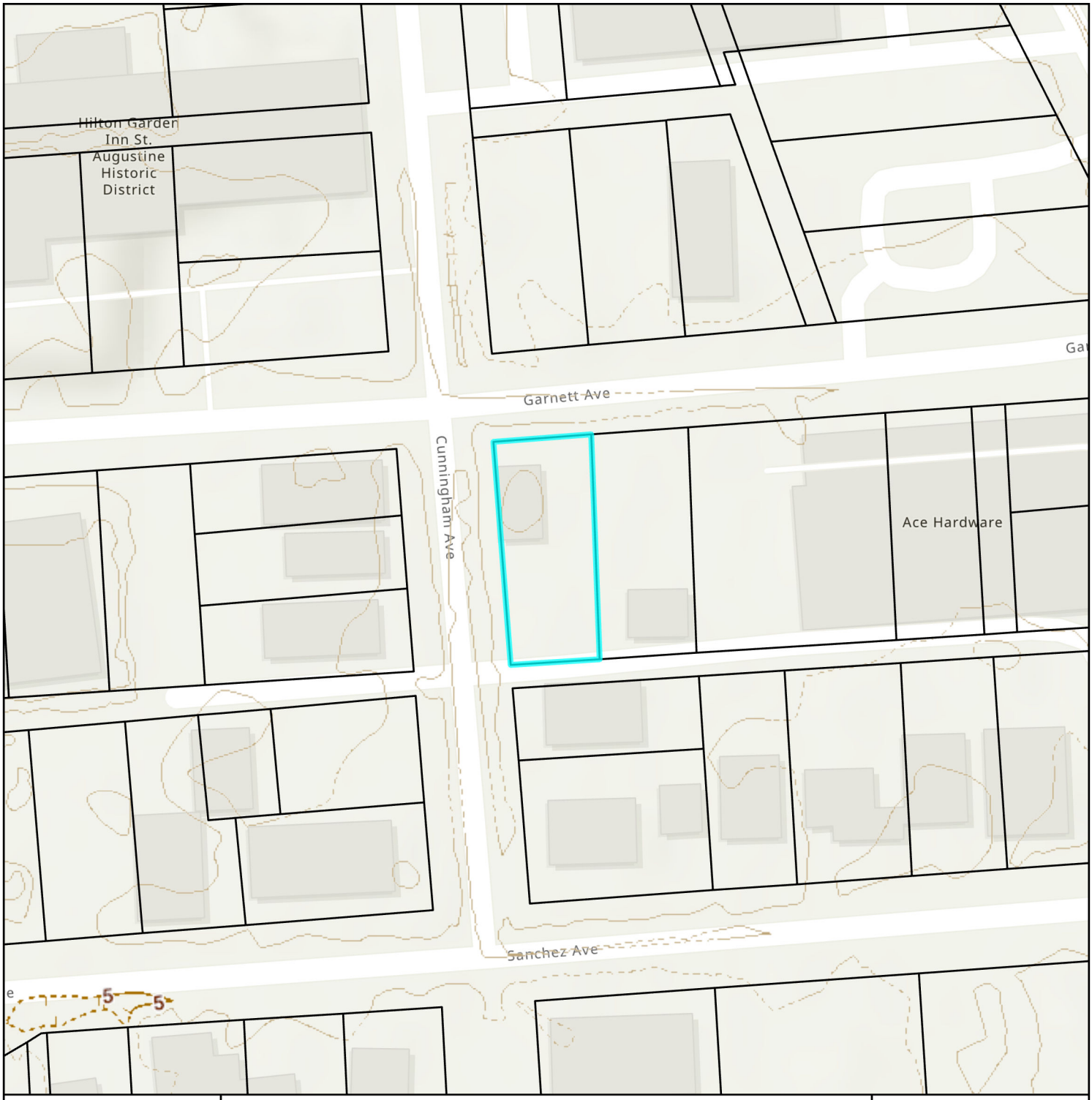
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# Elevation Map

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

DISCLAIMER
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:
# Application

# CITY OF ST AUGUSTINE
# APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: 6/3/25

Advertising Costs: $ 350 Paid On: 5/13/25 Receipt Number: _____

1. NAME OF APPLICANT: Huyen Le Contact Number: 336-682-8663
   Business *(if applicable)*: _____
   Address: 21 MAY St City: St Augustine State: FL Zip: 32084
   E-Mail Address: _____
2. NAME OF PROPERTY OWNER: Phillip Le Contact Number: 941-456-6789
   Business *(if applicable)*: _____
   Address: 8936 Deer Berry Ct City: Jacksonville State: FL Zip: 32256
   E-Mail Address: Phillip thanh Le
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: _____ Block: _____
   Subdivision: Garnett Division Parcel Number: 1900700000
4. PROJECT STREET ADDRESS: 15 Garnett Ave
5. SPECIFIC PROPOSED USE: _____
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☑ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Guest house approval 786 sqft
8. JUSTIFICATION FOR ACTION REQUESTED: Existance before purchase

CITY OF ST AUGUSTINE. EST. 1565

## Owner's Authorization For Agent

Huyen Le is/are hereby authorized TO ACT ON BEHALF OF Phillip Le, 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

Phillip Thanh Le
Print Name of Owner

941 456 6789
Telephone Number

State of FL

County of St Johns

Signed and sworn before me on this 13 day of MAY, 2025.

By Phillip Thanh Le

Identification verified:

Oath sworn: X Yes ____ No

BARBARA R SHANDERS
Notary Public - State of Florida
Commission # HH 382024
My Comm. Expires May 20, 2027

Notary Signature: Barbara R Shanders

My Commission expires: May 20, 2027

Rev:022117

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: Guest house; space is over 500 sqft; 786 sqft²

(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: Garage was a living space, before purchase

(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.

4/25/25

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: 5/13/25

Signature of Property Owner — Date: 5/13/25

04/18/2019

# PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 15 Garnett AVE St Augustine FL 32084

Applicant's Name: Khuyen Le Applicant's Signature:

Owner's Name: Phillip Thanh Le Owner's Signature:

**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.

Huyen Le
Print name of applicant

Signature of applicant

5/13/23
Date

# Attachment 3:

# St. Johns County Property Appraiser Report

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1900700000 |
| **Location Address** | 15 GARNETT AVE<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Garnett Addition & Rambo (585) |
| **Tax Description*** | GARNETT ADDN CITY W1/2 OF LOT 7 BLK 7 OR5313/1268<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Garnett Division, Plan Of |
| **Sec/Twp/Rng** | 7-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.120 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | Le Phillip Et AL 100%<br>Dao Binh 100%<br>Nguyen Thi 100% |
| **Mailing Address** | 8936 DEER CHERRY CT<br>JACKSONVILLE, FL 32256-0000 |

## Map



## Valuation Information

| | 2025 |
|---|---|
| Building Value | $270,524 |
| Extra Features Value | $5,572 |
| Total Land Value | $190,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$466,096** |
| Total Deferred | $0 |
| Assessed Value | **$466,096** |
| Total Exemptions | $0 |
| Taxable Value | **$466,096** |

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

## Historical Assessment Information

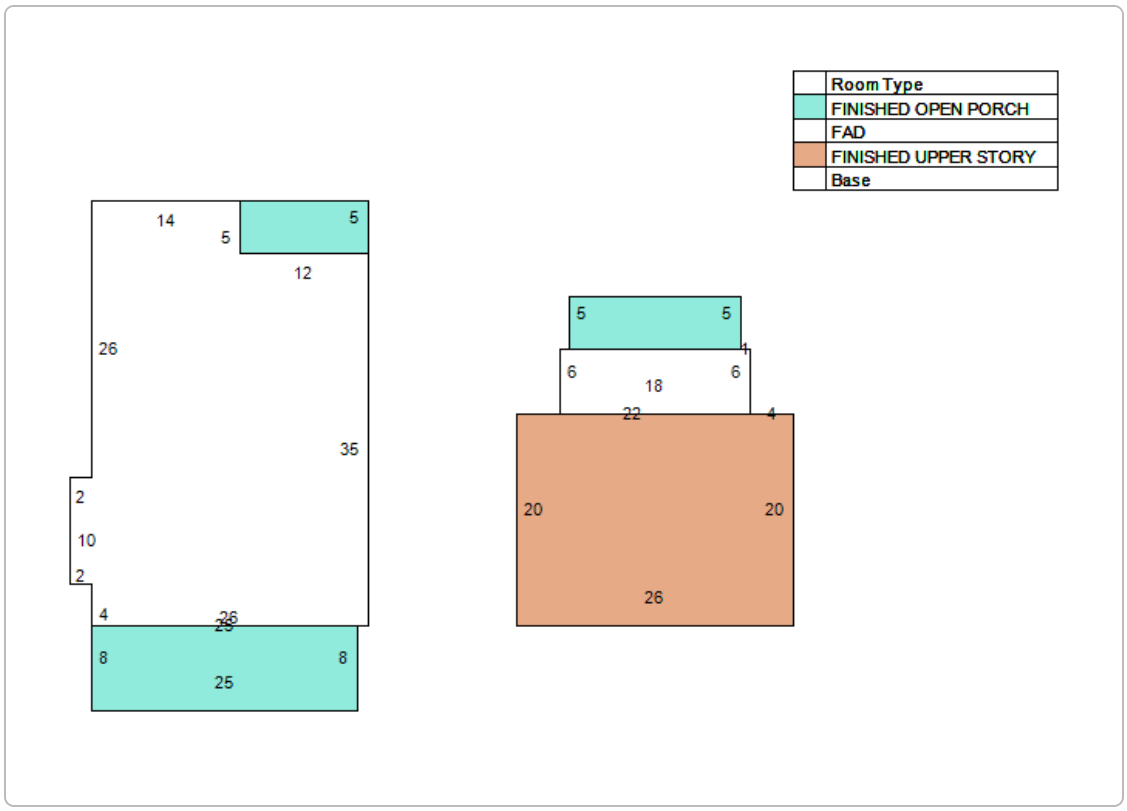
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $249,307 | $5,572 | $190,000 | $0 | $0 | $444,879 | $444,879 | $0 | $444,879 |
| 2023 | $243,067 | $5,572 | $190,000 | $0 | $0 | $438,639 | $438,639 | $0 | $438,639 |
| 2022 | $280,651 | $10,030 | $159,600 | $0 | $0 | $450,281 | $450,281 | $0 | $450,281 |
| 2021 | $155,001 | $10,030 | $130,625 | $0 | $0 | $295,656 | $205,005 | $90,651 | $205,005 |
| 2020 | $126,721 | $10,030 | $85,500 | $0 | $0 | $222,251 | $186,368 | $35,883 | $186,368 |
| 2019 | $124,674 | $10,030 | $85,500 | $0 | $0 | $220,204 | $169,425 | $50,779 | $169,425 |
| 2018 | $126,429 | $10,030 | $85,500 | $0 | $0 | $221,959 | $154,023 | $67,936 | $154,023 |
| 2017 | $100,090 | $7,283 | $85,500 | $0 | $0 | $192,873 | $140,021 | $52,852 | $140,021 |
| 2016 | $94,387 | $7,283 | $76,000 | $0 | $0 | $177,670 | $127,292 | $50,378 | $127,292 |
| 2015 | $79,604 | $7,283 | $59,850 | $0 | $0 | $146,737 | $115,720 | $31,017 | $115,720 |
| 2014 | $38,280 | $7,284 | $59,636 | $0 | $0 | $105,200 | $105,200 | $0 | $105,200 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $270,524 |
| **Year Built** | 1910 |
| **Actual Area** | 1968 |
| **Conditioned Area** | 1628 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Exterior Wall** | Wood |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 3 |
| **Baths** | 2 |

| Description | Square Footage |
|---|---|
| BASE AREA | 1000 |
| FINISHED UPPER STORY | 520 |
| ADDITION | 108 |
| FINISHED OPEN PORCH | 60 |
| FINISHED OPEN PORCH | 200 |
| FINISHED OPEN PORCH | 80 |
| Total SqFt | 1968 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Garage - Average (Mix) | | 5572 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 50 | 110 | 50 | EF | $190,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 7/9/2021 | 7/5/2021 | $482,000.00 | WARRANTY DEED | 5313 | 1268 | Q | I | HOLMES JACK S,DEONA BEGLEY | LE PHILLIP ET AL |
| | 2/6/2001 | $200,000.00 | WARRANTY DEED | 1564 | 1533 | Q | I | MC GONIGLE W MICHAEL | HOLMES JACK S & DEONA BEGLEY |
| | 11/3/1999 | $78,500.00 | WARRANTY DEED | 1453 | 352 | Q | I | MITCHELL MANAGEMENT INC | MC GONIGLE W MICHAEL |
| | 11/3/1999 | $58,000.00 | WARRANTY DEED | 1453 | 351 | Q | I | BURNETT JOHN W SR & EVELYN | MITCHELL MANAGEMENT INC |

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/8/2025, 12:05:03 AM

Contact Us

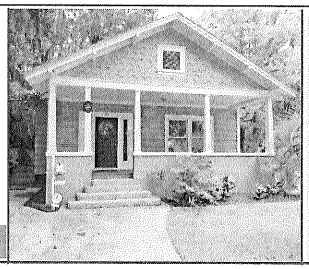
Developed by SCHNEIDER GEOSPATIAL

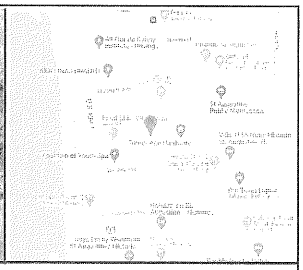
# Attachment 4:
# Survey/Site Plan

Covenant Closing & TITLE SERVICES, INC.

Palm Coast Parkway, NW Unit 5
Palm Coast, FL 32137
386.986.4623

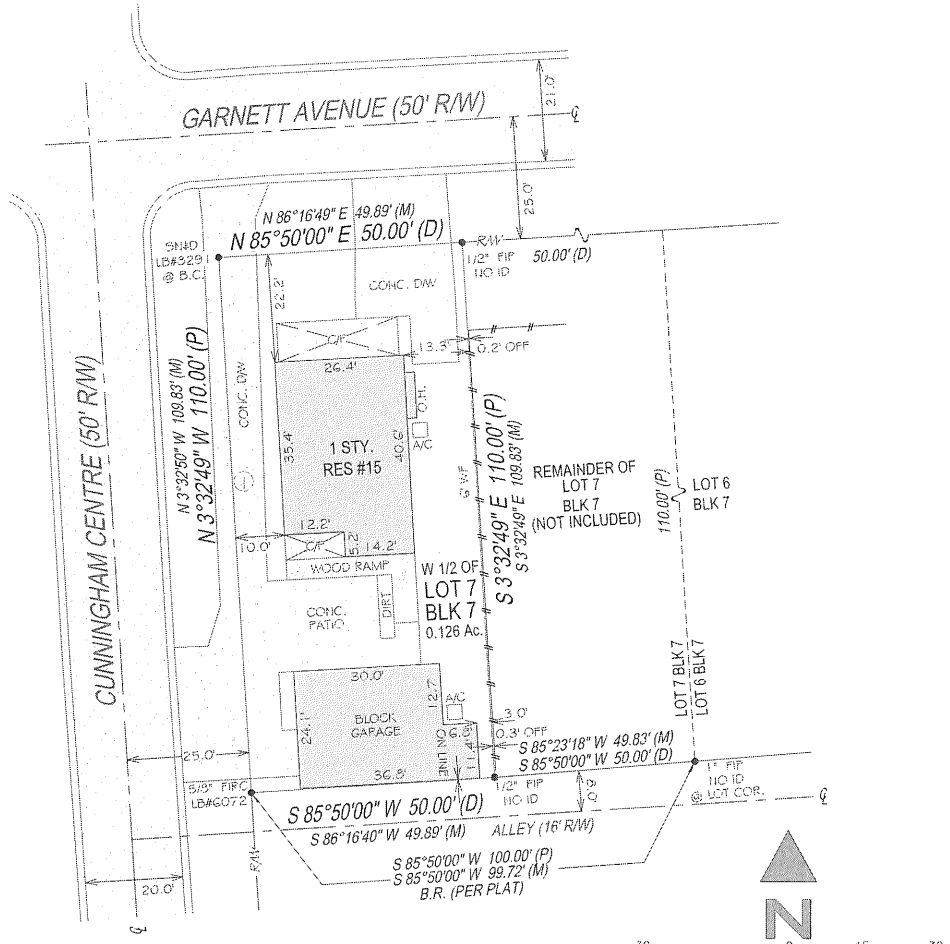
www.covenantclosing.com





**PROPERTY ADDRESS:** 15 GARNETT AVENUE, ST. AUGUSTINE, FLORIDA 32084 **SURVEY NUMBER:** 2106.9090

2106.9090
BOUNDARY SURVEY
ST. JOHNS COUNTY




SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

RAYMOND J. SCHAEFER
LICENSE NUMBER
6132
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

**RAYMOND J. SCHAEFER**
State of Florida Professional Surveyor and Mapper
License Number 6132
**Exacta Land Surveyors, LLC | LB# 8291**

**SURVEYORS CERTIFICATION:**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

**POINTS OF INTEREST:**
1. CONCRETE DRIVEWAY OVER PROPERTY LINE

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210




**Mary LaTor**
Agent@SampleAgency.com
www.SampleAgency.com
904.708.8127
Sample Company


**DATE OF SURVEY:** 07/07/21
**FIELD WORK DATE:** 7/6/2021
**REVISION DATE(S):** (REV.0 7/7/2021)


**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**

PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2025 | 8.a. | PZB2025-0039 |
| **Request** | **Address** | **Parcel ID** |
| Use by Exception | 27 Grove Avenue | 193950-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant & Owner** | Katya Zaharieva |
| **Property Class: (St. Johns County Property Appraiser)** | 0100 – Single Family |
| **Future Land Use Designation:** | Historic Preservation |
| **Zoning Designation:** | Historic Preservation: HP-5 [LINK TO DISTRICT REGULATIONS] |
| **Acreage:** | 0.09 |
| **Neighborhood:** | Uptown |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is a request to use the structure at 27 Grove Avenue as a multi-family dwelling, a use by exception within the HP-5 zoning district.

The applicant's justification for the request is that "there is no use of the jacuzzi" on the second floor.

## 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.

**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. 28-367. - Historic preservation districts requirements.**

Uses and structures located in historic preservation districts 1, 2, 3 and 4 are not required to provide off-street parking and loading. Any parking facilities within these districts shall meet the specific requirements contained in this section. Parking facilities within historic preservation districts 1, 2 and 3 shall not exceed a maximum of twenty (20) spaces and shall not be located within twenty-five (25) feet of another facility. All parking facilities shall have a fence or wall around the perimeter of the facility. Parking facilities located on the premises of a structure shall meet the height requirements for fences or walls established by the architectural guidelines for historic preservation as appropriate to the era of the structure. Parking facilities located off the premises shall meet the height requirements for pre-1821 construction. No parking garages shall be approved within historic preservation districts 1, 2 and 3, and any parking facility located on a corner lot shall be by exception only.

**Sec. 28-373. – Required off-street parking.** [LINK TO CODE SECTION]

(d) *Minimum spaces required*:

| | Use | 1 Space Per Gross Floor Area (Sq. Ft.) | 1 Space Per Rates Patron Capacity | Units, Seats, Rooms, Spaces | Special Requirements |
|---|---|---|---|---|---|
| (25) | Multifamily residential/apartments | | | | |
| | 1 bedroom | | | 1.5 per unit | |
| | 2 bedrooms | | | 2 per unit | |
| | 3 or more bedrooms | | | 2.25 per unit | |

**The proposed one-bedroom unit on the first floor and two-bedroom unit on the second floor would amount to a total off-street automobile parking requirement of four (4) parking spaces.**

## Staff Recommendation

Based on a review of Sec. 28-373 staff finds that the Board should **CONTINUE** the multi-family dwelling use by exception request within the HP-5 zoning district at 27 Grove Avenue / PID 193950-0000 to allow the applicant time to provide a parking plan which meets the City's minimum requirements for off-street parking.

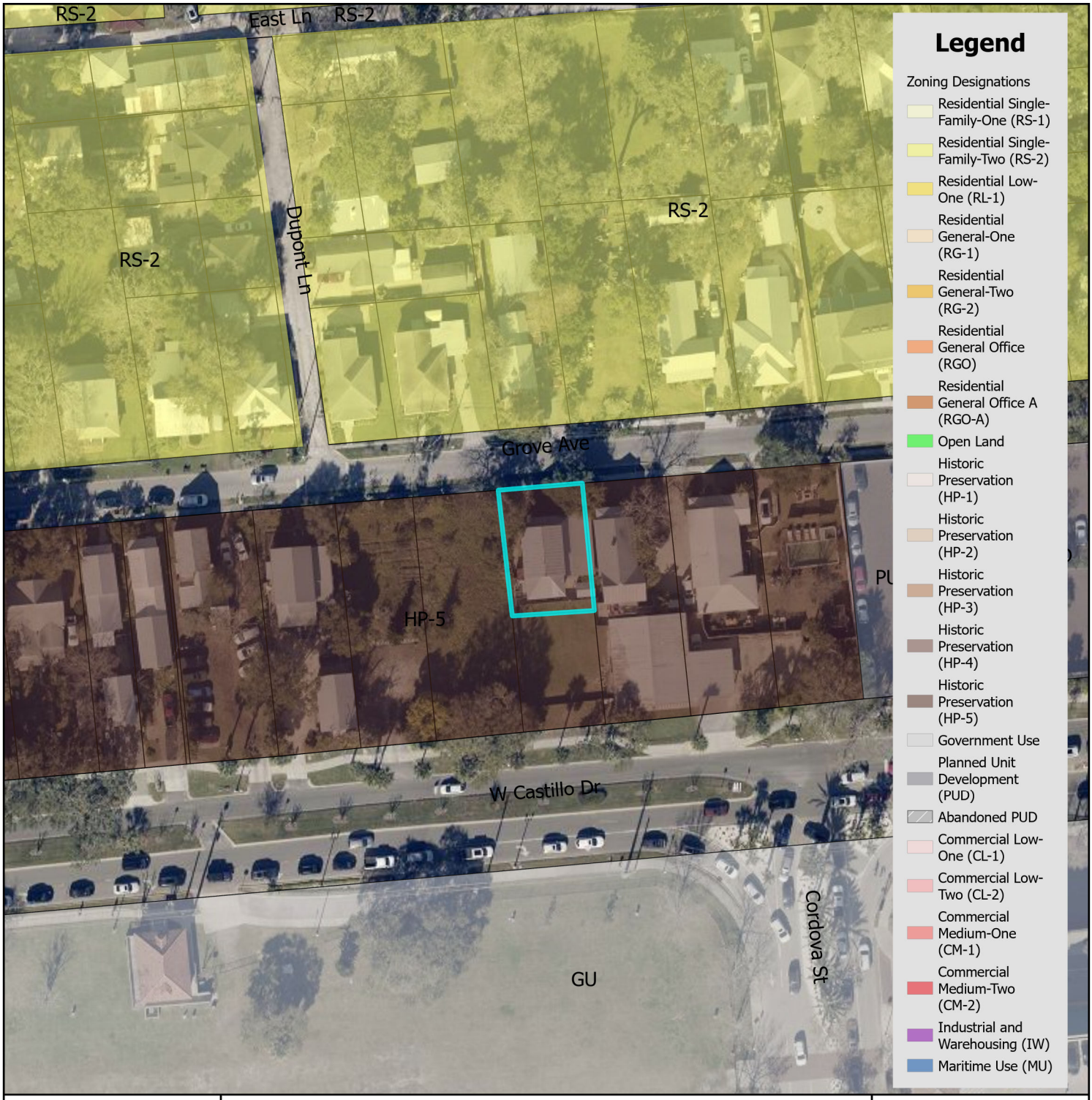
## Attachments

1. Site Maps & Photos
2. Application and Submittal Documents
3. St. Johns County Property Appraiser Report
4. Floor Plans

**Staff Report prepared by:**

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

# Attachment 1:
# Site Maps & Photos




# Zoning Map

N

0 0.17 0.35 Miles

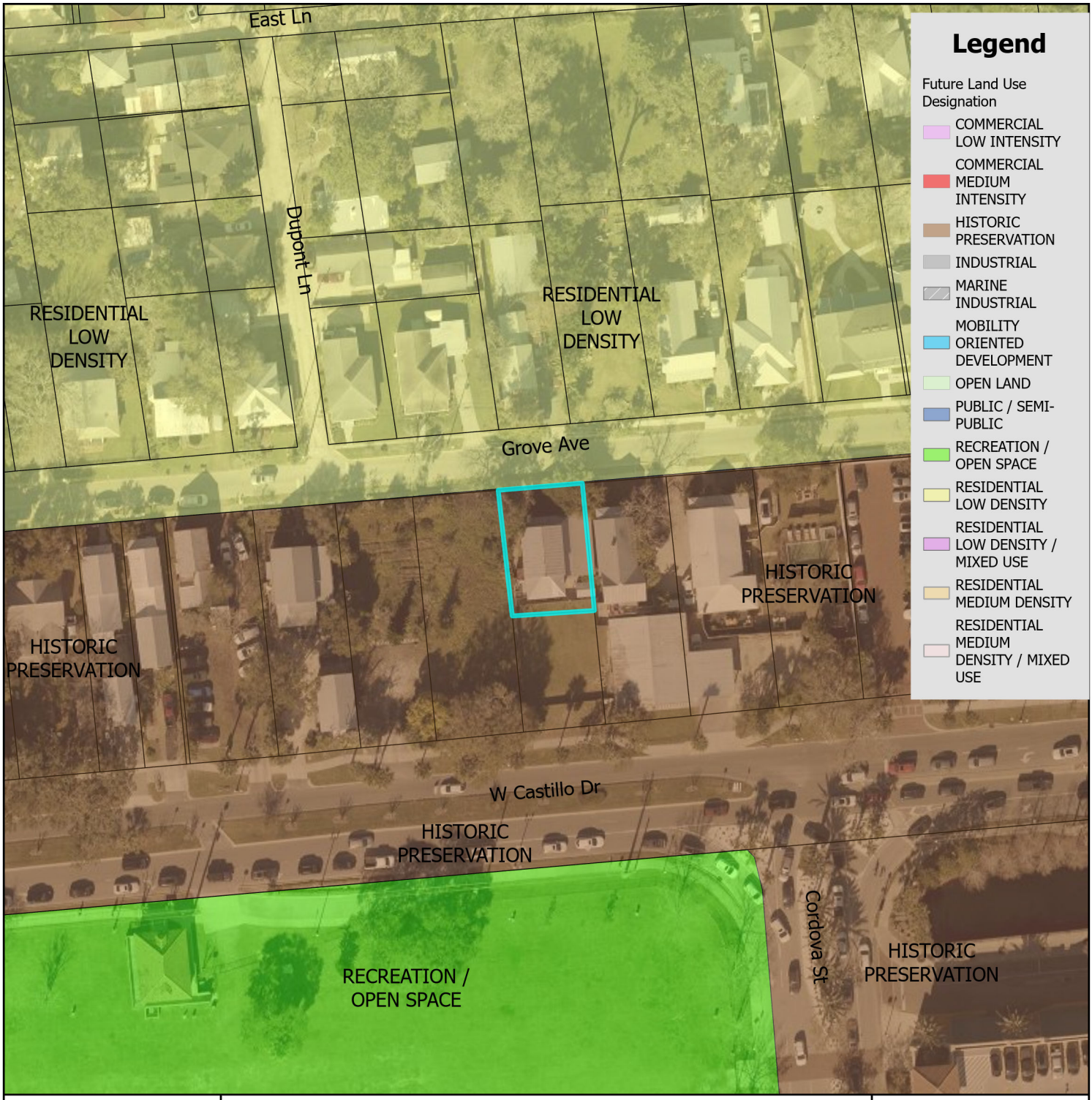
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# Future Land Use Map

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

DISCLAIMER
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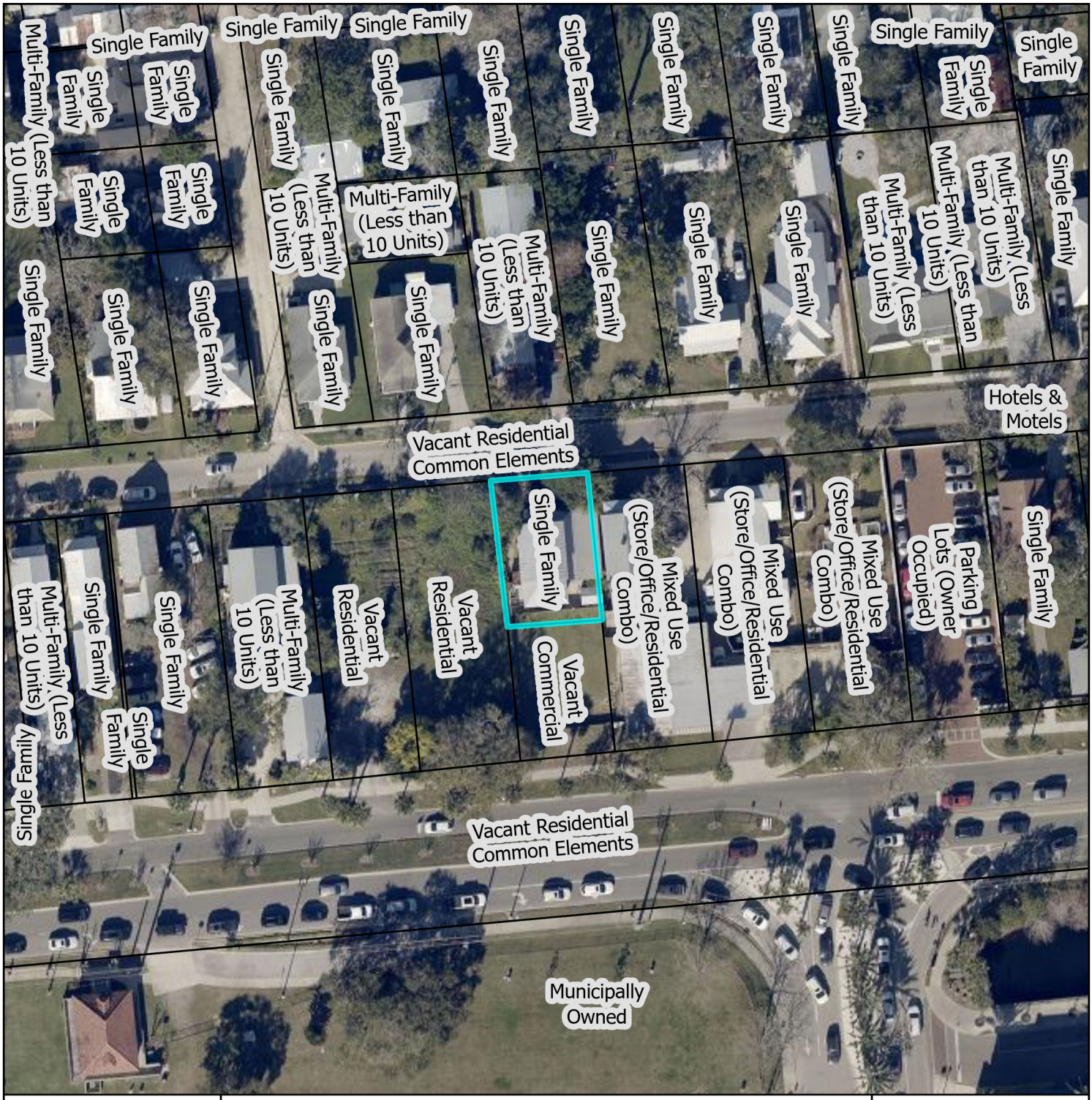
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet




# St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2025

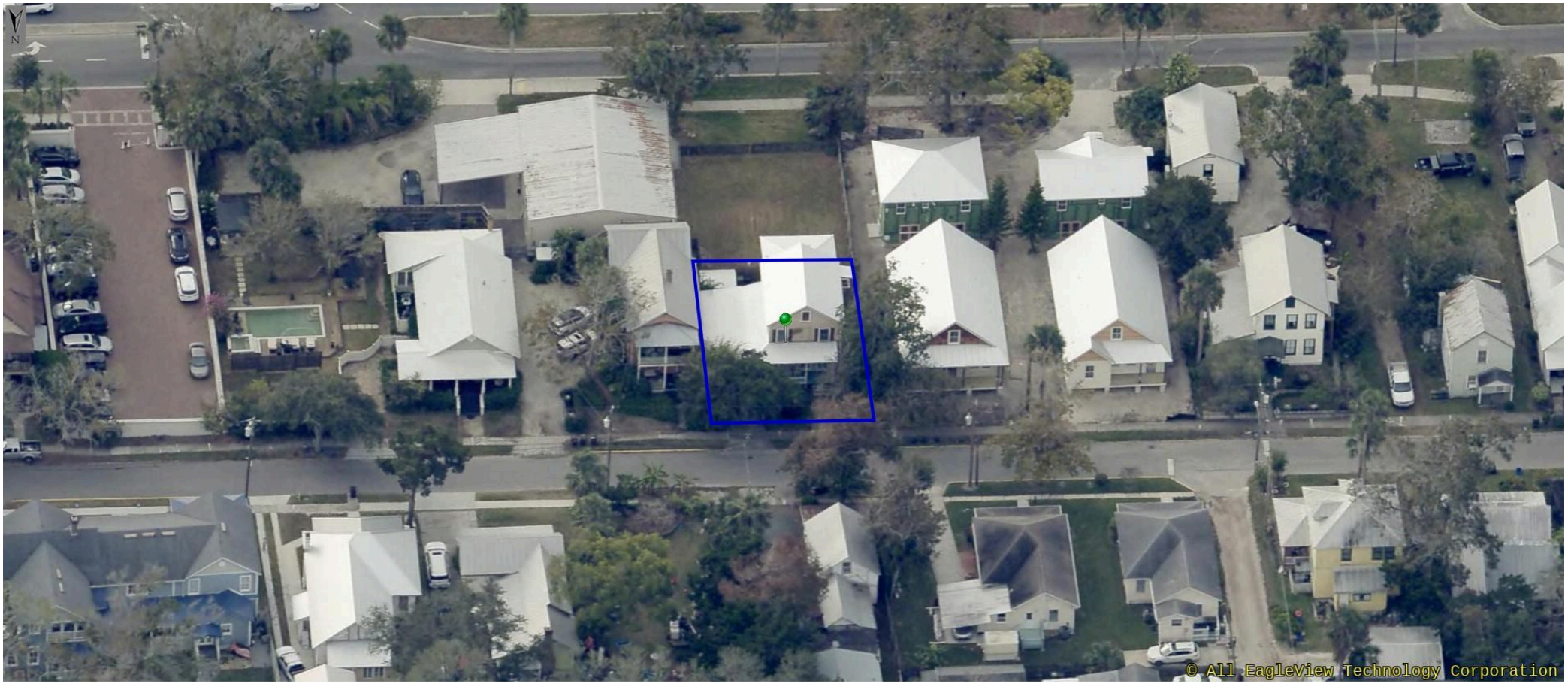
N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# 27 Grove Avenue




**12/09/2024**




# FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
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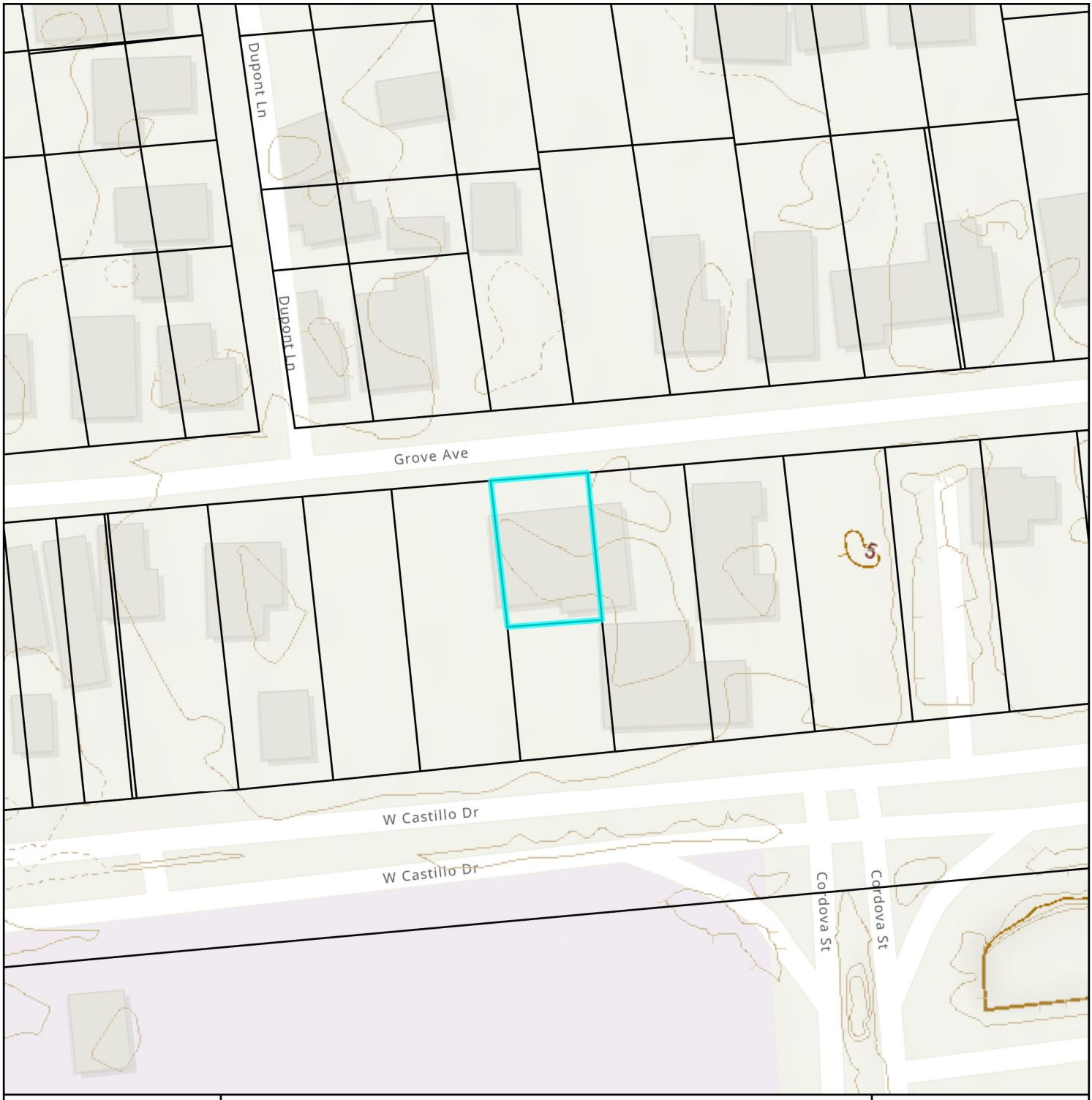
2025

N

0 0.17 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: Katya Zaharieva Contact Number: 5513581262
   Business *(if applicable)*:_____
   Address: 27 Grove Ave City: St Augustine State: FL Zip: 32084
   E-Mail Address: katya_zaharieva@yahoo.com
2. NAME OF PROPERTY OWNER: Katya Zaharieva Contact Number: 5513581262
   Business *(if applicable)*:_____
   Address: 27 Grove Ave City: St Augustine State: FL Zip: 32084
   E-Mail Address: katya_zaharieva@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 1939500000
4. PROJECT STREET ADDRESS: 27 Grove Ave, St Augustine, FL 32084
5. SPECIFIC PROPOSED USE: multi-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: Application to replace jacuzzi on the second floor with small kitchen with oven and make the home a multi-family.
8. JUSTIFICATION FOR ACTION REQUESTED: Exception is requested to add the oven on the second floor and make it a multi-family home. There is no use of the jacuzzi.

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.

PERMIT # BP2025-0116 was issued though the plans did not have the kitchen with oven.

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.**

Katya Zaharieva Digitally signed by Katya Zaharieva Date: 2025.04.28 15:03:09 -04'00' 4/28/25

Signature of Applicant Date

Katya Zaharieva Digitally signed by Katya Zaharieva Date: 2025.04.28 15:03:36 -04'00' 4/28/25

Signature of Property Owner Date

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

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

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

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

Katya Zaharieva

Print name of applicant

Katya Zaharieva Digitally signed by Katya Zaharieva Date: 2025.04.28 15:04:28 -04'00'

Katya Zaharieva Digitally signed by Katya Zaharieva Date: 2025.04.28 15:04:41 -04'00'

Signature of applicant

4/28/25

Date

CITY OF ST AUGUSTINE EST. 1565

# Owner's Authorization For Agent

Shawn Lumley is/are hereby authorized TO ACT ON BEHALF OF Katya Zaharieva, the owner(s) of those lands described within ☒ the attached application, or ☒ described within the previously filed Application number: BP2025-0116, 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: 27 Grove Ave, St Augustine, FL 32084

BY: Katya Zaharieva
Signature of Owner

Katya Zaharieva
Print Name of Owner

551-358-1262
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<br>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.

27 Grove Ave, St Augustine FL 32084

Project Address: _____

Katya Zaharieva Katya Zaharieva

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

Katya Zaharieva Katya Zaharieva

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

CITY OF ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

Shawn Lumley is/are hereby authorized TO ACT ON BEHALF OF Katya Zaharieva, the owner(s) of those lands described within ☒ the attached application, or ☒ described within the previously filed Application number: BP2025-0116, 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: 27 Grove Ave, St Augustine, FL 32084

BY: Katya Zaharieva
Signature of Owner

Katya Zaharieva
Print Name of Owner

551-358-1262
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 13th day of May, 2025

By Katya Zaharieva

Identification verified:

Oath sworn: X Yes ____ No

LEIGH HOPKINS
MY COMMISSION # HH 534358
EXPIRES: October 2, 2028

Notary Signature: _____

My Commission expires: 10/02/2028

Rev:022117

# 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** | 1939500000 |
| **Location Address** | 27 GROVE AVE<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Kingsland Addition (604) |
| **Tax Description*** | KINGSLAND ADDN CITY N1/2 OF LOT 13 OR5984/369<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Kingsland Tract Corrected Map |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 0.090 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | Topalov Ivan G Et AL 100%<br>Zaharieva Katya T 100% |
| **Mailing Address** | 42 MARATHON KEY WAY<br>PONTE VEDRA, FL 32081-0000 |

## Map




## Valuation Information

| | 2025 |
|---|---|
| Building Value | $274,324 |
| Extra Features Value | $1,192 |
| Total Land Value | $164,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$439,516** |
| Total Deferred | $0 |
| Assessed Value | **$439,516** |
| Total Exemptions | $0 |
| Taxable Value | **$439,516** |

***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 | $299,869 | $1,257 | $164,000 | $0 | $0 | $465,126 | $465,126 | $0 | $465,126 |
| 2023 | $302,494 | $1,312 | $164,000 | $0 | $0 | $467,806 | $204,914 | $312,892 | $154,914 |
| 2022 | $326,884 | $759 | $160,720 | $0 | $0 | $488,363 | $198,946 | $339,417 | $148,946 |
| 2021 | $212,246 | $718 | $127,100 | $0 | $0 | $340,064 | $193,151 | $196,913 | $143,151 |
| 2020 | $192,671 | $754 | $106,600 | $0 | $0 | $300,025 | $190,484 | $159,541 | $140,484 |
| 2019 | $163,982 | $616 | $106,600 | $0 | $0 | $271,198 | $186,201 | $134,997 | $136,201 |
| 2018 | $168,241 | $644 | $98,400 | $0 | $0 | $267,285 | $182,729 | $134,556 | $132,729 |
| 2017 | $170,371 | $669 | $98,400 | $0 | $0 | $269,440 | $178,576 | $140,864 | $128,576 |
| 2016 | $156,520 | $677 | $86,100 | $0 | $0 | $243,297 | $174,903 | $118,394 | $124,903 |
| 2015 | $135,820 | $686 | $77,900 | $0 | $0 | $214,406 | $173,687 | $90,719 | $123,687 |
| 2014 | $117,065 | $694 | $70,725 | $0 | $0 | $188,484 | $172,309 | $66,175 | $122,309 |

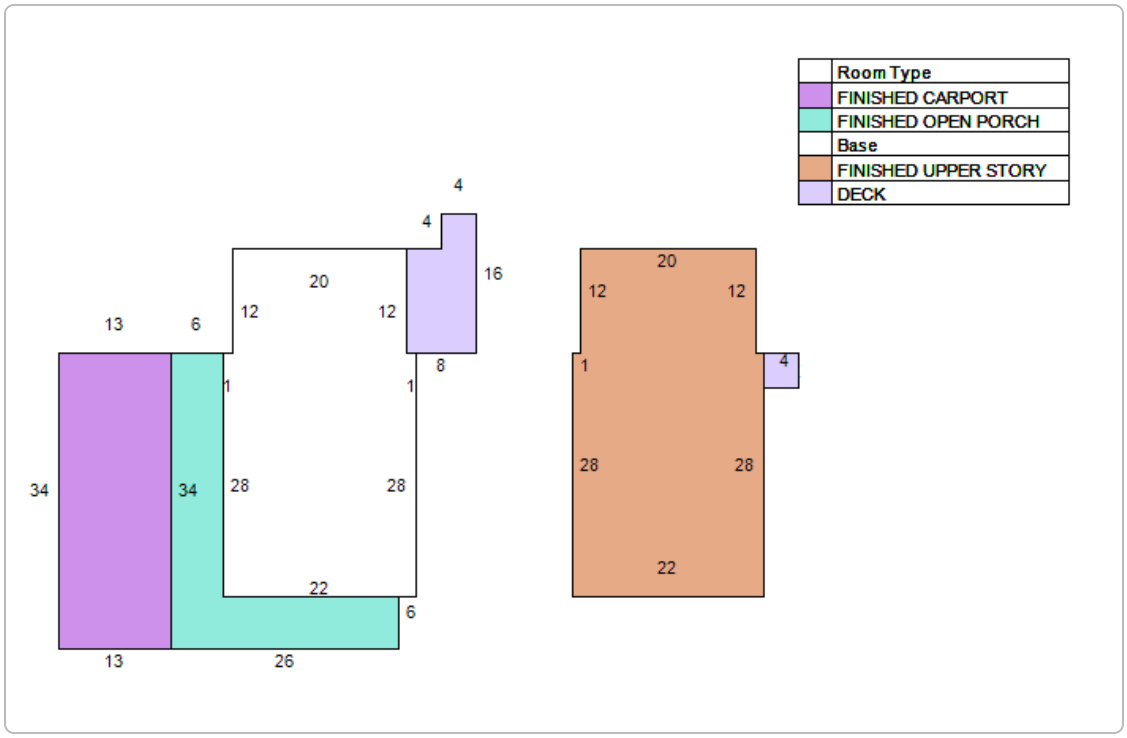
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Building Value** | $274,324 |
| **Year Built** | 1910 |
| **Actual Area** | 2606 |
| **Conditioned Area** | 1712 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Exterior Wall** | Wood |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Carpet, Ceramic Tile |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 2 |
| **Baths** | 3 |

| Description | Square Footage |
|---|---|
| FINISHED DECK | 16 |
| FINISHED UPPER STORY | 856 |
| BASE AREA | 856 |
| FINISHED OPEN PORCH | 324 |
| FINISHED CARPORT | 442 |
| FINISHED DECK | 112 |

| Description | Square Footage |
|---|---|
| Total SqFt | 2606 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Storage Building (Mix) | | 578 |
| Screen Enclosure - Average (Mix) | | 614 |

## Land Information

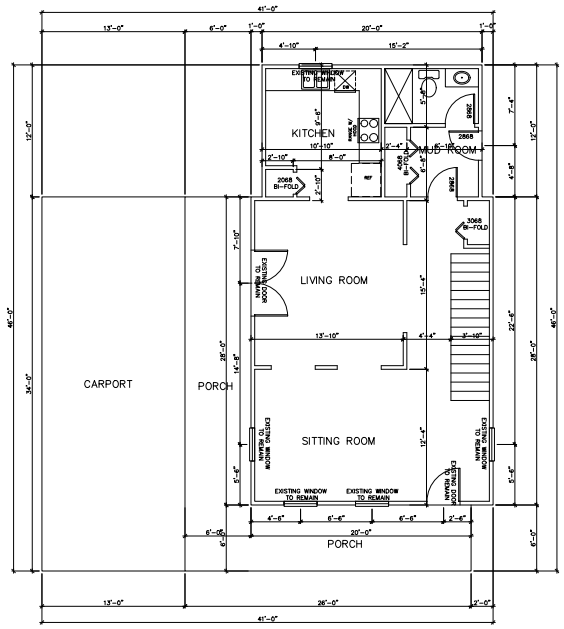
| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 50 | 80 | 50 | EF | $164,000 |

## Sale Information

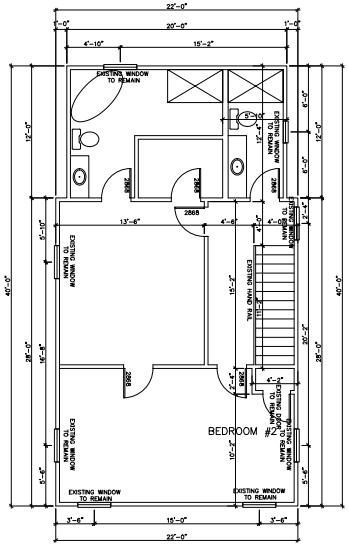
| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 7/12/2024 | 7/12/2024 | $465,000.00 | WARRANTY DEED | 5984 | 369 | Q | I | TANNER MICHAEL J REV TRUST | TOPALOV IVAN G ET AL |
| 7/2/2024 | 11/17/2023 | $0.00 | LETTERS OF ADMN | 5978 | 1059 | U | I | TANNER MICHAEL J REV TRUST | TANNER CHRISTINA M ET AL |
| 9/16/2011 | 9/13/2011 | $0.00 | FINAL JUDGMENT | 3474 | 1492 | U | I | TANNER MICHAEL J REV TRUST | TANNER MICHAEL J REV TRUST |
| 2/14/2011 | 2/11/2011 | $100.00 | QUIT CLAIM DEED | 3408 | 1181 | U | I | TANNER MICHAEL J | TANNER MICHAEL J REV TRUST |
| | 10/20/2010 | $250,000.00 | WARRANTY DEED | 3368 | 177 | Q | I | TRIPP JEFFREY P & DEBORAH E | TANNER MICHAEL J |
| | 7/1/1999 | $142,900.00 | WARRANTY DEED | 1424 | 1164 | Q | I | BOONE JAMES O | TRIPP JEFFREY P & DEBORAH E |
| | 7/31/1997 | $124,000.00 | WARRANTY DEED | 1255 | 438 | Q | I | JACKSON BOBBY G,E JOAN | BOONE JAMES O |
| | 4/1/1991 | $79,950.00 | | 890 | 1132 | Q | I | | JACKSON BOBBY G,E JOAN |
| | 1/1/1991 | $296,500.00 | | 880 | 1809 | U | I | | |
| | 1/1/1990 | $0.00 | | 880 | 1809 | U | I | | |
| | 9/1/1989 | $0.00 | | 831 | 236 | U | I | | |
| | 9/1/1989 | $0.00 | | 831 | 235 | U | I | | |
| | 9/1/1986 | $0.00 | | 716 | 848 | U | I | | |
| | 2/1/1986 | $0.00 | | 696 | 1211 | U | I | | |

**No data available for the following modules:** Exemption Information.

# Attachment 4:
# Floor Plans

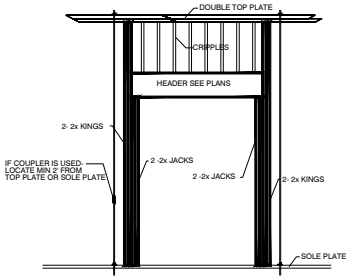



EXISTING 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"




EXISTING 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

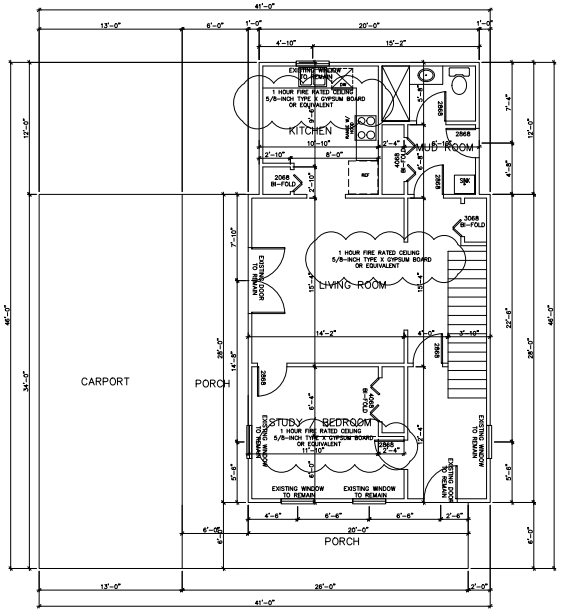
| SQUARE FOOTAGE TABULATION | |
|---|---|
| 1ST FLOOR LIVING | 856 |
| 1ST FLOOR PORCH | 324 |
| CARPORT | 442 |
| 2ND FLOOR LIVING | 856 |
| TOTAL | 2,478 |



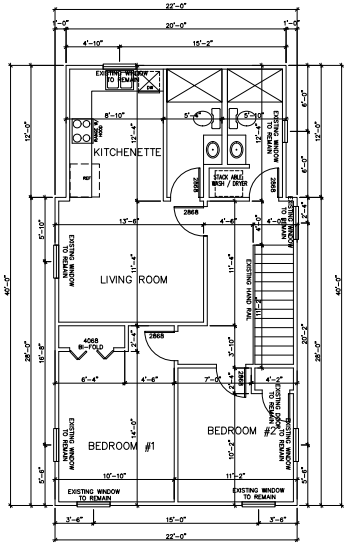

*TYPICAL DOOR/WINDOW OPENING*

WINDOW/DOOR HEADER SCHEDULE

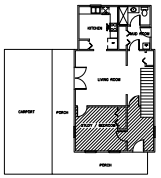
OPENINGS UP TO 4'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)




PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

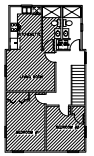



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

AREA TO BE ADDED



2ND FLOOR KEY MAP
SCALE: 1/16"=1'-0"

SCOPE OF WORK:
1.RENOVATE 1ST & 2ND FLOOR

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE - THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 8TH EDITION 2023 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-22, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD= 20 PSF
TC DEAD LOAD= 7 PSF
BC DEAD LOAD= 10 PSF

LIVING AREAS: LIVE LOAD=40 PSF
DEAD LOAD=15 PSF

WIND: SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.

CHAPTER 3 ( USE & OCCUPANCY )
GROUP OCCUPANCY: "R"

CHAPTER 5 ( BUILDING HEIGHTS & AREAS )
HEIGHT < 20 FT

CHAPTER 6 ( TYPE OF CONSTRUCTION )
TYPE OF CONSTRUCTION: (VB)

IMP = 1
EXP=C
RISK CAT #2
FULLY ENCLOSED

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

1) THE 8TH EDITION 2023 FLORIDA BUILDING CODE

CODE REFERENCE: ALL FOLLOWING CODE REFERENCE ARE APPLIED TO THIS DRAWINGS

2023 8TH EDITION FLORIDA BUILDING CODE.
2021 NFPA 101, LIFE SAFETY CODE
2020 NFPA 70, NATIONAL ELECTRICAL CODE
2023 INTERNATIONAL PLUMBING CODE
2023 INTERNATIONAL MECHANICAL CODE
ASCE 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AWC NDS – 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
AWC SDPWS – 2021 SPECIAL DESIGN PROVISIONS FOR WINDOW & SEISMIC
USACE CEM, COASTAL ENGINEERING MANUEL
USACE SPM, SHORE PROTECTION MANUEL
AASHTO GUIDE SPECIFICATIONS FOR BRIDGES VULNERABLE TO COASTAL STORMS
ASHRAE HANDBOOK OF FUNDAMENTALS
OSHA REGULATIONS
CLEAN WATER ACT
SAFE DRINKING WATER ACT
SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES
ARCHITECTURAL BARRIERS ACT (ABA)

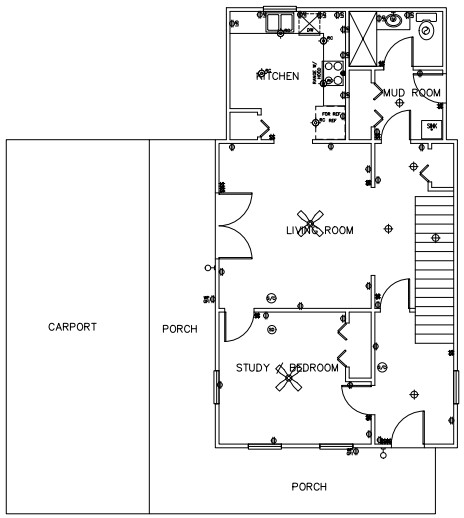
SIGNED (DESIGNER)

ROBERT G. MONGEON JR., P.E.
FLORIDA
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

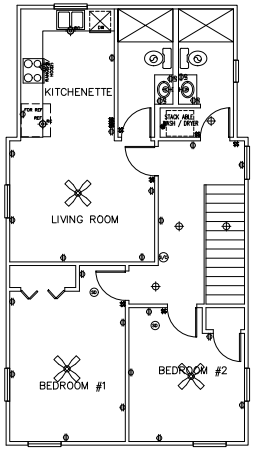
DATE: 3-16-25
REVISION: 1 HOUR FIRE RATED CEILING

NEW RENOVATION PLANS FOR
27 GROVE AVE
ST. JOHNS COUNTY

DRAWN BY: K.E.B.
DATE: 4-10-25
SCALE: SCALE
CHECKED BY: R.G.M.
PLAN NO
SHEET NO: 1 OF 2




1ST FLOOR ELECTRICAL PLAN
SCALE: 3/16"=1'-0"



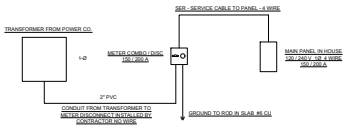

2ND FLOOR ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

NOTE:
-Location of electric outlets are a representation only. Outlets will be placed per local building code.

-Provide AFCI(arc-fault circut interrupters) in all dwelling unit bedrooms per NEC article 210-12)

ELECTRICAL SYMBOL KEY

| | | | |
|---|---|---|---|
| | SURFACE MOUNTED LIGHT | $ | SINGLE SWITCH |
| | WALL MOUNTED LIGHT | $3 | 3-WAY SWITCH |
| | WALL MOUNTED SCONCE LIGHT | $4 | 4-WAY SWITCH |
| RC | RECESSED CAN LIGHT | $RC | REMOTE CONTROL SWITCH |
| AC VP | VAPOR-PROOF RECESSED | $D | DIMMER SWITCH |
| PL | PENDANT LIGHT | DB | DOOR BELL CONNECTION |
| EC WL | RECESSED EYEBALL CAN LIGHT | DC | DOOR CHIME |
| | EXHAUST FAN W/ LIGHT | TV | TV OUTLET |
| | EXHAUST FAN | PH | PHONE OUTLET |
| | UNDER CABINET | DA | DATA OUTLET |
| | RECESSED FLOURESCENT LIGHT | J | JUNCTION BOX (FUTURE FIXTURE) |
| | DOUBLE BULB LED LIGHT | T | THERMOSTAT |
| | TRACK LIGHTING | SSCB | CUT-OFF SWITCH |
| | EXTERIOR FLOODLIGHT | SUB | SURROUND SOUND BASE |
| PATH | EXTERIOR PATH LIGHT | SP | SURROUND SOUND SPEAKER |
| | 220 OUTLET | | 200 AMP ELEC. PANEL |
| | 110 OUTLET | M | METER |
| | 110V RECEPTACLE (SWITCHED) | VAC | CENTRAL VAC STATION |
| | QUAD RECEPTACLE | I | INTERCOM STATION |
| | UNDER COUNTER 110 OUTLET | SD | SMOKE DETECTOR |
| WP | WATER-PROOF OUTLET | SCA | SMOKE DETECTOR / CARBON MONOXIDE |
| GF | GROUND FAULT OUTLET | GD | GARBAGE DISPOSAL |
| WP GF | WP GFI SOFFIT OUTLET | | CEILING FAN W/ PULL CHAIN FOR LIGHT |
| GF | GFI FLOOR OUTLET | | |
| GEN | GENERATOR AUTO TRANSFER SWITCH | | CEILING FAN W/ LIGHT |
| NEMA | NEMA OUTLET (CAR PLUG-IN) | | |




ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 36" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER 2023 NEC
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2023 NEC
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER 2023 NEC
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2023 NEC

SIGNED (DESIGNER)

ROBERT G. MONKEN JR., P.E.
FL #67018
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

DATE: REVISION:

NEW RENOVATION PLANS FOR
27 GROVE AVE
ST. JOHNS COUNTY

DRAWN BY: K.E.B.
DATE: 4-10-25
SCALE: SCALE
CHECKED BY: R.G.M.
PLAN NO:
SHEET NO: 2 OF 2

# Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

| Public Hearing Date | Agenda Item | Application Number |
|---|---|---|
| June 3, 2025 | 9.a. | PZB2025-0037 |
| **Request** | **Address** | **Parcel ID** |
| Land Use Plan Amendment & Rezoning | 500 Anastasia Boulevard | 218570-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE] |

## Site & Background Information

| | |
|---|---|
| **Applicant & Owner** | Reuben Franklin<br>c/o City of St. Augustine |
| **Property Class:** **(St. Johns County Property Appraiser)** | 1105 – Owner Occupied Stores |
| **Future Land Use Designation:** | Commercial Low Intensity |
| **Zoning Designation:** | Commercial Low-Two: CL-2 [LINK TO DISTRICT REGULATIONS] |
| **Acreage:** | 1.27 |
| **Neighborhood:** | North Davis Shores |
| **Archaeological Zone:** | N/A |

## Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map and rezone the property at 500 Anastasia Boulevard.

The requested land use designation amendment is to change the existing Commercial Low Intensity to Public and the rezoning from Commercial Low-Two: CL-2 to Government Use: GU.

The justification for the request is that the City of St. Augustine purchased the property to build a new fire station.

## 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] | |
| **Objective 6.8**<br><br>Public and Institutional Use Categories: The public and Institutional land use category is established for publicly owned parcels, and privately owned institutional uses. | The Public land use category is in place for publicly owned parcels to have a specific land use designation. |
| **Policy 6.8.1**<br><br>**Public**<br><br>It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public.<br><br>The density and intensity will adhere to the most restrictive adjacent land use designation. | The Public land use designation is for properties that are owned by a local government and also used for governmental functions such as a fire station. |
| **Policy 6.8.1.1**<br><br>The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02) | This city policy requires a land use plan amendment after the purchase of a property by a government entity. |
| 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] |
|---|

## Staff Recommendation

Historically staff does not make recommendations concerning amendments to the City's Future Land Use Map or rezoning requests. Based on Sec. 28-30 of the City's Code, the Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

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

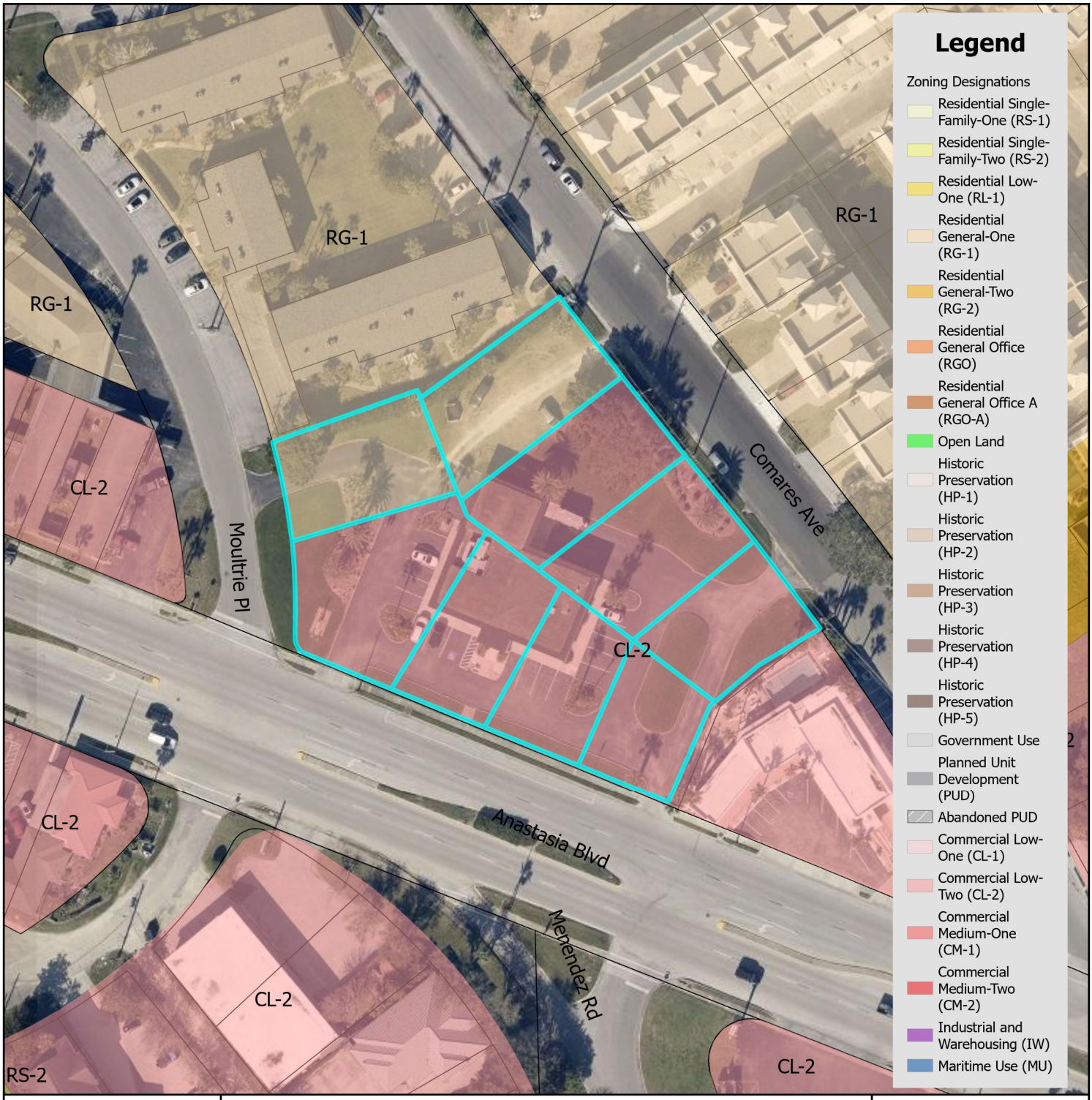
## Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey & Warranty Deed
5. Conceptual Site Plan

**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.

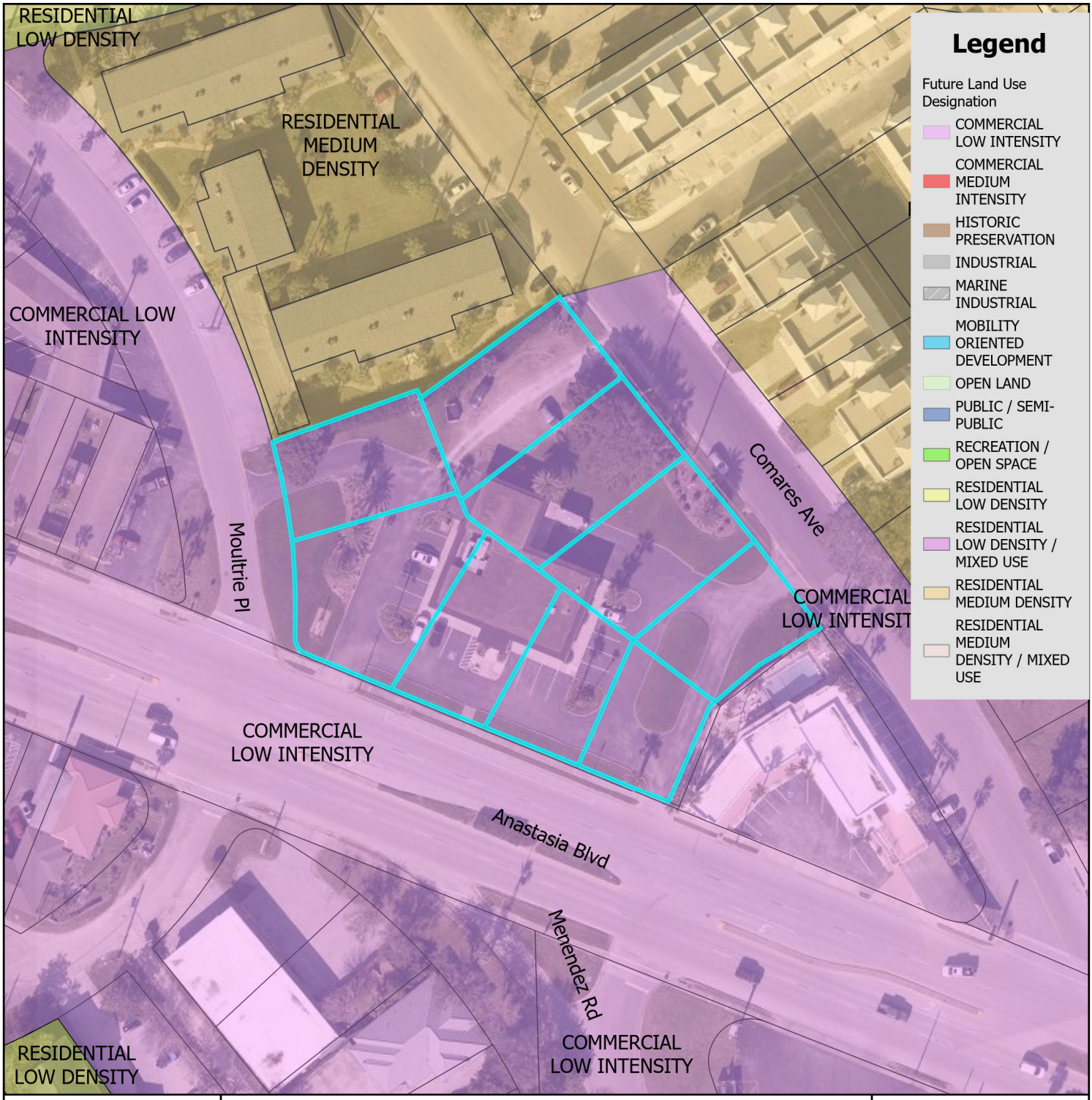
2025

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

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


Residential Condo Common Elements
Single Family
Vacant Commercial
Residential Condo Common Elements
Residential Condo Common Elements
Residential Condo Common Elements

# 500 Anastasia 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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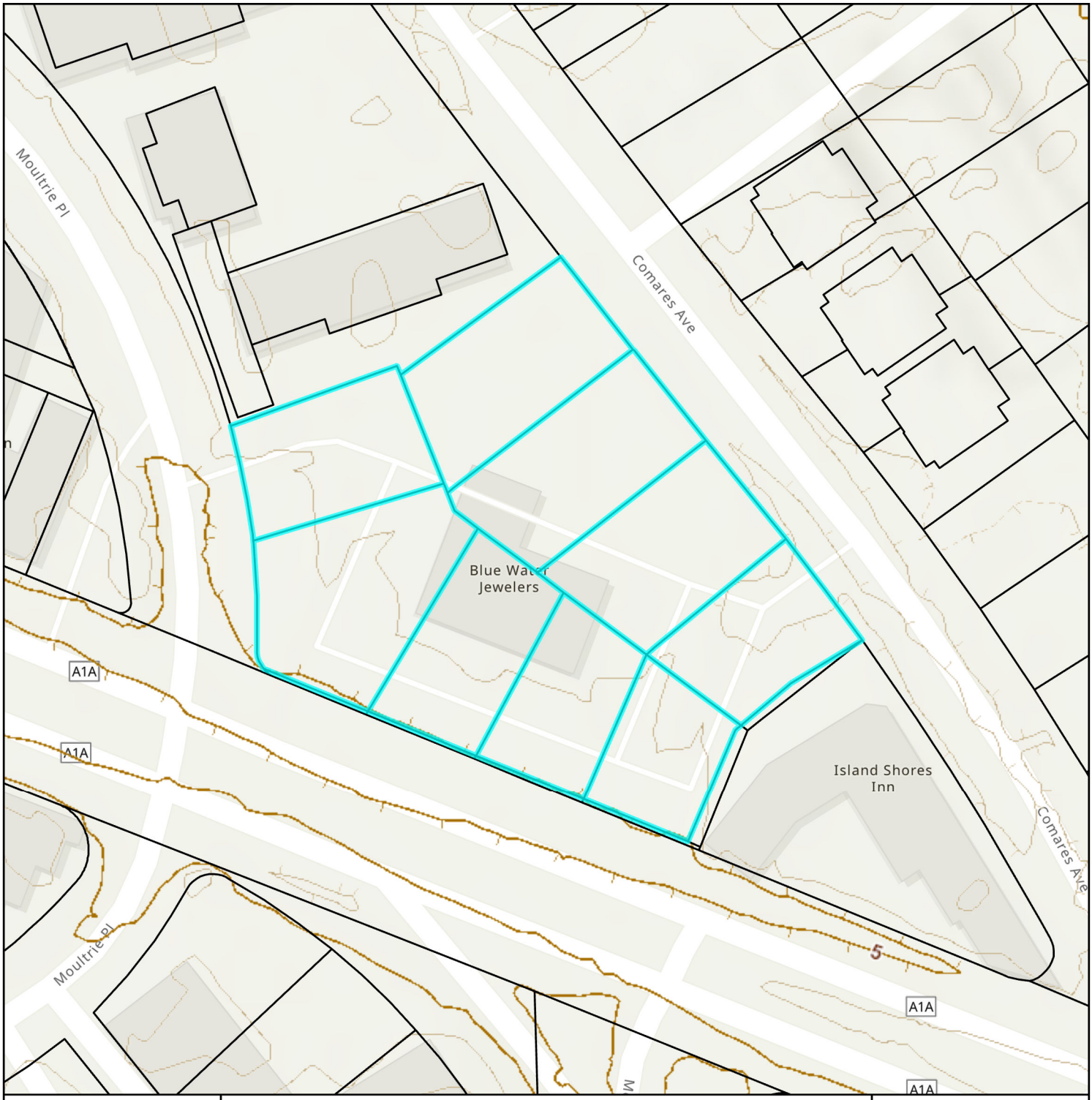
2025

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:
# 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: Reuben Franklin Contact Number: 9042094323
   Business *(if applicable)*: City of St. Augustine
   Address: PO Box 210 City: St. Augsutine State: FL Zip: 32080
   E-Mail Address: rfranklin@citystaug.com
2. NAME OF PROPERTY OWNER: Reuben Franklin Contact Number:_____
   Business *(if applicable)*: City of St. Augustine
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address:_____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 2185700000
4. PROJECT STREET ADDRESS: 500 Anastasia Blvd
5. SPECIFIC PROPOSED USE: Fire Station
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☒ Land Use Plan Amendment
   - ☐ Variance
   - ☒ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: Change land use and zoning
8. JUSTIFICATION FOR ACTION REQUESTED: City purchased property to build a new fire station

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.**

_____ 4/22/25

Signature of Applicant Date

_____ 4/22/25

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.

Reuben Franklin

Print name of applicant

Signature of applicant

4/22/25

Date

CITY OF
ST AUGUSTINE
EST. 1565

# Owner's Authorization For Agent

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

BY: _____
Signature of Owner

_____
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

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: 500 ANASTASIA BLVD

Applicant's Name: REAGEN FRANKLIN Applicant's Signature: _____

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** | 2185700000 |
| **Location** | 500 ANASTASIA BLVD |
| **Address** | SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Retail Stores Anastasia (COM) (680.3) |
| **Tax Description*** | 3-100 DAVIS SHORES LOTS 2 3 4 5 & & 15 ALL LOTS 16 17 18 & 19 (EX PT OF LTS 2 & 19 IN OR3874/460) (EX R/W RD #A1A IN OR65/337) BLK 33 OR6082/1951<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Owner Occupied Stores (1105) |
| **Subdivision** | Davis Shores Ocean View Section |
| **Sec/Twp/Rng** | 16-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.72 |
| **Acreage** | 1.270 |
| **Homestead** | N |

Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | City Of St Augustine 100% |
| **Mailing Address** | 75 KING ST<br>SAINT AUGUSTINE, FL 32084-0000 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| City | Future Year Exemption | $0 |

Additional Exemptions: City

## Map




## Valuation Information

| | 2025 |
|---|---|
| Building Value | $414,947 |
| Extra Features Value | $45,426 |
| Total Land Value | $829,818 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$1,290,191** |
| Total Deferred | $486,542 |
| Assessed Value | **$803,649** |
| Total Exemptions | $0 |
| Taxable Value | **$803,649** |

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

## Historical Assessment Information

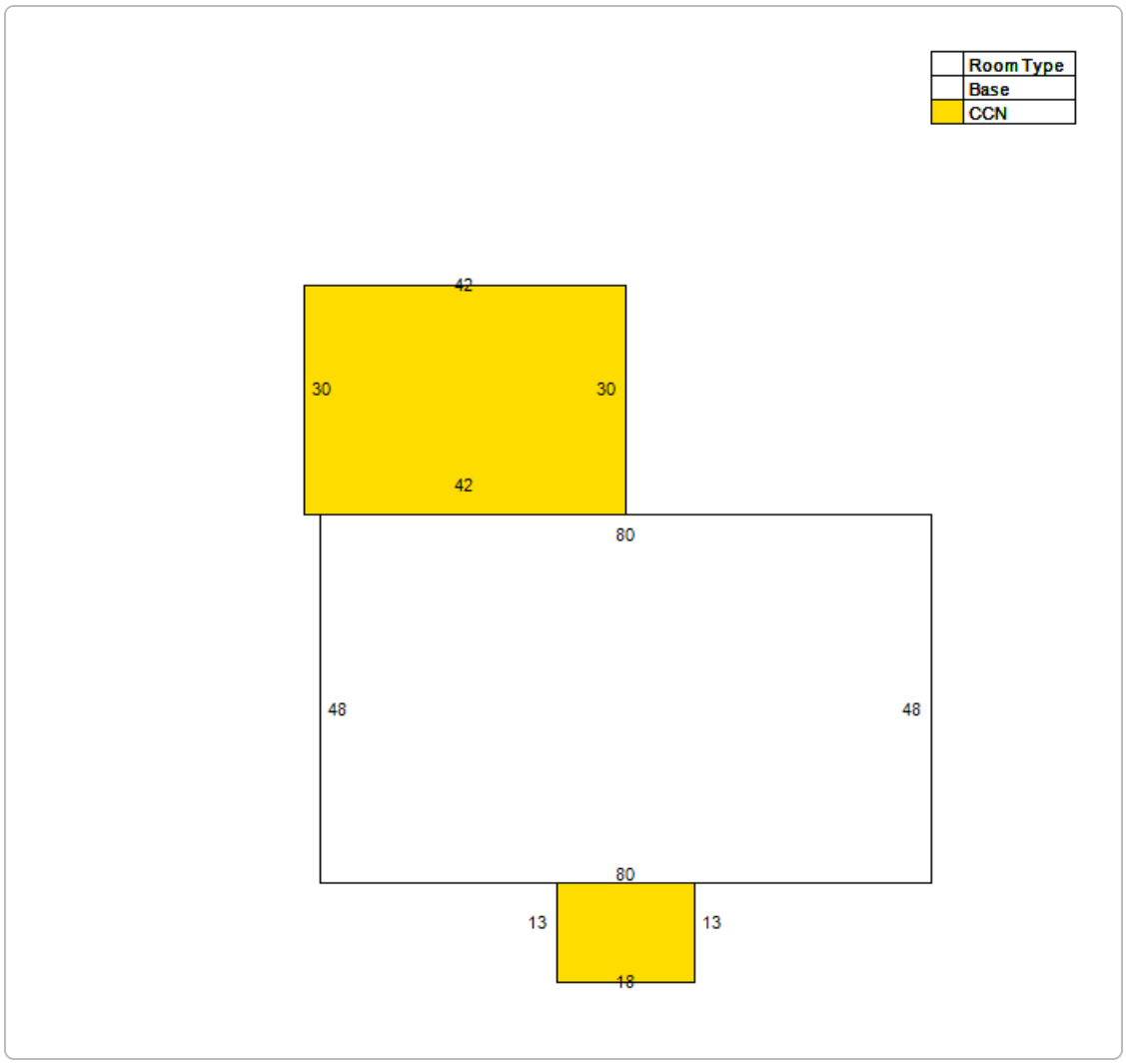
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | $407,669 | $48,306 | $553,212 | $0 | $0 | $1,009,187 | $730,590 | $278,597 | $730,590 |
| 2023 | $357,643 | $48,946 | $553,212 | $0 | $0 | $959,801 | $664,173 | $295,628 | $664,173 |
| 2022 | $158,645 | $14,025 | $675,318 | $0 | $0 | $847,988 | $603,794 | $244,194 | $603,794 |
| 2021 | $118,984 | $17,242 | $675,318 | $0 | $0 | $811,544 | $548,904 | $262,640 | $548,904 |
| 2020 | $124,649 | $20,458 | $675,318 | $0 | $0 | $820,425 | $499,004 | $321,421 | $499,004 |
| 2019 | $106,842 | $20,769 | $541,569 | $0 | $0 | $669,180 | $453,640 | $215,540 | $453,640 |
| 2018 | $154,737 | $26,287 | $715,975 | $0 | $0 | $412,400 | $412,400 | $0 | $412,400 |
| 2017 | $73,684 | $16,277 | $660,900 | $0 | $0 | $394,600 | $394,600 | $0 | $394,600 |
| 2016 | $73,684 | $16,277 | $660,900 | $0 | $0 | $414,600 | $414,600 | $0 | $414,600 |
| 2015 | $77,369 | $16,277 | $660,900 | $0 | $0 | $393,900 | $381,951 | $11,949 | $381,951 |
| 2014 | $78,018 | $16,277 | $669,072 | $0 | $0 | $355,400 | $355,400 | $0 | $355,400 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Built Up |
| **Building Value** | $414,947 | **Roof Structure** | Rigid Frame |
| **Year Built** | 1971 | **Interior Flooring** | Marble |
| **Actual Area** | 5334 | **Interior Wall** | Drywall |
| **Conditioned Area** | 3840 | **Heating Type** | Air Duct |
| **Use** | Stores (Retail) | **Air Conditioning** | Central |
| **Style** | 04 | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| FINISHED CANOPY | 1260 |
| BASE AREA | 3840 |
| FINISHED CANOPY | 234 |
| Total SqFt | 5334 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Concrete Paving - Under 8" (COM) | | 8282 |
| Asphalt Paving (COM) | | 33880 |
| Curb (COM) | | 3264 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Stores | 0 | 0 | 55321.2 | SF | $829,818 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 1/13/2025 | 1/13/2025 | $4,000,000.00 | WARRANTY DEED | 6082 | 1951 | U | I | JABEZ ENTERPRISES INC | CITY OF ST AUGUSTINE |
| | 11/20/2009 | $400,000.00 | WARRANTY DEED | 3261 | 1542 | U | I | BANK OF AMERICA NA | JABEZ ENTERPRISES INC |

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: 5/8/2025, 12:05:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

# Attachment 4:
# Survey & Warranty Deed

PROPERTY DESCRIPTION:

Lots Two (2), Three (3), Four (4), Five (5), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Thirty-three (33), DAVIS SHORES SUBDIVISION, OCEAN VIEW SECTION, according to map thereof recorded in Map Book 3, pages 97 through 102, inclusive, of the public records of St. Johns County, Florida.
LESS AND EXCEPTING therefrom that portion heretofore conveyed to the State of Florida for road right-of-way purposes as set forth in instrument recorded in Official Records Book 65, page 337, of the public records of St. Johns County, Florida.

ZONING INFORMATION:

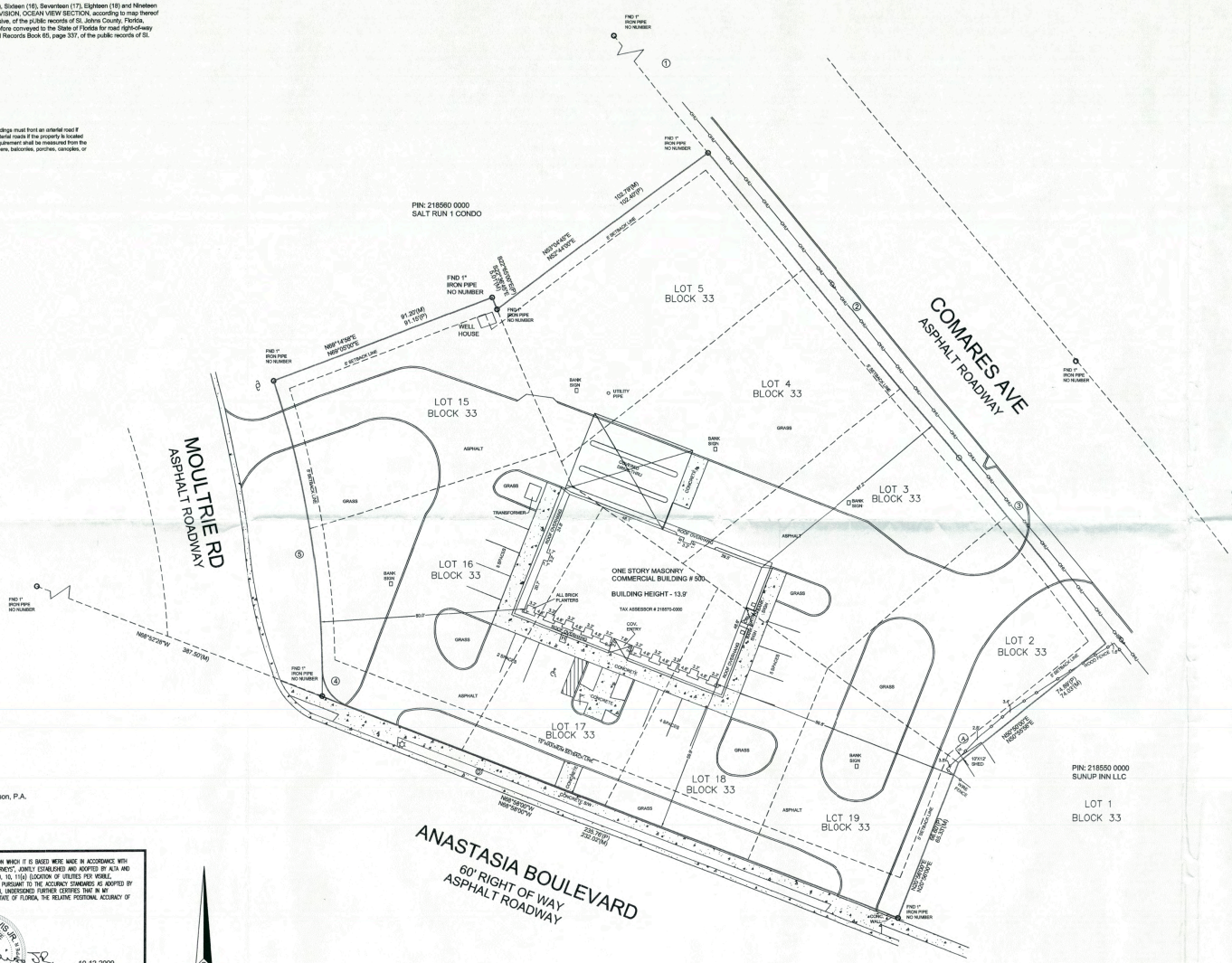
Zoned: Commercial low-two: CL-2.
a. Front, zero feet minimum, fifteen (15) feet maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.
b. Side, five (5) feet.
c. Rear, five (5) feet.

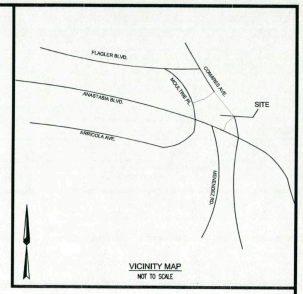
Maximum height of structures. Thirty-five (35) feet.

NO PARKING REQUIREMENTS FOUND

LEGEND:

- NO PARKING SIGN
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- CHAIN LINK FENCE
- WOOD FENCE
- GRATE INLET
- W.M. WATER METER
- HANDICAP
- C.P. CROSSWALK POLE
- TRAFFIC BOX
- OHU OVERHEAD UTILITY
- W.V. WATER VALVE
- G.V. GAS VALVE
- A.P. STREET LIGHT ACCESS PANEL
- STOP SIGN
- B.F.P. BACK FLOW PREVENTOR
- FLAG POLE
- HANDICAP SIGN
- SANITARY MANHOLE
- C.O. CLEAN OUT VALVE
- BULLARD
- C.V. CONTROL VALVE
- DRAINAGE MANHOLE
- F.O. FIBER OPTIC
- GUY WIRE POST




| # | RADIUS | DELTA(C) | ARC | CHORD (M) | C. BEARING (M) |
|---|---|---|---|---|---|
| 1 | 5530.00' | 02°03'51" | 235.00' | 234.95' | S37°47'37"E |
| 2 | 5530.00' | 01°21'58" | 153.23' | 153.43' | S39°26'30"E |
| 3 | 1470.00' | 03°37'32" | 93.82' | 93.01' | S38°22'42"E |
| 4 | 15.00' | 68°10'59" | 18.74' | 16.82' | N34°52'52"W |
| 5 | 382.40'(C) | 17°23'05" | 116.03'(M) | 115.58' | N09°28'37"W |

NOTES:

1. THIS SURVEY WAS COORDINATED BY CONTROL POINT ASSOCIATES, INC., AND PERFORMED AND CERTIFIED BY THE LAND SURVEYOR LICENSED IN THE STATE WHERE THE PROPERTY IS LOCATED.
2. AREA = 55,284 SQ. FT./ 1.27 ACRES
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY FAPLS AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO 200901306, WITH AN EFFECTIVE DATE OF 01/13/09. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II.

   THERE ARE NO SCHEDULE B ITEMS TO LIST
6. BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE PER REF. MAP #12109C 0318H EFFECTIVE 09/02/04.
7. BEARINGS BASIS IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANASTASIA BOULEVARD BEING N89°58'00"W

REFERENCES:

1. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ST. JOHNS COUNTY, PANEL 12109C COMMUNITY-PANEL NUMBER 0318H MAP REVISED 09/02/04.

TABLE OF APPARENT ENCROACHMENTS:

(A) SHED ENCROACHES UP TO 1.9' ONTO SUBJECT PROPERTY AND FENCE ENCROACHES UP TO 3.0' ONTO SUBJECT PROPERTY

PARKING INFORMATION:

16 STANDARD SPACES
1 HANDICAPPED SPACES
17 TOTAL SPACES

THIS SURVEY IS CERTIFIED TO:

Bank of America, N.A
Chicago Title Insurance Company
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Jabez Enterprises, Inc., a Florida corporation
FirstAtlantic Bank
U. S. Small Business Administration
Attorneys' Title Fund Services, LLC
DAvid A King, Attorney

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 7(a), 7(c), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VISIBLE, ABOVEGROUND, ON-SITE OBSERVATION) & 14, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

BILLY R. DAVIS, JR.
CERTIFICATE NO. 5099
STATE OF FLORIDA
10-12-2009
DATE

BILLY R. DAVIS, JR.
FLORIDA PROFESSIONAL LAND SURVEYOR PSM# 5099


First American Professional Land Services
1700 S. Broadway, Building E
Moore, OK 73160


| FIELD DATE: | FIELD BOOK NO.: | FIELD BOOK PG.: | DRAWN: | REVIEWED: | APPROVED: |
|---|---|---|---|---|---|
| 03-18-09 | ##-## | ## | CJD | BRD | X.X.X. |

BEARING BASIS REFERENCE

| No. | DESCRIPTION OF REVISION | DRAWN: | APPROVED: | DATE |
|---|---|---|---|---|
| 1 | Certification Change | CJD | BRD | 10-12-2009 |

ALTA/ACSM LAND TITLE SURVEY
**Bank of America**
500 ANASTASIA BOULEVARD
ST. AUGUSTINE
ST. JOHNS, FLORIDA
ID# FLB-96

This Work Coordinated By:


CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.5995 FAX


| REVIEWED: | APPROVED: | DATE: | SCALE: | FILE NO.: | DWG. NO.: |
|---|---|---|---|---|---|
| JDB | JLW | | 1"=20' | ID# FLB-96 | 1 OF 1 |


CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENT WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

Instr #2025002647 BK: 6082 PG: 1951, Filed & Recorded: 1/13/2025 9:39 AM #Pgs:2 Doc. D $28,000.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

**This instrument was prepared by:**
**Nick Asselta**
**Action Title Services of St. Johns County, Inc.**
**3670 US 1 South, Suite 110, St. Augustine, Florida 32086**
**File Number:26708**
**Documentary Stamps Paid: $28,000.00**
**Consideration: $4,000,000.00**

# This Corporate Warranty Deed

**This Indenture,** made , **January 13, 2025 A.D.**
**Between Jabez Enterprises, Inc.** whose post office address is: **500 Anastasia Boulevard, St. Augustine, Florida 32080** a corporation existing under the laws of the State of Florida, Grantor and **The City of St. Augustine, Florida, a municipality of the State of Florida** whose post office address is: **75 King Street, St. Augustine, FL 32084,** Grantee.

**Witnesseth,** that the said Grantor, for and in consideration of the sum of **Ten Dollars and no cents ($10.00)** , to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of **St. Johns**, State of Florida, to wit:

**Lots 2, 3, 4, 5, 15, 16, 17, 18, and 19, Block 33, DAVIS SHORES OCEAN VIEW SECTION, according to the Plat thereof as recorded in Map Book 3, Pages 97, 98, 99, 100, 101, and 102, of the Public Records of St. Johns County, Florida, LESS AND EXCEPTING therefrom that portion heretofore conveyed to the State of Florida for road right-of-way purposes as set forth in instrument recorded in Official Records Book 65, Page 337, of the Public Records of St. Johns County, Florida.**

**ALSO LESS AND EXCEPT that portion of the above-described property previously conveyed by virtue of that certain deed in Official Records Book 3874, Page 460, to wit:**

**That part of Lots 2 and 19, Block 33, DAVIS SHORES OCEAN VIEW SECTION, according to the Plat thereof as recorded in Map Book 3, Pages 97 through 102, inclusive, of the Public Records of St. Johns County, Florida, being more fully described as follows:**

**BEGINNING at the intersection of the Northerly right of way line of State Road A1A, also known as Anastasia Boulevard, said right of way having a width of 100 feet, with the Easterly line of said Lot 19; thence North 20° 56' 00" East along said Easterly line 63.72 feet to the Southeasterly corner of said Lot 2; thence North 50° 50' 00" East along the Southeasterly line of said Lot 2 a distance of 74.89 feet to the Northeasterly right of way line of Comares Avenue, a 60' wide right of way; thence South 57° 45' 02" West departing said last right of way line 42.60 feet; thence South 49° 07' 12" West 37.60 feet; thence South 22° 00' 14" West 61.38 feet to a point on aforesaid Northerly right of way line; thence South 69° 12' 09" East along said Northerly right of way line 7.13 feet to the POINT OF BEGINNING.**

**SUBJECT TO** covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by govenmental authorities, if any. Subject to taxes and assessments for the current year.

Parcel Identification Number: **218570-0000**

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neit her Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).**

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

**Two different witnesses have signed below (the notary may be one of the witnesses). Neither the witnesses nor the notary is related to the grantor(s) or has any beneficial interest in the sale of the property described herein. Both witnesses must print their mailing addresses as required by §695.26 of the Florida Statutes.**

**Jabez Enterprises, Inc.**

**Signed and Sealed in Our Presence:**

**By:**_____
**Edward R. Nettles, III**
**Its President**

**(1)**_____
**Witness Print Name: Nick Asselta**
**Witness Address: 3670 US1 S. Ste. 110, St. Augustine, FL 32086**

**(2)**_____
**Witness Print Name: Craig M. Herzog**
**Witness Address: 3670 US1 S. Ste. 110, St. Augustine, FL 32086**

**State of FLORIDA**
**County of ST. JOHNS**

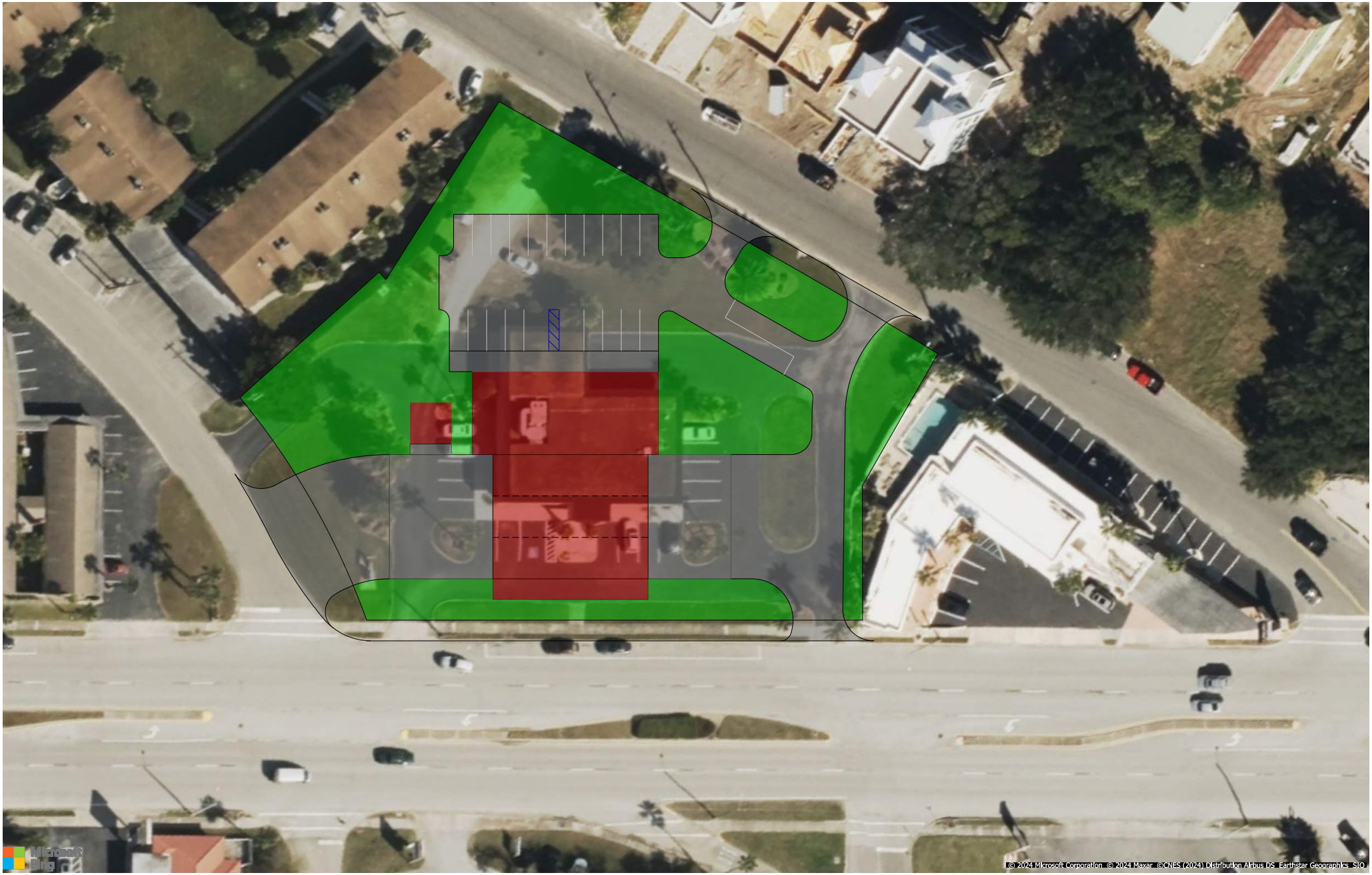
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **January 10, 2025**, by **Edward R. Nettles, III**, the **President** of **Jabez Enterprises, Inc.** A corporation existing under the laws of the State of Florida, on behalf of the corporation. He has produced **VALID DRIVER'S LICENSE** .

NICK ASSELTA NOTARY PUBLIC MY COMMISSION EXPIRES 1-27-2028 STATE OF FLORIDA COMMISSION NUMBER HH 448683

_____(Seal)
Notary Public
Notary Printed Name: Nick Asselta
My Commission Expires: **1/27/2028**

**(Notary Seal)**

# Attachment 5:
# Conceptual Site Plan


© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS Earthstar Geographics SIO

# Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

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TO: Planning and Zoning Board

DATE: May 28, 2025

SUBJECT: PZB 2025-0046
241 W King St.

This item has been **ADMINISTRATIVELY CONTINUED** to the July 1, 2025, Planning and Zoning Board meeting.

# Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: June 3, 2025

RE: Discussion and Recommendation Regarding the Required Update to the City's Water Supply Plan

The City of St. Augustine is required to update the adopted 2020 Water Supply Plan. The Water Supply Plan is part of the city's Infrastructure Element.

The requirement for a Water Supply Plan is embedded in Florida Statutes. All water management districts in the State of Florida have determined that portions of their districts will have insufficient supplies of water from traditional sources (typically groundwater) over the next years (20 years) to meet the demands of the growing population and the environment and agriculture needs. In order to ensure adequate water supplies, the Legislature has established a coordinated planning process between regional water supply plans prepared by the water management districts and required comprehensive plans prepared by local governments.

The city is within the St. Johns River Water Management District (SJRWMD) area. SJRWMD is made up of 18 counties. The water management districts are required to update their plans every five (5) years. The city is then required to update our plan within 18 months of the latest SJRWMD update. This update was completed in December of 2023.

The local government Water Supply Plan must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan and to adopt a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including the development of alternative water supply projects and conservation and reuse, which are necessary to serve existing and new development.

Attached you will find the city's adopted 2020 Infrastructure Goals, Objectives and Policies. There are specific Water Supply Planning Goals, Objectives and Policies included in this element. The attached includes proposed amendments to several Goals, Objectives and policies as recommended by the SJRWMD outlined in red.

Also attached is the city's proposed updated Water Supply Plan Appendix based on the 2023 North Florida Regional Water Supply Plan (NFRWSP). This appendix is attached to the Infrastructure Element. These documents are included for your review and recommendation to the City Commission for adoption.

The city has worked with SJRWMD staff to update our plan. Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director
Planning and Building Department

# City of St. Augustine, Comprehensive Plan 2040
# Infrastructure Element, Goals, Objectives and Policies

# City of St. Augustine
# Comprehensive Plan 2040

# Infrastructure Element
# Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

**July 2020 unless otherwise indicated**

# Infrastructure Element
## Goals, Objectives and Policies
**Chapter 163.3177(6)(c) F.S.**

## Infrastructure Summary

The Infrastructure Element is a required comprehensive plan element under Florida's Local Government Community Planning Act (Chapter 163, Florida Statutes). The Infrastructure Element must evaluate the current status and the future ability of the city to provide essential facilities for the population of the city and those living in the city's service area. The essential services include sanitary sewer, solid waste collection, potable water, and stormwater management. Additionally, the element must look at the issues of water supply planning, perils of flood and sustainability, and aquifer recharge. To this end, the Infrastructure Element contains the water supply plan, perils of flood and sea level rise planning, and land use planning related to the provision of services and a set of Goals, Objectives and Policies.

The Infrastructure Element serves as a guide for the provision of essential services. This includes encouraging an efficient pattern and location of future land uses through the relationship between land use and the provision of facilities and services. This relationship should encourage compact, efficient, infill and redevelopment within the urban area.

## Order of Issues and Page References


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| **Perils of Flood and Sustainability** | **23-24** |
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# Infrastructure Element: Sanitary Sewer, Solid Waste, Potable Water, Water Supply Planning, Stormwater Management, Perils of Flood and Sustainability, and Natural Groundwater Aquifer Recharge Element

## Goals, Objectives and Policies

**Chapter 163.3177(6)(c) F.S.**

### INFRA Goal 1 Sanitary Sewer

To provide an effective system of wastewater collection, transmission, treatment and disposal to meet the needs of all City residents and non-residential establishments within the City of St. Augustine and its utility service area while protecting the environment and public health.

**Maintain Level of Service**

**INFRA Objective 1.1**

Based upon adopted level of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve existing and new development.

**INFRA Policy 1.1.1**

The City's adopted level of service for sanitary sewer capacity shall be 220 gallons per day per dwelling unit.

**INFRA Policy 1.1.2**

All improvements and/or additions to sanitary sewer facilities shall be compatible and adequate to meet the adopted level of service standard.

**INFRA Policy 1.1.3**

All proposed large scale land use plan amendments shall require an analysis of the impacts to the adopted level of service standard and existing sanitary sewer facilities.

**INFRA Policy 1.1.4**

All expansions and other improvements of commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of service standard.

**INFRA Policy 1.1.5**

The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities and to provide recommendations for system maintenance and improvements.

**INFRA Policy 1.1.6**

The City shall encourage continuing education of operating staff to optimize sanitary sewer maintenance and operation processes.

**INFRA Policy 1.1.7**

Sanitary sewer facilities shall be replaced, and existing deficiencies shall be corrected based upon the following priorities:

- Any project correcting an immediate threat to the health, safety or welfare of the City's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- Any project that will correct an existing deficiency will receive priority over a project to expand the system.

**Future Sanitary Sewer System**

**INFRA Objective 1.2**

The City shall ensure that the City's sanitary sewer collection, transmission, treatment and disposal system is adequate to service the future land uses within the City's utility service area.

**INFRA Policy 1.2.1**

The City will inform St. Johns County of all changes in its utility service area for utilities and will request that the county inform the City of all proposed development within the utility service area.

**INFRA Policy 1.2.2**

New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system, where available.

**INFRA Policy 1.2.3**

The City shall implement the Five-Year Schedule of Capital Improvements to address existing deficiencies and prepare for future development and shall update the schedule annually during the City's annual budget process.

**INFRA Policy 1.2.4**

The City shall coordinate utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing sewer facilities and roads.

**INFRA Policy 1.2.5**

The City shall continue to track available capacities and determine compliance with minimum sanitary sewer level of service standards.

**INFRA Policy 1.2.6**

The City shall review and update the system data with each new development to indicate the most current capacity conditions.

**INFRA Policy 1.2.7**

The City shall not extend sanitary sewer facilities beyond its utility service area unless:

- It is determined that there is adequate capacity for servicing the areas of projected growth within the City's utility service area while still maintaining adequate excess capacity; and
- The developer or the residents requesting service pay for all utility extensions.

**Maximize Existing Facilities**

**INFRA Objective 1.3**

The City shall maximize the use of existing sanitary sewer facilities within its utility service area and shall promote compact, efficient growth patterns.

**INFRA Policy 1.3.1**

The City shall seek to maximize the use of existing sanitary sewer infrastructure to minimize urban sprawl and shall require new development to pay for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.

**INFRA Policy 1.3.2**

The City's land development regulations shall incorporate regulations to require connection to the City's sanitary sewer system, once it becomes available, for existing development within the utility service area currently using septic systems.

**INFRA Policy 1.3.3**

When existing central sanitary sewer service is determined to be unavailable to new development within the City's utility service area, the City shall require, if feasible the new development to extend the central sewer system at the developer's expense, coordinate with St. Johns County or to construct private wastewater treatment plants when feasible to serve the subject property.

**INFRA Policy 1.3.4**

The City shall maintain adequate sanitary sewer user rates and fees to ensure funding is available for expansion, repair and/or replacement of collection and transmission systems.

**INFRA Policy 1.3.5**

The City shall review sewer user rates to ensure that the fees charged cover the cost of supplying the service.

**INFRA Policy 1.3.6**

The City shall encourage continuing education of its utilities operating staff to optimize the sanitary sewer utility's maintenance and operation processes.

**Septic Tanks**

**INFRA Objective 1.4**

The City shall require that existing residences and non-residential establishments served by septic systems connect to the central sewer system at such time that repair or replacement of an existing septic tank and drain field system is needed, or at such time that the City determines a concentration of septic systems is causing a negative impact to natural environmental systems where service is available.

**INFRA Policy 1.4.1**

Within the planning timeframe, the City shall identify and map those areas within the City's utility service area served by septic systems, and it shall prioritize areas that may require central sewer service based on soil unsuitability, density and environmental concerns.

**INFRA Policy 1.4.2**

The City will routinely coordinate information between the City, the St. Johns County Health Department and the St. Johns County Building Department regarding failing septic tanks within the City.

## INFRA Goal 2 Solid Waste

To provide efficient and safe solid waste disposal facilities and collection services on a regular basis for all City residents, commercial and industrial establishments within the City of St. Augustine while protecting the environment and public health.

### Solid Waste Disposal

### INFRA Objective 2.1

The City shall coordinate with St. Johns County and other resources to ensure implementation of an integrated solid waste management system that focuses on the proper management of solid waste, conservation of resources and responsible management of landfill capacity.

### INFRA Policy 2.1.1

The City's minimum level of service for municipal solid waste shall be 6.75 pounds per person per day, which will be utilized to plan for future demand.

### INFRA Policy 2.1.2

The City shall continue to utilize the transfer station in St. Johns County for final disposal of solid waste items not recycled or composted through the City system, unless other acceptable alternatives are mandated or necessitated.

### INFRA Policy 2.1.3

The City shall continue to coordinate solid waste disposal efforts with St. Johns County to ensure:

- The City of St. Augustine is allocated a proportional share of capacity in the landfill-operated disposal facilities;
- Reduction of solid waste disposal levels will continue to occur through cooperative recycling programs;
- Assistance is continued in the management of hazardous waste according to mandated state regulations;
- Compliance with the Florida Solid Waste Management Act of 1988 will continue to be accomplished.

### Collection

### INFRA Objective2.2

The City shall continue to provide for solid waste collection services to City residents, commercial and industrial establishments throughout the planning timeframe.

**INFRA Policy 2.2.1**

Solid waste collection shall be mandatory for all residential and non-residential land uses within the City.

**INFRA Policy 2.2.2**

The City shall continue to evaluate cost-saving measures in providing solid waste collection services throughout the planning timeframe.

**INFRA Policy 2.2.3**

Throughout the planning timeframe, the City shall continue to monitor complaints regarding residential and non-residential solid waste collection to ensure that the most efficient, orderly, sanitary and environmentally sound service is being provided.

**Recycling**

**INFRA Objective 2.3**

The City shall require a reduction in municipal solid waste final disposal in landfill facilities by maintaining and promoting a recycling program.

**INFRA Policy 2.3.1**

The City shall continue to have a collection process in place for curbside pickup of acceptable recyclables.

**INFRA Policy 2.3.2**

The City shall continue to have a collection process in place for curbside pickup of yard waste.

**INFRA Policy 2.3.3**

The City shall continue to develop educational programs for the general public and solid waste professionals to encourage waste reduction.

**INFRA Policy 2.3.4**

The City shall coordinate with St. Johns County with respect to solid waste management and waste recycling programs.

## Hazardous Waste

### INFRA Objective 2.4

The City shall coordinate with St. Johns County and the Northeast Florida Regional Council to monitor and control the disposal of hazardous wastes in accordance with state law.

### INFRA Policy 2.4.1

The City shall require that any hazardous waste generators within the City properly manage their hazardous wastes in conformance with mandates of the Federal Resource Conservation and Recovery Act and other applicable laws.

### INFRA Policy 2.4.2

The City shall provide applicable employee training for inspection, identification and disposal of hazardous waste materials.

# INFRA Goal 3 Potable Water

To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of St. Augustine and within the City's utility service area throughout the planning timeframe.

## Maintain Level of Service

### INFRA Objective 3.1

Based upon the adopted level of service standard, the City shall adopt programs and work plans in an effort to maintain levels of service.

### INFRA Policy 3.1.1

The City's level of service (LOS) standard for potable water supply shall be 156.9 gallons per day per dwelling unit at a minimum pressure of 20 psi.

### INFRA Policy 3.1.2

The City shall repair potable water supply facilities as required to maintain the adopted LOS standard.

### INFRA Policy 3.1.3

The City shall review water fee methodology and user rates to ensure adequate funding for treatment, storage and distribution facilities.

### INFRA Policy 3.1.4

All improvements and/or additions to potable water facilities to correct deficiencies shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection (FDEP) and shall be adequate to meet the adopted LOS standard.

### INFRA Policy 3.1.5

All proposed large scale land use amendments shall require an analysis of the impacts to the adopted LOS standard and the analysis of adequate planned water supply sources and facilities.

**Future Potable Water Needs**

**INFRA Objective 3.2**

~~Based on population projections and analysis in the City's Water Supply Facilities Work Plan, t~~The City shall ensure the supply and treatment of safe potable water through the planning timeframe to meet the adopted LOS standard ~~as well as the requirements of the Water Supply Facilities Work Plan and the SJRWMD Regional Water Supply Plan as updated~~ and water needs of existing and future users (Adopted by Ord 2025-XX August 2025).

**INFRA Policy 3.2.1**

Based on the adopted LOS standard, the City will develop capacity to meet future demands concurrent with new development.

**INFRA Policy 3.2.2**

The City's Public Works and/or Utilities Department(s) shall continue to pursue alternative funding sources and participate with adjacent jurisdictions to plan and construct efficient potable water systems. Specifically, the City shall pursue funding from the St. Johns River Water Management District (SJRWMD) water protection and sustainability program and the FDEP clean water state revolving fund.

**Service Area Development**

**INFRA Objective 3.3**

The City shall prioritize the extension of existing potable water facilities and the construction of new facilities within its utility service area in a manner that discourages leapfrog development and urban sprawl.

**INFRA Policy 3.3.1**

The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

**INFRA Policy 3.3.2**

The City shall rehabilitate and reuse existing public water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective.

**INFRA Policy 3.3.3**

The City shall continue to maximize the use of the existing public water treatment facilities connected to the central water system.

## Potable Water Conservation

### INFRA Objective 3.4

The City shall ensure that its potable water system conserves water and reduces the per capita demand to the minimum possible rate through the planning timeframe consistent with the Water Supply Facilities Work Plan. This shall be accomplished through the implementation of water conservation techniques and programs and through the establishment and use of non-potable water supplies for uses other than drinking water.

### INFRA Policy 3.4.1

The City shall encourage continuing education of its utilities operating staff to optimize the potable water utility's maintenance and operation processes.

### INFRA Policy 3.4.2

The City shall require the use of water-conserving plumbing fixtures in all new development and shall consider the use of incentive programs to encourage retrofits for existing buildings.

### INFRA Policy 3.4.3

The City shall comply with conservation efforts outlined in the most recently issued consumptive use permit from the SJRWMD.

### INFRA Policy 3.4.4

Within the planning timeframe the City shall implement an employee and customer water-conservation education program.

## Landscape Irrigation and Florida-Friendly Design Standards

### INFRA Objective 3.5

The City shall encourage or require, depending on standards established in the Land Development Code, low-impact landscape and irrigation system design to conserve the City's potable water resources.

**INFRA Policy 3.5.1**

Irrigation systems shall be designed in a manner that considers soil, slope and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff, and they shall be designed to provide the following where feasible:

- Use of the lowest water quality feasible;
- Matching precipitation rates for sprinklers and all other emitters in the same water-use zone, except that the design may specify micro-irrigation emitters to meet the requirements of individual plants;
- Controller systems shall be required, when feasible, to provide the following minimum capabilities;
    - o Ability to be programmed in minutes, by day of the week, season and time of day;
    - o Ability to accommodate multiple start-times and programs;
    - o Automatic shut-off after adequate rainfall;
    - o Ability to maintain operations during power outages for a minimum of three days;
    - o Operational flexibility to meet year-round water conservation requirements and temporary water shortages; and
    - o Ability to minimize free-flow conditions in case of damage or other mechanical failure.

**Fire Protection Capabilities**

**INFRA Objective 3.6**

The City shall provide adequate delivery and distribution of potable water to meet fire protection demand within the utility service area.

**INFRA Policy 3.6.1**

The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

**INFRA Policy 3.6.2**

The City shall maintain an active water system and fire hydrant mapping and numbering program.

**Protection of Groundwater from Contamination**

**INFRA Objective 3.7**

The City shall perform specific actions during the planning timeframe to protect water quality by preserving groundwater from contamination.

**INFRA Policy 3.7.1**

The City shall meet or exceed all federal and state water facility regulations that provide for the protection of the environment.

**INFRA Policy 3.7.2**

The City shall coordinate with St. Johns County to maintain a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities:

A. Wellfield protection areas shall be identified surrounding each public potable water supply well or wellfield in/for the City.
B. For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.

**INFRA Policy 3.7.3**

Wellfield protection areas have been established, however, at a minimum, the following standards shall apply in the areas surrounding such wells:

A. Each public water supply well shall be protected by a 1000 foot zone of exclusion within which no new development approvals will be granted.
B. The following new uses or expansions of existing uses shall be prohibited in the vicinity of each public water supply well:
    1. Hazardous materials manufacturing, use or storage; and
    2. Septic systems.

**Intergovernmental Coordination**

**INFRA Objective 3.8**

The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of its water sources.

**INFRA Policy 3.8.1**

The City shall meet with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water services and service area boundaries.

**INFRA Policy 3.8.2**

The City shall coordinate with adjacent jurisdictions and applicable regional, state and federal agencies to educate the community about conservation, sustainable use and protection of the quality and quantity of its water sources.

**Maximizing the Use of Existing Public Facilities**

**INFRA Objective 3.9**

The City shall efficiently maximize the use of existing potable water facilities.

**INFRA Policy 3.9.1**

The City's Public Works and/or Utilities Department(s) shall identify, develop and implement a sustainable potable water production, treatment and distribution system by using best practices related to water quality standards.

**INFRA Policy 3.9.2**

The City shall maintain and update a GIS map of the entire potable water system to maintain the potable water system and to anticipate and facilitate system repair.

**INFRA Policy 3.9.3**

The City's Public Works and/or Utilities Department(s) shall maintain accurate records of well-water production flows, maintenance, chemical usage and other items related to efficient ongoing water service operation.

## INFRA Goal 4 Water Supply Planning

To recognize that the water supply is a limited resource and protect the water supply to ensure that it is sustainable for all users in a manner that maintains sufficient quality and quantity for current and future demands.

### INFRA Objective 4.1

The City shall cooperate and participate with the FDEO, SJRWMD, or any other local or regional entity in order to plan and develop available water supplies including alternative water supplies to meet future water needs.

### INFRA Policy 4.1.1

The City's 2025-2035 Water Supply Facilities Work Plan is adopted and included as Appendix A in this element of the City's Comprehensive Plan. The City shall make appropriate changes to the Comprehensive Plan, Land Development Code, and other policies and regulations in order to implement the Work Plan (Ord #2025-XX adopted August 2025).

### INFRA Policy 4.1.2

The City shall pursue the following water supply strategies consistent with its Water Supply Facilities Work Plan and with the goals, objectives and policies in this element and other elements of the comprehensive plan:

- Continue to safely maximize groundwater supplies consistent with the most recently approved SJRWMD consumptive use permit constraints.
- Explore the use of alternative water supply sources.
- Continue to implement the water conservation strategies in this element to reduce system-wide potable water demand through the 2040 planning timeframe.

### INFRA Policy 4.1.3

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD Regional Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Regional Water Supply Plan.

### INFRA Policy 4.1.4

The City shall continue to explore the development of available water supplies including alternative water supplies to meet future water needs.

**INFRA Policy 4.1.5**

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of infill and redevelopment, attached dwelling units and other innovative land development techniques to decrease water use.

These techniques shall include, but not be limited to the following:

- preservation of native vegetation on site;
- use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- limitation of the amount of impervious surface (such as parking areas);
- water reuse for irrigation purposes;
- use of water saving devices and plumbing fixtures and encourage retrofitting of water saving devices and ultra-low flow fixtures;
- implementation of water loss prevention programs;
- encourage the use of lower quality sources of water first including stormwater, and other reuse options; and
- maintain a base rate for water usage, as well as, a conservation billing rate structure.

**INFRA Policy 4.1.6**

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources within the city limits.

**INFRA Policy 4.1.7**

The City shall encourage low water use landscape for both residential and commercial development.

**INFRA Policy 4.1.8**

The City shall enforce regulations within the Land Development Code to protect environmentally sensitive waterways and wetlands through the establishment of policies limiting development and encouraging enhancement of these areas.

**INFRA Policy 4.1.9**

The City shall coordinate with the FDEO, SJRWMD, and any other regional or local entities to evaluate additional water supply sources or alternative water recovery techniques when determining new or expanded facility needs within the City's potable water service area. These additional sources may include, but shall not be limited to: reuse, surface water, stormwater recovery, reverse osmosis, membrane softening, and desalinization.

**INFRA Objective 4.2**

Through appropriate regulation by and coordinated with the SJRWMD, the Department of Environmental Protection (FDEP), ~~outlined in the City of St. Augustine Water Supply Facilities Work Plan~~, and land development regulations the City shall protect the function of natural groundwater including the Floridan and Surficial Aquifer Recharge Areas, to prevent the contamination of groundwater, and to extend the life span of the City's aquifers through water conservation (Ord #2025-XX adopted August 2025).

**INFRA Policy 4.2.1**

The City shall continue to expand and explore water conservation efforts in conjunction with the FDEO, SJRWMD, and any other regional or local entities to continue to maintain a low per capita consumption of potable water.

**INFRA Policy 4.2.2**

The City shall evaluate the feasibility and/or opportunities to increase treatment for better quality effluent that may be reused.

**INFRA Policy 4.2.4**

The City shall coordinate with the SJRWMD to ensure that any aquifer recharge areas are protected and managed to preserve the quantity and quality of groundwater. Such groundwater sources shall be managed to the extent possible to support the present and future City population and proposed economic development opportunities while protecting the City's natural systems.

**INFRA Policy 4.2.5**

The City shall require monitoring of saltwater intrusion, chloride levels and water quality parameters as withdrawals and discharges are monitored.

**INFRA Policy 4.2.5**

The City shall map both the public and private wells in the City utilizing FDEP's, SJRWMD's and the Health Departments data files.

**INFRA Policy 4.2.6**

The City shall work with the SJRWMD to develop a Wellfield Protection Area (WPA) map. This map shall include, but shall not be limited to, the following:

- The location of existing public wells;
- The proposed location of future public wells; and
- Potential conflicts between existing and future land uses and public wellfield protection areas.

**INFRA Policy 4.2.7**

Free-flowing wells in the City shall be identified and plugged by the following measures:

- The City will coordinate with the St. Johns County Health Department in an effort to work with the SJRWMD to identify free-flowing wells and to recommend measures to plug the wells.
- Through land development regulations, the City shall require new developments to repair or plug all free-flowing wells located within the boundaries of a proposed development as a condition to the development approval.
- The City will coordinate with the St. Johns County Health Department in an effort to continue the SJRWMD's free flowing well abandonment program.

**INFRA Policy 4.2.8**

The City shall establish a mechanism to preserve and protect the SJRWMD's designated Surficial and Floridan Aquifer Recharge Areas. Such mechanisms shall, include, but not be limited to, identifying appropriate measures and land uses which protect the function of the City's recharge areas and limit the amount of impervious surface area. The City will work with the SJRWMD and St. Johns County to educate the public on major groundwater issues of concern in the City.

**INFRA Objective 4.3**

As part of the annual update of the Capital Improvements Element the projects and associated funding sources and estimated costs related to the Work Plan will be further evaluated and considered during the budget/capital planning process and development of the Five-year Capital Improvements Plan.

**INFRA Policy 4.3.1**

As part of the fee structure review process the City should consider the necessary conservation efforts related to water supply in revising any water and sewer rates, impact fees and other charges.

**INFRA Policy 4.3.2**

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

## INFRA Goal 5 Stormwater Management

Assure the provision of stormwater management facilities that maximize capacity and use of existing facilities: protect public health and safety; promote aquifer recharge; fulfill requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Loads (TMDL) mandates to ensure environmental quality; and provide the adopted level of service.

### Correct Existing Deficiencies

### INFRA Objective 5.1

Within the planning timeframe, the City shall work towards correcting any facility deficiencies to meet future facility needs.

### INFRA Policy 5.1.1

Within two (2) years of the adoption of the updated Comprehensive Plan, the City shall update the stormwater master plan that includes an inventory of existing facilities and establishes priorities for stormwater system replacements, ensuring correction of existing drainage facility deficiencies and providing for future facility needs.

### INFRA Policy 5.1.2

The City shall utilize the stormwater master plan in the preparation of the annual budget to correct existing deficiencies.

### INFRA Policy 5.1.3

The City shall implement improvements adopted in the Five-Year Schedule of Capital Improvements to correct existing stormwater management facilities deficiencies.

### Stormwater Facilities Capacity

### INFRA Objective 5.2

The City shall maximize the use of existing stormwater management facilities and require new development to construct facilities to achieve and maintain adopted stormwater management level of service standards that fulfill NPDES and TMDL mandates for stormwater quality and quantity.

**INFRA Policy 5.2.1**

The City shall require new development to provide adequate legal mechanisms for stormwater system maintenance and conveyance.

**INFRA Policy 5.2.2**

Based on the 2013 Master Stormwater Plan, the Stormwater LOS includes:

- Local roads shall be passable for the 5-year/24-hour design storm (6.3 inches). This means that proposed future projects should aim to have at most 0.5 feet of flooding for this scenario. This depth is considered a safe depth for travel by small size cars.
- Arterial and collector roads shall be passable for the 50-year/24-hour design storm (11 inches). This is particularly relevant to emergency vehicles that need to be able to reach residents in the event of a major flood or evacuation scenario. The maximum depth of flooding for safe transit of vehicles is 0.5 feet also, as stated for local roads.
- Structures shall not flood up to the 100-year/24-hour design storm (12.8 inches).
- Design tidal condition set at 2.2 feet NAVD, which is equivalent to the 1-year Stillwater condition.

This may be revised based on the next update of the Stormwater Master Plan.

**INFRA Policy 5.2.3**

New developments shall design stormwater management systems to meet the rules and criteria established by the City of St. Augustine, the St. Johns River Water Management District (SJRWMD), the Florida Department of Transportation (FDOT) and St. Johns County, as applicable.

**INFRA Policy 5.2.4**

The City shall coordinate with St. Johns County and SJRWMD to encourage maintenance of conveyance and treatment features.

**INFRA Policy 5.2.5**

At a minimum, the existing stormwater management systems and current levels of service shall be maintained. The City shall achieve and maintain adopted stormwater management level of service as identified in the Stormwater Master Plan, as amended.

**Development Impacts**

**INFRA Objective 5.3**

The City shall maintain high water quality by protecting the functions of aquifer recharge and natural drainage features from impacts of new development and redevelopment activities.

**INFRA Policy 5.3.1**

All new development and redevelopment shall provide stormwater retention, infiltration and/or wet or dry detention systems.

**INFRA Policy 5.3.2**

To the maximum extent feasible, development and redevelopment in the City shall reduce adverse impacts of stormwater on natural drainage features by mimicking the natural hydrology of the project site and its surroundings. The land development code shall require that, to the largest extent possible, natural systems are utilized in lieu of structural alternatives.

**INFRA Policy 5.3.3**

The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, that drainage from new development will not adversely affect the City's natural drainage features, and that there will be no negative impacts to downstream water quality or quantity.

**INFRA Policy 5.3.4**

The City's land development regulations shall require that proposed stormwater systems have a negligible impact on adjacent native vegetation and/or wetlands and require mitigation where applicable.

**INFRA Policy 5.3.5**

Stormwater treatment shall be required to serve the development through a system that is site-specific. Regardless of the area served, the stormwater treatment system must provide a level of treatment that meets the requirements of the state, the City of St. Augustine and the SJRWMD.

**INFRA Policy 5.3.6**

The City shall require erosion and sediment control practices that protect water bodies, wetlands and watercourses from siltation during stormwater facilities construction activities.

**INFRA Policy 5.3.7**

To improve the aesthetics of detention and retention facilities, where possible, the City shall discourage designs that require fencing while encouraging the following:

- Use of littoral zones within wet ponds to improve the aesthetics of the pond.
- Use of curvilinear ponds in lieu of rectilinear ponds.
- Use of water-tolerant plant species within dry ponds.
- Any SJRWMD or other applicable requirements will be taken into consideration.

**Intergovernmental Coordination**

**INFRA Objective 5.4**

The City of St. Augustine shall educate citizens and coordinate with all applicable jurisdictions to address stormwater issues of mutual concern and to provide adequate levels of service.

**INFRA Policy 5.4.1**

The stormwater master plan process will include review of the plan by affected citizens and City advisory committees.

**INFRA Policy 5.4.2**

The City shall maintain a complaint monitoring system to log complaints and initiate work orders for corrective actions.

**INFRA Policy 5.4.3**

The City will support the SJRWMD's programs and stormwater regulations.

**INFRA Policy 5.4.4**

The City shall coordinate with St. Johns County and SJRWMD to encourage maintenance of conveyance and treatment features.

**INFRA Policy 5.4.5**

The City shall educate and inform citizens of their responsibility regarding maintenance and protection of stormwater collection systems.

## INFRA Goal 6 Perils of Flood and Sustainability

Recognize the potential impacts of sea level rise and associated environmental changes that have the potential to affect the quality of life, sense of place, and ability to sustain an expectation of a lifestyle familiar to the citizens of St. Augustine, visitors, and future development within the coastal region.

### INFRA Objective 6.1

The city must coordinate with local, state, and federal agencies related to addressing the potential impacts of sea level rise.

### INFRA Policy 6.1.1

It is recommended that the city continue to pursue funding support from the United States Army Corps of Engineers (USACOE) for the Back Bay Feasibility Study.

### INFRA Policy 6.1.2

It is recommended that the City continue to pursue cost-share funding to protect the Wastewater Treatment Plant during tropical events in excess of the 1% or 100-year annual chance event.

### INFRA Objective 6.2

The city must establish feasible parameters that address the impacts of sea level rise.

### INFRA Policy 6.2.1

It is recommended that protection for nuisance flooding be for current conditions plus 1.5 feet of sea level rise.

### INFRA Policy 6.2.2

It is recommended that the tide check valve capital improvement programs continue to be funded at least at the current level.

### INFRA Policy 6.2.3

It is recommended that protection for the 1% or 100-year annual flood be a two-step process, with the first step being protection to an elevation of 7.0 feet, with adaptable designs capable of raising the structures for higher levels of protection when complete protection at the 7.0 feet elevation is achieved.

### INFRA Policy 6.2.4

It is recommended that the City continue to fund Stormwater, Utility and Paving capital improvement programs.

## Sustainable Stormwater Management Strategies

### INFRA Objective 6.3

The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites, to subdivisions to large planned developments.

### INFRA Policy 6.3.1

The City shall coordinate with local, regional, state and federal agencies to provide educational materials and forums to the public and the development community on the value and benefits of sustainable stormwater management facilities design.

### INFRA Policy 6.3.2

For new construction or redevelopment of City buildings and facilities, the City shall utilize LID principles to the extent practicable to address stormwater management needs and to model innovative techniques:

- Manage stormwater as close to its origin as possible by using many small-scale LID techniques.
- Create a site design that slows surface flows and increases the amount of time stormwater flows over the site.
- Increase the reliability of the stormwater system by using multiple, redundant stormwater controls.
- Integrate stormwater controls into the design of the site and use the controls as site amenities.
- Reduce the reliance on traditional collection and conveyance stormwater practices.

### INFRA Policy 6.3.3

The City shall incorporate strategies, site development techniques, engineering solutions, and best practices when updating land development regulations to permit innovative LID techniques in the design of stormwater management facilities for development and redevelopment sites including, but not limited to the following:

- Bioretention cells or swales (also known as rain gardens);
- Cisterns and rooftop rainwater harvesting;
- Permeable concrete pavers or pavement.

# INFRA Goal 7 Natural Groundwater Aquifer Recharge

To provide, maintain and protect the Floridan Aquifer to ensure that recharge of the natural groundwater aquifer occurs in a manner that maintains sufficient quality and quantity of the public water supply to meet current and future demands.

## Natural Recharge Protection and Conservation

### INFRA Objective 7.1

The City of St. Augustine shall coordinate with other agencies and continue to encourage the preservation of natural recharge to the City's groundwater resource and conservation of its potable water sources.

### INFRA Policy 7.1.1

The City shall coordinate with St. Johns County, the SJRWMD and other state and federal agencies in the education of residents and business owners on water conservation and the protection of groundwater.

### INFRA Policy 7.1.2

At a minimum, the City shall adhere to regulations, and encourage other jurisdictions to adhere to the adopted regulations by the SJRWMD and the state to protect areas of high aquifer recharge.

# Appendix A

City of St. Augustine statutory Water Supply Facilities Work Plan ~~adopted as part of the July 2020 update of the City's Comprehensive Plan.~~ updated in June of 2025 by Ordinance 2025-XX as required by statute based on the December 2023 North Florida Regional Water Supply Plan.

# Infrastructure Element
# Appendix A, Water Supply Facilities Work Plan

# Infrastructure Element

## Appendix A

# City of St. Augustine Water Supply Facilities Work Plan

**(~~2020-2030~~)**
**(2025-2035)**

**Prepared By:**

City of St. Augustine
Planning and Building Department

**~~July 2020~~**
**Drafted June 2025**
(Adopted by Ord 2025-XX August 2025)

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

# Introduction

The purpose of the City of St. Augustine Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction and water service area. The Work Plan planning period of ~~2020-2030~~ 2025-2035 was determined after a review of the following factors: (a) the existing consumptive use permit will expire in 2028; and (b) the comprehensive plan's planning period ~~goes until~~ to 2040. ~~At a minimum,~~ It is also understood that it ~~will be~~ is necessary to update this document prior to the end of the planning period, and/or within 18 months after the St. Johns River Water Management District (SJRWMD) Regional Plan is updated. The most recent SJRWMD Regional Water Supply Plan was adopted in December of 2023; therefore, this is an update based on that information.

In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the City must ensure coordination of its comprehensive plan with the plans of SJRWMD and St. Johns County. Therefore, if SJRWMD updates the North Florida Regional Water Supply Plan (NFRWSP) and actually impacts the city, it will be necessary to update the City's Work Plan. The City's Infrastructure Element (INFRA Policy 4.1.3) contains enabling language to ensure coordination with SJRWMD's plans.

# Potable Water Supplier(s) and Service Agreements

## Potable and Non-potable Water Supplier(s) Information

The City of St. Augustine is the only entity that provides potable water service within the City limits. In addition, the City does provide potable water service to a portion of unincorporated St. Johns County adjacent to the city limits. The City is financially responsible for capital improvements related to the provision of services within its service area.

There are no non-potable water service providers within City limits. The City does not currently provide non-potable water service. The city has researched the feasibility of providing reclaim water, but the city determined that it is not feasible ~~at this time~~. However, the city continues to meet the deadlines and reporting requirements of Senate Bill 64 (SB64). The city has until January 1, 2032, to eliminate nonbeneficial surface water discharge. While the plan continues to evolve, deep well injection is being evaluated as an option to eliminate nonbeneficial discharge.

The attached figure, Figure 1, contains a map illustrating the city limits and the potable water service area. The city does not have an identified reuse service area.

## Domestic Self-Supply (DSS)

Because of the urban and fairly~~,~~; compact development pattern of the City of St. Augustine, ~~there are very few properties not on the city sewer utility. Most all~~ most of the residential and commercial properties are on city potable water and sanitary sewer service.

Only a small portion of the City is not serviced by sanitary sewer. This relatively small area, much like the entire City of St. Augustine, is fairly built-out. ~~According to the St. Johns County Health Department, no new septic tank permits have been issued in almost three (3) years in St. Augustine. According to the City's Planning and Building Department, no building permits have been issued in almost three (3) years for properties that cannot be serviced by sanitary sewer.~~ Additionally, the small portion of the City not serviced by sanitary sewer is within the Astatula soil classification, which is relatively suitable for septic systems.

The City ~~would like~~ continues to reduce the number of properties on septic systems over the course of the planning timeframe. It is anticipated that as environmental circumstances change, and septic systems begin to fail, additional properties ~~will have to "hook-up"~~ connect to the sanitary sewer system. ~~But for planning purposes for this Water Supply Plan it is assumed that no notable changes to the number of properties on septic systems will occur.~~ It is assumed that the same trend will continue over the planning period. ~~No new development has required a septic system, any recent development has included city sanitary sewer service.~~

### Water Supply Agreements

Pursuant to a longstanding interlocal agreement, the City is authorized to provide potable water and sanitary sewer to a portion of unincorporated St. Johns County, and within the City's service area. Based on the agreement(s), the City has the right to provide potable water and sanitary sewer to those properties where the utilities are available, and levels of service are sustainable.

ICE Policy 1.1 provides enabling language relative to the interlocal agreement and the provision of potable water, sanitary sewer, and other services to certain unincorporated areas of St. Johns County.

Because the City provides water services to some of the unincorporated areas of St. Johns County, it is important for the City to monitor and participate, as necessary, in the County's planning and development processes to ensure that the City can account for the water needs of the respective unincorporated area. ICE Policy 1.1 contains enabling language for this coordination.

## Potable Water Sources, Demand, Supply, and Facilities

### Water Sources

The City currently operates two (2) water treatment plants (WTP) that have a combined capacity of 6.5 mgd. The City's current Consumptive Use Permit (CUP #50299) expires in 2028. The CUP authorizes the use of 5.681 million gallons per day (mgd) average of groundwater from the upper Floridan aquifer for public supply and 0.882 mgd (maximum) of groundwater from the upper Floridan aquifer for reverse osmosis treatment process purposes, and 10.8 mgd of groundwater from the upper Floridan for essential use (fire protection).

The City's water treatment facilities are composed of the Low-Pressure Reverse Osmosis (LPRO)

Water Treatment Plant (WTP) and the Lime Softening WTP which together have a 6.5 mgd capacity, the wellfield, and the North and South Tank Facilities. The LPRO WTP was constructed in 2008 and has 2.0 mgd capacity. The permeate from the LRPO plant is blended with pretreated raw water from the wellfield. The Lime Softening WTP was placed in service in the 1920s; modifications were made in 1987, and is currently utilized for its sand filtration process. ~~but according to an evaluation by the Public Works and Utilities Department(s), it has essentially reached the end of its useful life and only certain components are used.~~ The wellfield is composed of eight (8) wells, seven (7) deep and one (1) surficial (shallow). They are located nearly 10 miles from the plant. ~~Although the Lime Softening WTP is scheduled for demolition, upgrades to the LPRO WTP will allow capacity to remain near 3.0 mgd.~~ Based on a reevaluation of development projections, current ~~LPRO WTP~~ capacity is estimated to be sufficient through the ~~2025/2026~~ 2028 timeframe.

## Potable Water Demand, Supply and Facility Capacity

The following Table~~s~~ contain~~s~~ projected population and water demand for the City's potable water service area from the 2018 NFRWSP, city staff and the 2023 NFRWSP. In addition, the table shows the City's CUP allocation and WTP facility data.

**Table 1. City of St. Augustine Service Area Projections**

| | NFRWSP Population for COSA service area | NFRWSP projected water demand (mgd) | CUP Allocation (mgd) | WTPs Combined Capacity (mgd) |
|---|---|---|---|---|
| **2025** | 43,191 | 4.84 | 6.286 | 6.5 |
| **2030** | 48,379 | 5.42 | 6.564 | 6.5 |
| **2035** | 52,733 | 5.80 | 6.564* | 6.5 |

*The City of St. Augustine's CUP expires in 2028. WSFWP assumes 2028 allocation, at a minimum, to be extended to ~~2030~~ 2035.

Table 1 demonstrates that the City has adequate potable water supply and facility capacity to accommodate the existing population and projected growth within the City's service area up to the WSFWP's planning period of 2035. These population projections are based on the rapid growth within St. Johns County that the city is actually experiencing as a service provider. Based on the Bureau of Economic and Business Research (BEBR) from the University of Florida St. Johns County has grown by 18% between April 2020 and the April 2024 projections. The City of St. Augustine has grown by 9% between these same years. The projected population in Table 1 reflects a 13% growth rate between 2020 and 2025, an 11% growth rate between 2025 and 2030 and a 9% growth rate between 2030 and 2035. Staff believe that these are reasonable rates of growth within the service area and are also demonstrated by the volume of water utilized.

Table 2 below is included from the updated 2023 NFRWSP. These numbers are more conservative and hold the population growth at a steady rate over the planning timeframe. However, St. Johns County continues to maintain a rapid growth rate as compared to other counties in the State.

**Table 2. SJRWMD Service Area Projections based on 2023 Regional Plan**

| | 2023 NFRWSP population for COSA service area[1] | 2023 NFRWSP projected water demand for COSA service area (mgd)[2] | CUP allocation (mgd)[3] | WTP combined capacity (mgd) |
|---|---|---|---|---|
| **2025** | 40,714 | 4.56 | 6.564 | 6.5 |
| **2030** | 40,714 | 4.56 | 6.564 | 6.5 |
| **2035** | 40,714 | 4.56 | 6.564 | 6.5 |

# Non-potable Water Suppliers, Sources, Services, and Facilities

The City's WWTP has a permitted capacity of 4.95 MGD and utilizes a complete mix activated sludge treatment process with a headworks system for removal of grit and debris, biological treatment units (BTUs) which provide aeration, clarifiers, disinfection chambers and post aeration. The annual average daily flow of the WWTP over the past year is ~~3.78~~ 3.73 MGD (reported in ~~2018~~ 2024). The recently completed Capacity Analysis Report projects that available capacity is sufficient to address development in the service area through 2028 so long as the inflow and infiltration reduction program continues. It is important to note that there is a large difference in population served within the service area versus the population and projected population just within the city limits. Also, the city uses the SJRWMD suggested 2.43 persons per household to calculate projected water needs, but for general population projections and household sizes in the Future Land Use and Housing Elements the city uses 2.30 persons per household based on the U.S. Census estimates. That is a 5% difference in population projections, which would reduce the projected population for 2030 by 2,419 people. By using the 2.43 persons per household this potential cushion for the projections is maintained.

A water reuse feasibility study was completed in 2002. Because of the Wastewater Treatment Plant (WWTP) location, and the built-out/historic attributes of the City of St. Augustine, the feasibility of supplying reclaimed water is very limited. ~~There are no realistic opportunities for reuse in the historic center of the city.~~ The city does not currently have an identified reuse service area.

The City has evaluated the feasibility of implementing a reclaim water system. It has been determined that it is not feasible ~~at this time~~. However, the city continues to meet the deadlines

[1] 2023 North Florida Regional Water Supply Plan (2020-2045), Appendix B, Table B-5.
[2] 2023 North Florida Regional Water Supply Plan (2020-2045), Appendix B, Table B-5.
[3] City's CUP expires in 2028. Therefore, assumption utilized end of permit CUP allocation for 2030 and 2035.

and reporting requirements of Senate Bill 64 (SB64). The city has until January 1, 2032, to eliminate nonbeneficial surface water discharge. While the plan continues to evolve, deep well injection is being evaluated as an option to eliminate nonbeneficial discharge.

Residential developments on the mainland west of the San Sebastian River also have primarily small lots and a highwater table. The City completed a feasibility analysis to assess the feasibility of taking reclaimed water to golf courses on the outskirts of the City. The cost of upgrading the WWTP and installing a transmission system to deliver reclaimed water to the north portion of the City's service area where it could be utilized are estimated at $14,000,000.00 (Source: SJRWMD).

# Water Supply and Facility Concurrency

## Potable Water Level of Service

The City is responsible for authorizing development within its City limits. However, the City provides services to a portion of unincorporated St. Johns County. Therefore, it is important for the City's and County's water supply and facility concurrency system to be coordinated and consistent.

Infrastructure Element Policy 3.1.1 and Capital Improvements Element Policy 5.3 contains enabling language that establishes the City's potable water level of service.

## Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2)~~(a)~~, F.S.] require that the City's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. In addition, the City must, prior to the approval of a building permit, determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. CI Policy 3.3 provides enabling language for water supply and facility concurrency, and addresses the requirements of Section 163.3180(2), F.S.

# Project Options Identified in the NFRWSP

Currently the adopted 2023 North Florida Regional Water Supply Plan (NFRWSP) does not identify any project options for implementation by the City of St. Augustine. Future NFRWSP updates may contain projects that could be implemented by the city. The city will continue to update the city's Water Supply Plan based on future updates to the NFRWSP as required by Florida statutes.

~~The NFRWSP identified the following Project Options for the City of St. Augustine:~~

- ~~St. Augustine Water Supply / LPRO Phase 2~~
- ~~Conservation Rate Implementation~~

~~The LPRO Phase 2 project included an increase LPRO production from 2 mgd to 4 mgd. This project was completed in 2016.~~

~~For the Conservation Rate Implementation project, the City conducted a comprehensive conservation program that included a rate study, education program, block rate implementation, AMR pilot installation and results analysis. The NFRWSP indicated an estimated water supply benefit for the project of 0.58 mgd. This project was also completed in 2016.~~

# Water Conservation Practices

The City has adopted a water conservation plan as part of the Consumptive Use Permit (CUP). Including the requiring of low flow plumbing fixtures, which have been incorporated into the City's Building Code. Utility meter readers notify customers immediately if a meter indicates a 10% or greater increase in water use from the previous meter reading. This notification system allows customers to quickly identify leaks or problems so they can be addressed immediately.

A citizen awareness and education program that emphasizes the importance and value of water resources is also in place. This program includes water conservation public service announcements and provides a water conservation exhibit in the utility customer service building. *Insight*, the utility newsletter, is mailed to customers, and displays of water conservation posters and literature is distributed at City Hall.

The City currently implements water conservation practices, including some that are enabled by comprehensive plan policies. In addition, because the City provides potable water service to a portion of unincorporated St. Johns County, it is important for the City to coordinate with the County on its water conservation practices:

- Encouraging continuing education for utilities staff to optimize processes (INFRA 3.4.1)
- Require use of water conserving plumbing fixtures (INFRA 3.4.2)
- Comply with conservation elements in City CUP (INFRA 3.4.3 and 4.1.6)
- Implement water conservation education program (INFRA 3.4.4)
- Encourage low impact landscape and irrigation system design (INFRA 3.5)
- Require certain standards for irrigation systems (INFRA 3.5.1)
- Implementation of certain land development techniques to conserve water (INFRA 4.1.5)
- Encourage low water use landscapes (INFRA 4.1.7)
- Plugging free flowing wells (INFRA 4.2.7)

# Water Source Protection Practices

Water conservation is important to reduce potable water demand. The City's water conservation practices include the following:

- Maintain wellhead protection program (INFRA 3.7.3)
- Implement certain wellhead protection standards ((INFRA 3.7.3)
- Coordinate with regional, state and federal agencies on protection of water resources (INFRA 3.8.2)
- Monitoring for saltwater intrusion (INFRA 4.2.5)
- Maintain a wellfield protection map (INFRA 4.2.6)

# Conclusion

Based on the Goals, Objectives and Policies in the City's Comprehensive Plan 2040, and this Work Plan, the City is well aware of the need to project, monitor, and reduce the volumes of water supply from the source. The City will continue to update the Work Plan as needed, and coordinate with St. Johns County and the SJRWMD.

**Figure 1. Public Utility Infrastructure Area**

