



CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, JUNE 23, 2025 - 5:00 PM
ALCAZAR ROOM

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Moment of Silence and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Certificate of Recognition 2025-05CR:** to William "Bill" Lennon in celebration of his Inspiration, Vision, and Leadership in the creation of Nights of Lights. *(N. Sikes-Kline, Mayor)*
- 3.B. Certificate of Recognition 2025-06CR:** to Len Weeks in celebration of his Inspiration, Vision, and Leadership in the creation of Nights of Lights. *(N. Sikes-Kline, Mayor)*

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

PRESENTATIONS (MAXIMUM OF 10 MINUTES PER PRESENTATION). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

- 7.A. General Public Presentations**
- 7.B. Items of Great Public Importance**
- 7.C. Other Items Requiring Public Hearing**

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. Ordinance 2025-07:** Adoption of the City of St. Augustine West City Community Redevelopment Area (WCCRA) plan. (*J. Perkins, Neighborhood Services & CRA Manager*)
- 8.A.2. Ordinance 2025-08:** Amendment to Noise Control Regulations. (*I. Lopez, City Attorney*)

8.B. Ordinances - First Reading (only if required by law)

8.C. Resolutions - Public Hearing (only if required by law)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. Ordinance 2025-10:** Amends and Adopts the City's Required Water Supply Plan. (*A. Skinner, Planning and Building Director*)
- 9.A.2. Ordinance 2025-11:** Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue. (*A. Skinner, Planning and Building Director*)

9.B. Resolutions

- 9.B.1. Resolution 2025-20:** Approves an FDOT Landscaping Maintenance Agreement for State Highways. (*S. Slaughter, Utilities & Public Works Director*)
- 9.B.2. Resolution 2025-24:** Supports the state definition of antisemitism. (*A. Owen, Assistant City Attorney*)

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Status Update of the City's Drop-In Day Center and establishing Dining with Dignity at 90-92 South Dixie Highway. (*B. Fox, Code Enforcement and Vacation Rental Manager*)

11. ITEMS BY CITY ATTORNEY

- 11.A.** Notification of Statutory Permit Extension for the Vault-Big Oak Project—for informational purposes only. (*I. Lopez, City Attorney*)
- 11.B.** 2025 Legislative Session Update Three—for informational purposes only. (*A. Owen, Assistant City Attorney*)

12. ITEMS BY CITY CLERK

12.A. Request for two (2) appointments—1977 City Employees' Retirement System of the City of St. Augustine, Florida, Board of Trustees (GERB). *(D. Galambos, City Clerk)*

12.B. Open Positions on Boards and Committees. *(D. Galmabos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. 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.

CONSENT AGENDA

- CA.1.** Preview of upcoming Commission meetings.
- CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JULY 14, 2025:**
- Ordinance 2025-11: Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue
- CA.3. Reminder of Upcoming Meetings:**
- July 14, 2025 3:00PM–Special City Commission Meeting (Budget Assumptions)
 - July 14, 2025 5:00PM–Regular City Commission Meeting
 - July 28, 2025 3:00PM–Community Redevelopment Agency Meeting
 - July 28, 2025 5:00PM–Regular City Commission Meeting
- CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- May 12, 2025-Special City Commission Meeting
- CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.**
- CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).**
- Proclamation 2025-19: Recognizes the 250th Anniversary of American Independence in 2026. *(N. Sikes-Kline, Mayor)*
- CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:**
- Certificate of Recognition for the Redeemed Christian Church of God Pavilion of Power in celebration of 15 years of service to the Greater St. Augustine Community. *(C. Garris, Commissioner)*
- CA.8.** Eminent Domain: Lake Maria Sanchez–Invoice for professional services. *(I. Lopez, City Attorney)*

End Consent Agenda

*City of St. Augustine
City Commission*

Certificate of Recognition

Presented In Honor to

William “Bill” Lennon

In Celebration of

Your inspiration, vision, and leadership in the creation of Nights of Lights, which grew to become a symbol of St. Augustine’s holiday spirit. A tradition that brings together history and elegant beauty that has been enjoyed by residents and visitors alike.



Nancy Sikes-Kline, Mayor

*City of St. Augustine
City Commission*

Certificate of Recognition

Presented In Honor to

Len Weeks

In Celebration of

Your inspiration, vision, and leadership in the creation of Nights of Lights, which grew to become a symbol of St. Augustine's holiday spirit. A tradition that brings together history and elegant beauty that has been enjoyed by residents and visitors alike.



Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, A.I.C.P.
City Manager

DATE: June 12, 2025

RE: Agenda Item for June 23, 2025, Commission Meeting;
Adoption of Ordinance 2025-07 adopting the City of St. Augustine West City
Community Redevelopment Area Plan, Second Reading and Public Hearing

The Neighborhood Services and Community Redevelopment Agency Manager is asking that this item be placed on the June 23, 2025, City Commission Meeting Agenda under Ordinances and Resolutions- Public Hearing Required.

Attached please find Ordinance 2025-07 inclusive of “Exhibit A”, the West City Community Redevelopment Area (WCCRA) Plan. I am also including the Business Impact Estimate, which as of October 1, 2023, per state statute is required to be published prior to advertising the aforementioned ordinance. During the Monday, June 9, 2025, City Commission Meeting, Ordinance 2025-07 was read by title and following a public hearing, the Mayor and City Commissioners voted unanimously to move the Ordinance to Second Reading and Public Hearing. All taxing authorities and interested parties have been notified.

Recommendation | Action Item:

Staff recommends that the Mayor and Commissioners open a duly noticed public hearing and allow second reading of Ordinance 2025-07.

Your attention to this matter is appreciated. I am available to answer any questions you may have.

Regards,



Jaime D. Perkins
Neighborhood Services & CRA Manager

cc: Assistant City Managers, City Attorney, & Department Directors

Attachments:
Business Impact Estimate, Ordinance 2025-07, “Exhibit A”- WCCRA Plan



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed Ordinance Title/Reference:

Ordinance No. 2025-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, PERTAINING TO THE CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE WEST CITY COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

Note: The City’s provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City’s failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The West City Community Redevelopment Plan serves the public health, safety, morals and welfare of the City of St. Augustine as it implements a strategic method for revitalizing the West City special district, continues to address statutory conditions identified in the Finding of Necessity by focusing on community stabilization, public space enhancements and beautification, business development, mobility and connectivity, way-finding, and historic preservation. The six-point Strategic Goals are intended to adhere to the benefit of residents, visitors, and those entities situated within the redevelopment area's geographic boundaries.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine Historic Area Community Redevelopment Area, if any:**
 - (a) An estimate of direct compliance costs that businesses may reasonably incur;**
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
 - (c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

There are a) no compliance costs; b) no additional charges/fees; and c) no regulatory costs associated with the adoption of the Plan.

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

All businesses located within the boundaries of the West City Community Redevelopment Area are intended to benefit from the Plan's strategic goals.

- 4. Additional information the governing body determines may be useful (if any):**

Community Redevelopment Areas are established to promote economic development, reinvestment in communities, improve commercial corridors and promote business development. With more than 220 thriving CRA's in Florida, data shows that businesses within CRA boundaries are positively impacted.

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, PERTAINING TO THE CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE WEST CITY COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida legislature enacted the Community Redevelopment Act of 1969 (Part III of Chapter 163, Florida Statutes), in order to provide certain redevelopment powers to eligible municipalities and counties; and

WHEREAS, by Resolution 2000-22 enacted by the City Commission on November 29, 2000, the City Commission created the Community Redevelopment Agency of the City of St. Augustine, Florida; and

WHEREAS, the City Commission declared itself to be the Community Redevelopment Agency to carry out the redevelopment of the West City Community Redevelopment Area; and

WHEREAS, by Resolution 2024-14 on April 22, 2024, the City Commission made a Finding of Necessity in the western section of the City of St. Augustine establishing West City Community Redevelopment Area; and found that rehabilitation, conservation, redevelopment, or a combination thereof, of the West City Community Redevelopment Area is necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, the City Commission designated funding of a Redevelopment Trust Fund for community redevelopment within the West City Redevelopment Area in accordance with the West City Community Redevelopment Plan (the "Plan"), including any amendments or modifications thereto, as provided in Section 163.387, Florida Statutes; and

WHEREAS, by Resolution 2025-12 on May 12, 2025, the St. Augustine Community Redevelopment Agency recommended for approval to the City Commission the adoption of the West City Community Redevelopment Area Plan ("The Plan"); and

WHEREAS, in 2019, the Florida Legislature created section 163.3755 of the Redevelopment Act which provides that a Community Redevelopment Agency in existence on October 1, 2019, shall terminate on the expiration date provided in the Agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body; and

WHEREAS, in 2023, the City of St. Augustine sought to address documented conditions of slum and blight present in West City and retained Inspire Placemaking Collective to prepare a West City Community Redevelopment Plan; and

WHEREAS, the *West City Community Redevelopment Plan* was prepared to reflect the existing CRA conditions, and additional capital projects and redevelopment programming through the CRA's operational timeframe of January 1, 2054, which is not later than 30 years after the fiscal year in which the West City Community Redevelopment Area was initially established; and

WHEREAS, the *West City Community Redevelopment Plan* was presented to the St. Augustine Community Redevelopment Agency at its April 28, 2025, meeting to solicit public input and comment from the Community Redevelopment Agency; and

WHEREAS, the St. Augustine Community Redevelopment Agency provided direction to CRA Administration to initiate the adoption process of the *West City Community Redevelopment Plan*; and

WHEREAS, the *West City Community Redevelopment Plan* was presented to the St. Augustine Planning and Zoning Board, that acts as the City's Local Planning Agency (LPA), at its May 6, 2025, meeting for review and a determination of consistency with the City's adopted Comprehensive Plan; and

WHEREAS, the St. Augustine Planning and Zoning Board determined that the proposed *West City Community Redevelopment Plan* is consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan; and

WHEREAS, the St. Augustine City Commission has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled, and held as required by Section 163.360, Florida Statutes; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. That there exists a slum and blighted area or areas in the West City Community Redevelopment Area, and that the rehabilitation, conservation, redevelopment, or a combination thereof, is necessary in the interest of public health, safety, and welfare of the residents of the City.

SECTION 2. The *West City Community Redevelopment Plan* has been completed in accordance with Chapter(s) 163.360 & 163.362, Florida Statutes.

SECTION 2. The *West City Community Redevelopment Plan* identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of blight and provides guidance and direction for the St. Augustine Community Redevelopment Agency activities and programs.

SECTION 3. The City Commission hereby finds, determines and declares that the proposed *West City Community Redevelopment Plan* conforms to the adopted Comprehensive Plan of the City of St. Augustine as a whole.

SECTION 4. The City Commission does hereby adopt the St. Augustine Community Redevelopment Agency's *West City Community Redevelopment Plan* for the West City Community Redevelopment Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Plan.

SECTION 5. Upon adoption of the *West City Community Redevelopment Plan*, the implementation period for the Plan will extend through January 1, 2054.

SECTION 6. This Ordinance shall take effect immediately upon approval by the City Commission.

PASSED AND ADOPTED this _____ day of _____, 2025.

CITY OF ST. AUGUSTINE, FLORIDA

Nancy Sikes-Kline, Mayor-Commissioner

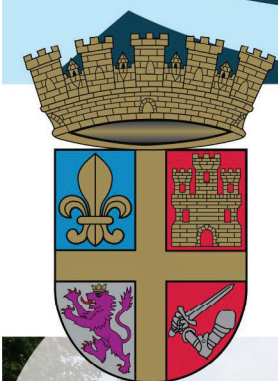
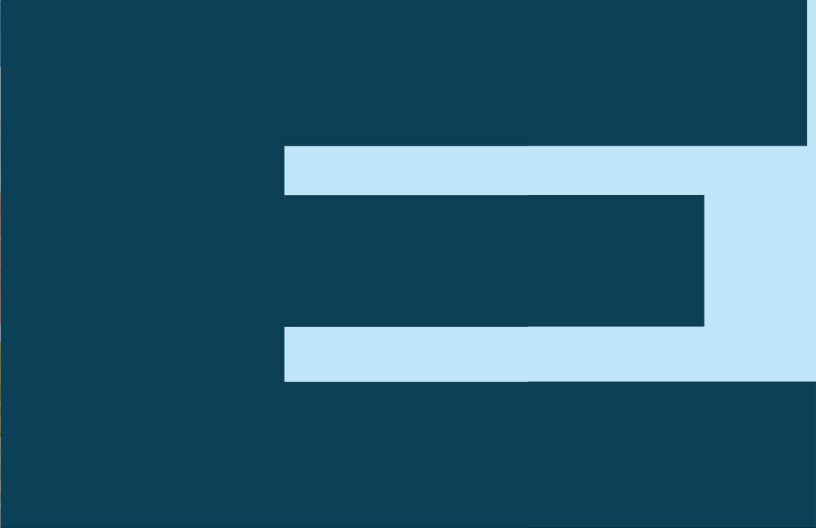
ATTEST:

Darlene Galambos, City Clerk

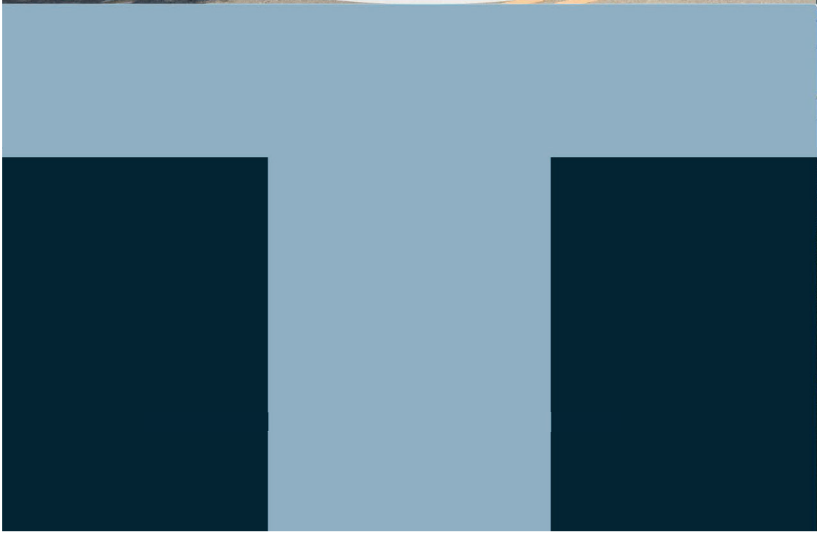
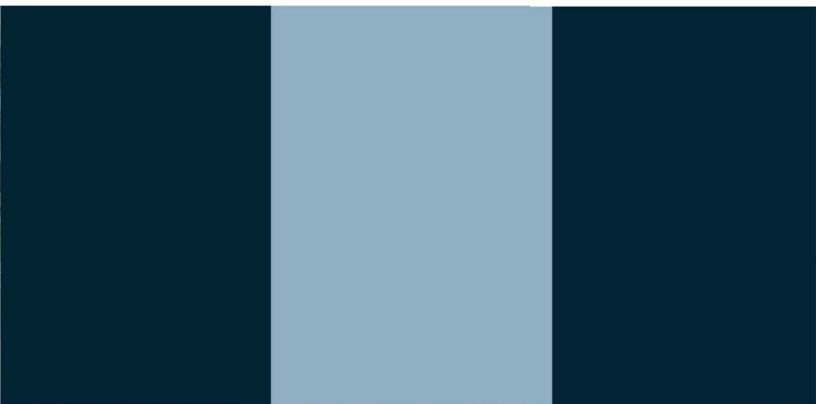
(Seal)

Exhibit A
West City Community Redevelopment Plan

DRAFT



COMMUNITY REDEVELOPMENT PLAN



PLAN CONTRIBUTORS

COMMUNITY REDEVELOPMENT AGENCY

Mayor Nancy Sikes-Kline
Vice Mayor Barbara Blonder
Commissioner Cynthia Garris
Commissioner Jim Springfield
Commissioner Jon DePreter

WEST CITY CRA STEERING COMMITTEE

Arthur Culbert, Chairperson
Diana Markovits, Vice-Chairperson
Brooke Bohall
B.J. Kalaidi
Wanda Sams
Jeffrey Kempf
Jeanne Moeller

CITY OF ST. AUGUSTINE

David Birchim, AICP, City Manager
Reuben Franklin, P.E., Assistant City Manager
Meredith Breidenstein, CPA, Assistant City Manager
Jaime D. Perkins, MPA, PMP, FRA-RA, Neighborhood Services & CRA Manager



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INTRODUCTION



INTRODUCTION

Under Florida Statute (Chapter 163, Part III), local governments can designate targeted areas as Community Redevelopment Areas (CRA's) to address conditions of "slum" and "blight" within that area. To document that the required conditions exist, the local government must evaluate the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that conditions satisfy the definitions of "slum and blight" per Section 163.340 (7), the local government may create a Community Redevelopment Area. Examples of conditions include but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking.

CRA's are dependent special districts that utilize Tax Increment Financing (TIF) to fund projects undertaken within the district. TIF revenue is generated by the increase of property values within the designated CRA. Though CRA's are administered by local communities, any activities undertaken must be in the CRA's approved Community Redevelopment Plan, per provisions of the Florida Statutes. Community Redevelopment Plans must be consistent with local government Comprehensive Plans and outline all of the projects which may be employed to foster and support economic development and redevelopment in the CRA. Ultimately, the Community Redevelopment Agency will determine which projects and programs are implemented. Thus, some of the projects and programs may not come to fruition, however, in order to be considered, they must be identified in the Community Redevelopment Plan.

Established on April 22, 2024, by the City of St. Augustine City Commission (Resolution No. 2024-14) and supporting Finding of Necessity (FON), the West City Community Redevelopment Area had several slum and blight existing conditions identified as negatively affecting prospects for prospective redevelopment.

The conditions observed were the existence of conditions that could endanger life due to fire or other causes; a predominance of inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities; unsanitary or unsafe conditions; faulty lot layout and deterioration of site or other improvements; inadequate building and density patterns; and, higher levels of crime.

The West City Community Redevelopment Plan addresses the observed conditions of slum and blight identified in the Finding of Necessity and focuses on issues of: historic preservation; pedestrian connectivity and mobility; recreation and conservation improvements; community stabilization efforts; business acquisition and development; neighborhood beautification; public safety inclusive of community policing; and branding/wayfinding.

The intent of this West City Community Redevelopment Plan is to provide a prospective roadmap for further action in facilitating redevelopment opportunities within the West City CRA boundaries. Although a particular policy action or conceptual project may be addressed, final decisions on whether to pursue them will be made by the St. Augustine Community Redevelopment Agency and City Commission.

STATEMENT OF HISTORIC PRESERVATION

As part of the mission and goals outlined in the following West City Community Redevelopment Area Plan, it should be acknowledged that the City of St. Augustine Community Redevelopment Agency emphasizes the protection and preservation of the historic character of the City of St. Augustine, and all projects, programs, and redevelopment planning goals identified herein will consider historic preservation a critical priority upon implementation.

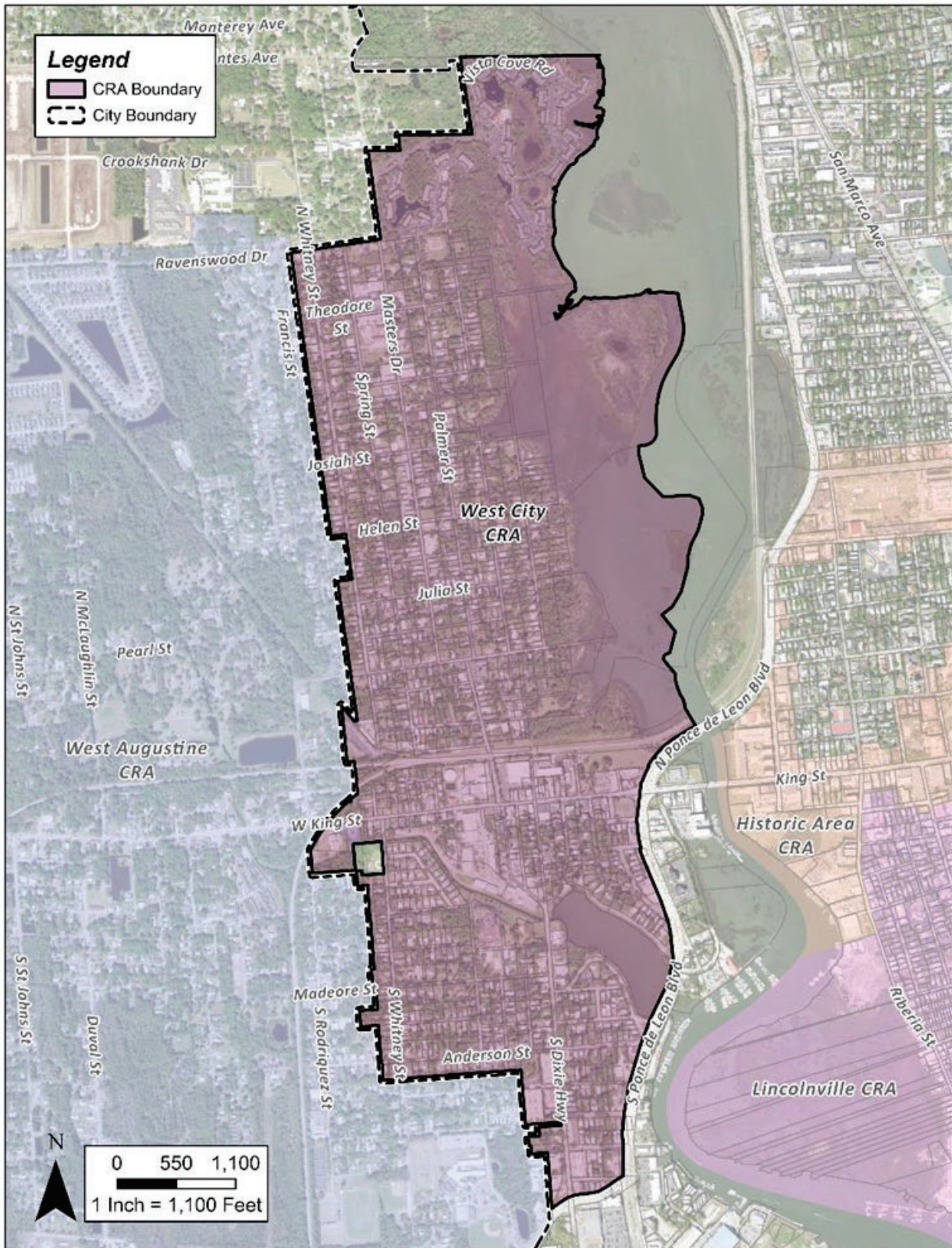
STATEMENT OF PROJECT AND PROGRAM IMPLEMENTATION

The Community Redevelopment Plan acts as a tool book to address the redevelopment challenges that have been identified in the Finding of Necessity (FON) Study for each special district. The West City Community Redevelopment Area (WCCRA) Plan provides an explanation of the special district's prior state, its status, and the vision for future redevelopment and revitalization opportunities. While the Redevelopment Plan identifies project opportunities, presents conceptual designs, as well as project and program timelines, it is important to state that there may be ideology presented in this plan that may not be executed. The implementation strategy of any project or program identified within this plan is not intended to be definitive. In addition to project and program cost and funding; public engagement, data collection, professional studies, and ultimately the approval by the City of St. Augustine Community Redevelopment Agency (CRA) will determine which projects and programs will be implemented within the defined special district.

STATEMENT OF DEBT SERVICE

The sole intended purpose of the funds generated by the West City Community Redevelopment Area (WCCRA) Tax Increment Fund (TIF) is for the implementation of projects and programs outlined within this Community Redevelopment Plan. Florida State Statute 163 states that CRA's when authorized or approved by resolution or ordinance of the governing body, a county, municipality, or Community Redevelopment Agency has power in its corporate capacity, in its discretion, to issue redevelopment revenue bonds from time to time to finance the undertaking of any community redevelopment under this part, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and has power to issue refunding bonds for the payment or retirement of bonds or other obligations previously issued.

Figure 1. West City CRA Boundaries Map



HISTORY & BACKGROUND



HISTORY & BACKGROUND

West City Community Redevelopment Area and the larger West Augustine spatial area has a rich history relative to its location, early development, its evolution as New Augustine, and ultimately its annexation into the City of St. Augustine.

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and 20th centuries as a suburb to the City of St. Augustine and was not incorporated into the municipality of St. Augustine until 1922. A record of New Augustine's incorporation by Act of the Florida Legislature can be found in the State of Florida Laws dated 1889. A list of head of households from the 1907-1908 City of New Augustine Directory indicates a population of a few hundred residents. New Augustine was referred to as the "Baby City" in the pages of the St. Augustine Evening Record at the turn of the 20th century.

New Augustine's first African American resident was Joseph Rivers who moved there from St. Augustine in 1880. A fisherman and farmer, Rivers built a one room gabled house at 281 West King Street, about 75 feet west of Whitney Street.

The area west of the San Sebastian River, called New Augustine, was a thriving, upscale business community. Reportedly, some residents felt as though it would eclipse St. Augustine.

In its early days, the New Augustine area was the end of the line for stagecoaches, bringing travelers from the boat landings on the St. John's River at Picolata. At the turn of the century, it became a popular summer home or vacation spot, and by the 1920's, it would boast some 80 businesses and a population of roughly 3,500 residents.

The Florida Normal and Industrial Memorial College, precursor to the Florida Memorial University, was a historic Black college that moved to the West Augustine neighborhood in 1918. The students there actively participated in numerous sit-ins and demonstrations throughout the Civil Rights movement in St. Augustine.

Approximately a century ago, King Street was the main artery through New Augustine. Four major grocery stores thrived, along with dime stores, an icehouse, drug stores, a furniture store, and a shoe store.

In 1925, Carlton O'Neal's father purchased Carlton's Interior building and like many other families in the area, the O'Neal's lived above their shop.

In the 1920s, most customers came by foot and the buildings lined the road because there was no need for automobile parking and parking lots.

The construction of US Highway 1 in 1957 had an effect that defines the destiny of many more urbanized business areas. The transportation improvement drew businesses away from West King Street to the southern portion of the City. These areas had opportunities for larger business footprints and the parking lots that would serve them. Catering to national retail tenants also resulted in business challenges for the West King Street businesses. Several businesses closed.

Of course, attracting national retailers also had its positive side as noted by Rob DiPiazza, owner of Screen Arts at 239 West King Street, "a national retailer doesn't just arbitrarily choose a business location for its operation" suggesting that the demographics of the area were supportive of market activity.

In the 1980s, the ebb and flow of business activity on West King Street led City leaders to consider establishing the area as blighted to potentially pursue Industrial Development Bonds for redevelopment efforts.

As recounted by Linda Murray in her St. Augustine Record neighbors column, dated August 19, 2004 and entitled, "A trip down the West Side's Memory Lane": West City has been a very vital urban center in the more recent past as well showcasing a number of uses inclusive of retail, entertainment and education.

Back in the day, there was a hamburger joint where Kings Auto Repair shop stands; there was Broudy's Grocery, Shingler's Drug Store, Andrew's Market, Carlton's Interiors, and Zoric Laundry located between US 1 and Palmer Street.

Pantry Pride Grocery store was on the corner of Palmer and King Streets; there was a little greasy spoon called Joe-Joe's across the tracks and the Sputo's had a little corner store on the corner of Palmer and Evergreen.

On the corner of Masters and Evergreen was Albritton's Feed store. On the corner of King and Palmer Streets there was the Ernest Wells barber shop and a little bar called Mac's.

These recounts are clear indicators that the West City CRA was once a thriving district. The establishment of the special district hopes to encourage the area to once again become a center of commerce, community interaction, and a vibrant part of the City of St. Augustine.

EXISTING CONDITIONS



EXISTING CONDITIONS

PURPOSE

The purpose of the Existing Conditions and Trends Analysis is to better understand the interrelated nature of the conditions in the WCCA and how they may be best addressed through projects and programs outlined in the Community Redevelopment Plan. The following analysis will include data from the City of St. Augustine, St. Johns County, the American Community Survey, and other relevant data sources.

INTRODUCTION

The West City Community Redevelopment Area (WCCRA) was created in 2024 and is anticipated to sunset in 2054. It is the third Community Redevelopment Area in the City of St. Augustine. The West City CRA is located west of the Historic Downtown of the City of St. Augustine with direct connections via W. King Street. The CRA is approximately 604 acres and is bounded to the north by Ravenswood Drive and Vista Cove Drive, to the east by the San Sebastian River and US Highway 1, to the south by State Route 207, and to the west by the City's modified boundary.

Demographics & Socioeconomics

Table 1. Population Projections

	2010	2023	Percent Change
CRA	2,536	2,684	5.8%
City	13,842	15,135	9.3%

Source: American Community Survey, 2023

POPULATION GROWTH

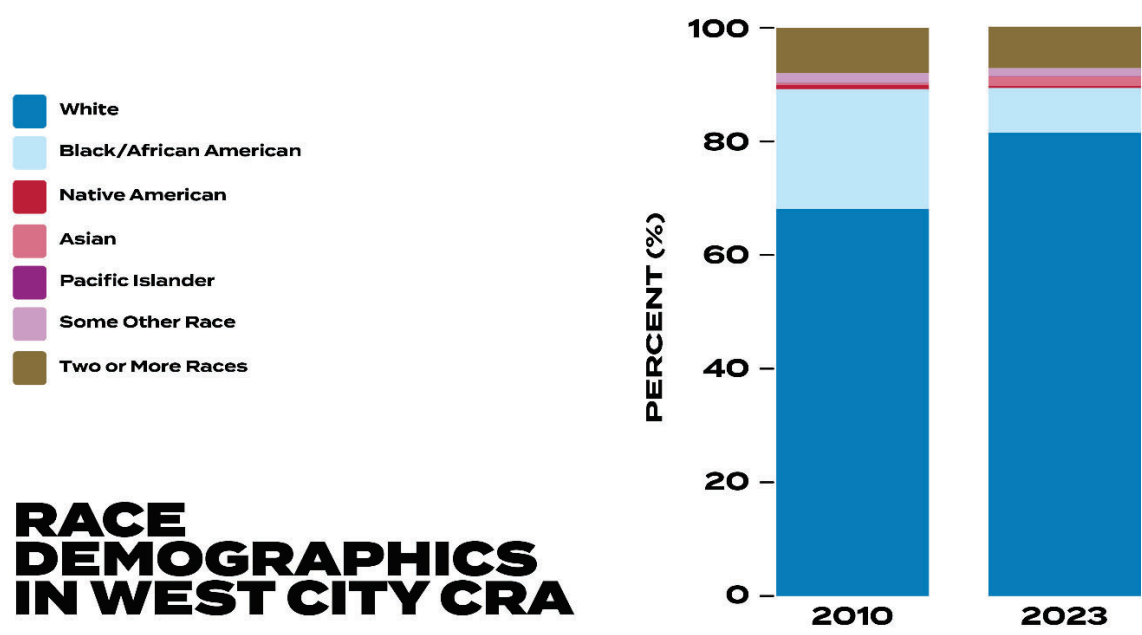
The current population of the West City CRA is estimated to be 2,684 people, according to the American Community Survey estimates for 2023. Compared to the estimated population in 2010, the area has increased in population by 5.8% over the 13-year period. In this same time period, the City has grown by 9.3%. Table 1 shows the

estimated populations for 2010 and 2023 for the City and CRA. The median age in the CRA is 43.0 years which is lower than the City’s median age of 48.4 years.

RACE & ETHNICITY

The area’s residents have a relatively high diversity index compared to the City’s (56.6 vs. 41.8), showing there is a more equal mix of races and ethnicities in the West City CRA (see Table 2). The proportion of Black and/or African American residents has shifted in the CRA since 2010, when these residents accounted for 27% of the population. Over the same time period, the proportion of residents who identify as Two or More Races has increased by 6%. The Hispanic population accounts for approximately 8.4% of the CRA.

Table 2. Race

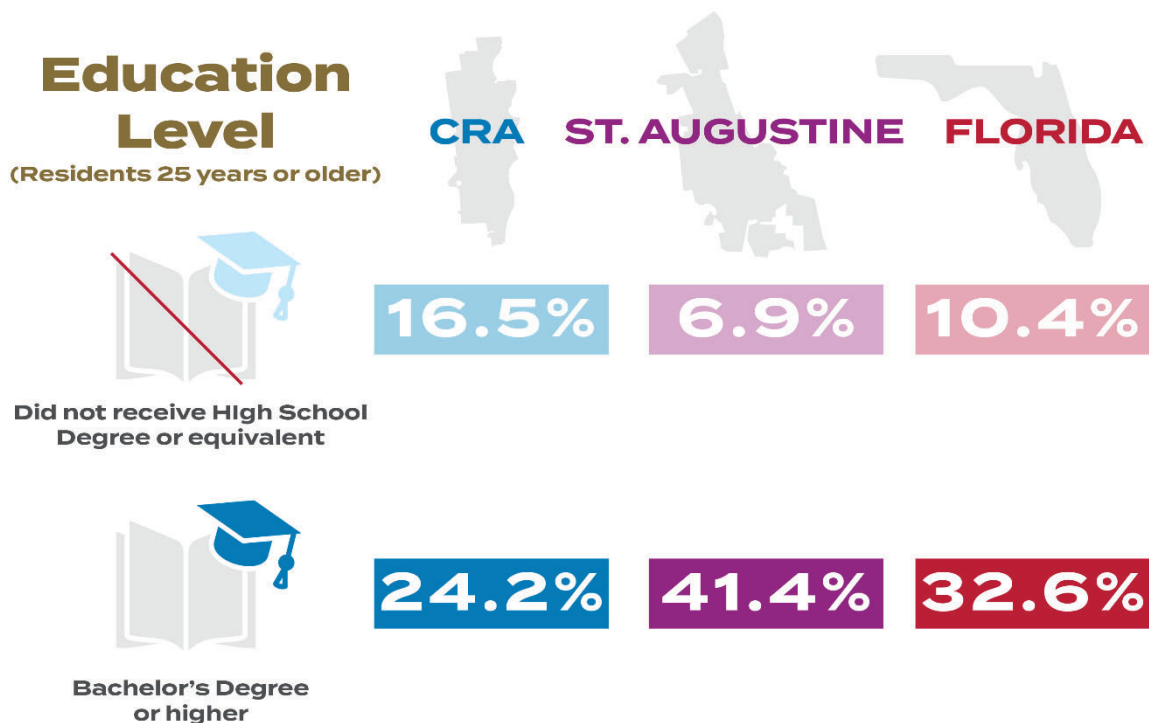


Source: American Community Survey, 2024

EDUCATIONAL ATTAINMENT

The median household income within the CRA is approximately \$44,162 and significantly less than the City's \$68,421. The disparity in median household income between the CRA and the City is likely linked to the educational attainment within the CRA, which is shown in Table 3. The proportion of residents over the age of 25 who did not attain either their high school diploma or an equivalent is 16.5% compared to the City's proportion of 6.9%. The proportion of those who pursued further education after high school is also significantly lower in the CRA compared to the City. The disparity in median household income may also be linked to the types of roles (largely professional service and retail trade) held by employed residents, which will be discussed in the next subsection.

Table 1. Educational Attainment



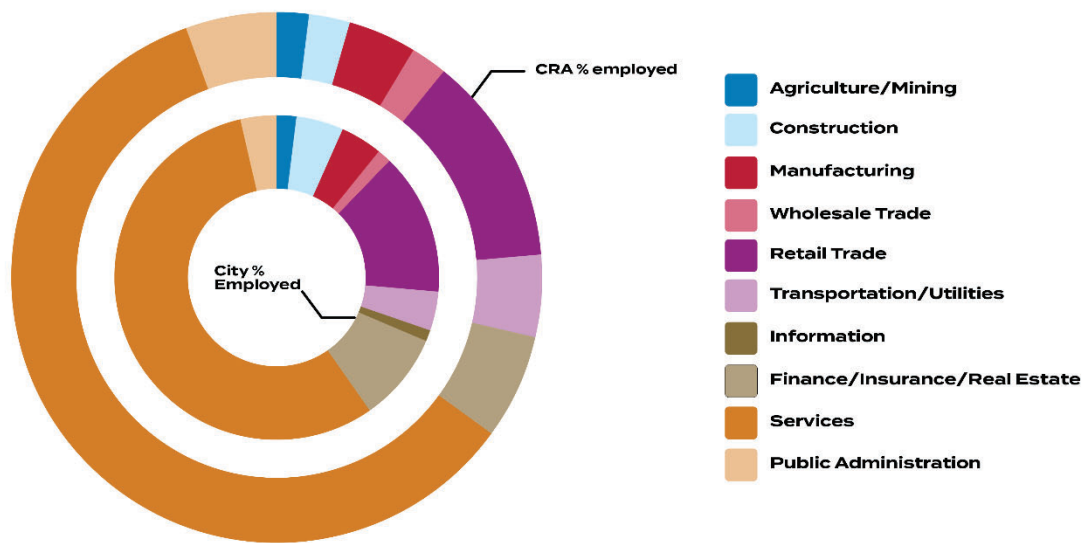
Source: ESRI BAO, 2023

LOCAL EMPLOYMENT

The Community Redevelopment Area's unemployment rate is 4.2%, which is higher than the City's unemployment rate of 2.9%. Of the employed CRA residents, many are likely commuting to other parts of the City or St. Johns County (or other proximate counties/cities) for their jobs. CRA residents are most likely to work in services (professional services, hospitality, food service, etc.) which employs 60% of the population. The next most common industries for the employed population are retail trade and FIRE Industries (Finance, Insurance, and Real Estate) (12.7% and 6.4%, respectively within the CRA; 14.3% and 8.9% respectively, Citywide). These proportions are in alignment with the City's employed residents.

Table 2. Employed Population by Industry

EMPLOYED POPULATION BY INDUSTRY

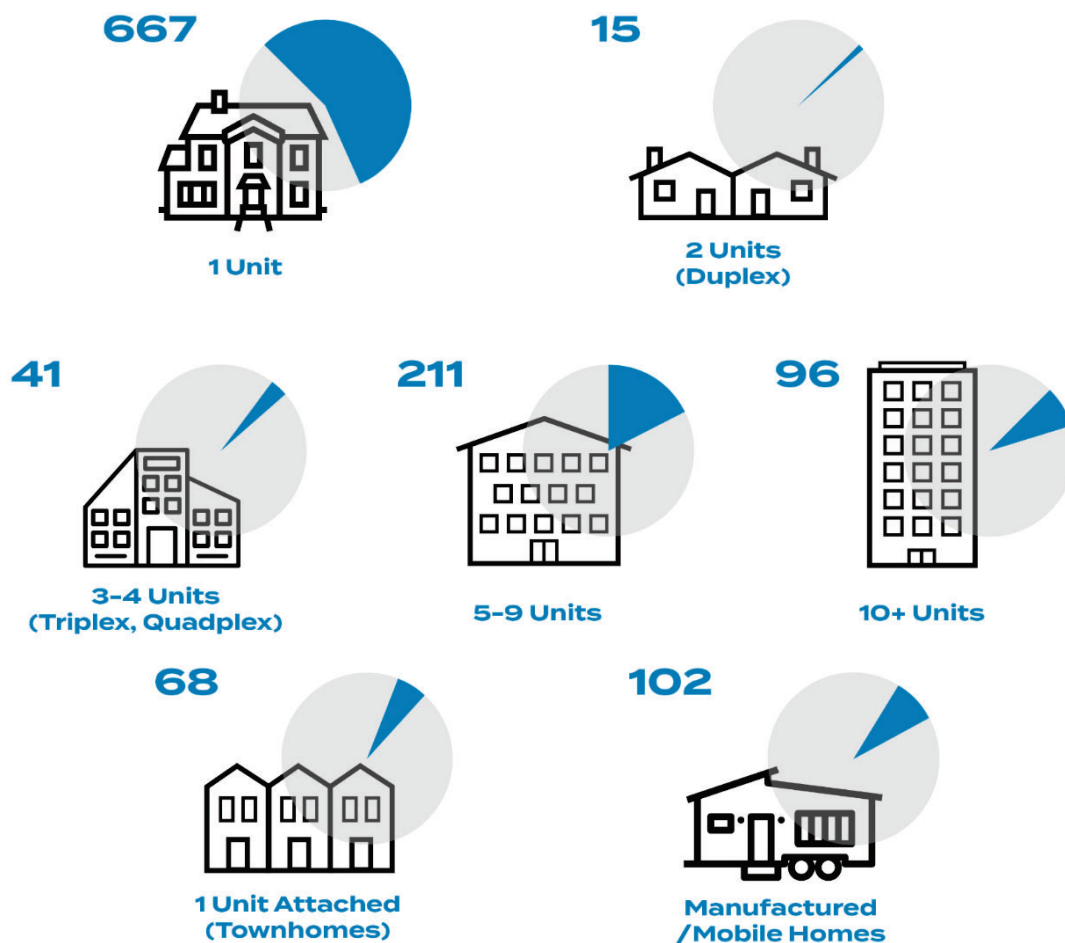


Source: ESRI BAO, 2023

HOUSING CHARACTERISTICS

According to American Community Survey estimates, the Community Redevelopment Area has approximately 1,200 housing units. Primarily, these units are single family homes on small parcels. The CRA also has a few freestanding multifamily buildings in its inventory, as well as a large condominium community near the northern boundary. The vacancy rate of residential structures is estimated to be 12% which is lower than the estimated vacancy rate for the City overall (17%) (ESRI BAO, 2023). It is likely there are some seasonally occupied units included in these estimates for the CRA and City which are used by vacationers or seasonal residents.

Table 3. Housing Units by Units in Structure



Source: American Community Survey Estimates 2017-2021, 2023

For housing structures within the CRA, the median year built is 1969. Over 50% of all housing units were built prior to 1969, and a quarter of housing units were built after 2000. There may be a need for assistance for homeowners to rehabilitate their structures with an aging housing stock. See Table 6 for more information regarding housing structure age.

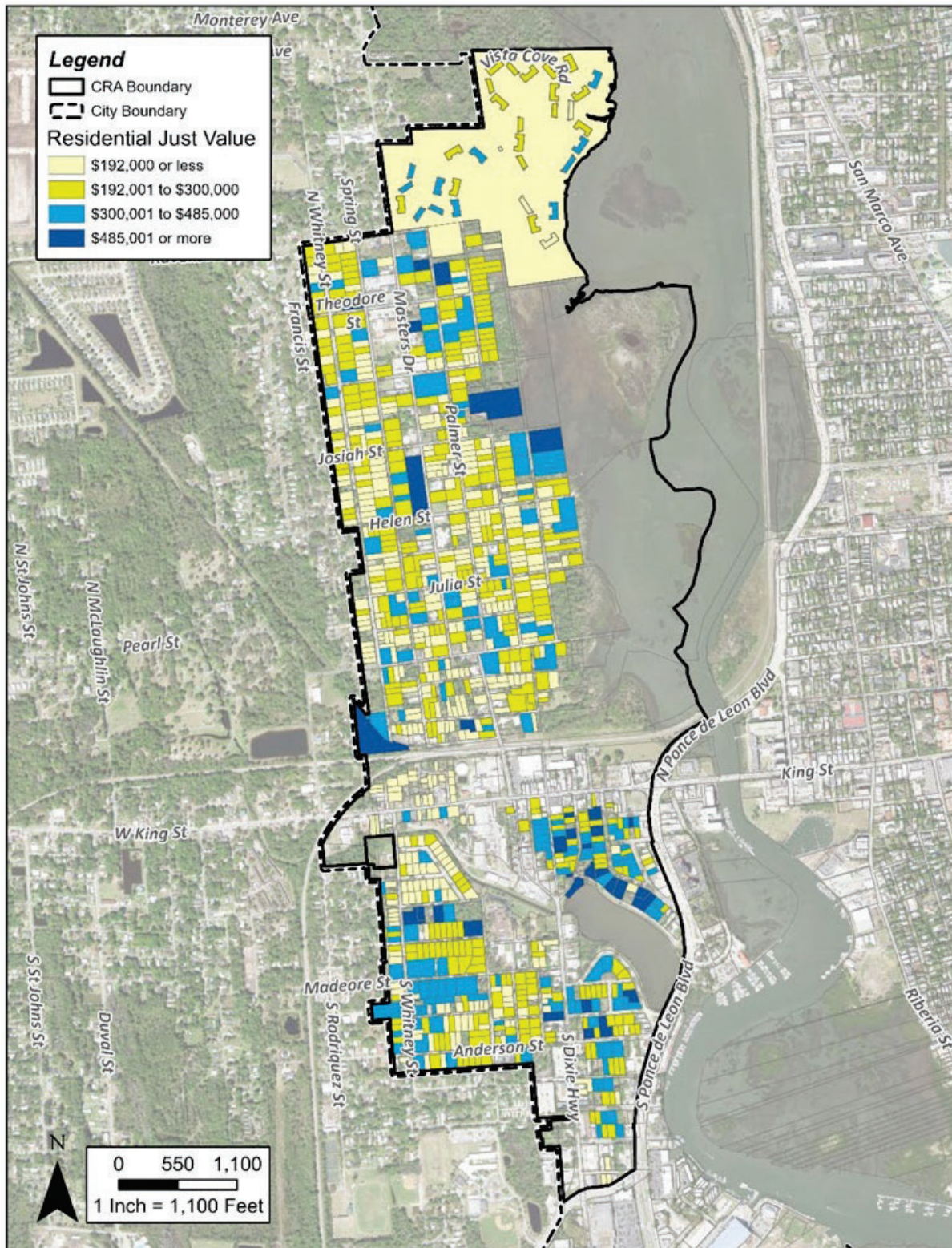
Table 4. Year of Construction for Residential Structures

Period	Percent
Built 2010 or later	1.8%
Built 2000 to 2009	24.6%
Built 1990 to 1999	10.5%
Built 1980 to 1989	7.1%
Built 1970 to 1979	5.3%
Built 1960 to 1969	12.8%
Built 1950 to 1959	22.2%
Built 1940 to 1949	3.7%
Built 1939 or earlier	12.1%

Source: American Community Survey Estimates 2017-2021, 2023

Figure 2 shows the just value of residential parcels, according to St. Johns County Property Appraiser. Just values indicate the total market value of the land value, building value, and the value of extra features on a parcel. Generally, the residential parcels south of West King Street have higher just values than the residential parcels north of West King Street. Residential parcels lining West King Street have lower just values than the median home value for the CRA, which is \$217,192. Compared to the City's overall median home value of \$429,219, many of the residential parcels within the CRA are estimated at lower just values.

Figure 2. Just Value (Residential Parcels) Map



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

CULTURAL AND HISTORIC RESOURCES

According to data provided by the Florida State Historic Preservation Office (SHPO), an architectural survey record has been completed to date for 883 structures within the West City CRA. While all structures have not yet been evaluated for eligibility at this time, 317 structures have been determined to be eligible for the National Register of Historic Places (NRHP). Other cultural resources that have been determined to be eligible for the NRHP include the Florida East Coast (FEC) Railroad Bridge and the Congregation of Sons of Israel Cemetery, located on the western edge of the CRA. A West Augustine survey completed in 2020 identified six potential historic districts, which have yet to be determined for NRHP eligibility. In addition, four linear resources are partially within the CRA including the FEC Railroad, Ponce de Leon Boulevard / US Highway 1, West King Street, and South Dixie Highway.

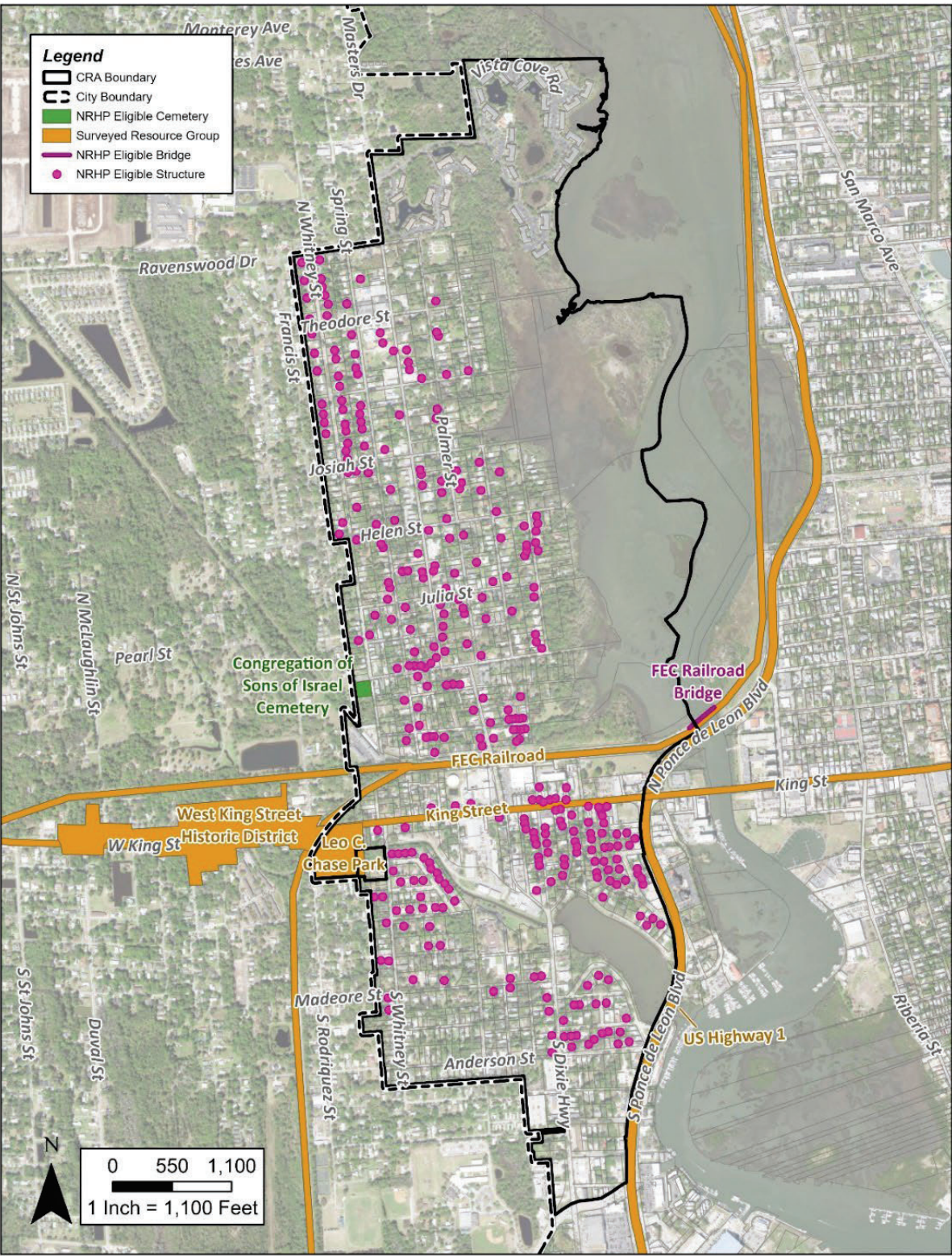
One of the first in the United States, the City's Archaeological Preservation Ordinance is unique because it evaluates and protects archaeological deposits on both public and private properties. Per the ordinance, archaeological review is part of the City's permitting process. If a building, utility, or right-of-way project occurs within a defined Archaeological Zone, spans 100 square feet in width, and extends three (3) inches deep, the work requires an archaeological review by the City Archaeologist. Within the overall City limits, a total of eighteen (18) archaeological zones that are known or have the potential to contain buried archaeological resources dating back 4,000 years ago. Archaeological Zone IIIC starts at the south end of Oyster Creek and extends towards the southern boundary of the West City CRA.

Figure 3. Photographs of West City



Photos: West City, St. Augustine, Top Right; Water Treatment Plant, Middle; Zion Missionary Baptist Church, Left; Rollins Neighborhood Green Space

Figure 4. Historic Resources Map



Sources: City of St. Augustine, Florida Division of Historic Resources, 2024

KING STREET ENTRY CORRIDOR

In 2000, the City of St. Augustine identified three entry corridors as critical gateways into the city. King Street is one of the entry corridors and bisects numerous neighborhoods and commercial and residential areas. Starting in the downtown at Granada Street, just west of City Hall, the King Street Entry Corridor extends towards the western edge of the city limits, marked by the Florida East Coast (FEC.) Railroad crossing. The western portion of the corridor which terminates at Ponce de Leon Boulevard (US-1), is unique from East King. West King serves as a local commercial hub for the neighborhoods surrounding it, including Ravenswood to the north, and the Pellicer area to the south, but is also a destination location with its shops and eateries.

The King Street Design Standards for Entry Corridors (DSEC) outline design review requirements for new building, rehabilitation, or redevelopment projects. The Corridor Review Committee (CRC) is responsible for the required design review of projects within the King Street Entry Corridor.

Figure 5. Entry Corridor Boundary Map



Sources: City of St. Augustine, Florida Geographic Data Library, 2023

Land Use

The following subsections will discuss current land use (how the individual parcels are currently being used), future land use (the City's vision for the future and the types of developments which can occur), and zoning (regulations which dictate the dimensions of developments). In addition, parks and recreational space will be discussed as their impact on the Community Redevelopment Area is incredibly important to the community.

Table 7. Current Land Use

Current Land Use	Acres	Percent (%)
Single Family Residential	181.5	31.0%
Conservation	93.8	16.0%
Multifamily	92.5	15.8%
Right-of-Way/Utilities	67.1	11.5%
Vacant	66.4	11.3%
Public/Institutional	45.1	7.7%
Commercial	19.7	3.4%
Industrial	9.3	1.6%
Mixed Use	5.3	0.9%
Office/Professional	4.6	0.8%
Total Acreage	585.31	
<i>1 Some areas within the CRA Boundary are not accounted for within the data above, specifically water bodies.</i>		

Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

current land use pattern within the CRA. The most prominent land uses in the CRA are Single Family Residential (31%), Conservation (16%), Multifamily (16%), Right-of-Way/Utilities (12%), and Vacant or undeveloped (11%). Public/Institutional, Multifamily, and Commercial land uses account for 8%, 3%, and 2%, respectively, while Industrial, Mixed Use, and Office/Professional account for small proportions (less than 2%).

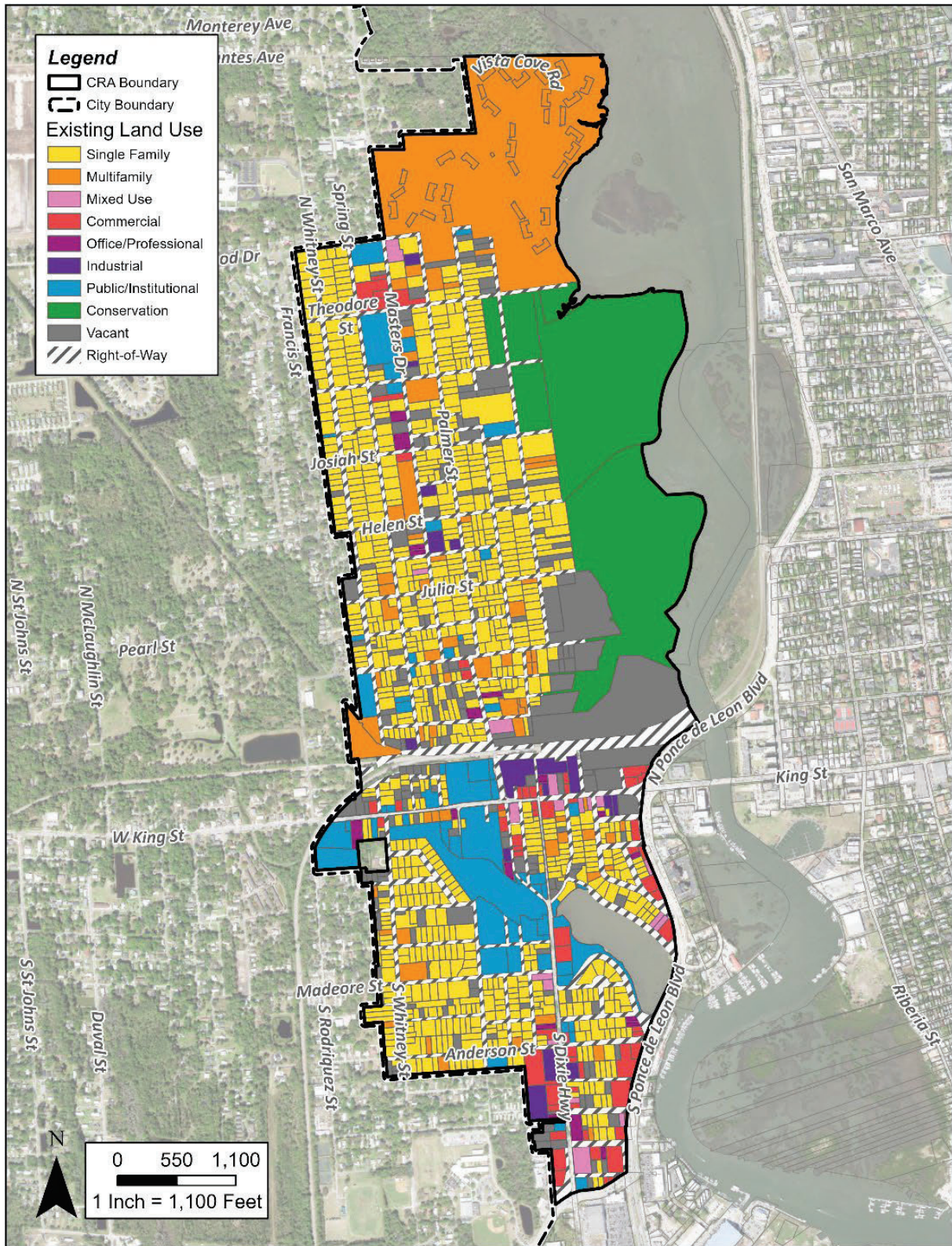
The Single-Family Residential uses are located throughout the CRA, and Conservation areas are mostly located along the San Sebastian River. Public/Institutional uses include schools, religious institutions, clubs, and government buildings, and are concentrated south of West King Street. Commercial, Office/Professional, and Mixed-Use are primarily located along the West King Street and US Highway 1 corridors.

CURRENT LAND USE PATTERNS

Current land use patterns show how parcels within an area are being used, whether for residential, commercial, industrial, or institutional uses. Understanding land use patterns can help direct future development needs or improvements for the CRA. These current land use categories are derived from the Department of Revenue (DOR) land use codes provided within the most recent data from the St. Johns County Property Appraiser.

Table 7 provides a breakdown of the acreages and proportions of each land use while Figure 6 shows a map of the

Figure 6. Current Land Use Map

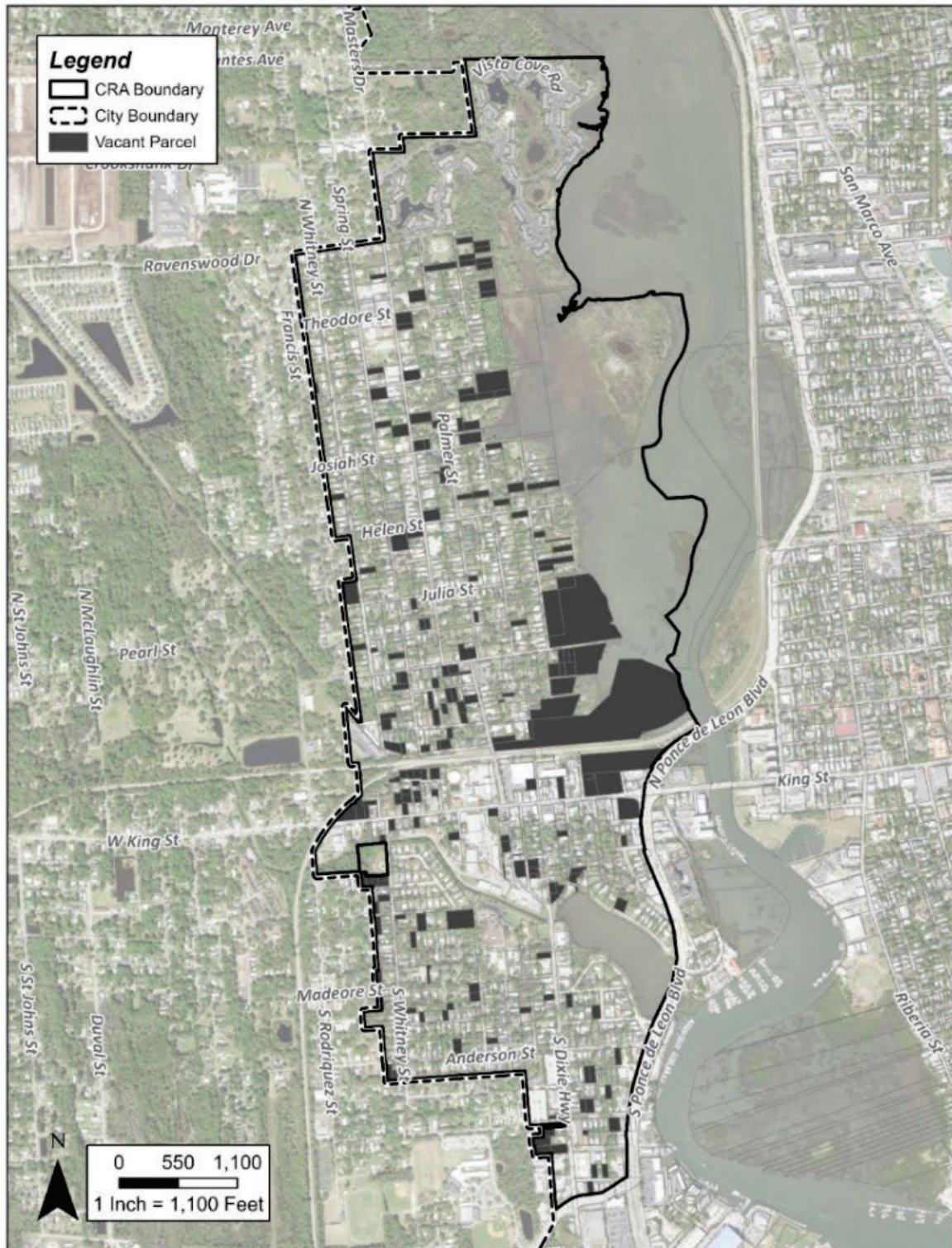


Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

VACANT PARCELS & OPPORTUNITIES

The St. Johns County Property Appraiser estimates there are 213 vacant parcels within the CRA, which are scattered throughout with a major concentration along West King Street and the San Sebastian River. The parcels along West King Street are owned by a few entities, and there seem to be opportunities to develop these parcels, apart from areas with environmentally sensitive lands (wetlands or significant habitats). The average size of vacant parcels is less than a half-acre (0.3 acres). The smaller parcels offer opportunities for infill development for residential or nonresidential uses, depending on their future land use designations. The largest parcel is 14.7 acres and is located along West King Street and the river (north of, and proximate to, the railroad tracks). However, this parcel likely contains some environmentally sensitive lands, as mentioned. Most of these vacant parcels are owned by private owners and may provide opportunities for reinvestment in the community. Figure 7 shows these vacant parcels.

Figure 7. Vacant Parcels Map



Sources: City of St. Augustine, St. Johns County Property Appraiser, 2023

FUTURE LAND USE

The City of St. Augustine's Comprehensive Plan establishes Future Land Use (FLU) designations within the City to guide future growth to match a shared community vision. The City's Future Land Use Map as well as its goals and policies provide a direction for economic growth and development in certain areas, while preserving and protecting environmental and cultural resources. Table 8 provides the breakdown of acreage and proportion of the land use in the CRA, and Figure 8 shows the future land use designations in the CRA.

Residential Low Density is the most common FLU category in the CRA and accounts for 35% of the land area. This Future Land Use Category allows for single-family dwellings and other uses compatible with low density single-family, such as public and institutional uses, child care centers, recreation, and schools. The maximum density allowed for residential uses is 8 dwelling units per acre (du/ac). The Residential Low Density designation is located throughout the CRA, as shown in Figure 8. Open Land is the second most common FLU category in the Neighborhood (22%) and is intended to separate dense urban activity from environmentally sensitive areas. The Open Land FLU category allows for single-family dwellings at up to 2 du/ac, as well as passive recreation activities and water related activities. The Open Land designation in the CRA is located along the San Sebastian River (where a conservation area is located, as discussed in a following section) and near Oyster Creek.

Table 8. Future Land Use Designations

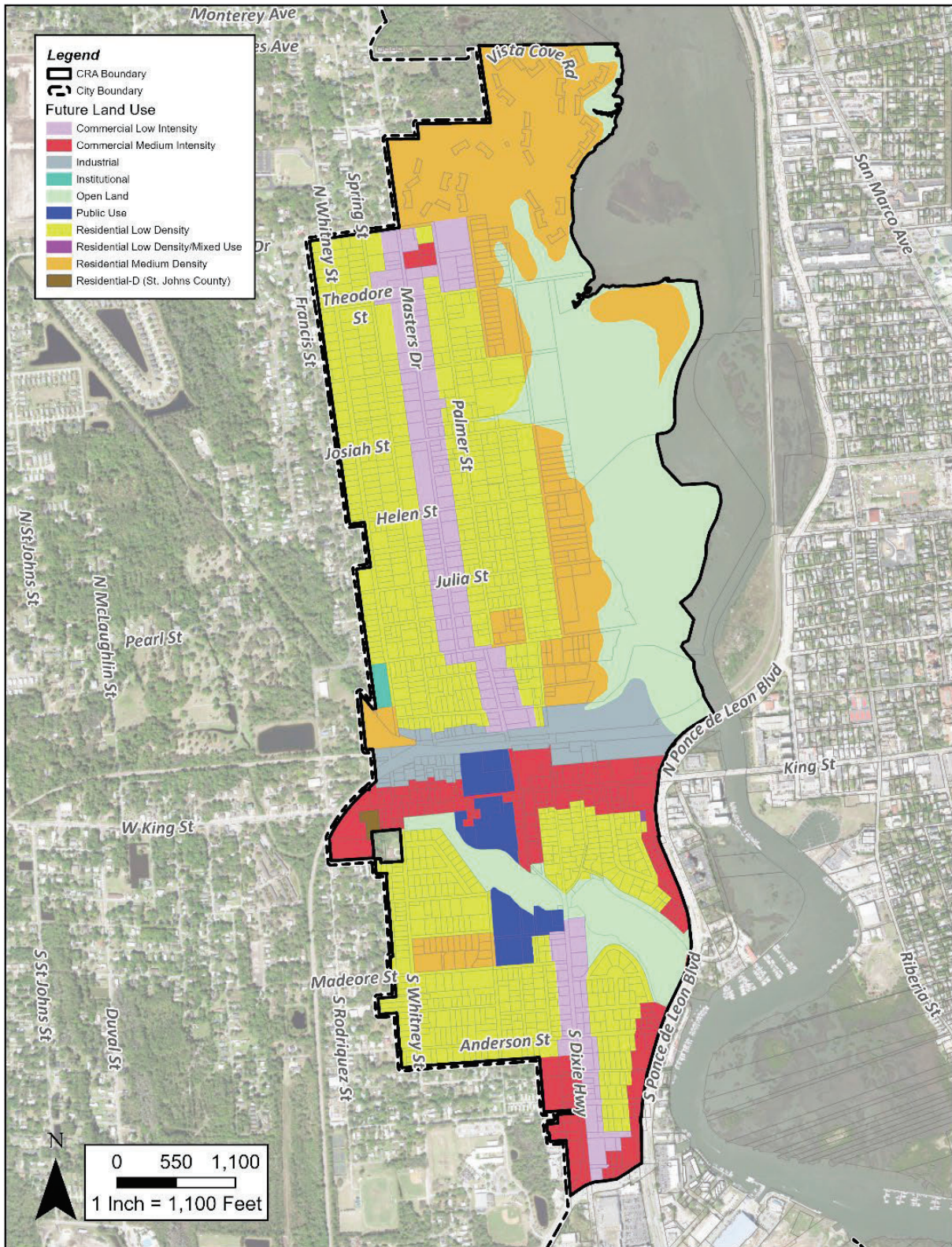
Future Land Use	Acre	Percent (%)
Residential Low Density	210.6	34.9%
Open Land	129.9	21.5%
Residential Medium Density	112.0	18.5%
Commercial Low Intensity	56.9	9.4%
Commercial Medium Intensity	49.8	8.2%
Industrial	26.2	4.3%
Public Use	15.8	2.6%
Institutional	1.4	0.2%
Residential-D (St. Johns County)	0.9	0.2%
Residential Low Density / Mixed Use	0.1	<0.1%
Total Acreage	603.6*	
*Note: This total acreage is different from the Existing Land Use total acreage due to the differences in parcel data. All roads and waterways are included in the Future Land Use but not in the Existing Land Use.		

Sources: City of St. Augustine, 2023

The Residential Medium Density and Commercial Low Intensity FLU categories account for 19% and 10% of the total CRA, respectively. The Residential Medium Density FLU category allows for a mix of single-family and multifamily residential uses, as well as nonresidential uses (a maximum of 30% of an area). The maximum density for the category is 16 du/ac and is primarily found along Florida and Nesmith Avenues, as well as in the Vista Cove condominium development. Commercial Low Intensity allows for low traffic generating commercial uses such as retail and

service-related uses to serve local neighborhoods. Recreation, institutional, and residential uses are also permitted within the FLU category, and a mix of uses is encouraged. The Commercial Low Intensity designation is primarily found along Masters Drive and South Dixie Highway.

Figure 8. Future Land Use Map



Sources: City of St. Augustine, St. Johns County, 2023

Zoning

Zoning districts are found in the City of St. Augustine's Land Development Code and assist in implementing the Comprehensive Plan by adopting development standards for each of the districts. Zoning districts guide permitted, prohibited, and conditional uses of the land, as well as site development criteria, building footprints, and public realm aspects (signage, landscaping, design, etc.). Table 9 lists the zoning districts and their associated acreage, and Figure 9 shows the district locations within the Community Redevelopment Area.

The Residential Single-Family Two (RS-2) zoning district is the most prominent in the CRA and accounts for 33% of the land area. The purpose of the RS-2 district is to allow for single-family dwellings and compatible uses, including home-based businesses and recreation facilities. Residential General One (RG-1), the second most prominent zoning designation in the CRA, allows for higher densities than RS-2 and permits nonresidential uses which are complementary. RG-1 is primarily located on the eastern edge of the CRA, near the river, and accounts for approximately 27% of the land area. Open Land (OL) is located in the Oyster Creek and Spengler Island Conservation areas and is intended to protect environmentally sensitive areas. The OL designation accounts for 13% of the CRA. Other zoning districts are present in the CRA including CL-1, CM-2, GU, IW, MOD, CL-2, RG-2, CM-1, PUD, and a few County designations (PUD, PSD, and RS-3).

Table 9. Zoning

Zoning	Acres	Percent (%)
RS-2 (Residential Single Family-Two)	180.2	33.3%
RG-1 (Residential General-One)	144.6	26.7%
OL (Open Land)	68.5	12.6%
CL-1 (Commercial Low-One)	46.7	8.6%
CM-2 (Commercial Medium-Two)	38.2	7.1%
GU (Government Use)	24.7	4.5%
IW (Industrial & Warehousing)	22.8	4.2%
MOD (Mobility Oriented Development)	5.5	1.0%
CL-2 (Commercial Low-Two)	4.7	0.9%
RG-2 (Residential General-Two)	4.3	0.8%
CM-1 (Commercial Medium-One)	1.6	0.3%
PUD (Planned Unit Development)	0.3	0.1%
Total Acreage	541.9 *	
<i>*Note: This total acreage is different from the Existing Land Use and Future Land Use total acreages due to the differences in parcel data. Some roadways and waterways are included in the Future Land Use acreages, some are included in the Existing Land Use, and no roadways are included in the Zoning districts.</i>		

Sources: City of St. Augustine, St. Johns County, 2023

Legend

- CRA Boundary
- City Boundary

Zoning

- Commercial Low-One
- Commercial Low-Two
- Commercial Medium-One
- Commercial Medium-Two
- Government Use
- Industrial & Warehousing
- Mobility Oriented Development
- Open Land
- Planned Unit Development
- Residential General-One
- Residential General-Two
- Residential Single Family-Two

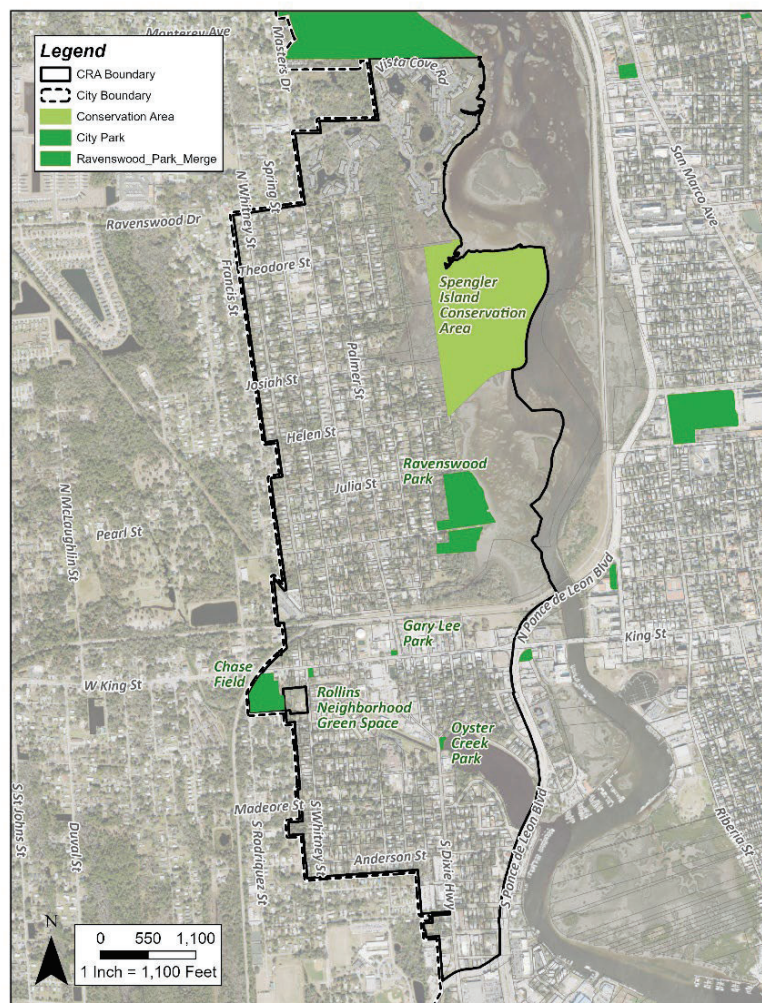
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1 Inch = 1,100 Feet

COMMUNITY REDEVELOPMENT PLAN

Parks & Conservation Areas

There are three parks within the Community Redevelopment Area: Chase Field, Gary Lee Park, and Oyster Creek Park. Chase Field is located at the western boundary of the CRA, south of West King Street, and is approximately 3.2 acres. The park is part of the Boys and Girls Club facilities and is owned by the City of St. Augustine. Gary Lee Park is located at the intersection of West King Street and Palmer Street and is less than a tenth of an acre. Rollins Neighborhood Green Space is a neighborhood green space for community use. Oyster Creek Park is located on the northwestern side of Oyster Creek along Davis Street and is approximately 0.2 acres. Spengler Island Conservation Area, a 43-acre conservation area with estuaries and marshes, is in the northeast corner of the CRA and managed by St. Johns County.

Figure 10. Parks & Conservation Areas Map



Sources: City of St. Augustine, Florida Geographic Data Library, 2023

Transportation System and Mobility Analysis

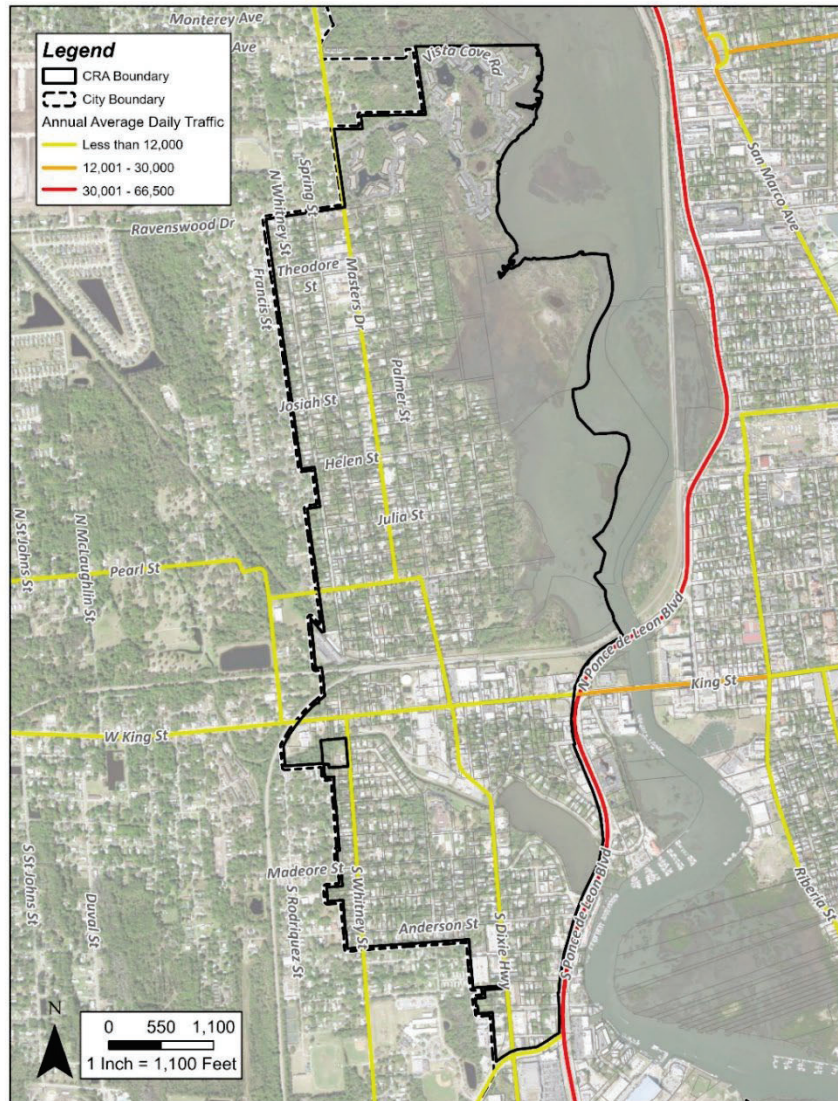
The main roadway through the CRA is W. King Street which connects unincorporated St. Johns County with St. Augustine's Historic W. Downtown and US Highway 1 (Ponce de Leon Boulevard). W. King Street has an average daily traffic count of less than 12,000 vehicle trips within the CRA, but once the roadway crosses US 1, it becomes more heavily traveled (up to 30,000 daily trips). Figure 11 shows the annual average daily traffic counts for some of the roadways within the CRA based on Florida Department of Transportation (FDOT) data. W. King Street is a County-maintained roadway, so the City of St. Augustine and the Community Redevelopment Agency will need to collaborate with St. Johns County for any potential roadway improvements.

MOBILITY PLAN

The City of St. Augustine updated their Transportation and Mobility Element of the Comprehensive Plan in 2020 to incorporate a multimodal transportation system and its funding mechanisms. The City has made an effort to coordinate multiple transportation options to meet the needs of its residents through public transportation, on-street parking, satellite parking areas, walking, biking, and other non-motorized types of mobility. The funding mechanism for this effort is mobility fees which are applied to new development or redevelopment which results in an increase in travel demand.

Within the CRA, Masters Drive, Palmer Street, Pellicer Lane and S. Dixie Highway are proposed to become complete streets, which includes multimodal transportation options such as walking, biking, driving, and public transportation. S. Leonard Street, south of W. King Street, is proposed to become a shared street, which indicates local and residential streets with lower speeds and multimodal options. A new pedestrian and cyclist trail is proposed to extend along W. King Street into the Historic Downtown. A parking garage, a park and ride, and an aerial tram are also proposed within the CRA, as well as a future rail station. These transportation improvements will allow for people to travel more easily within the CRA, as well as from the CRA to other areas of the City and County. This can lead to redevelopment and new development opportunities for residential and nonresidential buildings.

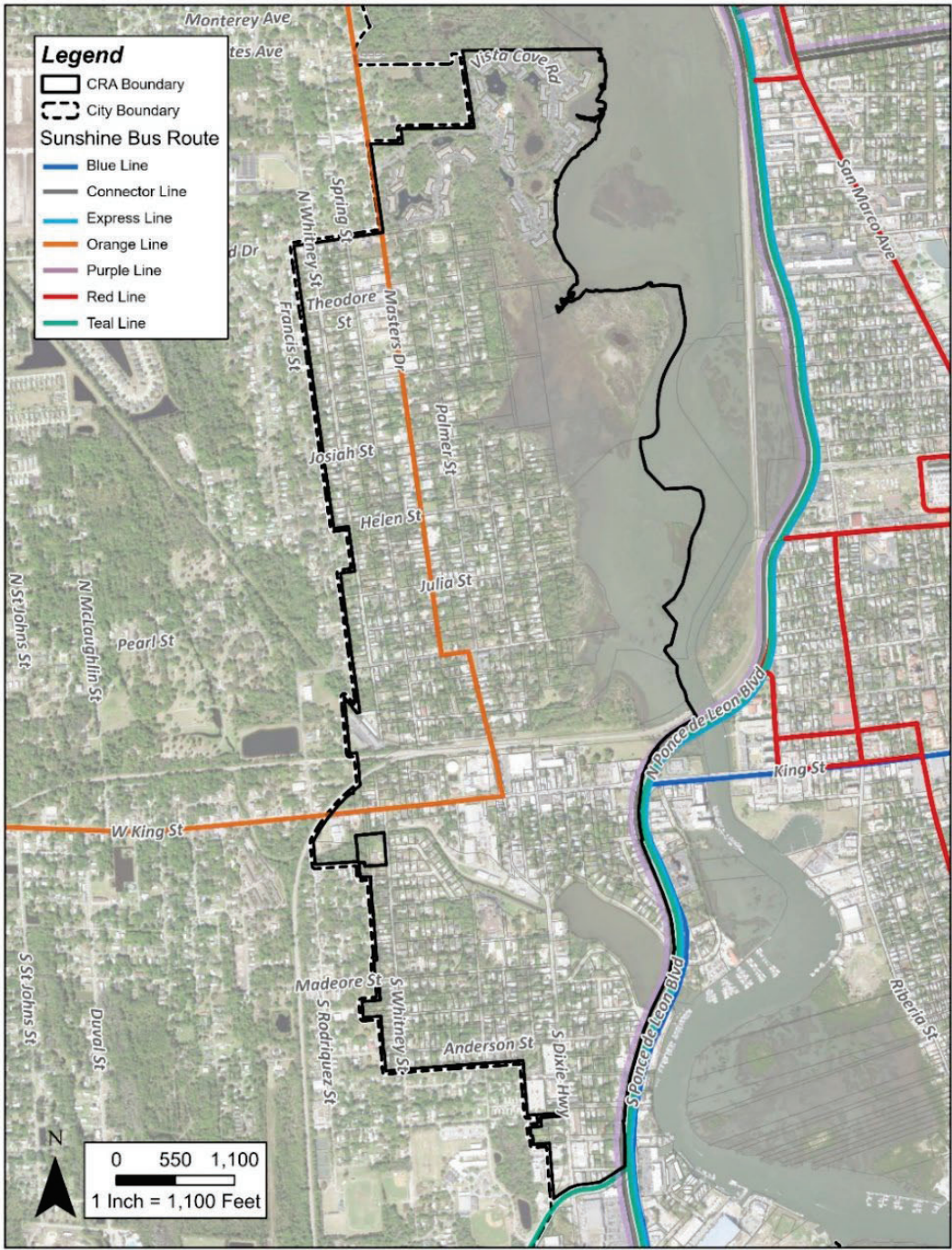
Figure 11. Traffic Map



Sources: City of St. Augustine, FDOT, 2023

The Sunshine Bus Company provides fixed-route public transportation within St. Johns County, with some connections to neighboring counties. Several Sunshine Bus Routes serve the Community Redevelopment Area, though only one (the Orange Line) runs through the center of the area along W. King Street and Masters Drive. The Blue, Purple, Teal, Express, and Connector Lines all run along Ponce de Leon Boulevard with connections to the Historic Downtown area. Community members voiced concerns over the reliability of the Sunshine Bus system with long headways and irregular schedules. St. Johns County has plans to improve the bus system in conjunction with the City of St. Augustine, including potentially repurposing and renovating existing bus shelters.

Figure 12. Public Transportation Map



Sources: City of St. Augustine, St. Johns County, 2023

Coastal Vulnerability Assessment

The City of St. Augustine assessed its coastal vulnerability in a 2016 study. This assessment showed vulnerabilities within the CRA area, specifically in the eastern part of the area near Oyster Creek and the San Sebastian River. Currently there is flooding in these areas, and with sea level rise, there are projected flooding hazards. The roadway and bridge network connecting the CRA to the Historic Downtown are at highest risk with up to three feet increase in sea level, with the W. King Street bridge becoming non-functioning with 1.5 feet of sea level rise. The City has created an Adaptation Plan to combat these vulnerabilities and hazards. Some of the adaptation measures are green infrastructure, stormwater infrastructure improvements, and policy tools to assist with the protection of existing and new development.

COMMUNITY ENGAGEMENT & PUBLIC INPUT



COMMUNITY ENGAGEMENT & PUBLIC INPUT

The West City Community Redevelopment Plan was developed using a robust public input and public engagement process. Four different public input mechanisms were used to provide the community multiple opportunities to participate in the development of the plan: stakeholder interviews, an interactive project website, and several community engagement sessions.

STAKEHOLDER INTERVIEWS

Inspire coordinated with CRA/City staff to develop a diverse and comprehensive list of stakeholders. Over the course of two weeks, the Inspire team conducted virtual and phone interviews with these stakeholders to gain insight into West City's past and the community's vision for its future.

INTERACTIVE PROJECT WEBSITE

An interactive project website was developed to provide the public with information about the West City Community Redevelopment Plan process, schedule, public meeting information and to provide an online platform for public input. The website included a community input survey as well as an interactive map of West City where visitors could leave comments and view comments.

Over the course of several months, the project site received hundreds of views and 167 survey responses and Redevelopment Area map comments.

Figure 13. Inspire Community Engagement Website



The West City CRA was established in 2024 after assessing conditions within the neighborhood. Now, the City of St. Augustine wants your help in developing the Community Redevelopment Plan based on how you'd like to enhance your community. Below, you will find several ways to share your ideas!



Source: West City CRA, Inspire, 2024. Project Website

COMMUNITY ENGAGEMENT SESSIONS

On May 15, 2024, CRA staff and Inspire attended the West King Wednesday market event and engaged with community members about the West City CRA effort. A greeting area was set up on West King Street, proximate to the market. A map of the area was shared, and attendees were encouraged to provide their insights into the current status and future direction of the West City.

On September 10, 2024, a community engagement event was hosted by CRA/City staff at Remnant Outreach (Shiloh) Church located on West King Street. The event was structured to seek community input into strategic focus areas that had been previously endorsed by the West City Steering Committee at their first meeting on August 8, 2024.

STEERING COMMITTEE OPEN HOUSE

A Steering Committee for the West City Community Redevelopment planning effort was appointed by the City Commission on July 8, 2024. Following a preliminary meeting on August 8, 2024, a review of the draft Plan was sponsored by the Steering Committee on November 14, 2024 at a City Hall publicly noticed meeting.

This meeting included a presentation regarding the proposed draft West City Community Redevelopment Plan and allowed for input on the draft Plan's contents from the Steering Committee and the public.

Figure 14. Photographs of Workshops



STRATEGIC GOALS & 6-POINT ACTION PLAN



STRATEGIC GOALS AND 6-POINT ACTION PLAN

The West City Community Redevelopment Plan proposes the following Strategic Goals to guide the St. Augustine Community Redevelopment Agency's decision-making process and redevelopment activities.

The Strategic Goals are addressed through a 6-point Action Plan.

Action Strategy 1: Community Stabilization Through Housing Policy and Other Relative Stabilization Efforts

Action Strategy 2: Public Space Enhancement/Beautification

Action Strategy 3: Locally Oriented Business Development and New Business Programming

Action Strategy 4: Mobility/Connectivity and Infrastructure Improvements

Action Strategy 5: Branding/Signage

Action Strategy 6: Continue and Enhance Efforts Regarding Historic Preservation

Note: Action strategies are not necessarily in order of priority.

COMMUNITY STABILIZATION



- Foster a stable housing stock through establishment of residential rehabilitation and repair programs
- Work with existing property owners on providing affordable housing opportunities for neighborhood residents
- Provide opportunities for new homebuyers to explore down-payment assistance programs
- Develop strategies to encourage vibrant aging in place, place savings and place-making alternatives
- Research and implement additional stabilization options; clear title, homestead exemption, heirs property program
- Pursue community policing initiatives working with adjacent neighborhoods in partnership with the City's Police Department

PUBLIC SPACE ENHANCEMENT/BEAUTIFICATION



- Improve Oyster Creek, Rollins Neighborhood and other green spaces
- Enhance the hardscape and landscape consistent with the historic character of the area
- Utilize open spaces to provide additional public amenities including signage and facilities/restroom improvements that promote a multimodal system
- Create a curb appeal program

LOCALLY ORIENTED BUSINESS DEVELOPMENT



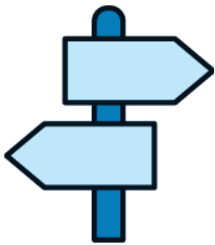
- Explore development of a building façade grant program
- Explore strategies and initiatives for economic development for the local and new business community; incentive programs, CRA marketing initiatives
- Create short term transitional business incubation space
- Increase parking supply in strategic locations
- Continue to evaluate opportunities for shared parking with private entities
- Partner with business organizations/associations to help inform/advise on future implementation of the Plan
- Explore opportunities for dedicated business delivery and ride-share zone

MOBILITY/CONNECTIVITY



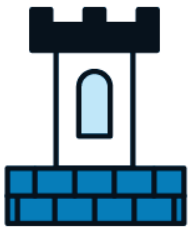
- Provide multimodal infrastructure improvements to enhance walkability
- Identify opportunities for improving and connecting sidewalks, paths, trails, and bike lanes
- Improve Streetscapes (lighting, stormwater improvement, and utilities)
- Explore opportunities to create public transportation systems
- Provide micro transit and tech-enabled shared transportation for first/last mile mobility
- Create a park-once environment and define ride share locations
- Identify sites and improvements for implementing dynamic parking strategies
- Identify initiatives to address increased wear and tear caused by commercial vehicles (dedicated delivery zones and designated areas for large trucks traveling within WCCRA)

BRANDING/SIGNAGE



- Fund wayfinding/navigational system to identify mobility alternatives and locations (i.e., pick up electronic bikes here, water taxi here)
- Provide West City themed special district branding and wayfinding signage that directs visitors to various public amenities

HISTORIC PRESERVATION



- Identify initiatives and alternatives for preserving historic assets and infrastructure/create historic preservation reinvestment opportunities to encourage public/private collaborations
- Guide resources/technical expertise towards existing historic buildings/properties located throughout the West City Redevelopment area
- Showcase the historic assets in the community by publicizing their existence and featuring historical resources in community capacity building forums/efforts
- Create a historic preservation grant program for private or institutionally owned properties/façade grant program
- Explore National Register District Designation

CAPITAL PROJECTS/ CONCEPTUAL MASTER PLAN



CAPITAL PROJECTS/CONCEPTUAL MASTER PLAN

Figure 15 shows the location of the proposed capital improvements within West City. The following capital project descriptions present the proposed public realm improvements to implement the redevelopment strategies identified within the West City Redevelopment Plan and to address issues and concerns identified during public engagement activities. Any proposed capital projects will be evaluated and prioritized by the Community Redevelopment Agency and reviewed for any required approval by the Corridor Review Committee (CRC) for projects within the King Street Entry Corridor. The Historic Architectural Review Board (HARB) must approve any proposed full demolitions of buildings that are fifty years or older.

Streetscape Projects

- W. King Street-Streetscape; areas immediately west of the intersection of US 1 and W. King Street and associated with anticipated redevelopment projects

Branding/Wayfinding Signage

- Design approach to Branding/Wayfinding associated with the West City CRA.

Mobility/Connectivity/Access Improvements

- Investigate access/connectivity to parks and open spaces.
- Implement Pedestrian/Cycling improvements.
- Shuttle and circulator stop and improvements.

Open Space and Park Improvements

- Oyster Creek/Marsh
 - Provide enhanced access/connectivity to the Creek and Marsh through completion of a connectivity study.
 - Beautification of existing amenities.
 - Landscape and trees: upgrade existing landscaping, canopy, and understory trees.
- Rollins Neighborhood Green Space
 - Improve existing amenities in the green space.
 - Consider additional features that drive green space utilization.
 - Improved lighting and site furnishings.
 - Improve access/wayfinding to green space.
 - Create pocket parks on existing non-conforming lots and incorporate neighborhood stormwater management solutions where feasible

Figure 15. Conceptual Master Plan – Proposed Capital Projects

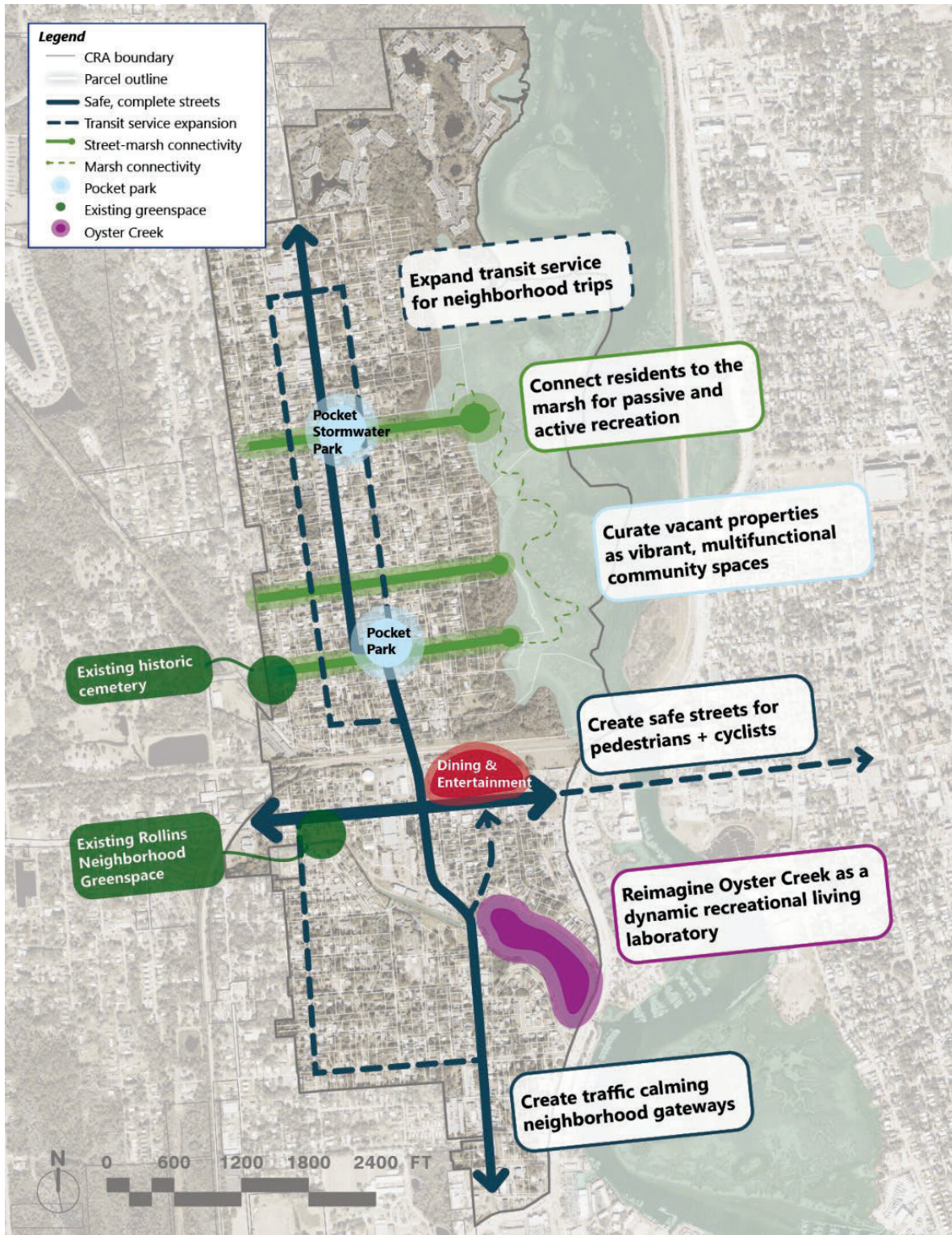
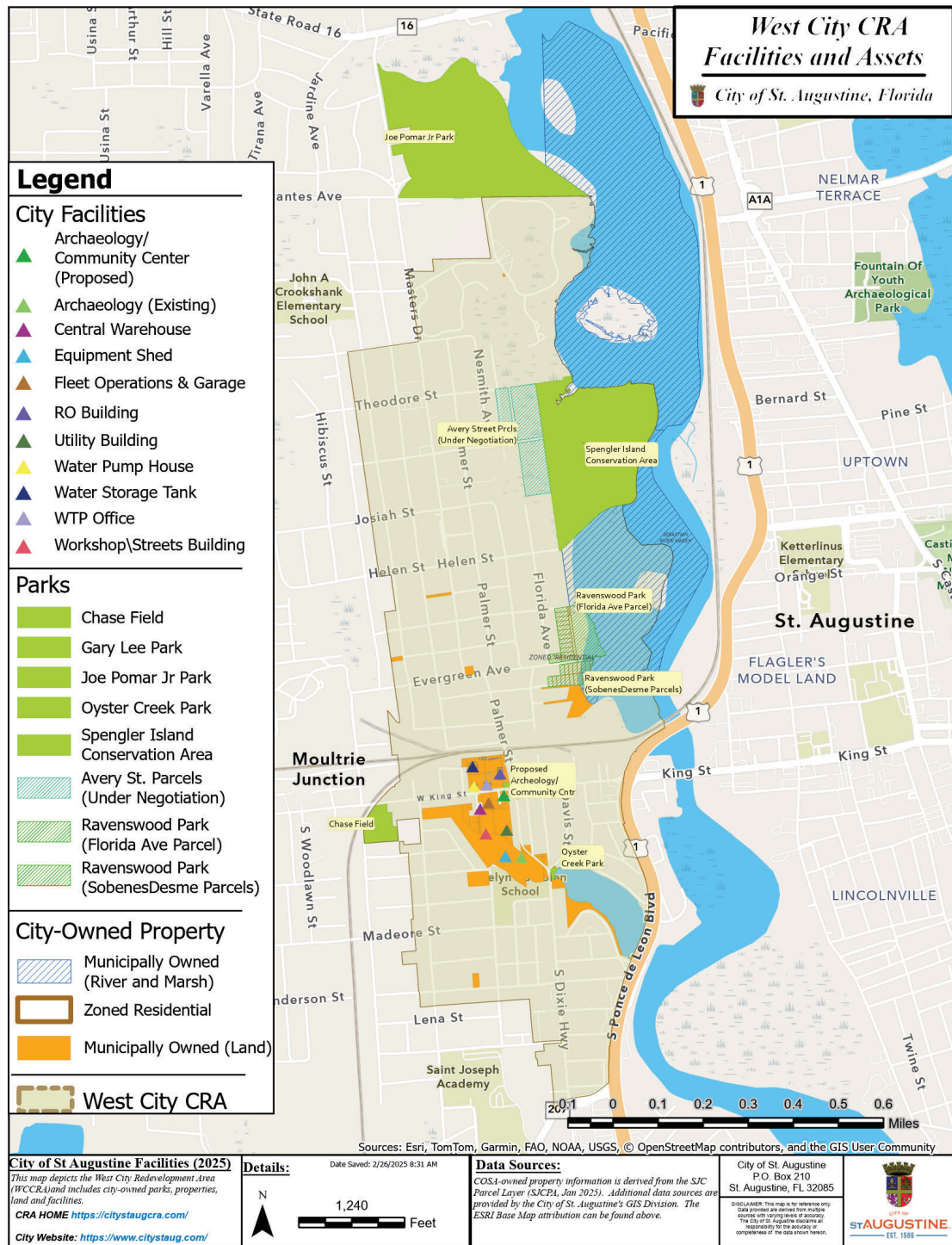


Figure 16. West City CRA Facilities and Assets



Sources: City of St. Augustine, GIS Division, COSA, 2025

Figure 17. Community Interaction Concept



Sources: Inspire Placemaking

Figure 18. Oyster Creek Park Concept



Sources: Inspire Placemaking

Figure 19. Marsh Concept



Sources: Inspire Placemaking

Figure 20. Streetscape Concept



Sources: Inspire Placemaking

TIF PROJECTIONS



TAX INCREMENT FINANCING PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the period of 2024-2054. The projections utilize the base year value (2024), the current (2024 Preliminary Taxable Values) taxable values, and 2024 City and County millage rates as a base. Taxable values are projected to increase at 2.5% per year from 2024. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2054 from County and City participation is **\$15,186,487** and **\$24,474,860** respectively for a total cumulative TIF revenue of **\$39,661,348**.

Table 10. Tax Increment Fund Projections – 2.5% Growth

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	City Contribution @ 95%	Total TIF CRA
BASE	2024	\$229,000,405				
	2024	\$229,000,405	\$0	\$0	\$0	\$0
	2025	\$234,725,415	\$5,725,010	\$25,310	\$40,791	\$66,101
	2026	\$240,593,551	\$11,593,146	\$51,253	\$82,601	\$133,855
	2027	\$246,608,389	\$17,607,984	\$77,845	\$125,457	\$203,302
	2028	\$252,773,599	\$23,773,194	\$105,102	\$169,384	\$274,486
	2029	\$259,092,939	\$30,092,534	\$133,040	\$214,409	\$347,449
	2030	\$265,570,262	\$36,569,857	\$161,676	\$260,560	\$422,236
	2031	\$272,209,519	\$43,209,114	\$191,028	\$307,865	\$498,893
	2032	\$279,014,757	\$50,014,352	\$221,114	\$356,352	\$577,466
	2033	\$285,990,126	\$56,989,721	\$251,952	\$406,052	\$658,004
	2034	\$293,139,879	\$64,139,474	\$283,562	\$456,994	\$740,555
	2035	\$300,468,376	\$71,467,971	\$315,961	\$509,209	\$825,170
	2036	\$307,980,085	\$78,979,680	\$349,170	\$562,730	\$911,901
	2037	\$315,679,588	\$86,679,183	\$383,210	\$617,589	\$1,000,799
	2038	\$323,571,577	\$94,571,172	\$418,101	\$673,820	\$1,091,920
	2039	\$331,660,867	\$102,660,462	\$453,863	\$731,456	\$1,185,319
	2040	\$339,952,388	\$110,951,983	\$490,520	\$790,533	\$1,281,053
	2041	\$348,451,198	\$119,450,793	\$528,094	\$851,087	\$1,379,181
	2042	\$357,162,478	\$128,162,073	\$566,606	\$913,155	\$1,479,761
	2043	\$366,091,540	\$137,091,135	\$606,082	\$976,774	\$1,582,856
	2044	\$375,243,828	\$146,243,423	\$646,544	\$1,041,984	\$1,688,529
	2045	\$384,624,924	\$155,624,519	\$688,018	\$1,108,825	\$1,796,843
	2046	\$394,240,547	\$165,240,142	\$730,529	\$1,177,336	\$1,907,865
	2047	\$404,096,561	\$175,096,156	\$774,103	\$1,247,560	\$2,021,663
	2048	\$414,198,975	\$185,198,570	\$818,766	\$1,319,540	\$2,138,305
	2049	\$424,553,949	\$195,553,544	\$864,545	\$1,393,319	\$2,257,864
	2050	\$435,167,798	\$206,167,393	\$911,469	\$1,468,943	\$2,380,412
	2051	\$446,046,993	\$217,046,588	\$959,566	\$1,546,457	\$2,506,023
	2052	\$457,198,168	\$228,197,763	\$1,008,866	\$1,625,909	\$2,634,775
	2053	\$468,628,122	\$239,627,717	\$1,059,398	\$1,707,347	\$2,766,745
	2054	\$480,343,825	\$251,343,420	\$1,111,193	\$1,790,822	\$2,902,015

County Millage	0.0046537
City Millage	0.0075

\$39,661,348

Total County Contribution (2024-2054)	\$15,186,487
Total City Contribution (2024-2054)	\$24,474,860
Total TIF Estimated (2024-2054)	\$39,661,348

IMPLEMENTATION SCHEDULE



IMPLEMENTATION SCHEDULE

The following tables propose a three-phase approach to implementation of the capital projects contained in the West City Community Redevelopment Area Plan. The evaluation of the Community Redevelopment Agency's accomplishments, findings from the existing conditions analysis, and the input received from residents and businesses during the construction of the West City Community Redevelopment Area Plan identified opportunities and capital improvement projects. However, common obstacles to implementation of these types of plans are financial limitations or satisfaction of any pending funding obligations.

The operational timeframe of the West City Community Redevelopment Plan is until sunset in 2054. The projects and programs identified for each of the Phases address the Plan's six redevelopment strategies: **Community Stabilization through Housing Policy; Public Space Enhancement/Beautification; Locally Oriented Business Development; Mobility/Connectivity; Branding/Signage; Continue and enhance efforts regarding Historic Preservation.**

These funding levels are conceptual and in alignment with priorities established during formulation of the plan and consistent with the community engagement component of the effort. It is anticipated that these projects and their respective conceptual funding levels will be refined and endorsed in future budget considerations by the City of St. Augustine Community Redevelopment Agency (CRA) and the City of Augustine City Commission.

The implementation strategy of any project or program identified within this plan is not intended to be definitive. In addition to project and program cost and funding; public engagement, data collection, professional studies, and ultimately the approval by the City of St. Augustine Community Redevelopment Agency (CRA) will determine the time frame in which projects and programs will be implemented in the defined special district.

Table 11. Phase 1

PHASE 1 (1-10 Years)		
Project	Scope	Funding Level
King Street Streetscape and Infrastructure Improvements*	TIF sourced funds used for initial design.	\$2,000,000
Area-wide Branding and Wayfinding Improvements	Pledge funding for design and implementation of City-approved wayfinding branding/wayfinding plan throughout West City CRA.	\$500,000
Oyster Creek, Rollins, and Other Greenspace Improvements	Initial design for access, beautification, and additional landscape improvements.	\$1,500,000
Community Stabilization	Enhance housing improvement/rehabilitation programs applicable to surrounding neighborhoods. Research and implement other stabilization efforts; partner with Legal Aid, establish a residential repair program.	\$1,500,000
Local Business Development Assistance	Consider incentive programs; assist with support for community efforts designed to increase exposure and business opportunities; assist with parking solutions, business establishment initiatives, new business incubator, and façade improvements.	\$1,500,000

Proposed Phase 1 capital projects/programs are designed to begin to implement the Strategic Vision and associated policy direction.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

Table 12. Phase 2

PHASE 2 (11-20 Years)		
Project	Scope	Funding Level
King Street Streetscape and Infrastructure Improvements*	Additional design/preliminary implementation associated with roadway improvement, stormwater and other utility improvements, trees and landscaping upgrades, sidewalk and lighting improvements, and street furnishings. Overall construction project.	\$7,500,000
Area-wide Branding and Wayfinding Improvements	Implementation associated with branding/wayfinding.	\$500,000
Oyster Creek, Rollins, and Future Identified Greenspace Improvements	Improvement of existing access and amenities as well as other identified public spaces.	\$2,500,000
Marsh Access Improvements	Design associated with marsh access.	\$500,000
Circulator Investigation and Transit Enhancements	Improvement of stops/signage improvements for circulators/transit.	\$500,000
Community Stabilization	Implementation of housing stabilization efforts.	\$1,500,000
Local Business Development Assistance	Implementation of local business development assistance.	\$1,500,000

Proposed Phase 2 capital projects/programs continue efforts at incrementally implementing the Plan's redevelopment strategies while kicking off a few additional public/open space and mobility efforts.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

Table 13. Phase 3

PHASE 3 (21-30 Years)		
Project	Scope	Funding Level
King Street Streetscape and Infrastructure Improvements*	Fully implement streetscape improvements within the King Street Corridor and continue additional infrastructure work.	\$7,500,000
Oyster Creek, Rollins, and Future Identified Greenspace Improvements	Fully implement amenity and beautification upgrades to these public/open spaces as well as other identified spaces.	\$5,000,000
Marsh Access Improvements	Implement access to the marsh on eastern boundary of the West City CRA.	\$2,500,000
Circulator Investigation and Transit Enhancements	Implement range of improvements to provide additional connectivity to downtown via enhanced transit options.	\$2,500,000
Community Stabilization	Continue community stabilization assistance programs.	\$5,000,000
Local Business Development Assistance	Continue local business development assistance programs.	\$2,500,000
Public Parking	Increase public parking supply in strategic locations.	\$2,500,000

Proposed Phase 3 capital projects/programs continue efforts at enhancing and improving overall conditions in the West City CRA.

*Additional streets for consideration include: Evergreen Avenue, Chapin, Anderson, Christopher, Palmer, Madeore, Newcomb and Eastman and where necessary inter-local coordination with entity that controls ROW would be required.

COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES



COMPREHENSIVE GOALS, OBJECTIVES AND POLICIES

The vision for the West City CRA is to preserve the historic authenticity of the area, stabilize the community through local business and home improvement programs, improve and beautify public spaces for use by residents and visitors, enhance mobility and connectivity options and guide residents to community assets through wayfinding/branding opportunities.

The following Comprehensive Goals and Policies of the West City Community Redevelopment Plan provide for the projects that can be funded by the CRA. The focus areas for these Goals and Policies include: Administration; Mobility/Connectivity; Branding/Signage; Public Space enhancement/Beautification; Community Stabilization through Housing Policy; Locally Oriented Business Development; Continue and enhance efforts at Historic Preservation. These Goals, Policies and associated projects, tasks and activities are presented to provide the Community Redevelopment Agency flexibility when developing Annual Work Plans and Budgets during the West City operational period. All projects and funding will be considered and prioritized by the Community Redevelopment Agency on an annual basis as part of the West City Community Redevelopment Plan implementation.

ADMINISTRATION

GOAL 1.1 Maintain cost-effective operations of the Community Redevelopment Agency in accordance with the requirements of the Florida Statutes.

POLICIES

- Continue to utilize funding derived from TIF revenues and other sources where appropriate, to fund capital improvements and programs identified in the West City Community Redevelopment Plan through the 2054 operational timeframe of the Community Redevelopment Area.
- Utilize TIF revenue generated within the West City CRA as a funding source for the administration of the Community Redevelopment Agency and the Agency's redevelopment projects and capital improvements.
- Administer and coordinate the implementation of the West City Community Redevelopment Plan.
- The Community Redevelopment Agency will maintain a current digital map of the West City Redevelopment Area and post the map on the CRA website.
- Staff will provide an annual report to the City Commission annually.

ACTION STRATEGIES/PROJECTS

- Provide updates on projects in West City to the CRA Board at regularly scheduled meetings.
- Create and implement programming reflective of the goals identified in the West City CRA Plan inclusive of grant programming and rehabilitation, culture, and historic preservation efforts.
- Conduct public engagement for each identified individual project.

GOAL 1.2 Identify community stakeholders, to assist in the implementation of the West City Community Redevelopment Plan Goals, Action Strategies, and Projects/Activities.

POLICIES

- Coordinate with local business associations, merchant groups, Chambers of Commerce and other organizations to facilitate regularly scheduled community briefing and "informational sessions" to provide project updates and identify potential needs and opportunities.

- Contract with professional firms or organizations to implement specific West City CRA Goals, Policies, Projects/Activities.
- Collect public input from stakeholders, residents and business owners/operators located within and outside of the West City for use in the preparation of materials for presentation to the Community Redevelopment Agency.

ACTION STRATEGIES/PROJECTS

- Schedule community briefings and information sessions.
- Utilize targeted messaging for key stakeholders, business representatives, faith-community representatives, neighborhood associations, and residents.

PUBLIC AND OPEN SPACES

GOAL 2.1 Evaluate opportunities for public and open space improvements to implement the Goals, Action Strategies and Projects of the West City Community Redevelopment Plan.

POLICIES

- Evaluate and facilitate improvements to public and open spaces which further implementation of the West City Community Redevelopment Plan.
- Identify adaptive use opportunities for properties within the West City CRA to assist the implementation of the West City Community Redevelopment Plan.

ACTION STRATEGIES/PROJECTS

- GIS inventory of vacant and publicly owned properties within the West City CRA.
- Inventory and prioritize opportunity sites.
- Inventory and prepare an asset location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/trails/route signage, bicycle racks, repair/air/ tool facilities) within all public parks and spaces and City-owned parcels within the West City CRA and their connections to the West City CRA.
- Contract with professional firms to develop a community/neighborhood master plan.

GOAL 2.2 Provide access to and promote the use of public spaces.

POLICIES

- Identify and evaluate opportunities to improve access to public and open spaces within the West City CRA.
- Coordinate with the Public Works Department and other relative agencies to support improvements, renovations, upgrades, and expansions of park and public space access located within the West City CRA.

ACTION STRATEGIES/PROJECTS

- Inventory and map of all public and City-owned access to public and open space facilities within the West City CRA.
- Inventory and prepare an enhanced access and wayfinding plan to West City park and open spaces

INFRASTRUCTURE

GOAL 3.1 Give priority to infrastructure improvements and amenity installation that will improve mobility within the West City CRA.

POLICIES

- Annually evaluate and prepare applications for potential grant funding opportunities and other alternative funding opportunities to assist in the implementation of transportation and mobility improvements that are located within or connect to and serve the West City CRA.
- Evaluate opportunities to construct amenities and facilities aligned with the City of St. Augustine's 2040 Mobility Plan, including the acquisition of land to do so.

ACTION STRATEGIES/PROJECTS

- Inventory of available parking
- Multimodal infrastructure improvements

GOAL 3.2 Assist the City in providing multimodal infrastructure improvements that create a park-once environment.

POLICIES

- Provide parking improvements in the West City CRA that support the areas objectives regarding economic/business development and community stabilization.
- Evaluate and support the improvement and management of public, private and shared parking facilities in the West City CRA to better manage the impacts of high traffic volumes and congestion during peak hours.

GOAL 3.3 Support the City's efforts to address stormwater issues within the West City CRA.

POLICIES

- Include stormwater system improvements when designing and constructing streetscape improvements, retrofits, park improvements and other public improvements within the West City CRA.
- Coordinate with the Public Works Department and the St. Johns River Water Management District (SJRWMD) to identify and prioritize potential stormwater improvements for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.

GOAL 3.4 Evaluate and prioritize streetscaping, street lighting, and pedestrian safety improvement opportunities throughout the West City CRA.

POLICIES

- Coordinate with the City's Public Works Department to prioritize pedestrian related improvements located within the West City CRA such as streetscape projects, trail connections, crosswalks, street lighting, and sidewalk installations/expansions.
- Coordinate with the City's Public Works Department to identify, evaluate and prioritize potential locations within the West City CRA for existing streetscape updates, streetlighting improvements, sidewalk repair and gap connections (new sidewalk connections) and improvements to other existing pedestrian ways and paths for inclusion in the West City CRA's Annual Budget.

- Improve multimodal connections throughout the West City CRA, with prioritization given to connecting neighborhoods adjacent to public facilities, employment areas, schools, institutions, and public parks located within and adjacent to the West City CRA.
- Coordinate with the City's Public Works Department and other local agencies and governments to prioritize and implement multi-purpose paths, bike-lanes, sidewalks and other connections and improvements to provide safe, lighted, pedestrian and non-automobile connections to and from the neighborhoods, city facilities and parks within and adjacent to the West City CRA.
- Contingent on the availability of funding sources, include at least one streetscape, sidewalk, crosswalk, street lighting or neighborhood connection improvement project in each year's Annual Budget.

ACTION STRATEGIES/PROJECTS

- Conduct coordination meetings with the City's Public Works Department to identify streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project street within the West City CRA.
- Inclusion of a streetscape / sidewalk / crosswalk / streetlighting / neighborhood connection improvement project in Annual Work Plan and Budget.
- Engage the Corridor Review Committee (CRC) on streetscaping improvements located within the King Street Entry corridor.
- Coordinate with other agencies and establish inter-local agreements for improvement opportunities.

CONNECTIVITY/ACCESS – BRANDING/WAYFINDING

GOAL 4.1 Leverage the regional destination of the West City CRA with improved connections, linkage to trail networks, and access to supportive uses and public amenities.

POLICIES

- Improve roadway safety through design, engineering, and evaluation.
- Expand public transportation systems and alternatives.
- Promote connectivity by providing safe pedestrian and bicycle connections.
- Interconnect public spaces and amenities to improve convenience, enjoyment, and comfort.
- Create and implement a branding/wayfinding approach in the West City CRA to promote mobility, provide information, and guide visitors.

- Coordinate with the City's Public Works Department to prioritize potential locations to address gaps in connections to existing pedestrian ways and paths within the West City CRA. Projects identified will be included in the Community Redevelopment Agency's Work Plan and Budget.

ACTION STRATEGIES/PROJECTS

- Evaluation of roadway conditions in the West City CRA to prioritize streetscape improvements
- Application and installation of a West City Branding/Wayfinding approach in the West City CRA.

GOAL 4.2 Promote a sense of place, safety, and walkability.

POLICIES

- Promote a pedestrian-friendly and safe public realm and environment.
- Design pedestrian-friendly streetscapes to encourage new development and redevelopment projects to provide additional pedestrian-oriented amenities and enhancements that would encourage walking.
- Provide inclusive public amenities and improvements that promote walkability for everyone, regardless of age, ability, and circumstance.
- Enhance pedestrian-oriented street lighting to increase the sense of safety and reduce the impact of light pollution.
- Utilize trees and other landscaping to visually enhance public spaces and provide shade. Native species should be encouraged within the West City CRA.

ACTION STRATEGIES/PROJECTS

- Establishment of pedestrian and transit-oriented specific areas.
- Create design guidelines with walkability standards that promote enhanced pedestrian amenities, comfort, and safety.
- Survey of the West City CRA to identify poorly lit areas or areas where street lighting needs to be improved.
- Inclusive design of public amenities and improvements.
- Pursue community policing initiatives.
- Explore innovative approach to address food insecurity in WCCRA; Community Garden, Incentive Program for local grocer business, farmer's market.

COMMUNITY STABILIZATION AND LOCAL BUSINESS DEVELOPMENT

GOAL 5.1 Foster Local Business Development balanced with Community Stabilization.

POLICIES



- Foster a stable housing stock through existing residential rehabilitation and repair programs.
- Work with existing property owners on providing affordable housing alternatives for neighborhood residents.
- Provide opportunities for new homebuyers to tap into existing downpayment assistance programs.
- Work on strategies to encourage vibrant aging in place alternatives.



- Explore development of a building façade program.
- Develop programming to encourage local business support.
- Increase parking supply in strategic locations.
- Continue to evaluate opportunities for shared parking with private entities.
- Develop business community capacity to inform implementation of the Plan.

ACTION STRATEGIES/PROJECTS

- Identify and market existing residential repair and rehabilitation programs (with lien) that can be utilized to stabilize West City's neighborhood housing stock.
- Explore and implement additional housing programs that can be utilized to improve West City neighborhood affordability and stability.
- Work with senior organizations on developing a viable approach to assisting with aging in place strategies.
- Explore a building improvement facade program (to include a lien provision) for West City business owners to upgrade/improve aesthetics of the W. King Street corridor.
- Continue to work on the provision of an adequate parking inventory in order to assist with local community economic development.
- Continue to coordinate and collaborate with stakeholders on the implementation of the plan.

APPENDIX



APPENDIX

NEIGHBORHOOD IMPACT ELEMENT

Florida statutes require that the West City CRA address low or moderate income housing if the West City area contains this category of housing. The existing data for the area does indicate a housing stock that is primarily single family residential and older. If the West City CRA has low or moderate income housing, the West City plan's infrastructure improvements will not cause population relocation or impact school populations, will improve traffic and mobility circulation, will enhance the environmental quality of West City, and will improve the availability of facilities and services.

The implementation of the West City Community Redevelopment Plan will foster positive impacts to the quality of life for West City residents and businesses and surrounding communities. Neighborhoods will benefit from implementation of the Plan, through improvements to the public realm, improved community facilities, and infrastructure improvements. These activities are to address conditions of transportation and parking infrastructure, pedestrian and vehicular safety issues and other statutory conditions that were found present in the community.

Successfully addressing these conditions will improve the quality of life for residents and visitors, while also improving the economic environment for business owners, employers and workers within West City, St. Augustine and St. Johns County.

While all impacts cannot be determined without site-specific proposals for which to evaluate impacts, the following section presents the range of potential impacts that can be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Section 163.360.

STATUTORY CRITERIA

Consistency with the Comprehensive Plan

The West City CRA Plan conforms to the City of St. Augustine Comprehensive Plan 2040, and any activity occurring during the Plan's horizon will conform to the City's Comprehensive Plan as amended from time to time.

Completeness of the Plan

The West City CRA Plan is sufficiently complete and provides that any possible land acquisition will conform with the City's municipal code, real estate acquisition procedures, section 2-2 and established Florida law. Any rehabilitation of structures, facilities, or landscapes will be consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Affordable Housing

The West City CRA area consists primarily of a residential environment surrounding a small-scale commercial core lying to the west of the City's historic core. The primary housing units are single family and multi-family. For housing structures within the CRA, the median year built is 1969. Over 50% of all housing units were built prior to 1969, and a quarter of housing units were built after 2000 and as a result, there may be a need for assistance for homeowners to rehabilitate their structures in light of an aging housing stock. Generally, the residential parcels south of West King Street have higher just values than the residential parcels north of West King Street. Residential parcels lining West King Street have lower just values than the median home value for the CRA, which is \$217,192. Compared to the City's overall median home value of \$429,219, many of the residential parcels within the CRA are estimated at lower just values.

The West City CRA Plan does not include demolition of existing housing or displacement of individuals or families. Overall existing land use and zoning in the West City CRA is essentially residential and a mix of commercial and mixed use and does not prohibit residential uses, and the West City CRA Plan is not proposing any zoning or land use changes.

Conformity of the Plan

The West City CRA Plan conforms to the general plan of the City as a whole, and incorporates existing Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, and land development regulations of the City.

Community Policing Innovations and Public Parks

The West City CRA Plan considered innovative community policing, as that term is defined in Chapter 163.340(23), Florida Statutes. The City's only police station is currently already located within the boundary of the historic downtown, and assigning specific officers to patrol only within the West City CRA or otherwise provide for accounting of their time to conform with the Florida Auditor General's requirements was determined to be infeasible. Infrastructure improvements through identified capital projects contemplated in the West City CRA Plan are intended to be one allocation of TIF funds that may have the secondary effect of reducing crime. The West City CRA Plan includes improvements to public parks and other community facilities available to visitors and residents, including children residing in the general vicinity of the West City CRA.

Community Redevelopment

The West City CRA Plan supports community redevelopment by private enterprise. The planned public infrastructure improvements and business development program for the West City CRA will create a built environment that will enhance the resident and visitor experience and provide prospective funding for furthering local business development opportunities. Improvements in mobility and other infrastructure will create an attractive environment for private investment in redevelopment consistent with the City's Historic Preservation Master Plan, Comprehensive Plan, and land development regulations.

Coastal Tourist Area Resiliency

The West City CRA Plan incorporates the City's adopted Resilient Heritage in the Nation's Oldest City guidelines for flood mitigation design, floodproofing, and other resilient heritage construction techniques.

Environmental Quality

DRAINAGE

Drainage improvements along West King Street are proposed within the West City CRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the overall area stormwater drainage system.

VEGETATION

No loss of vegetation is expected due to the implementation of the West City CRA Plan. Additional street trees, open spaces, and refreshed green spaces are proposed within the West City Community Redevelopment Plan. Native and/or native friendly plantings will be utilized and prioritized in implementation of any future West City CRA projects.

NOISE

It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will comply with municipal codes and occur during normal working hours and should not create a hardship for residents and businesses.

WATER QUALITY

Improvements to the infrastructure serving the West City CRA, including potable water delivery infrastructure, are proposed throughout the redevelopment area. As development and redevelopment occurs, a new and upgraded transmissions system will be constructed, thereby improving potable water supply and quality. Upgrading deficient sanitary sewer systems and water systems during the course of redevelopment activities will also improve the water supply system. Individual projects will be analyzed by the Community Redevelopment Agency and the City Public Works Department to determine their impacts on water flow. Improvements to the stormwater drainage system infrastructure during the redevelopment process will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the overall stormwater drainage system.

AIR QUALITY

The implementation of the West City Community Redevelopment Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the West City CRA by increasing the efficiency of traffic flow and decreasing dependency on the automobile for short trips in town.

Transportation

The West City Community Redevelopment Plan proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the West City CRA. These projects are intended to maintain or improve traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character and safety of the district.

The West King Street streetscaping project will emphasize the provision of enhanced pedestrian and bicycle facilities. While regional traffic is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization and stabilization enhancing local employment is expected to provide some

relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics and access. The closer proximity between various land uses encourages pedestrian trips rather than automobile trips. The West City CRA in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensure easy access to local businesses during construction periods.

Police and Fire Services

The West City Community Redevelopment Plan supports the use of Community Oriented Policing (COPs) programs and Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The St. Augustine Police and Fire Departments currently provide high quality police and fire service. The West City Community Redevelopment Plan endorses the use of improved street lighting and sidewalks in residential areas to address residents' concerns of potential crime of opportunity. As new potential multi-story construction occurs, the City, the Community Redevelopment Agency, City of St. Augustine Public Works Department and Fire Department should plan for increased demand on the water system and ensure sufficient flow for fire suppression systems.

School Population

Potential housing development and population growth within West City are not anticipated to significantly increase the amount of school age children. The population growth of St. Augustine has been relatively flat. The City of St. Augustine's population grew annually at less than 1% and the West City CRA population grew at a rate lower than the City overall. While significant increases in the population of school age children are not anticipated within West City, population trends should be monitored for potential changes in this trend.

Employment

The long-term implementation of the West City Community Redevelopment Plan is anticipated to facilitate employment activities within the West City CRA and increase employment opportunities for the residents of the Redevelopment Area. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. The West City Community Redevelopment Plan supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office use in appropriate locations throughout West City.

Amended Community Redevelopment Plan Approval Process

In accordance with Chapter 163.360, Florida Statutes, the St. Augustine Community Redevelopment Agency shall submit its Community Redevelopment Plan for the West City CRA to the City's Planning and Zoning Board ("PZB") for review and recommendations as to its conformity with the comprehensive plan for the development of the municipality. The PZB shall submit its written recommendations with respect to conformity of the proposed Community Redevelopment Plan to the CRA within 60 days after receipt of the Plan for review. Upon receipt of the recommendations the CRA may proceed with its consideration of the proposed Community Redevelopment Plan for the West City CRA. The CRA shall submit its recommended West City CRA Plan with its written recommendations to the governing body (the City Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the West City CRA. The City Commission shall hold a public hearing on the West City Community Redevelopment Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the Redevelopment Area covered by the Plan, and outline the general scope of the amended Community Redevelopment Plan under consideration.

Following such a hearing, the City Commission may approve the Community Redevelopment Plan if it finds that:

- 1.0 A feasible method exists for the location of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. The WCCRA Plan focuses on public infrastructure improvements and community stabilization through housing rehabilitation and preservation to prevent displacement.
- 2.0 The West City Community Redevelopment Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;
- 3.0 The West City Community Redevelopment Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the West City Community Redevelopment Plan; and,
- 4.0 The West City Community Redevelopment Plan will afford the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the West City CRA by private enterprise.

5.0 The West City CRA Plan will ensure protection of property against exposure to natural disasters consistent with the City's adopted Resilient Heritage in the Nation's Oldest City guidelines.

Upon approval by the St. Augustine City Commission, the West City Community Redevelopment Plan shall be considered in full force and effect for the West City CRA and the City may then cause the Community Redevelopment Agency to carry out the implementation of the West City Community Redevelopment Plan. Furthermore, pursuant to Chapter 163.362, Florida Statutes, the following findings are incorporated by reference:

1.0 The West City CRA Plan contains a legal description of the boundaries of the West City CRA and the reasons for establishing these boundaries as included in the original area and plan. No changes to the existing boundaries of the West City CRA are included in this Plan.

2.0 The amount of open space, parks, street layout, public utilities, and public improvements, as well as the number of dwellings and the limitations on the type, size, height, number, and use of buildings are shown on figures and diagrams in the West City CRA Plan.

3.0 The West City CRA Plan describes any low- or moderate-income housing in the West City CRA and the positive impacts of the Plan on those residents.

4.0 The West City CRA Plan identifies specifically any publicly funded capital projects to be undertaken by the West City CRA.

5.0 The work of the West City CRA Plan will be conducted consistent with the adopted Plan, the City's Comprehensive Plan, Mobility Plan, Historic Preservation Master Plan, land development code regulations, King Street Design Standards, and Florida law as interpreted by the courts, Florida Attorney General opinions, and the Auditor General. The safeguards for compliance include generally administrative challenges pursuant to Chapter 163.3243, Florida Statutes, the oversight of required audits, including by the Florida Auditor General, as well as compliance with Florida's Public Records law and Government in the Sunshine Act.

6.0 The West City CRA Plan provides for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

7.0 The West City CRA Plan does not include displacement and relocation of persons within the West City CRA.

8.0 The West City CRA Plan will not negatively affect existing residential zoning or land use.

9.0 The West City CRA Plan includes a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects and any indebtedness of the Community Redevelopment Agency or City incurred for the redevelopment to be repaid with TIF revenues.

10.0 The West City CRA Plan duration will be 30 years after the fiscal year in which the Plan is adopted.

Duration of Plan

The provisions of the West City Community Redevelopment Plan shall remain in effect and serve as a guide for the St Augustine Community Redevelopment Agency's future redevelopment activities in the designated St. Augustine West City Community Redevelopment Area with sunset date anticipated in 2054.

Amendment of Plan

The West City Community Redevelopment Plan may be modified, changed, or amended consistent with Florida law.

Safeguards and Retention of Control

The West City Community Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the West City CRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the St. Augustine Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by the City of St. Augustine to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting, and approval processes. In accordance with Florida Statutes, the St. Augustine City Commission retains the vested authority and responsibility for:

- 1.0 The power to grant final approval to Community Redevelopment Plans and modifications.
- 2.0 The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S. and the power of eminent domain
- 3.0 The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(4), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(4), F.S.

The Community Redevelopment Agency shall be fully subject to the Florida Sunshine Law and will convene, at a publicly noticed meeting consistent with Florida law.

The St. Augustine Community Redevelopment Agency shall comply with all auditing, disclosure, notice, posting, and filing requirements of Florida law as may be amended from time to time for the duration of the West City CRA Plan.

Severability

Should any provision, section, subsection, sentence, clause, or phrase of this West City Community Redevelopment Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of the West City Community Redevelopment Plan.

WEST CITY CRA LEGAL DESCRIPTION

A portion of Section 12 Township 7 South, Range 29 East, a portion of the Avice & Viel Grant in Township 7 South, Range 29 East, a portion of the Antonio Huertas Grant in Township 7 South, Range 29 East and a portion of Sections 7, 37, 38 and 39 in Township 7 South, Range 30 East, City of St. Augustine, St. Johns County, Florida; being more particularly described as follows:

Begin at the point of intersection of the West line of the City Limits of the City of St. Augustine, Florida, with the centerline of Ravenswood Drive (George Street), said point lying 137.5 feet West of the West Right of Way Line of Whitney Street, and run thence East, along the centerline of said Ravenswood Drive, 840 feet, more or less, to a point on the southerly extension of the East Right of Way line of Masters Drive (Savage Street); thence North, along said southerly extension, 15 feet to the North Right of Way line of said Ravenswood Drive; thence continue North, along said East Right of Way line of Masters Drive, 822.44 feet to the northwest corner of Parcel One as described in Official Records Book 1311, page 516 of the Public Records of St. Johns County, Florida; thence East, along the North line of said Parcel One, a distance of 300.00 feet; thence North, along said North line, 142.22 feet; thence East, along said North line and along the South line of land conveyed to Eugene I. Howard, as per Deed Book 11, page 184 of said Public Records, 690.00 feet; thence North, along said North line and along the East line of said land conveyed to Eugene I. Howard and the northerly extension thereof, 723.56 feet; thence East, along said North line, along the North Line of Government Lot 8 of said Section 12 and the easterly extension thereof, 1003.00 feet to the meander line along the East side of Government Lot 4 of said Section 7; thence southeast, along said meander line, 21.00 feet to a point on the Mean High Water Line on the West side of the San Sebastian River; thence easterly, southerly and westerly, along said Mean High Water Line, 685 feet, more or less, to a point on said meander line along the East side of Government Lot 4; thence South 22° East, more or less, along said meander line, 367 feet, more or less; thence South 38° West, more or less, along said meander line, 594.00 feet; thence South, more or less, along said meander line, 264.00 feet; thence South 76° East, more or less, along said meander line, 10 feet, more or less, to the Westerly bank of said San Sebastian River; thence southerly and easterly along said Westerly bank, 410 feet, more or less, to the mouth of a creek; thence southerly, along the centerline of said creek, 355 feet, more or less, to a point on the easterly extension of the North Right of Way line of Theodore Street; thence East, along said easterly extension of the North Right of Way line of Theodore Street, 750 feet, more or less, to a point on the West bank of the San Sebastian River; thence southerly, along said West bank, 5000 feet, more or less, to a point on the West Right of Way line of South Ponce de Leon Boulevard (State Road No. 5); thence southerly, along said West Right of Way of Ponce de Leon Boulevard, 4350 feet, more or less, to a point on the northerly Right of Way line of State Road No. 207; thence westerly, along said northerly Right of Way line of State Road No. 207, a distance of 725 feet, more or less, to a point on the West line of the City Limits of St. Augustine, Florida; thence north, along said West line of the City Limits of St. Augustine, to the Point of Beginning

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: June 12, 2025

RE: **ORDINANCE 2025-08: NOISE CONTROL REGULATIONS**

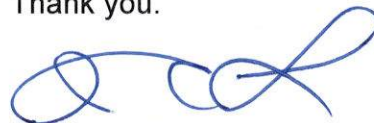
Ordinance 2025-08 amends the City's existing noise regulations to provide alternative methods of enforcement and provide opportunities to gain compliance. It continues to provide for enforcement from the location of a complaint, but now also provides both decibel meter reading enforcement and plainly audible enforcement from alternative distances and locations.

On January 27, 2025, the City Commission requested amendments to the proposed regulations to achieve a hybrid method of enforcement. Those requested changes are included in this ordinance.

On June 9, 2025, the City Commission heard a presentation by Assistant Chief Anthony Cuthbert and noise consultant Mr. Eric Zwerling. The City Commission gave direction to the consultant regarding conditions of measurement of noise disturbances inside dwellings or other sleeping quarters, hours for Thursday evenings, and asked for follow-up with the Florida School for the Deaf and Blind (FSDB) regarding their alarms and drills. Ms. Julia Mintzer, Administrator of the FSDB provided information on the emergency drills and alarms and stated that they were required by state statute and the DOE Office of Safe Schools.

Please place Ordinance 2025-08 on the regular City Commission agenda for second reading and public hearing at the June 23, 2025 meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk *(with original)*

Agenda Title:

Ordinance 2025-08: Amendment to noise control regulations.



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below.

Proposed Ordinance Title/Reference:

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 11, ARTICLE IV OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REGULATIONS REGARDING NOISE CONTROL; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - d. Section 553.73, relating to the Florida Building Code; or
 - e. Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

1. **Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

THIS ORDINANCE IS AN AMENDMENT TO EXISTING REGULATIONS REGARDING NOISE CONTROL. THE EXISTING TABLE REGULATING MAXIMUM DECIBELS TO THE RECEIVING LAND USE REMAINS UNCHANGED, AND THE AMENDMENTS NOW INCLUDE ALTERNATIVE METHODS OF ENFORCEMENT INCLUDING CLEARLY AUDIBLE STANDARDS AND AN ABILITY TO TAKE AN ALTERNATIVE DECIBEL READING FROM 10 FEET AWAY FROM A COMMERCIAL FACILITY EMANATING NOISE. SOME BUSINESSES MAY BE POSITIVELY IMPACTED IF NOISE POLLUTION HAS AN ADVERSE IMPACT ON THEIR BUSINESS, SUCH AS HOTELS, B&BS, QUIET RESTAURANTS, ETC. OTHER BUSINESSES MAY ALSO HAVE NO ADVERSE IMPACT IF THEY CONTINUE TO COMPLY WITH CONTAINING THE NOISE EMANATING FROM THEIR ESTABLISHMENT FROM VIOLATING NOISE REGULATIONS. NOISE CONTROL VIOLATIONS CAN RESULT IN FINES FOR ALL USERS, FROM B&BS TO BARS, IF THEY VIOLATE THE THRESHOLDS. THE COST OF COMPLIANCE MAY BE AS LOW AS ZERO, FOR MAINTAINING A SOUND SYSTEM AT A LEVEL THAT DOES NOT VIOLATE, TO POTENTIALLY SOUNDPROOFING PORTIONS OF A STRUCTURE TO BE ABLE TO MAINTAIN THE DESIRED BUSINESS ENVIRONMENT WITHOUT VIOLATING THE ORDINANCE. THIS AMENDMENT SERVES THE BEST INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE CITY.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**
 - (a) **An estimate of direct compliance costs that businesses may reasonably incur;**
 - (b) **Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
 - (c) **An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

THIS PROPOSED ORDINANCE HAS THE APPLICABLE CIVIL PENALTY OF \$100.00 PER INCIDENT, AND \$499.00 FOR A REPEAT OFFENSE IF THE PERSON ELECTS TO CONTEST THE CITATION OR THE COST OF COMPLIANCE WITH A CODE ENFORCEMENT ORDER.

3. **Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

INDETERMINATE. (BENCHMARKING FOUND 64 HOTELS/MOTELS/BED & BREAKFASTS AND 73 BARS/RESTAURANTS WITH AN ALCOHOL LICENSE THAT COULD BE BOTH POSITIVELY IMPACTED OR NEGATIVELY IMPACTED).

4. Additional information the governing body determines may be useful (if any):

THIS ORDINANCE BALANCES COMPETING INTERESTS FAIRLY AND IS DESIGNED TO PROVIDE MULTIPLE AVENUES FOR COMPLIANCE.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 11, ARTICLE IV OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REGULATIONS REGARDING NOISE CONTROL; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the St. Augustine Police Department and its noise consultant Eric Zwerling, M.S., INCE, undertook review and amendments to Article IV starting in January 2024, including a review of all noise complaints logged in 2022 and 2023; and

WHEREAS, from April through July measurements and observations were conducted by Corporal Chris Miller in close proximity to bars to collect data on the sound levels of the source and the ambient on the A- and C-scales, with a description of the activity, from which a new standard was developed which could be enforced at a distance of 10 feet from a bar; and

WHEREAS, at the January 27, 2025, City Commission meeting, the City Commission expressed the desire that a “plainly audible” standard also be developed, to complement decibel meter reading enforcement in a hybrid format; and

WHEREAS, additional measurements and observations were conducted in early 2025 to determine the distance at which the bars were audible and their sound levels, from which an additional standard has been developed that can be enforced without the use of a sound level meter, as was a new provision defining and prohibiting noise disturbances; and

WHEREAS, with assistance from the City Attorney’s office, a review of case law, Florida Statutes and noise codes from a number of jurisdictions, including: Gainesville, St. Johns County, and Miami Beach was conducted to confirm the parameters and implementation of the “plainly audible” method of enforcement; and

WHEREAS, the Florida Supreme Court in *State v. Catalano*, 104 So. 3d 1069 (Fla. 2012), held the “plainly audible” standard of F.S. 316.3045 was not unconstitutionally

vague. It provided persons of common intelligence adequate notice that individuals could not amplify sound so that it was heard beyond twenty-five feet from the vehicle, and subsequent courts, including *City of Miami Beach v. Kwartin*, 49 Fla. L. Weekly D 2261 2024 Fla. App. LEXIS 8771 (Fla. 3rd DCA Nov. 13, 2024) found that noise ordinances do not require mathematical precision or a decibel meter reading to be enforceable; and

WHEREAS, the City benchmarked potentially impacted businesses, and compared the number of bars and restaurants with an alcohol license to the number of business licenses for hotel, motel and Bed and Breakfast, as a rationally related comparator to gauge which businesses may benefit from noise regulations, and which could theoretically be impacted; and

WHEREAS, in response to these concerns, the ordinance includes various alternative forms of enforcement to achieve compliance, all geared towards balancing public interest, private citizens, and competing commercial impacts and benefits; and

WHEREAS, the City Commission finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending Chapter 11, Article IV, Sections 11-86 through 11-95.
Chapter 11, Article IV, Sections 11-86 through 11-90 are hereby amended, as follows:

“Sec. 11-86. Scope.

The rules and regulations given in this article shall apply to the control of all sound originating within the geographical limits of the city. It shall be unlawful, except as expressly permitted in such sections, to make, cause or allow the making of any noise or sound ~~which exceeds the limits set forth in section 11-88, table 1. found to be in violation of any of the provisions of this article.~~

Sec. 11-87. Terminology and standards. Definitions.

(a) ~~Terminology. All terminology used in this article not defined below shall be in conformance with applicable publications and standards of the American National Standards Institute (ANSI) or its successor body, the state and other applicable industry standards~~ The following words and terms, when used in this

article, shall have the following meanings unless the context clearly indicates otherwise.

- (1) *"A" weighted sound level* is the sound level as measured using the "A" weighting network with a sound level meter ~~meeting the standards set forth in ANSI S1.4-1983 or its successors~~. The unit of reporting is Db(A). Sounds measured with the "A" weighting network approximate the response of human hearing when measuring sounds of low to moderate intensity.
- (2) *Affected person* means any person who has lodged a noise complaint with an authorized enforcement agency that they are the receptor of noise on property within the city, and said affected person has an interest in the protected property as an owner, tenant or employee.
- (23) *Ambient sound level* means that measured value which represents the summation of the sound from all of the discrete sources affecting a given site at a given time, exclusive of extraneous sounds, and those from the source under investigation. Ambient sound level is often referred to as neighborhood residual sound level or background sound level. Ambient sounds are differentiated from extraneous sounds by the fact that the former are more steady state, although they may not be continuous. Examples may include steady traffic and numerous birds.
- (34) *"C" weighted sound level* is the sound level as measured using the "C" weighting network with a sound level meter. ~~meeting the standards set forth in ANSI S1.4-1983 or its successors~~. The unit of reporting is Db(C). The "C" weighting network is more sensitive to low frequencies than is the "A" weighting network.
- (45) *Classification of use occupancies and zoning districts.* For the purpose of defining the "use occupancy," and zoning districts, all premises containing habitually occupied sleeping quarters, including ~~shall be considered in residential use. All premises containing~~ transient commercial and community service sleeping quarters shall be considered ~~commercial in residential~~ use. All premises containing business where sales, professional or another commercial use is legally permitted shall be considered commercial use. All premises where manufacturing is legally permitted shall be considered manufacturing use. In case of a multiple use, the more restrictive use category shall prevail. Hospitals, nursing homes, schools, libraries and church uses shall be considered residential uses. Any area not otherwise classified shall conform to commercial standards. PUD zoning adjacent to, or surrounded by, residential or HP zoning will be regulated under the same noise thresholds that apply to those zoning districts. Complaints by individuals staying at transient commercial sleeping quarters, such as but not limited to, hotels, motels, or bed and breakfasts, will be referred to the commercial management for resolution if the noise disturbance originates from the same establishment as the complainant.

- (56) *Continuous sound* means any sound with a duration of more than one second, as measured with a sound level meter set to the "slow" meter response.
- (67) *Decibel (dbdB)* means a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micronewtons per square meter.
- (78) *Emergency work* means any work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an existing or imminent peril.
- (89) *Extraneous sound* means a sound which is transient in nature and is neither part of the ambient sound, nor comes from the sound source under investigation. Examples of extraneous sounds include loud or unmuffled vehicles, automobile horns and brakes, air transport vehicles, people shouting and dogs barking.
- (910) *Impulsive sound* means either a single pressure peak or a single burst (multiple pressure peaks) that has a duration of less than one (1) second. Impulsive sounds are isolated events and are not peaks within an otherwise continuous sound. Impulsive sound is measured with a sound level meter set to either "fast" or "impulse" meter response.
- (1011) *Noise control officer (NCO)* means the city manager, or person(s) designated by the city manager.
- (12) Noise disturbance means any sound which is of such duration, intensity or character so as to be:
- Unreasonably loud, raucous, alarming, disturbing, jarring, or unseemly; or
 - Injurious to human or animal health, safety or welfare; or,
 - Unreasonably interferes with the comfortable enjoyment of life, property, public spaces, or the conduct of business; or,
 - exceeds the noise level limits as defined in this article.
- (113) *Noise sensitive* means a facility whose operations may be detrimentally impacted by excessive sound levels. Such facilities include but are not limited to:
- Schools;
 - Houses of worship;
 - Outpatient medical facilities.
- (1214) *Person* means any individual, association, partnership or corporation and includes any officer, employee, department, agency or instrumentality of the United States, the state or any political subdivision thereof.
- (1315) *Plainly audible* means any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification

or reproduction device, the detection of the rhythmic bass component of the music is sufficient to verify plainly audible sound. The noise control officer need not determine the title, specific words, or the artist performing the song.

- ~~(1416)~~ *Sound level* means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network, such as A, ~~B~~ or C, ~~as specified in American National Standards Institute specifications for sound level meters (ANSI S1.4-1983, or the latest approved version thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.~~
- ~~(17)~~ *Sound level meter calibrator* means an instrument used to conduct field calibration checks of a sound level meter, and which conforms to either the American National Standards Institute (ANSI) "Specification for Acoustical Calibrators" S1.40-1984 or the International Electrotechnical Commission (IEC) "Electroacoustics—Sound calibrators" 60942:2003 (or subsequent revisions).
- ~~(1518)~~ *Sound level meter* means ~~an instrument that conforms to ANSI S1.4-1983 or its successors.~~ equipment used to conduct sound level measurements which conforms to Type (or Class) 1 or 2 standards specified by either ANSI "Specifications for Sound-Level Meters" S1.4-1983 or IEC "Electroacoustics - Sound level Meters" 61672-1:2013 (or subsequent revisions).
- ~~(1619)~~ *Sound pressure level* means twenty (20) times the logarithm to the base 10 of the ratio of the RMS sound pressure to the reference of twenty (20) micronewtons per square meter.
- ~~(20)~~ *Sound production device* means any device whose primary function is the production of sound, including, but not limited to any musical instrument, loudspeaker, radio, television, digital or analog music player, public address system or sound-amplifying equipment
- ~~(1721)~~ *Total sound level* means that measured level which represents the summation of the sounds from the sound source under investigation and the ambient sounds which affect a given place at a given time, exclusive of extraneous sound sources.
- ~~(b) — Measurement standards. — Standards, — instrumentation, — personnel, measurement procedures, and reporting procedures to be used in the measurement of sound as provided for in this section shall be consistent with accepted and sound principles of noise measurement in accord with the standards of the American National Standards Institute or its successor body, the state or other applicable industry standards.~~

Sec. 11-88. Maximum permissible sound.

- (a) *Continuous sound.*
- (...)

- (2) These limits may not be exceeded by any single incident representing the normal, usual operation of the sound source, during any three or more sampling intervals, the duration of which shall be no less than one-half minute, within any one-hour period. If the minimum number of samples are found to exceed the limit, additional samples which do not document exceedances are not exculpatory.

(...)

- ~~(d) Fixed amplified sound reproduction devices.~~ If the source of sound is an amplified sound reproduction device on private property, and the complainant states that the rhythmic bass component of the music is disturbing within their dwelling, then the noise enforcement officer may take sound level measurements within the dwelling of the complainant. No person shall cause, suffer, allow or permit the operation of any amplified source of sound in such a manner that it raises the total sound levels by the permissible sound level limits set forth in table 2 when measured within the residence of a complainant. These sound level measurements shall be conducted with the sound level meter set for "C" weighting, "fast" response. Such measurements shall not be taken in areas which receive only casual use, such as hallways, closets and bathrooms. For the purposes of these measurements, the ambient sound level is that sound level which is measured in the residence when the sound source under investigation is not prominent, or in a room on the same floor that is relatively unaffected by the sound source under investigation. The "C" scale is more sensitive to low frequency sound levels than the "A" scale; an increase of three (3) dB is perceived by humans as being plainly audible, an increase of five (5) dB is plainly louder, and an increase of ten (10) dB is perceived as being twice as loud.

Table 2.
Amplified sound reproduction device
maximum permissible sound level limits
Indoors across a real property line
dB(C) Above ambient

Weeknights	All other times
10:00 p.m.—7:00 a.m.	
Friday, _____ Saturday	
and Holidays	
11:00 p.m.—7:00 a.m.	
-3 dB(C)	10 dB(C)

- (d) Fixed sound production devices. No sound production device may be operated in such a manner that it is plainly audible at a distance that exceeds the limits in Table 2. In addition, no sound production device may be plainly audible within the residence of an affected person Sunday through Thursday

between the hours of 10:00 p.m.—7:00 a.m. and Friday, Saturday and Holidays between the hours of 11:00 p.m.—7:00 a.m., regardless of the distance between the sound production device and the residence of the affected person. This provision shall not apply if the affected person is in a transient commercial sleeping quarter in the same commercial building as the sound production device (e.g., a hotel ballroom or bar).

Table 2.
Sound Production Device Plainly Audible Distance Limit
By Zoning District

	<u>Sun - Thu 7:00 a.m. – 10:00 p.m.</u> <u>Fri, Sat, Holidays 7:00 a.m. – 11:00 p.m.</u>	<u>All other times</u>
<u>Residential</u> <u>and HP-1</u>	<u>100 feet</u>	<u>50 feet</u>
<u>HP-2, 3, 4 and 5</u>	<u>150 feet</u>	<u>100 feet</u>

(e) Sound production devices at commercial establishments

- (1) Notwithstanding limitations set forth elsewhere in this article, the following limitations may also be applied to a commercial establishment serving alcohol or food or presenting live or recorded musical performances. Measurements for this provision shall be conducted at a distance of 10 feet or more from the building or structure from which the sound is being emitted.

Table 3.
Commercial facility sound production device
maximum permissible increase
in total sound level above ambient sound level
dB(A), dB(C)

<u>Sun - Thu 7:00 a.m. – 10:00 p.m.</u> <u>Fri, Sat, Holidays 7:00 a.m. – 11:00 p.m.</u>	<u>All other times</u>
<u>12 dB(A), 12 dB(C)</u>	<u>7 dB(A), 7 dB(C)</u>

(ef) Mobile ~~amplified~~ sound ~~reproduction~~ devices.

- (1) ~~(1)—Sound production devices on or in p~~Personal or commercial ~~vehicles, vehicular music amplification equipment, -s~~shall not be operated in such a manner as to be plainly audible at a distance of ~~twenty-five (25)fifty (50) feet or more~~ in any direction from the operator, ~~between the hours of 7:00 a.m. and 10:00 p.m.~~
- (2) Sound production devices on or in Ppersonal or commercial boats, music amplification or reproduction equipment shall not be operated in such a manner as to be that it is plainly audible at a distance of twenty-fivefifty

(2550) feet ~~between the hours of 10:00 p.m. and 7:00 a.m. or more~~ in any direction from the operator.

- (3) Self-contained, portable, hand-held ~~music or sound amplification or reproduction equipment devices~~ shall not be operated on a public space or public right-of-way in such a manner as to be plainly audible at a distance of fifty (50) feet ~~or more~~ in any direction from the operator between the hours of 7:00 a.m. and 10:00 p.m. Between the hours of 10:00 p.m. and 7:00 a.m., sound from such equipment shall not be plainly audible by any person other than the operator.

- (4) These provisions shall not apply to vehicular or boat sound production devices used as an alert to imminent danger.

Sec. 11-89. - ~~Specific prohibitions against different types of noises~~Noise disturbance prohibited.

It shall be unlawful for any person to create a noise disturbance by making, continuing or causing to be made or continued any unreasonably loud, raucous, excessive, unnecessary or unusual noise. A noise disturbance will be considered to be an imminent threat to public health, safety, or welfare consistent with F.S. 162.21.

- (a) Factors that may be considered in determining whether a noise disturbance exists include, but are not limited to, the following:

- (1) The volume (intensity) of the noise under investigation and whether the noise is loud, raucous, disturbing, jarring, excessive or disruptive to peace, quiet and comfort or the intended activities of people of reasonable sensitivities exposed to the noise.
- (2) The volume (intensity) of the ambient sound levels at the time of the observations.
- (3) The time of day or night the noise occurs.
- (4) The duration of the noise.
- (5) Whether the nature of the noise is unnatural, harsh, tonal, or impulsive.
- (6) The land use at the location of the noise exposure including residential properties, passive parks or other public places, hospitals, nursing homes, day-care centers or schools, and houses of worship.
- (7) Whether the noise impacts upon residential property or into a residential dwelling and infringes upon the ability of an affected person to repose or sleep or impacts upon a commercial establishment or commercial operations and infringes on the ability of an affected person to conduct normal business activities.
- (8) Whether the emission of the noise is purposeful or unnecessary or serves no legitimate purpose.

- (9) Whether the sound emissions are of such intensity or low frequency as to cause perceptible vibration within the dwelling or place of business of the affected person.
- (10) The number of complaints received regarding the noise source, and/or whether the noise source has been previously issued a warning or enforcement document.
- (b) In addition to the general prohibitions set out above and the maximum permissible sound levels set out in tables 1, 2 and 3 and unless otherwise exempted by this article or by act of the city, the following specific acts, or the causing or permitting thereof, are hereby declared to constitute a noise disturbance and are therefore a violation of this article: ~~be in violation of such sections:~~
- (a1) ~~Radios, television sets, musical instruments and similar~~Sound production devices. Operating, ~~playing or permitting the operation or playing of any radio, television, phonograph, drum, musical instrument or similar device which produces or reproduces sound~~ any sound production device:
1. ~~Between the hours of 10:00 p.m. and 7:00 a.m.~~At any hour in such a manner as to create ~~excessive and unnecessary noise~~ a noise disturbance across a residential real property line or within a noise-sensitive area.
 2. In such a manner as to exceed the levels set forth for the occupancy category set forth in tables 1, 2 or 3.
- (b2) ~~Loudspeakers.~~ Using or operating for any purpose any loudspeaker, loudspeaker system or similar device in violation of this code between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 10:00 a.m. on weekends and holidays in areas within or adjacent to residential, commercial or noise-sensitive areas, except for any noncommercial public speaking, public assembly or other activity for which a special permit has been issued by the city.
- (e3) ~~Loudspeakers on beach.~~ No loudspeaker or other sound-amplifying device shall be permitted, either temporarily or permanently, outside of any vehicle or building ~~east of the line of mean high water at Ocean Way Beach.~~
- (d4) ~~Street sales.~~ Offering for sale, selling anything or advertising by shouting or outcry within any residential or commercial area or noise-sensitive zone of the city except by special permit issued by the city.
- (e5) ~~Animals.~~ Owning, possessing or harboring any animal or bird which, frequently or for continued duration, howls, barks, meows, squawks or makes other sounds which creates excessive and unnecessary noise across a residential or commercial real property line or within a noise-sensitive zone. These provisions shall not apply to public zoos or private animal attractions ~~operated for profit to which~~where the public has general admission and which are regulated by the city. For the purposes of this regulation, "barking dog" is defined as a dog that barks, bays, cries, howls or makes any other noise continuously and/or incessantly for a period of ten (10) minutes or barks

intermittently for one-half (½) hour or more to the disturbance of any person at any time of day or night regardless of whether the dog is physically situated in or upon private property; however, a dog shall not be deemed a "barking dog" for the purposes of this regulation if, at the time the dog is barking or making any other noise, a person is trespassing or threatening to trespass upon private property in or upon which the dog is situated or for any other legitimate cause which teased or provoked the dog.

(f6) *Construction and demolition.* Operating or causing the operation of any tools used in construction, drilling, repair, alteration or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, or between 6:00 p.m. and 10:00 a.m. on weekends or holidays in or within fifty (50) yards of any residential area or noise-sensitive zone, except for emergency work by public service utilities or by special permit approved by the city. This section shall not apply to the use of domestic power tools as specified in subsection (k10).

(g7) *Powered model vehicles or model airplanes.* Operating or permitting the operation of powered model vehicles:

1. Between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and 7:00 p.m. and 10:00 a.m. on weekends or holidays in or within one hundred (100) feet of any residential area or noise-sensitive zone.
2. In such a manner as to exceed the levels set for public space land use, measured at a distance of not closer than one hundred (100) feet (30 meters) from any point on the path of a vehicle operating on a public space of public right-of-way.

(h8) *Emergency signaling devices.* The intentional sounding or permitting the sounding outdoors of any fire, burglar or civil defense alarm, fire, whistle or similar stationary emergency signaling device, except for emergency, shall not occur before 7:00 a.m. or after 7:00 p.m., and any testing shall use the minimum cycle test time appropriate for such devices, in no case to exceed sixty (60) seconds, unless otherwise required by law. Testing of the complete emergency signaling system, including the functioning of the signaling device and the personnel response to the signaling device, shall not occur more than once in each calendar month unless additional testing is required by law or permitted by special permit. Special permit Such testing shall occur only on weekdays and not before 7:00 a.m. or after 10:00 p.m. and shall be exempt from the time limit specified herein. The sounding or permitting the sounding of any exterior burglar or fire alarm or any motor vehicle burglar alarm, unless such alarm is automatically terminated within fifteen (15) minutes of activation, shall be prohibited, unless otherwise required by law.

~~(i) *Motorboats.* Operating or permitting the operation of any motorboat in any lake, river, stream, canal, bay or other waterway in such a manner as to cause unnecessary and excessive noise within a residential area or noise-sensitive zone, or to exceed eighty-five (85) db(A) when measured at least fifty (50) feet from the craft (single incident, any mode of operation).~~

(j9) *Noise-sensitive zones.*

1. Creating or causing any excessive and unnecessary noise within or adjacent to any noise-sensitive zone containing a hospital, nursing home, school, court or other designated area provided that conspicuous signs are displayed indicating the presence of the noise-sensitive zone. Noise-sensitive zones are those zones created by resolution of the city commission upon a finding that the subject area contains a land use which is sensitive to or subject to adverse reactions from noise.
 2. Creating or causing any sound within any noise-sensitive zone so as to exceed the decibel levels set forth for such zone when measured at a distance of at least twenty-five (25) feet (7.5 meters) from the sound source, provided that conspicuous signs are displayed indicating the presence of the noise-sensitive zone.
- (~~k~~10) *Domestic power tools.* Operating or permitting the operation of any mechanically powered saw, drill, grinder, lawn or garden tool, or similar tool between 9:00 p.m. or sunset, whichever is earlier, and 7:00 a.m. the following day on weekdays, or 9:00 p.m. or sunset, whichever is earlier, and 8:00 a.m. on weekends and holidays, unless such equipment is operated inside a building or other structure so that the sound therefrom does not travel across any residential real property line or sensitive zone and exceed the levels set forth in table 1. All such equipment shall be properly muffled and maintained in working order so as not to create excessive and unnecessary noise.
- (~~l~~11) *Multifamily dwellings.* Operating or permitting the operation within a multifamily dwelling of any source of sound in a manner so as to exceed fifty-five (55) ~~db~~dB(A) from 7:00 a.m. to 10:00 p.m. when measured within an adjacent intrabuilding dwelling. The maximum permissible sound level, when measured in an adjacent intrabuilding area between 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 10:00 a.m. on weekends and holidays shall be fifty (50) ~~db~~dB(A). In addition, the limits in 11-88(d) and Table 2 apply to sound production devices.
- (~~m~~12) *Recreational motorized vehicles operating off public right-of-way.* No person shall operate or cause to be operated any recreational motorized vehicle, motorcycle, moped, dune buggy or any other type of motorized vehicle that exceeds the limits set forth in table 1 off the public right-of-way in any residential or noise-sensitive zone. This section shall apply to all motorized vehicles noted above, whether or not duly licensed and registered.
- (~~n~~13) *Idling vehicles.* It shall be unlawful to park a bus, truck, or other motor vehicle having a gross vehicle weight of eleven thousand (11,000) pounds or greater and allowing the engine on such vehicle to run while such vehicle is parked on public or private property within the city limits of the City of St. Augustine unless such vehicle is parked for the purpose of making pickups or deliveries at that site or, if the vehicle is on public property, at a site nearby. This section shall also not apply to a vehicle regulated under this section which is parked on the premises of a licensed repair shop for the purpose of making repairs to such vehicle. Under no circumstances shall any vehicle

regulated by this section be allowed to idle or run the engine for more than forty-five (45) minutes while parked at each location.

Sec. 11-90. Method of sound level measurement.

Sound level measurement shall be made with a sound level meter using the A-weighting scale, in accordance with standards promulgated by American National Standards Institute or other reasonable standards adopted by the city or the state.

The sound level meter and sound level meter calibrator shall be maintained in calibration and good working order. Measurements shall be taken so as to provide a proper representation of the sound source under investigation for potential violation of this article. The microphone used during measurement shall be positioned so as not to create any unnatural enhancement or diminution of the measured sound. A wind-screen for the microphone shall be used when required.

Measurements shall be conducted at the location specified by the provision being applied. At that location, measurements may be conducted at any elevation if the source or receptor is elevated (e.g., 2nd floor bedroom window, 3rd floor balcony)."

Sec. 11-91 . Inspections.

A noise control officer (NCO) may perform reasonable sound testing on any device or devices, including but not limited to requiring the temporary shutting down of said device or devices for the purposes of measuring the ambient sound level. except that upon showing that the inspection would produce a noticeable interruption of services that would cause discomfort to employees or customers or require a building engineer or other professional to work with the equipment. Such authorized employee shall reschedule the inspection for a more convenient time. No claim may be made against the brief shutting down of sound production devices by facility management for the purposes of measuring the ambient sound level. In the absence of consent for the inspection, the NCO may enforce the provisions of this code utilizing any other legally available method.

Sec. 11-~~91~~92. Exempt noises.

The following are exempt from the provisions of section 11-88:

(...)

- (d) Noises of safety signals, warning devices, emergency pressure relief valves, and bells and chimes of churches, ~~except noise relating to operation of trains.~~

(...)

Sec. 11-~~92~~93. Special permits to exceed noise levels.

Application for a permit for relief from the maximum noise level limits designated in this article may be made in writing to the NCO. Any permit granted by the NCO hereunder must be in writing and shall contain all conditions upon which the permit is granted. The NCO may grant the applied-for special permit only as follows:

(...)

(2) *Permits for entertainment.* Permits may be granted for the purpose of entertainment under the following conditions:

- a. The function must be open to the public (admission may be charged).
- b. The function must take place on public property.
- c. The permit will be given for specific events and durations of time for a limited duration festival. Permanent concert venues may request an ongoing permit for entertainment under reasonable conditions set by the City Manager. The terms of the permit may be reviewed annually to account for changing conditions upon thirty (30) day written notice to the venue operator or event organizer. Any appeal of the City Manager determination must be filed withing thirty (30) days from the date of the City Manager's written decision. Appeals shall be scheduled for a public hearing before the City Commission at the next reasonably available City Commission meeting date, only eight (8) hours in one (1) twenty-four-hour day.
- d. The function must be staged between the hours of 9:00 a.m. and 12:00 midnight.

(...)

(4) *Loudspeakers.* No permit may be issued to permit the use of any loudspeaker or sound-amplifying device on the exterior of any building which at any time exceeds the sound level limits of this code in table 4 except those used for emergency warnings.

Sec. 11-~~93~~94. Enforcement responsibility.

The noise control officer shall have primary enforcement responsibility for this article. The NCO shall coordinate with federal and state authorities and as necessary enforce federal statutes and regulations to the extent authorized by the Federal Quiet Communities Act, and other applicable law.

Sec. 11-~~94~~95. Penalties and procedures.

1. Civil county court citation per F.S. 162.21

- (a) A NCO is authorized to issue a citation to a person when, based upon personal investigation, the NCO has reasonable cause to believe that the person has committed a civil infraction in violation of the provisions of this article. The penalties to be assessed by the NCO shall be one hundred dollars (\$100.00) per incident for the initial violation and four hundred ninety-nine dollars (\$499.00) per incident for a repeat violation. A repeat violation is a violation occurring within one year of a previous violation of the same code provision.
- (b) Prior to issuing a citation, the NCO shall provide notice to the person that the person has committed a violation and shall establish a reasonable time period within which the person must correct the violation. If, upon personal investigation, the NCO finds that the person has not corrected the violation

within the time period, the NCO may issue a citation to the person who has committed the violation. The NCO does not have to provide the person with an additional time period to correct the violation prior to issuing a citation and may immediately issue a citation if a repeat violation is found or if the NCO has reason to believe the violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable or irreversible.

- (c) A citation issued by a NCO shall be in a form prescribed by the city and shall contain:
 - (1) The date and time of issuance.
 - (2) The name and address of the person to whom the citation is issued.
 - (3) The date and time the civil infraction was committed.
 - (4) The facts constituting reasonable cause for violation of the cited code provision violated.
 - (5) The number or section of the code violated.
 - (6) The name and authority of the NCO.
 - (7) The procedure for the person to follow in order to pay the civil penalty or to contest the citation.
 - (8) The applicable civil penalty of \$100.00 per incident, and \$499.00 for a repeat offense if the person elects to contest the citation.
 - (9) The applicable civil penalty if the person elects not to contest the citation will be reduced by \$20.00.
 - (10) A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, the person shall be deemed to have waived his or her right to contest the citation and that, in such case, judgment may be entered against the person for an amount up to the maximum civil penalty.
- (d) After issuing a citation to an alleged violator, the NCO shall deposit the original citation and one copy of the citation with the county court. Any person who willfully refuses to sign and accept a citation issued by a code enforcement officer shall be guilty of a misdemeanor of the second degree, punishable as provided in F.S. § 775.082 or 775.083.
- ~~(e) Unless otherwise specifically authorized and provided for by law, a person convicted of violating a municipal ordinance may be sentenced to pay a fine, not to exceed five hundred dollars (\$500.00), and may be sentenced to a definite term of imprisonment, not to exceed sixty (60) days, in a facility as authorized by law.~~

2. Code enforcement board or special magistrate procedure per F.S. 162.06

- (a) A code inspector may enforce the provisions of this code consistent with Florida Statutes, Title XI, Part 1, sections 162.01-162. 13 as may be amended from time to time.
- (b) An NCO or authorized city employee may refer to a code inspector a violation of this code after three or more violations have been prosecuted under the county court civil citation enforcement procedures, and the violations continue. The code inspector may recommend to the code enforcement board/special magistrate methods to achieve code compliance, including but not limited to, relocation of the sound production device, sound attenuation barriers such as insulation, noise curtains, or other methods of obtaining compliance through soundproofing. The code enforcement board/special magistrate may consider any reasonable method of achieving compliance with this code and include same in its order."

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

HOTELS/MOTELS/BED & BREAKFASTS (2025)

Victoria Murphy
Planner I

BUSINESS ID	AGENT/OPERATOR NAME	DBA	BUSINESS ADDRESS	MAIL ADDRESS LINE 1	MAIL ADDRESS LINE 3
5264	1001 NIGHTS BED AND BREAKFAST LLC	1001 NIGHTS BED ABD BREAKFAST LLC	63 ORANGE ST	63 ORANGE ST	ST AUGUSTINE, FL 32084
3038	116 SAN MARCO STA, LLC	DOUBLETREE BY HILTON ST. AUGUSTINE	116 SAN MARCO AVE	116 SAN MARCO AVE	SAINT AUGUSTINE, FL 32084 USA
2472	AGUSTIN INN	AGUSTIN INN	29 CUNA ST	29 CUNA ST	ST AUGUSTINE, FL 32084 USA
5379	ALRIGHT HOSPITALITY LLC	COMFORT SUITES	3150 PONCE DE LEON BLVD. N	3150 PONCE DE LEON BLVD. N	ST AUGUSTINE, FL 32084
5827	AMALGA HOTEL OF ST. AUGUSTINE, LLC	AMALGA HOTEL OF ST. AUGUSTINE, LLC	5 PRAWN ST	444 SEABREEZE BLVD	DAYTONA BEACH, FL 32176
2477	AT JOURNEYS END	AT JOURNEY'S END	89 CEDAR ST	1112 1ST ST.	NEPTUNE BEACH, FL 32266 USA
2488	B KLOECKNER	CASTLE GARDEN B & B	15 SHENANDOAH ST	15 SHENANDOAH ST	ST AUGUSTINE, FL 32084-2817
2524	BAIJANTI & BROTHERS ESTATES INC.	INN ON CHARLOTTE BED & BREAKFAST	52 CHARLOTTE ST	52 CHARLOTTE ST	ST AUGUSTINE, FL 32084 USA
2530	BAYFRONT INN INC	BAYFRONT INN	138 AVENIDA MENENDEZ	138 AVENIDA MENEDEZ	ST AUGUSTINE, FL 32084 USA
2482	BEST WESTERN BAYFRONT INN	BEST WESTERN BAYFRONT INN	16 AVENIDA MENENDEZ	32 AVENIDA MENENDEZ	SAINT AUGUSTINE, FL 32084
2481	BEST WESTERN HISTORICAL INN	BEST WESTERN HISTORICAL INN	2010 N PONCE DE LEON BLVD	32 AVEINDA MENENDEZ	ST AUGUSTINE, FL 32084 USA
2486	CASA DE SOLANA C/O VIMAL PATEL	CASA DE SOLANA	21 AVILES ST	21 AVILES ST	ST AUGUSTINE, FL 32084
2487	CASA DE SUENOS	CASA DE SUENOS	20 CORDOVA STREET	20 CORDOVA STREET	SAINT AUGUSTINE, FL 32084
2489	CEDAR HOUSE INN INC	CEDAR HOUSE INN	79 CEDAR ST	79 CEDAR ST	ST AUGUSTINE, FL 32084
2490	CENTENNIAL HOUSE BED & BREAKFAST	CENTENNIAL HOUSE BED & BREAKFAST	26 CORDOVA ST	26 CORDOVA ST	ST AUGUSTINE, FL 32084
2621	CONCH HOUSE BUILDERS II LLC	CONCH HOUSE MARINA RESORT	57 COMARES AVE	57 COMARES AVE	ST AUGUSTINE, FL 32084
2505	DEVI G. LLC	OLD TOWN INN	427 ANASTASIA BLVD	427 ANASTASIA BLVD	ST AUGUSTINE, FL 32080 USA
2476	DOLPHIN COVE INN, INC.	MARKER 8 HOTEL AND MARINA	1 DOLPHIN DR	1 DOLPHIN DR	ST AUGUSTINE, FL 32080-4530
2495	ECONOMY INN	ECONOMY INN	94 SAN MARCO AVE	94 SAN MARCO AVE	ST AUGUSTINE, FL 32084 USA
2496	EDGEWATER INN HOLDINGS LLC	EDGEWATER INN	2 N ST AUGUSTINE BLVD.	2 N ST AUGUSTINE BLVD.	ST AUGUSTINE, FL 32080
5857	FALGUNIBEN PATEL	MERIDA INN & SUITES	2150 N PONCE DE LEON BLVD	2150 N PONCE DE LEON BLVD	ST AUGUSTINE, FL 32084
3221	FLAGLER INN	FLAGLER INN	2700 PONCE DE LEON BLVD N	2700 PONCE DE LEON BLVD N	ST AUGUSTINE, FL 32084 USA
2498	HAMPTON HISTORICAL INN	HAMPTON HISTORICAL INN	2050 N PONCE DE LEON BLVD	32 AVENIDA MENENDEZ	ST AUGUSTINE, FL 32084-2622
2499	HILTON HISTORIC BAYFRONT	HILTON SAINT AUGUSTINE HISTORIC BAYFRONT	32 AVENIDA MENENDEZ	32 AVENIDA MENENDEZ	SAINT AUGUSTINE, FL 32084
2500	HISTORIC INN	HISTORIC INN	107 ANASTASIA BLVD	107 ANASTASIA BLVD	ST AUGUSTINE, FL 32080
2510	HISTORIC PONCE HOTEL LLC	HISTORIC PONCE HOTEL LLC	1111 N PONCE DE LEON BLVD	1111 N PONCE DE LEON BLVD	ST AUGUSTINE, FL 32084
2473	HISTORIC SEVILLA HOUSE	HISTORIC SEVILLA HOUSE	14 SEVILLA ST	14 SEVILLA ST	ST AUGUSTINE, FL 32084
5819	HOME AGAIN ST JOHNS INC	VETERANS VILLAGE ST JOHNS	427 ANASTASIA BLVD	427 ANASTASIA BLVD	ST AUGUSTINE, FL 32080
4889	HOMWOOD SUITES ST. AUGUSTINE SAN SEBAST	HOMWOOD SUITES ST. AUGUSTINE	10 PRAWN ST	10 PRAWN ST	ST AUGUSTINE, FL 32084
2483	JALARAM SAI INC	BUDGET INN	12 ANASTASIA BLVD	12 ANASTASIA BLVD	ST AUGUSTINE, FL 32080 USA
2494	JANE PATEL	DAYS INN	1300 N PONCE DE LEON BLVD	1300 N PONCE DE LEON BLVD	ST AUGUSTINE, FL 32084 USA
2492	JAYESH R PATEL	COUNTRY INN & SUITES	231 SAN MARCO AVE	231 SAN MARCO AVE	ST AUGUSTINE, FL 32084
2409	JENNY RAGLAND	THE PIRATE HAUS INN	32 TREASURY ST	32 TREASURY ST	ST AUGUSTINE, FL 32084
2528	JIGISHA PATEL	TRAVEL LODGE SUITES	290 SAN MARCO AVE	290 SAN MARCO AVE	ST AUGUSTINE, FL 32084 USA
2521	JOSEPH FINNEGAN	ST FRANCIS INN INC B & B	279 ST GEORGE ST	279 ST GEORGE ST	ST AUGUSTINE, FL 32084
2412	JOSEPH P FINNEGAN JR	WILSON HOUSE	280 ST GEORGE ST	279 ST GEORGE ST	ST AUGUSTINE, FL 32084-5023
2529	JSHREE INC	VICTORIAN HOUSE LLC	11 CADIZ ST	11 CADIZ ST	ST AUGUSTINE, FL 32084 USA
2517	KANTI PATEL	HOLIDAY INN EXPRESS	601 ANASTASIA BLVD	32 AVENIDA MENENDEZ	ST AUGUSTINE, FL 32084 USA
5589	KANTIBHAI PATEL	HAMPTON INN ST. AUGUSTINE DOWNTOWN	1302 N PONCE DE LEON BLVD	32 AVENIDA MENENDEZ	ST AUGUSTINE, FL 32084
1178	LEAD HOSPITALITY, INC.	THE LOCAL - ST. AUGUSTINE	512 ANASTASIA BLVD	512 ANASTASIA BLVD.	ST AUGUSTINE, FL 32080
5212	LIONS AND LATERNs, LLC	LIONS AND LATERNs	34 SARAGOSSA ST	411 WALNUT ST	GREEN COVE SPRINGS, FL 32043
2512	LIONS HOSPITALITY, LLC	LIONS HOSPITALITY, LLC	3101 N PONCE DE LEON BLVD	3101 N PONCE DE LEON BLVD	ST AUGUSTINE, FL 32084-1644
2983	LOLO PROPERTIES LLC	THE LOFT AT MENORCAN SQUARE	31 SAN MARCO AVE	PO BOX 7039	STERLING HEIGHTS, MI 48311 USA
2478	MIKE & SANDY WIEBER	BAYFRONT MARIN HOUSE INN	142 AVENIDA MENENDEZ	142 AVENIDA MENENDEZ	ST AUGUSTINE, FL 32084 USA
2515	NARESH G PATEL	LION INN	420 ANASTASIA BLVD	420 ANASTASIA BLVD	ST AUGUSTINE, FL 32080 USA
5141	PINEAPPLE PROPERTIES OF SA 2 LLC	PINEAPPLE PROEPTRIES OF SA 2 LLC	44 SPANISH ST	303 B ANASTASIA BLVD	ST AUGUSTINE, FL 32080
5331	PONCE HOTEL INC	HILTON GARDEN INN	1600 PONCE DE LEON BLVD	32 AVENIDA MENENDEZ	ST AUGUSTINE, FL 32084
5833	RAKESH PATEL	CASTILLO INN	110 SAN MARCO AVE	110 SAN MARCO AVE	ST AUGUSTINE, FL 32084
4866	SAN MARCO HOTEL INC.	RENAISSANCE ST. AUGUSTINE HISTORIC	6 CASTILLO DR W	32 AVENIDA MENENDEZ	ST AUGUSTINE, FL 32084
2508	SAVITA 1	PEACE AND PLENTY INN	87 CEDAR ST	87 CEDAR ST	ST AUGUSTINE, FL 32084-4311
2519	SCOTT FORBES	SOUTHERN WIND INN BED & BREAKFAST	18 CORDOVA ST	18 CORDOVA ST	ST AUGUSTINE, FL 32084 USA
2514	SCOTTISH INN	SCOTTISH INN	110 SAN MARCO AVE	110 SAN MARCO AVE	ST AUGUSTINE, FL 32084 USA
3626	SEBASTIAN HOTEL LLC	SEBASTIAN HOTEL	333 PONCE DE LEON BLVD. S	333 PONCE DE LEON BLVD. S	ST AUGUSTINE, FL 32084
2504	SHIRISHKUMAR MISTRY	SUNSET INN	2500 N PONCE DE LEON BLVD	2500 N PONCE DE LEON BLVD	ST AUGUSTINE, FL 32084 USA
5547	SHREE VITHALJI INC	SPARK BY HILTON	42 SAN MARCO AVE	42 SAN MARCO AVE	ST AUGUSTINE, FL 32084
5176	SKDM HOLDING	WESTCOTT HOUSE BED AND BREAKFAST INN	146 AVENIDA MENENDEZ	142 OAKTREE AVE	SOUTH PLAINFIELD, NJ 07080
2518	SOAKS MANAGEMENT LLC	SOUTHERN OAKS INN	2800 PONCE DE LEON BLVD N	2800 PONCE DE LEON BLVD N	ST AUGUSTINE, FL 32084
2474	SUBHASH PATEL	ANASTASIA INN INC	218 ANASTASIA BLVD	218 ANASTASIA BLVD	ST AUGUSTINE, FL 32080 USA
3880	THE BAYVIEW INN AT THE MARINA	THE BAYVIEW INN AT THE MARINA	120 AVENIDA MENENDEZ	120 AVEINA MENENDEZ	ST AUGUSTINE, FL 32084
1945	THE HEMINGWAY INN	THE HEMINGWAY INN	54 CHARLOTTE ST	54 CHARLOTTE ST	ST AUGUSTINE, FL 32084 USA
2526	THE OLD POWDER HOUSE INN	THE OLD POWDER HOUSE INN	38 CORDOVA ST	38 CORDOVA ST	ST AUGUSTINE, FL 32084
2516	THOMAS LEE/GREGORY SEVERT	SEABREEZE MOTEL LLC	208 ANASTASIA BLVD	208 ANASTASIA BLVD	ST AUGUSTINE, FL 32080 USA
2502	VILLA 1565	VILLA 1565	137 SAN MARCO	137 SAN MARCO	ST AUGUSTINE, FL 32084 USA
4231	VOCO AT BLVD	VOCO AT BLVD	215 ANASTASIA BLVD	215 ANASTASIA BLVD	ST AUGUSTINE, FL 32080

Total: 64
Historic Downtown: 26

BARS/RESTAURANTS
WITH AN ALCOHOL LICENSE (2020)

Barry Fox
Code Enforcement Manager

	Bar	Closing Hours	No.	Street	Alcohol Lic.	Food Lic.	Occupancy	# of Seats	Zone	Exception	Conditions
	123 Burger House	10:00 PM	123	123 King Street	2 COP	PFS	80	88	1	Restaurant, therefore, no exception needed	50-149 Seats on DBPR PFS license
	95 Cordova Catering		95	95 Cordova Street	13 CT				1		
	A1A Aleworks	1:00 AM	1	1 King Street	4 COP	SFS	PFS	180	1	Restaurant, therefore, no exception needed	
	Allegro		1101	1101 Plantation Island Drive	2COP	N/A			4		
	Al's Pizza	11:00 PM	1	1 St. George Street	2 COP	PFS	88	95	1	Restaurant, therefore, no exception needed	
	Ancient City Brewing Tap Room	12:00 AM	18	18 Cathedral Place	2 COP				1	Approved on April 4, 2017	Close at midnight 7 days a week. One to two musicians acoustic non-amplified, no band. When music is playing doors must be closed. Only 2COP.
	Ann O'Malley's	2:00 AM	23	23 Orange Street	2 COP	PFS	24	24	1	Restaurant, therefore, no exception needed	
	Arnold's Lounge		3912	3912 N Ponce De Leon Blvd	4COP	PFS			2		Dual Beverage & Tobacco, quota license(2014), stand-alone bar w/ food, vending machine. 50-149 Seats on DBPR PFS license
	Athena's Restaurant	10:00 PM	14	14 Cathedral Place	2 COP	PFS	80	49	1	Restaurant, therefore, no exception needed	
	Auggie's Draft Room	12:00 AM	3	3 St. George Street	2 COP	PFS	99	120	1	Restaurant, therefore, no exception needed	50-149 Seats on DBPR PFS license
	Ayara Thai Sushi Cuisine		140	140 San Marco	2COP	PFS			2		50-149 Seats on DBPR PFS license
	Back 40 Urban Café		40	40 S Dixie Hwy	2COP	PFS			3		1-49 Seats on DBPR PFS license.
	Bait Shack		101	101 Vilano Causeway	2COP				2		
	Bar with No Name (The)	2:00 AM	16	16 S. Castillo Drive	4 COP	QUOTA	PFS		1	Approved on September 2, 2008.	Dual beverage & tobacco license
	Barefoot Bill's Island Grill	10:00 PM	61	61 Treasury Street	2 COP	PFS	47	47	1	Restaurant, therefore, no exception needed	
	Barley Republic	2:00 AM	48	48 Spanish Street	4 COP	QUOTA	PFS	45	1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license. Dual Beverage & Tobacco / Over the counter
	Barnone Saloon		213	213 Anastasia Blvd	4COP	PFS			4		1-49 Seats on DBPR PFS license
	Bayfront Marin House		142	142 Avenida Menendez	2COP	PFS			1		
	Blackfly the Restaurant		108	108 Anastasia Blvd	4COP	SFS	PFS		4		150-249 Seats on DBPR PFS license.
	Blue Hen Café		117	117 MLK Jr Blvd	2COP	PFS			1		1-49 Seats on DBPR PFS license
	Boat Drinks		56	56 St George Street	4COP	Quota	PFS		1		50-149 Seats on DBPR PFS license. Dual beverage & tobacco license, quota license, over the counter
	BOG Brewing		218	218 West King Street	2COP	N/A			3		
	Borrillos Pizza & Subs		88	88 San Marco	2COP	PFS			2		1-49 Seats on DBPR PFS license
	Briskys BBQ		3009	3009 N Ponce De Leon Blvd	2COP	PFS			2		150-249 Seats on DBPR PFS license
	Broudy Bros		205	205 N Ponce De Leon Blvd	4COP	Quota	N/A		3		
	Bull & Crown	11:00 PM	53	53 St. George Street		PFS			1	Approved September 4, 2012	none / 50-149 Seats on DBPR PFS license

<https://cityofstaugis.sharepoint.com/sites/CityAttorney/Shared Documents/ORDINANCES/2025 ORDINANCES/ORD 2025-08.NOISE CONTROL/Copy of bars with closing times-license type 5-12-2025>

	Bar	Closing Hours	No.	Street	Alcohol Lic:	Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions	
	Burger Buckets	12:00 AM	3	3 Cordova Street	2 COP		PFS	80	48	1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license.
	Café Alcazar	3:00 PM	75	75 King Street	2 COP		PFS			1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license. PFS license for 25 Granada
	Café Del Hildalgo		35	35 Hypolita Street	2COP		PFS			1		1-49 Seats on DBPR PFS license.
	Candlelight South		1	1 Anastasia Blvd	4COP	Quota	PFS			4		50-149 Seats on DBPR PFS license
	Carmello's	11:00 PM	146	146 King Street	2 COP		N/A			1	Restaurant, therefore, no exception needed	
	Carrera Wine Cellar		35	35 San Marco	2COP		PFS			2		1-49 Seats on DBPR PFS license
	Casa Blanca Inn (Tini Martini Bar)	See Conditions	24	24 Avenida Menendez	4 COP	Hotel / Motel		72	72	1	Approved on October 3, 2006	close by 10:00pm
	Casa de Vino 57	See Conditions	57	57 Treasury Street	2 COP		PFS		10	1	Approved on January 2, 2018	No electronic or amplified music. No music after 9:00pm. Sunday-Thursday, 10am-9pm Friday and Saturday, 10am-11pm.
	Casa Maya	12:00 AM	22	22 Hypolita Street	4 COP	SFS	PFS	180	150	1	Restaurant, therefore, no exception needed	50-149 Seats on DBPR PFS license
	Catch 27	10:00 PM	40	40 Charlotte Street	4 COP	QUOTA	PFS	33		1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license
	Cellar 6	2:00 AM	6	6 Aviles Street	4 COP	QUOTA	PFS		50	1	Approved on May 6, 2008	1-49 Seats on DBPR PFS license. PFS under Forgotten Tonic
	Chattsworth Pub	12:00 AM	10	10 Marine Street	4 COP	QUOTA	PFS		70	1	Restaurant, therefore, no exception needed	50-149 Seats on DBPR PFS license
	Cheba Hut St Augustine		604	604 Anastasia Blvd	2COP		PFS			4		50-149 Seats on DBPR PFS license.
	Cheese Wheel		223A	223-A West King Street	2COP		PFS			3		50-149 Seats on DBPR PFS license
	Chianti Room	See Conditions	60	60 Charlotte Street	4 COP	SFS	PFS	100	49*	1	Approved February 6, 2007	The "Chianti Room" must close by 11:00pm.
	Chocolattes	11:00 PM	47	47 Cordova Street	2 COP		N/A	24	25	1	Restaurant, therefore, no exception needed	
	City Bistro Tea House &		1280	1280 Ponce de Leon Blvd	2COP		PFS			2		1-49 Seats on DBPR PFS license.
	City Perks @ Fort Alley		15	15 St George Street	2COP		N/A			1		Dual Beverage & Tobacco License / Over the counter
	Cobalt Lounge / Casa Monica	10:30 PM	95	95 Cordova Street	4 COP	Hotel/Motel			175*	1	Restaurant/Hotel Bar	
	Collage Restaurant	9:30 PM	60	60 Hypolita Street	2 COP		PFS		49	1	Restaurant, therefore, no exception needed	
	Collector, The Well Bar	11:00 PM	149	149 Cordova Street	4 COP	Hotel / Motel	PFS			1	Use allowed by right/no exception needed.	1-49 Seats on DBPR PFS license No electronic or amplified music.
	Colonial Quarter		33	33 St. George Street	4 COP	QUOTA	PFS			1	(?) Is this operating as a Restaurant?	50-149 Seats on DBPR PFS license
	Columbia Restaurant	10:00 PM	98	98 St. George Street	4 COP	SFS	PFS		550	1	Restaurant, therefore, no exception needed	Dual Beverage & Tobacco License

	Bar	Closing Hours	No.	Street	Alcohol Lic:	Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions
	Conch House Marina Resort		57	57 Comares Ave	4COP	QUOTA	PFS		4		Motel license
	Corner Bar		830	830 Anastasia Blvd	4COP	SFS	PFS		4		150-249 Seats on DBPR PFS license
	Corozan (The)	10:00 PM	36	36 Granada Street	2COP		PFS		1	Cinema/Café. Allowed by usage.	50-149 Seats on DBPR PFS license
	Creekside Dinery		160	160 Nix Boatyard Rd	4COP	SFS	PFS		3		
	Crow Bar		7	7 Pellicer Lane	2COP		N/A		3		
	Cuban Café & Bakery (The)	8:00 PM	100F	100-F St. George Street	2 COP		PFS	25	7	1	Restaurant, therefore, no exception needed
	Culinary Outfitters		173	173 Shipyard Way	2COP	SFS	PFS		3		350-499 Seats on DBPR PFS license 13C
	Declaration & Co STA		63	63 San Marco	2COP		N/A		2		
	Delish Kebabs of St Augustine		12	12 Cathedral Place	2COP		PFS				1-49 Seats on DBPR PFS license
	DJ Sluggers		3501	3501 N Ponce De Leon Blvd	2COP		N/A		2		
	Dog Rose Brewing Company	1:00 AM	77	77 Bridge Street	2 COP		N/A		1	Restaurant, therefore, no exception needed	
	Dos Coffee & Wine		300	300 San Marco Ave	2COP		PFS		2		1-49 Seats on DBPR PFS license.
	Doubletree by Hilton		116	116 San Marco Ave	4COP		N/A		2		
	El Potro Mexican Rest		226	226 San Marco Ave	2COP		PFS		2		
	Flagler Resort: Casa Monica, Starbucks, & Costa Brava	10:00 PM	95	95 Cordova Street	4 COP		PFS	175	1	Restaurant, therefore, no exception needed	Hotel
	Flavors Eatery	6:00 PM	125-C	125-C King Street	2 COP		PFS		1	Restaurant, therefore, no exception needed	
	Florida Cracker Café	9:00 PM	81	81 St. George Street	2 COP		PFS	75	46	1	Restaurant, therefore, no exception needed
	Floridian (The)	10:00 PM	72	72 Spanish Street	4 COP	SFS	PFS	150	150	1	Restaurant, therefore, no exception needed
	Fraternal Order of Eagles		13	13 S Dixie Hwy	11C		N/A		3		
	Gas Full Service Restaurant		9	9 Anastasia Blvd	2COP		PFS		4		
	Georgie's Diner	10:00 PM	100	100 Malaga Street	2 COP		PFS		1	Restaurant, therefore, no exception needed	
	Gifted Cork (The)	See Conditions	64	64 Hypolita Street	2 COP		PFS	6	1	Approved on February 7, 2012	No live music. Business hours 7:30am to 10:00pm. 1-49 Seats on DBPR license
	Gourmet Hut (The)	2:00 AM	17	17 Cuna Street	2 COP		PFS		1		1-49 Seats on DBPR PFS license

<https://cityofstaug.sharepoint.com/sites/CityAttorney/Shared Documents/ORDINANCES/2025 ORDINANCES/ORD 2025-08.NOISE CONTROL/Copy of bars with closing times-license type 5-12-2020>

	Bar	Closing Hours	No.	Street	Alcohol Lic:	Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions
	Green Papaya Thai & Sushi		841	841 S Ponce De Leon Blvd	2COP	PFS			3		1-49 Seats on DBPR PFS license.
	Growers Alliance Café		322	322 Anastasia Blvd	2COP	N/A			4		
	Guafres and Goods		212	212 Charlotte Street	2 COP	PFS			1		1-49 Seats on DBPR PFS license
	Gypsy Cab		828	828 Anastasia Blvd	4COP	QUOTA	PFS		4		
	Harry's Seafood Bar & Grille	11:00 PM	46	46 Avenida Menendez	4 COP	SFS	PFS	200	250	1	Restaurant, therefore, no exception needed
	Hilton Historic Bayfront	10:00 PM	32	32 Avenida Menendez	4 COP / 13 CT	SFS	PFS		42	1	Restaurant, therefore, no exception needed
	Holiday Inn & Suites		1302	1302 Ponce de Leon Blvd	4COP		PFS			2	Hotel/Motel - COP & Package
	Hornskis		106	106 Anastasia Blvd	2COP		N/A			4	
	Hurricane Pattys		69	69 Lewis Blvd	4COP	SFS	PFS			3	150-249 Seats on DBPR PFS license.
	Ice Plant	2:00 AM	110	110 Riberia Street	4 COP		PFS			1	No exception needed/per zoning of this property a bar is an allowed use
	Isabelas	2:00 AM	19	19 Cuna Street	2 COP		N/A			1	1-49 Seats on DBPR PFS license
	Juniper Market		48	48 San Marco	N/A		PFS			2	Dual Beverage & Tobacco license
	Juniper Market		73	73 San Marco	2COP		N/A			2	
	Kazu Sushi Burrito		1000	1000 S Ponce De Leon Blvd	2COP		PFS			3	1-49 Seats on DBPR PFS license.
	Kenwood Inn		38	38 Marine Street	2COP		PFS			1	Bed & Breakfast license BNB6500017
	King's Chair Barber Club		278	278 West King Street	2COP		N/A			3	
	La Herencia Café	10:00 PM	4	4 Aviles Street	2 COP		PFS	72	50	1	Restaurant, therefore, no exception needed
	La Quinta Inn & Suites		215	215 Anastasia Blvd	4COP	SFS	PFS			4	Dual Beverage & Tobacco license
	Le Macaron	2:00 AM	8	8 Cathedral Place	2 COP		N/A	8		1	1-49 Seats on DBPR PFS license.
	Llama Restaurant		415	415 Anastasia Blvd	2COP		PFS			4	
	Maple Street Biscuit Company	3:00 PM	39-40	39-40 Cordova Street	2 COP		PFS	95		1	1-49 Seats on DBPR PFS license.
	Marker 8 Hotel & Marina		1	1 Dolphin Drive	2COP		PFS			4	Restaurant, therefore, no exception needed
	Meehan's on Matanzas	2:00 AM	20	20 Avenida Menendez	4 COP	SFS	PFS	172	172	1	No Amplified Music. 50-149 Seats on DBPR PFS license
	Mellow Mushroom		410	410 Anastasia Blvd	4COP	SFS	PFS			4	1-49 Seats on DBPR PFS license. Motel license
	Metro Diner		100	100 S Ponce De Leon Blvd	2COP		PFS			3	Restaurant, therefore, no exception needed
	Mi Casa Café	10:00 PM	69	69 St. George Street	2 COP		PFS	72	70	1	150-249 Seats on DBPR PFS license.
	Michael's St. Augustine	10:30 PM	25	25 Cuna Street	2 COP		PFS	56	1	1	1-49 Seats on DBPR PFS license.

Bar	Closing Hours	No.	Street	Alcohol Lic:		Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions
Mikato Steak Restaurant		1092	1092 S Ponce De Leon Blvd	4COP	SFS	PFS			3		150-249 Seats on DBPR PFS license.
Milagro on 12	10:00 PM	12	12 Avenida Menendez	4 COP	SFS	N/A		150	1	Restaurant, therefore, no exception needed	
Mill Top Tavern	1:00 AM	19.5	19.5 St. George Street	4 COP	QUOTA	PFS	115	109	1	Restaurant, therefore, no exception needed	Dual Beverage & Tobacco License
Mojo Old City BBQ	2:00 AM	5	5 Cordova Street	4 COP	SFS	PFS	238	150	1	Restaurant, therefore, no exception needed	150-249 Seats on DBPR PFS license
Mojo's Tacos		551	551 Anastasia Blvd	2COP		PFS			4		
Moon and Sun Café		26	26 Toques Place						1		Retail beverage application in progress
Nonna's Trattoria	10:00 PM	2	2 Aviles Street	4 COP	SFS	PFS		150	1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license / Dual beverage & tobacco license / Over the counter
OC Whites	11:00 PM	118	118 Avenida Menendez	4 COP	SFS	PFS	150	162	1	Restaurant, therefore, no exception needed	
Ocean Avenue Sports Bar & Grill		123	123 San Marco Ave	4COP	QUOTA	PFS			2		150-249 Seats on DBPR PFS license.
Odd Birds	2:00 AM	200	200 Anastasia Blvd						4		PFS application in progress
Old City House & Restaurant	10:00 PM	115	115 Cordova Street	4 COP	Hotel / Motel	PFS		49	1	Restaurant, therefore, no exception needed	Hotel/Motel - COP & Package
Old City Tours of St Augustine		23	23 Inlet Pl	2COP		N/A			4		Dual Beverage & Tobacco License / Boats - COP / Over the counter
Old Coast Ales		300	300 Anastasia Blvd	2COP		N/A			4		Same location as Osprey Tacos
Old Town Business		11	11 Magnolia	2COP		PFS			2		Non seating
Old Town Liquor		135	135 San Marco	4COP	QUOTA	N/A			2		Dual Beverage & Tobacco License
Osprey Tacos		300	300 Anastasia Blvd	1COP		PFS			4		1-49 Seats on DBPR PFS license.
Paper Root		225	225 West King Street	2COP		N/A			3		
Pirates of Black Raven	???	111	111 Avenida Menendez	4COP					1		Boats - COP Only
Pizza Hut		1050	1050 N Ponce De Leon Blvd	1COP		PFS			2		50-149 Seats on DBPR PFS license.
Pizza Time / Gelato Time	11:00 PM	124	124 St. George Street	2 COP		PFS	83	80	1	Restaurant, therefore, no exception needed	
Pizzalleys/Chianti Room/Prohibition Kitchens		117	117 St George Street	4COP	SFS	PFS	44		1		
Ponce St Augustine Hotel (The) / De Leon Grill		1111	1111 N Ponce De Leon Blvd	4COP		PFS			2		Hotel/Motel - Historic - COP & Package
Present Moment Café		224	224 West King Street	2COP		PFS			3		1-49 Seats on DBPR PFS license.
Preserved Restaurant	9:00 PM	102	102 Bridge Street	2 COP		PFS			1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license
Prince of Wales	See Conditions	54	54 Cuna Street	2 COP		PFS		42	1	Restaurant, therefore, no exception needed	Must close no later than 9:00 PM, No live entertainment is permissible No speakers allowed on porch area.

https://cityofstaug.uscourts.gov/sites/cityattorney/shared_documents/ORDINANCES/2015%20ORDINANCES/ORD%2015-08%20NOISE%20CONTROL/Copy%20of%20bars%20with%20closing%20times-license%20type%205-12-2022.pdf

	Bar	Closing Hours	No.	Street	Alcohol Lic:		Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions
	Prohibition Kitchen	1:30 AM	119	119 St. George Street	4 COP	SFS	PFS	252	49	1	Restaurant, therefore, no exception needed	150-249 Seats on DBPR PFS license
	Pub on Anastasia		213	213 Anastasia Blvd	2COP		PFS			4		1-49 Seats on DBPR PFS license.
	Raintree Restaurante		102	102 San Marco	4COP	SFS	PFS			2		
	Reflections Bistro		75	75 King Street	2COP		PFS			1		1-49 Seats on DBPR PFS license.
	Rendezvous	2:00 AM	106	106 St. George Street	2 COP		PFS	58		1		
	Roosevelt Room		121	121 St George Street	N/A		PFS	72		1		50-149 Seats on DBPR PFS license
	Sakada Japanese Steak House		120	120 San Marco	2COP		PFS			2		50-149 Seats on DBPR PFS license.
	San Sebastian Winery	11:00 PM	157	157 King Street	2 COP		PFS			1	Restaurant, therefore, no exception needed	150-249 Seats on DBPR PFS license
	Sangrias Wine & Tapas Bar	2:00 AM	35	35 Hypolita Street	2 COP		PFS	49	49	1	Restaurant, therefore, no exception needed	
	Sarbez		115	115 Anastasia Blvd	2COP		PFS			4		1-49 Seats on DBPR PFS license.
	Scarletts St Auggy & Dos Gatos St Auggy	2:00 AM	66 & 70	66-70 Hypolita Street	4 COP	SFS	PFS	150	30*	1	Restaurant, therefore, no exception needed	150-249 Seats on DBPR PFS license /Dual Beverage & Tobacco License /PFS only for 70 Hypolita, could not find one for 66 Hypolita
	Schooners Seafood House		3560	3560 Ponce de Leon Blvd	4COP	SFS	PFS			2		
	Shanghai Nobby's		10	10 Anastasia Blvd	4COP	QUOTA	PFS			4		1-49 Seats on DBPR PFS license. Dual beverage & Tobacco license
	Social Lounge (The)	12:00 AM	59	59 Cuna Street	2 COP		N/A		6	1	Approved on August 2, 2016	No outside music after 10:00pm. Hours of operation until midnight.
	South A Philly Steak & Hogies	2:30 AM	1	1 King Street	1 COP		PFS	36	35	1	Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license
	Southern Oaks Inn		2800	2800 N Ponce De Leon Blvd	4COP	Hotel / Motel	PFS			2		1-49 Seats on DBPR PFS license. Hotel/Motel - COP & Package
	St . Auggie's Pizza	See Conditions	113	113 King Street			PFS			1	Approved on April 2, 2019	Sales allowed Tuesday-Thursday 11am-9pm, Friday-Saturday, 11am-10pm, Sunday 12pm-9pm.
	St Augustine Alligator Farm		999	999 Anastasia Blvd	2COP		PFS			4		non seating
	St Augustine Amphitheatre		1340	1340 A1A South	11PA		N/A			4		
	St Augustine Coffee House		6	6 St. George Street	2 COP		N/A			1	No record of this business existing	
	St Augustine Fish Camp		142	142 Riberia Street			N/A			1		Retail Beverage and PFS in progress
	St Augustine Lighthouse & Museum		81	81 Lighthouse Ave	2COP		PFS			4		non-seating
	St Augustine Yacht Club		442	442 Ocean Vista Avenue	11C		N/A			4		
	St Francis Inn		279	279 St George Street	4COP	Hotel/Motel	PFS			1		B&B

<https://cityofstaugustine.com/sites/CityAttorney/Shared Documents/ORDINANCES/2025 ORDINANCES/ORD-2025-03-NOISE CONTROL/Copy of bars with closing times license type 5-12-2020>

	Bar	Closing Hours	No.	Street	Alcohol Lic:		Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions
	St George Inn / Bin 39	See Conditions	4	4 St. George Street	2 COP		PFS		12	1	(?)What type of business is this operating as? We have no business tax receipt record for this business.	Hours of alcohol sales, service and consumption not to exceed 10:00 pm.
	St Johns County Council on Aging		179	179 Marine Street	2COP		N/A			1		
	St. Augustine Coffee House	9:30 PM	6	6 St. George Street	2 COP				8	1	No record of this business existing.	
	St. George Tavern	2:00 AM	116	116 St. George Street	4 COP	QUOTA	PFS	100	42	1	Predates zoning regulations.	Stand alone bar with food
	Stampedes		311	311 Anastasia Blvd	2COP		N/A			4		Dual beverage & tobacco / over the counter
	Stogies Cigar Emporium	2:00 AM	36	36 Charlotte Street	2 COP		MFDV		20	1	(?) No Exception filed for this address. Retail sales only. Is the alcohol being sold by the glass?	Dual Beverage & Tobacco License/ Mobile Food Dispensing Vehicle
	Taberna del Caballo / Colonial Quarter	11:00 PM	37	37 St. George Street			PFS			1	Approved on September 4, 2012	none 50-149 seats on DBPR PFS License
	Taco Shop (The)	2:00 AM	114	114 St. George Street	2 COP		PFS	35	20	1	Restaurant, therefore, no exception needed	
	Thai House & Sushi Bar	11:00 PM	21	21 Hypolita Street	2 COP		PFS	80	50	1	Restaurant, therefore, no exception needed	
	Tijuana Flats		833	833 Ponce de Leon Blvd	2COP		PFS	38		1		50-149 Seats on DBPR PFS license.
	Trade Winds Lounge	2:00 AM	124	124 Charlotte Street	4 COP	QUOTA	PFS		112	1	Predates zoning regulations.	Dual Beverage & Tobacco
	Treasury on the Plaza (The)		24	24 Cathedral Place	4 COP	QUOTA				1	Allowed use by right per zoning. No exception needed.	
	TRYP by Wyndam Sebastian St Augustine		333	333 S Ponce De Leon Blvd	2COP	Hotel	PFS			3		50-149 Seats on DBPR PFS license.
	Uptown Swinery / Le Pavillon		45	45 San Marco	4COP	SFS	PFS			2		150-249 Seats on DBPR PFS license.
	Victory (The)	???	111	111 Avenida Menendez	2 COP					1		
	Villa Victor		42	42 San Marco	2COP		PFS			2		
	White Lion	2:00 AM	20	20 Cuna Street	4 COP	QUOTA	PFS		120	1	Restaurant, therefore, no exception needed	
	White Room (The)	2:00 AM	1	1 King Street	4 COP	QUOTA				1	Allowed use by right per zoning. No exception needed.	
	Wine Cellar (The)		39B	39-B Cordova Street						1		Retail beverage application in progress
	Witty Whisker Cat Café		112	112 N Ponce De Leon Blvd	2COP		N/A			2		
15 Total Bars/Cocktail Lounge with a Use By Exception												
LEGEND:												
1 COP: Beer for sale by the drink (consumption on premises) or in sealed containers for package sales.												
2 APS: Beer and Wine for sale in sealed containers and for consumption off premises only.												
https://cityofstaug.sharepoint.com/sites/CityAttorney/Shared Documents/ORDINANCES/2025 ORDINANCES/ORD-2025-08-NOISE CONTROL/Copy of bars with closing times license type S-13-2020												

<https://cityofstaug.sharepoint.com/sites/CityAttorney/Shared Documents/ORDINANCES/2025 ORDINANCES/ORD 2025-08.NOISE CONTROL/Copy of bars with closing times-license type 5-12-2020>

ObjectID *	Shape *	Bar	EstablishmentType	Closing Hours	No.	Street	Alcohol_Lic_CC	Alcohol Lic	Alcohol Lic2	Food Lic:	Occupancy	# of Seats	Zone	Exception	Conditions
27	Point	Candlelight South Restaurant	Restaurant	12:00 AM	1	1 Anastasia Blvd	4COP, Quota, PFS	4 COP	Quota	PFS	<Null>	<Null>	4 <Null>		50-149 Seats on DBPR PFS license
		Casa Reina Taqueria and Tequila	Restaurant	11:00 PM	1	1 Anderson	4COP, SFS, PFS	4 COP							
94	Point	Marker 8 Hotel & Marina	Restaurant	<Null>	1	1 Dolphin Drive	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	4 <Null>		1-49 Seats on DBPR PFS license. Motel license
72	Point	A1A Aleworks	Bar	1:00 AM	1	1 King Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	180		1 Restaurant, therefore, no exception needed	<Null>
138	Point	South A Philly Steak & Hogies	Restaurant	2:30 AM	1	1 King Street	1 COP, PFS	1 COP	<Null>	PFS	36	35		1 Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license
167	Point	White Room (The)	Restaurant	2:00 AM	1	1 King Street	4 COP, QUOTA	4 COP	QUOTA	<Null>	<Null>	<Null>		1 Allowed use by right per zoning. No exception needed	<Null>
2	Point	Al's Pizza	Restaurant	11:00 PM	1	1 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	88	95		1 Restaurant, therefore, no exception needed	<Null>
137	Point	Shanghai Nobby's	Bar	2:00 AM	10	10 Anastasia Blvd	4COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>		4 <Null>	1-49 Seats on DBPR PFS license. Dual beverage & Tobacco license
35	Point	Chattsworth Pub	Bar	12:00 AM	10	10 Marine Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	70		1 Restaurant, therefore, no exception needed	50-149 Seats on DBPR PFS license
		Homewood Suites by Hilton	Hotel		10	10 Prawn St									
67	Point	Georgie's Diner	Restaurant	10:00 PM	100	100 Malaga Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		1 Restaurant, therefore, no exception needed	<Null>
99	Point	Metro Diner	Restaurant	8:00 PM	100	100 S Ponce De Leon Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		3 <Null>	1-49 Seats on DBPR PFS license.
91	Point	Mochiatu	Restaurant	8:00 PM	1000	1000 S Ponce De Leon Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		3 <Null>	1-49 Seats on DBPR PFS license.
52	Point	Cuban Café & Bakery (The)	Restaurant	8:00 PM	100F	100-F St. George Street	2 COP, PFS	2 COP	<Null>	PFS	25	7		1 Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license
10	Point	Bait Shack - not on Sheet 2	Restaurant	7:00 PM	101	101 Vilano Causeway	2COP	2 COP	<Null>	<Null>	<Null>	<Null>	2 <Null>		<Null>
122	Point	Preserved Restaurant	Restaurant	9:00 PM	102	102 Bridge Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		1 Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license
128	Point	Raintree Restaurante	Restaurant	9:00 PM	102	102 San Marco Ave	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	2 <Null>		<Null>
		Excelsior Museum and Cultural Cnt	Museum	4:30 PM	102	M L King Ave	11PA								
		Winn Dixie	Grocery Store	10:00 PM	1005	1002 S Ponce de Leon Blvd									
		Surf Station	Retail	8:00 PM	1010	S Ponce de Leon Blvd									
					1020	Anastasia Blvd	2APS								
80	Point	Hornskis	Restaurant	Temp Closed	106	106 Anastasia Blvd	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	4 <Null>		<Null>
127	Point	Rendezvous	Restaurant	2:00 AM	106	106 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	58	<Null>	1 <Null>		<Null>
16	Point	Blackfly the Restaurant	Restaurant	10:00 PM	108	108 Anastasia Blvd	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	4 <Null>		150-249 Seats on DBPR PFS license.
102	Point	Mikato Steak Restaurant	Restaurant	9:30 PM	1092	1092 S Ponce De Leon Blvd	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	3 <Null>		150-249 Seats on DBPR PFS license.
		Frisky Cat Café		7:00 PM	1092	1092 S Ponce De Leon Blvd, Unit L	2COP	2 COP							
					1099	S Ponce									
115	Point	Fountain of Youth	Restaurant	5:00 PM	11	11 Magnolia	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	2 <Null>		Non seating
81	Point	Ice Plant	Restaurant	2:00 AM	110	110 Riberia Street	4 COP, PFS	4 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		1 No exception needed/per zoning of this property a
71	Point	Allegro	Restaurant	???	1101	1101 Plantation Island Drive	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	4 <Null>		1-49 Seats on DBPR PFS license
118	Point	Pirates of Black Raven	Bar / Vessel	???	111	111 Avenida Menendez	4COP	4 COP	<Null>	<Null>	<Null>	<Null>	1 <Null>		<Null>
163	Point	Victory (The)	Bar / Vessel	???	111	111 Avenida Menendez	2 COP	2 COP	<Null>	<Null>	<Null>	<Null>	1 <Null>		Boats - COP Only
124	Point	Ponce St Augustine Hotel (The) / De Leon Grill	Restaurant	???	1111	1111 N Ponce De Leon Blvd	4COP, PFS	4 COP	<Null>	PFS	<Null>	<Null>	2 <Null>		<Null>
168	Point	Witty Whisker Cat Café	Bar	8:00 PM	112	112 N Ponce De Leon Blvd	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	2 <Null>		Hotel/Motel - Historic - COP & Package
		Celestino's Wine Room	Restaurant	1:00 AM	113	Anastasia Blvd	11C,PFS								<Null>
141	Point	St. Auggie's Pizza - not on Sheet 2	Restaurant	See Conditions	113	113 King Street	PFS	<Null>	<Null>	PFS	<Null>	<Null>	1 <Null>		Sales allowed Tuesday-Thursday 11am-9pm, Friday-Saturday, 11am-10pm, Sunday 12pm-9pm.
155	Point	Taco Shop (The)	Restaurant	2:00 AM	114	114 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	35	20		1 Restaurant, therefore, no exception needed	<Null>
134	Point	Sarbez	Restaurant	2:00 AM	115	115 Anastasia Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	4 <Null>		1-49 Seats on DBPR PFS license.
108	Point	Old City House & Restaurant	Restaurant	10:00 PM	115	115 Cordova Street	4 COP, Hotel / Motel, PFS	4 COP	Hotel / Motel	PFS	<Null>	49		1 Restaurant, therefore, no exception needed	Hotel/Motel - COP & Package
59	Point	Doubletree by Hilton	Restaurant	<Null>	116	116 San Marco Ave	4COP, N/A	4 COP	<Null>	N/A	<Null>	<Null>	2 <Null>		<Null>
152	Point	St. George Tavern	Bar	2:00 AM	116	116 St. George Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	100	42		1 Predates zoning regulations.	Stand alone bar with food
17	Point	Blue Hen Café	Restaurant	2:00 PM	117	117 MLK Jr Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		1-49 Seats on DBPR PFS license
		Sabrage	Bar / Vessel	???	117	Dockside	2COP	2 COP							
119	Point	Pizzalleys	Restaurant	8:30 PM	117	117 St. George Street	4COP, SFS, PFS	4 COP	SFS	PFS	44	<Null>	1 <Null>		<Null>
107	Point	OC Whites	Restaurant	11:00 PM	118	118 Avenida Menendez	4 COP, SFS, PFS	4 COP	SFS	PFS	150	162		1 Restaurant, therefore, no exception needed	<Null>
125	Point	Prohibition Kitchen - not on Sheet 2	Restaurant	1:30 AM	119	119 St. George Street	4 COP, SFS, PFS	4 COP	SFS	PFS	252	49		1 Restaurant, therefore, no exception needed	150-249 Seats on DBPR PFS license
100	Point	Milagro on 12	Bar	10:00 PM	12	12 Avenida Menendez	4 COP, SFS, N/A	4 COP	SFS	N/A	<Null>	150		1 Restaurant, therefore, no exception needed	<Null>
132	Point	Sakada Japanese Steak House	Restaurant	10:45 PM	120	120 San Marco	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	2 <Null>		50-149 Seats on DBPR PFS license.
130	Point	Roosevelt Room	Bar	2:00 PM	121	121 St George Street	2COP, PFS	2 COP	<Null>	PFS	72	<Null>	1 <Null>		50-149 Seats on DBPR PFS license
1	Point	123 Burger House	Restaurant	10:00 PM	123	123 King Street	2 COP, PFS	2 COP	<Null>	PFS	80	88		1 Restaurant, therefore, no exception needed	50-149 Seats on DBPR PFS license
159	Point	Trade Winds Lounge - not on Sheet 2	Bar	2:00 AM	124	124 Charlotte Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	112		1 Predates zoning regulations.	Dual Beverage & Tobacco
116	Point	Pizza Time / Gelato Time	Restaurant	11:00 PM	124	124 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	83	80		1 Restaurant, therefore, no exception needed	<Null>
		Gringos Tacos	Restaurant	10:00 PM	125	King Street	2COP, PFS	2 COP							
62	Point	Flavours Eatery	Restaurant	6:00 PM	125-C	125-C King Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		1 Restaurant, therefore, no exception needed
40	Point	Farmhand KCHN & Coffee	Restaurant	3:00 PM	1280	1280 Ponce de Leon Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	2 <Null>		<Null>
65	Point	Fraternal Order of Eagles	Restaurant	12:00 AM	13	13 S Dixie Hwy	11C, N/A	11C	<Null>	N/A	<Null>	<Null>	3 <Null>		1-49 Seats on DBPR PFS license.
83	Point	Holiday Inn & Suites	Restaurant	<Null>	1302	1302 Ponce de Leon Blvd	4COP, PFS	4 COP	<Null>	PFS	<Null>	<Null>	2 <Null>		<Null>
140	Point	St Augustine Amphitheatre	Bar	11:00 PM	1340	1340 A1A South	11PA, N/A	11PA	<Null>	N/A	<Null>	<Null>	4 <Null>		Hotel/Motel - COP & Package
112	Point	Old Town Liquor	Bar	11:00 PM	135	135 San Marco	4COP, QUOTA, N/A	4 COP	QUOTA	N/A	<Null>	<Null>	2 <Null>		<Null>
6	Point	Athena's Restaurant	Restaurant	10:00 PM	14	14 Cathedral Place	2 COP, PFS	2 COP	<Null>	PFS	80	49		1 Restaurant, therefore, no exception needed	Dual Beverage & Tobacco License
					14	14 Avenida Menendez									<Null>
8	Point	Ayara Thai Sushi Cuisine - not on Sheet 2	Restaurant	<Null>	140	140 San Marco	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	2 <Null>		50-149 Seats on DBPR PFS license
		Hilton			1440	S Ponce									
		Gate Gas Station			1600	N Ponce									
		Sunoco Gas Station			1900	Mizell									
		Shell Gas Station			2199	N Ponce									
		Taco Libre			2350	N Ponce									
		The Flagler Inn			2600	N Ponce	4COP, SFS, PFS	4 COP							
		CVS			2700	N Ponce									
					2703	N Ponce									
15	Point	Bayfront Marin House	Restaurant	<Null>	142	142 Avenida Menendez	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		<Null>
143	Point	St Augustine Fish Camp	Restaurant	10:00 PM	142	142 Riberia Street	4COP, SFS, PFS	4 COP	<Null>	N/A	<Null>	<Null>	1 <Null>		Retail Beverage and PFS in progress
28	Point	Carmello's	Restaurant	11:00 PM	146	146 King Street	2 COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	1 <Null>		<Null>
44	Point	Collector, The Well Bar	Bar	11:00 PM	149	149 Cordova Street	4 COP, Hotel / Motel, PFS	4 COP	Hotel / Motel	PFS	<Null>	<Null>	1 <Null>		1 Restaurant, therefore, no exception needed
41	Point	City Perks @ Fort Alley	Restaurant	10:00 PM	15	15 St George Street	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	1 <Null>		1 Use allowed by right/no exception needed.
131	Point	San Sebastian Winery	Restaurant	11:00 PM	157	157 King Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		1-49 Seats on DBPR PFS license. No electronic or amplified music.
11	Point	Bar with No Name (The)	Bar	2:00 AM	16	16 S. Castillo Drive	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>	1 <Null>		Dual Beverage & Tobacco License / Over the counter
50	Point	St Augustine Fish House and Oyster Co.	Restaurant	10:00 PM	160	160 Nix Boatyard Rd	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	1 <Null>		1 Restaurant, therefore, no exception needed
		Cortesse's	Bistro	9:30 PM	172	San Marco Ave	2COP, PFS	2 COP							150-249 Seats on DBPR PFS license
69	Point	Gourmet Hut (The)	Restaurant	2:00 AM	17	17 Cuna Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		Dual beverage & tobacco license
53	Point	Asado Life	Restaurant	<Null>	173	173 Shipyard Way	2COP, SFS, PFS	2 COP	SFS	PFS	<Null>	<Null>	3 <Null>		1-49 Seats on DBPR PFS license
149	Point	St Johns County Council on Aging	Restaurant	<Null>	179	179 Marine Street	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	1 <Null>		350-499 Seats on DBPR PFS license 13C
3	Point	Ancient City Brewing Tap Room	Bar	12:00 AM	18	18 Cathedral Place	2 COP	2 COP	<Null>	<Null>	<Null>	<Null>	1 <Null>		<Null>
82	Point	Isabelas	Restaurant	2:00 AM	19	19 Cuna Street	2 COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	1 <Null>		1 Approved on April 4, 2017
101	Point	Mill Top Tavern	Bar	1:00 AM	19.5	19.5 St. George Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	115	109		1 Restaurant, therefore, no exception needed	Close at midnight 7 days a week. One to two musicians acoustic non-amplified, no band. When music is playing doors must be closed. Only 2COP.
106	Point	Nonna's Trattoria	Restaurant	10:00 PM	2	2 Aviles Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	150		1 Restaurant, therefore, no exception needed	Dual Beverage & Tobacco license
95	Point	Meehan's on Matanzas	Restaurant	2:00 AM	20	20 Avenida Menendez	4 COP, SFS, PFS	4 COP	SFS	PFS	172	172		1 Restaurant, therefore, no exception needed	1-49 Seats on DBPR PFS license / Dual beverage & tobacco license / Over the counter
165	Point	White Lion	Restaurant	2:00 AM	20	20 Cuna Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	120		1 Restaurant, therefore, no exception needed	<Null>
110	Point	Odd Birds	Restaurant	2:00 AM	200	200 Anastasia Blvd	4COP, SFS, PFS	4 COP	<Null>	<Null>	<Null>	<Null>	4 <Null>		PFS application in progress
22	Point	Broudy Bros	Bar	10:00 PM	205	205 N Ponce De Leon Blvd	4COP, Quota, N/A	4 COP	Quota	N/A	<Null>	<Null>	3 <Null>		<Null>
157	Point	Thai House & Sushi Bar	Restaurant	11:00 PM	21	21 Hypolita Street	2 COP, PFS	2 COP	<Null>	PFS	80	50		1 Restaurant, therefore, no exception needed	<Null>
		Ancient City Brunch Bar	Restaurant	2:30 PM	210	210 St George Street	2COP, PFS	2 COP							
77	Point	Guafres and Goods	Restaurant	8:00 PM	212	212 Charlotte Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	1 <Null>		1-49 Seats on DBPR PFS license

		Shell Gas Station		24 HRS	216 216 S Ponce de Leon Blvd																
19 Point		BOG Brewing	Bar	12:00 AM	218 218 West King Street	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		3 <Null>	<Null>							
32 Point		Casa Maya	Restaurant	11:00 PM	22 22 Hypolita Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	180	1	Restaurant, therefore, no exception needed	<Null>						
		Gypsy Moon	Boutique	7:00 PM	22 22 St George Street, Unit A	2APS															
		Cat's Paw Marina	Marina	5:00 PM	220 Nix Boatyard Road	2APS															
37 Point		Cheese Wheel - closed new pizza place now	Restaurant	<Null>	223A 223-A West King Street	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		3 <Null>	<Null>							
120 Point		Buena Onda	Restaurant	2:00 PM	224 224 West King Street	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		3 <Null>	<Null>							
		Vinnys Place	Convenience	11:00 PM	224 224 San Marco Ave	2APS															
117 Point		Paper Root	Bar	6:00 PM	225 225 West King Street	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		3 <Null>	<Null>							
60 Point		El Potro Mexican Rest	Bar	10:00 PM	226 226 San Marco Ave	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
111 Point		Old City Tours of St Augustine - not on Sheet 2	Bar	<Null>	23 23 Inlet Pl	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		4 <Null>	<Null>							
4 Point		Ann O'Malley's	Bar	2:00 AM	23 23 Orange Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	24	24	1 Restaurant, therefore, no exception needed	<Null>						
30 Point		Casa Blanca Inn (Tini Martini Bar)	Bar	1:00 AM	24 24 Avenida Menendez	4 COP, Hotel / Motel	4 COP	Hotel / Motel	<Null>	<Null>	<Null>	72	72	1 Approved on October 3, 2006	<Null>						
158 Point		Treasury on the Plaza (The)	Event Venue	12:00 AM	24 24 Cathedral Place	4 COP, QUOTA	4 COP	QUOTA	<Null>	<Null>	<Null>			1 Allowed use by right per zoning. No exception needed	<Null>						
98 Point		Micahel's St. Augustine	Restaurant	10:30 PM	25 25 Cuna Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	56	1	Restaurant, therefore, no exception needed	<Null>						
		Crucial Coffee	Café	10:00 PM	26 26 Charlotte Street	2COP	2 COP														
88 Point		King's Chair Barber Club - not on Sheet 2	Bar	8:00 PM	278 278 West King Street	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		3 <Null>	<Null>							
147 Point		St Francis Inn	Restaurant	<Null>	279 279 St George Street	4COP, Hotel/Motel, PFS	4 COP	Hotel/Motel	PFS	<Null>	<Null>		1 <Null>	<Null>							
145 Point		Southern Oaks Inn	Restaurant	<Null>	2800 2800 N Ponce De Leon Blvd	4COP, Hotel / Motel, PFS	4 COP	Hotel / Motel	PFS	<Null>	<Null>		2 <Null>	<Null>							
7 Point		Auggie's Draft Room	Bar	11:00 PM	3 3 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	99	120	1 Restaurant, therefore, no exception needed	<Null>						
113 Point		Old Coast Ales - address on Sheet 2 only once	Bar	11:00 PM	300 300 Anastasia Blvd	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		4 <Null>	<Null>							
114 Point		Osprey Tacos - address on Sheet 2 only once	Bar	9:00 PM	300 300 Anastasia Blvd	1COP, PFS	1 COP	<Null>	PFS	<Null>	<Null>		4 <Null>	<Null>							
58 Point		Dos Coffee & Wine	Restaurant	7:00 PM	300 300 San Marco Ave	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
21 Point		Briskys BBQ	Restaurant	7:00 PM	3009 3009 N Ponce De Leon Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
153 Point		Stampedes	Bar	2:00 AM	311 311 Anastasia Blvd	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		4 <Null>	<Null>							
14 Point		Barnone Saloon	Bar	2:00 AM	312 312 Anastasia Blvd	4COP, PFS	4 COP	<Null>	PFS	<Null>	<Null>		4 <Null>	<Null>							
78 Point		Hilton Historic Bayfront	Restaurant	10:00 PM	32 32 Avenida Menendez	4 COP / 13 CT, SFS, PFS	4 COP / 13 CT	SFS	PFS	<Null>	<Null>	42	1	Restaurant, therefore, no exception needed	<Null>						
74 Point		Growers Alliance Café	Restaurant	6:00 PM	322 322 Anastasia Blvd	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		4 <Null>	<Null>							
45 Point		Colonial Quarter	Restaurant	11:00 PM	33 33 St. George Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>		1	(?) Is this operating as a Restaurant?	<Null>						
		Lobstah On A Roll	Restaurant	9:00 PM	34 34 Granada Street	2COP, PFS	2 COP														
26 Point		Café Del Hildalgo	Restaurant	11:00 PM	35 35 Hypolita Street	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		1 <Null>	<Null>							
133 Point		Sangrias Wine & Tapas Bar	Restaurant	11:00 PM	35 35 Hypolita Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	49	49	1 Restaurant, therefore, no exception needed	<Null>						
29 Point		Carrera Wine Cellar / Tattoos and Brews	Bar	8:00 PM	35 35 San Marco	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
56 Point		PJ Liquor	Retail	11:00 PM	3501 3501 N Ponce De Leon Blvd	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		2 <Null>	<Null>							
139 Point		Schooners Seafood House	Restaurant	8:30 PM	3560 3560 N Ponce de Leon Blvd	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>		2 <Null>	<Null>							
154 Point		Stogies Cigar Emporium	Bar	2:00 AM	36 36 Charlotte Street	2 COP, MFDV	2 COP	<Null>	MFDV	<Null>	<Null>	20	1	(?) No Exception filed for this address. Retail sales	<Null>						
86 Point		Kenwood Inn - not on Sheet 2	Restaurant	<Null>	38 38 Marine Street	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		1 <Null>	<Null>							
5 Point		Arnold's Lounge	Bar	2:00 AM	3912 3912 N Ponce De Leon Blvd	4COP, PFS	4 COP	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
93 Point		Maple Street Biscuit Company	Restaurant	3:00 PM	39-40 Cordova Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	95	1	Restaurant, therefore, no exception needed	<Null>						
166 Point		Wine Cellar (The)	Restaurant	<Null>	39-B Cordova Street	IP	<Null>	<Null>	<Null>	<Null>	<Null>		1 <Null>	<Null>							
87 Point		La Herencia Café	Restaurant	10:00 PM	4 4 Aviles Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	72	50	1 Restaurant, therefore, no exception needed	<Null>						
150 Point		St George Inn / Bin 39 - two in Sheet 2 for this address	Restaurant	See Conditions	4 4 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	12	1	(?)What type of business is this operating as? We h	<Null>						
		Kaisers Deli Market		7:00 PM	4 4 White Street	2COP, PFS	2 COP														
33 Point		Catch 27	Restaurant	10:00 PM	40 40 Charlotte Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>	33	<Null>	1 Restaurant, therefore, no exception needed	<Null>						
9 Point		Back 40 Urban Café	Restaurant	8:00 PM	40 40 S Dixie Hwy	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		3 <Null>	<Null>							
96 Point		Mellow Mushroom	Restaurant	11:00 PM	410 410 Anastasia Blvd	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>		4 <Null>	<Null>							
92 Point		Llama Restaurant	Restaurant	8:45 PM	415 415 Anastasia Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		4 <Null>	<Null>							
164 Point		Villa Victor: Chiku Café and Bar	Bar	Temp Closed	42 42 San Marco	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
148 Point		St Augustine Yacht Club	Restaurant	9:00 PM	442 442 Ocean Vista Avenue	11C, N/A	11C	<Null>	N/A	<Null>	<Null>		4 <Null>	<Null>							
		Sunoco Gas Station		12:00 AM	450 450 S Ponce de Leon Blvd																
75 Point		Harry's Seafood Bar & Grille	Restaurant	11:00 PM	46 46 Avenida Menendez	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	200	250	1 Restaurant, therefore, no exception needed	<Null>						
39 Point		Chocolattes	Restaurant	11:00 PM	47 47 Cordova Street	2 COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>	24	25	1 Restaurant, therefore, no exception needed	<Null>						
84 Point		Juniper Market	Restaurant	3:00 PM	48 48 San Marco	2COP, PFS	N/A	<Null>	PFS	<Null>	<Null>		2 <Null>	<Null>							
13 Point		Barley Republic	Bar	2:00 AM	48 48 Spanish Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>		45	1 Restaurant, therefore, no exception needed	<Null>						
103 Point		Mojo Old City BBQ	Restaurant	2:00 AM	5 5 Cordova Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	238	150	1 Restaurant, therefore, no exception needed	<Null>						
		English Landing	Marina	12:00 AM	509 509 S Ponce de Leon Blvd	2COP	2 COP														
		Circle K	Convenience	24 HRS	511 511 Anastasia Blvd																
123 Point		Prince of Wales	Bar	See Conditions	54 54 Cuna Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	42	1	Restaurant, therefore, no exception needed	<Null>						
104 Point		Mojo's Tacos	Restaurant	9:00 PM	551 551 Anastasia Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		4 <Null>	<Null>							
18 Point		Boat Drinks	Bar	11:00 PM	56 56 St George Street	4COP, Quota, PFS	4 COP	Quota	PFS	<Null>	<Null>		1 <Null>	<Null>							
47 Point		Conch House Marina Resort	Restaurant	9:00 PM	57 57 Comares Ave	4COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>		4 <Null>	<Null>							
31 Point		Casa de Vino 57	Restaurant	See Conditions	57 57 Treasury Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		10	1 Approved on January 2, 2018	<Null>						
136 Point		Social Lounge (The)	Bar	12:00 AM	59 59 Cuna Street	2 COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		6	1 Approved on August 2, 2016	<Null>						
34 Point		Cellar 6	Restaurant	2:00 AM	6 6 Aviles Street	4 COP, QUOTA, PFS	4 COP	QUOTA	PFS	<Null>	<Null>	50	1	Approved on May 6, 2008	<Null>						
151 Point		St. Augustine Coffee House	Bar	9:30 PM	6 6 St. George Street	2 COP	2 COP	<Null>	<Null>	<Null>	<Null>	8	1	No record of this business existing.	<Null>						
		Bar Harbor Cheesecake Company	Café	11:11 PM	6 6 Cordova Street	2COP	2 COP														
		Castillo Craft Bar and Kitchen	Restaurant	10:00 PM	6 W Castillo Drive	PFS															
38 Point		Chianti Room	Restaurant	See Conditions	60 60 Charlotte Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	100	49*	1 Approved February 6, 2007	<Null>						
43 Point		Collage Restaurant	Restaurant	9:30 PM	60 60 Hypolita Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		49	1 Restaurant, therefore, no exception needed	<Null>						
		Chop Shop Artisan Butcher	Retail	6:30 PM	600 Anastasia Blvd	2APS															
36 Point		Cheba Hut St Augustine	Restaurant	8:00 PM	604 604 Anastasia Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		4 <Null>	<Null>							
12 Point		Barefoot Bill's Island Grill	Restaurant	10:00 PM	61 61 Treasury Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	47	47	1 Restaurant, therefore, no exception needed	<Null>						
54 Point		Declaration & Co STA	Bar	6:00 PM	63 63 San Marco	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		2 <Null>	<Null>							
68 Point		Gifted Cork (The)	Restaurant	See Conditions	64 64 Hypolita Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>		6	1 Approved on February 7, 2012	<Null>						
135 Point		Scarlett's St Auguy & Dos Gatos St Auguy	Bar	2:00 AM	66 & 70 66-70 Hypolita Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>	150	30*	1 Restaurant, therefore, no exception needed	<Null>						
79 Point		Hurricane Pattys	Restaurant	10:00 PM	69 69 Lewis Blvd	4COP, SFS, PFS	4 COP	SFS	PFS	<Null>	<Null>		3 <Null>	<Null>							
97 Point		Mi Casa Café	Restaurant	10:00 PM	69 69 St. George Street	2 COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	72	70	1 Restaurant, therefore, no exception needed	<Null>						
51 Point		Crow Bar	Bar	2:00 AM	7 7 Pellicer Lane	2COP, N/A	2 COP	<Null>	N/A	<Null>	<Null>		3 <Null>	<Null>							
		Anastasia Miniature Golf		10:00 PM	701 701 Anastasia Blvd																
		Jimmy Hula's	Restaurant	10:00 PM	709 709 S Ponce de Leon Blvd	4COP, SFS, PFS	4 COP														

20 Point	Borrillos Pizza & Subs	Restaurant	10:00 PM	88	88 San Marco	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	2 <Null>	1-49 Seats on DBPR PFS license
66 Point	Gas Full Service Restaurant	Restaurant	9:00 PM	9	9 Anastasia Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	4 <Null>	<Null>
	LaCocina Bistro and Catering	Bistro	4:00 PM	9	9 S Dixie Hwy	IP, PFS							
42 Point	Casa Monica	Bar	10:30 PM	95	95 Cordova Street	4 COP, Hotel/Motel	4 COP	Hotel/Motel	<Null>	<Null>	175*	1 Restaurant/Hotel Bar	<Null>
61 Point	Flagler Resort:Casa Monica, Starbucks, & Costa Brava	Restaurant	10:00 PM	95	95 Cordova Street	4 COP, PFS	4 COP	<Null>	PFS	<Null>	175	1 Restaurant, therefore, no exception needed	Hotel
70 Point	95 Cordova Catering	Restaurant	???	95	95 Cordova Street	13 CT	13 CT	<Null>	<Null>	<Null>		1 <Null>	<Null>
46 Point	Columbia Restaurant	Restaurant	10:00 PM	98	98 St. George Street	4 COP, SFS, PFS	4 COP	SFS	PFS	<Null>	550	1 Restaurant, therefore, no exception needed	Dual Beverage & Tobacco License
142 Point	St Augustine Alligator Farm	Restaurant	6:00 PM	999	999 Anastasia Blvd	2COP, PFS	2 COP	<Null>	PFS	<Null>	<Null>	4 <Null>	non seating
	Walgreens	Retail	11:00 PM	2801	N Ponce								
	Comfort Suites	Hotel		3150	N Ponce								
	PJ Liquors	Liquor Store		3501	3501 N Ponce De Leon Blvd, Unit K								
	Bovine			88-90	88 - 90 Charlotte Street	2COP	2 COP						
	Beamish Tackle	Retail	5:30 PM	76	76 Dockside	1APS, 2APS							
	Tobacco and Beverage Express	Convenience	10:00 PM	70	70 Masters Drive								
	Cool and Collected	Antiques	5:30 PM	67	San Marco Ave	2APS							
	Spinster Abbotts	Bar	6:00 PM	61	San Marco	2COP	2 COP						
	Treylor Park	Restaurant	???	61	Spanish	IP							
	The Topsy Duck Parlor	Bar	9:30 PM	58	58 Hypolita Street	2COP	2 COP						
	The Drunken Horse	Restaurant	10:00 PM	56	56 Charlotte Street	2COP, PFS	2 COP						
	T Store	Convenience	11:00 PM	52	52 San Marco Ave								

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 10, 2025

RE: **Ordinance 2025-10 – Amending and Adopting the City’s required Water Supply Plan – Introduction and First Reading**

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 of the city’s 2040 Comprehensive Plan.

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, 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. The 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 SJRWMD update was completed in December of 2023.

The local government Water Supply Plan must incorporate any alternative water supply project or projects selected by the local government from those identified in the regional water supply plan and adopt a work plan, covering at least a 10-year planning period. This is an effort to account for options 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 Ordinance 2025-10 to adopt the city’s updated Water Supply Plan. The city’s adopted 2040 Infrastructure Goals, Objectives and Policies contain specific Water Supply Planning Goals, Objectives and Policies. The attached includes proposed amendments to several of these Goals, Objectives and policies as recommended by the SJRWMD and are outlined in red.

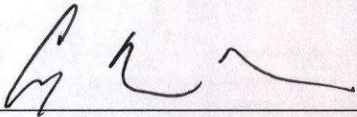
Also attached is the city's proposed updated Water Supply Plan Appendix based on the 2023 North Florida Regional Water Supply Plan (NFRWSP). This appendix is attached to the Infrastructure Element.

The Planning and Zoning Board (PZB), acting as the city's land planning agency, reviewed the proposed update, held a public hearing and recommended the Water Supply Plan updates to the City Commission at their June 3, 2025, regular meeting.

Since the June PZB meeting the SJRWMD staff reviewed the city's proposed Water Supply Plan update and provided additional comments. The Water Supply Plan attached to the adoption ordinance reflects all of the recommended updates.

Also attached is the required Business Impact Statement for this ordinance. Please place this item on the June 23, 2025, City Commission Agenda for Introduction and First Reading.

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



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the "Business Impact Estimate" section below.

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN TO INCORPORATE CHANGES REQUIRED BY THE 2023 NORTH FLORIDA REGIONAL WATER SUPPLY PLAN; AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE INFRASTRUCTURE ELEMENT; INCLUDING AMENDING GOALS, OBJECTIVES AND POLICIES AND UPDATING APPENDIX A OF THE INFRASTRUCTURE ELEMENT THE CITY OF ST. AUGUSTINE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - ☐ Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - ☐ Section 553.73, relating to the Florida Building Code; or
 - ☐ Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The ordinance adopts the required amendments and update to the city's Water Supply Plan. Maintaining a consistent supply of potable water for projected needs and coordinating with the applicable water management district is an important public purpose.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

This is an update to the city's 2020 Water Supply Plan. There are no direct economic impacts on private, for-profit businesses.

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body determines may be useful (if any):**

This is a statutorily required update to the city's Infrastructure Element of the Comprehensive Plan and the Water Supply Appendix attached to the Infrastructure Element.

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN TO INCORPORATE CHANGES REQUIRED BY THE 2023 NORTH FLORIDA REGIONAL WATER SUPPLY PLAN; AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE INFRASTRUCTURE ELEMENT; INCLUDING AMENDING GOALS, OBJECTIVES AND POLICIES AND UPDATING APPENDIX A OF THE INFRASTRUCTURE ELEMENT THE CITY OF ST. AUGUSTINE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, s. 163.3161 through s. 163.3215, Florida Statutes, provide for adoption and enforcement of local government comprehensive plans pursuant to the "Community Planning Act;" and

WHEREAS, Chapter 163.3171, Florida Statutes, empowers the City Commission for the City of St. Augustine to prepare and enforce a comprehensive plan for the development of the City; and

WHEREAS, Chapter 163.3177(6)(a)2.d, Florida Statutes, requires that comprehensive plans demonstrate the availability of water supplies and water supply facilities necessary to accommodate existing and anticipated water use demand; and

WHEREAS, the City Commission for the City of St. Augustine has amended the City of St. Augustine Comprehensive Plan from time to time; and

WHEREAS, on June 3, 2025, the Planning and Zoning Board for the City of St. Augustine, sitting as the local planning agency, held a public hearing and made a recommendation to the City Commission to amend the Infrastructure Element and update the city's Water Supply Plan; and

WHEREAS, the City Commission for the City of St. Augustine finds that adoption of the amended and updated Infrastructure Element of the Comprehensive Plan including Appendix A as the city's Water Supply Facilities Work Plan (Water Supply Plan) is in the best interest of public health, safety and welfare of the residents and property owners of the City of St. Augustine;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Infrastructure Element Amendments to the Comprehensive Plan.

The City of St. Augustine Comprehensive Plan, required updates based on the 2023 North Florida Regional Water Supply Plan are incorporated in the Infrastructure Element; Amending the Goals, Objectives and Policies of the Infrastructure Element, as well as, Appendix A to the Infrastructure Element updating the city's Water Supply Facilities Work Plan (Water Supply Plan), attached hereto and incorporated herein by reference as Exhibit "A," are hereby adopted.

Section 2. Inclusion in the Comprehensive Plan. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Comprehensive Plan of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after the state planning agency notifies the City that the plan amendment package is complete, or, if this ordinance is legally challenged within thirty (30) days after adoption, upon issuance of a final order by the Florida Department of Commerce or the Administrative Commission, whichever is later.

PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

City of St. Augustine Comprehensive Plan 2040

Infrastructure Element Goals, Objectives and Policies

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

Sanitary Sewer	1-5
Solid Waste	6-8
Potable Water	9-14
Water Supply Planning	15-18
Stormwater Management	19-22
Perils of Flood and Sustainability	23-24
Natural Groundwater Aquifer Recharge	25
Appendix A Water Supply Work Plan	27-34

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 Objective 2.2

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

The City shall ensure the supply and treatment of safe potable water through the planning timeframe to meet the adopted LOS standard and water needs of existing and future users (Adopted by Ord 2025-10 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 #2025-10 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), 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 #2025-10 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 updated in June of 2025 by Ordinance 2025-10 as required by statute based on the December 2023 North Florida Regional Water Supply Plan.

Infrastructure Element

Appendix A

City of St. Augustine Water Supply Facilities Work Plan (2025-2035)

Prepared By:

City of St. Augustine
Planning and Building Department

Drafted June 2025

(Adopted by Ord 2025-10 August 2025)

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 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 to 2040. It is also understood that it 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. 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, 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. 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 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 connect to the sanitary sewer system. It is assumed that the same trend will continue over the planning period.

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. 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. Based on a reevaluation of development projections,

current capacity is estimated to be sufficient through the 2028 timeframe.

Potable Water Demand, Supply and Facility Capacity

The following Tables contain 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

	Population for COSA service area	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 2035. Population projections represented in Table 1 developed by City of St. Augustine Planning and Building Department.

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. The city anticipates generating more current population and water demand figures as part of its 2028 CUP renewal application.

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 area¹	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 3.73 MGD (reported in 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. 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. 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.

Residential developments on the mainland west of the San Sebastian River also have primarily

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.

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.

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

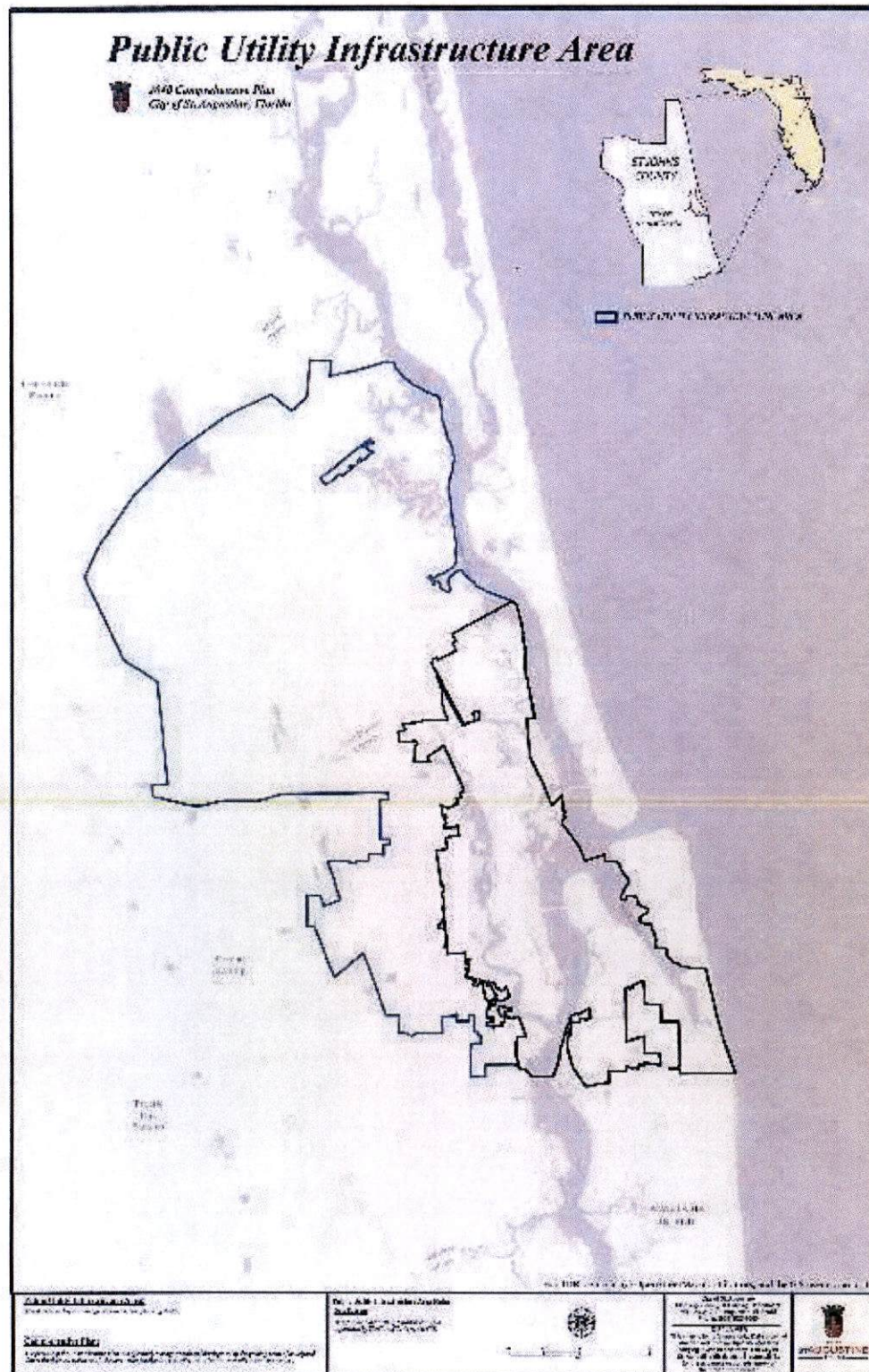
Water conservation is important to reduce potable water demand. The City's water conservation practices include the following:

- 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



City of St. Augustine, Comprehensive Plan 2040
Redline Infrastructure Element, Goals, Objectives and
Policies
Including
Infrastructure Element
Redline Appendix A, Water Supply Facilities Work
Plan

**As Presented to PZB and Amended per suggestions from the St. Johns River
Water Management District (SJRWMD)**

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text, **red** as reviewed by the PZB June 3, 2025.

Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text, **blue** including additional edits per SJRWMD recommendations after the PZB meeting.

Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

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, **red** as reviewed by the PZB June 3, 2025.

Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text, **blue** including additional edits per SJRWMD recommendations after the PZB meeting.

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

Sanitary Sewer	1-5
Solid Waste	6-8
Potable Water	9-14
Water Supply Planning	15-18
Stormwater Management	19-22
Perils of Flood and Sustainability	23-24
Natural Groundwater Aquifer Recharge	25
Appendix A Water Supply Work Plan	27-34

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 Objective 2.2

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,~~
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 onsite;
- 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 FDEP, 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

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, ~~red~~ as reviewed by the PZB June 3, 2025.

Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text, ~~blue~~ including additional edits per SJRWMD recommendations after the PZB meeting.

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 Tables contains 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 pProjected 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
<u>2035</u>	<u>52,733</u>	<u>5.80</u>	<u>6.564*</u>	<u>6.5</u>

*The City of St. Augustine's CUP expires in 2028. WSFWP assumes 2028 allocation, at a minimum, to be extended to 2030 2035. Population projections represented in Table 1 developed by City of St. Augustine Planning and Building Department.

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. The city anticipates generating more current population and water demand figures as part of its 2028 CUP renewal application.

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

	<u>2023 NFRWSP population for COSA service area¹</u>	<u>2023 NFRWSP projected water demand for COSA service area (mgd)²</u>	<u>CUP allocation (mgd)³</u>	<u>WTP combined capacity (mgd)</u>
<u>2025</u>	<u>40,714</u>	<u>4.56</u>	<u>6.564</u>	<u>6.5</u>
<u>2030</u>	<u>40,714</u>	<u>4.56</u>	<u>6.564</u>	<u>6.5</u>
<u>2035</u>	<u>40,714</u>	<u>4.56</u>	<u>6.564</u>	<u>6.5</u>

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

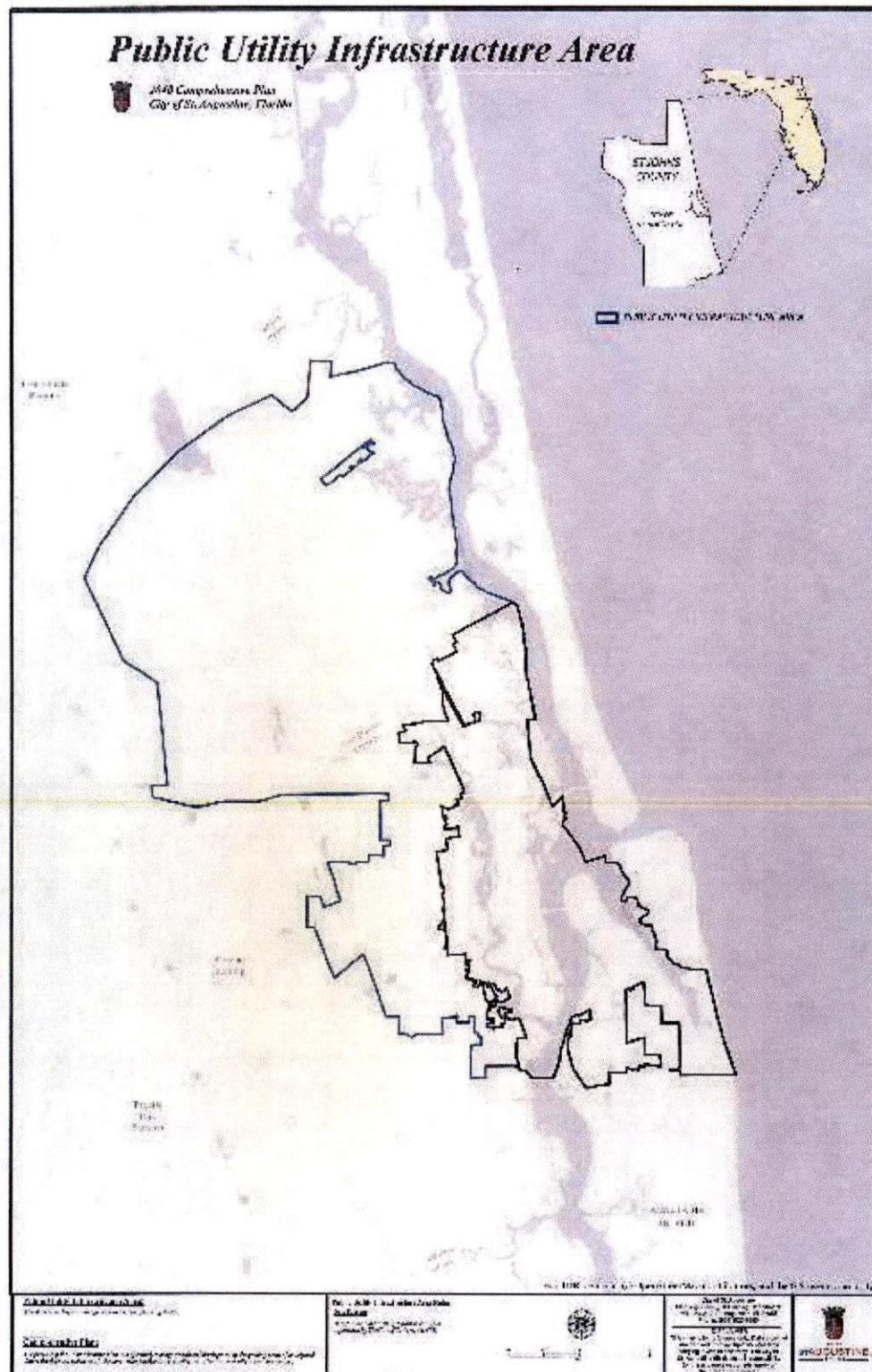
Water conservation is important to reduce potable water demand. The City's water conservation practices include the following:

- 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 protect, 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



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 12, 2025

RE: **Ordinance 2025-11 – Amending an existing Planned Unit Development (PUD)
at 1500 Arapaho Avenue – Introduction and First Reading**

The Windward Shipyard Planned Unit Development (PUD) is a 15.71-acre parcel located at 1500 Arapaho Avenue. This property was annexed into the city and rezoned to a PUD as a 55-unit single family subdivision including a large dock and boat slips in 2023.

After several meetings, including much discussion, the Planning and Zoning Board (PZB) reviewed the amended PUD and recommended a proposed change to the City Commission on Tuesday, June 3, 2025. The only proposed change to the existing PUD is revisions to amend the previously approved tree removal and mitigation plan. The current PUD specifically references saving trees and relocating existing trees as part of the “Shipyards” project. There are no proposed changes to the list of uses or layout of the development plan allowed by the PUD.

The applicant states in their application that “the five remaining Live Oak (*Quercus virginiana*) trees 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.” The applicant provided a proposed tree mitigation plan with credits that exceed the deficits. Additionally, a companion application was submitted and approved by the PZB at the June meeting for a tree planting plan on property north of this property that is also part of the original Shipyards development area. This companion application was viewed as a good faith effort to meet the intent of the original tree relocation plan with the planting of five (5) large oak trees in the future “town center” area.

The PZB also discussed an existing Shipyards Development Agreement that includes a provision attempting to address the eventual redesign and potential signalization requirements of the intersection at US Highway 1 (S. Ponce de Leon Boulevard), Arapaho Avenue (east and west) and Iroquois Avenue. The single-family subdivision that is approved by this PUD is currently not included in this existing “Amended and Restated Shipyards Development Agreement”.

The PZB did express concerns about the added traffic generated by this subdivision impacting this complicated intersection and contributing to the potential need for the redesign and signalization of the intersection. Therefore, the PZB motion to positively recommend the rezoning

request to change the language related to the tree removal and tree mitigation plan included a request that the City Commission review the development agreement to determine if it should be amended to include this PUD development. The current development agreement is included for your review.

Attached please find Ordinance 2025-11 with accompanying legal descriptions and the Windward Shipyard PUD narrative, as well as the site development plan. The PZB staff report is also attached.

Please place Ordinance 2025-11 on the City Commission agenda for Introduction and First Reading. Also attached is the Business Impact Statement as required for this ordinance. This ordinance is specifically exempt because it was initiated by the property owner.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com.



Amy McClure Skinner, AICP
Director
Planning and Building Department

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Florida Statutes. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Florida Statute will be provided in the “Business Impact Estimate” section below.

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY 15.71 ACRES OF PROPERTY LOCATED AT 1500 ARAPAHO AVENUE (PID# 134780-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, Florida Statutes;
 - ☒ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - ☐ Sections 190.005 and 190.046, relating to statutory Community Development Districts;
 - ☐ Section 553.73, relating to the Florida Building Code; or
 - ☐ Section 633.202, relating to the Florida Fire Prevention Code.

Note: The City's provision of information in the Business Impact Estimate section below, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Section 166.041(4), Florida Statute, Sec. 166.0411, Fla. Stat., or any other relevant provision of law.

Business Impact Estimate:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The ordinance adopts an amendment to an existing Planned Unit Development (PUD) related to tree removal and relocation.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Augustine, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

None

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body determines may be useful (if any):**

This ordinance was initiated by the property owner to amend the existing PUD to address tree removal and tree mitigation requirements.

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY 15.71 ACRES OF PROPERTY LOCATED AT 1500 ARAPAHO AVENUE (PID# 134780-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 15.71 acres located at 1500 Arapaho Avenue (PID# 134780-0000), in the City of St. Augustine, being more fully described herein, should amend the zoning classifications;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. The following described property, containing approximately 15.71 acres located at 1500 Arapaho Avenue (PID# 134780-0000), in the City of St. Augustine, is hereby amended from the existing Planned Unit Development (PUD) classification to a new as amended Planned Unit Development (PUD), as more fully described in the attached legal description, Exhibit "A", and revised PUD documents attached as Exhibit "B",

Section 2. The City Planning and Building Director is hereby authorized and directed to amend the zoning map for the City of St. Augustine, Florida to reflect the zoning classification assigned to the above-described lands.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. This ordinance shall be effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

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.

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**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation/Mitigation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as Exhibit “A” (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit “B”** (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.**

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Not applicable.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Maximum impervious surface per single-family lot: 70 percent.
 - h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - i. Signage: Project residential signage will comply with applicable provisions of the Code.
 - j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("**HOA**") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

- m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.
- n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.
- t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the Property and a nearby site with St. Johns County Parcel Identification No. 134340-0000 (the "Shipyard Parcel") project site, including required buffer yards. ~~At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site.~~ 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. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.**

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.**

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.**

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.**

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.**

See the Master Development Plan, **Exhibit "B"**, the Tree Relocation/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

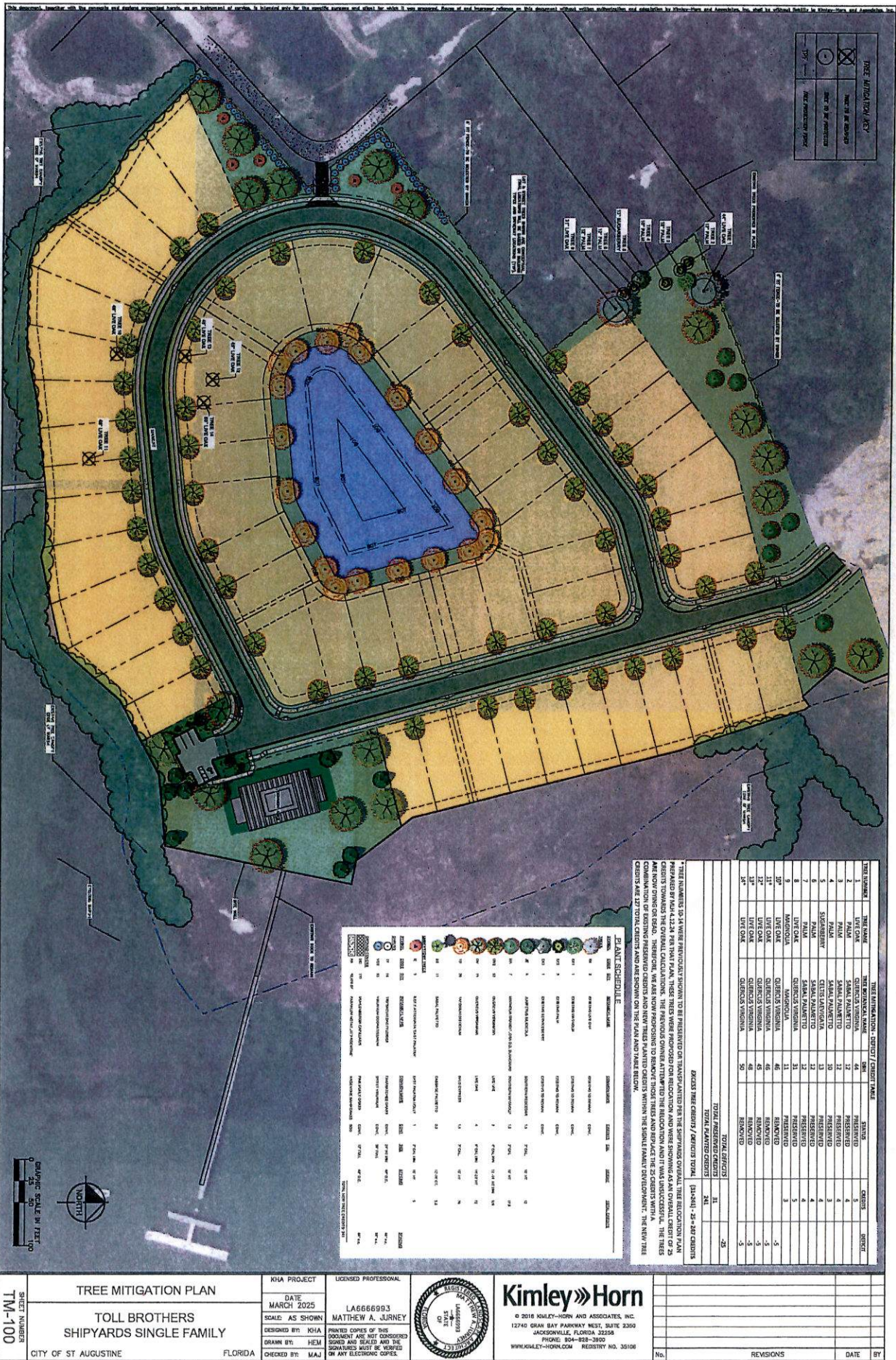
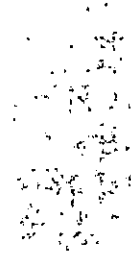


Exhibit "D"

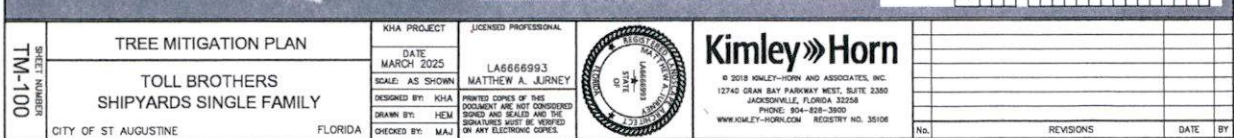
Conservation Overlay Zone Plan



Attachment 5:

Proposed Tree Mitigation Plan





**1500 Arapaho Avenue – PZB Staff Report and Final Order
Windward Shipyard PUD**

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Appeal (28-29) | ☐ Preliminary Subdivision Plat Approval (23-38) |
| ☐ Conservation Overlay Zone Development (11-29) | ☒ PUD Modification/Amendment (28-30) |
| ☐ Use by Exception (28-29) | ☒ Rezoning (28-30) |
| ☐ Final Development Plan (____) | ☐ Variance (28-29) |
| ☐ Land Use Plan Amendment (28-30) | ☐ Other (____) |

IN THE MATTER OF:

Case No.: PZB2025-0008
Applicant: Mark Shelton
Owner: Toll Southeast LP Company Inc
Address: ARAPAHO AVE, Saint Augustine, 32084
Parcel Number: 134760-0000;134770-0000;134780-0000;134790-0000;134650-0000

Re: PUD Modification/Amendment, pursuant to Section 28-30, City of St. Augustine Code, To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JUNE 3, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, June 3, 2025, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density, and a zoning classification of Planned Unit Development: PUD.
4. The above-described PUD Modification/Amendment is subject to Section 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3..

Subject to the following findings by the PZB:

- Positive recommendation of rezoning request and that
 - the City Commission review the ~~Amended~~ and Restated
 - Shipyard's Development Agreement to determine the need for
- Subject to the following conditions: inclusion of the PUD development.

DONE AND ORDERED, at a public hearing on the 3rd day of June,
A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2025-0008

REQUEST

APPROVED / DENIED / CONTINUED

Ashleigh Barnes
Sign Name

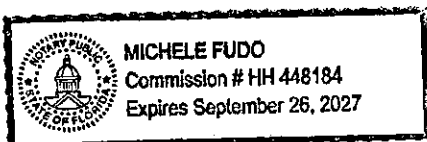
Ashleigh Barnes
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Ashleigh Barnes, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 3rd day of June, A.D., 2025.



Michele Fudo
Notary Public, State of Florida



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 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. [\[LINK TO MEETING FILES\]](#)

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

Sec. 28-289. - Procedures, application requirements and narrative PUD text. [[LINK TO CODE SECTION](#)]

- (c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:
- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
 - (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.
 - (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.
 - (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
 - a. Permit a creative approach to the development of land; and
 - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
 - c. Provide for an efficient use of land; and
 - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
 - e. Provide an environment of consistent character compatible with surrounding areas; and
 - f. Retain property values over the years.

Staff 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 (5th) 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

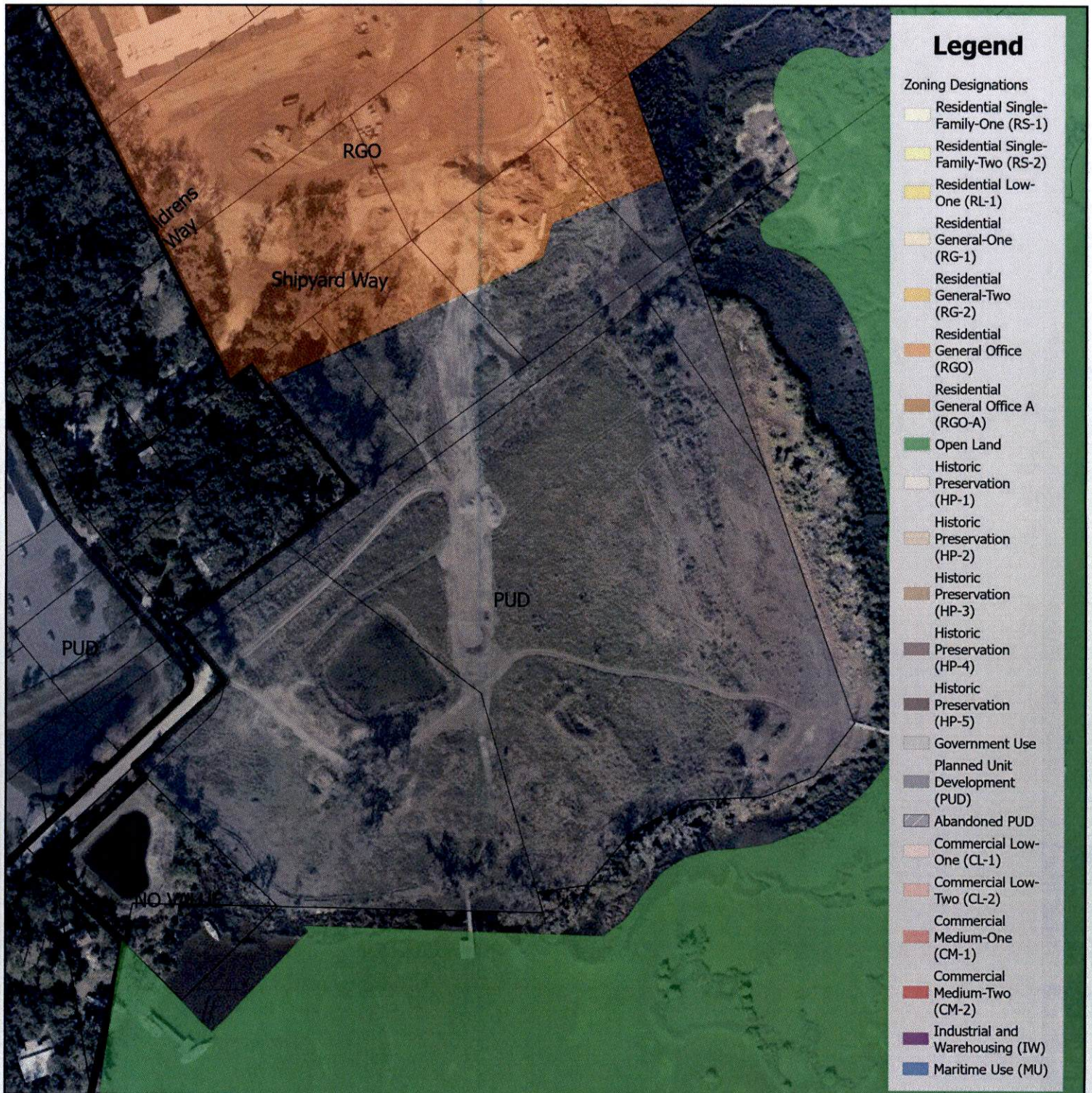
1. Site Maps & Photos
2. St. Johns County Property Appraiser Report
3. PUD Modification Application
4. Redlined Windward Shipyard Planned Unit Development Text
5. Proposed Tree Mitigation Plan

Staff Report prepared by:

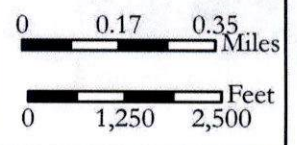
Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

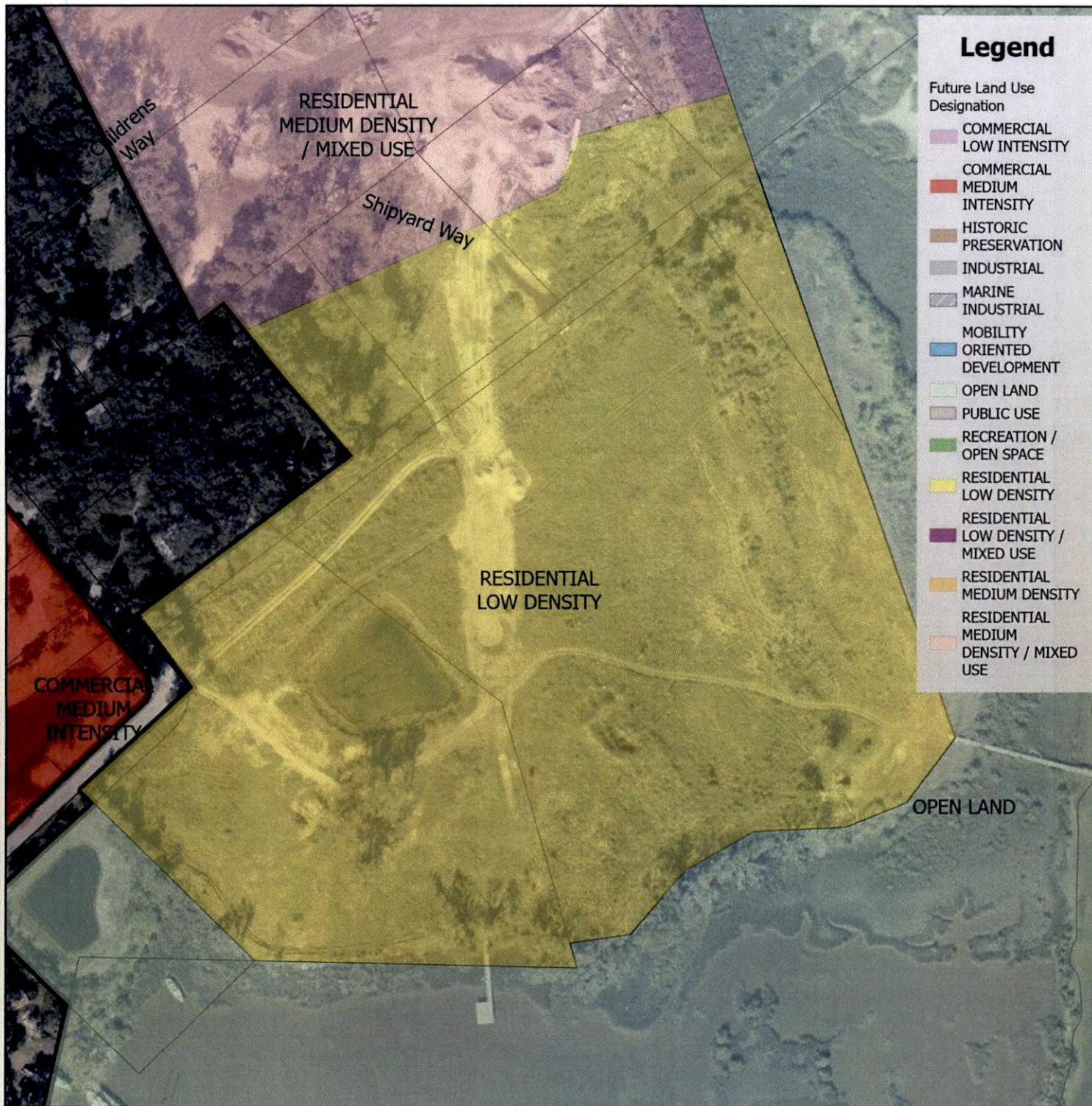
Attachment 1:

Site Maps & Photos



	Zoning Map	
City of St. Augustine Planning, Zoning, & Building Department P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065	DISCLAIMER This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.	2025
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet		



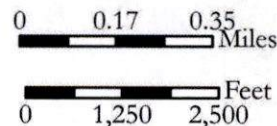


Future Land Use Map

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

DISCLAIMER
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2025



0 0.01 0.03 Miles

0 105 210 Feet

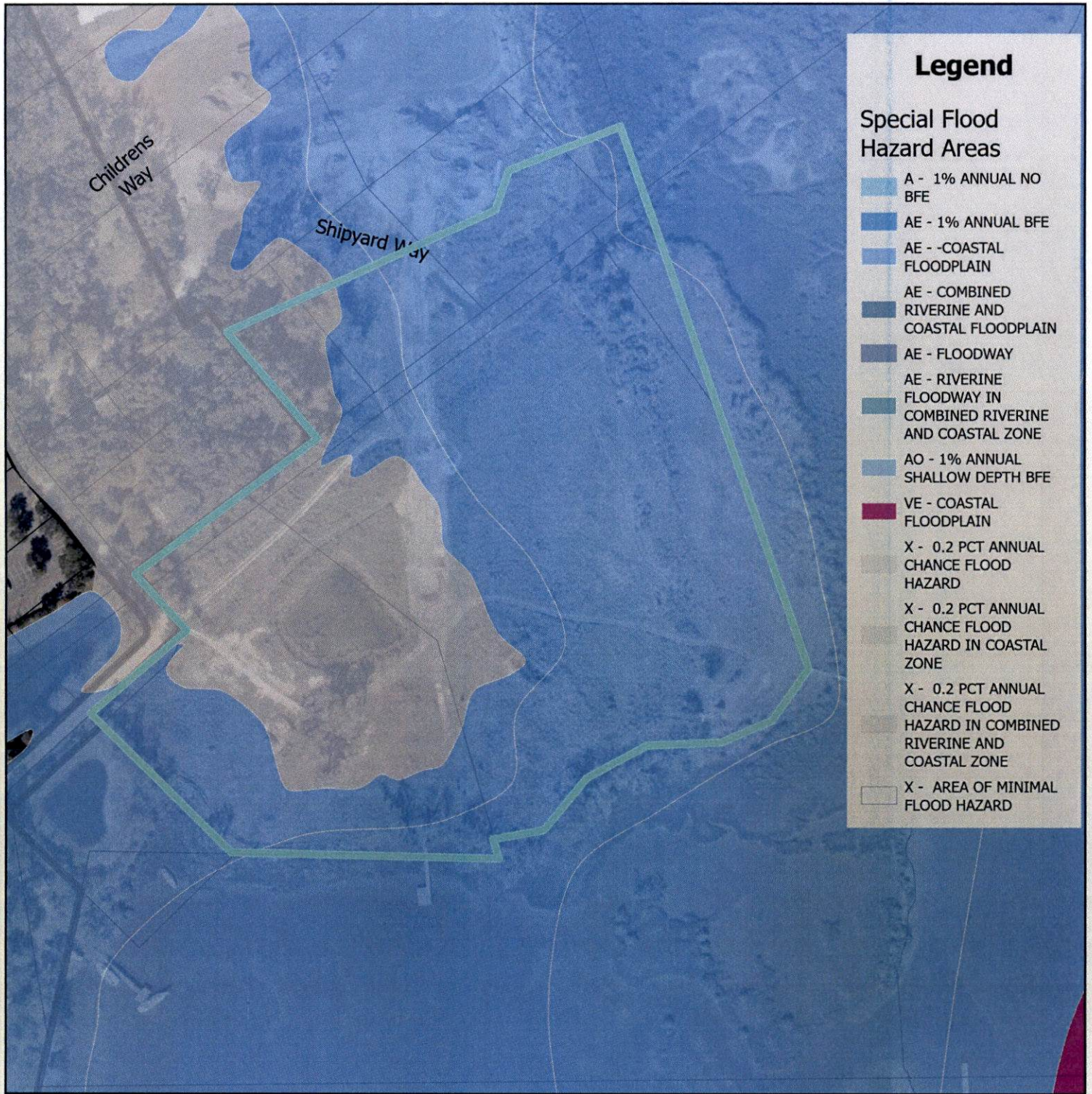
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

1500 Arapaho Avenue



© All EagleView Technology Corporation

12/08/2024



Legend

Special Flood Hazard Areas

- A - 1% ANNUAL NO BFE
- AE - 1% ANNUAL BFE
- AE - -COASTAL FLOODPLAIN
- AE - COMBINED RIVERINE AND COASTAL FLOODPLAIN
- AE - FLOODWAY
- AE - RIVERINE FLOODWAY IN
- COMBINED RIVERINE AND COASTAL ZONE
- AO - 1% ANNUAL SHALLOW DEPTH BFE
- VE - COASTAL FLOODPLAIN
- X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
- X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COMBINED RIVERINE AND COASTAL ZONE
- X - AREA OF MINIMAL FLOOD HAZARD

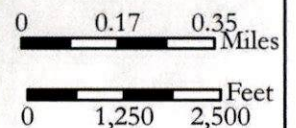


FEMA Flood Zone Map

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

DISCLAIMER
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025



0 0.01 0.03 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 1501 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (COM) (681.15)
Tax Description*	(44) SOLANO GRANT UNPLATTED SUB SEC 40 T7S R30E PTS PT OF LOTS 11 12 & 13 OR5905/1045 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M.Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	15.710
Homestead	N

No Image Available

Owner Information

Owner Name	Toll Southeast Lp Company Inc 100%
Mailing Address	40 EVEREST LN STE 5 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$46,929
Total Land Value	\$10,496,396
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$10,543,325
Total Deferred	\$0
Assessed Value	\$10,543,325
Total Exemptions	\$0
Taxable Value	\$10,543,325

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$68,287	\$5,893,665	\$0	\$0	\$5,961,952	\$2,094,487	\$3,867,465	\$2,094,487
2023	\$0	\$73,422	\$2,357,466	\$0	\$0	\$2,430,888	\$1,904,079	\$526,809	\$1,904,079
2022	\$0	\$58,277	\$1,672,704	\$0	\$0	\$1,730,981	\$1,730,981	\$0	\$1,730,981
2021	\$0	\$65,682	\$1,672,704	\$0	\$0	\$1,738,386	\$1,738,386	\$0	\$1,738,386
2020	\$0	\$73,088	\$1,672,704	\$0	\$0	\$1,745,792	\$1,745,792	\$0	\$1,745,792
2019	\$0	\$70,646	\$522,720	\$0	\$0	\$593,366	\$436,665	\$156,701	\$436,665
2018	\$0	\$77,249	\$522,720	\$0	\$0	\$599,969	\$396,968	\$203,001	\$396,968
2017	\$0	\$43,686	\$522,720	\$0	\$0	\$566,406	\$360,880	\$205,526	\$360,880
2016	\$0	\$39,566	\$522,720	\$0	\$0	\$562,286	\$328,073	\$234,213	\$328,073
2015	\$0	\$42,500	\$522,720	\$0	\$0	\$565,220	\$298,248	\$266,972	\$298,248
2014	\$0	\$45,432	\$522,720	\$0	\$0	\$568,152	\$271,135	\$297,017	\$271,135

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		24539
Boat Dock - Excellent (Mix)		22390

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	656013.6	SF	\$10,496,218
Conservation Easements	0	0	0.06	AC	\$30
Marshes & Tidal Lands	0	0	0.59	AC	\$148

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/27/2024	2/26/2024	\$15,000,000.00	WARRANTY DEED	5905	1045	Q	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	TOLL SOUTHEAST LP COMPANY INC
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMIAMI TRAIL CORP	LUHRS LINDA M
	10/2/2003	\$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMIAMI TRAIL CORP
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	\$3,100,000.00	WARRANTY DEED	739	255	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 2/26/2025, 12:10:07 AM

Contact Us

Developed by



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 APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



Signature of Applicant

10/24/2024

Date



Signature of Property Owner

11/6/24

Date



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

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

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

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

Mark Shelton, AICP

Print name of applicant

A handwritten signature in blue ink, appearing to read "Mark Shelton", written over a horizontal line.

Signature of applicant

January 23, 2025

Date



Owner's Authorization For Agent

Kimley-Horn and Associates, Inc. is/are hereby authorized TO ACT ON BEHALF OF Toll Southeast LP Company Inc., the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 1346500000, 1347700000, 1347700001, 1347800000, 1347900000

BY: [Signature]
Signature of Owner
Nate Beidle
Print Name of Owner
904-217-3852
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 23rd day of October, 2024

By Nate Beidle

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Kendall Hibbard

My Commission expires: 11/28/2027



KENDALL HIBBARD
Notary Public
State of Florida
Comm# HH467845
Expires 11/28/2027

PZB APPLICATION FEE SCHEDULE

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

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

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

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

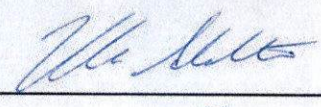
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

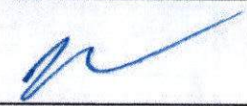
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing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

Project Address: 1510 Arapaho Avenue, Saint Augustine, Florida 32084

Applicant's Name: Mark Shelton, AICP

Applicant's Signature: 

Owner's Name: Toll Southeast LP Company Inc

Owner's Signature: 

Attachment 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**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation/Mitigation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as Exhibit “A” (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit “B”** (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. **Proposed Development (Code Section 28-289 provisions in BOLD).**

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.**

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Not applicable.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Maximum impervious surface per single-family lot: 70 percent.
 - h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - i. Signage: Project residential signage will comply with applicable provisions of the Code.
 - j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

- m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit “B”**.
- n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District (“**District**”) requirements.
- o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet “Dark Sky” objectives for all roadway, pedestrian, pathway and building lighting.
- p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.
- t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the Property and a nearby site with St. Johns County Parcel Identification No. 134340-0000 (the “Shipyard Parcel”) ~~project site~~, including required buffer yards. ~~At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on site.~~ 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. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, **Exhibit “B”**, the Tree Relocation/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

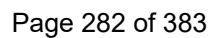
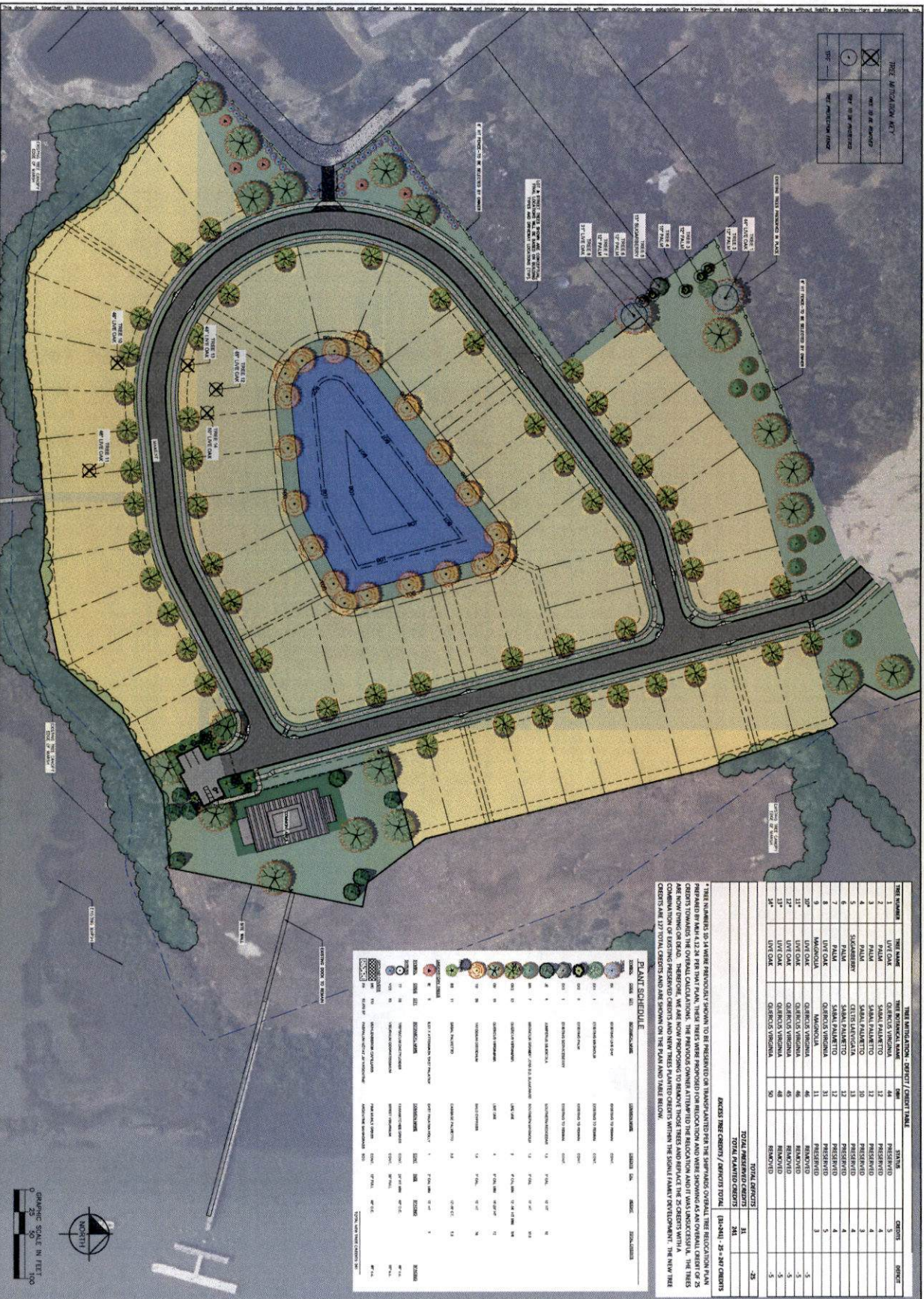


Exhibit “D”

Conservation Overlay Zone Plan

Attachment 5:

Proposed Tree Mitigation Plan



TREE MITIGATION PLAN TOLL BROTHERS SHIPYARDS SINGLE FAMILY CITY OF ST AUGUSTINE FLORIDA	KHA PROJECT DATE: MARCH 2025 SCALE: AS SHOWN DESIGNED BY: KHA DRAWN BY: HEM CHECKED BY: MAJ	LICENSED PROFESSIONAL LA6666993 MATTHEW A. JUNEY PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED BY ANY ELECTRONIC COPIES		Kimley-Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAY BAY PARKWAY WEST, SUITE 2300 JACKSONVILLE, FLORIDA 32218 PHONE: 904-828-3800 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	SHEET NUMBER TM-100
	TOTAL PLANTING CREDITS: 341 TOTAL REMOVAL CREDITS: 341 TOTAL PLANTING CREDITS: 341				REVISIONS No. _____ DATE _____ BY _____
	TOTAL PLANTING CREDITS: 341 TOTAL REMOVAL CREDITS: 341 TOTAL PLANTING CREDITS: 341				DATE _____ BY _____
	TOTAL PLANTING CREDITS: 341 TOTAL REMOVAL CREDITS: 341 TOTAL PLANTING CREDITS: 341				DATE _____ BY _____

Current Amended and Restated Shipyards Development Agreement

AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT (the "**Agreement**") is made and entered into on this 10 day of MAY, 2021, by and between WINDWARD SHIPYARD, LLC, a Delaware limited liability company ("**Windward**"), and WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company ("**Land Holdings**", and together with Windward, their successors and assigns, "**Owner**"), and THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation (the "**City**").

A. The Owner is the successor in interest to Greenwood Property, LLC, a Florida limited liability company ("**Greenwood**"), in ownership of a majority of the real property subject to that certain Shipyards Development Agreement between the City and Greenwood dated January 28, 2019 and recorded in Official Records Book 4734, Page 782, Public Records of St. Johns County, Florida (the "**Original Agreement**").

B. The Owner attests and warrants that it is the sole owner in fee simple title of the property described in Exhibit "A" attached hereto and incorporated herein by this reference, which is located within the City of St. Augustine, St. Johns County, Florida (the "**Property**"), and that Robert Finvarb, as Manager of Windward Shipyard Manager, LLC, a Delaware limited liability company, which is Manager of Windward Shipyard, LLC and Windward Shipyard Land Holdings, LLC, is authorized to execute all binding documents on behalf of Owner.

C. The parcel owned by St. Augustine Shipyard, LLC (St. Johns County Parcel Identification No. 134230-0010) will remain subject to the Original Agreement.

D. The Property has been annexed into the City pursuant to Ordinance No. 2018-41.

E. The Property has been given a Future Land Use Map ("**FLUM**") designation of Residential Medium Density/Mixed Use and a zoning district of Residential General Office ("**RGO**"). The Property will be developed in accordance with these applicable future land use and zoning designations (the "**Development**"). The Property does not include other land owned by the Owner that is wetland and designated Open Land on the City's FLUM.

F. The Owner desires to develop the Property in an innovative, unified manner, with a mixture of residential, commercial, office and light industrial uses, with residential densities and non-residential intensities consistent with the Residential Medium Density/Mixed Use FLUM designation. Some land uses will be combined in one building or a series of buildings and on the same parcel or parcels within the Property.

G. The Owner will construct certain public roadway, utility and other improvements, both on the Property and off-site, to mitigate for impacts of the Development, as set forth herein.

H. The Owner and the City desire to enter into this Agreement to (i) allow the assignment of development rights and related parking and stormwater within the Property to individual parcels within the Development, regardless of parcel ownership; and (ii) to provide for the provision of certain site improvements that will benefit the Development and the public concurrently with the portion of the Development to be served by such improvements.

I. This Agreement is consistent with the City's Charter, the City's Comprehensive Plan and Municipal City Code, as well as, with provisions of Chapter 163, Florida Statutes, Chapter 166, Florida Statutes, Chapter 187, Florida Statutes and Article VIII, Section 2(b), Constitution of the State of Florida, and other applicable law, and serves a public purpose.

J. The City has determined that the requirements of Section 163.3231, Florida Statutes, have been met in that:

i. The City has adopted a local Comprehensive Plan that is in compliance.

ii. The proposed development of the Property is consistent with the City of St. Augustine Comprehensive Plan, including the Future Land Use Map, and complies with applicable provisions of the City's Land Development Regulations and Municipal Code (the "City Code").

iii. This Agreement constitutes a binding commitment on the part of the Owner, its successors and assigns, to develop the Property consistent with the Comprehensive Plan and applicable provisions of the City Code.

K. The following is the Public Facility Schedule applicable to the development of the Property through the thirty (30) years of this Development Agreement, to 2051:

i. Transportation. Transportation capacities will be provided by the City or other agency as set forth in its regulations and Capital Improvement Program, as amended from time to time, and in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

ii. Potable Water and Sanitary Sewer. The City will provide adequate water and wastewater service to the Property in accordance with local government development orders that have been and will be issued for development of the Property from time to time. The Owner will construct water and sewer line extensions necessary to serve the Property, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

iii. Solid Waste. The City will provide solid waste disposal to the Property.

iv. Drainage. Concurrently with development of the Property or portions thereof, the Owner will provide drainage in accordance with St. Johns River Water Management District rules and in accordance with local government development orders that have been and will be issued for development of the Property from time to time, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

v. Parks / Open Space. Concurrently with development of the Property or portions thereof, the Owner and the City will provide parks and open space as required in applicable provisions of the City Code.

L. The population densities, building intensities and maximum height possible for the Development under its FLUM and zoning designations and current City Code include all uses in the RGO zoning district, including restaurants, hotels and conference centers, apartments or condominiums up to a maximum of 16 units per developable acreage, with a lot coverage maximum of fifty percent (50%) and a maximum building height of fifty (50) feet (with additional height for architectural features, mechanical equipment and the like, in conformance with applicable City Code provisions).

M. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Findings of Fact.** The Recitals set forth above are true and correct and are incorporated herein by reference as Findings of Fact.

2. **Purpose and Intent.** The Owner and the City desire to enter into this Agreement to address their respective responsibilities for both on-site and off-site improvements related to the Development. The parties intend to utilize this Agreement to identify the methodology to be used for allocating costs for the potable water system, the sanitary sewer system, the stormwater system and the transportation system. In addition, the Agreement identifies the available credits to the Owner, the potential for future credits, and the City's share of financial responsibility for improvements that may benefit the City's overall utility, stormwater and transportation systems beyond that needed for this Development. The parties do not intend to vest the Development to current land development regulations, and Owner or its successors and assigns will be required to meet all applicable codes at the time individual development orders or permits are sought.

3. **Public Facility Improvements.** The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall pay the water/sewer connection/tap costs/fees for lots, units or structures within the Development at the time of issuance of a building permit for the particular improvement. The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall abide by all applicable federal, state and local codes, design, permitting and construction standards, requirements, policies, rules and regulations for civil site plan, utilities, stormwater and buildings. The water, sanitary sewer, stormwater and transportation system improvements detailed in this Section 3 shall be provided concurrently with the portion of the Development such systems are designed to serve. In addition, the parties agree to the following utility and infrastructure improvements:

- a. City Potable Water System.
 - i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing potable water on-site to the Property for its intended uses.
 - ii. If, at the time Owner applies for a development permit related to the provision of potable water to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's potable water system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.
 - iii. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the potable water system.
- b. City Sanitary Sewer System.
 - i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing sanitary sewer onsite to the Property for its intended uses.
 - ii. If, at the time Owner applies for a development permit related to the provision of sanitary sewer to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's sanitary sewer system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property. However, any design changes by the City for the long-term efficacy of Pump Station 67 shall be borne solely by the City.
 - iii. Owner agrees to provide to the City any additional easements on, under and across the Property for the construction, operation and maintenance of the sanitary sewer system.
- c. Stormwater System.
 - i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing

stormwater capture, retention and treatment onsite to the Property for its intended uses.

- ii. If, at the time Owner applies for a development permit related to the provision of stormwater capture, retention or treatment to the Property, the City determines that oversizing on-site improvements for accepting the City's off-site stormwater flow are beneficial to the City's stormwater system, the City will pay one hundred percent (100%) of the costs associated with the oversizing costs to on-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit.
- iii. City will grant Owner one hundred percent (100%) credit for 295,309 square feet (6.78 acres) of historical impervious area.
- iv. City will grant Owner thirty percent (30%) credit for on-site treatment of stormwater runoff.
- v. City will grant Owner an additional discount proportionate to the City's use of the oversized on-site improvements per the engineering sizing calculations submitted to the City as part of the permitting.
- vi. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the stormwater system. However, such easements shall not relieve Owner of the duty to construct, maintain and operate the onsite stormwater facilities.

d. Transportation System.

- i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing mobility, access, transportation and roadway system improvements to the Property for its intended uses.
- ii. If, at the time Owner applies for a development permit related to mobility, access, transportation or roadways to the Property, the City or other permitting agency determines that off-site improvements related to development of the Property are beneficial to the transportation system, the City will be responsible for payment not to exceed \$500,000.00 of the costs associated with the upgrade to off-site improvements and Owner will be responsible for all other costs associated with the offsite transportation and roadway system improvements. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.
- iii. Owner may be eligible to apply for credits for transportation or mobility improvements, if the City has a system for such credits available in its codes and regulations at the time of permitting the off-site improvements. Nothing herein implies that a credit system will be in place at the time of permitting, nor that the

City is otherwise required to implement such a system. Once the offsite improvements are built, inspected and approved, no credits will be applied retroactively.

- iv. Owner agrees to provide to the City any additional easements on, under, and across the Property necessary for the construction, operation and maintenance of the transportation system. However, such easements shall not relieve Owner of the duty to construct, maintain, and operate the onsite transportation facilities.

4. **Property Development Rights.** For the purposes of the Agreement, the Property shall have the following development rights, as calculated below:

a. The Property includes approximately 33.85 developable acres, as depicted on the conceptual development plan attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "**Conceptual Development Plan**"). Based on the approximately 33.85 developable acres within the Property, the maximum residential density for the Development will be 541 units, pursuant to the future land use and zoning designations (the "**Residential Development Rights**"). The maximum non-residential intensity for the Development shall not exceed the 50 percent lot coverage by buildings for the overall Property, less the lot coverage by residential buildings (the "**Non-Residential Development Rights**", and collectively with the Residential Development Rights, the "**Development Rights**");

b. The Development shall not be permitted to exceed 50 percent lot coverage by buildings, as calculated over the 33.85 developable acres within the Property.

c. The Owner shall be permitted to allocate some or all of the Development Rights to one or more parcels within the Property, regardless of the size of such parcel or parcels. The Owner shall notify the City when it allocates any portion of the Development Rights to a parcel within the Property and shall record an assignment of such portion of the Development Rights against title to the applicable parcel in the Public Records of St. Johns County, Florida. The Owner shall also submit tables tracking allocations of the Development Rights with each construction plan submittal to the City, so that the City will know how many cumulative Development Rights have been allocated as of the date of each construction plan submittal.

d. Permitted uses within the Development shall be those allowed by right in the Residential Medium Density/Mixed Use future land use category and RGO zoning district.

e. Lot coverage by buildings and impervious surface shall be measured within the Property as a whole, and not by individual parcel or parcels.

f. Stormwater ponds and structures may be shared among parcels within the Property.

g. Trash dumpsters and other facilities may be located outside of any parking garage or garages that may be constructed on the Property so that garbage trucks do not have to enter such garage(s).

5. **Shared Parking.** The Development will include a variety of land uses, including residential, commercial, office and light industrial, and will be developed in a unified manner, consistent with the Conceptual Development Plan. Due to its mixed-use nature, the Development shall be permitted to have parking for various parcels within the Property located anywhere within the Development, if approved by the City Planning and Zoning Board (“PZB”) as a use by exception. If the entire Development is approved by the PZB as a use by exception for off-site parking, each specific parcel, at the time of its construction plan submittal, shall identify (i) its per-Code parking needs, (ii) the off-site parking location to be used within the Development for such parcel and if the location complies with the City Code’s distance requirements, (iii) the available number of parking spaces at that location, and (iv) the availability of such parking spaces no later than at the time the City issues a certificate of occupancy or its equivalent for the related use. The Owner shall notify the City when it allocates parking spaces within the Development to a specific parcel and shall submit tables tracking allocations of parking spaces with each construction plan submittal to the City, so the City can track the Development’s compliance with Code parking provisions. Nothing herein is intended to vary, modify or waive any Code criteria, nor to imply the preemptive approval or disapproval of a use by exception or other quasi-judicial hearing process. If the Development is not approved by the PZB as a use by exception for off-site parking, each parcel within the Development will have to comply with Code parking requirements on-site.

6. **Development Timing.** Project development has commenced with the construction of the Culinary Outfitters restaurant and Windward Marina dry stack storage facility. Because the Property has an RGO zoning designation, no Development phasing or completion dates are required by the Code. The City shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with this Agreement, pursuant to Section 163.3235, Florida Statutes.

7. **Authority and Duration.** This Agreement is made and granted pursuant to Sections 163.3220-163.3243, Florida Statutes, and is effective through the thirtieth (30th) anniversary of the Effective Date of this Agreement, and any extension of this Agreement.

8. **Amendment, Extension of Agreement.** If state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties’ compliance with the terms of this Agreement, this Agreement shall be modified or revoked as necessary to comply with the relevant State or federal laws, pursuant to Section 163.3241, Florida Statutes, as may be amended from time to time. The duration of this Agreement may be extended by the City pursuant to law and after conducting a public hearing in the manner specified in Section 163.3225, Florida Statutes, as may be amended from time to time.

9. **Necessity to Obtain Permits.** The Owner acknowledges its obligation to obtain all necessary federal, state and other local development permits (not mentioned herein) for development of the Property. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to development of the Property shall not relieve the Owner or any successors or assigns of the necessity of complying with federal, state, and other local permitting requirements, conditions, terms or restrictions as may be applicable.

10. **Agreement Consistent with Comprehensive Plan and Section 163.3180, Florida Statutes (2020).** The City hereby acknowledges and agrees that (i) the Development is consistent with Florida Statutes and with the City's Comprehensive Plan and Land Development Regulations, and (ii) that the City's Comprehensive Plan is in compliance with the State of Florida Comprehensive Plan.

11. **Remedies.** Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party consistent with Section 163.3243, Florida Statutes, as may be amended from time to time. .

12. **Binding Effect.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. When Owner is used in this Agreement, it includes Owner and any successors and assigns owning any rights to the Property, jointly and severally assuming all the Owner obligations set out in the Agreement, unless the obligations have been fully discharged. Payments or credits due to Owner by City pursuant to the terms of this Agreement will be disbursed or assigned to WINDWARD SHIPYARD LAND HOLDINGS, LLC. City shall have no duty to apportion or assign any payments or credits from this Agreement to successors or assigns, and said successors or assigns shall only look to WINDWARD SHIPYARD LAND HOLDINGS, LLC for reimbursement, credit or apportionment.

13. **Applicable Law: Jurisdiction and Venue.** This Agreement and the rights and obligations of the City and Owner under this Agreement shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida (2020). This Agreement may be enforced as provided in Section 163.3243, Florida Statutes, as may be amended from time to time. Venue for any litigation pertaining to the subject matter of this Agreement shall be exclusively in St. Johns County, Florida. If any provision of this Agreement, or the application of this Agreement to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Development contemplated by this Agreement shall not relieve Owner or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

14. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

15. **Exhibits.** All exhibits attached to this Agreement contain additional terms of this Agreement and are incorporated into this Agreement by reference.

16. **Captions or Paragraph Headings.** Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision of this Agreement.

17. **Counterparts.** This Agreement may be executed in counterparts, each constituting a duplicate original; such counterparts shall constitute one and the same Agreement.

18. **Effective Date and Recordation.** This Agreement shall become effective fifteen (15) days after it has been recorded in the Public Records of St. Johns County (the “**Effective Date**”).

19. **Amendment.** This Agreement may be amended, cancelled or revoked consistent with the notice and hearing procedures of Section 163.3225, Florida Statutes, and the terms of Section 163.3237, Florida Statutes, as may be amended from time to time.

20. **Further Assurances.** Each party to this Agreement agrees to do, execute, acknowledges and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances in a manner and to the degree allowed by law, as shall be reasonably requested by the other party in order to carry out the intent of and give effect to this Agreement. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the City, the parties declare their intention to cooperate with each other in effecting the purposes of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

21. **Notices.** Any notices or reports required by this Development Agreement shall be sent to the following:

For the City: City Manager
 City of St. Augustine
 75 King Street
 St. Augustine, Florida 32084

With copy to: City Attorney
 City of St. Augustine
 75 King Street
 St. Augustine, Florida 32084

For Owner: Windward Shipyard, LLC
 Windward Shipyard Land Holdings, LLC
 2999 NE 191st Street, Suite 800
 Aventura, Florida 33324

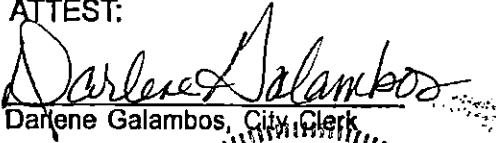
With copy to: Ellen Avery-Smith
 Rogers Towers, P.A.
 100 Whetstone Place, Suite 200
 St. Augustine, Florida 32086

[Signatures on Following Pages]

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida
this 10th day of May, 2021.

Attest:

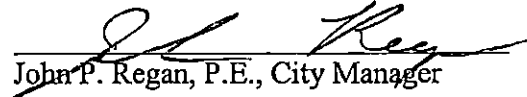
ATTEST:


Darlene Galambos, City Clerk



CITY OF ST. AUGUSTINE, FLORIDA, a
municipal corporation

By:


John P. Regan, P.E., City Manager

Approved as to form, legal sufficiency and
execution:

By:


Isabelle Lopez, City Attorney

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

WINDWARD SHIPYARD, LLC, a Delaware
limited liability company

Name: [Signature]
Christopher G. Ginn

By: [Signature]
Name: _____
Its: MANAGER

Date: 5/14/21

Name: Gwfe li
gu

STATE OF Florida

COUNTY OF Miami-Dade

The forgoing instrument is hereby acknowledged before me by means of X physical presence or _____ online notarization this 14th day of May, 2021, by Robert Finvarb as Manager of Windward Shipyard, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.



Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

[Signature]
NOTARY PUBLIC

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

WINDWARD SHIPYARD LAND
HOLDINGS, LLC, a Delaware limited liability
company

Name: [Signature]
Christopher Simon

By: [Signature]
Name: _____
Its: MANAGER

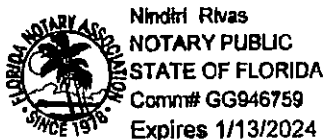
Name: Eno Furlan
[Signature]

Date: 5/14/21

STATE OF Florida

COUNTY OF Miami-Dade

The forgoing instrument is hereby acknowledged before me by means of X physical presence or _____ online notarization this 14th day of May, 2021, by Robert F. Fingarb as Manager of Windward Shipyards Land Holdings, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

Legal Description of Property

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE OUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.93 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'55" EAST, 40.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4)

NORTH 41°05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 293.82 FEET; 14) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 16) SOUTH 59°47'29" WEST, 72.11 FEET; 17) SOUTH 39°36'26" EAST, 67.83 FEET; 18) NORTH 54°53'59" EAST, 70.90 FEET; 19) SOUTH 35°37'46" EAST, 71.43 FEET; 20) SOUTH 12°20'53" EAST, 24.82 FEET; 21) SOUTH 10°25'04" EAST, 21.99 FEET; 22) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,060 FEET MORE OR LESS AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 581.92 FEET; 2) NORTH 39°35'58" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;) NORTH 26°52'42" WEST, 205.14 FEET; 2) NORTH 68°29'21" WEST, 403.09 FEET; 3) NORTH 53°15'10" EAST, 8.50 FEET; 4) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

LESS AND EXCEPT THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC:

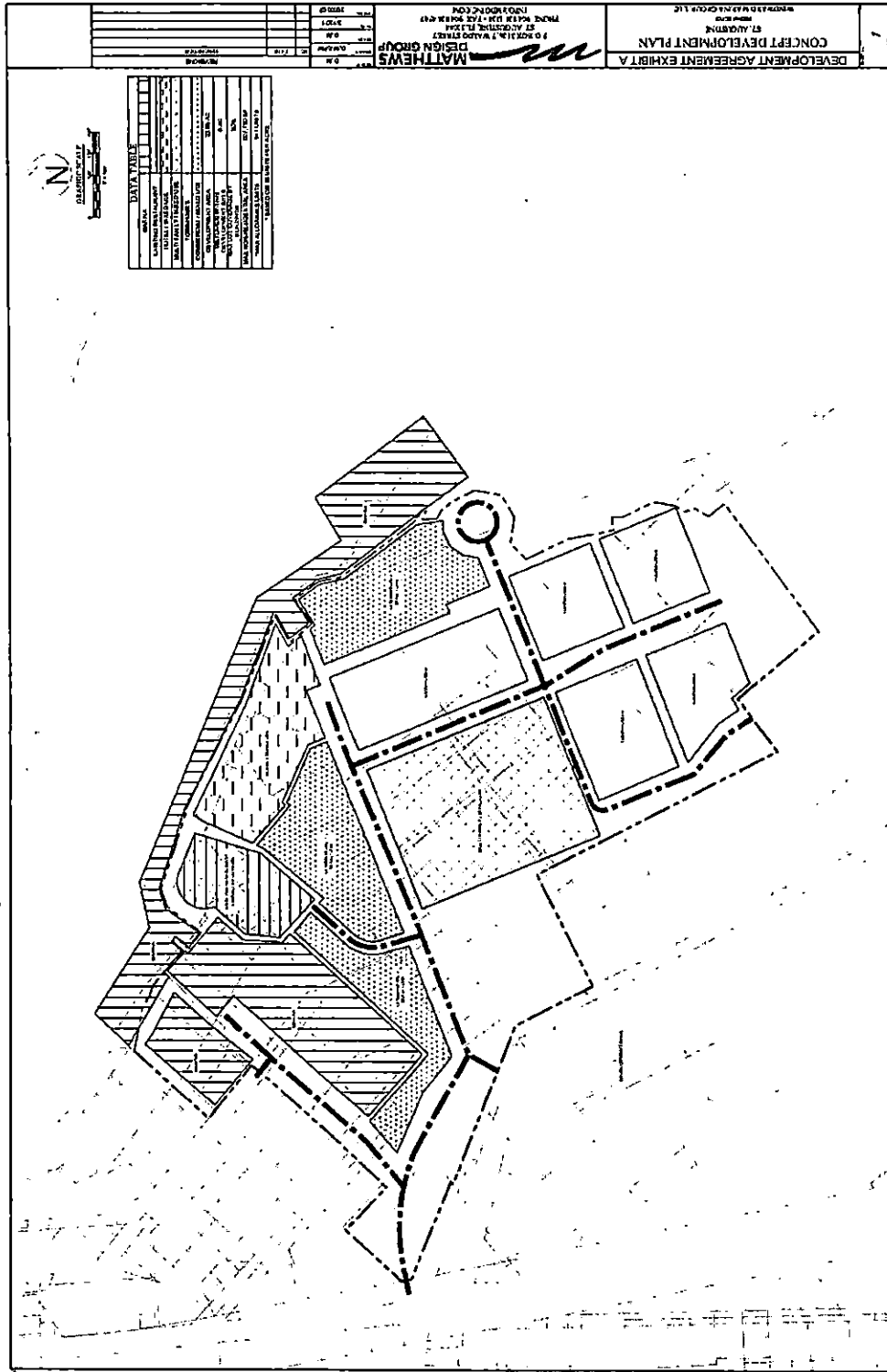
A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41°43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41°43'22" EAST, 240.84 FEET TO THE

NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32" EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41°43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41°05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41°39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 41°44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51°20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41°44'47" EAST, 54.65 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

EXHIBIT "B"

Conceptual Development Plan



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: June 3, 2025

RE: Agenda Item for June 23, 2025 City Commission Meeting
Resolution 2025-20: FDOT Maintenance Agreement for State Highways

The existing 3-year FDOT Maintenance Agreement expires on August 8, 2025, and needs to be renewed. Attached, the FDOT has provided the City with a new 3-year term agreement for the City to maintain all turf and landscaped areas within the FDOT property listed in Exhibit A: sections of SR16, SRA1A, SR5 and SR5A.

The agreement is FDOT's standard form, and the maintenance work includes mowing, trimming, pruning and removal of dead plants and debris.

The fee for these services remains the same; and the FDOT will compensate the City \$14,515.00 per quarter for a total sum of \$58,060.00 per year.

Recommend City Commission approve Resolution 2025-20 authorizing the City Manager to execute the FDOT Maintenance Agreement for another term of three (3) consecutive years.

If you should have any questions, please feel free to contact me.



Stephen L. Slaughter, P.E.
Director, Utilities & Public Works

Attachments: Resolution 2025-20 and Agreement

Copy: Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager

RESOLUTION 2025-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA AUTHORIZING THE EXECUTION OF A STATE HIGHWAY MAINTENANCE AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ST. AUGUSTINE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, The City of St. Augustine deems it in the public interest to maintain certain rights-of-way of the State Highway System within and around the corporate limits of the City and to enter into the attached agreement with the State of Florida, Department of Transportation, for the maintenance of those rights-of-way; and

WHEREAS, the City Attorney for the City of St. Augustine has approved the maintenance agreement as to form, content, and legal sufficiency;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. That the City of St. Augustine concurs in and hereby adopts and ratifies the provisions of that certain maintenance agreement with the Florida Department of Transportation for the maintenance of state rights-of-way as described in the agreement. A copy of the maintenance agreement is attached hereto and incorporated herein as Exhibit "A."

Section 2. That the City Commission of the City of St. Augustine hereby authorizes the City Manager and City Clerk to execute the maintenance agreement and transmit same to the Florida Department of Transportation.

Section 3. The City Commission hereby directs the City Clerk to prepare a certified copy of this Resolution and to forward same to the FDOT along with the executed Agreement.

PASSED IN REGULAR SESSION of the City Commission of the City of St. Augustine, Florida, this 23rd day of June 2025.

ATTEST:

Nancy Sikes-Kline, Mayor

Darlene Galambos, City Clerk
(SEAL)

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT ("Agreement") is made and entered into by and between the State of Florida Department of Transportation ("Department") and the City of St Augustine, Florida ("Agency").

-RECITALS-

1. The Department owns and the Agency currently maintains those portions of the state highway system identified in Exhibit "A" ("Property"); and
2. The Agency desires to continue maintenance responsibilities of the Property; and
3. The Property is within or adjacent to the corporate limits of the Agency; and
4. The Department is amenable to the Agency's desires and will compensate the Agency for their maintenance efforts pursuant to Section 335.055, Florida Statutes, and in accordance with the terms and conditions of this Agreement; and
5. The Agency will be compensated quarterly at such time as Agency provides a completed copy of the form identical to attached Exhibit "B" demonstrating completion of the quarterly maintenance responsibilities required by the terms and conditions of this Agreement accompanied by a quarterly inspection report; and
6. The Agency, by Resolution/Ordinance No. 2025-20 dated _____, attached as Exhibit "C", authorizes its officers to enter this Agreement.

NOW THEREFORE, with full knowledge and understanding of the laws governing the subject matter of this Agreement, and in consideration of the foregoing recitals and the mutual covenants and conditions contained in this Agreement, the parties, intending to be legally bound, acknowledge and agree as follows:

1. RECITALS & EXHIBITS

The above recitals and attached exhibits, if any, are specifically incorporated by reference and made part of this Agreement.

2. EFFECTIVE DATE

The "Effective Date" of this Agreement shall be the date the last of the parties to be charged executes the Agreement.

3. TERM

The term of this Agreement shall be for a period of three (3) consecutive years, unless otherwise terminated by the Department in writing. The operation, maintenance, and repair duties required by paragraph 6, below, will actually commence on _____.

4. E-VERIFY

The Agency (A) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Agency during the term of the contract; and (B) shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

5. COMPLIANCE

The Agency shall perform this Agreement, in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures,

guidelines, standards and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, St. Johns River Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard, St Johns County, Florida and other local governmental entities ("Governmental Law").

6. OPERATION, MAINTENANCE & REPAIR

A. The Agency shall operate, maintain & repair the Property in accordance with the terms and provisions of this Agreement. For purposes of this Agreement, unless otherwise noted in Exhibit "A", the locations to be maintained by the Agency shall be maintained pursuant to the maintenance standards as defined in the Department's Maintenance Rating Program ("MRP") Handbook and in accordance with Department Procedure, *Roadway and Roadside Maintenance*, Topic No. 850-000-015-I, and all Governmental Law, as defined in Paragraph 5, above. Should the Department determine that any item of maintenance related to the Property or Improvements has fallen below the desired maintenance standard, the Agency agrees to immediately bring the deficient item up to the maintenance standard, at its sole cost and expense. The Agency will not be held responsible for a failed MRP rating, so long as such rating is not based on any negligence, intentional or wrongful act, omission or breach of contract by the Agency.

B. The Agency shall, at a minimum, maintain all Department turf and Agency planted landscape areas within the limits of the Property set forth in attached Exhibit "A", including, without limitation, by performing the following:

(1) Routinely mow, cut and trim all grass and turf within the Department right of way limits-(total Greenscape) as well as remove grass and turf clippings from the roadway/curb/sidewalk and Americans with Disabilities Act (ADA) ramps at a frequency necessary to ensure the Department's Maintenance Rating Program (MRP) requirements are met, but no less than one (1) time per month from March to November. Work shall be in accordance with the State of Florida "Guide for Roadside Vegetation Management" (2012), as the same may be constituted and amended from time to time, and the local National Pollutant Discharge Elimination System (NPDES) permit requirements; and

(2) For aesthetic purposes and for the benefit of the health, safety and welfare of those members of the public traversing or otherwise utilizing the Property, routinely prune, trim, and remove sucker growth from trees and bushes one (1) time per year to ensure sight distance requirements are met. Locations where there are "mass plantings" (identified in Exhibit A with an asterisk) will be addressed on an "As-Needed" basis and not subject to the one (1) time per year requirement. This includes all existing trees in the landscaped area that are part of the permit and/or agreement, and does not include overhanging limbs from private property and/or non-landscape plant installations in the right-of-way limits.

(3) Routinely remove dead, diseased, or otherwise deteriorated plants and trees a minimum of one (1) time per calendar month; and replace with like materials a minimum of one (1) time per year; and

(4) Routinely perform a litter clean-up cycle to remove litter and debris from the Property a minimum of one (1) time per calendar month; Agency is not responsible to respond to call of spills, debris, or other needed clean-up events outside of the required litter clean-up cycles; and

(5) Remove and dispose of all grass clippings, trimmings, roots, litter, and other material resulting from the activities described herein; and

(6) Routinely eliminate unwanted vegetation from planting beds, sidewalks, traffic separators, ADA ramps, and curb and gutter joints on an as-needed basis but no less than three (3) times per year on a four (4)-month cycle, i.e., March, July, October; (this includes removing all vegetation and crack weeds from concrete median traffic separators, sidewalk joints, and gutters within limits of project utilizing chemical (herbicide) and/or mechanical means (edging and sweeping); physical removal shall be within thirty (30) days of any chemical application).

(7) Routinely Schedule (minimum two (2) times per year) joint field reviews of sites covered under this Agreement; both Agency and FDOT personnel shall participate.

C. The Department and the Agency shall be responsible jointly for clean-up, removal, and disposal of debris within the Property following and resulting from natural disasters, including, without limitation, hurricanes and tornadoes.

D. If the Department determines that the Agency is not maintaining the Property in accordance with the terms and provisions of this Agreement, the Department shall deliver written notification of such to the Agency. The Agency shall have thirty (30) days from the date of the Department's written notice, or such other time as the Department and the Agency mutually agree in writing, to correct the deficiency and provide the Department with written notice of the same.

E. If the Department determines that the deficiency remains after receipt of the Agency's written notice indicating that the deficiency was corrected, the Department, within its discretion, shall: (1) provide the Agency with written authorization granting such additional time as the Department deems appropriate to correct the deficiency; or (2) correct the deficiency at the Agency's sole cost and expense. Should the Department elect to correct the deficiency, the Department shall provide the Agency with an invoice for the costs incurred by the Department to correct the deficiency and the Agency shall pay the invoice in accordance with the "Payment" section of this Agreement.

F. If at any time in the sole determination of the Department, the integrity or safety of the Property requires immediate maintenance for the benefit of public health, safety or welfare, the Department may perform such maintenance it deems appropriate under the circumstances. The Department shall attempt to notify the Agency prior to action under this section but may take necessary steps to correct emergency situations prior to such notification in order to prevent eminent danger to public health, safety, or welfare.

G. The Parties' representatives and points of contact for the administration of this Agreement shall be identified in the "Notice" section of this Agreement.

7. MAINTENANCE OF TRAFFIC

A. The Agency shall be responsible for Temporary Traffic Control ("TTC") at all times during the performance of this Agreement. TTC shall be performed in accordance with applicable Governmental Law and the most current edition of each of the following, as the same may be constituted and amended from time to time, all of which are incorporated herein and made part of this Agreement by reference: (1) Section 102 of the Department's Standard Specifications for Road and Bridge Construction; (2) the Manual on Uniform Traffic Control Devices; (3) the Department's Standard Plans, Index 102-600; and (4) other applicable Governmental Law.

B. If the Agency fails to perform TTC as required herein, the Department, within its discretion, may elect to perform TTC at the Agency's sole cost and expense. Should the Department perform TTC, the Department shall provide the Agency with an invoice for the costs incurred by the Department and the Agency shall pay the invoice in accordance with the "Payment" section of this Agreement.

8. IMPROVEMENTS & MODIFICATIONS

A. The Department may require the Agency to improve or modify the Property or Improvements if the Department determines: (1) improvements or modifications are required by applicable Governmental Law; or (2) improvements or modifications will benefit the Department in the conduct of its business.

B. Required improvements and modifications shall be subject to the terms and provisions of this Agreement, specifically including, without limitation, the "Maintenance" section of this Agreement.

C. Improvements and modifications shall be constructed and completed by the Agency within sixty (60) days of the date of the Department's written notice requiring improvements or modifications.

9. ADDITIONAL LANDSCAPING

The Agency shall not install additional landscaping within the Property without first seeking and obtaining required approvals and permits from the Department. Such additional landscaping shall be automatically included within, and subject to, the provisions of this Agreement.

10. PERMISSIVE USE

This Agreement creates a permissive use only. The Agency shall not acquire any right, title, interest, or estate in the Property by virtue of the execution, operation, effect or performance of this Agreement.

11. EMINENT DOMAIN AND DAMAGES

Under no circumstances shall the Department's exercise of any right provided in this Agreement create any right, title, interest or estate entitling the Agency to full and just compensation from the Department either through inverse condemnation or eminent domain laws or any similar laws regarding the taking of property for public purposes. The Agency forever waives and relinquishes all legal rights and monetary claims which it has, or which may arise in the future, for compensation or damages, including, without limitation, special damages, severance damages, removal costs, and loss of business profits resulting in any manner from the Department's exercise of any right provided in this Agreement. This waiver and relinquishment specifically includes all damages flowing from adjacent properties owned, leased or otherwise controlled by the Agency, as a result of the Department's exercise of any right provided in this Agreement.

12. REMOVAL

The Department may require modification, relocation or removal of the landscaping, plants, trees, and other improvements located on or within the Property without liability to the Agency if: (1) any such improvements are not maintained in accordance with the terms and provisions of this Agreement; (2) modification, relocation or removal of any such improvements is required by applicable Governmental Law; or (3) the Department determines that modification, relocation or removal of any such improvements is necessary or will benefit the Department in the conduct of its business. The Agency shall modify, relocate or remove improvements designated by the Department for modification, relocation or removal and shall restore the Property to a condition that satisfies the requirements of applicable Governmental Law within thirty (30) days of the Department's written notice requiring modification, relocation or removal. The Agency shall bear all cost and expense of the modification, relocation, removal and restorative work, including, without limitation, the cost of required permits.

13. PAYMENTS TO AGENCY

A. The Department shall compensate the Agency for the performance of this Agreement in the amount of **\$14,515.00** per quarter for a total sum of **\$58,060.00** per year. Payments shall commence at the conclusion of the first three-month period following the Effective Date of this Agreement, upon the Department's written acceptance of the Agency's completion of the quarterly maintenance responsibilities by the Department. The Department shall suspend payment of any sums due hereunder without penalty or interest if the Agency is in breach of any term or provision of this Agreement at the time payment is due. In the event this Agreement is terminated, payment shall be prorated for the quarter in which termination occurs.

B. Prior to each quarterly payment, the Agency shall provide a completed copy of the form identical to attached Exhibit "B" demonstrating completion of the quarterly maintenance responsibilities in detail sufficient for a proper pre-audit and post-audit, based on the quantifiable, measurable, and verifiable deliverables of the maintenance responsibilities established in Paragraph 6(B)(1-7), above, as required by the terms and conditions of this Agreement.

In addition, perform, document (in a format acceptable to the Department), and submit quarterly landscape inspection reports for each roadway section, drawing data from the Agency database and including photographic documentation of any deficiencies and their subsequent correction. The inspection reports shall include but are not limited to: date of inspection, description of the project, location of the inspection, condition of the plants, agency response and action taken, schedule of activities, a minimum of five date stamped photographs per roadway section illustrating the overall conditions, and any other necessary commentary. If plant conditions are no longer at a desired maintenance condition, the Agency

should indicate such on the report using the GIS Identification Number, as well as provide photo documentation illustrating the failure of the site and how the Agency will correct the failure.

All required submittals shall accompany the quarterly invoices. Quarterly Invoices shall be deemed incomplete, and the Department will not process until all required submittals are received.

Failure to timely submit a complete Inspection Report will result in the in the quarterly invoice not being processed and a 0.5% deduction to the quarterly payment amount applied daily until a complete Inspection Report is submitted.

14. PAYMENTS TO DEPARTMENT

All Department invoices submitted to the Agency for payment pursuant to the terms and provisions of this Agreement are due and payable within thirty (30) days of the date of the invoice ("Due Date"). Any portion of an invoice not received by the Department by the Due Date shall immediately thereafter begin accruing interest at a rate of interest established pursuant to §55.03, Fla. Stat., until paid in full.

15. INDEMNIFICATION

A. The Agency shall promptly defend, indemnify, hold the Department harmless from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, costs, losses, penalties, construction delay costs / penalties, expenses, attorneys' fees and suits of any nature or kind whatsoever caused by, arising out of or related to the Agency's performance, or breach, of this Agreement ("Liabilities"). The term "Liabilities" shall also specifically include all civil and criminal environmental liability arising, directly or indirectly under any Governmental Law, including, without limitation, liability under the Resource Conservation and Recovery Act ("RCRA"), the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), the Clean Air Act ("CAA") and the Clean Water Act ("CWA"). The Agency's duty to defend, indemnify and hold the Department harmless specifically does not encompass indemnifying the Department for its negligence, intentional or wrongful acts, omissions or breach of contract.

B. The Agency shall notify the Department in writing immediately upon becoming aware of any Liabilities. The Agency's obligation to defend, indemnify and hold the Department harmless from any Liabilities, or at the Department's option to participate and associate with the Department in the defense and trial of any Liabilities, including any related settlement negotiations, shall be triggered by the Department's written notice of claim for indemnification to the Agency. The Agency's inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this paragraph.

16. SOVEREIGN IMMUNITY & LIMITATION OF LIABILITY

Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the Department's sovereign immunity protections, or as increasing the limits of liability set forth in §768.28, Florida Statutes, as the same may be amended from time to time. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the Department's limits of liability set forth in sections 376.305 and 337.27(4), Florida Statutes, as the same may be amended from time to time. The Department's liability for breach of this Agreement is specifically: (1) limited to actual damages incurred by the Agency as a direct result of the Department's breach; and (2) further limited in amount and shall not, under any circumstances, exceed the limitations of liability for tort actions set forth in §768.28(5), Florida Statutes, as the same may be amended from times to time.

17. NOTICE

All notices, communications and determinations between the parties hereto and those required by this Agreement, including, without limitation, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States Mail, postage prepaid, to the parties at the following addresses:

Department: Florida Department of Transportation
Attention: Pattie Yakaboski, Maintenance Manager-Contracts
3600 DOT Road
St. Augustine, Florida 32084

Agency: City of St Augustine
ATTN: Stephen Slaughter, P.E.
P.O. Box 210
St Augustine, Florida 32085-0210

18. GOVERNING LAW

This Agreement shall be governed in all respect by the laws of the State of Florida.

19. INITIAL DETERMINATION OF DISPUTES

The Department's District Two Secretary ("District Secretary") shall act as the initial arbiter of all questions, difficulties, and disputes concerning the interpretation, validity, performance or breach of this Agreement.

20. VENUE AND JURISDICTION

A. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.

B. The Agency and all persons and entities accepting an assignment of this Agreement, in whole or in part, shall be deemed as having consented to personal jurisdiction in the State of Florida and as having forever waived and relinquished all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance or breach of this Agreement.

21. JURY TRIAL

The parties hereby waive the right to trial by jury of any dispute concerning the interpretation, validity, performance or breach of this Agreement, including, without limitation, damages allegedly flowing there from.

22. ASSIGNMENT

The Agency may not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the Department's District Secretary or his/her designee. The Department has the sole discretion and authority to grant or deny proposed assignments, with or without cause. Nothing herein shall prevent the Agency from delegating its duties hereunder, but such delegation shall not release the Agency from its obligation to perform this Agreement.

23. THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for herein.

24. VOLUNTARY EXECUTION OF AGREEMENT

Each party warrants and represents to the other: (i) that it understands all of the rights and obligations set forth in this Agreement and the Agreement accurately reflects the desires of said party; (ii) each provision of this Agreement has been negotiated fairly at arm's length; (iii) it fully understands the advantages and disadvantages of this Agreement and executes this Agreement freely and voluntarily of its own accord and not as a result of any duress, coercion, or undue influence; and (iv) it had the opportunity to have independent legal advice by counsel of its own choosing in the negotiation and execution of this Agreement.

25. ENTIRE AGREEMENT

This instrument, together with the attached exhibits and documents made part hereof by reference, contains the entire agreement of the parties and no representations or promises have been made except those that are specifically set out in this Agreement. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of this Agreement, and any part hereof, are waived, merged herein and superseded hereby.

26. SUFFICIENCY OF CONSIDERATION

By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in this Agreement and forever waive the right to object to or otherwise challenge the same.

27. WAIVER

The failure of either party to insist on the strict performance or compliance with any term or provision of this Agreement on one or more occasions shall not constitute a waiver or relinquishment thereof and all such terms and provisions shall remain in full force and effect unless waived or relinquished in writing.

28. INTERPRETATION

No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

29. CAPTIONS

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of this Agreement or any provision hereof.

30. SEVERANCE

If any section, paragraph, clause or provision of this Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of this Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principle purposes of this Agreement remain enforceable.

31. COMPUTATION OF TIME

In computing any period of time prescribed in this Agreement, the day of the act, event or default from which the designated period of time begins to run, shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday.

32. MODIFICATION OF AGREEMENT

A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

33. VENDOR OMBUDSMAN

A Vendor Ombudsman has been established with the Department of Banking and Finance. The duties of the Vendor Ombudsman include acting as an advocate for contractors/vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted by calling the State Comptroller's Hotline at 1-800-848-3792.

34. ANNUAL APPROPRIATION / FUNDING

Pursuant to §339.135(6)(a), Florida Statutes, the Department's obligation to fund this Agreement is contingent upon annual appropriation by the Florida Legislature. This Agreement may be terminated by the Department without liability to the Agency if sufficient funds are not appropriated to the Department. The provisions of §339.135(6)(a), Florida Statutes, are set forth herein verbatim and made part of this Agreement, to wit:

"The department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as

available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The department shall require a statement from the comptroller of the department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the department which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year."

35. PUBLIC RECORDS

Agency shall comply with Chapter 119, Florida Statutes. Specifically, the Agency shall:

A. Keep and maintain public records that ordinarily and necessarily would be required by the Department to perform this Agreement.

B. Upon request from the Department's custodian of public records, provide the Department with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of the Agreement if Agency does not transfer the records to the Department.

D. Upon completion of this Agreement, transfer, at no cost, to the Department all public records in possession of Applicant or keep and maintain public records required by the Department to perform this Agreement. If Agency transfers all public records to the public Agency upon completion of this Agreement, Agency shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Agency keep and maintain public records upon completion of this Agreement, Agency shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Department, upon request from the Department's custodian of public records, in a format that is compatible with the information technology systems of the Department.

Failure by Agency to act in accordance with Chapter 119 and the foregoing shall be grounds for immediate unilateral cancellation of this Agreement by the Department. Agency shall promptly provide the Department with a copy of any request to inspect or copy public records in possession of Agency and shall promptly provide the Department a copy of Applicant's response to each such request.

IF THE CONSULTANT/CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S/CONTRACTOR'S/VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

District 2
386-758-3727
D2prcustodian@ dot.State.FL.us
Florida Department of Transportation
District 2 - Office of General Counsel
1109 South Marion Avenue, MS 2009
Lake City, FL 32025

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties execute this Agreement consisting of nine (9) pages, exclusive of exhibits.

Florida Department of Transportation

Attest:

By: _____

By: _____

Printed Name: Travis Humphries, P.E.

Printed Name: Elizabeth Engle

Title: District Two Director of Operations

Title: Executive Secretary

Date: _____

Date: _____

Legal Review:

By: _____
Office of the General Counsel Florida Department of Transportation

Agency

Attest:

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Legal Review:

By: _____
Legal Counsel for Agency

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EXHIBIT "A"
City of St. Augustine
Maintenance Locations
Revised 05/29/2025

State Road	Street Name	Section	MP Begin	MP End	From	To	Litter Removal (AC)	Small Machine Mowing (AC)	Intermediate Mowing (AC)	Slope Mowing (AC)	Mechanical Sweeping (mile)	Tree Trimming (mile)	Curb/Sidewalk Edging (mile)
							541	485	484	482	543	492	545
16	16	78060000	20.498	20.881	San Sebastian Bridge	San Marco Ave	0.65	0	0.5	0.15	1.3	0	2
A1A	A1A	78040000	15.274	17.063	Old Quarry Road	Avenida Menedez	3.8	0.5	3.3	0	8.2	0.7	14.5
SA	San Marco	78010027	0.873	2.737	Bridge of Lions	SR 16	2.6	0.3	2.3	0	4.2	0.6	9.5
5	US 1	78010000	15.486	18.692	Arapaho Ave	SR 16	11.6	0	11.1	0.5	9.4	2	16
5	US 1	78020000	0	0.716	SR 16	City Gates (N of Rambla)	4.6	0	4.6	0	1.2	0.3	2.2
SA	Cathedral & Cordova	78010026	0	0.216	Avenida Menedez	King St	0	0	0	0	7	0.2	0
Totals							23.25	0.8	21.8	0.65	31.3	3.8	44.2
Cycles Per Year							12	9	9	9	12	2	2
Total Qty's Per Year							279	7.2	196.2	5.85	375.6	7.6	88.4
Total Cost Per Year							\$2,795.58	\$658.07	\$17,658.00	\$438.75	\$16,902.00	\$159.60	\$19,448.00
Overall Yearly Cost													\$58,060.00
Quarterly Amount													\$14,515.00

EXHIBIT "B"
(MAINTENANCE ACTIVITIES CHART)

Activity Number	Activity Title	Activity Description
482	Slope Mowing	Grass, brush, and weed cutting along slopes that are too steep to mow with conventional mowing tractors. All mowing and brush cutting with a mechanical slope mower is to be reported to this activity.
484	Intermediate Mowing	The intermediate machine mowing of areas (using mowers greater than 40 inches and up to 7 feet) too difficult to mow with large mowers and not practical for small mowers.
485	Small Machine Mowing	Mowing the roadside with small hand or riding mowers having a cutting width of 40 inches or less.
492	Tree Trimming	The trimming of the height and sides of trees and removal of undesirable trees (over 4 inches in diameter or trimming that cannot be done under activity 487). To include the chipping and/or removal of all debris from work site.
541	Roadside Litter Removal	Cleaning roadways and roadsides of debris, such as cans, bottles, paper, trash, and Adopt-A-Highway litter. Includes the hauling and disposal of litter. Does not include wayside parks, rest areas and service plaza barrels.
543	Road Sweeping-Mechanical	Machine sweeping of roadway to protect the facility from excessive accumulation of debris.
545	Curb/Sidewalk Edge	Removal of vegetation and debris from the curb, gutter, traffic separators, flumes, and sidewalk.

Agreement #:

Quarterly Billing Period:

Work Activity Number	Unit of Measure	Units Completed	Completion Date	Completion Date	Completion Date
482	Acre				
484	Acre				
485	Acre				
492	Manhour				
541	Acre				
543	Mile				
545	Mile				

EXHIBIT "C"
(RESOLUTION)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

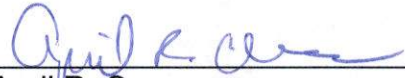
DATE: June 11, 2025

RE: **RESOLUTION 2025-24: SUPPORTING THE STATE DEFINITION OF ANTISEMITISM**

Please find enclosed Resolution 2025-24 supporting the State of Florida's definition of antisemitism.

Please place Resolution 2025-24 on the regular City Commission agenda for adoption on June 23, 2025.

Thank you.



April R. Owen
Assistant City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Resolution 2025-24: Supporting the state definition of antisemitism.

RESOLUTION 2025-24

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA SUPPORTING THE STATE OF FLORIDA'S DEFINITION OF ANTISEMITISM; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Augustine City Commission, wishes to support the State of Florida's definition of antisemitism under section 1.015, Florida Statutes which is currently the International Holocaust Remembrance Alliance (IHRA)'s working definition used to globally address the rise in hate and discrimination; and

WHEAREAS, antisemitism is defined as a certain perception of Jewish individuals which may be expressed as hatred towards such individuals. Rhetorical and physical manifestations of antisemitism are directed toward Jewish and non-Jewish individuals and their property and toward Jewish community institutions and religious facilities; and

WHEREAS, the definition of antisemitism does not include criticism of Israel that is akin to criticism of any other country, and that support of this definition is not to be construed as an infringement upon any right protected under the First Amendment of the United States Constitution or to conflict with federal or state antidiscrimination laws.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, THAT THE FOLLOWING BE ADOPTED, CONFIRMED, AND RATIFIED:

Section 1. The foregoing definition of antisemitism is hereby supported by the City Commission.

Section 2. This resolution shall become effective immediately upon adoption by the City Commission.

ADOPTED in Regular Session of the City Commission for St. Augustine, Florida this _____ day of _____, 2025.

CITY OF ST. AUGUSTINE, FLORIDA

ATTEST:

Darlene Galambos, City Clerk
(Seal)

Nancy Sikes-Kline, Mayor-Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 12, 2025

RE: **Update on the Status of the City's Drop-in Day Center and establishing Dining with Dignity at 90-92 South Dixie Highway - Staff Presentation**

It is my intention to update the City Commission on the status of the City's Drop-in Day Center. The Drop-in Day Center is currently under construction on the city property located at 90-92 South Dixie Highway.

Overall, the site has been cleaned up and is currently on a city mowing and maintenance schedule. The property is secured by wood fencing. A building permit has been issued, and construction is in the final stages on the Dining with Dignity Pavillion. The building is positioned in a manner to compliment the site and to preserve the existing tree canopy.

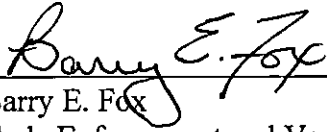
Phase One includes a pavilion. Once completed, the Dining with Dignity pavilion will provide a more dignified space to support the mission of feeding the homeless. Additionally, the same structure will eventually house a laundry facility and shower facilities to serve the unhoused population. A mail service is also envisioned and will be installed to assist those in need to establish an address to receive benefits. This structure is currently in its final inspections stage and FPL agreements are in place to bring the utility onto the property. Additionally, tables have been ordered.

Discussions have begun in reference to staffing and budget of the facility. It is our intention to bring the services online in a staged manner, so that we may identify and resolve any issues that may be unforeseen.

Phase Two is currently in the conceptual process of design. Meetings have been held with the stakeholders assisting our unhoused population. The meetings have generated excellent information that is currently driving the design aspects of a future larger service building on the site.

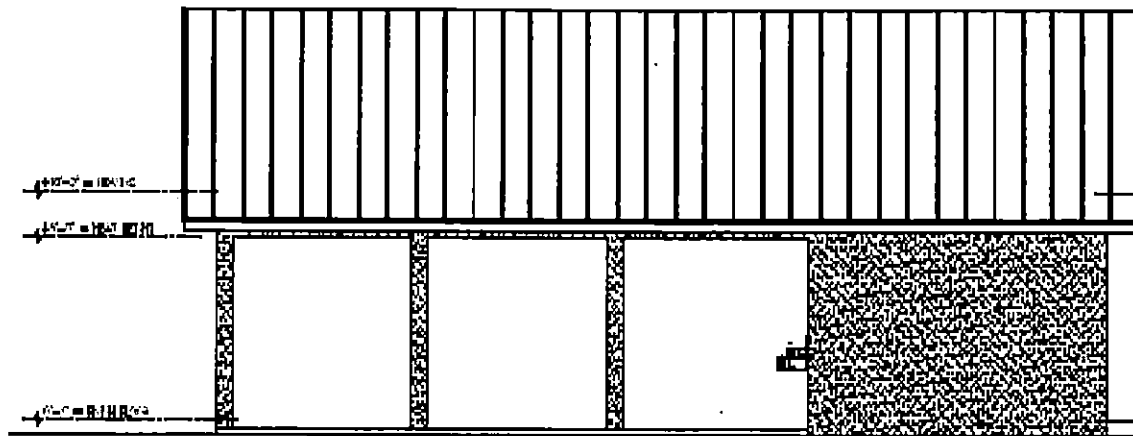
I hope this provides you with a general update of the Drop-in Center. If you have any questions or you would like to discuss this further, please let me know.

Please place this item on June 23, 2025, City Commission meeting Agenda as a Staff Presentation.

A handwritten signature in cursive script, reading "Barry E. Fox", is written over a horizontal line.

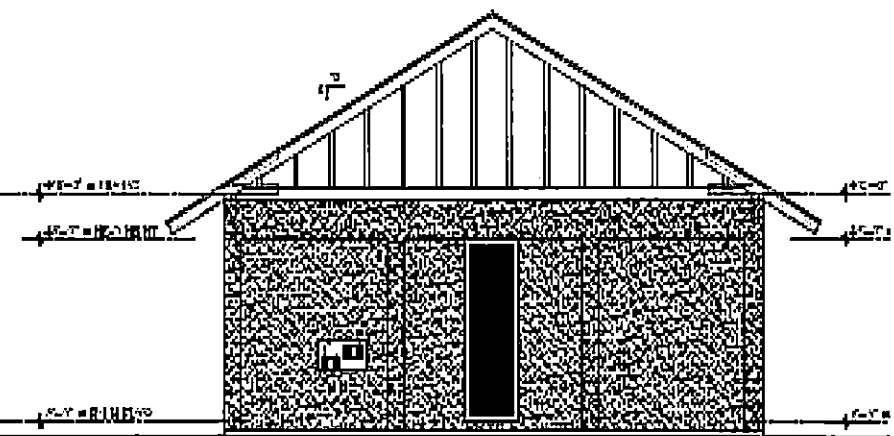
Barry E. Fox
Code Enforcement and Vacation Rental Manager
Planning and Building Department

Attachments:



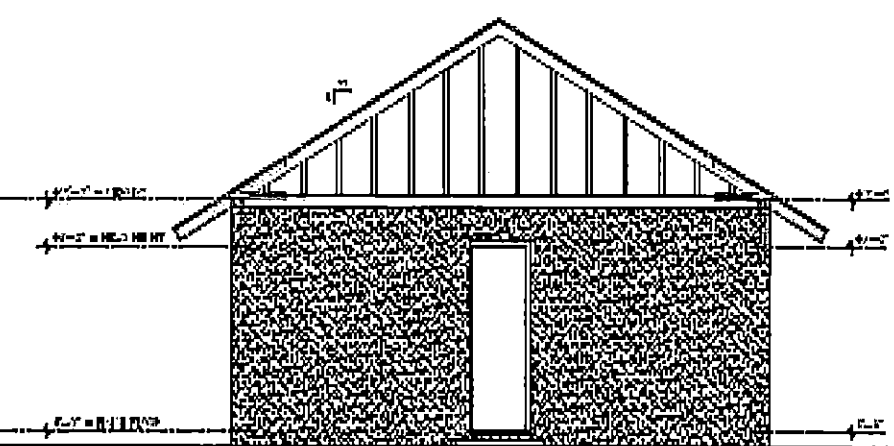
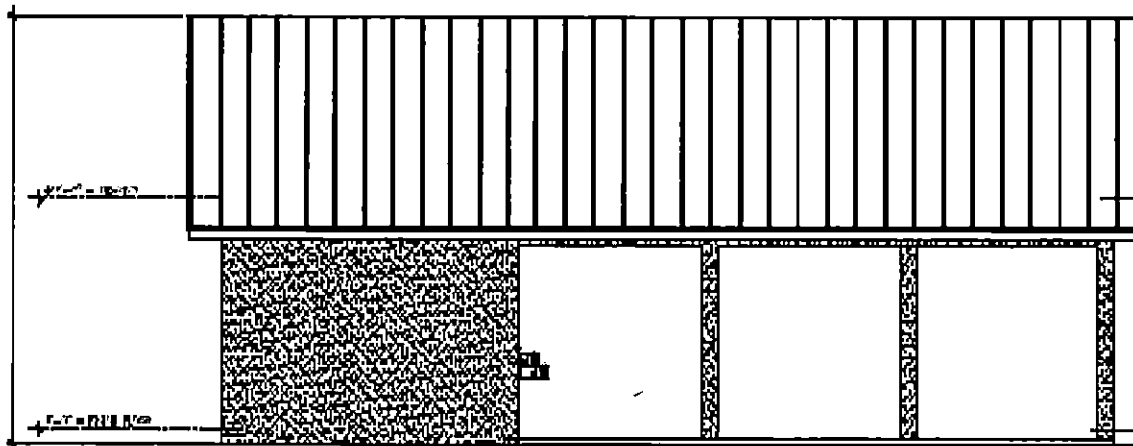
LEFT SIDE ELEVATION "NORTH"

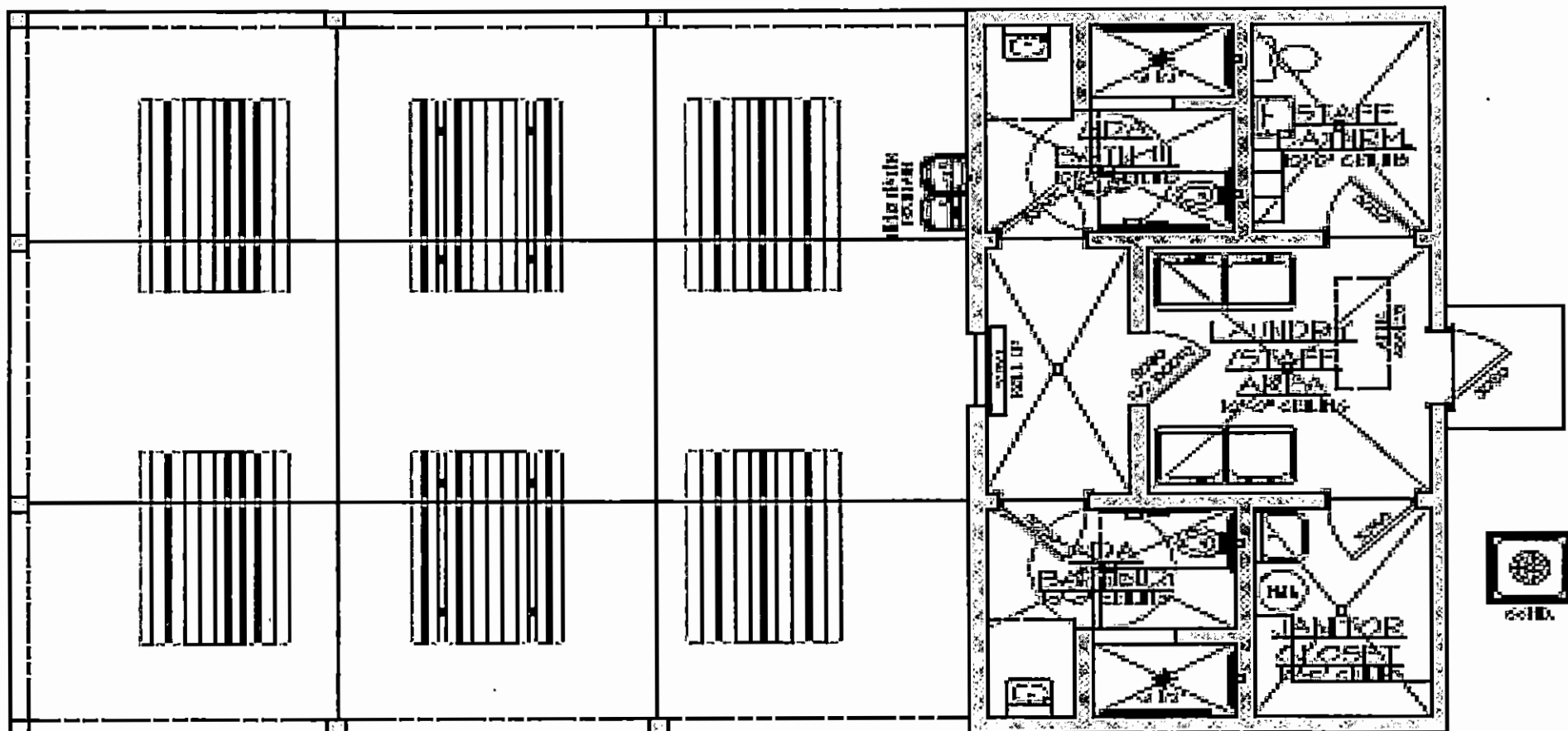
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "EAST"

SCALE: 1/4" = 1'-0"





























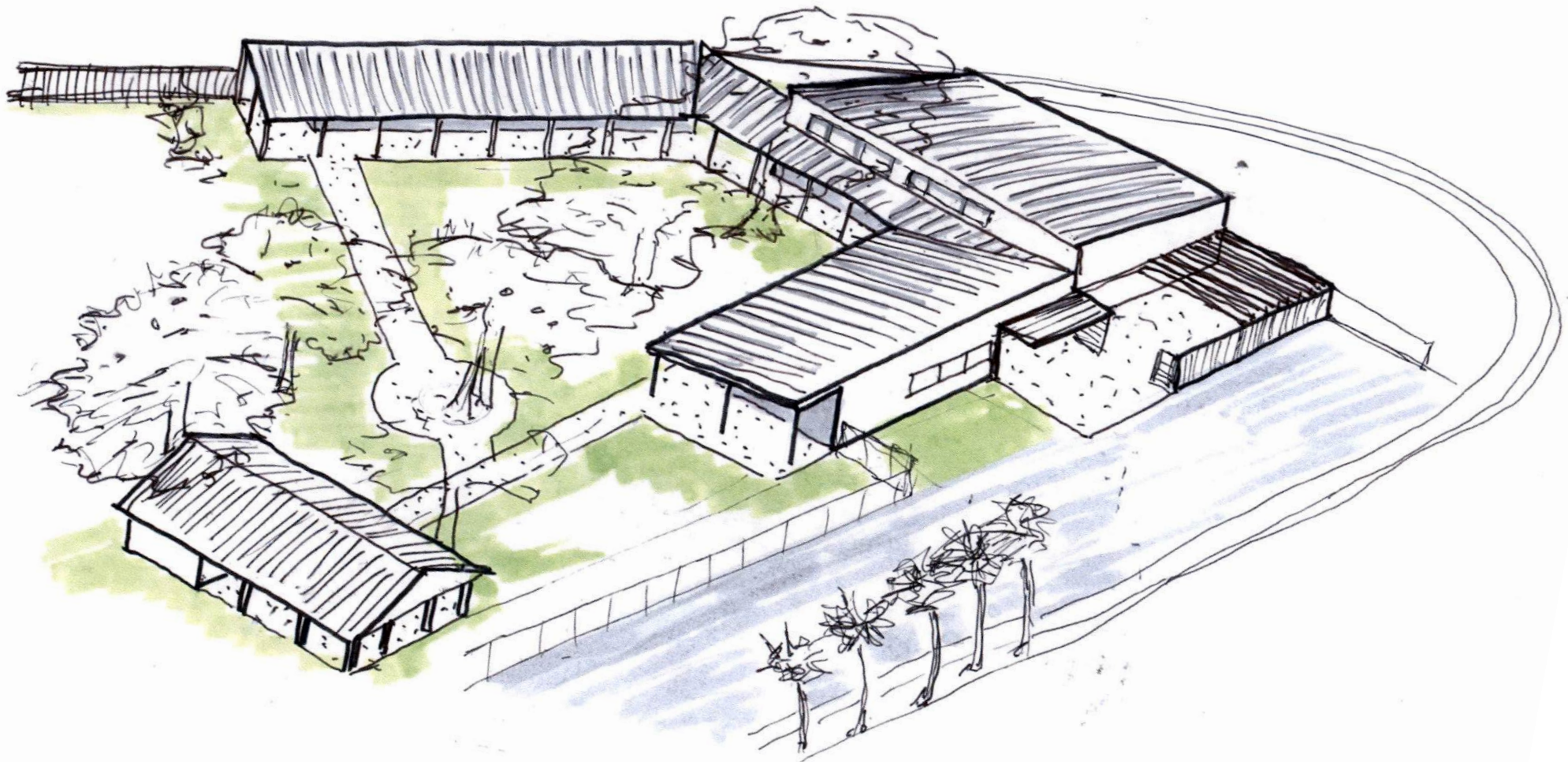


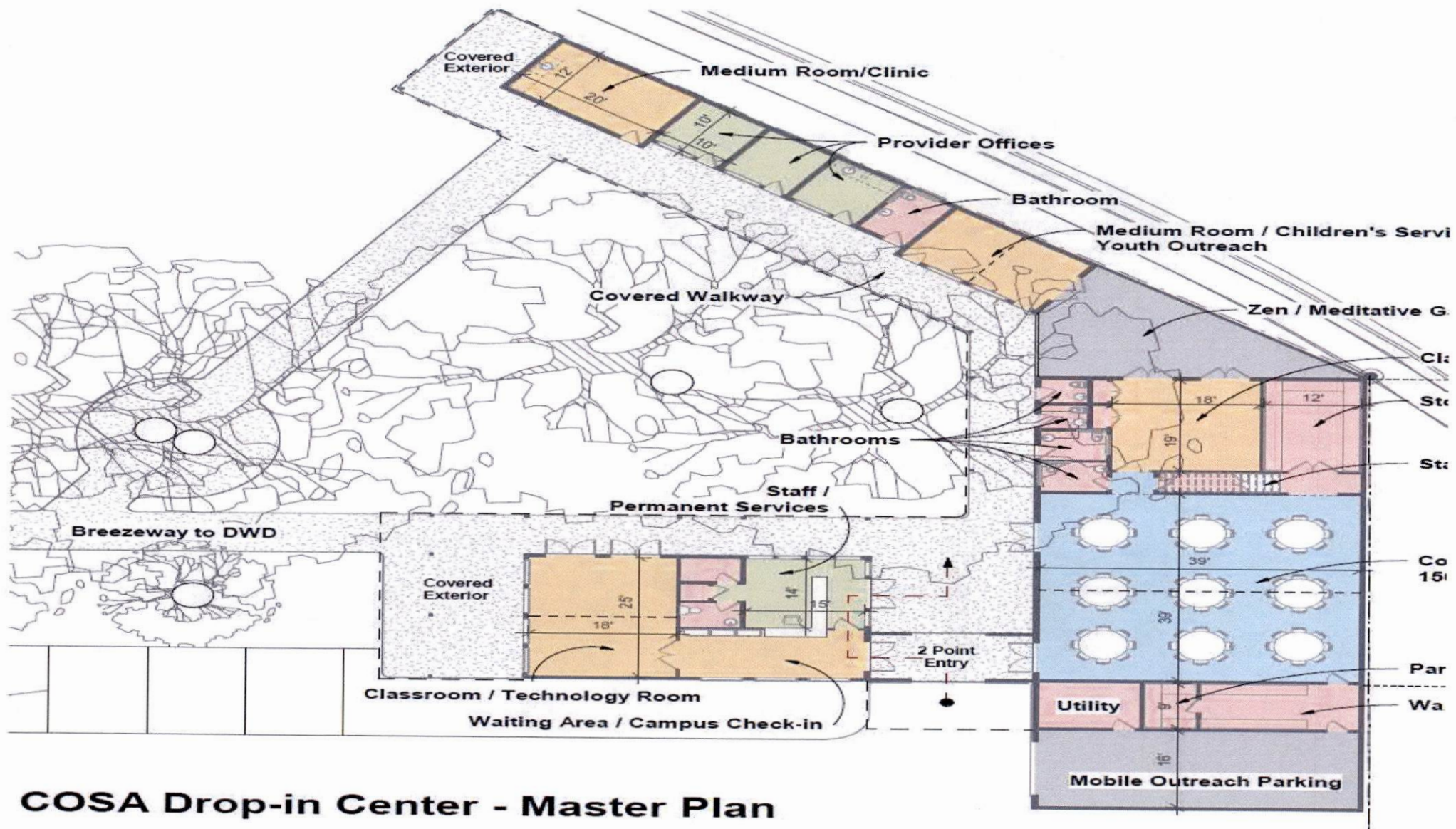












COSA Drop-in Center - Master Plan

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: June 9, 2025

RE: NOTIFICATION OF STATUTORY PERMIT EXTENSION FOR THE VAULT-BIG OAK RD PROJECT

The Florida Legislature, over time, has enacted various statutory extensions of development orders and permits issued by local governments. The most recent enactment, Chapter 252.363, Florida Statutes, includes a procedure and statutory right for the extension of a permit based on a declaration of a state of emergency issued by the Governor. The statute extends the expiration of a development order for the duration of the declaration of a state of emergency and adds an additional twenty four (24) months to the expiration date, to a maximum of forty eight (48) months total per development order or permit.

The State of Florida Department of Economic Opportunity division of Community Planning has interpreted the statute as follows:

- 1) When an emergency order is extended for the same emergency, the additional days of the extension are counted, but the permit holder is not given multiple twenty four (24) month extensions because the executive order is for the same emergency; and
- 2) When multiple emergency orders overlap with different emergencies, the overlap dates are only counted once, but each separate emergency is given a twenty four (24) month extension, consecutively.

On June 4, 2025, a representative of the permit holder notified the City that it was requesting a statutory extension of a Civil Site Construction Permit based on the Governor's emergency orders related to Hurricanes Helene and Milton. These statutory extensions will set the new expiration date to June 9, 2029. The project is a private development located outside the city limits on Big Oak Road. The development includes approximately 2,000 ft. of water and sewer mains that will be installed by the developer from US-1 down Big Oak Road.

There is no specific action for the City Commission, as these extensions are granted by reason of a legislative act of the Florida legislature.

Therefore, pursuant to statute, the City Clerk should file the notification of extension of the completion date for The Vault-Big Oak Rd project to expire on June 9, 2029.

Please place this item on the June 23, 2025 City Commission agenda for information only under Items by City Attorney.

Thank you.



Isabelle C. Lopez
City Attorney



Est. 1565

City of St. Augustine

Nation's Oldest City

City Attorney

June 6, 2025

Caroline Fulton, Planning Analyst
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258
Caroline.Fulton@kimley-horn.com

RE: PERMIT EXTENSION FOR THE VAULT-BIG OAK RD

Dear Ms. Fulton:

I am in receipt of your June 4, 2025 correspondence notifying the City of your client's request for a statutory permit extension granted under Florida Statute 252.363 concerning Executive Orders 25-57 and 25-68 regarding hurricanes Helene and Milton, respectively.

Extensions are automatically granted by operation of law:

252.363 TOLLING AND EXTENSION OF PERMITS AND OTHER AUTHORIZATIONS.—

(1)(A) THE DECLARATION OF A STATE OF EMERGENCY ISSUED BY THE GOVERNOR FOR A NATURAL EMERGENCY TOLLS THE PERIOD REMAINING TO EXERCISE THE RIGHTS UNDER A PERMIT OR OTHER AUTHORIZATION FOR THE DURATION OF THE EMERGENCY DECLARATION. FURTHER, THE EMERGENCY DECLARATION EXTENDS THE PERIOD REMAINING TO EXERCISE THE RIGHTS UNDER A PERMIT OR OTHER AUTHORIZATION FOR 24 MONTHS IN ADDITION TO THE TOLLED PERIOD. THE EXTENDED PERIOD TO EXERCISE THE RIGHTS UNDER A PERMIT OR OTHER AUTHORIZATION MAY NOT EXCEED 48 MONTHS IN TOTAL IN THE EVENT OF MULTIPLE NATURAL EMERGENCIES FOR WHICH THE GOVERNOR DECLARES A STATE OF EMERGENCY. THE TOLLING AND EXTENSION OF PERMITS AND OTHER AUTHORIZATIONS UNDER THIS PARAGRAPH SHALL APPLY RETROACTIVELY TO SEPTEMBER 28, 2022. THIS PARAGRAPH APPLIES TO THE FOLLOWING:

1. THE EXPIRATION OF A DEVELOPMENT ORDER ISSUED BY A LOCAL GOVERNMENT.
2. THE EXPIRATION OF A BUILDING PERMIT.
3. THE EXPIRATION OF A PERMIT ISSUED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR A WATER MANAGEMENT DISTRICT PURSUANT TO PART IV OF CHAPTER 373.

The enclosed chart highlights the dates covered by the above referenced Executive Orders that create a lawful extension, as well as the calculation of the new expiration date of your client's permit.

Consequently, utilizing all of the above I have determined that the state of emergency declarations referenced in your requests extend your client's permit to June 9, 2029.

Sincerely,

Isabelle C. Lopez
City Attorney

Enclosure

THE VAULT-BIG OAK RD PERMIT EXTENSION

MARCH 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY 2025						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Executive Orders

25-57: 03/17/25 – 05/16/25

25-68: 03/31/25 – 05/30/25

***Black = Overlapping Days**

Hurricane Helene: 24 months + 14 Days

Hurricane Milton: 24 months + 44 Days

Overlap: 17 Days

Total: 48 months + 75 Days

Current Expiration Date

June 9, 2025

+ 48 months

= June 9, 2029

New Expiration Date

June 9, 2029

****Maximum per F.S. 252.363 is 48 months.**

THE VAULT-BIG OAK RD
PERMIT EXTENSION LETTER

Attachment 1	Extension Letter
Attachment 2	Executive Orders (EO-25-57 & EO-25-68)
Attachment 3	Florida Statue 252.363
Attachment 4	Permit Approval Letter

ATTACHMENT 1

EXTENSION LETTER



June 4, 2025

Ms. Amy Skinner
Director – Planning and Building
City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085

**RE: Florida Statutes Section 252.363 Permit Extension Notification
EO 25-57 Hurricane Helene & EO 25-68 Hurricane Milton – The Vault-Big Oak
Rd**

Dear Ms. Skinner,

Please consider this letter a formal notification to the City of St. Augustine that Civil Site Construction Permit PW2022-2018 for the Big Oak Rd project is entitled to an extension that may not exceed 48 months in total of "The expiration of a development order issued by a local government", in accordance with Section 252.363 of the Florida State Statutes. As stated in this section, the period remaining to exercise the rights under a permit or other authorization is for 24 months in addition to the tolled period, per Executive Order. A state of emergency was declared by the Governor pursuant to EO-24-208 on September 23rd, 2024, and then amended on March 17th, 2025, via Executive Order Number 25-57, due to Hurricane Helene. Additionally, a state of emergency was declared by the Governor pursuant to EO-24-214 on October 5th, 2024, and then amended on March 31st, 2025, via Executive Order Number 25-68, due to Hurricane Milton. Copies of these Executive Orders are included as attachments to this correspondence.

Based on the referenced Executive Orders and Section 252.363 of the Florida Statutes, the following development order expiration dates are extended an additional 48 months.

Permit Extensions

- PW2022-2018

The current expiration date of the Permit is June 9th, 2025. However, with these development order expiration extensions, the new expiration date for the referenced project will be June 9th, 2029. The table below provides a summary of the development order expiration date and expiration extension dates authorized under the Florida Statutes.

<u>PW2022-2018</u>	Duration	Date
Current Expiration Date		June 9 th , 2025
EO 24-208 and EO 25-57 Extension (Helene)	24 Months	June 9 th , 2027
EO 24-214 and EO 25-68 Extension (Milton)	24 Months	June 9th, 2029

Please consider this letter formal notice of the permit holder's intent to exercise the 48-month extension granted under Section 252.363 of the Florida State Statutes for the aforementioned permits. Please feel free to contact me at Caroline.Fulton@Kimley-Horn.com or 904-452-5820 if you should have any questions.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.



Caroline Fulton
Planning Analyst

ATTACHMENT 2

**EXECUTIVE ORDERS
(EO-25-57 & EO-25-68)**

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 25-57

(Emergency Management – Extension of Executive Order 24-208 – Hurricane Helene)

WHEREAS, on September 23, 2024, I issued Executive Order 24-208, declaring a state of emergency for forty-one counties across the State of Florida due to coastal flooding, erosion, heavy rainfall, flash flooding, strong winds, and severe storm surge caused by Potential Tropical Cyclone Nine; and

WHEREAS, on September 24, 2024, I issued Executive Order 24-209, extending the state of emergency to sixty-one counties across the State of Florida due to the dangers presented by Potential Tropical Cyclone Nine; and

WHEREAS, on October 3, 2024, I issued Executive Order 24-213, which amended Executive Order 24-208, to address disruptions in commerce caused by the International Longshoremen's Association strike, and to reclassify Potential Tropical Cyclone as Hurricane Helene; and

WHEREAS, presently there are no disruptions in state commerce and the International Longshoremen's Association strike has since ceased; and

WHEREAS, the affected areas are still recovering from the damage caused by Hurricane Helene; and

WHEREAS, Executive Order 24-208, as amended, expires on March 18, 2025, unless extended; and

WHEREAS, an extension of Executive Order 24-208 is necessary because recovery efforts and those affected by this disaster require the continued support of the State of Florida.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section 1(a) of the Florida Constitution and by the Florida Emergency Management Act, as amended, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. The state of emergency and all provisions of Executive Order 24-208, as amended, are renewed for sixty (60) days following the date of this Executive Order.

Section 2. This Executive Order will not extend the amendments and accommodations made by Executive Order 24-213 which are now moot.

Section 3. Except as amended herein, Executive Orders 24-208 and 24-209, are ratified and reaffirmed.

Section 4. This Executive Order is effective immediately.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 17th day of March, 2025.


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 25-68

(Emergency Management – Extension of Executive Order 24-214 – Hurricane Milton)

WHEREAS, on October 5, 2024, I issued Executive Order 24-214, declaring a state of emergency for thirty-five counties due to the severe weather, heavy rainfall, flash flooding, river flooding, and gusty winds caused by Tropical Storm Milton; and

WHEREAS, on October 6, 2024, I issued Executive Order 24-215, which amended Executive Order 24-214, and extended the state of emergency to fifty-one counties; and

WHEREAS, the tropical system surged from a tropical storm to a category 5 hurricane in less than twenty four hours on its trajectory in the Gulf of America; and

WHEREAS, on October 9, 2024, Hurricane Milton made landfall as a dangerous category 3 hurricane along Florida's Gulf Coast near Siesta Key, about five miles west of Sarasota; and

WHEREAS, the affected areas are still recovering from the damage caused by Hurricane Milton; and

WHEREAS, Executive Order 24-214, as amended by Executive Order 24-215, and subsequently extended, expires on April 1, 2025, unless extended; and

WHEREAS, an extension of Executive Order 24-214 is necessary because recovery efforts and those affected by this disaster require the continued support of the State of Florida.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section 1(a) of the Florida Constitution and by the Florida Emergency Management Act, as amended, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. The state of emergency and all provisions of Executive Order 24-214 are renewed for sixty (60) days following the date of this Executive Order.

Section 2. Except as amended herein, Executive Order 24-214, as amended by Executive Order 24-215, is ratified and reaffirmed.

Section 3. This Executive Order is effective immediately.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 31st day of March, 2025.


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

FILED
2025 MAR 31 AM 9:39
DEPARTMENT OF STATE
TALLAHASSEE, FL

ATTACHMENT 3
FLORIDA STATUE 252.363

The 2024 Florida Statutes

Title XVII

Chapter 252

[View Entire Chapter](#)

MILITARY AFFAIRS AND RELATED MATTERS

EMERGENCY MANAGEMENT

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.
2. The expiration of a building permit.
3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.
4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.
5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).
6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

(b) Within 90 days after the termination of the emergency declaration, the holder of the permit or other authorization shall notify the issuing authority of the intent to exercise the tolling and extension granted under paragraph (a). The notice must be in writing and identify the specific permit or other authorization qualifying for extension.

(c) If the permit or other authorization for a phased construction project is extended, the commencement and completion dates for any required mitigation are extended such that the mitigation activities occur in the same timeframe relative to the phase as originally permitted.

(d) This subsection does not apply to:

1. A permit or other authorization for a building, improvement, or development located outside the geographic area for which the declaration of a state of emergency applies.
2. A permit or other authorization under any programmatic or regional general permit issued by the Army Corps of Engineers.
3. The holder of a permit or other authorization who is determined by the authorizing agency to be in significant noncompliance with the conditions of the permit or other authorization through the issuance of a warning letter or notice of violation, the initiation of formal enforcement, or an equivalent action.
4. A permit or other authorization that is subject to a court order specifying an expiration date or buildout date that would be in conflict with the extensions granted in this section.

(2) A permit or other authorization that is extended shall be governed by the laws, administrative rules, and ordinances in effect when the permit was issued, unless any party or the issuing authority demonstrates that operating under those laws, administrative rules, or ordinances will create an immediate threat to the public health or safety.

(3) This section does not restrict a county or municipality from requiring property to be maintained and secured in a safe and sanitary condition in compliance with applicable laws, administrative rules, or ordinances.

History.—s. 494, ch. 2011-142; s. 12, ch. 2018-158; s. 13, ch. 2019-165; s. 1, ch. 2021-179; s. 4, ch. 2023-304.

ATTACHMENT 4

PERMIT APPROVAL LETTER



Permit Approval Date: June 09, 2023

Permit Expiration Date: June 09, 2025

[Sent Via Email]

Josh Cockriel
Kimley-Horn & Associates
12740 Gran Bay Parkways W Suite 2350
Jacksonville, FL 32258

RE: PW2022-2018; The Vault; Big Oak Rd at Big Oak Rd. Saint Augustine, Florida 32095; City of St. Augustine Public Works Department; Civil Site Construction Permit; Approval Letter

Dear Josh Cockriel:

The City of St. Augustine Public Works Department staff has completed final review of the plans for the subject project. Following a thorough review process, staff has established that the plans are acceptable and meet with the City's approval.

City Public Works Department's approval is based strictly on the Construction Plans and other associated calculations, specifications, and documents which have been reviewed by Public Works as part of this project.

With this Approval, the City expects that all land development and construction activities will be consistent with and in compliance to the following:

1. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state and federal permits shall be obtained before commencement of the development.
2. By commencing construction, the developer is agreeing to abide by the requirements in this approval letter, approved plans, details, specifications, and approved materials. Construction work must be performed in strict accordance with this approval. Any deviation must be proposed in advance and approved by the city prior to execution.
3. The project must be constructed to completion, following a diligent work schedule and approved construction phasing. If construction phasing is not clearly delineated on the approved plans, then the project must be constructed in totality without work stoppage. Proper sequencing of construction must be maintained so that facilities do not rely on future construction, phases or portions must function wholly independent of future construction. Construction shall follow plat boundaries or other means of conveying ownership and maintenance responsibilities shown on the plans. A permit modification is required prior to changing construction sequencing or phasing.
4. Plan approvals are valid for two years from the date of the Public Works Approval Letter. Plan approval expires upon the Permit Expiration Date stated above if construction has not commenced or work stoppage occurs. Work stoppage is defined as any unplanned or non-phased halt in construction activity. Continuous construction progress automatically extends the Public Works permit beyond the Permit Expiration Date through to completion of the project.
5. A Pre-Construction Meeting with Public Works is required prior to commencing construction activities. Refer to the Construction and Dedication Requirements checklist (transmitted via email with this approval letter) for information regarding: required submittals and procedures to schedule the Pre-Construction Meeting; utility construction.

acceptance and dedication information.

6. Payment of utility connection fees is required prior to scheduling the Public Works Pre-Construction Meeting and prior to obtaining Building permits. The Final Availability Fee Statement will be transmitted under separate cover. Contact (904) 209-4278 or UtilConnect@citystaug.com with any questions.

7. Payment of Construction Fees is required prior to scheduling the Public Works Pre-Construction Meeting. The fee calculation will be stated in the email transmitting this approval letter.

8. The developer is responsible for all aspects of utility design and construction. The city will inspect the utility construction and provide utility service following final acceptance of utility construction by City.

9. Construction work must follow all specifications and details in the City's Standards and Specifications Design Manual and Details, latest edition, and all pertinent sections of the City of St. Augustine Code of Ordinances:

<http://citystaug.com/DocumentCenter/View/332/Utility-Design-and-Construction-Manual-PDF>

https://library.municode.com/fl/st._augustine/codes/code_of_ordinances

10. You are hereby notified that if additional permits are necessary from other government agencies, a copy of such approved permits will be required prior to commencing work on those portions of the project.

11. Plan for proposed locations of power transformers or any other type of power supply or telecommunications equipment. This equipment shall not interfere with City utility placement, operation and maintenance, and shall not be located within City rights-of-way, City utility easements, or tracts unless approved otherwise in advance by the city and depicted on the approved plan set. Contact FP&L (Mr. Nicholas Lubrano, Nicholas.lubrano@FPL.com, (904) 824-7651) to coordinate power supply for the project.

12. FDEP utility permit applications may be submitted electronically following plan approval. Contact Public Works Permit Technician, (904) 209-4375 or PWpermits@citystaug.com for the City's FDEP forms with pre-filled contact information.

13. A Performance Bond is required from the utility contractor prior to scheduling the Pre-Construction Meeting. A Maintenance Bond will be required upon completion of construction. Refer to City bond requirements and forms:

<http://citystaug.com/DocumentCenter/View/327/Bond-Requirements-for-Private-Development-Projects-PDF>

14. Submit backflow prevention device specifications for City approval along with materials and shop drawing submittals prior to Pre-Construction Meeting. Assemblies must be tested and test report submitted to the City immediately after installation by a certified backflow prevention assembly tester. All correspondence should be addressed to Glabra Skipp, Environmental Program Supervisor at (904) 825-1055 ext.4 or gskipp@citystaug.com.

Please note that this approval letter is only for criteria required by the City of St. Augustine Public Works Department and is not for any additional criteria that may be required by other government agencies as relevant to this project.

Should you have any questions or require further information, please feel free to contact Jonathan Foster, P.E., Development Supervisor, at (904) 209-4273 or jfoster@citystaug.com. Contact Kim Oglesby, Public Works Permit Technician, (904) 209-4375 or PWpermits@citystaug.com regarding all Pre-Construction Meeting requirements and scheduling. We look forward to working with you on the successful completion of this project.

Sincerely,



Stephen L. Slaughter, P.E.
Public Works Director

SLS: kmo

XC: David Birchim, AICP, City Manager
Jonathan C. Foster, P.E., Development Supervisor
Robert Wright, EI, Plan Review Engineer
James S. Davidson, Owner

Enclosure

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and Commissioners

DATE: June 12, 2025

RE: **2025 LEGISLATIVE SESSION UPDATE THREE**

The following is a collection of bills which the City Attorney's office has identified as significant and have been signed by the Governor. Below is a summary of these bills, their impact, and the required next steps. This memorandum serves as the third update of the multipart review of relevant bills.

❖ **HB 551 – Fire Prevention**

Approved by Governor 06/3/25 – Chapter 2025-115

This bill expands the types of fire alarm system projects eligible for the simplified building permit process. It redefines "fire alarm system project" to include replacing an existing fire alarm panel with the same make and model, making such projects eligible for the simplified building permit process.

Furthermore, the bill requires local governments to:

- issue simplified building permits within two (2) business days of the completed application for an eligible fire alarm or fire sprinkler project;
- perform an inspection within a certain period of receiving a request;
- establish a simplified permitting process by a certain date; and
- refund permit fees when they fail to meet statutory deadlines; must refund the permit fee by 10 percent (original amount of the permit fee) for each business day that they fail to meet the deadline to issue a permit or perform an inspection for a simplified permitting process fire alarm system or fire sprinkler project unless: the parties agree in writing to a reasonable extension; the delay is caused by the permit application; or the delay is attributable to a force majeure or other extraordinary circumstance.

The bill repeals the requirement for local governments to perform at least one inspection for simplified building permit projects. However, if an inspection is requested from a local enforcement agency, it must perform an inspection within three (3) business days. The bill allows contractors to start work immediately after submitting a completed simplified building permit application and requires them to submit additional requested information within four (4) days. A local enforcement agency may not require a contractor to provide additional documents or plans reviews that are outside the scope of the permitted work needed on the permit application. The bill requires local enforcement agencies to establish a simplified permitting process by October 1, 2025.

In addition, this bill states that a county or municipality may only enforce an ordinance providing for a local amendment to the Florida Fire Prevention Code if the ordinance was

transmitted to the Florida Building Commission and State Fire Marshal before the date the permit was submitted.

The bill amends the items required to be in an inspection report for a fire hydrant or fire protection system. The bill provides that the uniform summary inspection report must list the total number of deficiencies discovered, separated into critical and noncritical categories, with a brief description of impairment deficiencies found during the inspection instead of a summary of each deficiency or impairment. The bill also removes the requirement that the procedure to submit summary inspection reports to a local authority may require a contractor to submit information contained in their detailed inspection report.

This bill will have an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The Human Resources Department, Planning and Building, and Fire Department should review this bill for compliance.

The effective date is July 1, 2025, except the requirement that a local enforcement agency establish a simplified permitting process is due by October 1, 2025.

❖ **HB 929 – Firefighter Health and Safety**

Approved by Governor 06/5/25 – Chapter 2025-124

This bill enhances firefighter health and safety by expanding the Division of State Fire Marshal's (Division) authority to address chemical hazards, mental health best practices, and stricter enforcement measures for noncompliance (including administrative fines, civil penalties, and cease and desist orders). In particular, the bill amends the Florida Firefighters Occupational Safety and Health Act, by including provisions that prevent firefighter occupational diseases and suicides as well as providing for oversight of employers with high-rate of injuries or fatalities.

In addition, it mandates new rules requiring firefighter employers to purchase firefighting gear free of chemical hazards or toxic substances when commercially available, and provide firefighters notice if such gear is used. It encourages firefighter employers to implement work schedules not exceeding 42 hours per week. Further, this bill requires adoption of rules to educate firefighters on chemical hazards, cancer prevention best practices, and mental health support, including resiliency, stress management, and peer support.

Finally, this bill authorizes the Division to consider suicide when identifying firefighter employers with a high frequency of serious incidents and adding injuries and fatalities to the type of violations for which the Division may issue penalties against firefighter employers' fatalities.

This bill has an indeterminate negative impact on local governments depending on whether they need to purchase gear that does not contain hazardous or toxic materials once it becomes readily available (available from more than one manufacturer) commercially.

ACTION REQUIRED: The Fire, Finance, Human Resources, and General Services Departments should review this bill for compliance.

The effective date is July 1, 2025.

❖ **HB 711 – Spectrum Alert**

Approved by Governor 06/5/25 – Chapter 2025-123

This bill creates section 937.0401, “Spectrum Alert”, which requires Florida Department of Law Enforcement (FDLE), in cooperation with other Departments along with local law enforcement agencies to establish the Spectrum Alert system by July 1, 2026, to alert the public concerning missing children with autism spectrum disorder (ASD). This system will be integrated with existing statewide emergency alert systems to ensure immediate and effective community and emergency response when a child with ASD is missing.

In addition to implementing the Spectrum Alert system, FDLE and its partner agencies must develop a training program for law enforcement officers, that focuses on crisis intervention techniques that improve their ability to understand ASD and other mental illnesses and respond effectively to missing child emergencies among other topics. Furthermore, policies and procedures should be established at a minimum to improve response efforts, enhance emergency response teams’ competence on ASD behaviors, and increase public awareness to foster community support for missing ASD children.

Finally, by July 1, 2026, this bill requires that law enforcement agencies undertake certain actions after receiving a report of a missing child with ASD, including at a minimum of immediately notifying local media outlets, informing all on-duty officers, and communicating the report to law enforcement in neighboring counties.

This bill may have an indeterminate negative fiscal impact on the City depending on whether SAPD will be required to develop policies, train staff, and update any necessary technology or infrastructure to implement the Spectrum Alert system. These costs may likely be absorbed within existing resources.

ACTION REQUIRED: SAPD should review this bill to ensure compliance.

The effective date is July 1, 2025. However, this bill mandates that by July 1, 2026, FDLE in cooperation with other agencies including local law enforcement, establish the Spectrum Alert System, implement required training, and local law enforcement undertake certain actions upon receiving an alert of a missing child with ASD.

❖ **HB 751 – Law Enforcement, Correctional, and Correctional Probation Officer Benefits**

Approved by Governor 06/10/2025 – Chapter 2025-131

This bill designates the “Deputy Andy Lahera Act,” which will require the City to pay the full premium of health insurance coverage for its full-time law enforcement officers who sustain catastrophic injury during an official training exercise or occurred in the line of duty. This coverage includes the injured full-time officer and his or her spouse and dependent children.

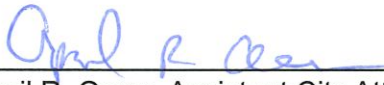
This bill will have an indeterminate negative fiscal impact on local governments, since it will depend on the number of full-time law enforcement officers that sustain a catastrophic injury during an official training exercise or in the line of duty.

ACTION REQUIRED: The Human Resources Department, Finance Department, and SAPD should review this bill for compliance.

The effective date is July 1, 2025.

Please place this item entitled, 2025 Legislative Session Update Three, under City Attorney Items on the June 23, 2025, City Commission agenda for informational purposes only, no presentation.

Thank you,



April R. Owen, Assistant City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Isabelle Lopez, City Attorney

Agenda Title: 2025 Legislative Session Update Three.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: June 12, 2025

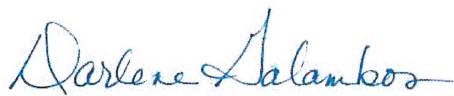
RE: **Request for TWO (2) Appointments – 1977 City Employees’ Retirement System of the City of St. Augustine, Florida, Board of Trustees**

Notification was previously given regarding two (2) term expirations on the 1977 City Employees’ Retirement System of the City of St. Augustine, Florida Board of Trustees which will expire June 30, 2025.

Advertisements requesting applications were placed in the St. Augustine Record and posted on the City’s website.

Two applications were received from Tyler Corn and Jeff Helms. Mr. Corn and Mr. Helms are current members and eligible for re-appointment. The requested appointments will expire on September 30, 2029.

Attached are the applications received, in addition to the current roster, Board profile and responsibilities. I respectfully request consideration be given to appointing the applicants.



Darlene Galambos
City Clerk

Attachment: Applications

xc: GERB – Clerk’s File

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee. In accordance with Ordinance 2003-14 citizen boards that assist in the governing of the City of St. Augustine shall be made up of persons who reside within the City Limits. Exceptions to this City Commission policy may be made for members of ad-hoc committees on a case-by-case basis by the City Commission. All applications must include a cover letter and resume.

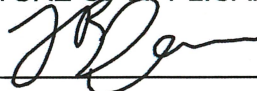
1. APPLICANT Tyler Corn
2. RESIDENCE
(address) 1346 Woodward Ave Jacksonville, FL 32207 PHONE 828-674-5955
3. BUSINESS OWNED (Address) 23 Cathedral Pl Suite 500 St. Augustine, FL 32084 PHONE 904-274-4804
4. PROPERTY OWNED (Address) _____
5. MAILING ADDRESS PREFERRED 100 N Laura St Suite 900 Jacksonville, FL 32202
6. E-mail Address tyler@upcoadvisors.com
7. BOARD DESIRED General Employees Retirement Board
8. OCCUPATION (include resume) Financial Advisor
9. PROFESSIONAL QUALIFICATIONS: (Attach additional information or Cover Letter)
CFA Charterholder. Work as portfolio manager and financial advisor professionally. Current member of the Board.

10. OTHER COMMENTS OR INFORMATION

11. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.	
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ☐ Yes ☐ No	
Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box. Check as many as apply.	
RACIAL CATEGORY (Check as many as apply)	
☐ American Indian or Alaska Native ☐	
☐ Asian	
☐ Black or African American	
☐ Native Hawaiian or Other Pacific Islander	
☒ White	

12. SIGNATURE OF APPLICANT



DATE 05/14/2025

12. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 online with the Florida Commission on Ethics, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.


Initial

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee. In accordance with Ordinance 2003-14 citizen boards that assist in the governing of the City of St. Augustine shall be made up of persons who reside within the City Limits. Exceptions to this City Commission policy may be made for members of ad-hoc committees on a case-by-case basis by the City Commission. All applications must include a cover letter and resume.

1. APPLICANT Jeff Helms
2. RESIDENCE (address) 436 Costa del Sol Dr. St. Aug PHONE 904.505.3446
3. BUSINESS OWNED (Address) N/A PHONE _____
4. PROPERTY OWNED (Address) 436 Costa del Sol Dr. St. Aug. 32095
5. MAILING ADDRESS PREFERRED same
6. E-mail Address helmsjhouse@gmail.com
7. BOARD DESIRED GERB
8. OCCUPATION (include resume) Investment Manager
9. PROFESSIONAL QUALIFICATIONS: (Attach additional information or Cover Letter)
40 yrs of experience / 12+ yrs on GERB
10. OTHER COMMENTS OR INFORMATION

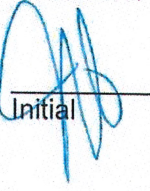
11. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.	
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ☐ Yes ☒ No	
Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box. Check as many as apply.	
RACIAL CATEGORY (Check as many as apply)	
☐ American Indian or Alaska Native	
☐ Asian	
☐ Black or African American	
☐ Native Hawaiian or Other Pacific Islander	
☒ White	

12. SIGNATURE OF APPLICANT

DATE 5/13/25

12. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 online with the Florida Commission on Ethics, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.


Initial

BOARD OF TRUSTEES
1977 CITY EMPLOYEES' RETIREMENT SYSTEM OF THE CITY OF ST. AUGUSTINE, FLORIDA

Meets quarterly, 4th Wednesday of February, May, August and November – 1:00 P.M.
Communications Conference Room, 2nd Floor, Lobby "B" City Hall

<u>Elected Board Member</u>	<u>Contact information</u>	<u>Elected</u>	<u>4-Year Terms Expire</u>
Barry Fox	904-640-9919 bfox@citystaug.com	11/03/23 fill-vacancy 05/30/25	06/30/2029
Jonathan Foster	352-617-9579 jfoster@citystaug.com	10/07/24 fill-vacancy	06/30/2026

<u>Appointed Board Members</u>	<u>Contact Information</u>	<u>Appointment</u>	<u>4-Year Term Expiration</u>
Jeffery W. Helms, Chair/Administrative Officer	400 N. Ponce de Leon Blvd, 32084 505-3446, 824-4349 jhelms@firstcoastadvisors.com	06/27/05 06/22/09 06/24/13 07/10/17 06/28/21	06/30/2025
Tyler Corn Vice-Chair	100 N Laura St., Suite 900 Jacksonville, FL 32202 904-274-4804 c 828-674-5955 tyler@upcoadvisors.com	06/28/21	6/30/2025
Jeffrey MacArthur BOARD APPOINTED	1000 Vicars Landing Way B205 Ponte Vedra Beach, FL 32082 419-360-3270 Jeff41mac@yahoo.com	02/24/21 fill-vacancy 05/25/22	06/30/2026
Plan Administrator Thomas Jensen tjensenpension@gmail.com	Gabriel, Roeder, Smith & Company (GRS) One East Broward Blvd. Suite 505 Fort Lauderdale, FL 33301 954-527-1616 FAX 954-525-0083 theora.braccialarghe@grsconsulting.com	Jeffrey Swanson Southeastern Advisory Services 320 1 st St. N., Jacksonville, FL 32250 233-7600, 233-7000 jeff@seadvisory.com	Kimberly Kutlenios Fifth Third Bank 200 E. Robinson St, 9 th Floor Orlando, FL 32801 407-999-3027 Kimberly.kutlenios@53.com

BOARD OF TRUSTEES

1977 CITY EMPLOYEES' RETIREMENT SYSTEM OF THE CITY OF ST. AUGUSTINE, FLORIDA

Authorization:	Chapter 20, Code of Ordinances
Number of Members:	Five (5)
Terms of Office:	Elected employees – four (4) year staggered terms. Appointed members – four (4) years staggered terms Amended by Ordinance 2003-09, 03/10/03
Appointment:	Two (2) residents appointed by City Commission; two (2) elected by employees; one (1) appointed by previous four (4).
Qualifications:	None stated in ordinance
Duties:	The general administration, management, and responsibility for the proper operation of the retirement system, and for construing and making effective the provisions thereof.
Attendance:	Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance and instead states <u>"Members of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the city clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard"</u> .
Meetings:	Quarterly – 4 th Wednesday of February, May, August, and 3 rd Wednesday of November

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners
DATE: June 12, 2025
RE: Reminder: Open Positions on Boards and Committees

Below is a list of Boards and Committees indicating current vacancies or upcoming term expirations. Your assistance in identifying and encouraging qualified candidates to apply is greatly appreciated.

- **Audit Committee**
[One (1) Term Expiring 7/31/25]
- **1977 City Employees' Retirement System of the City of St. Augustine**
[Two (2) Appointed – Terms Expiring 6/30/25]

Advertisements requesting applications for the above-referenced vacancies were published in the St. Augustine Record and posted on the City's website.

Sincerely,



Darlene Galambos
City Clerk

xc: Clerk's Office

CITY OF ST. AUGUSTINE

City Commission Special Meeting
Monday, May 12, 2025

The City Commission met in formal session on Monday, May 12, 2025, at 3:15 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Vice-Mayor Barbara Blonder, and the following were present:

1. Roll Call: Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Absent: Nancy Sikes-Kline, Mayor/City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director, Public Works & Utilities
Amy Skinner, Director, Planning and Building
Corey Sakryd, Director, General Services
Melissa Wissel, Director, Communications
Melissa Burns, Director, Finance
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Elyse Wiemann, Recording Secretary

2. General Public Comments

(NONE)

3. MID-YEAR FINANCIAL UPDATE

3.A. City of St. Augustine Mid-Year Budget Analysis Report. (M. Burns, Finance Director)

Melissa Burns, Finance Director, reviewed the 2025 Mid-Year Budget Analysis Report.

Commissioner Jim Springfield noted that the percentage of personnel spent at 48.26% could be viewed several ways, with it not directly at 50% the City was saving money; however, it seemed that the

staff was full, with hardly any vacancies which was a plus. He asked if there was any money left over from personnel that was carried to the following year.

Ms. Burns replied that the City did not budget to carry over any money for personnel.

Commissioner Barbara Blonder said on the FY25 General Fund Revenues by Function graph, there looked to be a decrease to tax revenue.

Ms. Burns replied that it was slightly down; however, the majority of property taxes were collected between November through January, but the other remaining taxes were collected a month in arrears. She

said closer to the end of the year the budget would likely be more accurate but was not shown since this was the mid-year report.

Commissioner Cynthia Garris asked if the number could be skewed because some people pay their taxes in installments.

Ms. Burns replied in the affirmative; however, noted that was not always considered.

There was consensus to accept the FY2025 Mid-Year Budget Analysis Report.

4. STRATEGIC PLAN REVIEW AND DISCUSSION

4.A. City of St. Augustine Strategic Plan. (D. Birchim, City Manager)

David Birchim, City Manager, reviewed the Strategic Plan, and said it was the blueprint for the City's future and identified how resources were allocated to achieve the City's goals. He said the Strategic Plan began with the 2014 Vision Plan which set forth the City's principles and core values. He said the Vision Plan was currently being updated and the new themes were as follows:

- Livability
- Authentic Character
- Resiliency
- Vitality

Mr. Birchim said categories were refined in the Strategic Plan, which had eleven specific objectives, and these were updated last year in 2024. He outlined the objectives as such:

- Infrastructure Planning and Construction (Capital Improvements Plan)
- Mobility Planning and Construction
- Zoning and Building Code
- Resiliency
- Sustainability

- Arts, Education, and Community
- Enhance our partnership to affect change in affordable/workforce housing and homelessness
- Proactive planning to preserve our downtown character
- Event Planning and Management
- Diversity in the Workforce
- Historic Preservation and Archology

Mr. Birchim advised that these were the objectives used to relate to the budget. He said during the budget process, budgetary requests were provided to staff, and they would identify an objective in the Strategic Plan and the request fit best. He said the Strategic Plan may need to be revised to reflect the updates in the Vision Plan and that could take place during the summer.

Commissioner Jon DePreter asked if there was a set date required to complete the updates.

Mr. Birchim replied that it was an ongoing process.

Commissioner Springfield pointed out that the full-time homeless coordinator was not mentioned and he felt that should be highlighted as it had been successful and she was doing a great job. He said data related to the STAR shuttle should be reviewed. He said from personal experience, it was utilized as much as he felt it should be, and thought alternative ways for the shuttle should be considered. He said the shuttle was not doing what he anticipated it would. He reminded staff that when moving forward with the proposed different projects, if the powerlines could be underground it would allow more trees to be planted to provide more shade. He noted there were a total of sixty-nine people in attendance at the five Vision Plan meetings, which he felt was not a lot.

Mr. Birchim replied that Amy Skinner, Planning and Building Director, would have more information regarding the Vision Plan update and meeting participation.

Commissioner Garris felt many people would not attend the workshop but thought a questionnaire could be mailed to residents. She said using a different approach would allow more participation, allowing more data to be collected.

Commissioner Blonder noted she had the same observations about the shuttle. She agreed that having more data about the shuttle would be beneficial.

Mr. Birchim said there have been internal discussions about the STAR circulator routes in the future. He said the routes could be expanded to include the Broudy parking garage once it was complete and to the St. Augustine Amphitheater when it was used for event parking.

Commissioner Springfield said the run time for the shuttles was every fifteen minutes. He said they could be used more effectively if they were coming from places not within walking distance.

Commissioner Garris suggested the shuttles needed to make more stops to be more convenient for people.

Commissioner DePreter asked how the STAR circulator was funded. He asked if the main function was to move people and not visitors around the City.

Mr. Birchim replied that the circulator was funded by the Florida Department of Transportation (FDOT). He said the function was to move people including visitors around the City.

Commissioner DePreter said with that in mind it would be beneficial to make it more like a public transit system. He said his concern was that the grant money might be a limitation; however, that was not the case.

Mr. Birchim replied that the mobility staff was in the process of trying to make the circulator more effective.

5. CAPITAL IMPROVEMENT PLAN UPDATE

5.A. Capital Improvement Plan. (S. Slaughter, Director, Utilities & Public Works)

Stephen Slaughter, Director, Utilities & Public Works, reviewed the Capital Improvement Updates. He provided details for each individual project, including the project status, construction cost, and the projected start and end dates.

Commissioner Garris asked where the St. Augustine Joint Public Safety Training Complex would be located.

Mr. Slaughter replied that the building was the old wastewater treatment plant number two, just east of 312 Bridge on the north side.

Commissioner Springfield asked if there would be water access with Inlet Drive.

Mr. Slaughter replied that with the Inlet Drive Shoreline Stabilization project was for hardening the shoreline and water access could be revisited at a later date.

Commissioner Springfield questioned if the traffic changes could be implemented prior to the completion of the design or the start of construction on King Street.

Mr. Slaughter replied in the affirmative. He noted that the King Street replacement project would begin the construction phase, and the water main would be replaced and the tie in would be done after Memorial Day. He said there were some lane closures but there would be two lane traffic on King Street; however, later this week there would be two days when Malaga Street was closed north and south. He said it was minor for such a large project. He noted Marcus Pison, the City Project Manager, was working closely with the Communications Department to make

sure the information was provided to the community.

Commissioner Springfield said in relation to the Paving Management Plan, there had been discussion by email about some streets set to be paved in 2028.

Mr. Slaughter said some of the streets that were to be paved in future years had been moved to 2025. He said if there were any suggestions regarding the paving of streets, it could be sent to him for consideration.

Commissioner Garris commented that Madeore Street had been paved; however, there was a portion of the street that was missing, which was a very rough area.

Mr. Slaughter replied that he would investigate the reasoning, but he knew there were several other streets in West Augustine that needed to be paved, and he thought that it could have been an oversight.

Commissioner Blonder commented that the City was working diligently on converting septic to sewer in West City. She asked if state funding was used for the projects.

Mr. Slaughter confirmed that state funding and grants were used for several of the projects. He noted the Pearl Street Gravity Sewer and Water Main Improvements was funded by a \$2 million-dollar American Rescue Plan Act (ARPA) and a \$2 million-dollar grant from the Florida Department Environmental Protection (FDEP).

Commissioner Blonder said this was a high priority for the City to help maintain water quality and quality of life for City residents.

Mr. Slaughter added that this specific project also included water main improvements.

Commissioner Garris questioned when the construction would start for the sidewalks on South Whitney Street, Anderson Street, and South Dixie Highway

Mr. Slaughter replied that the construction would begin right after the design was completed. He said this project was part of the South Whitney Box Culvert, which would be West King Street to State Road 207 (CS207) sidewalk. He said the design was thirty percent complete and construction cost would be established when the design was closer to sixty or ninety percent. He said once design was complete, construction would begin. He said the project was very large and the construction would most likely take place in phases.

Commissioner Blonder pointed out that the commercial loading zone redesign was included with the Tolomato Parking Lot Improvement project.

Commissioner DePreter asked for a bit of clarification regarding the title work along the coquina ditch.

Mr. Slaughter replied that the need was to find a balance between the size of the ditch to maximize the hydrologic capacity with the existing conditions without having to do an extensive amount of title work such as easements, which was being worked on. He said once more information was available, it would be presented.

Commissioner DePreter said he attended one of the workshops about the Adaptation Plan based on the Vulnerability Assessment. He said the plan focused on protecting cultural and recreational facilities in town and other assets. He asked if the adaptation was for protecting those identified properties.

Mr. Slaughter explained that the vulnerability assessment had identified critical infrastructure at different levels and the adaptation plan would result in Capital

Improvement Projects (CIP) to harden and help reduce flood risk; however, the plan could be altered if needed.

Commissioner DePreter said he was happy that there would be bike lanes on Anastasia Boulevard. He confirmed that an architect had been selected for the new Fire Station on the Island and questioned if there were Request for Proposals (RFPs) for construction management.

Mr. Slaughter said that was correct and it would be located where Blue Water Jewelry was currently. He said this was an alternative bidding process to bring a Construction Manager at Risk (CMAR) to help with design and construction.

Commissioner DePreter asked about the Watershed Management Plan that was discussed in relation to the Stormwater Master Plan.

Mr. Slaughter said there was a lot of overlap between the different studies taking place, and he thought out of those, a Stormwater Master Plan could come out of them.

Commissioner DePreter asked for further clarification about the Lighthouse Park Gravity Sewer Improvements.

Mr. Slaughter explained that they met with the neighborhood, and they were not all in agreement with moving to a gravity sewer. He said gravity sewers were the best, but it could require deep construction. He said there were alternatives that may be a better fit for Lighthouse Park.

Commissioner Garris expressed her gratitude about moving forward with the easements on South Whitney Street as it moved closer to West King Street. She asked for clarification about the Old Dixie Highway sidewalk as she felt thousands of dollars had been allocated for the drafting and the Assistance City Manager told her that the project was moving forward. She

said now the project was only sixty percent complete with the design. She said they were in need of acquiring easements.

Mr. Slaughter explained they were in the process of obtaining easements; however, with a project of this magnitude for a sidewalk in an area that existed for a long time, the sidewalk had to be designed to fit the existing landscape, utilities, and driveways. He said this was more complicated than a new construction neighborhood.

Reuben Franklin, Assistance City Manager, explained that the sidewalk was taking longer than expected; however, the entire corridor had been surveyed and there were tight rights-of-way. He said they were in the process of evaluating where easements were needed, and there were lots of driveways and curb cuts. He said they were meeting property owners as it would impact people's driveways. He said it was slowly coming together but he felt it would start to move quickly now that the surveys were completed.

Commissioner Garris thanked Mr. Franklin for further explaining and pointed out a lot of people in that area walked to work and with the Day Center opening, the sidewalks would be valuable.

Mr. Franklin said they were looking at a phase approach, starting with South Dixie Highway first and then continuing with the rest of the project. He said they would discuss what money could be allocated to the project each year during the budget process.

Commissioner Springfield commented that Jessica Beach, Chief Resiliency Officer and Deputy Director of Public Works and Utilities, spoke at a neighborhood meeting regarding flooding. He said South Whitney was scheduled to have sidewalks added in the spring and suggested making those streets one way as it could be beneficial with travel. He said some of the feedback

from the neighborhood was that they were not opposed to having one-way streets to help accommodate flooding, but it could also allow bike paths and sidewalks.

Mr. Franklin agreed and said they had been contemplating one-way streets to help increase the sidewalk widths. He said if streets were changed to one-way that would require an ordinance change plus a lot of public engagement would have to be done to make sure residents understood what was being done.

Commissioner Garris commended staff for obtaining a generator at the Water Treatment Plant. She said the paved road at the Tolomato Parking lot had made a huge difference as it was so much easier entering and exiting. She said she was looking forward to the project being complete.

Commissioner Springfield asked for more explanation about the fluoride law and the water treatment.

Mr. Slaughter said there was a new law that would prohibit the City from adding fluoride to the water; however, this would not affect because the City did not add fluoride to the water. He said it was a naturally found element and was in the City's water as we used ground water and it was well below the Environmental Protection Agency's (EPA) limits.

Isabelle Lopez, City Attorney, said the legislation was about additives and the City did not do that.

Commissioner Springfield clarified that the septic to sewer projects were not in the City; however, the City provided the water to the area. He said most of these projects were not funded by general taxes, he asked if the funding source could be added for reference.

Commissioner Blonder asked for a summary noting how everything was

funded. She thanked Mr. Slaughter for his presentation and staff for being able to handle all the different projects. She said she looked forward to continuing progress.

6. ITEMS BY MAYOR AND COMMISSIONERS

Commissioner DePreter asked if there were specific requests could be provided.

Mr. Birchim said specific requests related to the budget were able to be made at any time, but budget workshops would begin soon.

7. Adjournment

There being no further business, the meeting was adjourned at 4:11 P.M.¹

Barbara Blonder, Vice-Mayor

Darlene Galambos, CITY CLERK

¹ Transcribed by Elyse Wiemann



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS**, on July 4, 2026, our nation will commemorate the 250th or Semiquincentennial anniversary of the adoption of the Declaration of Independence; and*

***WHEREAS**, the journey toward this historic milestone is an opportunity to reflect on our nation's past, honor the contributions of all Americans, and look ahead to the future generations who will carry forward the ideals of democracy and individual liberty that make the United States a unique nation in the world community; and*

***WHEREAS**, Florida played a role in the American Revolution with four battles occurring on Florida's soil, the Battle at Thomas Creek, the Battle at Alligator Creek Bridge, the Siege of Pensacola, and the Last Naval Battle of the American Revolution off the coast of Cape Canaveral; and*

***WHEREAS**, in May 1780, sixty-three patriots-in-exile and the enslaved African men and women who served them were transported and detained in St. Augustine, and by year's end the exiles included three signers of the Declaration of Independence, Thomas Heyward, Jr., Arthur Middleton, and Edward Rutledge; and*

***WHEREAS**, the National Society Daughters of the American Revolution (DAR) is a women's service organization, established in 1890 by four women including St. Augustinian Ellen Hardin Walworth, and whose members are lineally descended from Patriots of the American Revolution; and*

***WHEREAS**, all DAR members are spending the next eight years celebrating our nation's rich history and diversity, promoting belonging through membership and dedicated service to God, home, and country, and by completing projects in unique, local and impactful ways; and*

***WHEREAS**; From the 250th anniversary of the Boston Tea Party in 2023 until the 250th anniversary of the signing of the Treaty of Paris in 2033, the DAR is celebrating our nation's rich history and diversity of experience by honoring all men and women who achieved American independence. These Patriots, believing in the noble cause of liberty, fought valiantly to establish a new nation.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine does hereby recognize the 250th Anniversary of American Independence in 2026 and calls upon all residents to join their fellow citizens in recognizing and participating in all the activities and events leading up to this special observance.*

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 14th day of July in the year of our Lord two thousand and twenty-five and the four hundred and fifty-ninth year of the founding of St. Augustine, the Nation's Oldest City.*

Nancy Sikes-Kline, Mayor

*City of St. Augustine
City Commission*

Certificate of Recognition

Presented In Honor to

*The Redeemed Christian Church of God
Pavilion of Power*

In Celebration of

*15 years of service to the greater St. Augustine community and the contributions that
strengthen fellowship and inspire faith. May your dedication have a lasting positive impact
that will endure for years to come.*



Cynthia Garris, Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: June 4, 2025

RE: **EMINENT DOMAIN: LAKE MARIA SANCHEZ– INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 05-2-2025-06-5814 dated June 4, 2025 from Cavendish Partners, P.A. for legal services rendered in the Lake Maria Sanchez eminent domain matter.

The amount due is **\$4,087.00**. We have reviewed the billing and submit same to you for placement on the consent agenda for the June 23, 2025 City Commission meeting.

{ WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$38,302.50. }

Thank you.



Isabelle C. Lopez
City Attorney

/s/
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

CAVENDISH PARTNERS P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 06/04/2025

Invoice #: 05-2-2025-06-5814

Matter: Eminent Domain re Lake Maria Sanchez

File #: 5814

INVOICE TOTAL AND BALANCE DUE \$4,087.00

Bill To:

Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210

St Augustine, FL 32085

Due Date: 07/03/2025

Please Remit Payment To:

Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1300
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 06/03/2025 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**