

CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, JULY 28, 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

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 2025-11:** Amends an existing Planned Unit Development (PUD) at 1500 Arapaho Avenue. *(A. Skinner, Planning and Building Director)*
- 8.A.2. **Ordinance 2025-12:** Amends the Future Land Use Designation of 241 West King Street from Commercial Medium Intensity to Public. *(A. Skinner, Planning and Building Director)*
- 8.A.3. **Ordinance 2025-13:** Amends the zoning of 241 West King Street from Commercial Medium-Two (CM-2) to Government Use (GU). *(A. Skinner, Planning and Building Director)*
- 8.A.4. **Ordinance 2025-14:** Amends the Future Land Use Designation of 500 Anastasia Boulevard from Commercial Low Intensity to Public. *(A. Skinner, Planning and Building Director)*
- 8.A.5. **Ordinance 2025-15:** Amends the Zoning of 500 Anastasia Boulevard from Commercial Low-Two (CL-2) to Government Use (GU). *(A. Skinner, Planning and Building Director)*
- 8.A.6. **Ordinance 2025-16:** Amends the City Code to designate an Administrative Authority for plat and replat submissions to conform to state law. *(I. Lopez, City Attorney)*

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

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

- 8.C.1. **Resolution 2025-27:** Designates the 400 and 404 Riberia Street parcels as a Brownfield Area. *(A. Owen, Assistant City Attorney)*

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. **Ordinance 2025-17:** Designates Bannan Avenue southbound from Court Edna to Hildreth Drive as one-way traffic only. *(J. Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director)*
- 9.A.2. **Ordinance 2025-21:** Amends Chapter 28 of the Zoning Code to include a new section in supplementary regulations related to lot grading, updates definitions, and Amends Chapter 11 (Conservation Overlay Zone Development) to be consistent with the new section. *(A. Skinner, Planning and Building Director)*

9.B. Resolutions

- 9.B.1. **Resolution 2025-28:** Creates an archaeology repository fee. *(I. Lopez, City Attorney)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A. 2024 Floodplain Management Plan Annual Progress Report. *(J. Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director)*

11. ITEMS BY CITY ATTORNEY

- 11.A.** Options for Conservation Land Maintenance and Control. *(I. Lopez, City Attorney)*
- 11.B.** Review of new reorganization plan for Purdue Pharmaceuticals in opioid litigation. *(I. Lopez, City Attorney)*

12. ITEMS BY CITY CLERK

- 12.A.** Notification of three (3) upcoming term expirations—Planning and Zoning Board (PZB). *(D. Galambos, City Clerk)*
- 12.B.** Request for one (1) appointment to the St. Augustine Audit Review Committee. *(D. Galambos, City Clerk)*
- 12.C.** Reminder of Open Positions on Boards and Committees. *(D. Galambos, 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 AUGUST 11, 2025:

- Ordinance 2025-17: Designates Bannan Avenue Southbound from Court Edna to Hildreth Drive as one-way traffic only.

CA.3. Reminder of Upcoming Meetings:

- August 11, 2025 5:00PM—Regular City Commission Meeting
- August 25, 2025 5:00PM—Regular City Commission Meeting
- August 28, 2025 9:00AM—City Commission Budget Workshop Meeting
- August 29, 2025 9:00 AM—City Commission Budget Workshop Meeting (if necessary)

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- 213 West King Street—Paper Root Industries, LLC
- 873 Bruen Street—Mae Ollie Bell

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

- Certificate of Recognition in honor of Ethel B. McNeil for her life, legacy and contributions to the residents of St. Johns County. *(C. Garris, City Commissioner)*

CA.8. Approval of a temporary easement at 1 South Castillo Drive for the National Park Service (NPS) Seawall Repair Project. *(I. Lopez, City Attorney)*

CA.9. Approval of a permanent easement at 1 South Castillo Drive for the National Park Service (NPS) Seawall Repair Project. *(I. Lopez, City Attorney)*

End Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 17, 2025

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

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.

At the June 3rd PZB meeting the PZB 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 PZB expressed 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.

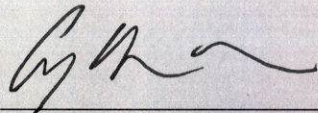
At the June 23, 2025, City Commission meeting during the review of the introduction and first reading the City Commission requested a review of the existing development agreement based on the PZB suggestion. The City Commission did pass the ordinance on First Reading.

At the July 14, 2025, City Commission meeting a Shipyards Development Agreement Update was presented to the City Commission and a representative of the primary developer also prepared a presentation to reassure the City Commission that progress is being made on the design and permitting for the Highway US 1 intersection improvements at Arapaho and Iroquois Avenues.

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 Second Reading and Public Hearing. 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

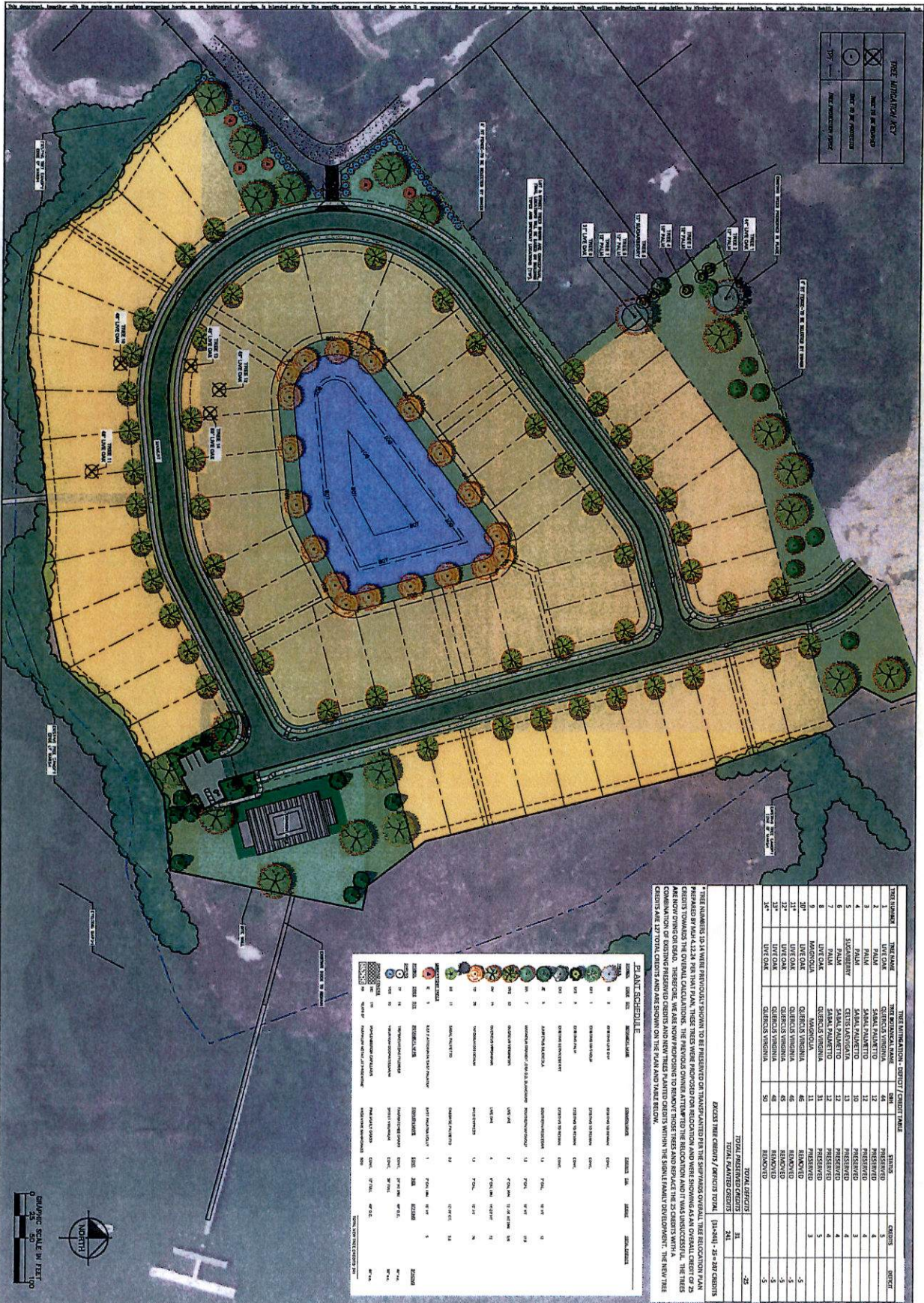
A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE 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



TREE MITIGATION KEY

☒	Tree to be removed
○	Tree to be preserved
—	Tree to be planted

TREE MITIGATION - CREDIT / DEBIT TABLE

TREE NUMBER	TREE NAME	QUANTITY	CREDIT / DEBIT	TOTAL CREDIT	TOTAL DEBIT
1	LIVE OAK	1	1	1	0
2	FLYING BUTTERFLY	1	1	2	0
3	FLYING BUTTERFLY	1	1	3	0
4	FLYING BUTTERFLY	1	1	4	0
5	FLYING BUTTERFLY	1	1	5	0
6	FLYING BUTTERFLY	1	1	6	0
7	FLYING BUTTERFLY	1	1	7	0
8	FLYING BUTTERFLY	1	1	8	0
9	FLYING BUTTERFLY	1	1	9	0
10	FLYING BUTTERFLY	1	1	10	0
11	FLYING BUTTERFLY	1	1	11	0
12	FLYING BUTTERFLY	1	1	12	0
13	FLYING BUTTERFLY	1	1	13	0
14	FLYING BUTTERFLY	1	1	14	0
15	FLYING BUTTERFLY	1	1	15	0
16	FLYING BUTTERFLY	1	1	16	0
17	FLYING BUTTERFLY	1	1	17	0
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56	FLYING BUTTERFLY	1	1	56	0
57	FLYING BUTTERFLY	1	1	57	0
58	FLYING BUTTERFLY	1	1	58	0
59	FLYING BUTTERFLY	1	1	59	0
60	FLYING BUTTERFLY	1	1	60	0
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62	FLYING BUTTERFLY	1	1	62	0
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64	FLYING BUTTERFLY	1	1	64	0
65	FLYING BUTTERFLY	1	1	65	0
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70	FLYING BUTTERFLY	1	1	70	0
71	FLYING BUTTERFLY	1	1	71	0
72	FLYING BUTTERFLY	1	1	72	0
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92	FLYING BUTTERFLY	1	1	92	0
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96	FLYING BUTTERFLY	1	1	96	0
97	FLYING BUTTERFLY	1	1	97	0
98	FLYING BUTTERFLY	1	1	98	0
99	FLYING BUTTERFLY	1	1	99	0
100	FLYING BUTTERFLY	1	1	100	0

TREE MITIGATION PLAN

TOLL BROTHERS SHIPYARDS SINGLE FAMILY

CITY OF ST AUGUSTINE FLORIDA

KIMLEY-HORN

2016 KIMLEY-HORN AND ASSOCIATES, INC.

12740 GRAN BAY PARKWAY WEST, SUITE 2300

JACKSONVILLE, FLORIDA 32208

PHONE: 904-824-3300 FAX: 904-824-3302

WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE MARCH 2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY HEM

CHECKED BY MAJ

LICENSED PROFESSIONAL L6666993 MATTHEW A. JORNEY

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SHEET NUMBER TM-100

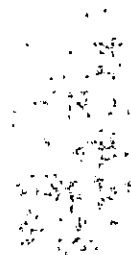
REVISIONS

No.	DATE	BY

DATE BY

Exhibit "D"

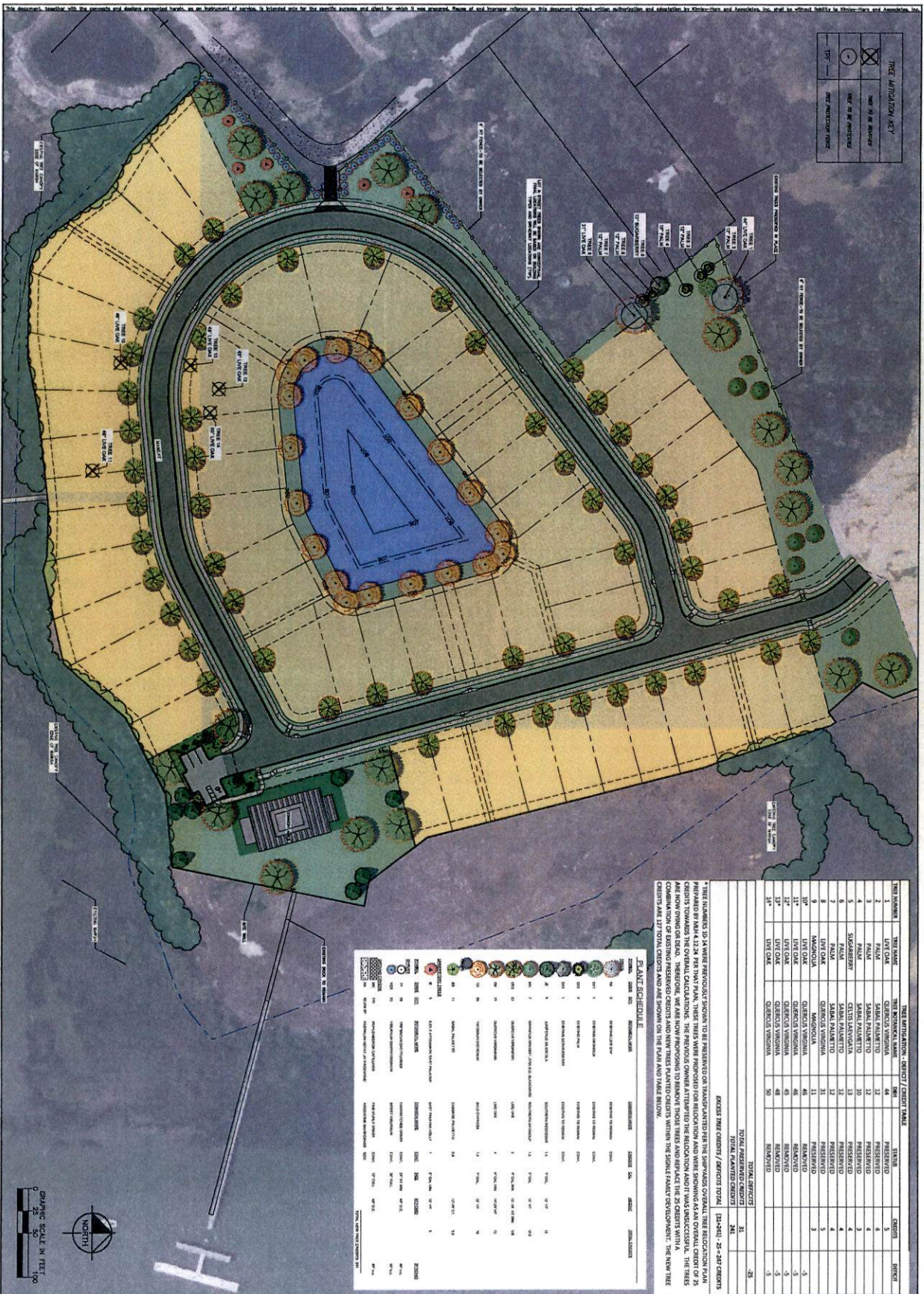
Conservation Overlay Zone Plan



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. JURNY

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Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.

12740 GRAY BAY PARKWAY WEST, SUITE 2350

JACKSONVILLE, FLORIDA 32256

PHONE: 904-628-3900

WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SHEET NUMBER

TM-100

REVISIONS

No.	DATE	BY

**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

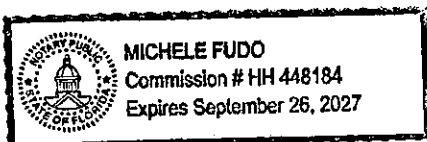
Ashleigh Barnes
Print Name

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.

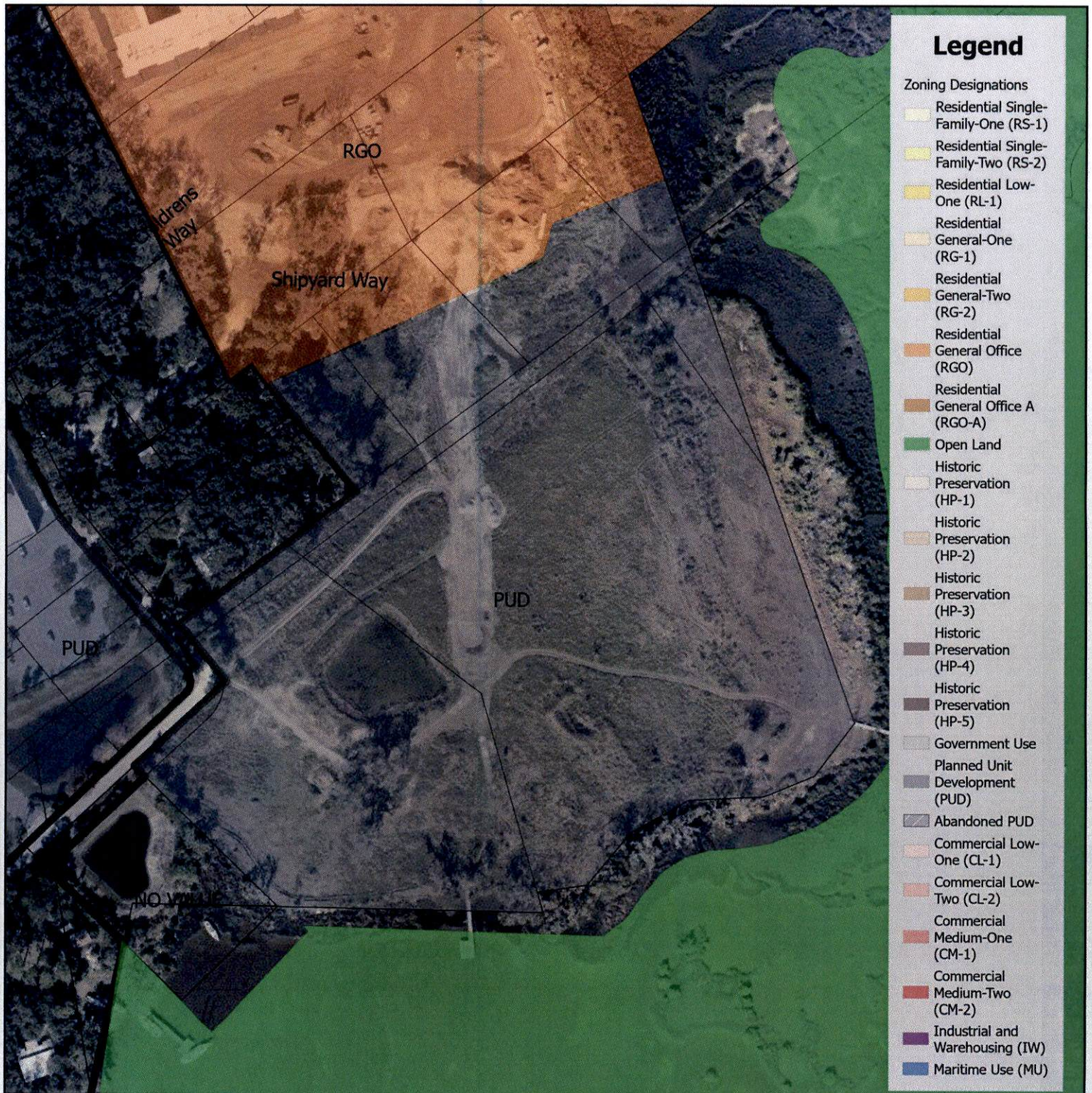
Attachments

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

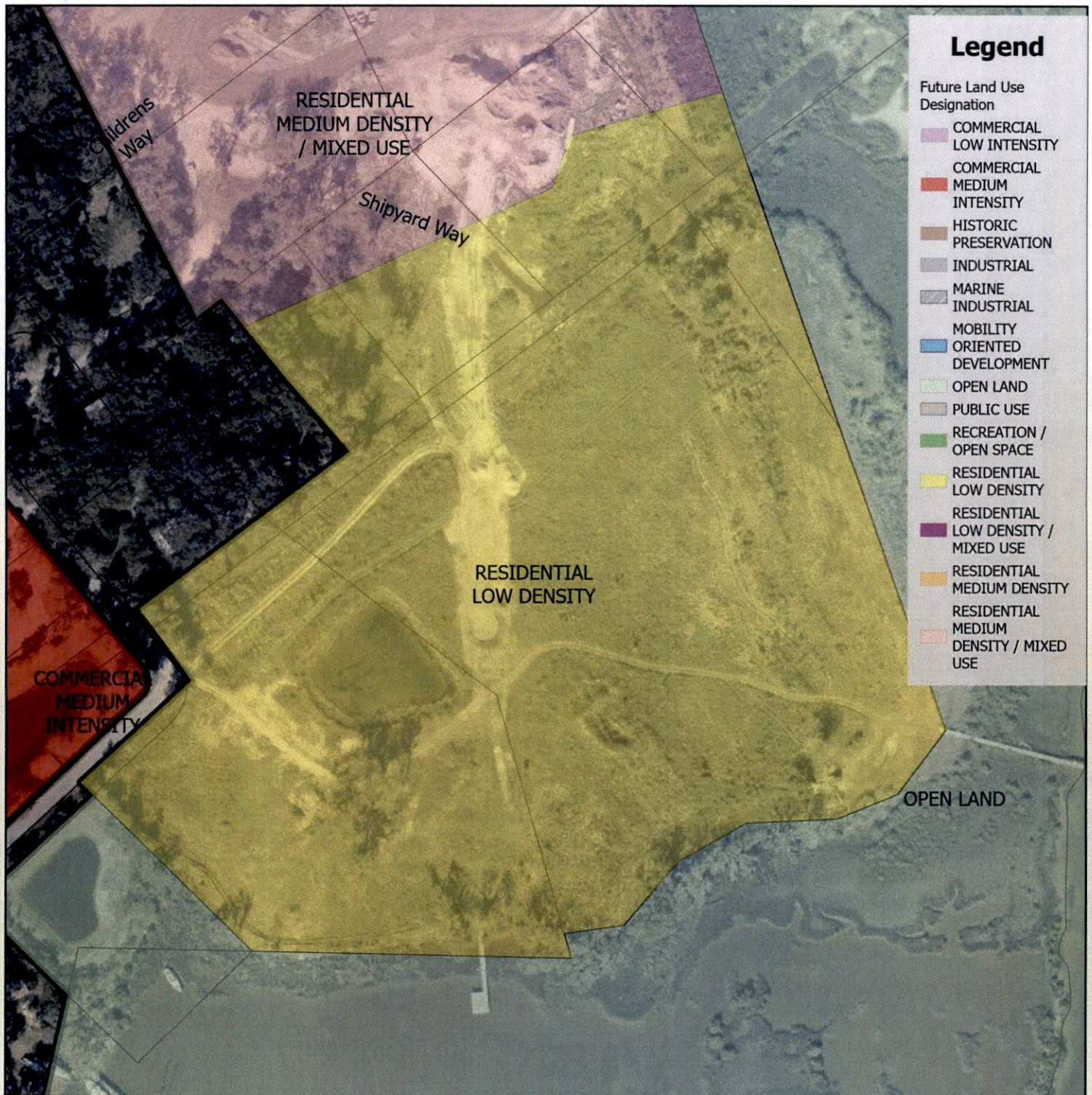
Staff Report prepared by:

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
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



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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2025



0 0.01 0.03 Miles

0 105 210 Feet

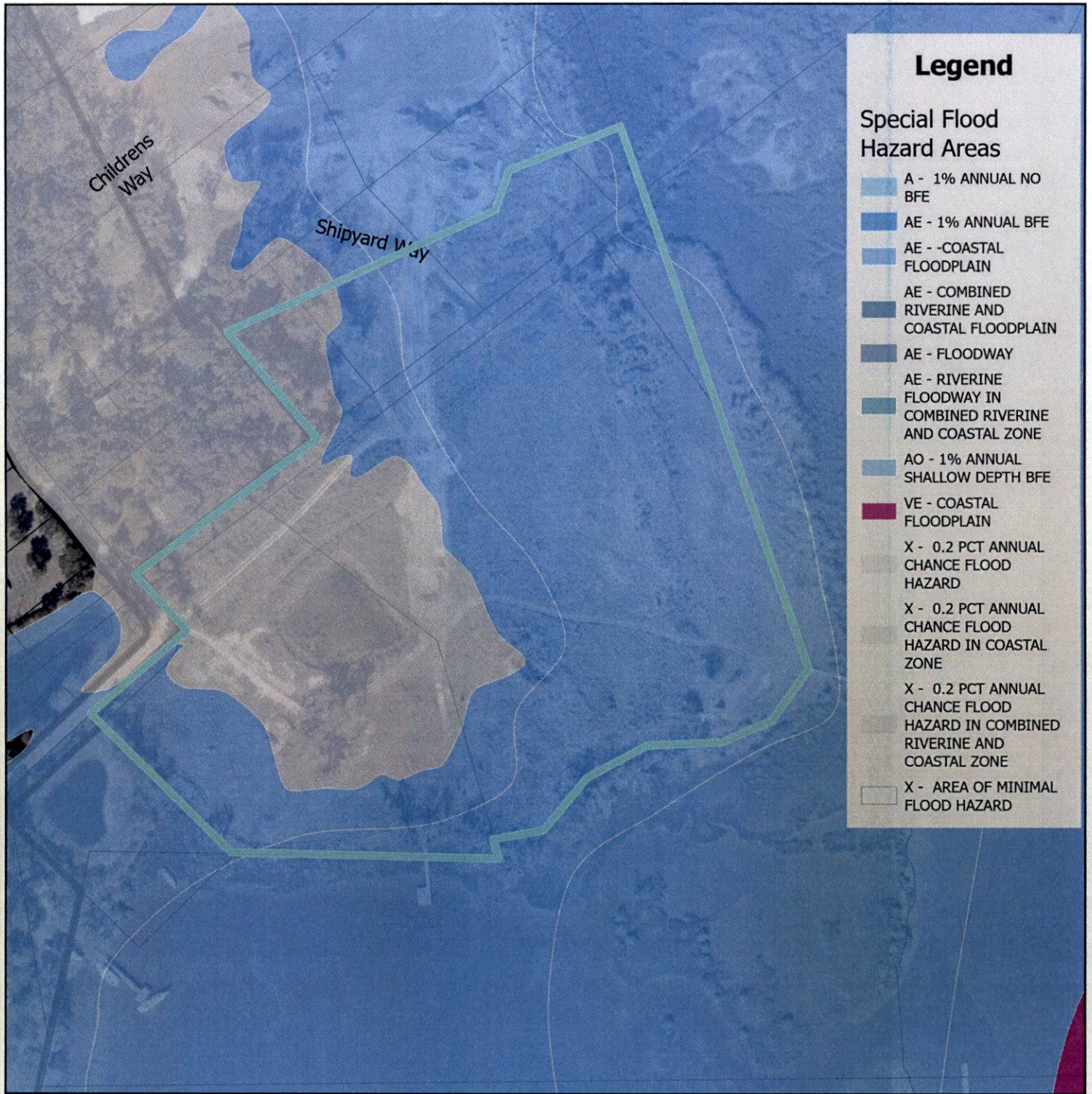
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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

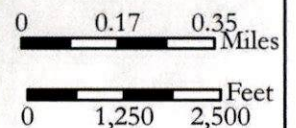


FEMA Flood Zone Map

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
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



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 Unplatted
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.

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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."

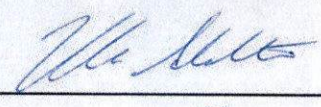
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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.

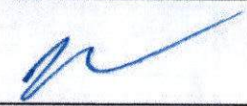
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing 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"

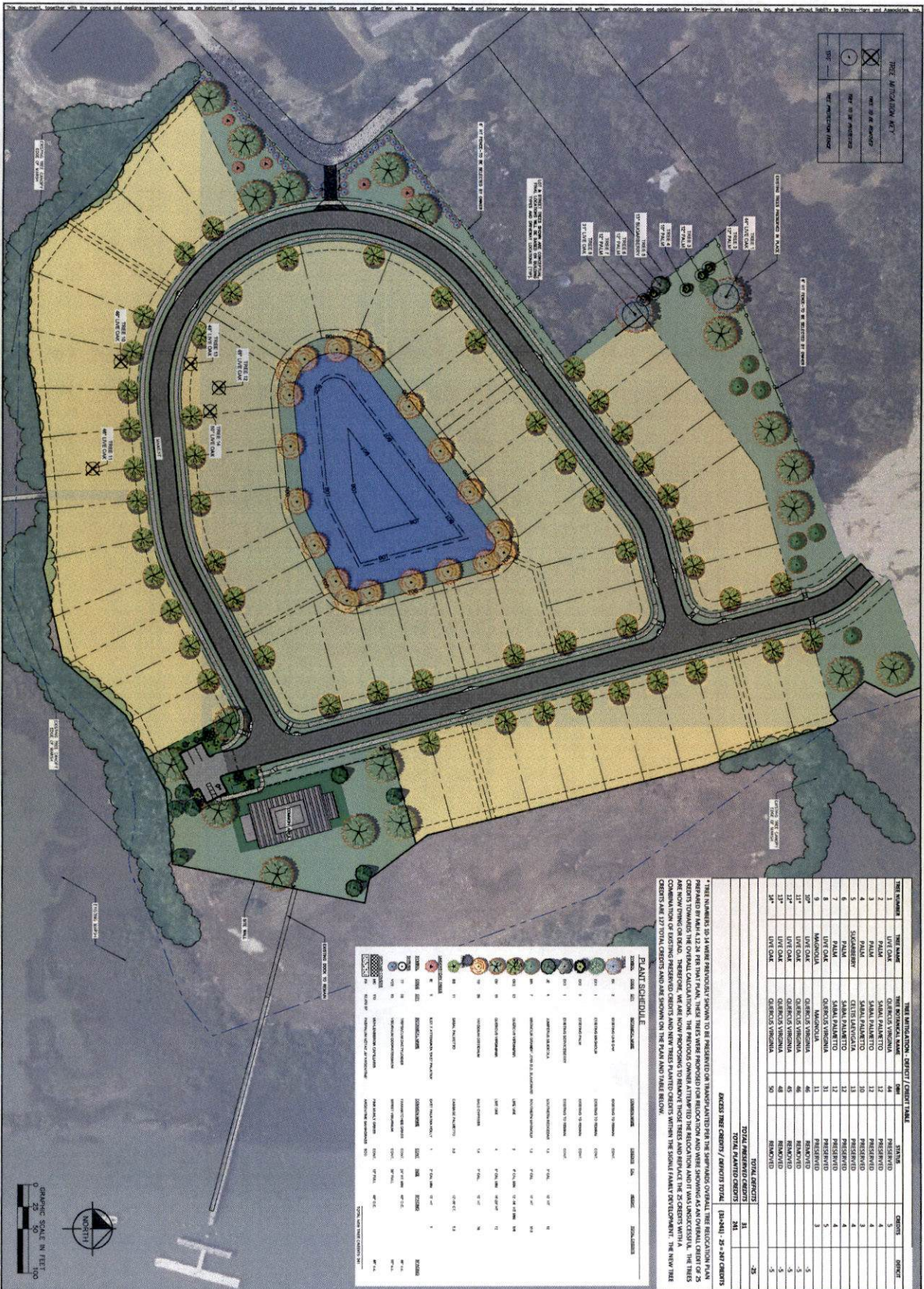
Tree Relocation/Mitigation Plan

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	No. _____ REVISIONS _____ DATE _____ BY _____
	SHEET NUMBER: TM-100				
	GRAPHIC SCALE: 1" = 50'				
	NORTH				

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

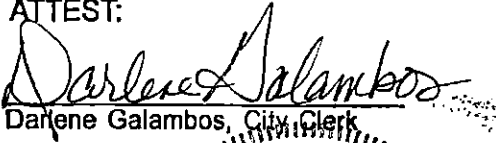
With copy to: Ellen Avery-Smith
 Rogers Towers, P.A.
 100 Whetstone Place, Suite 200
 St. Augustine, Florida 32086

[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:

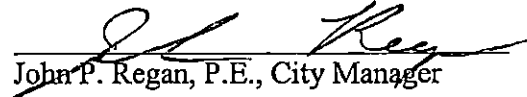
ATTEST:


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

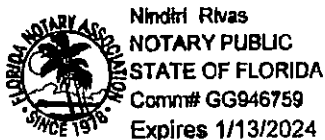
Name: Eno Furlan
[Signature]

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.

Conceptual Development Plan



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 17, 2025

RE: **Ordinance 2025-12 – Amending the Future Land Use Designation of 241 West King Street from Commercial Medium Intensity to Public – Second Reading and Public Hearing**

The property at 241 West King Street is a 0.14-acre parcel that faces West King Street and is east of Madison Street. The property is generally surrounded by city properties including the city's Public Works Compound and the city's Water Treatment Plant facility to the north across West King Street from the property. There is a commercial parcel to the east of the property.

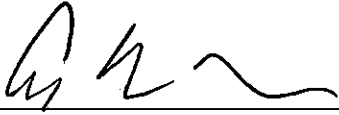
This property is now owned by the City of St. Augustine and will be incorporated into the adjacent public use facilities. The proposed use for the property includes the construction of an Archaeological Center for archival collection storage meeting museum and curation standards as well as office space and community spaces. The project was reviewed by the Corridor Review Committee on June 26, 2025, and approved with a brick façade in the front and metal cladding on the rear section of the building in a terra cotta color to blend with the brick. The brick façade is intended to be consistent with the other city facility buildings in an effort to maintain the streetscape in this area.

The city's Future Land Use Map (FLUM) identifies Commercial Medium Intensity as the current land use category for this property. The request is to change the existing land use to the city's Public land use category. A companion application to rezone the property to Government Use (GU) which is consistent with the proposed land use category has also been submitted.

On July 1, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property from Commercial Medium Intensity to Public.

On July 14, 2025, the City Commission reviewed this ordinance with the application and passed it on First Reading. The City Commission also reviewed a parking analysis prepared by staff that confirmed that sufficient parking is available on city property in the area for the uses associated with the new building. Attached you will find the Ordinance, a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2025-12 on the City Commission July 28, 2025, agenda for second reading and public hearing. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written over a horizontal line.

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. 2025-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.14 ACRES OF PROPERTY LOCATED AT 241 WEST KING STREET; SOUTH OF WEST KING STREET AND EAST OF MADISON STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE COMMERCIAL MEDIUM INTENSITY TO A CITY DESIGNATION OF PUBLIC; 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 changes the comprehensive plan land use designation on approximately 0.14 acres purchased by the City of St. Augustine for a purchase price agreed upon to build a new city Archaeology Center. The new Archaeology Center is necessary to create archival collection storage meeting museum and curation standards as well as office space and community meeting space.

- 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, this ordinance relates to a land use plan amendment of city owned property that will improve the preservation of archaeological collections as part of the archaeological historic preservation efforts of the city and allow for better access to the collection as well as a community room.

- 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 City of St. Augustine to build a new archaeology building. This allows for improved archival storage standards including meeting museum and curation standards for the city's collection.

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.14 ACRES OF PROPERTY LOCATED AT 241 WEST KING STREET; SOUTH OF WEST KING STREET AND EAST OF MADISON STREET AS PORTIONS OF THE DANCY TRACT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE COMMERCIAL MEDIUM INTENSITY TO A CITY DESIGNATION OF PUBLIC; 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 a parcel of property containing approximately 0.14 acres of land, located south of West King Street and east of Madison Street as a portion of the Dancy Tract being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Commercial Medium Intensity to City Public;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.14 acres commonly known as 241 West King Street and a portion of the Dancy Tract, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Commercial Medium Intensity, is hereby amended to the city classification of Public. This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as 241 West King Street with Parcel ID #111560-0010 within the City of St. Augustine, Florida:

**DANCY TRACT CITY N70FT OF LOT 1 BLK 9
OR5971/63
PARCEL ID 111560-0010
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. 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 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

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

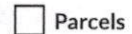
(SEAL)



Overview



Legend



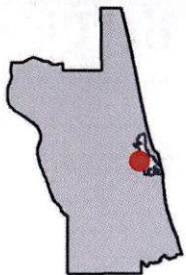
Parcel ID	1115600010	Physical Address	241 W KING ST	Building Value	N/A	Last 2 Sales			
Property Class	8900 - Municipally Owned	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	CITY OF ST AUGUSTINE	Total Land Value	\$113,400	6/14/2024	\$140000	18	U
Acres	0.14		PO BOX 210	Assessed Value	\$113,400	9/9/2020	\$85000	01	Q
			SAINT AUGUSTINE FL	Total	\$113,400				
			32085-0000	Exemptions					
				Taxable Value	N/A				

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.

Date created: 7/1/2025

Last Data Uploaded: 6/30/2025 11:57:43 PM

Developed by SCHNEIDER
GEOSPATIAL



Proposed Land Use

241 W King Street is proposed to have a land use designation of Public

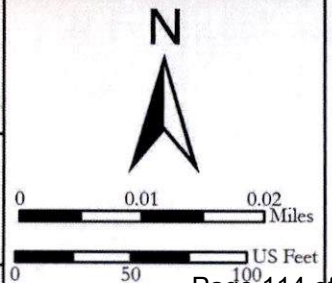


DISCLAIMER:

(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.
 (2) Recently approved changes may not be reflected in the current dataset.
 (3) Classifications depicted are for convenience only and should be confirmed by the governing department of the City of St. Augustine prior to legal use. For departmental contact information please visit www.citystaug.com.

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Planning and Zoning Board (PZB)

July 1, 2025 Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 1, 2025	8.a	PZB2025-0046
Request	Address	Parcel ID
Land Use Plan Amendment, Rezoning, & Variance	241 W King Street	111560-0010 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant & Owner	Amy Skinner c/o City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	8900 – Municipally Owned
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.14
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map, rezone the property, and eliminate minimum off-street parking requirements at 241 W King Street.

The requested land use designation amendment is to change the existing Commercial Medium Intensity to Public and to rezone from Commercial Medium-Two: CM-2 to Government Use: GU.

These requests are justified through the city's aim to build a new archaeology building.

Staff Analysis of Request and Consistency with the City of St. Augustine's Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Objective 6.8 Public and Institutional Use Categories: The public and Institutional land use category is established for publicly owned parcels, and privately owned institutional uses.	The Public land use category is in place for publicly owned parcels to have a specific land use designation.
Policy 6.8.1 Public It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Public land use designation is for properties that are owned by a local government and also used for governmental functions such as a fire station.
Policy 6.8.1.1 The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02)	This city policy requires a land use plan amendment after the purchase of a property by a government entity.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	

Transportation and Mobility Element [LINK TO DOCUMENT]	
Policy 1.4.8 Future development or redevelopment shall make provisions for safe, convenient on-site traffic flow, adequate parking shall be provided and designed so as not to be a detriment to pedestrian, bicycle and circulator or transit access	The variance request component, elimination of minimum requirements for off-street parking, of this application is consistent with the city’s policy for future development to provide adequate parking as it is provided on the adjacent city-owned property.
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

Staff Analysis of Request and Applicable Sections form the City of St. Augustine’s Code of Ordinances

Sec. 28-29. – Zoning exceptions, variances and appeals. [\[LINK TO CODE SECTION\]](#)

The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The property at 241 W King Street is a very small piece of property. This property is also constrained by the existing storm water pond behind it and the existing right-of-way/driveway into the city’s existing Public Works Compound.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The proposed use of the property is a new city archaeology building with two (2) offices, collections storage, meeting rooms and a community meeting space. The small size of the property proves to be a disadvantage with the development of this high level of use, streetscape enhancement, and new public space.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
These conditions were not created by the city as this property was recently acquired by the city with these conditions existing prior to purchasing it.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance request will allow the construction of this building, which will positively contribute to the community and make use of off-street parking provided in a city-owned lot in front of and behind 253 W King Street.

Sec. 28-373. – Required off-street parking. [\[LINK TO CODE SECTION\]](#)

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(43)	Public service				1 per employee plus 1 per stored company vehicle

The proposed archaeology building is required by city code to provide a minimum of five (5) off-street, on-site automobile parking spaces.

Staff Recommendation

Historically staff does not make recommendations concerning amendments to the City's Future Land Use Map or rezoning requests. Based on Sec. 28-30 of the City's Code, the Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

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

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to eliminate the minimum requirements for off-street parking at 241 W King Street / PID 111560-0010.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Conceptual Site Plan
5. Conceptual Building Plans

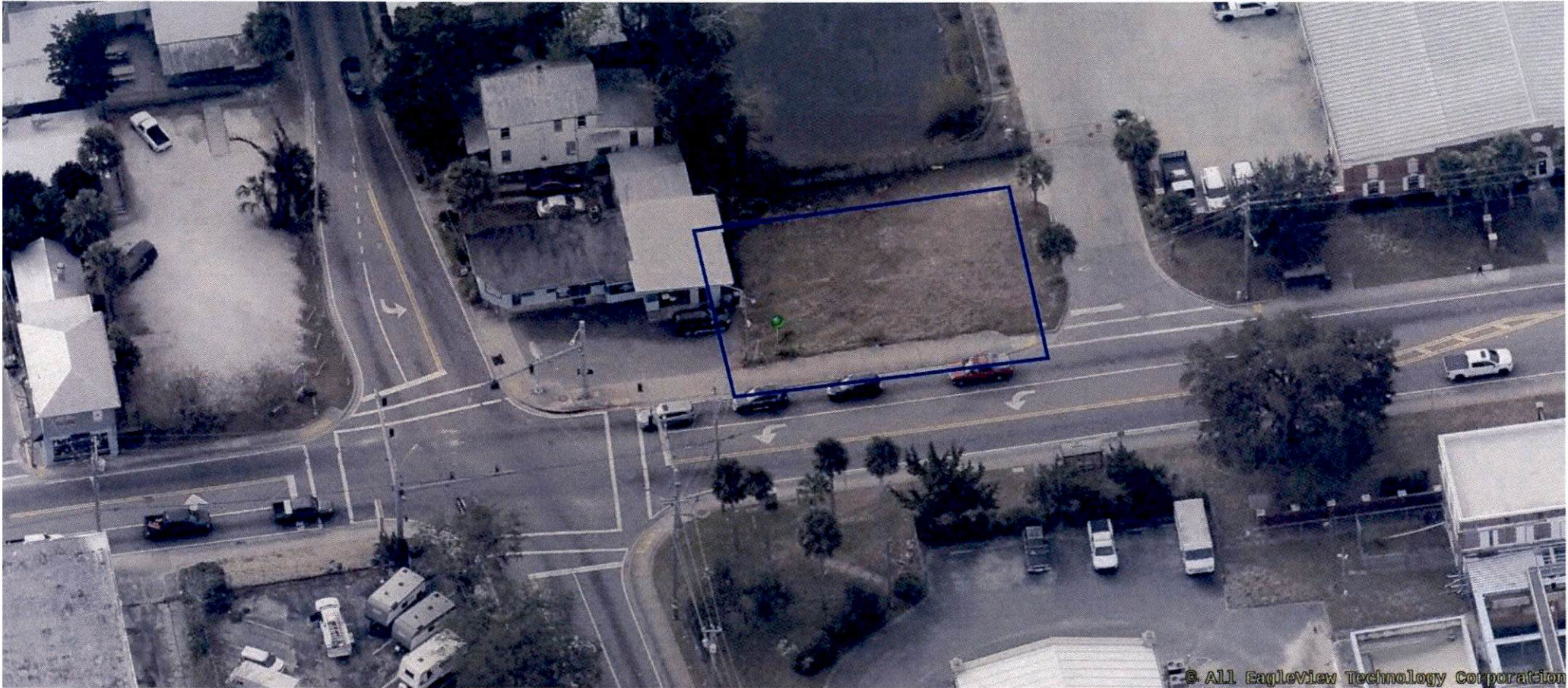
Staff Report prepared by:

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

Attachment 1:

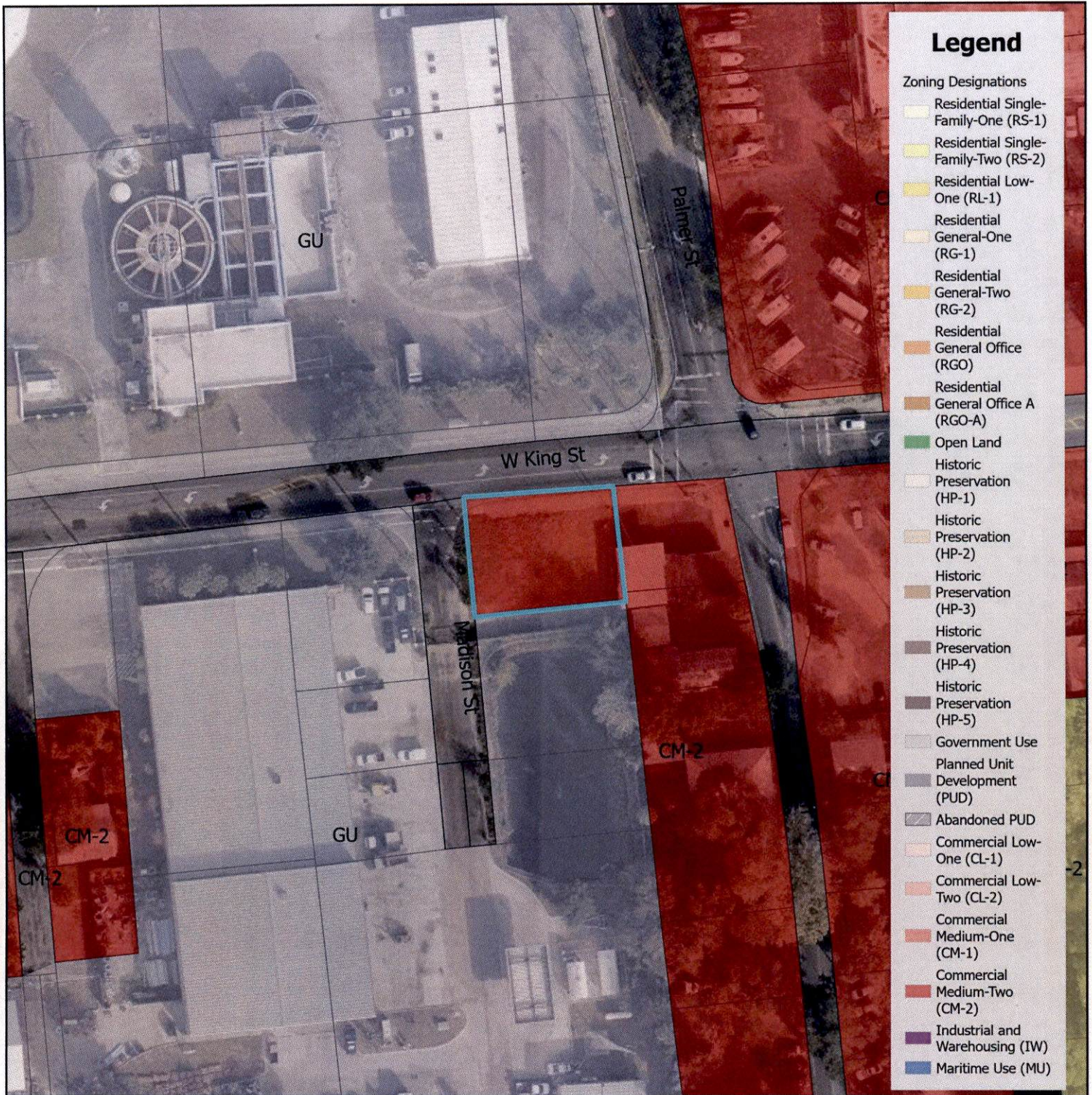
Site Maps & Photos

241 W King Street



© All EagleView Technology Corporation

12/09/2024

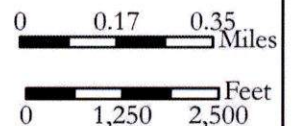


Zoning Map

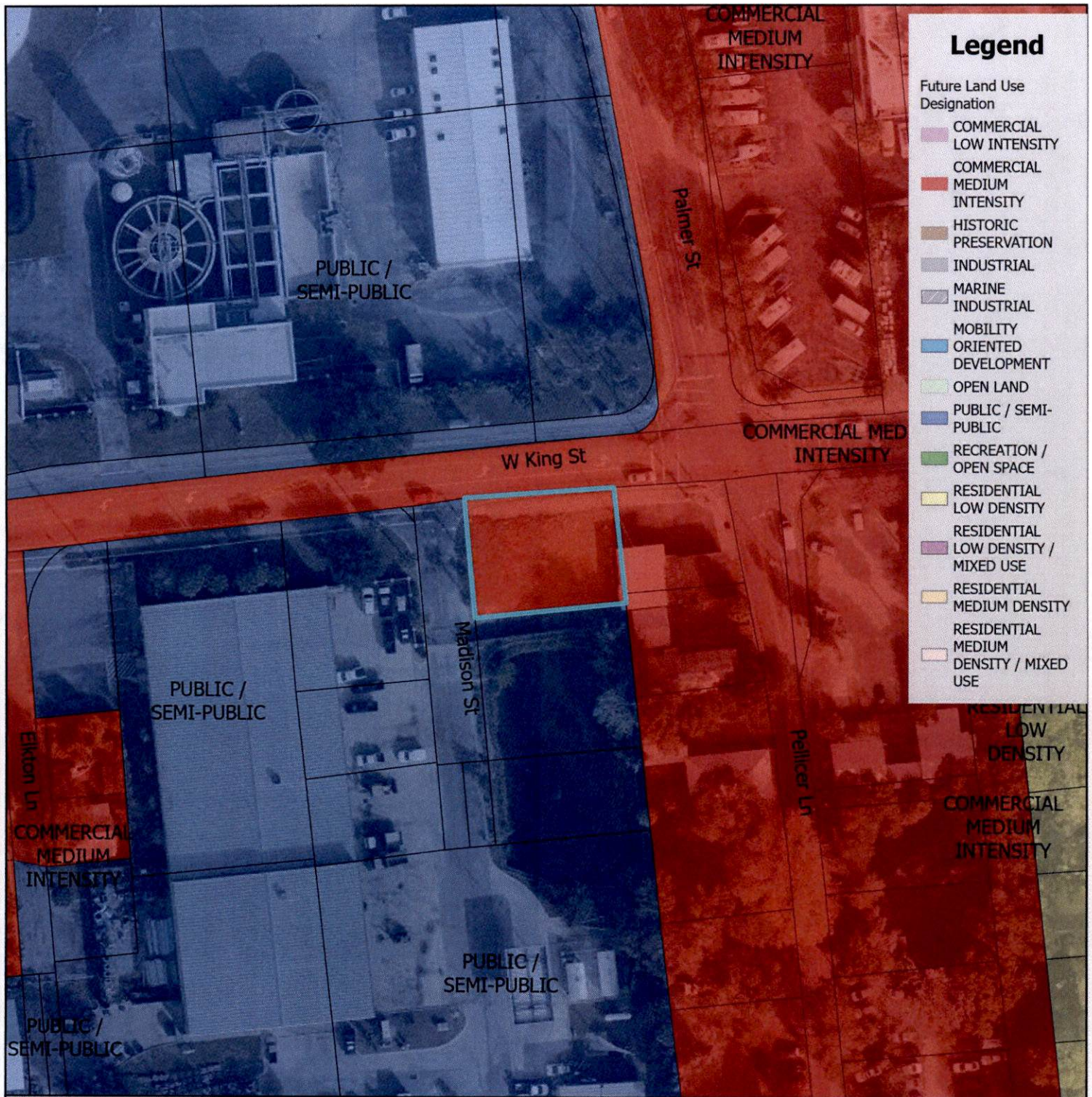
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

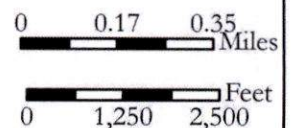


Future Land Use Map

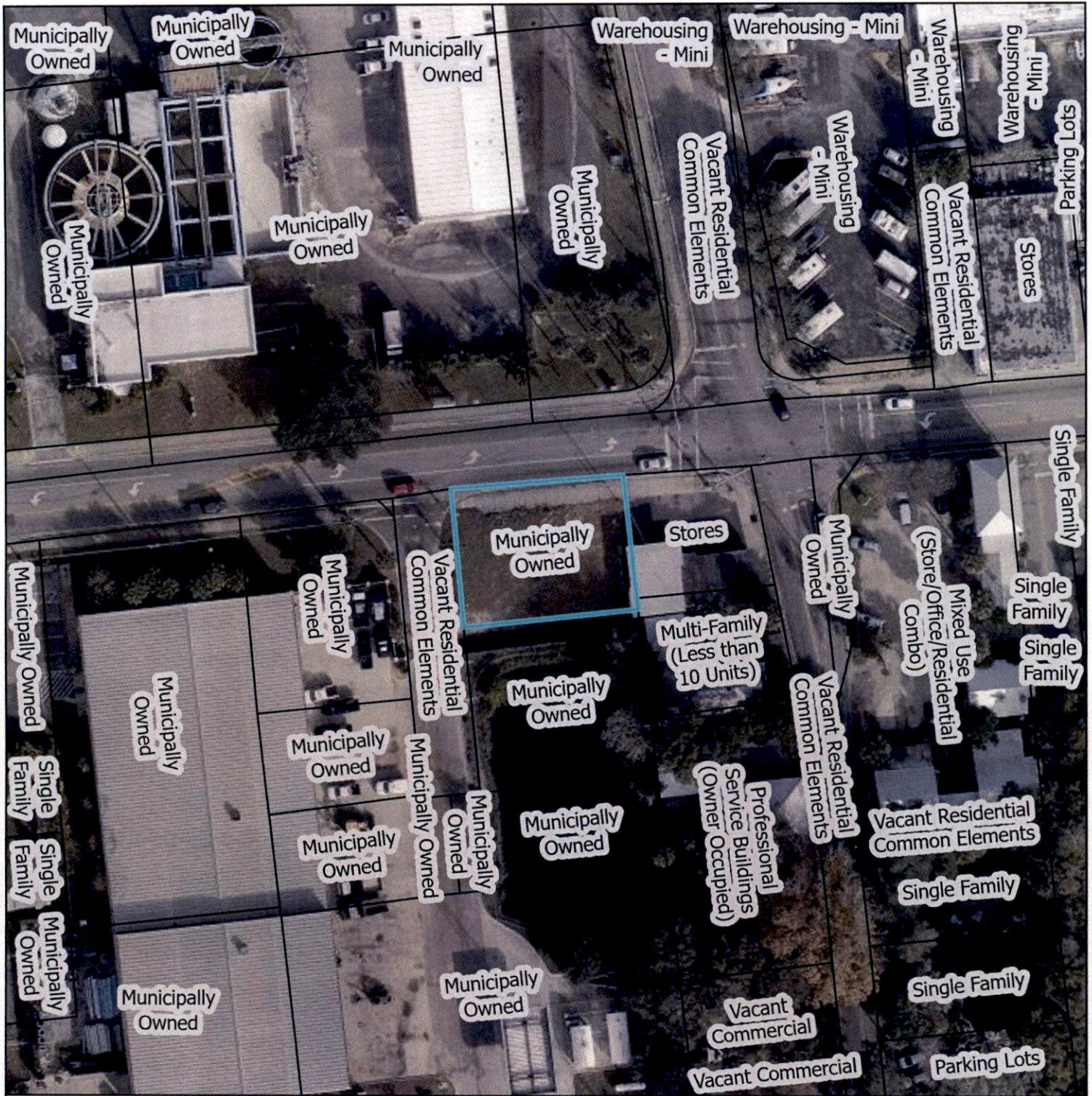
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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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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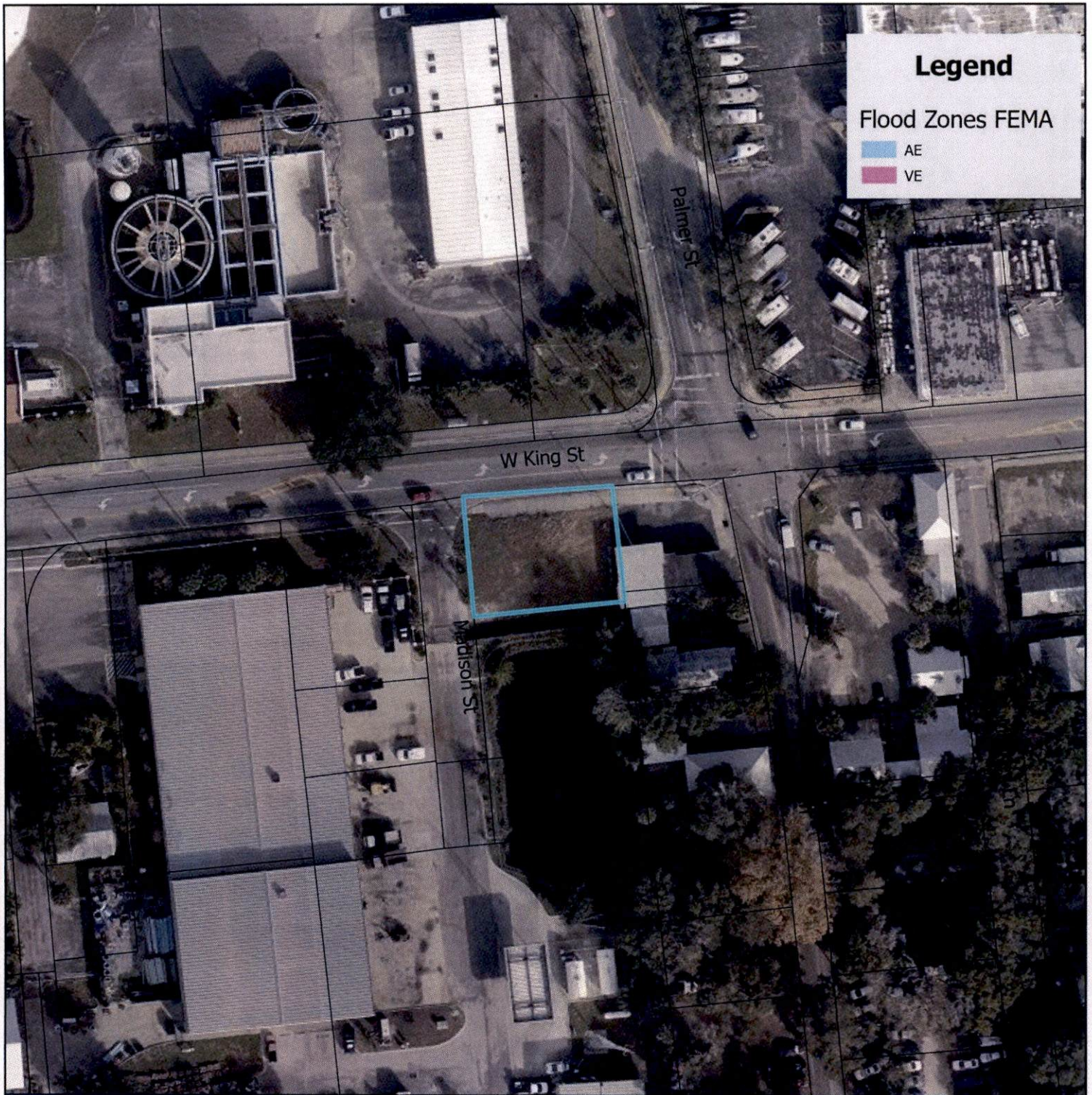
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.01 Miles

0 40 80 Feet

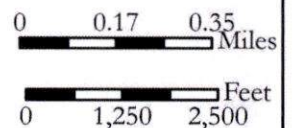


FEMA Flood Zone Map

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

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2025



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 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Amy Skinner Contact Number: 9042094320

Business (if applicable): City of St. Augustine

Address: PO Box 210 City: St. Augustine State: FL Zip: 32080

E-Mail Address: askinner@citystaug.com

2. NAME OF PROPERTY OWNER: City of St. Augustine Contact Number: 9042094320

Business (if applicable): City of St. Augustine

Address: 75 King Street, Lobby B City: St. Augustine State: FL Zip: 32080

E-Mail Address: askinner@citystaug.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1115600010

4. PROJECT STREET ADDRESS: 241 W King St

5. SPECIFIC PROPOSED USE: New Archaeology building

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☒ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Change the land use and zoning. Requesting a variance to eliminate the required off-street parking.

8. JUSTIFICATION FOR ACTION REQUESTED: City proposed archaeology building.

City owned property used for governmental purposes should have a Public land use designation with a Government Use zoning district same as the adjacent property.

The property is small and will be incorporated into the existing adjacent city facilities where there is ample parking within close proximity.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: This is a very small piece of property. This property is also constrained by the existing storm water pond behind it and the existing right-of-way/driveway into the city's existing Public Works Compound.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The property is small. The proposed use of the property is a new city archaeology building with two (2) offices, collections storage, meeting rooms and a community meeting space. This is the best use of this property add to the streetscape and create important public space.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: These conditions were not created by the city. This property was recently acquired by the city. These conditions existed prior to this purchase.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Granting the parking variance will allow the construction of this building which will contribute to the community. There is ample parking provided by a lot in front of and behind 253 W. King which is also part of the city compound/complex surrounding this property.

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

Date

Signature of Property Owner

Date



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

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

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

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

Amy Skinner

Print name of applicant

Signature of applicant

05/14/2025

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 241 West Hwy 77

Amy Skinner

Applicant's Name: _____ Applicant's Signature: 

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

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1115600010

241 W KING ST
SAINT AUGUSTINE 32084-0000

West King St (COM) (487.01)

DANCY TRACT N70FT OF LOT 1 BLK 9 OR5971/63
**The Description above is not to be used on legal documents.*

Municipally Owned (8900)

Dancy Tract of New Augustine Subdivision

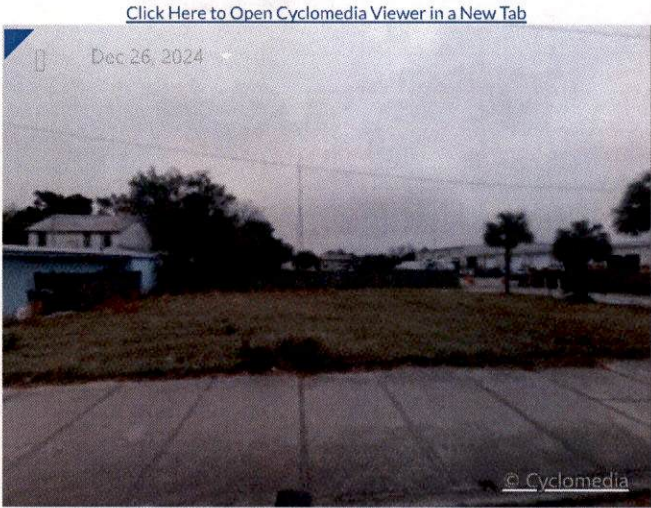
41-7-29

City of St Augustine (District 452)

18.72

0.140

N



Owner Information

Owner Name

Mailing Address

City Of St Augustine 100%

PO BOX 210
SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City		\$113,400

Map



Valuation Information

Assessed Year	2025
Valuation Method	Market
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$113,400.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$113,400.00
Total Deferred	\$0.00
Assessed Value	\$113,400.00
Total Exemptions	\$113,400.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	\$0	\$0	\$113,400
2023	Market	\$0	\$0	\$94,500
2022	Market	\$0	\$0	\$69,300
2021	Market	\$0	\$0	\$69,300
2020	Market	\$0	\$0	\$50,400
2019	Market	\$34,184	\$0	\$31,500
2018	Market	\$27,154	\$0	\$23,625
2017	Market	\$24,905	\$0	\$23,625
2016	Market	\$32,554	\$0	\$23,625
2015	Market	\$32,554	\$0	\$23,625
2014	Market	\$30,639	\$0	\$23,625

Land Information

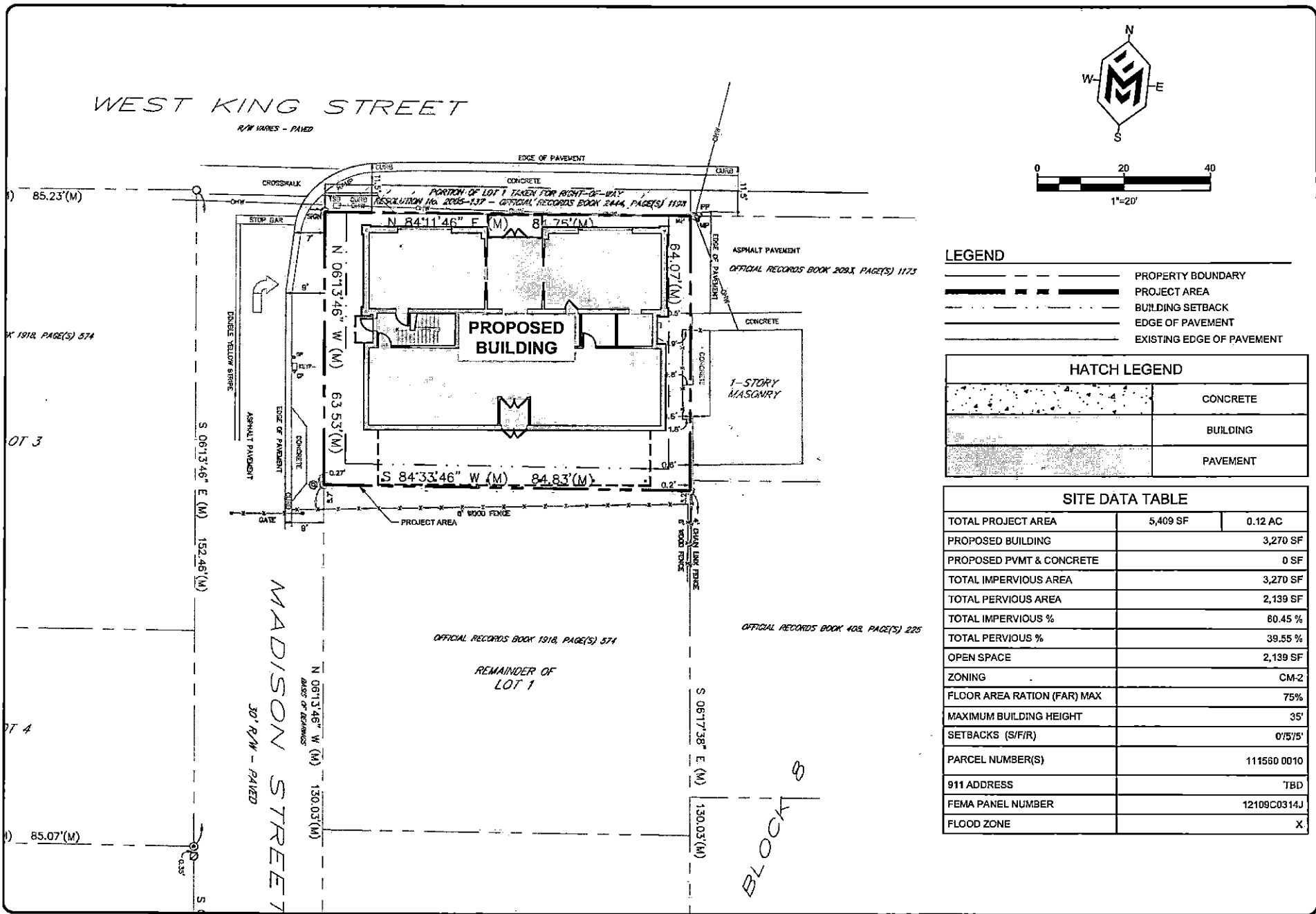
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	90	70	6300	SF	\$113,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/19/2024	6/14/2024	\$140,000.00	WARRANTY DEED	5971	63	U	V	241 W KING ST LLC	CITY OF ST AUGUSTINE
9/9/2020	9/9/2020	\$85,000.00	WARRANTY DEED	5037	1537	Q	V	MORUCCI MICHAEL	241 W KING ST LLC
11/21/2018	11/21/2018	\$81,129.00	WARRANTY DEED	4644	258	Q	I	LINCOLNVILLE PROPERTIES LLC	MORUCCI MICHAEL
9/24/2018	9/24/2018	\$65,000.00	WARRANTY DEED	4615	1768	Q	I	PEEPLES WILLIAM & MALINDA	LINCOLNVILLE PROPERTIES LLC
	5/2/2002	\$60,000.00	WARRANTY DEED	1754	1260	Q	I	COLBERT JAMES L & DAISY S	PEEPLES WILLIAM & MALINDA

Attachment 4:

Conceptual Site Plan



MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(804) 955-6687

CONCEPT PLAN
COSA ARCHEOLOGY OFFICE
ST. JOHNS COUNTY, FL
PREPARED FOR: CLIENT

REVISIONS

NO.	DATE	DESCRIPTION
1	04-26-2021	ISSUED FOR PERMIT

1
OF 1

Attachment 5: Conceptual Building Plans

SARAH RYAN
ARCHITECT

Architect:
Sarah Ryan Architect, LLC
201 Duane Ave
St. Augustine, FL 32080
904.547.1900

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer:
DYNACON STRUCTURAL, INC.
201 Duane Ave
St. Augustine, FL 32080
904.685.8066

M/E/P Engineer:
Powell & Henkle Engineering
400 Kennedy Ave # 124
St. Augustine, FL 32083
904.295.5570

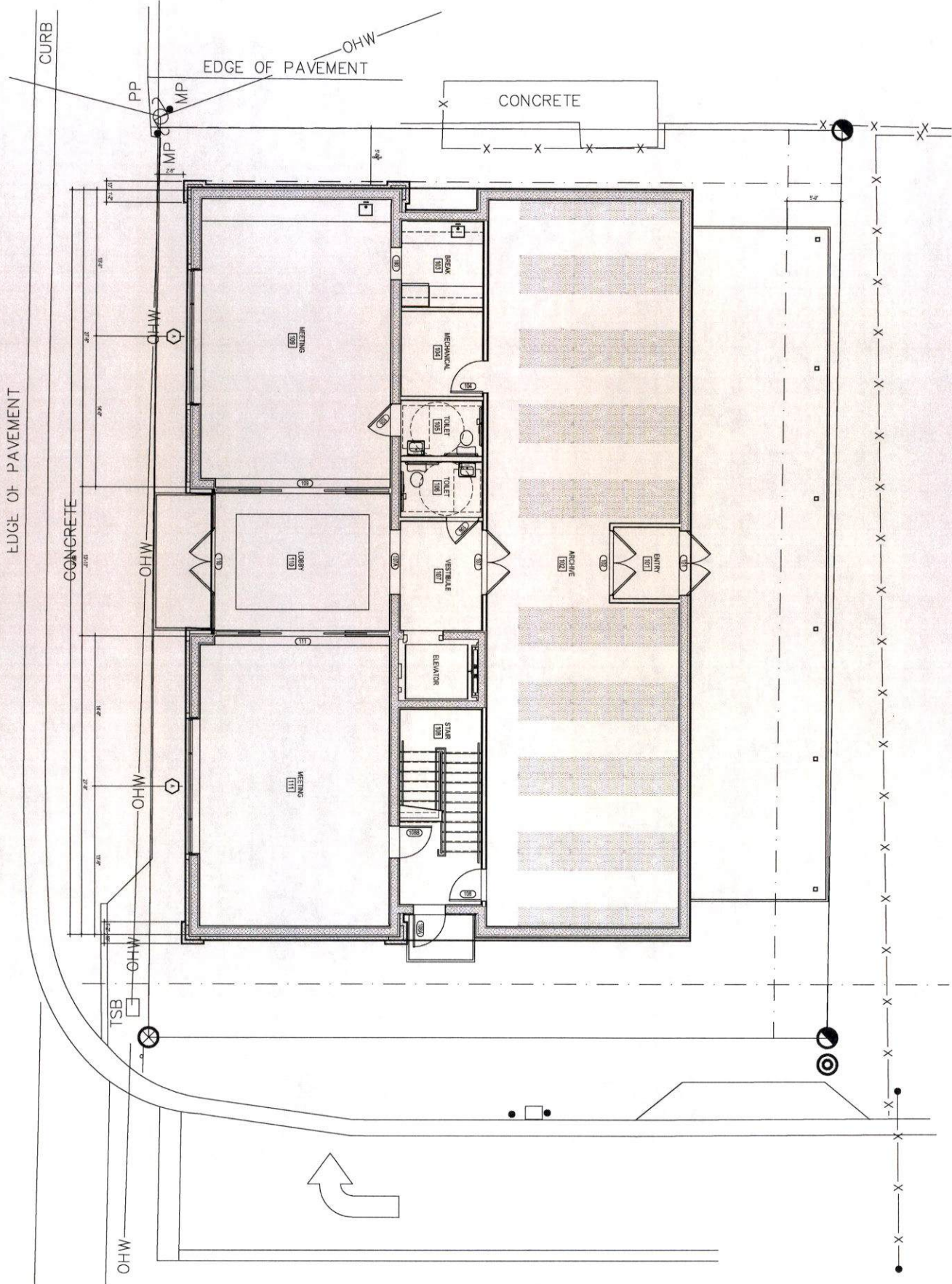
**DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER**
241 WEST KING STREET
ST. AUGUSTINE, FL 32084

NO.	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR PERMIT
2	10/1/2010	REVISION: PERMIT REVIEW

Scale:
AS NOTED

Sheet No.	1
Sheet Title	FIRST FLOOR PLAN
Sheet Number	A101

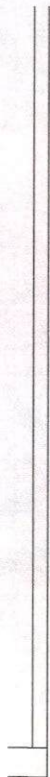
**NOT FOR
CONSTRUCTION**



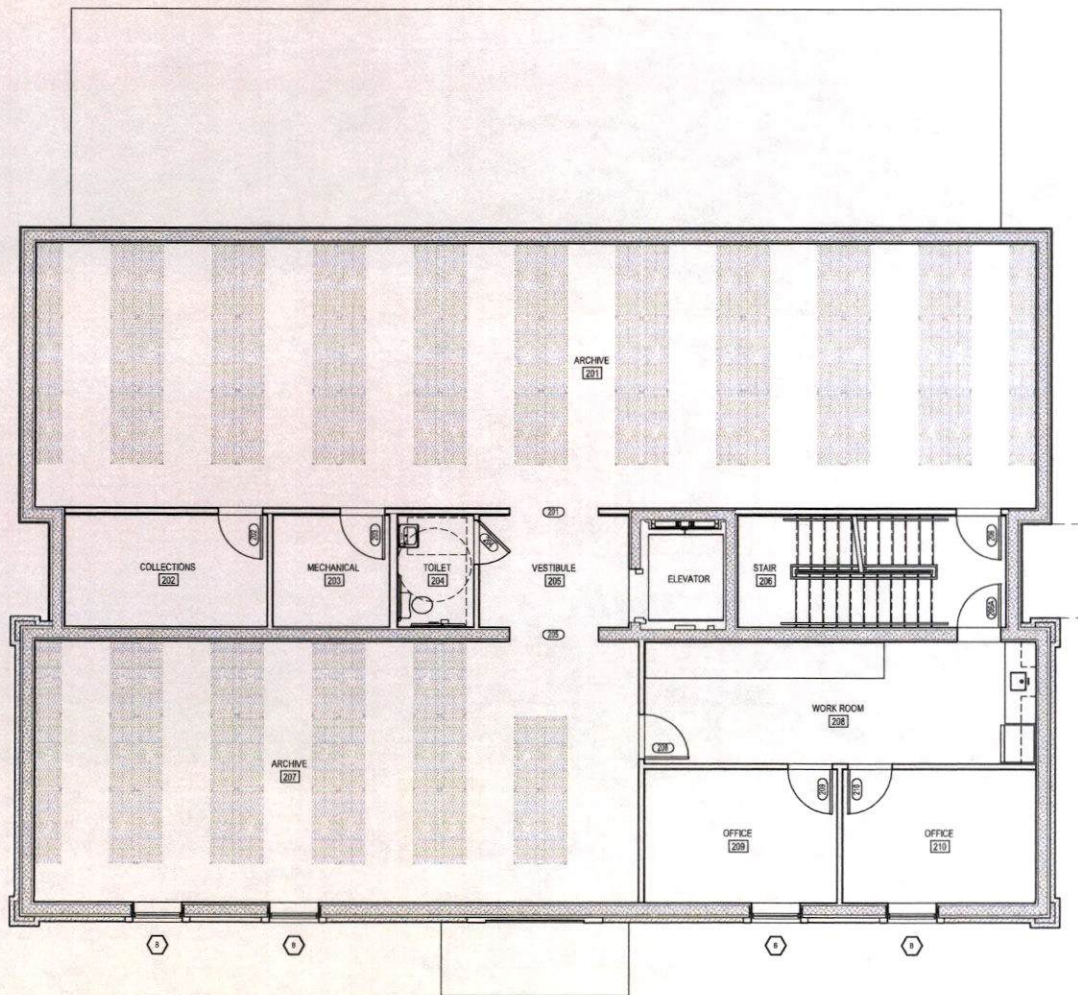
FIRST FLOOR PLAN

1/8"=1'-0" 1

-X—●



-MHO



SECOND FLOOR PLAN

1/4"=1'-0"

1

NOT FOR
CONSTRUCTION

Sheet Number A102

SECOND
FLOOR PLAN

Scale AS NOTED

No.	Date	Description
1	08/18/2020	REVISION: REVISION
2	08/20/2020	REVISION: REVISION

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
545 WEST KING STREET
ST. AUGUSTINE, FL 32084

MEP Engineer
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.294.5570

Structural Engineer
SWANSON STRUCTURAL, INC.
201 Owens Ave
St Augustine FL 32080
904.685-8806

Contractor:

Owner:
CITY OF ST. AUGUSTINE

Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

SARAH RYAN
ARCHITECT



Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer:
SWANSON STRUCTURAL, INC.
331 Owens Ave
St Augustine FL 32080
904-685-8806

MEP Engineer:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.284.5570

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
241 WEST KING STREET
ST. AUGUSTINE FL 32084

No.	Date	Description
1	08/19/01	SCHEMATIC DESIGN
2		INCLUDE PRELIM REVIEW

Scale AS NOTED

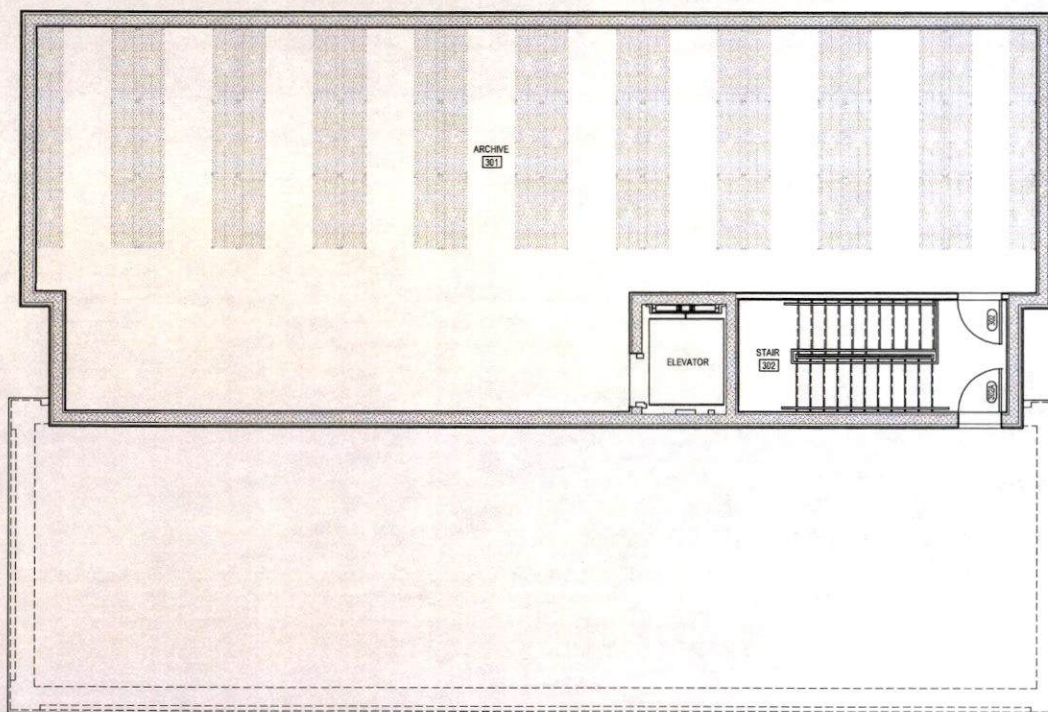
Sheet title

THIRD FLOOR
AND LOWER
ROOF PLANS

Sheet
Number

A103

NOT FOR
CONSTRUCTION



THIRD FLOOR PLAN

1/8"=1'-0" 2



Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer:
SWANSON STRUCTURAL, INC.
201 Owens Ave
St Augustine FL 32080
904-685-8806

MEP Engineer:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
241 WEST KING STREET
ST. AUGUSTINE FL 32084

Rev.	Desc.	Description
1	REVISION	SCHEMATIC DESIGN
2	REVISION	PRELIM REVIEW

Scale: AS NOTED

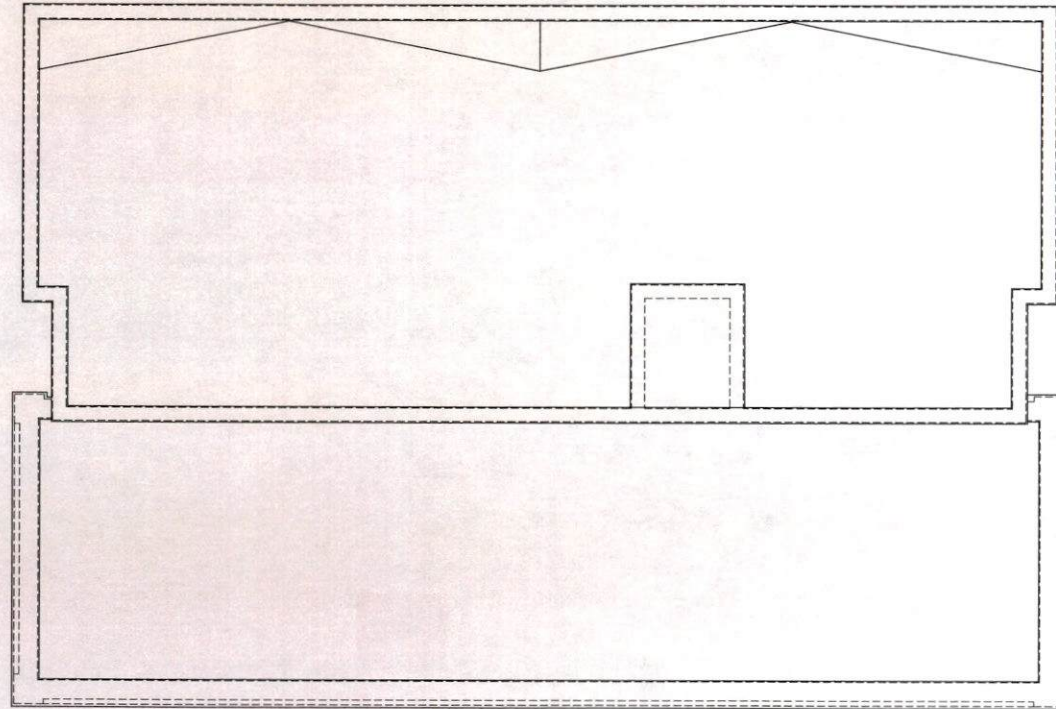
Sheet title

UPPER ROOF
PLAN AND
DETAILS

Sheet
Number

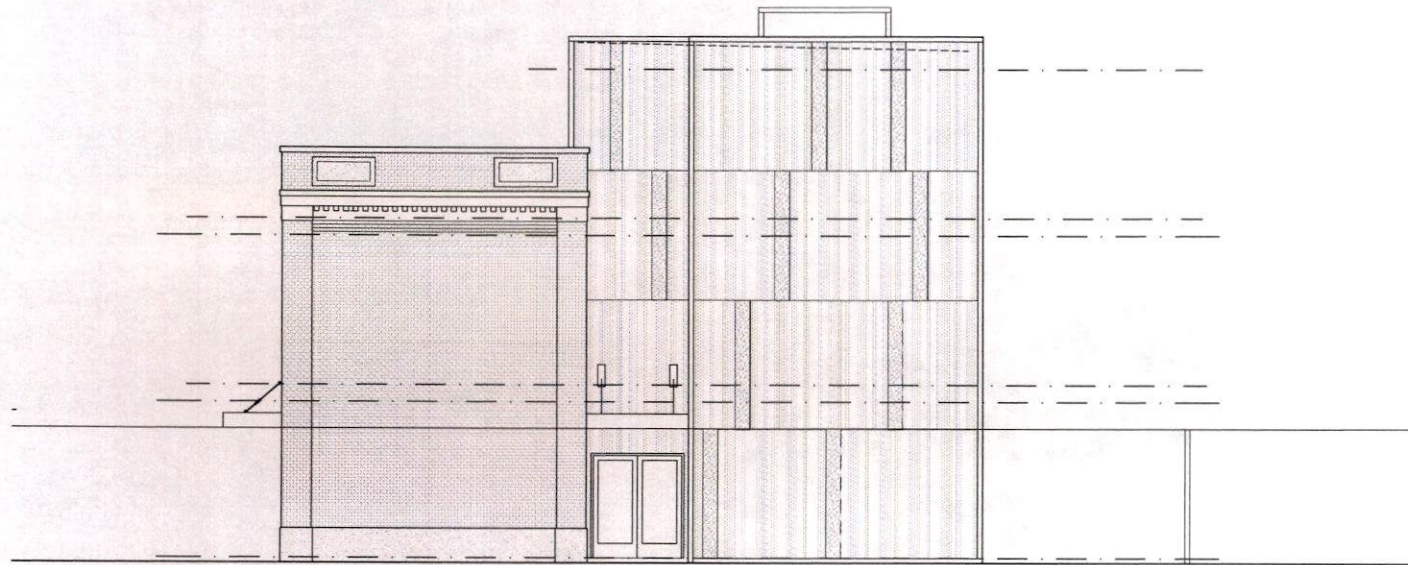
A104

NOT FOR
CONSTRUCTION



UPPER ROOF PLAN

1/4"=1'-0" 1



WEST (RIGHT SIDE) ELEVATION

1/4"=1'-0" 1



NORTH (FRONT) ELEVATION

1/4"=1'-0" 2

SARAH RYAN
ARCHITECT

Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.5430

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
SWANSON STRUCTURAL, INC.
201 Owens Ave
St Augustine FL 32080
904-685-3806

MEP Engineer
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.294.5570

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
241 WEST KING STREET
ST. AUGUSTINE FL 32084

No.	Date	Description
1	08/10/21	SCHEMATIC DESIGN
2	04/22/22	FINAL REVIEW

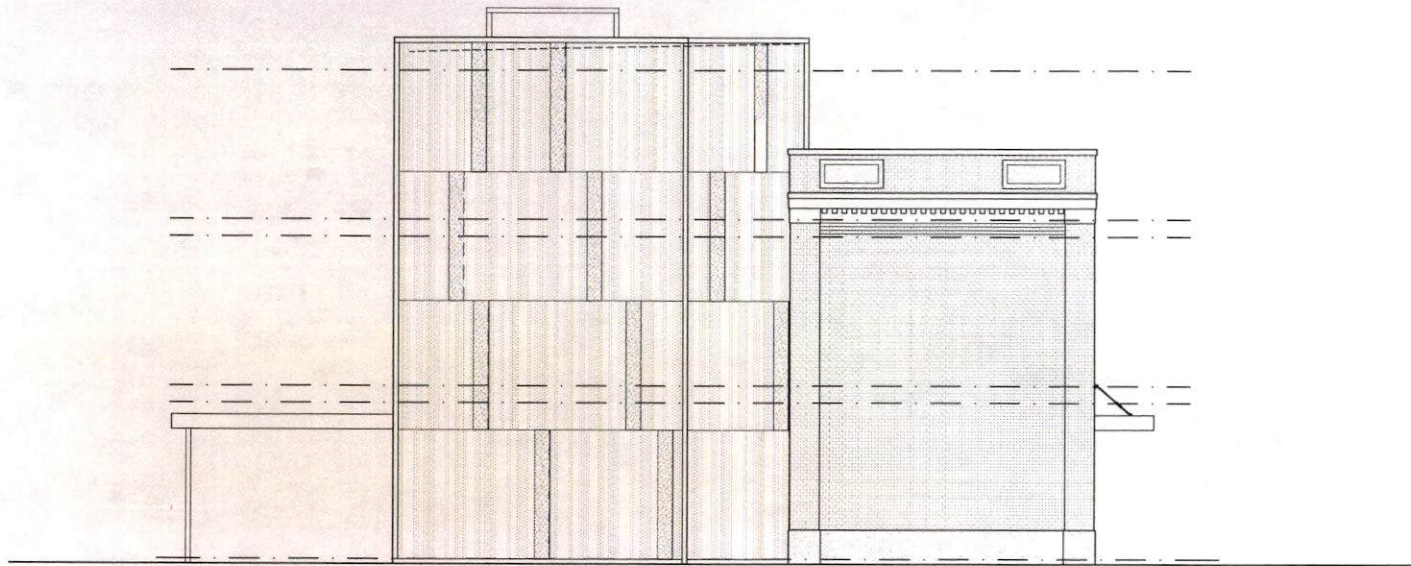
Scale AS NOTED

Sheet title

NORTH AND
WEST
ELEVATIONS

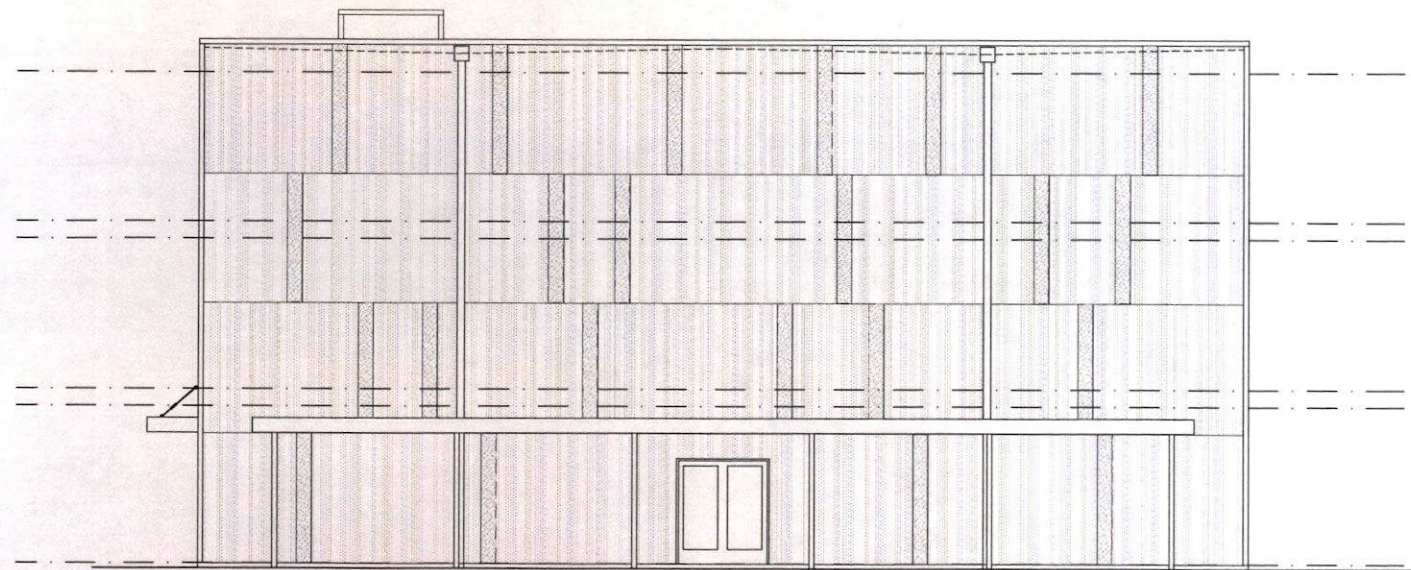
Sheet
Number A201

NOT FOR
CONSTRUCTION



EAST (LEFT SIDE) ELEVATION

1/4"=1'-0" 1



SOUTH (EAST) ELEVATION

1/4"=1'-0" 2

SARAH RYAN
ARCHITECT

Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer:
SWANSON STRUCTURAL, INC
201 Owens Ave
St Augustine FL 32080
904-685-8806

MEP Engineer:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
841 WEST KING STREET
ST. AUGUSTINE FL 32084

REV.	DATE	DESCRIPTION
1	08/10/24	SCHEMATIC DESIGN
2	04/02/25	FINAL REVIEW

Scale AS NOTED

Sheet Title

SOUTH AND
EAST
ELEVATIONS

Sheet
Number

A202

NOT FOR
CONSTRUCTION

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 17, 2025

RE: **Ordinance 2025-13 – Amending the Zoning of 241 West King Street from Commercial Medium-Two (CM-2) to Government Use (GU) – Second Reading and Public Hearing**

The property at 241 West King Street is a 0.14-acre parcel that faces West King Street and is east of Madison Avenue. The property is generally surrounded by other city properties including the city's Public Works Compound and the city's Water Treatment Plant facility to the north across West King Street from the property. There is a commercial parcel to the east of the property.

This property is now owned by the City of St. Augustine and will be incorporated into the adjacent public use facilities. The proposed use for the property includes the construction of an Archaeological Center for archival collection storage meeting museum and curation standards as well as office space and community spaces. The project was reviewed by the Corridor Review Committee (CRC) on June 26, 2025, and approved with a brick façade in the front and metal cladding on the rear section of the building in a terra cotta color to blend with the brick. The brick façade is intended to be consistent with the other city facility buildings in an effort to maintain the streetscape in this area. The packet information provided to the CRC is attached.

The city's Future Land Use Map (FLUM) designates Commercial Medium Intensity as the land use category for this property. The city has also requested to change the land use to the consistent category of Public. The application is to rezone the property to Government Use (GU), which is consistent with the proposed land use category.

On July 1, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property from CM-2 to GU.

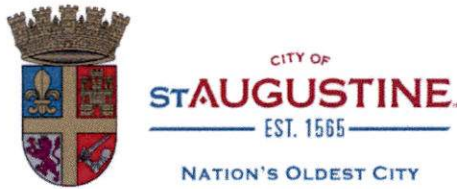
On July 14, 2025, the City Commission reviewed this ordinance with the application and passed it on First Reading. The City Commission also reviewed a parking analysis prepared by staff that confirmed that sufficient parking is available on city property in the area for the uses associated with the new building. Attached you will find the Ordinance, and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2025-13 on the City Commission July 28, 2025, agenda for second reading and public hearing. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.



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. 2025-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.14 ACRES OF PROPERTY LOCATED AT 241 WEST KING STREET IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU); 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 changes the zoning district on approximately 0.14 acres purchased by the City of St. Augustine for a purchase price agreed upon to build a new city Archaeology Center. The new Archaeology Center is necessary to create archival collection storage meeting museum and curation standards as well as office space and community meeting space.

- 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, this ordinance relates to a rezoning of city owned property that will improve the preservation of archaeological collections as part of the archaeological historic preservation efforts of the city and allow for better access to the collection as well as a community room.

- 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 City of St. Augustine to build a new archaeology building. This allows for improved archival storage standards including meeting museum and curation standards for the city's collection.

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.14 ACRES OF PROPERTY LOCATED AT 241 WEST KING STREET IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU); 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 property identified by the referenced legal description as containing approximately 0.14 acres of land, located south of West King Street at 241 West King Street being more fully described herein, should be rezoned;

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 0.14 acres of land, located south of West King Street at 241 West King Street within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned from Commercial Medium-Two (CM-2) to the City of St. Augustine classification of Government Use (GU).

Section 2. Legal Description of Property. The following described property located at 241 West King Street and within the City of St. Augustine, Florida:

**DANCY TRACT CITY N70FT OF LOT 1 BLK 9
OR5971/63
PARCEL ID 111560-0010
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. 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 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-12 or, if Ordinance No. 2025-12 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

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)

Parking Analysis for the Propert(ies)

Parking Analysis

Required Parking for 241 West King Street New Archaeology Building

- 6,378 sf storage = 3 parking spaces
- 1,554 sf community space = 6 parking spaces
- Two (2) parking spaces provided on site
- **Seven (7) parking spaces needed**

Required Parking for 253 West King Street Public Works Compound

- Building 1 7,175 sf warehouse = 4 parking spaces
3,725 sf warehouse/office = 12 parking spaces
- Building 2 8,675 sf warehouse = 4 parking spaces
3,025 sf warehouse/office = 11 parking spaces
- Building 4 22,857 sf warehouse = 11 parking spaces
5,193 sf warehouse/office = 17 parking spaces
- **59 parking spaces required**

Required Parking for 26 Pellicer Lane Public Works Compound

- Building 1 6,108 sf warehouse = 3 parking spaces
- Building 2 3,600 sf warehouse = 2 parking spaces
- Building 3 3,223 sf existing Archaeology building = 8 parking spaces
- Building 4 2,962 sf storage building = 1 parking space
- **14 parking spaces required**

73 parking spaces needed

80 total parking spaces required

158 estimated existing parking spaces

78 estimated parking spaces available at the compound

**10 parking spaces provided on West King Street within
200 feet of the proposed building**

Page 153 of 536



Proposed Zoning

241 W King Street is proposed to have a zoning designation of Government Use: GU



DISCLAIMER:

(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.
 (2) Recently approved changes may not be reflected in the current dataset.
 (3) Classifications depicted are for convenience only and should be confirmed by the governing department of the City of St. Augustine prior to legal use. For departmental contact information please visit www.citystaug.com.

2025



0 0.01 0.02 Miles

0 50 100 US Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Corridor Review Committee (CRC)

June 26, 2025, Staff Report



CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

AGENDA

THURSDAY, JUNE 26, 2025 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. New Business

a) HP2025-0047

Sarah Ryan Architect, LLC - Applicant
City of St. Augustine - Owner
241 W. King Street

For preliminary design approval to construct a new City of St. Augustine institutional building to include community meeting space and archaeology center along West King Street, at the southeast corner of Madison Street.

6. Planning and Building Staff Communications
7. Other Business
8. Adjournment

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

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

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



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for the June 26, 2025 Meeting**



Application: HP2025-0047

Address: 241 W. King Street

City of St. Augustine – Owner Sarah Ryan, Architect – Applicant

Project description: For Preliminary Design Approval to construct a new City of St. Augustine Institutional building to include community meeting space and archaeology center along West King Street, at the southeast corner of Madison Street.

Architectural Style: Masonry Vernacular (proposed)	Florida Master Site File:
National Register: N/A	Construction date: N/A
Archaeology Zone: N/A	Zoning District: CM-2 (current) GU (possible future zone)
Parcel number: 1115600010	Typology: Masonry Institutional
Agenda Item: 5(a)	Previous Action(s): PL2018-0162 – HARB demo approval of previous structure PZB2025-0046 – Rezoning, FLUM amendment, Parking Variance (still in review)

STAFF SUMMARY AND ANALYSIS:

1. The applicant is presenting a request for a Preliminary Design Review of a new two and three-story Masonry Institutional Structure on a vacant lot at the southwest corner of W. King and Madison Streets. The lot was once the site of a one-story Masonry Vernacular Commercial structure which was demolished in 2019.
2. Staff has identified specific project details that require CRC approval as a Modification to the Standards:
 - a. The metal paneling on the rear portion of the structure per Sec. 4.4.4 – Building Materials of the Design Standards for Entry Corridors (DSEC/Standards).
3. Additionally, Staff has determined that the following aspects of the project will require variance approval from the Planning and Zoning Board. The CRC may make comments regarding these elements of the application regarding how they affect the Entry Corridor but may not act on them.
 - a. Variance to the King Street Entry Corridor Design Standards to allow for less than the CRC approvable amount of glazing on the second floor W. King Street elevation. An increase in glazing of approximately 15sf would allow for CRC approval of the second story glazing as a Modification to the Standards (see glazing calculations attached).
4. Proposed architecture facing W. King Street is designed to match adjacent existing City owned institutional structures including the Fleet Maintenance Building at 253 W. King Street which was constructed in 2007. A red brick with cast stone architectural details is proposed for the front façade of the two-story portion of the building. All side and rear elevations of the three-story portion will be clad in a metal paneling with combined colors of Almond and Sierra Tan. Other metal colors and combinations are available for the proposed metal cladding. City-owned buildings to the west have a cream metal panel cladding on the side and rear elevations, while those to the north, across W. King Street, have red stucco combined with the similar red brick.
5. Current CM-2 zoning allows for 0' setbacks and up-to 15' per the DSEC. The current setback shown meets these requirements. This property is intended to be rezoned to GU (Government Use) and the proposed setback is consistent with those zone requirements as well.
6. Proposed frontage meets the 70% minimum requirement of the corridor.
7. The maximum building height proposed is 35' which meets zoning height requirements. No stepping back of building height is required in this portion of the corridor, though the front 20' of the building is only about 28' in height.
8. There are no color requirements in the W. King portion of the corridor, though colors appear to be consistent with the proposed architectural style and surrounding streetscape.
9. Ground floor fenestration along W. King Street meets DSEC glazing requirements with no need for modification approval. Window and glass door types are appropriate for the architectural style and the streetscape.
10. An aluminum canopy is proposed across the rear of the building to act as a porte-cochere for the rear entrance to the building.

11. Flat roof portions on the northern portion of the building appear to meet the two (2) foot minimum parapet requirement.
12. Parking placement towards the rear of the building with access off a secondary street is consistent with the Standards.
13. Proposed lighting fixtures appear to meet design requirements. Lighting temperature must be between 2700K and 3000K
14. Stormwater facilities are not addressed within this application. The applicant may want to clarify how the site meets at least two low-impact design concepts listed in section 4.7 of the standards.
15. The DSEC does not have front buffer yard requirements for GU zoning. Side and rear buffer yards appear to meet requirements. Additional zoning review will be required for landscape plans.
16. Mechanical equipment requirements are met in the proposed plans.

SUMMARY SCOPE OF WORK:

1. New construction of a two and three-story institutional building with approximately 70.5 feet of frontage along King Street, brick and masonry finishes, windows, and a pre-engineered metal addition and canopy off the rear (north) elevation.

Interior layout, changes of use, zoning requirements such as parking standards, stormwater maintenance, and other such city requirements are not in the purview of the CRC unless such requirements alter or conflict with the design requirements addressed in the Standards.

STAFF DOES NOT MAKE RECOMMENDATIONS RELATED TO CITY PROJECTS. THE CRC MUST MAKE A DETERMINATION BASED UPON THE EVIDENCE PROVIDED AND ITS CONSISTENCY WITH THE REVIEW CRITERIA BELOW:

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.

Criteria 2: The Modification is not a prohibited type of modification listed in Section 4.7.4.

Criteria 3: The Modification is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.

All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

*If these findings cannot be made based upon this application and any additional testimony the Modification can be **denied** and the applicant may seek an appeal before the City Commission.*

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve Preliminary Design Review application HP2025-0047 for new institutional development finding that the project overall is consistent with the intent of the Design Standards and the necessary

modifications including [list modifications being approved] meet the review criteria for approval with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion]."

TO CONTINUE:

"I move to continue Preliminary Design Review application HP2025-0047 to the [state preferred meeting date] to allow the applicant time to modify and/or add to the application as recommended during discussion."

TO DENY:

"I move to deny Design Review application HP2025-0047 because the proposed development does not meet the review criteria as detailed under 3.3.2 and 3.7.5 of the Design Standards."

CITY CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

Sec. 25-54 - Specific Landscape Requirements

(3) Classification 6

(g) *Location of required bufferyards.* Bufferyards shall be located along the perimeter of the property being developed, abutting the property line. Bufferyards shall not be located on an existing or dedicated public right-of-way.

King Street Design Standards for Entry Corridors

Section 1. Purpose & Intent

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine.
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

3.7 Modifications of Standards

Due to the individual unique characteristics or circumstances of any given development along King Street, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

3.7.3 CRC Modifications

The CRC shall review the following modification of standards:

- a. Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- b. Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff
- c. Modifications to the non-dimensional requirements contained in this document.

3.7.4 Prohibited Modifications

No modification shall be granted under this section for the following:

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

3.7.5 Review Criteria

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on site conditions.

3.7.6 Additional Requirements

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- d. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections 3.7.2 and 3.7.3, above.

4.1 Building Placement

The setback standards prescribed in this section are intended to create a pedestrian-friendly public realm with buildings located close to the street (at varying degrees). The public realm typically includes all the elements within the right-of-way (sidewalks, travel lanes, on-street parking, landscape strips), but it also includes activities that occur within the front yard setbacks, which in a commercial area are considered to be the transition area between the public and the private spaces and needs to be inviting for the commercial corridor to be successful. That transitional zone in the public realm may also include expanded sidewalks, outdoor cafés, bicycle parking, art/sculptures, and outdoor retail spaces, among others. To encourage the creation of a successful public realm, the following building placement standards shall be met. All new buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See Section 5.10.
2. New developments adjacent to a development already using a 0-foot side yard setback shall provide a side yard setback of 0 feet.
3. Parking and drop off in the front yard shall be limited. See Section 4.5 for more information.
4. The maximum front yard setback may be expanded up to 20 feet for a maximum of 50% of the building frontage (as defined in 4.2) for use as a courtyard, landscape, or other non-parking purposes. At least one shade tree, no smaller than 4" in caliper and 15' in height, must be planted within this space.
5. The maximum front and street side building setbacks (if side street setbacks exist) shall only apply to the portion of the building meeting the building frontage requirement (see Figure 7). This provision will allow for L-shape buildings or step back setbacks, where a portion of the building is recessed more than what the setback allows.
6. The front and side setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping (see Section 5).
7. Balconies, bay windows, awnings, canopies, eaves and roof overhangs used in conjunction with a commercial structure may encroach into the setback zones, but not into the public right-of-way.

8. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single-family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in Section 5 of this document.

9. Primary building facades facing a right-of-way shall be built parallel to the property line along that street

4.2 Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along King Street and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage.

1. The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).

4.4 Architecture

New construction and renovations shall adopt a traditional commercial typology and may adopt an architectural style that reinforces the predominant styles currently found in the district, such as Frame and Masonry Vernacular. When applicable, Residential Typologies may apply to renovations. Contemporary architectural design, not to be confused with prefabricated/mass produced architecture, will also be permitted, if the design respects the scale and character of the district.

New construction and renovations should focus on the predominant styles currently found in the corridor or on the subject building for redevelopment. Existing Institutional developments shall preserve their current architectural style on any future additions and modifications on the site.

Appendix A lists the elements characteristic of the architecture found in the corridor, which should be preserved or used as inspiration when designing new buildings or renovations.

Appendix B: Masonry Vernacular – Non-Residential

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The one and two-story commercial masonry vernacular buildings are encouraged in the King Street district. See style characteristics below. There are two examples of multi-story masonry vernacular buildings in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The auto-oriented masonry vernacular buildings typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large setback and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

The institutional masonry vernacular buildings in the King Street district date from different very periods of time, and do not represent a particular trend. The older examples do project a more monumental presence with their architectural detail and vertical orientation and are oriented to the street.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.

BUILDING PLAN

1. The building is typically oriented to the street, placed close to the sidewalk;
2. The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
3. Parking is located in the rear of the site or, in some cases, to the side of the building.

FOUNDATION

1. Slab or continuous wall (concrete or masonry units)

FAÇADE/FRONTAGE ELEMENTS

1. The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;

2. Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

COLORS

1. Colors range from pastels to earth colors;
2. Contrasting base and trim colors.

ROOF

1. Flat, hip, or gable pitched roof;
2. Parapets are used to hide the main roof;

DOORS

1. Recessed storefront glass doors are common;
2. Wood or metal door frames.

WINDOWS

1. Fixed plate glass display windows and doors on the first floor.
2. Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
3. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
4. Windows are spaced evenly along all facades.
5. Upper story window trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
6. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

1. Exposed brick, painted block; sometimes has a rough stucco finish.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

SIGNS

1. Business signs typically include wall or projecting signs complementing the design of the façade.

4.4.1 New Construction

The following section contains additional building design standards that are applicable to all development regardless of the architectural style selected.

- a. All structures on a site shall be of the same architectural character.
- b. Architectural details and materials shall remain consistent on all elevations but may be simplified on the interior side and rear facades.
- c. Upper floor windows shall have a vertical orientation and may be single or double hung. Paned windows are encouraged but not required.
- d. Frosted or patterned glass is not permitted on windows facing the street. Stained glass is permitted.
- e. Shutters, if used, shall be one half the width of the window and shall be (or appear to be) operable.
- f. Extensive building facades shall be subdivided to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed fifty (50) feet along a street frontage without providing a substantial volume break such as a recess, or an architecturally prominent public entrance (Figure 10). The recesses and projections shall have a minimum depth of two (2) feet.
- g. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements:
 - i. A window or door
 - ii. Awning, canopy or marquee.
 - iii. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
 - iv. Arcade, gallery or stoop.
 - v. Complementary changes in materials or texture.
 - h. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.

4.4.4 Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix A). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.

4.4.5 Fenestration and Glazing

Fenestration is the arrangement of windows and doors on a façade while glazing is the proportion of glass to the solid surface of a façade. Fenestration shall be calculated as the total area of glass (windows and glass doors), or openings in the case of open porches, divided by the façade area measured from design flood elevation to eight (8) feet above ground in the case of the first story, and from the floor of the upper story to eight (8) feet above that line for upper stories. If the façade includes several planes, they all count toward the calculation if the façade planes are within the required building setback.

- a. The percent of fenestration shall be 30% minimum and 65% maximum of the ground floor facade facing the street. The percent of fenestration on upper floors facing the street shall be 20% minimum and 40% maximum. Renovations will not be required to meet this standard; however, additions are subject to meeting the percentages.
- b. The size and orientation of windows shall reflect the architectural style of the building (see Appendix A).
- c. Glass shall be clear float (thin, smooth, clear glass surface), gray light, or solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor. Existing garage and bay doors reused as windows are exempt from meeting this requirement. Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.

4.4.6 Awnings and Canopies

- a. Awnings or canopies (see Figures 16, 17 & 18), if installed, shall be placed between the first and second stories to provide protection from the weather and to delineate the transition between ground and upper floors.
- b. Awnings and canopies shall not obscure prominent architectural features, such as cornice lines, parapets, decorative window trim, etc. Stretched awnings on curved aluminum frames are not allowed.
- c. Awnings shall be placed in a way to accentuate the architectural features of the building. Therefore, awnings shall not be installed to extend over multiple windows and doors. Figure 18 shows two examples, one where the awning was placed entirely across the façade (prohibited), while the other example shows the awnings used to accentuate the windows (allowed).

4.4.7 Building Entrances

- a. The main entrance of all buildings shall be oriented toward the King Street corridor. The design of the façade shall reinforce the presence of the main entrance. In order to better address multi-modal mobility needs, on lots with a possible secondary entrance, the applicant will design the secondary entrance in the context of serving the multi-modal community, including, but not limited to, scaling the secondary entrance to pedestrian needs, providing unimpeded pedestrian pathways or sidewalks through the site, connecting pathways or sidewalks to adjacent parcels or other pedestrian features on public or private land, providing for bicycle racks, etc.
- b. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. To emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
- c. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
- d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback

4.4.8 Building Roof

- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.

- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. Mansard roofs shall be prohibited.

4.5.1 Pedestrian Access and Circulation

Pedestrian walkways, ramps or steps (or a combination of these) shall link the public sidewalk to the front door entry.

4.5.3 Parking Placement

Surface parking lots shall be located behind the building. However, the following parking placement alternatives are also allowed:

- a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building. This is allowed only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility.
- b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.

4.5.5 Bicycle Parking

In conjunction with new construction and substantial redevelopment (as defined in Section 3), the applicant may provide bicycle parking facilities on the site at a suggested minimum rate of one bike rack space per 20 required vehicle spaces. The rack may be placed within the street setback area, but not within the public right-of-way, and it shall count towards the required front or side yard buffer (2' of width per bicycle space, not to exceed 6') or as an offset to required trees at a rate of one tree per three spaces (not to exceed two (2) trees).

4.6.1 Architectural Lighting

- a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.
- b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.
- c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.
- d. Color and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.

4.6.2 Site + Parking Lighting

- a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) Source of illumination shall not be visible from a residential district.
- b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
- c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).
- d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.

4.7 Stormwater Facilities

Traditional stormwater retention facilities (such as ponds), where required, shall not be located within the front setback. Stormwater is recommended to be incorporated into the overall design of the project as amenities (The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities). Minimum criteria are below.

Projects shall include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- Rain water harvesting (rain barrels, underground cisterns, and similar)
- Bio-swales
- Rain gardens
- Green roof (layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof)

- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). To be used for 10% minimum non-vehicular and vehicular parking for credit.

5.5.1 Plant Materials

In general, site landscaping shall consist of native or naturalized plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

5.6 Vehicular Use Areas

Vehicular use areas (VUAs) shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.

1. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
2. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.
3. The VUA perimeter landscape (shrub planting material) shall provide screening of vehicles, particularly on the rear and side yards. Reference Appendix C for hedge material recommended for parking screening.

5.7.1 Fences

- a. Along the front property line and front setback, gates, railings, and fencing materials shall be painted wood, powder-coated aluminum, or wrought iron. Note that these elements are likely attached to the required site wall, as defined in section 5.7.2.
- b. Chain link, wire, and PVC fencing shall be prohibited in the front setback but may be used along side or rear areas.

5.7.2 Street Walls

- a. In the **absence of a building façade along any part of the King Street site frontage line, a street wall shall be built** in line with (co-planar with) the façade. Breaks are permitted in the street wall to provide vehicular and pedestrian access to the site, for plazas and gathering spaces, and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
- b. **Street walls are the only types of fences/walls allowed facing streets.** Privacy fences and walls are not allowed between adjacent uses along King Street.
- c. Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- d. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5 foot maximum, as measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development. However, the portion of the wall above 3 feet shall be no more than 50% solid.
- e. Street walls shall be constructed of brick or masonry. Fencing, as per 5.7.1, may be included.
- f. The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- g. When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- h. A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

5.8 Mechanical Equipment

For the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building; vehicular/parking equipment (except for gate arms, if applicable); and any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.

2. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 4.7) subject to the screening requirements stated below.

3. Screening (by wall, solid fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.

4. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 31. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

5.9 Solid Waste Disposal Facilities

1. Solid waste disposal facilities, solid waste, recycling, yard trash containers, and grease containers must be located to the side or rear of the building and shall be concealed from view from all sides by a wall or fence of up to 7 feet in height. The enclosure shall be made of wood, masonry or vinyl and shall be fitted with an opaque sliding or hinged door and working latch. Gates shall be able to be secured in the open position. No chain link fence is allowed for solid waste enclosures.

2. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.

3. Enclosure shall adhere to City Solid Waste requirements.

a. Width of 10-12 feet minimum.

b. Depth of 10-12 feet minimum.

c. Height of 7 feet minimum.

d. Overhead clearance over and in front of dumpster shall be clear of obstructions 20' in height.

e. Bumper posts: two (2) steel, 4" diameter set in concrete. Placement 12" from back wall of enclosure.

Link to full Comprehensive Plan

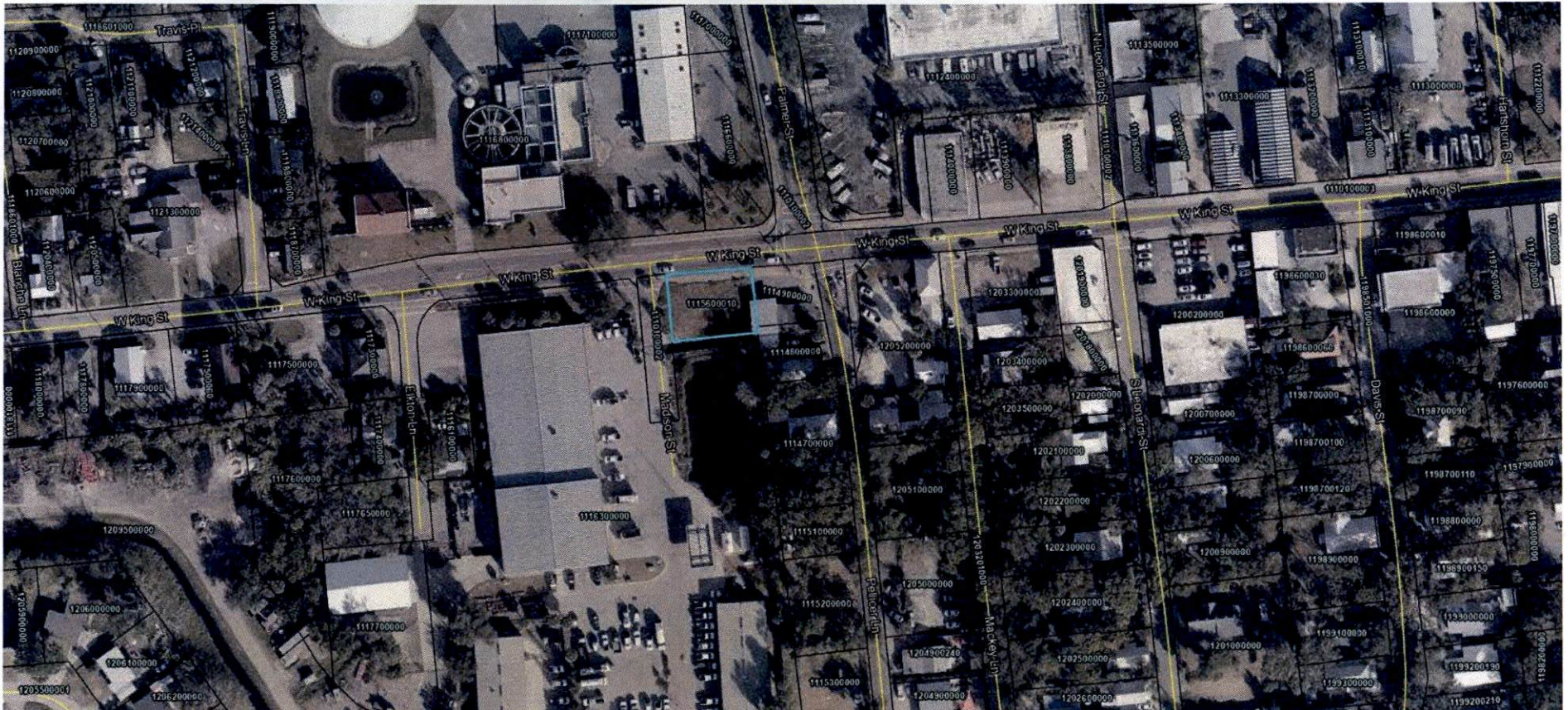
https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=

Link to full Land Development Code

https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=THCOSTAUFL

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs



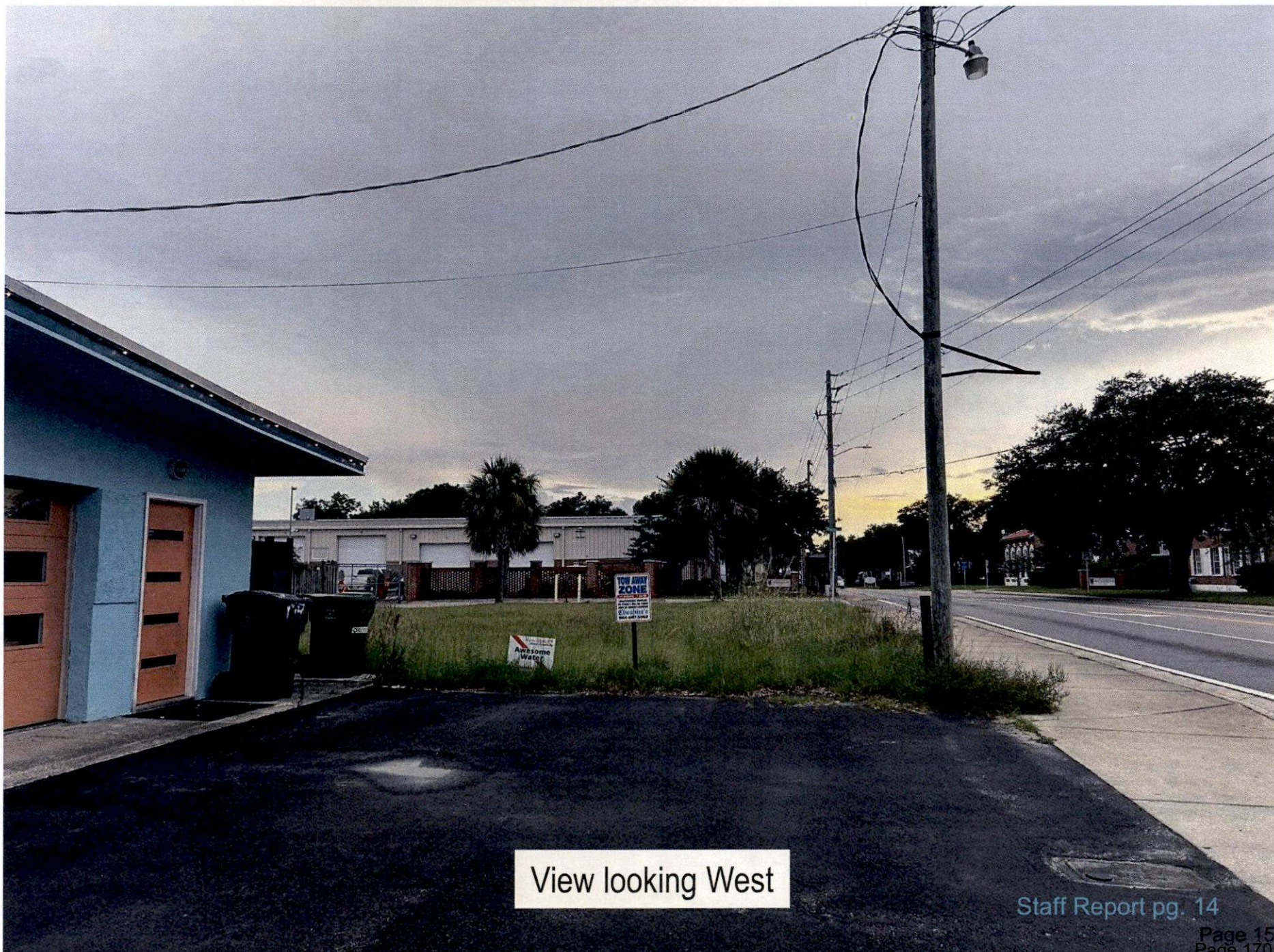
Staff Photographs 241 W. King Street



View looking East



Staff Photographs 241 W. King Street



View looking West

**Staff Photographs
241 W. King Street**



View looking Southwest

Staff Photographs 241 W. King Street



View looking West

Staff Photographs 241 W. King Street



View looking East from SW corner

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**Staff Photographs
241 W. King Street**



View looking Northeast from SW corner

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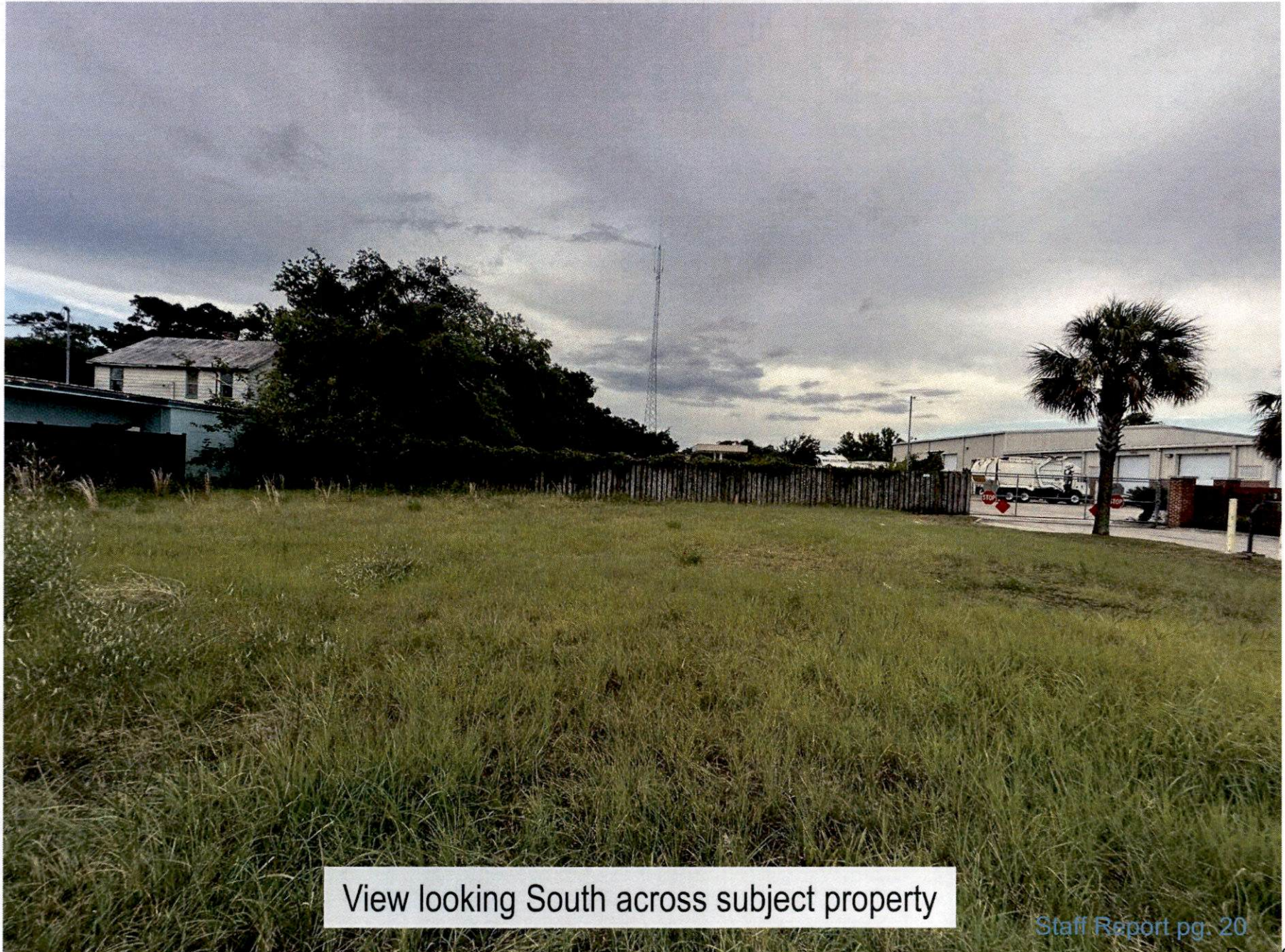
Staff Photographs 241 W. King Street



View looking North from SW corner

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Staff Photographs 241 W. King Street



View looking South across subject property

Staff Report pg. 20

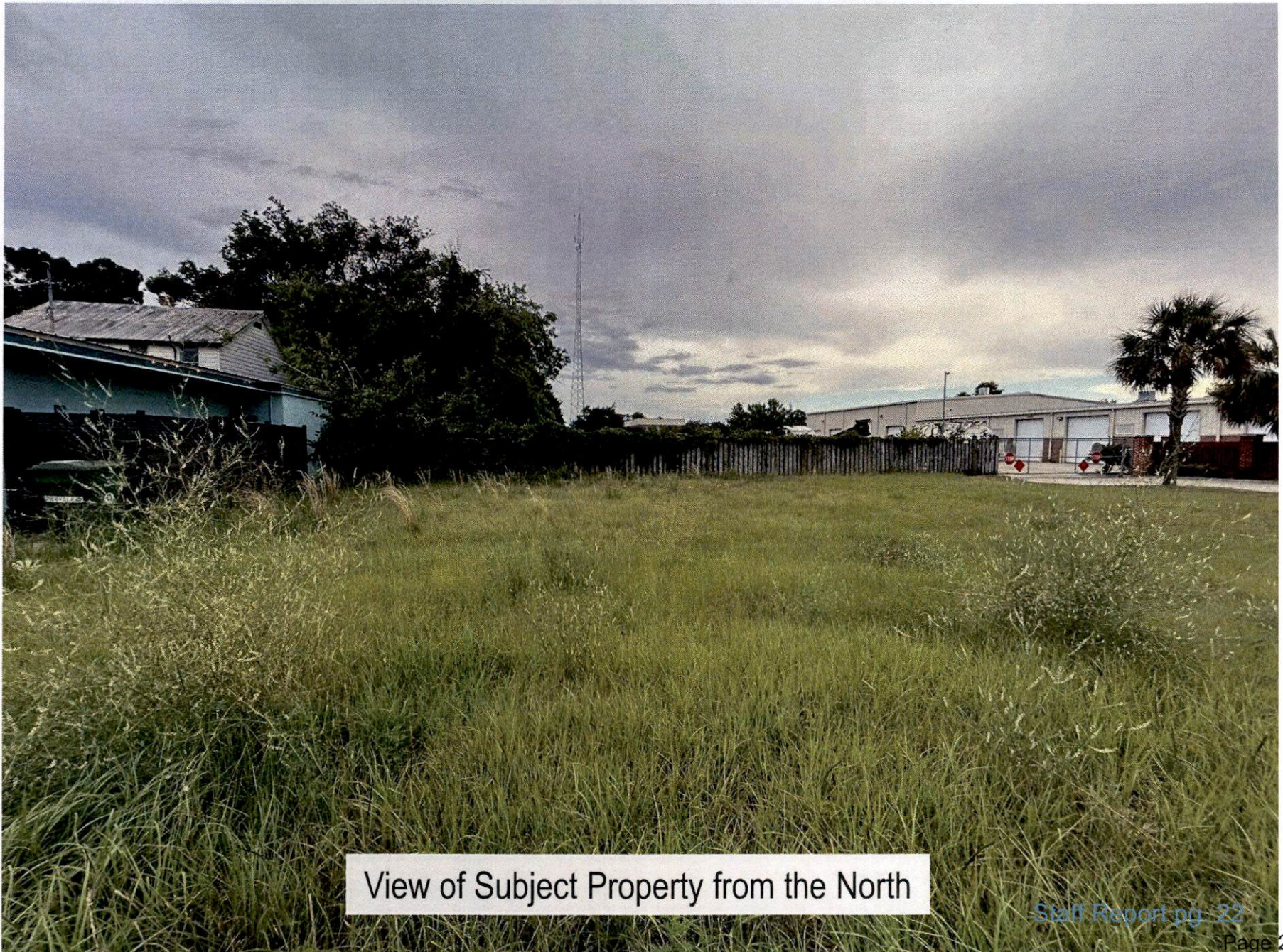
Staff Photographs 241 W. King Street



View looking East from NW corner

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Staff Photographs 241 W. King Street



View of Subject Property from the North

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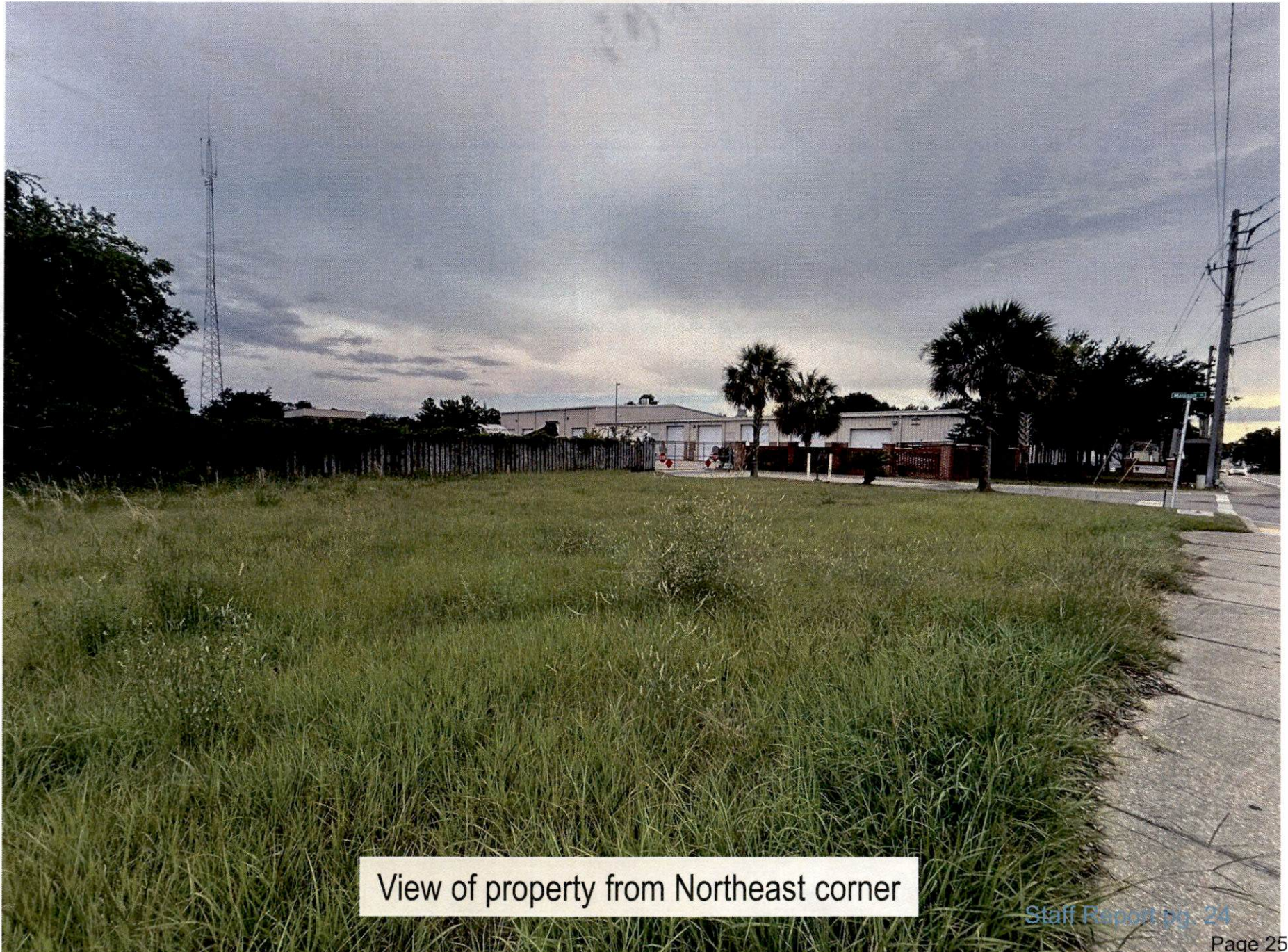
Staff Photographs 241 W. King Street



View of property from the West

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Staff Photographs 241 W. King Street



View of property from Northeast corner

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Staff Photographs 241 W. King Street



View Privately owned building immediately adjacent to the east

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Staff Photographs
241 W. King Street



View looking North toward City-owned buildings

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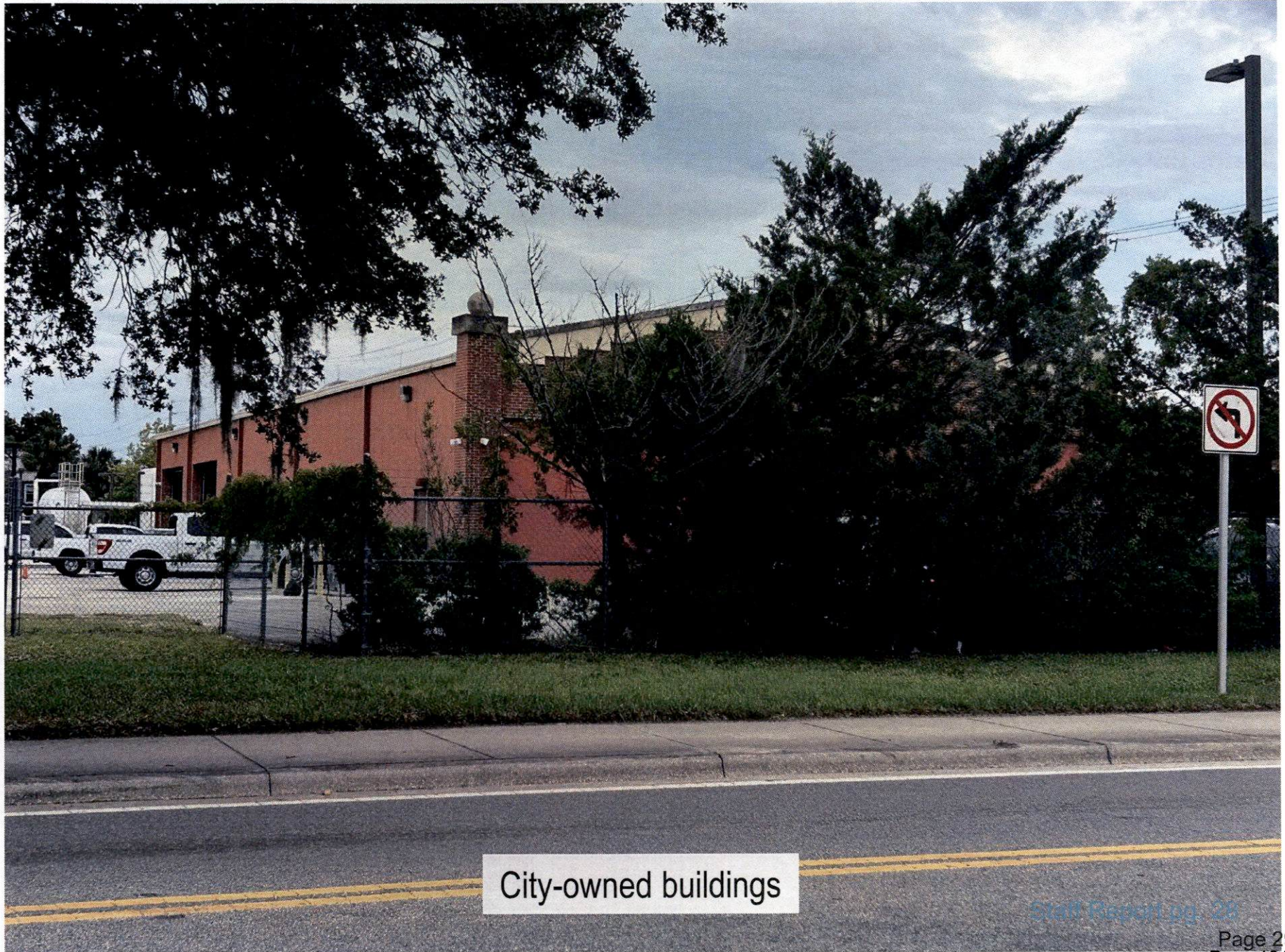
Staff Photographs 241 W. King Street



View looking Northwest toward City-owned buildings

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Staff Photographs 241 W. King Street



City-owned buildings

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Staff Photographs 241 W. King Street

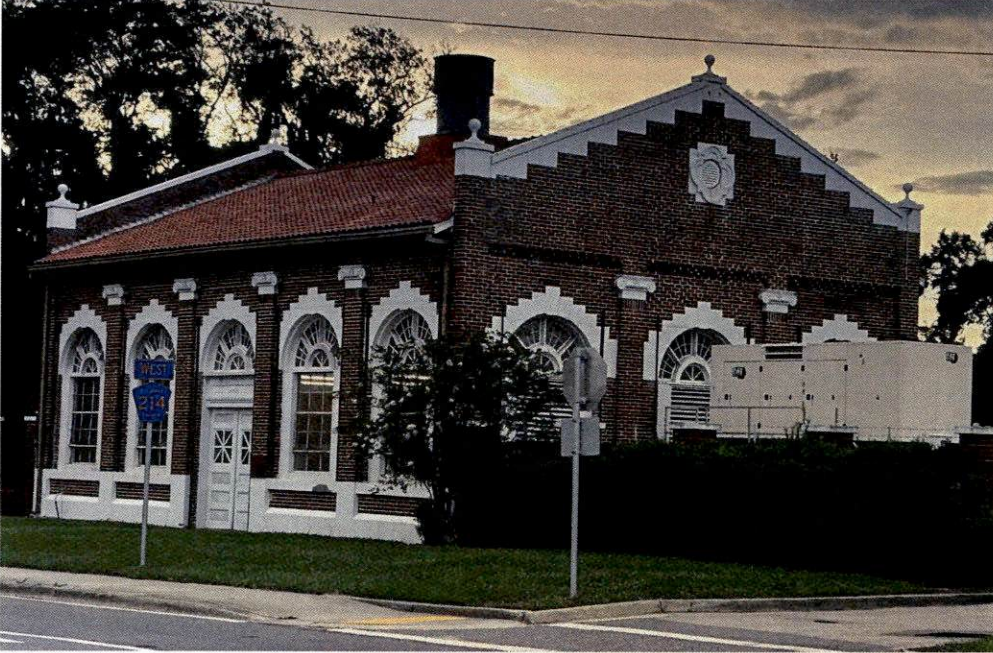


City-owned buildings



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Staff Photographs 241 W. King Street



City-owned buildings



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Staff Photographs
241 W. King Street



Staff Photographs 241 W. King Street



City-owned buildings

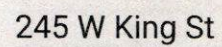


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Staff Photographs 241 W. King Street



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May 2024 [See more dates](#)

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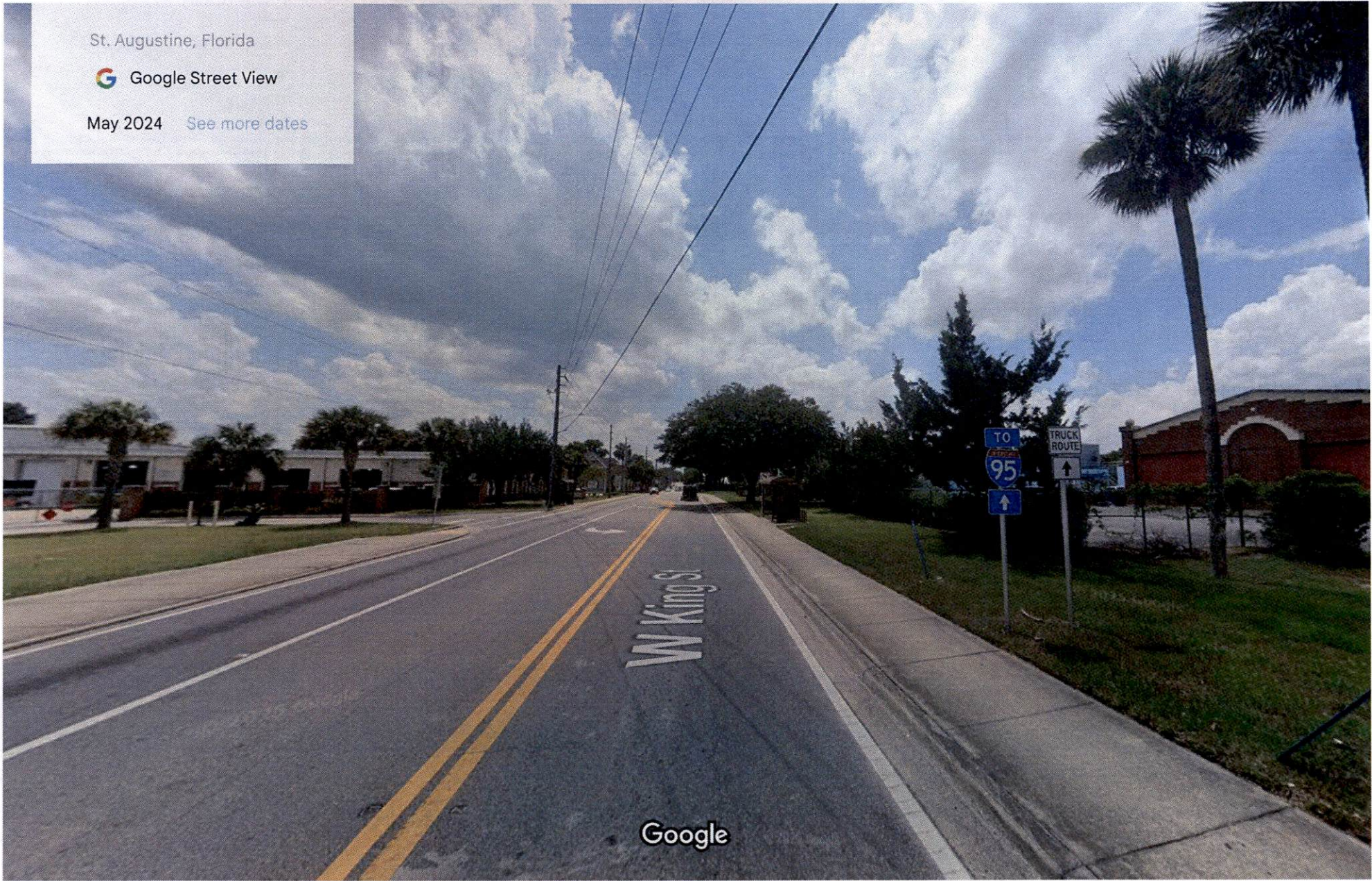
Google Maps

238 W King St

St. Augustine, Florida

Google Street View

May 2024 [See more dates](#)



Google

Image capture: May 2024 © 2025 Google

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CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Design Review

Case Number: HP2025-0047

Meeting Date: Thursday, June 26, 2025

1. NAME OF APPLICANT: Sarah Ryan
Business (if applicable):
Address: 201 Owens Ave
City: St Augustine State: FL Zip Code: 32080
Daytime Telephone: 904-547-9430 E-Mail Address: sr@sarahryanarchitect.com
2. NAME OF PROPERTY OWNER: City of St Augustine
Business (if applicable):
Address: PO Box 210
City: St Augustine State: FL Zip Code: 32085
Daytime Telephone: E-Mail Address: askinner@citystaug.com
3. PROJECT LOCATION: 241 W KING ST, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION:
5. SCOPE OF WORK:

For Preliminary Design Approval to construct a new City of St. Augustine Institutional building to include community meeting space and archaeology center along West King Street, at the southeast corner of Madison Street.

Information attached by applicant includes:

- Memo Scope of Work
- Material Details
- Site Plan
- Architectural Plans
- Landscape Plan

CRC APPLICATION AGREEMENT

In filling out this application:

- I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.
- I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed. Relevant information necessary for application review shall include but not be limited to the items referenced in section 3.6 – "Submittal Requirements" of the applicable Design Standards for Entry Corridors (Anastasia Boulevard, San Marco Avenue, or King Street), depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and the CRC will determine if additional materials may be presented at the meeting.

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

Project Address: 241 W. King St. Augustine

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan
ARCHITECT

Owner's Name: CITY OF ST. Augustine Owner's Signature: [Signature]

Owner's Name: _____ Owner's Signature: Director Planning and Building Dep.

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

(Can add additional signature page if needed)

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



<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Please clarify the exterior finishes--I see brick, what looks like stucco/shell-dash or coquina, and it is unclear what the rear portion of the building will be. Pre-fab metal or concrete, perhaps?
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	
EXTERIOR ELECTRICAL/MECHANICA L - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Examples of proposed lighting fixtures should be provided.
EXTERIOR ELECTRICAL/MECHANICA L - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	Locations of any proposed HVAC equipment should be indicated on the site plan and/or elevation drawings.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	While a plant schedule is provided, the Fortnight Lily and Adam's Needle plants proposed are not within the CRC pre-approved plant list or indicated as Native of Florida Friendly on the UF/IFAS Florida Friendly Plants site.
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	Staff will take photographs of the site as well.

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	Site plan should clearly show property lines and setback distances.
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	Measurements, particularly heights, should be included in the elevation drawings.
NEW CONSTRUCTION - Wall sections	Wall sections	Need	
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	A line drawing showing heights of adjacent structures should be provided to show how the building will compare to others along the streetscape.
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

N/A



26th June 2025

To: City of St. Augustine
King Street Corridor Design Committee

Dr. Sue A. Middleton Archaeology Center
241 West King Street

The new Sue A. Middleton Archaeology Center will house archives for the City archaeology department on West King Street. The facility design is a two story traditional brick facing the street and a three story metal clad facing the retention pond and City facilities campus. There is public space on the first floor with the remainder of the program for archival storage and small offices.

The drawings included in the submission are architecture, civil site plan and landscape planting plan and details.

Additional items in this memo include: window and door specifications, light fixture sample, exterior colors and materials (will also bring samples to meeting) and a scaled elevation drawing of the proposed streetscape. Renderings are included on the drawing covered sheet and included in this memo.

The current zoning is CM-2, and the property is in the process of rezoning to Government.

1. Aluminum Storefront doors at front / side / rear entry – see attached **Kawneer** brochure – anodized aluminum finish. 451 series that is 2" wide. The door is the 190 series – narrow style.
2. Fiberglass clad wood windows at front of building on each side of entry – **Marvin Elevate** series – see brochure attached. Stone White exterior.
3. Two decorative wall mounted light fixtures are located on each side of the front door. All other fixtures to be flush mounted above or below canopies.

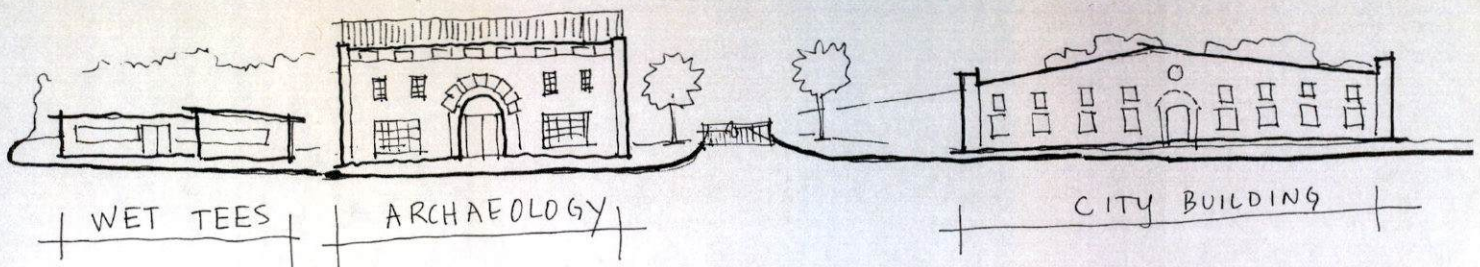


Option 4:	
Weight:	5.18lb
Size:	5.9" Width x 5.1" Depth x 15.7" Height
Electrical Box Size:	2.8" Width x 0.6" Depth x 8.3" Height

4. Exterior colors for the brick will complement and match the surrounding City owned properties. We will provide samples to the board at the meeting. The exterior metal clad colors are Almond and Sierra Tan, and samples will also be provided to the board. Spec sheets of the metal is attached. Brick example colors are below:



5. Scaled street Elevation:



Renderings



190, 350 AND 500 STANDARD ENTRANCES

Single-Source Packages Generate Versatile First Impressions

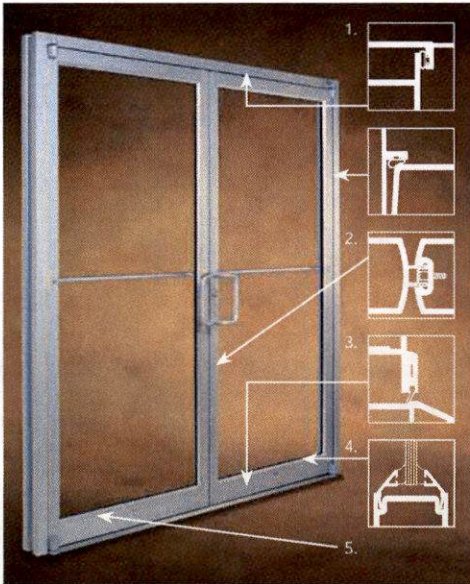


Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin - HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jambs, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

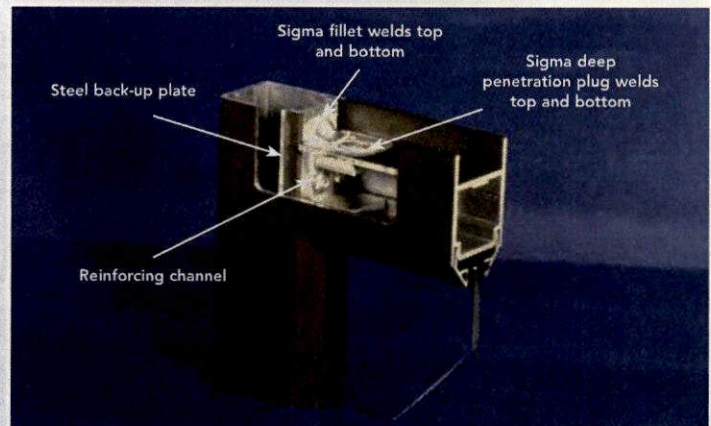
- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

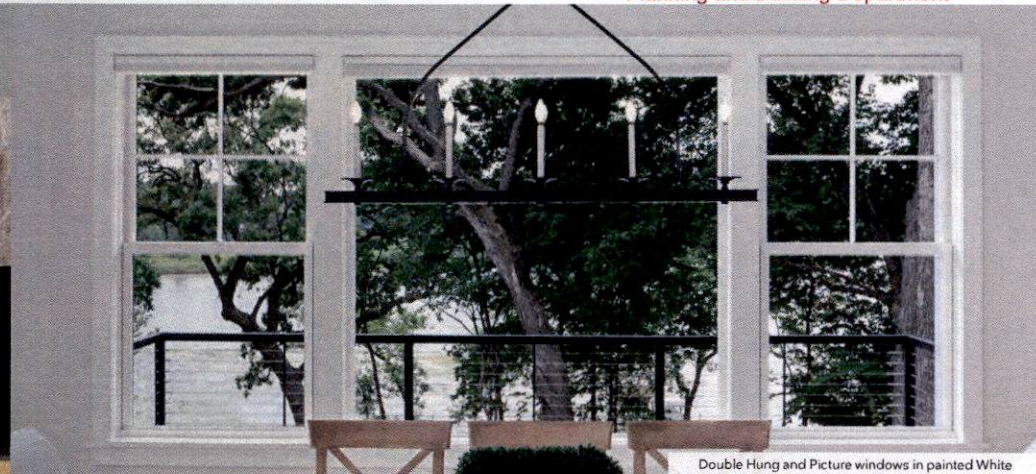
- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

PICTURE



Picture windows in painted White

MARVIN ELEVATE® COLLECTION



Double Hung and Picture windows in painted White

PICTURE

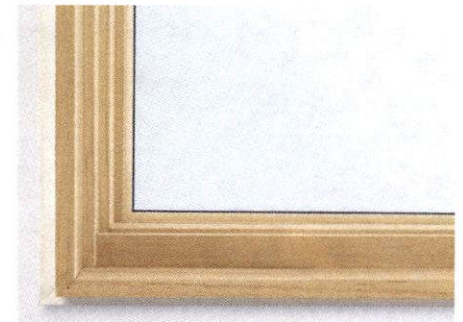
- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Both in-sash and direct glaze Picture windows available with I23 hurricane rating.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
- In-sash:
 - › Designed to match profiles of operable windows in the Elevate collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 7 feet high.



INTERIOR



EXTERIOR



PICTURE WINDOW PROFILE SHOWN IN BARE PINE



Available with I23

Application pg. 10

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE

Wood comes bare and ready to be painted or stained

CLEAR COAT

Wood is finished in the factory with a clear coat

PAINTED WHITE

Factory painted

PAINTED DESIGNER BLACK

Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS

OBSOURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

GREEN TINT

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

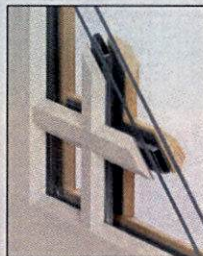
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



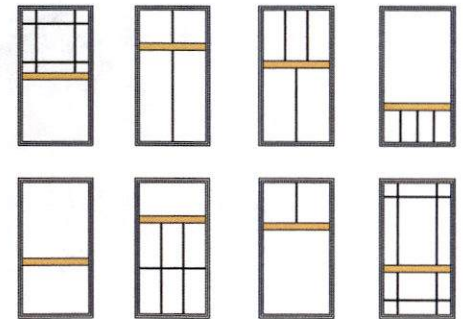
SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/2" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

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

PRECISION SERIES BOX RIB WALL PANELS

Precision Series Box Rib architectural wall panels provide design flexibility by combining bold visual effects with easy, cost-effective installation. Multiple profiles are available with a variety of rib patterns. Each profile is offered in a no-clip panel, or a clip-fastened panel to accommodate expansion and contraction.

The Box Rib profiles are 1-3/8" deep and a nominal 12" wide. All precision Series profiles, including Box Rib, Highline and HWP, can be intermixed to add visual intensity to a building's exterior. Precision Series wall panels can be installed horizontally or vertically. Consult Petersen rep for maximum length; minimum panel length is 4'.

Additionally, Precision Series wall panels can be specified as perforated but only in aluminum for use in equipment screen applications, over graphics or for architectural flair.

PRODUCT FEATURES

- ▶ No-clip panel, or clip installation for expansion/contraction
- ▶ Panel depth 1-3/8" nominal
- ▶ Panel width of 12" nominal
- ▶ Cost-effective installation
- ▶ Horizontal or vertical orientation
- ▶ Micro-seam corners available
- ▶ Panel length: 30' maximum for steel
- ▶ Panel length: 22' maximum for aluminum on the thru-fastened leg (no clip), longer lengths available on clip panels

TESTING

- ▶ ASTM E330
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ AAMA 501.1-05
- ▶ ASTM 1592

MATERIALS

- ▶ 48 stocked colors (24 gauge steel)
- ▶ 17 stocked colors (22 gauge steel)
- ▶ 34 stocked colors (.032 aluminum)
- ▶ 26 stocked colors (.040 aluminum)
- ▶ 21 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available



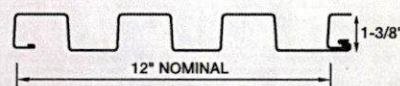
BOX RIB 1
WITH OR WITHOUT CLIP

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" Wide 1-3/8" High
Note: Minimum panel length is 4'



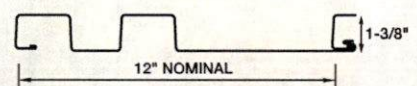
BOX RIB 3
WITH OR WITHOUT CLIP

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" Wide 1-3/8" High
Note: Minimum panel length is 4'



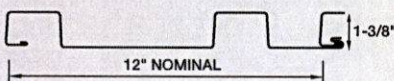
BOX RIB 2
WITH OR WITHOUT CLIP

MATERIALS

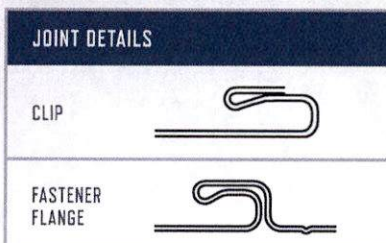
.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" Wide 1-3/8" High
Note: Minimum panel length is 4'



NOTE: Line drawings on this page are not to scale.
NOTE: Oil canning is not a cause for rejection.



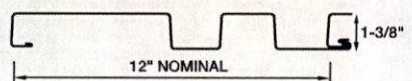
BOX RIB 4
WITH OR WITHOUT CLIP

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" Wide 1-3/8" High
Note: Minimum panel length is 4'



Box Rib panels should be installed in single-piece runs, either horizontally (male side down) or vertically. For aluminum panels more than 22' or steel panels more than 30' the clip version should be utilized. Contact PAC rep for longer length options. Box Rib panels are NOT designed to be field-lapped over one another.

Premium Colors



Timber Series Wood Grain

Available in 24 gauge steel and .032 aluminum.



70% polyvinylidene fluoride (PVDF) pre-finished steel and aluminum for all architectural cladding applications.

● Metallic Colors \$ Pricing ▲ Cool Colors ● Premium Colors

See back for color performance and availability chart.

Standard Colors



Planning and Building Department



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 WA: 833 750 1935



MAVERICK ENGINEERING
19 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 855-6887



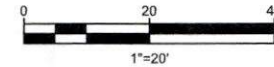
REVISIONS

NO.	DATE	DESCRIPTION
1	06/16/2025	CONCEPT PLAN

CONCEPT PLAN

COSA ARCHEOLOGY OFFICE
ST. JOHNS COUNTY, FL
PREPARED FOR: CLIENT

1
OF 1



LEGEND

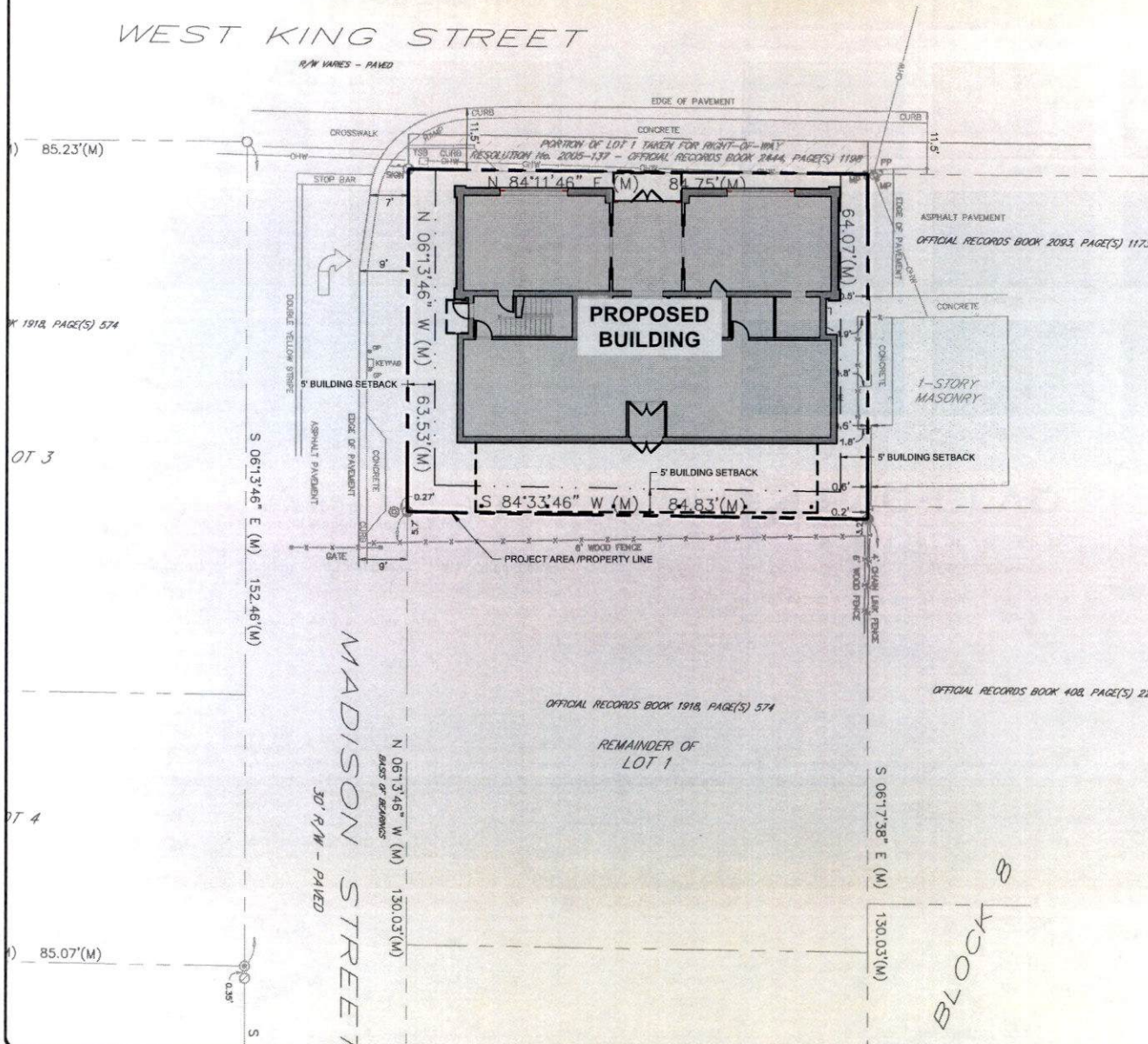
	PROPERTY BOUNDARY
	PROJECT AREA
	BUILDING SETBACK
	EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT

HATCH LEGEND

	CONCRETE
	BUILDING
	PAVEMENT

SITE DATA TABLE

TOTAL PROJECT AREA	5,409 SF	0.12 AC
PROPOSED BUILDING		3,270 SF
PROPOSED PVMT & CONCRETE		0 SF
TOTAL IMPERVIOUS AREA		3,270 SF
TOTAL PERVIOUS AREA		2,139 SF
TOTAL IMPERVIOUS %		60.45 %
TOTAL PERVIOUS %		39.55 %
OPEN SPACE		2,139 SF
ZONING		CM-2
FLOOR AREA RATION (FAR) MAX		75%
MAXIMUM BUILDING HEIGHT		35'
SETBACKS (S/F/R)		0'/5'/5'
PARCEL NUMBER(S)		111560 0010
911 ADDRESS		TBD
FEMA PANEL NUMBER		12109C0314J
FLOOD ZONE		X



SARAH RYAN
ARCHITECT

Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer:
SWANSON STRUCTURAL, INC
201 Owens Ave
St Augustine FL 32080
904-685-8806

MEP Engineer:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
241 WEST KING STREET
ST. AUGUSTINE FL 32084

No.	Date	Description
1	06/16/24	SCHEMATIC DESIGN
2	04/02/25	FRIEDAY REVIEW
3	06/02/25	CRC REVIEW

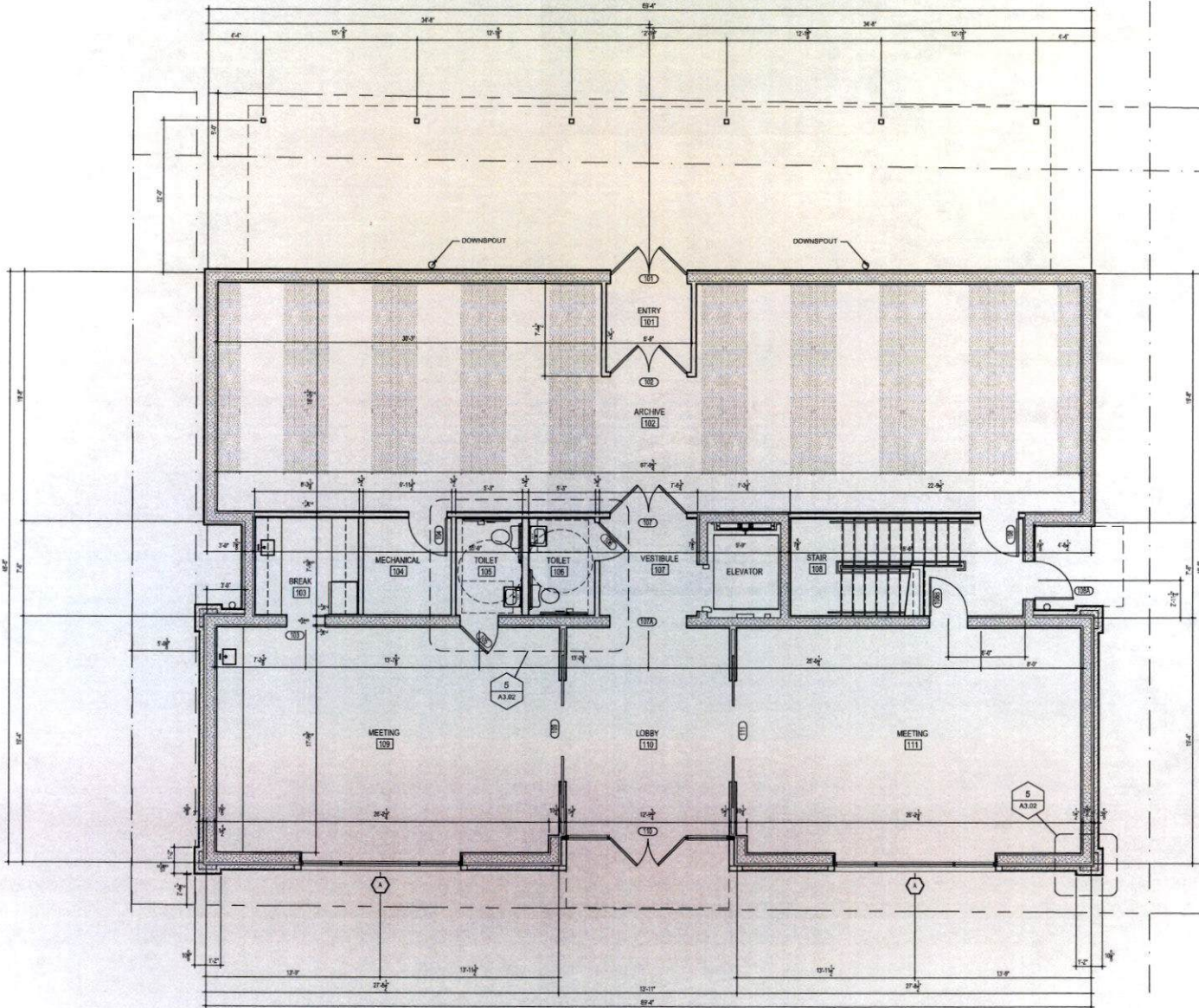
Scale AS NOTED

Sheet 85a

FIRST FLOOR PLAN

Sheet Number **A101**

NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

SARAH RYAN
ARCHITECT

Architect:
Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

Owner:
CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer:
SWANSON STRUCTURAL, INC.
201 Owens Ave
St Augustine FL 32080
904-885-8806

MEP Engineer:
Powell & Hinkle Engineering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

DR. SUE A. MIDDLETON
ARCHEOLOGY CENTER
241 WEST KING STREET
ST. AUGUSTINE FL 32084

NO.	DATE	DESCRIPTION
1	08/19/24	SCHEMATIC DESIGN
2	04/20/25	FREED REVIEW
3	08/06/25	CRC REVIEW

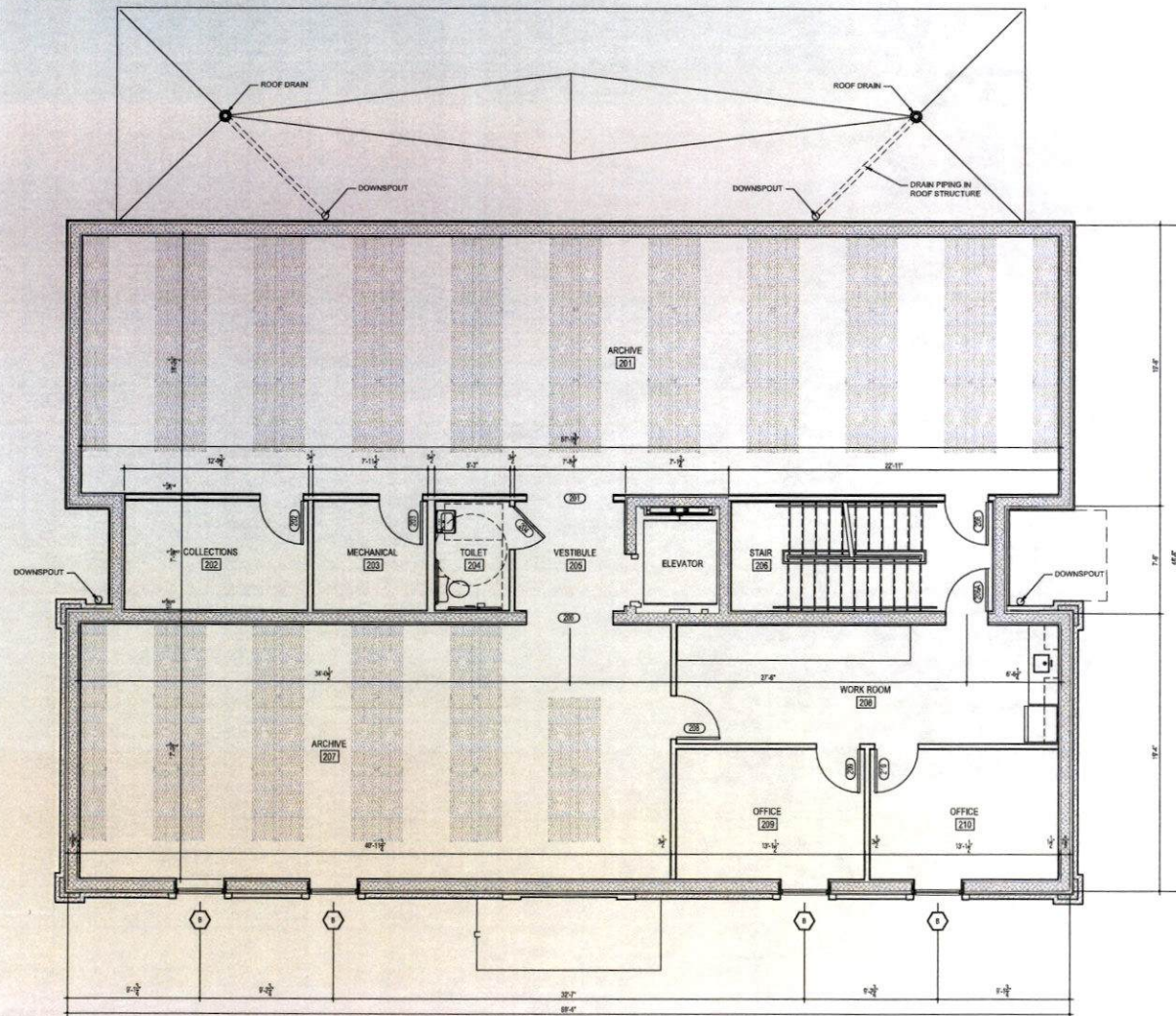
Scale AS NOTED

Sheet 006

SECOND FLOOR PLAN

Sheet Number **A102**

NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 17, 2025

RE: **Ordinance 2025-14 – Amending the Future Land Use Designation of 500 Anastasia Boulevard from Commercial Low Intensity to Public – Second Reading and Public Hearing**

The property at 500 Anastasia Boulevard is a 1.27-acre parcel between Moultrie Place and Comares Avenue. The property is centrally located on Anastasia Boulevard and generally to the Davis Shores area. It also provides easy access to the Boulevard to either the downtown St. Augustine or south to the SR 312 corridor. These are important considerations related to the relocation of the existing island fire station.

This property is now owned by the City of St. Augustine and is anticipated to be the site for the new fire station on the island. The existing fire station has exceeded its useful and functional lifespan and is also in a location where there are planned intersection safety improvements.

The city's Future Land Use Map (FLUM) identifies Commercial Low Intensity as the current land use category for this property. The request is to change the existing land use to the city's Public land use category. A companion application to rezone the property to Government Use (GU) which is consistent with the proposed land use category has also been submitted.

On June 3, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property from Commercial Low Intensity to Public.

The City Commission passed this ordinance on First Reading on July 14, 2025. Attached you will find the Ordinance, a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB. Please place Ordinance 2025-14 on the City Commission July 28, 2025, agenda for second reading and public hearing. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.


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. 2025-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.27 ACRES OF PROPERTY LOCATED AT 500 ANASTASIA BOULEVARD, BETWEEN MOULTRIE PLACE AND COMARES AVENUE AS PORTIONS OF DAVIS SHORES IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE COMMERCIAL LOW INTENSITY TO A CITY DESIGNATION OF PUBLIC; 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 changes the comprehensive plan land use category on approximately 1.27 acres purchased by the City of St. Augustine for a purchase price agreed upon to build a new city Fire Station. The new Fire Station is necessary to replace an outdated station that is on a piece of property needed by the FDOT for intersection safety improvements.

- 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, this ordinance relates to a land use plan amendment that will improve public safety to allow the construction of a new fire station, community room, and FDOT intersection safety improvements.

- 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 City of St. Augustine to build a new fire station. This allows for improved fire services, community space, and the reconfiguration of a dangerous intersection.

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.27 ACRES OF PROPERTY LOCATED AT 500 ANASTASIA BOULEVARD; BETWEEN MOULTRIE PLACE AND COMARES AVENUE AS PORTIONS OF DAVIS SHORES IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF CITY OF ST. AUGUSTINE COMMERCIAL LOW INTENSITY TO A CITY DESIGNATION OF PUBLIC; 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 a parcel of property containing approximately 1.27 acres of land, between Moultrie Place and Comares Avenue as a portion of the Davis Shores being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Commercial Low Intensity to City Public;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 1.27 acres commonly known as 500 Anastasia Boulevard and a portion of Davis Shores, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Commercial Low Intensity, is hereby amended to the city classification of Public. This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as 500 Anastasia Boulevard with Parcel ID #218570-0000 within the City of St. Augustine, Florida:

**DAVIS SHORES LOTS 2, 3, 4, 5, & 15 ALL LOTS 16,
17, 18, 19 (EX PT OF LTS 2 & 19 IN OR3874/460) (EX
R/W RD #A1A IN OR65/337) BLK 33 OR6082/1951
PARCEL ID 218570-0000
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Severance of Invalid Provisions. 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 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

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)



Overview



Legend

Parcels

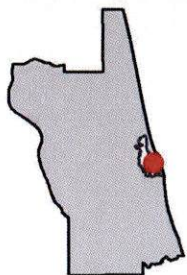
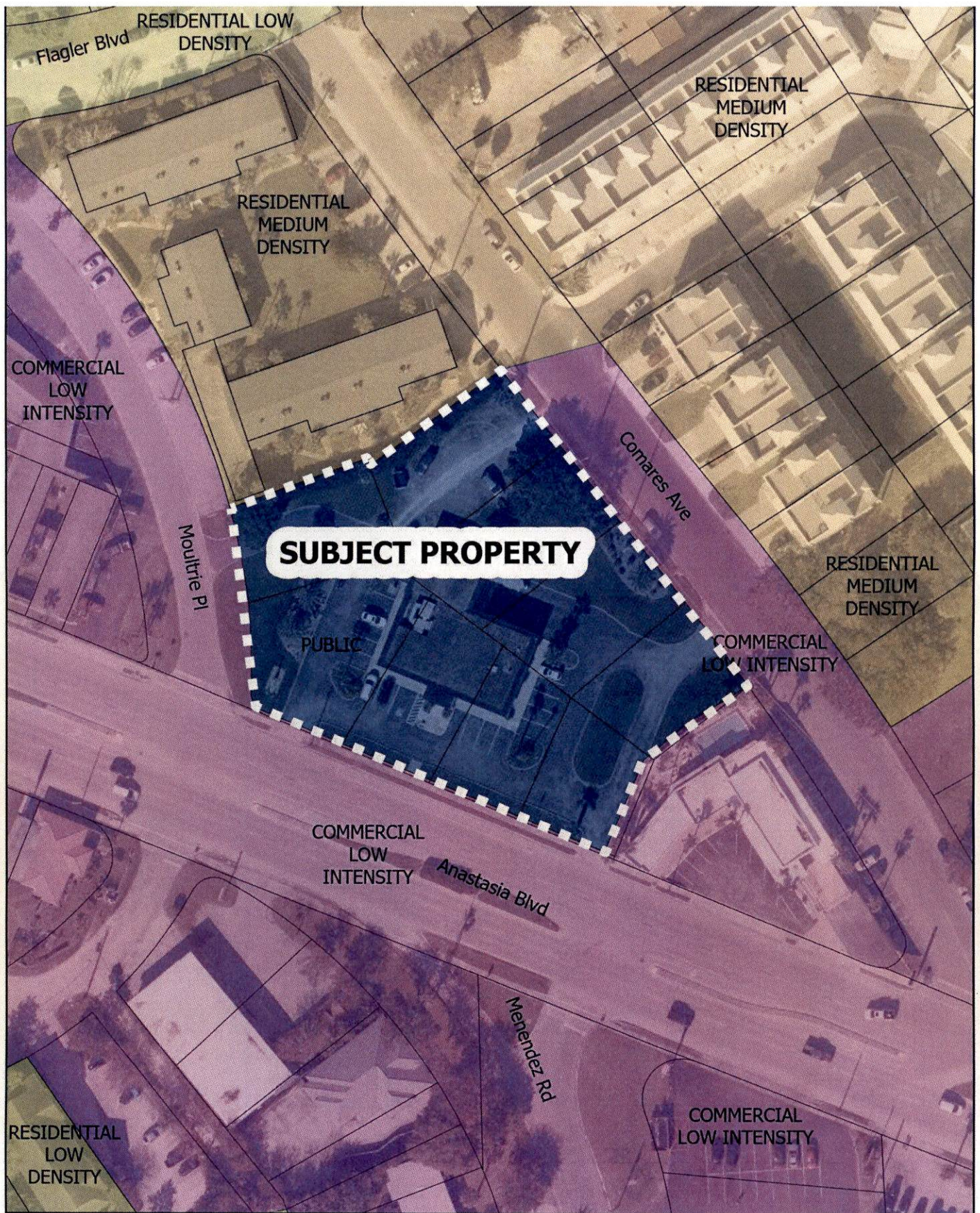
Parcel ID	2185700000	Physical Address	500 ANASTASIA BLVD	Building Value	\$414,947	Last 2 Sales Date				
Property Class	1105 - Owner	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$45,426	1/13/2025	Price	\$4000000	Reason	18 U
Taxing District	City of St Augustine	Address	75 KING ST	Total Land Value	\$829,818	11/20/2009	\$400000	12	U	
Acres	1.27		SAINT AUGUSTINE FL 32084-0000	Just Value	\$1,290,191					
				Total	\$486,542					
				Deferred Assessed Value	\$803,649					
				Total	N/A					
				Exemptions						
				Taxable Value	\$803,649					

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.

Date created: 7/3/2025

Last Data Uploaded: 7/2/2025 11:53:32 PM

Developed by  SCHNEIDER
GEOSPATIAL



Proposed Land Use

500 Anastasia Boulevard is proposed to have a land use designation of Public

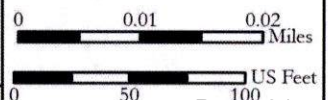


CITY OF
ST AUGUSTINE
EST. 1565

DISCLAIMER:

(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.
(2) Recently approved changes may not be reflected in the current dataset.
(3) Classifications depicted are for convenience only and should be confirmed by the governing department of the City of St. Augustine prior to legal use. For departmental contact information please visit www.citystaug.com.

2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Planning and Zoning Board (PZB)

June 3, 2025 Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 3, 2025	9.a.	PZB2025-0037
Request	Address	Parcel ID
Land Use Plan Amendment & Rezoning	500 Anastasia Boulevard	218570-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant & Owner Reuben Franklin
c/o City of St. Augustine

Property Class:
(St. Johns County
Property Appraiser) 1105 – Owner Occupied Stores

**Future Land Use
Designation:** Commercial Low Intensity

Zoning Designation: Commercial Low-Two: CL-2 [\[LINK TO DISTRICT REGULATIONS\]](#)

Acreage: 1.27

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map and rezone the property at 500 Anastasia Boulevard.

The requested land use designation amendment is to change the existing Commercial Low Intensity to Public and the rezoning from Commercial Low-Two: CL-2 to Government Use: GU.

The justification for the request is that the City of St. Augustine purchased the property to build a new fire station.

Staff Analysis of Request and Consistency with the City of St. Augustine's Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Objective 6.8 Public and Institutional Use Categories: The public and Institutional land use category is established for publicly owned parcels, and privately owned institutional uses.	The Public land use category is in place for publicly owned parcels to have a specific land use designation.
Policy 6.8.1 Public It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Public land use designation is for properties that are owned by a local government and also used for governmental functions such as a fire station.
Policy 6.8.1.1 The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02)	This city policy requires a land use plan amendment after the purchase of a property by a government entity.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	

Staff Recommendation

Historically staff does not make recommendations concerning amendments to the City's Future Land Use Map or rezoning requests. Based on Sec. 28-30 of the City's Code, the Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

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

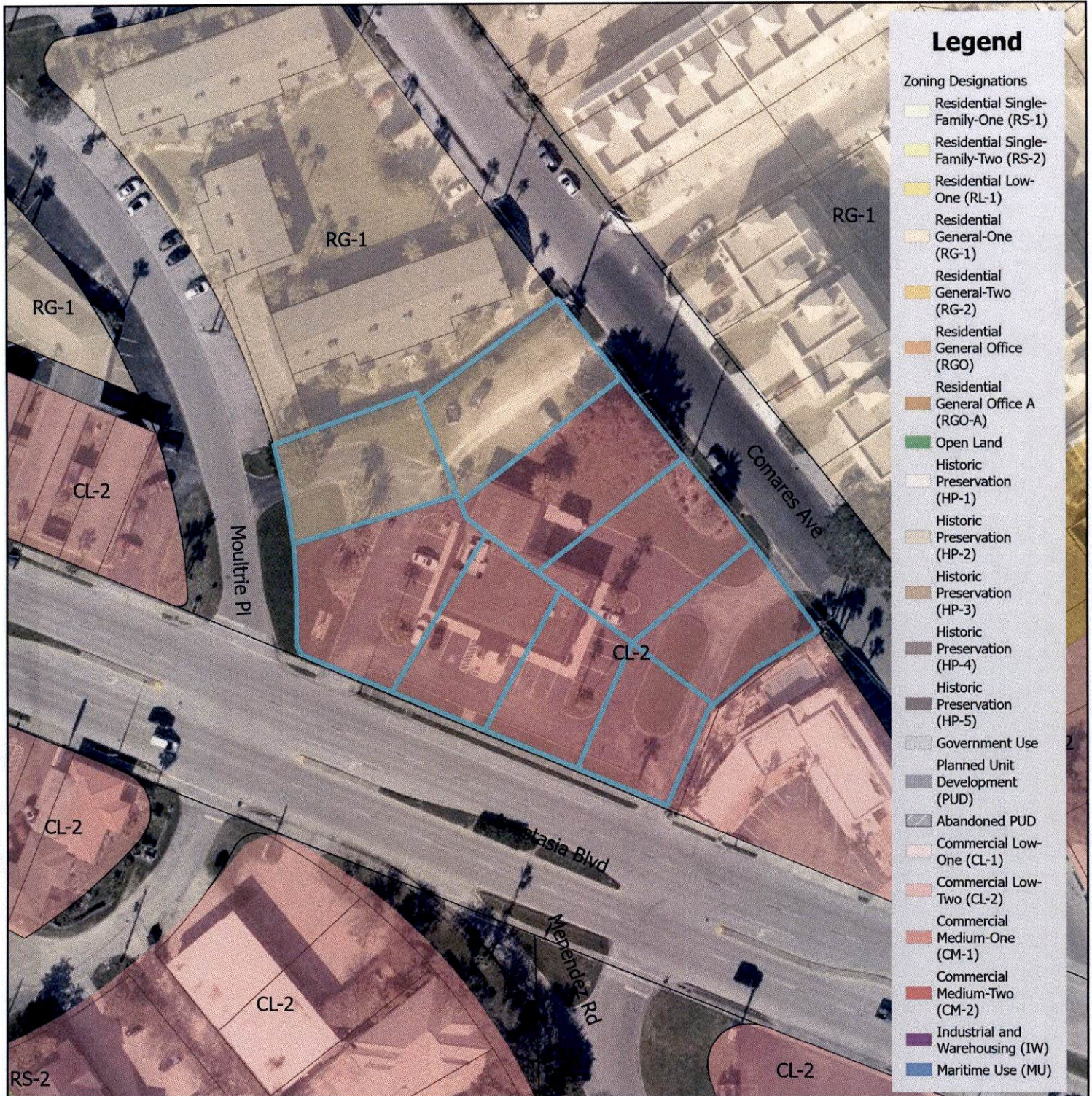
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey & Warranty Deed
5. Conceptual Site Plan

Staff Report prepared by:

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

Attachment 1: Site Maps & Photos



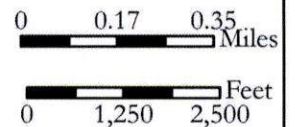
Zoning Map

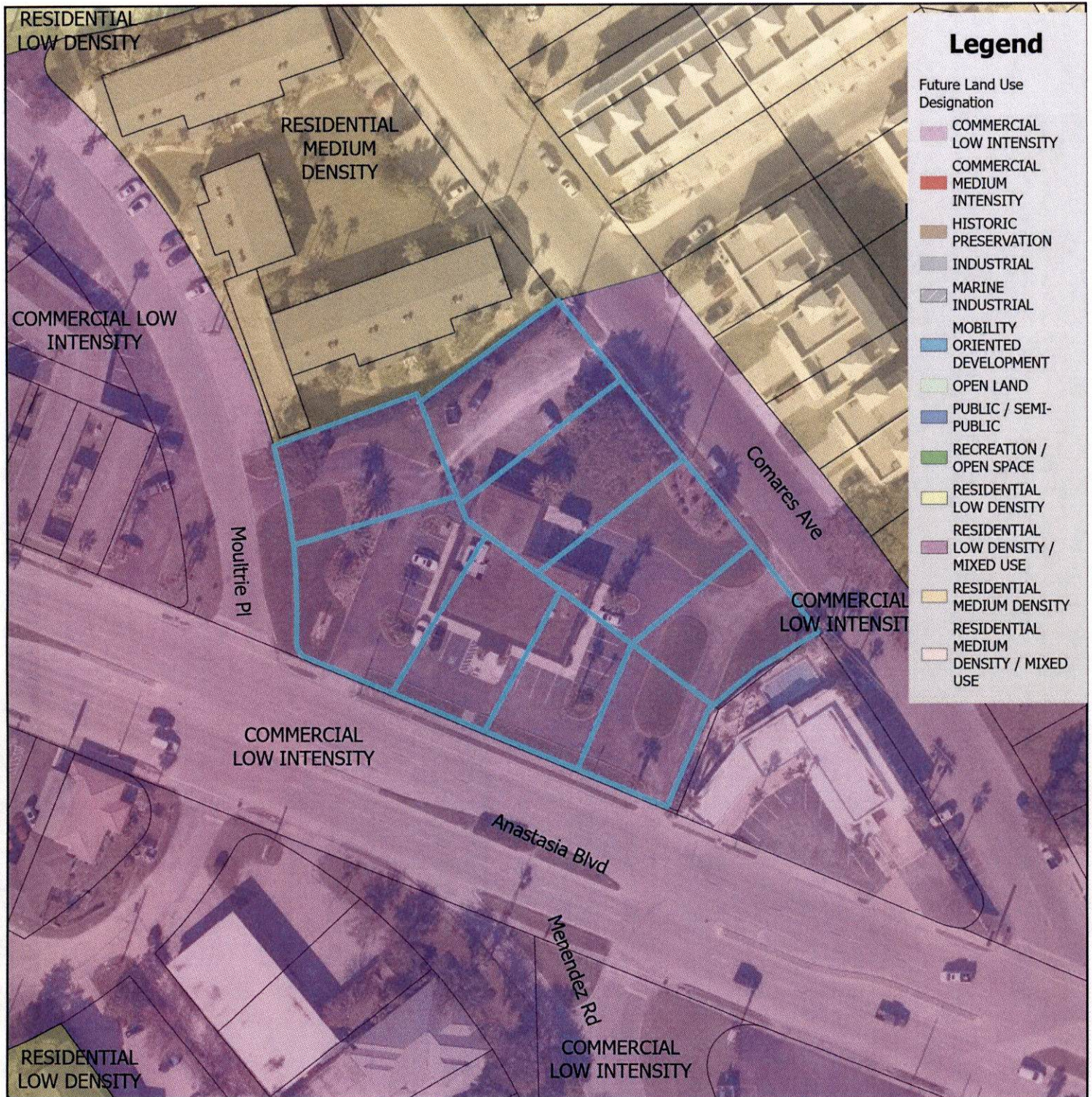
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Legend

Future Land Use Designation

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- MOBILITY ORIENTED DEVELOPMENT
- OPEN LAND
- PUBLIC / SEMI-PUBLIC
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM
- DENSITY / MIXED USE

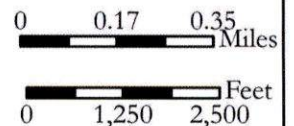


Future Land Use Map

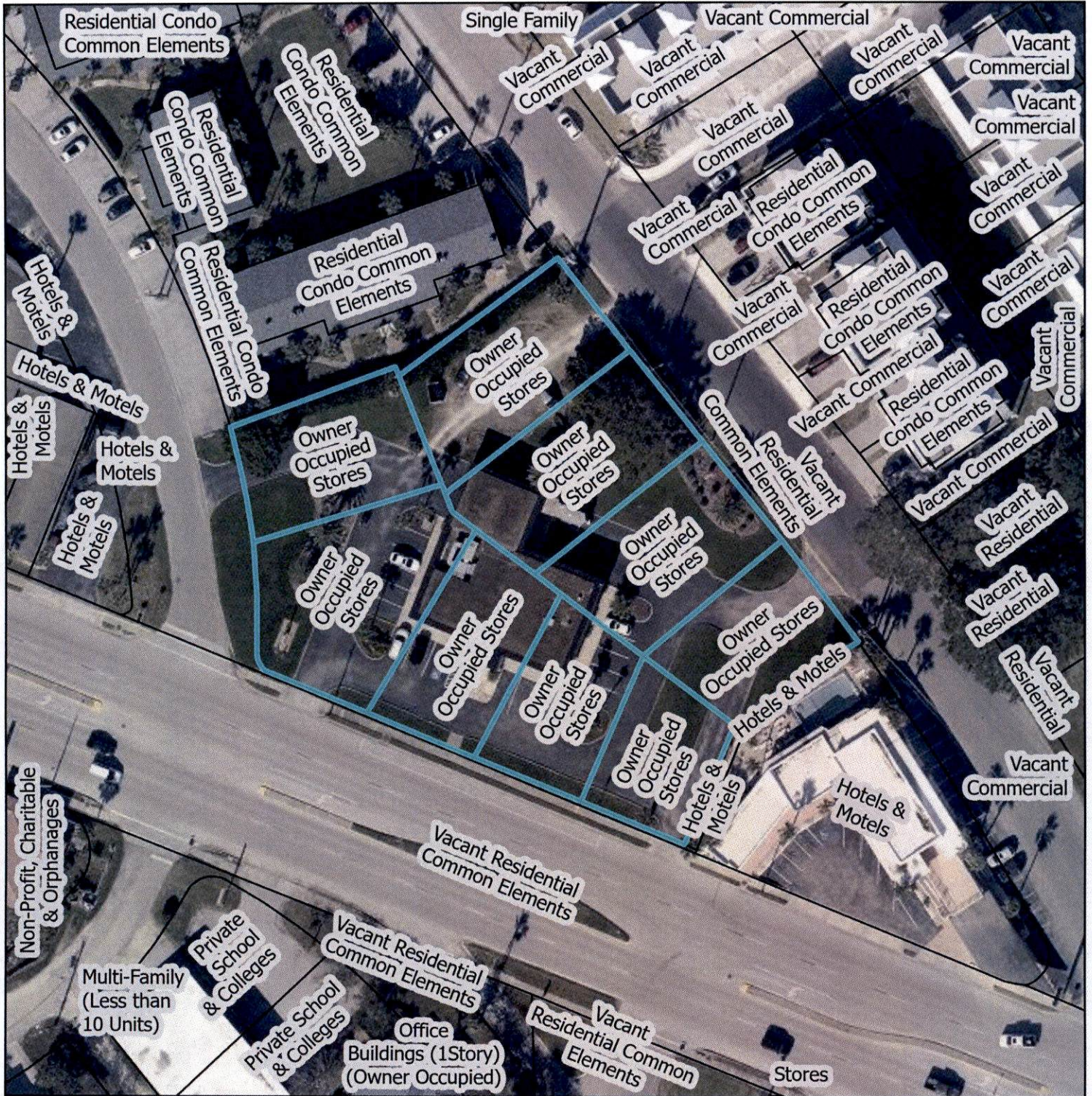
City of St. Augustine
Planning, Zoning, & Building Department
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2025



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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



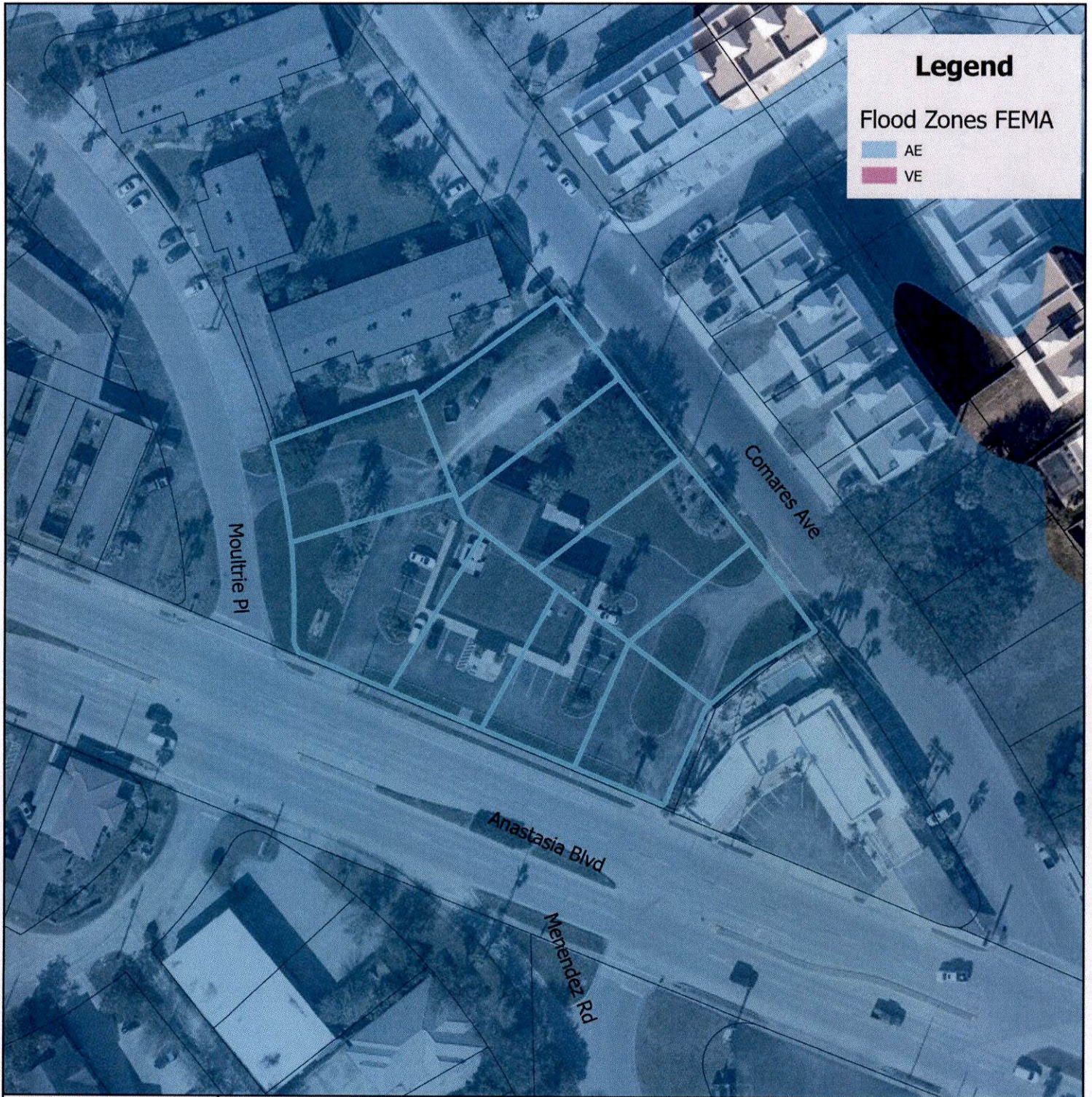
0 0.01 0.01 Miles

0 40 80 Feet

500 Anastasia Boulevard



12/08/2024



Legend

Flood Zones FEMA

AE

VE

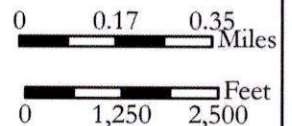


FEMA Flood Zone Map

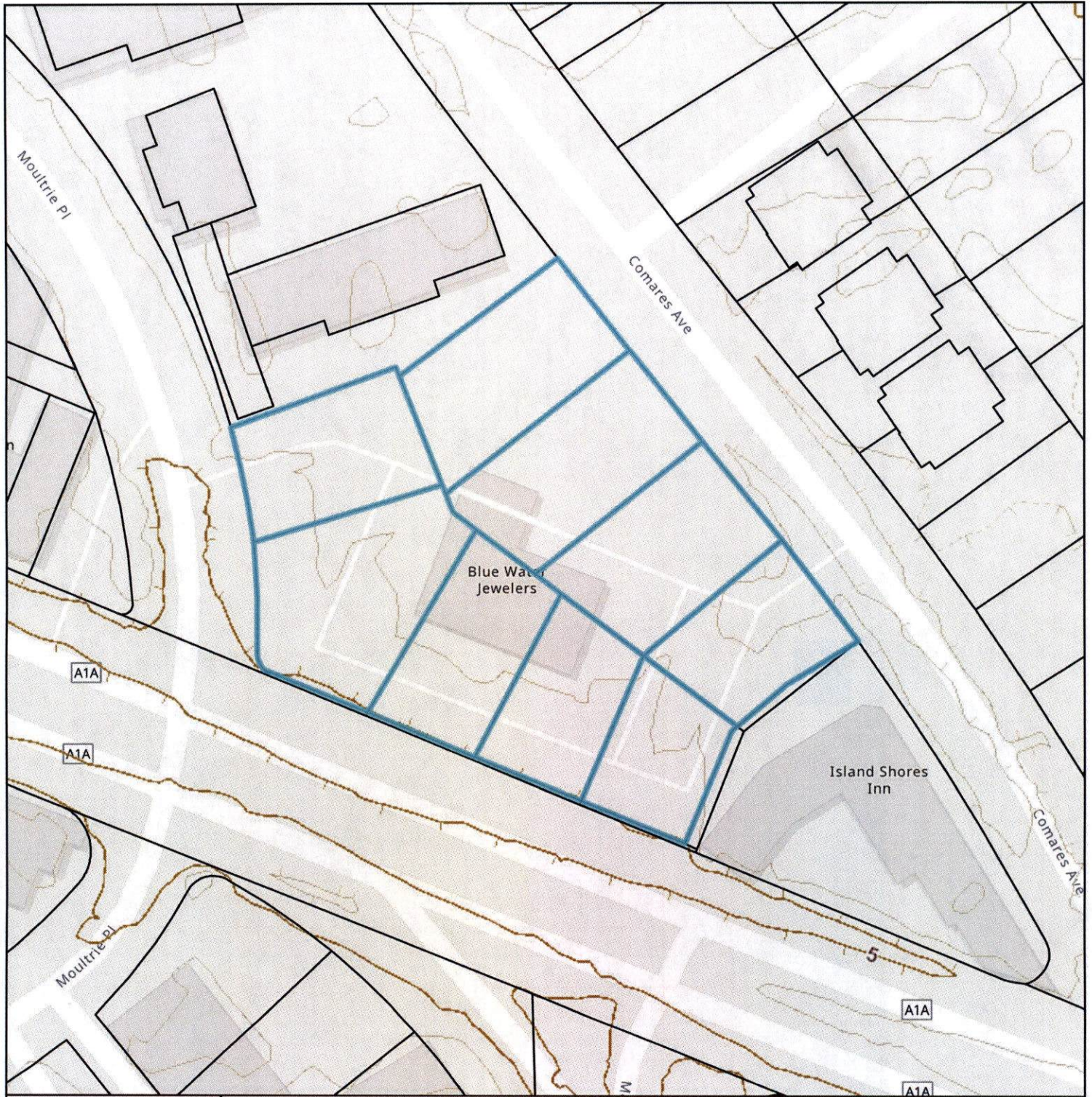
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.01 Miles

0 40 80 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____
Receipt Number: _____ Meeting Date: _____
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Reuben Franklin Contact Number: 9042094323
Business (if applicable): City of St. Augustine
Address: PO Box 210 City: St. Augsutine State: FL Zip: 32080
E-Mail Address: rfranklin@citystaug.com

2. NAME OF PROPERTY OWNER: Reuben Franklin Contact Number: _____
Business (if applicable): City of St. Augustine
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: _____ Parcel Number: 2185700000

4. PROJECT STREET ADDRESS: 500 Anastasia Blvd

5. SPECIFIC PROPOSED USE: Fire Station

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☒ Land Use Plan Amendment
☐ Variance ☒ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Change land use and zoning

8. JUSTIFICATION FOR ACTION REQUESTED: City purchased property to build a new fire station

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

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

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

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

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

10. PREVIOUS 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

Date

Signature of Property Owner

Date



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

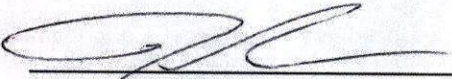
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Reuben Franklin

Print name of applicant



Signature of applicant

4/22/25

Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 500 ANASTASIA BLVD

Applicant's Name: REBECCA FRANKLIN Applicant's Signature: [Signature]

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

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Homestead Compliance

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

[Homestead Compliance](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 2185700000
Location 500 ANASTASIA BLVD
Address SAINT AUGUSTINE 32080-0000
Neighborhood Retail Stores Anastasia (COM) (680.3)
Tax 3-100 DAVIS SHORES LOTS 2 3 4 5 & 15 ALL LOTS 16 17 18 & 19 (EX
Description* PT OF LTS 2 & 19 IN OR3874/460) (EX R/W RD #A1A IN OR65/337)
 BLK 33 OR6082/1951
**The Description above is not to be used on legal documents.*
Property Use Owner Occupied Stores (1105)
Code
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 16-7-30
District City of St Augustine (District 452)
Millage Rate 18.72
Acreage 1.270
Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name [City Of St Augustine](#) 100%
Mailing Address 75 KING ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
City	Future Year Exemption	\$0

Additional Exemptions: City

Map



Valuation Information

	2025
Building Value	\$414,947
Extra Features Value	\$45,426
Total Land Value	\$829,818
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,290,191
Total Deferred	\$486,542
Assessed Value	\$803,649
Total Exemptions	\$0
Taxable Value	\$803,649

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$407,669	\$48,306	\$553,212	\$0	\$0	\$1,009,187	\$730,590	\$278,597	\$730,590
2023	\$357,643	\$48,946	\$553,212	\$0	\$0	\$959,801	\$664,173	\$295,628	\$664,173
2022	\$158,645	\$14,025	\$675,318	\$0	\$0	\$847,988	\$603,794	\$244,194	\$603,794
2021	\$118,984	\$17,242	\$675,318	\$0	\$0	\$811,544	\$548,904	\$262,640	\$548,904
2020	\$124,649	\$20,458	\$675,318	\$0	\$0	\$820,425	\$499,004	\$321,421	\$499,004
2019	\$106,842	\$20,769	\$541,569	\$0	\$0	\$669,180	\$453,640	\$215,540	\$453,640
2018	\$154,737	\$26,287	\$715,975	\$0	\$0	\$412,400	\$412,400	\$0	\$412,400
2017	\$73,684	\$16,277	\$660,900	\$0	\$0	\$394,600	\$394,600	\$0	\$394,600
2016	\$73,684	\$16,277	\$660,900	\$0	\$0	\$414,600	\$414,600	\$0	\$414,600
2015	\$77,369	\$16,277	\$660,900	\$0	\$0	\$393,900	\$381,951	\$11,949	\$381,951
2014	\$78,018	\$16,277	\$669,072	\$0	\$0	\$355,400	\$355,400	\$0	\$355,400

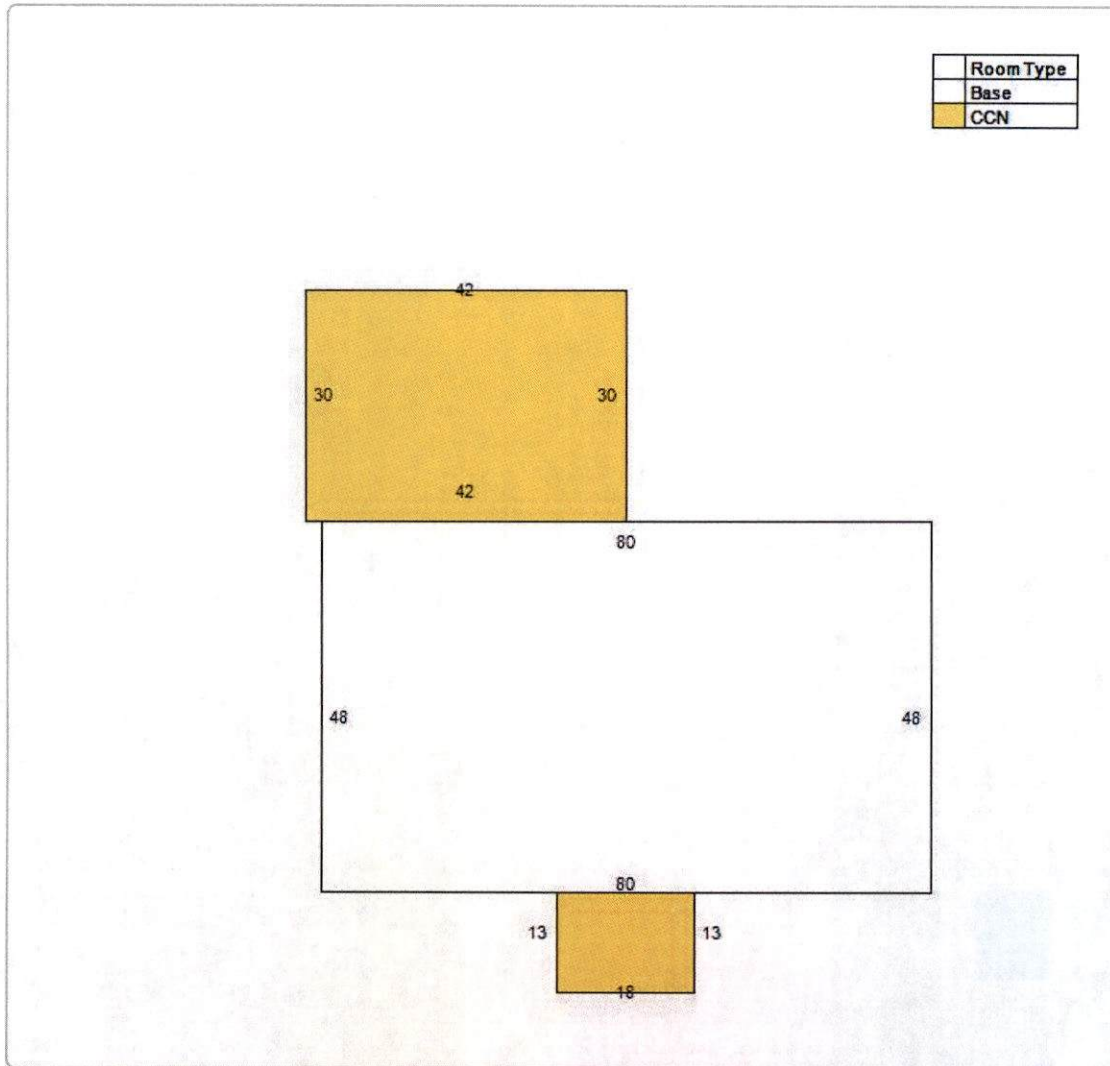
Building Information

Building 1
 Building Value \$414,947
 Year Built 1971
 Actual Area 5334
 Conditioned Area 3840
 Use Stores (Retail)
 Style 04
 Exterior Wall Concrete Stucco

Roof Cover Built Up
 Roof Structure Rigid Frame
 Interior Flooring Marble
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms
 Baths

Description	Square Footage
FINISHED CANOPY	1260
BASE AREA	3840
FINISHED CANOPY	234
Total SqFt	5334

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		8282
Asphalt Paving (COM)		33880
Curb (COM)		3264

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	0	0	55321.2	SF	\$829,818

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/13/2025	1/13/2025	\$4,000,000.00	WARRANTY DEED	6082	1951	U	I	JABEZ ENTERPRISES INC	CITY OF ST AUGUSTINE
	11/20/2009	\$400,000.00	WARRANTY DEED	3261	1542	U	I	BANK OF AMERICA NA	JABEZ ENTERPRISES INC

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

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

Last Data Upload: 5/8/2025, 12:05:03 AM

Contact Us

Developed by



Attachment 4:

Survey & Warranty Deed

This instrument was prepared by:

Nick Asselta

Action Title Services of St. Johns County, Inc.

3670 US 1 South, Suite 110, St. Augustine, Florida 32086

File Number: 26708

Documentary Stamps Paid: \$28,000.00

Consideration: \$4,000,000.00

This Corporate Warranty Deed

This Indenture, made , January 13, 2025 A.D.

Between Jabez Enterprises, Inc. whose post office address is: 500 Anastasia Boulevard, St.

Augustine, Florida 32080 a corporation existing under the laws of the State of Florida, Grantor and

The City of St. Augustine, Florida, a municipality of the State of Florida whose post office address

is: 75 King Street, St. Augustine, FL 32084, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of **Ten Dollars and no cents (\$10.00)** , to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

Lots 2, 3, 4, 5, 15, 16, 17, 18, and 19, Block 33, DAVIS SHORES OCEAN VIEW SECTION, according to the Plat thereof as recorded in Map Book 3, Pages 97, 98, 99, 100, 101, and 102, of the Public Records of St. Johns County, Florida, LESS AND EXCEPTING therefrom that portion heretofore conveyed to the State of Florida for road right-of-way purposes as set forth in instrument recorded in Official Records Book 65, Page 337, of the Public Records of St. Johns County, Florida.

ALSO LESS AND EXCEPT that portion of the above-described property previously conveyed by virtue of that certain deed in Official Records Book 3874, Page 460, to wit:

That part of Lots 2 and 19, Block 33, DAVIS SHORES OCEAN VIEW SECTION, according to the Plat thereof as recorded in Map Book 3, Pages 97 through 102, inclusive, of the Public Records of St. Johns County, Florida, being more fully described as follows:

BEGINNING at the intersection of the Northerly right of way line of State Road A1A, also known as Anastasia Boulevard, said right of way having a width of 100 feet, with the Easterly line of said Lot 19; thence North 20° 56' 00" East along said Easterly line 63.72 feet to the Southeasterly corner of said Lot 2; thence North 50° 50' 00" East along the Southeasterly line of said Lot 2 a distance of 74.89 feet to the Northeasterly right of way line of Comares Avenue, a 60' wide right of way; thence South 57° 45' 02" West departing said last right of way line 42.60 feet; thence South 49° 07' 12" West 37.60 feet; thence South 22° 00' 14" West 61.38 feet to a point on aforesaid Northerly right of way line; thence South 69° 12' 09" East along said Northerly right of way line 7.13 feet to the POINT OF BEGINNING.

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

Parcel Identification Number: 218570-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neit her Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

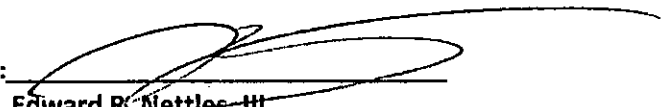
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

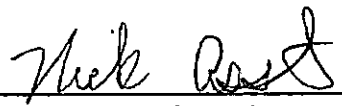
Two different witnesses have signed below (the notary may be one of the witnesses). Neither the witnesses nor the notary is related to the grantor(s) or has any beneficial interest in the sale of the property described herein. Both witnesses must print their mailing addresses as required by §695.26 of the Florida Statutes.

Jabez Enterprises, Inc.

Signed and Sealed in Our Presence:

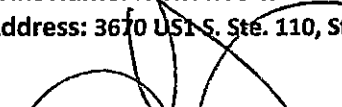
By:


Edward R. Nettles, III
Its President

(1) 

Witness Print Name: Nick Asselta

Witness Address: 3670 US1 S. Ste. 110, St. Augustine, FL 32086

(2) 

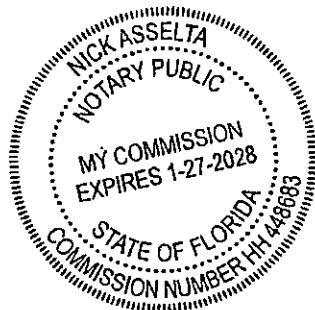
Witness Print Name: Craig M. Herzog

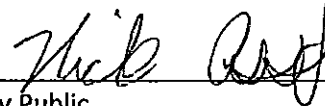
Witness Address: 3670 US1 S. Ste. 110, St. Augustine, FL 32086

State of FLORIDA

County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 10, 2025, by Edward R. Nettles, III, the President of Jabez Enterprises, Inc. A corporation existing under the laws of the State of Florida, on behalf of the corporation. He has produced VALID DRIVER'S LICENSE .





(Seal)

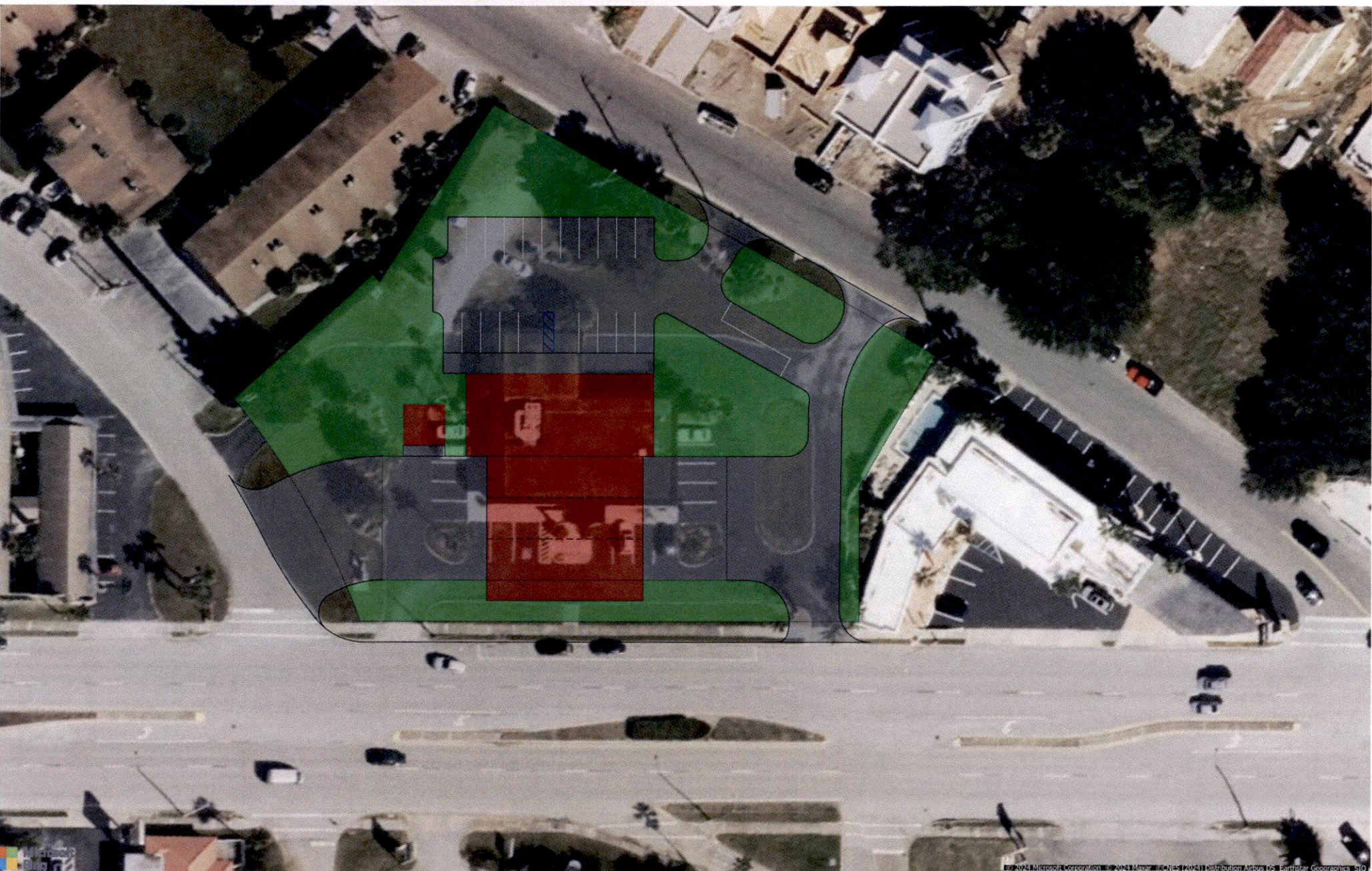
Notary Public

Notary Printed Name: Nick Asselta

My Commission Expires: 1/27/2028

(Notary Seal)

Attachment 5: Conceptual Site Plan



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 17, 2025

RE: **Ordinance 2025-15 – Amending the Zoning of 500 Anastasia Boulevard from Commercial Low-Two (CL-2) to Government Use (GU) – Second Reading and Public Hearing**

The property at 500 Anastasia Boulevard is a 1.27-acre parcel between Moultrie Place and Comares Avenue. The property is centrally located on Anastasia Boulevard and generally to the Davis Shores area. It also provides easy access to the Boulevard to either the downtown St. Augustine or south to the SR 312 corridor. These are important considerations related to the relocation of the existing island fire station.

This property is now owned by the City of St. Augustine and is anticipated to be the site for the new fire station on the island. The existing fire station has exceeded its useful and functional lifespan and is also in a location where there are planned intersection safety improvements.

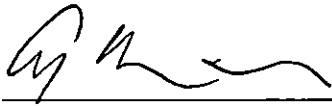
The city's Future Land Use Map (FLUM) designates Commercial Low Intensity as the land use category for this property. The city has also requested to change the land use to the consistent category of Public. The application is to rezone the property to Government Use (GU), which is consistent with the proposed land use category.

On June 3, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property from CL-2 to GU.

The City Commission passed this ordinance on First Reading on July 14, 2025. Attached you will find the Ordinance, and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2025-15 on the City Commission July 28, 2025, agenda for second reading and public hearing. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written over a horizontal line.

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. 2025-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.27 ACRES OF PROPERTY LOCATED AT 500 ANASTASIA BOULEVARD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL LOW-TWO (CL-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU); 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 changes the zoning district on approximately 1.27 acres purchased by the City of St. Augustine for a purchase price agreed upon to build a new city Fire Station. The new Fire Station is necessary to replace an outdated station that is on a piece of property needed by the FDOT for intersection safety improvements.

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, this ordinance relates to a rezoning that will improve public safety to allow the construction of a new fire station, community room, and FDOT intersection safety improvements.

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 City of St. Augustine to build a new fire station. This allows for improved fire services, community space, and the reconfiguration of a dangerous intersection.

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.27 ACRES OF PROPERTY LOCATED AT 500 ANASTASIA BOULEVARD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL LOW-TWO (CL-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU); 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 property identified by the referenced legal description as containing approximately 1.27 acres of land, located between Moultrie Place and Comares Avenue at 500 Anastasia Boulevard being more fully described herein, should be rezoned;

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 1.27 acres of land, located between Moultrie Place and Comares Avenue at 500 Anastasia Boulevard within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned from Commercial Low-Two (CL-2) to the City of St. Augustine classification of Government Use (GU).

Section 2. Legal Description of Property. The following described property located at 500 Anastasia Boulevard and within the City of St. Augustine, Florida:

**DAVIS SHORES LOTS 2, 3, 4, 5, & 15 ALL LOTS 16,
17, 18, 19 (EX PT OF LTS 2 & 19 IN OR3874/460) (EX
R/W RD #A1A IN OR65/337) BLK 33 OR6082/1951
PARCEL ID 218570-0000
HERETO AND MADE A PART HEREOF.**

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. 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 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-14 or, if Ordinance No. 2025-14 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

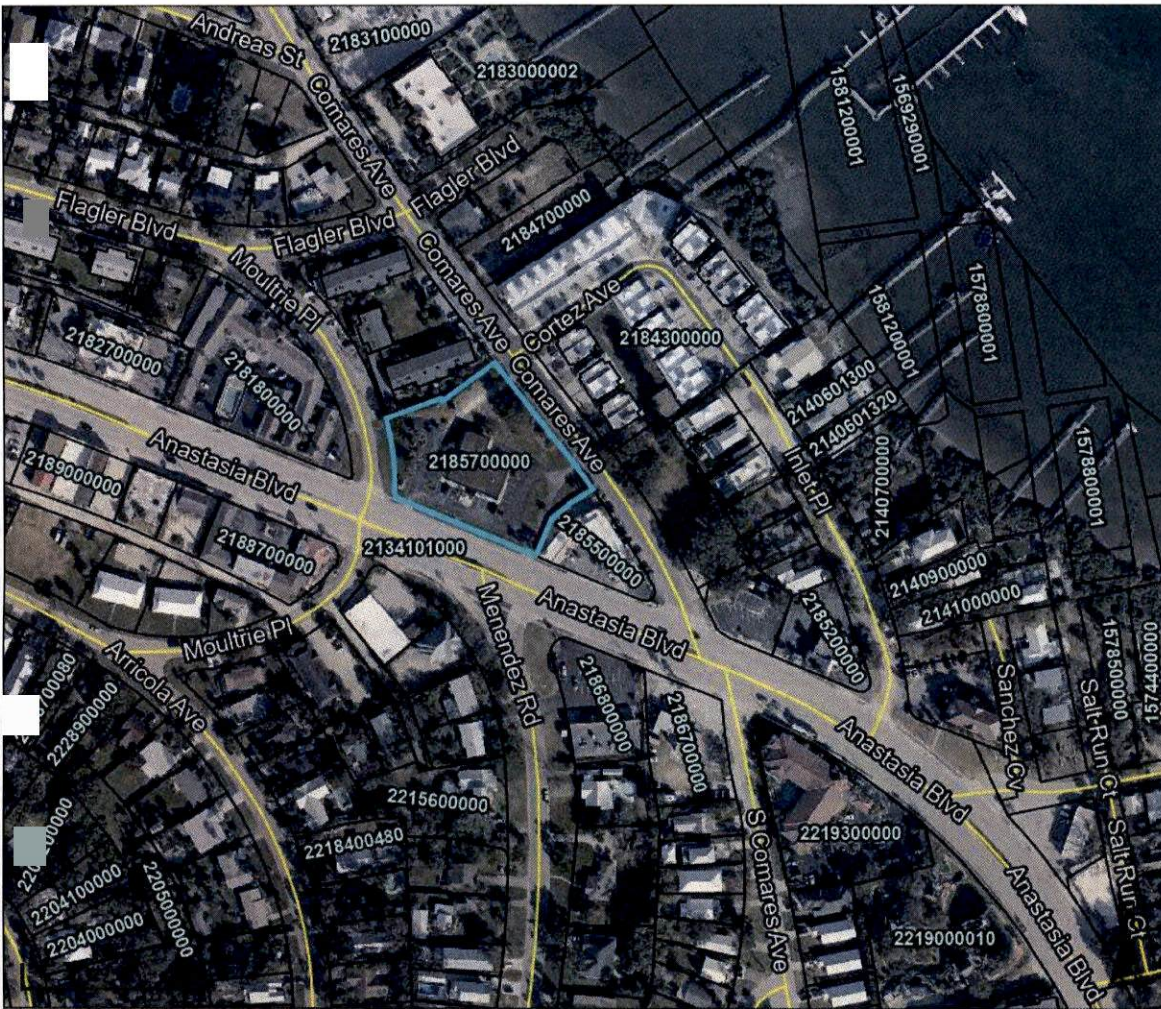
PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



Overview



Legend

□ Parcels

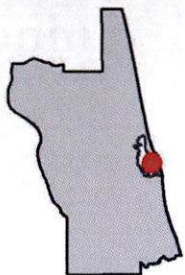
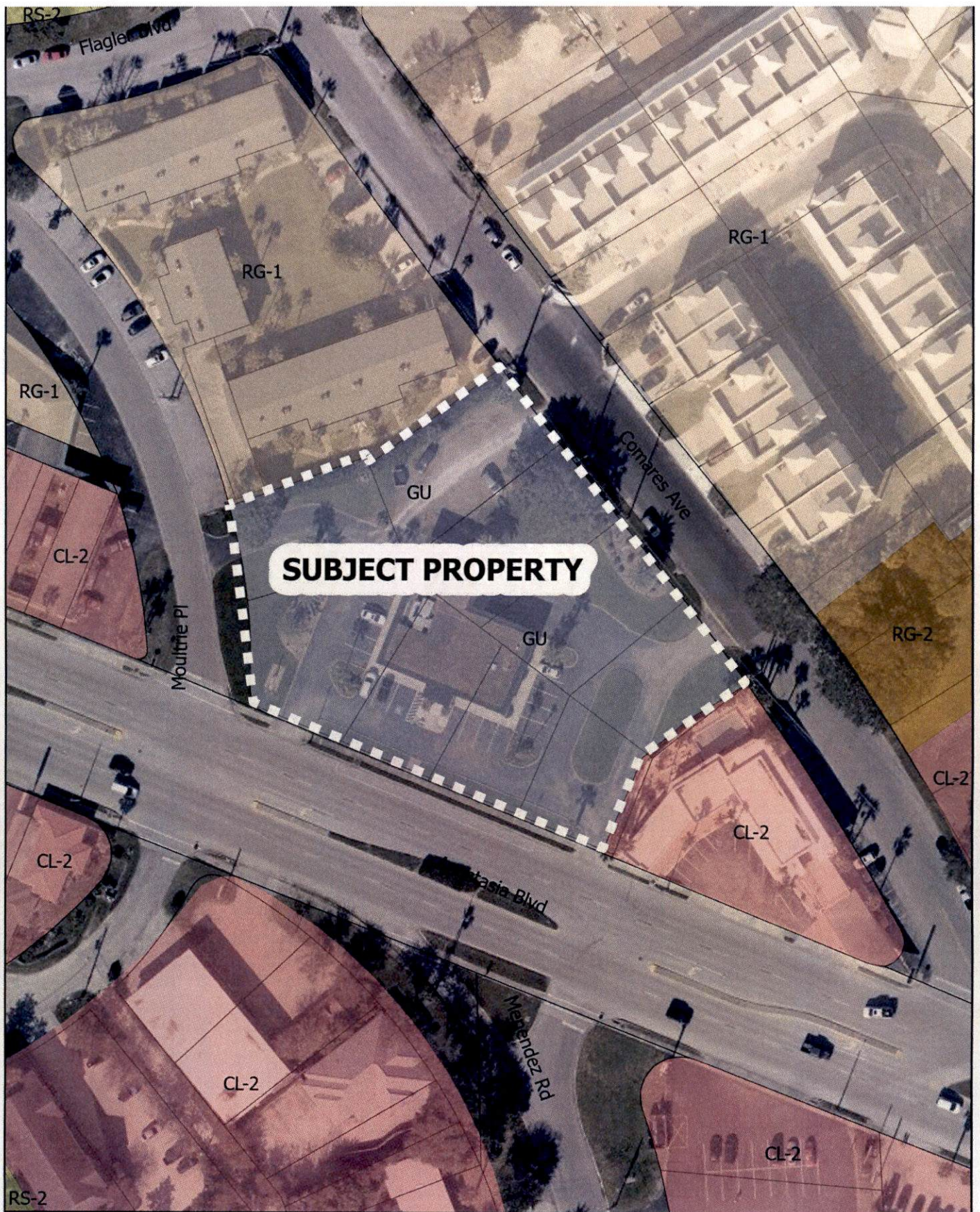
Parcel ID	2185700000	Physical	500 ANASTASIA BLVD	Building	\$414,947	Last 2 Sales			
Property	1105 - Owner	Address	SAINT AUGUSTINE	Value		Date	Price	Reason	Qual
Class	Occupied Stores	Mailing	CITY OF ST AUGUSTINE	Extra Feature	\$45,426	1/13/2025	\$4000000	18	U
Taxing	City of St Augustine	Address	75 KING ST	Value		11/20/2009	\$400000	12	U
District			SAINT AUGUSTINE FL	Total Land	\$829,818				
Acres	1.27		32084-0000	Value					
				Just Value	\$1,290,191				
				Total	\$486,542				
				Deferred					
				Assessed	\$803,649				
				Value					
				Total	N/A				
				Exemptions					
				Taxable Value	\$803,649				

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.

Date created: 7/3/2025

Last Data Uploaded: 7/2/2025 11:53:32 PM

Developed by  SCHNEIDER
GEOSPATIAL



Proposed Zoning

500 Anastasia Boulevard is proposed to have a zoning designation of Government Use: GU

DISCLAIMER:

(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.
 (2) Recently approved changes may not be reflected in the current dataset.
 (3) Classifications depicted are for convenience only and should be confirmed by the governing department of the City of St. Augustine prior to legal use. For departmental contact information please visit www.citystaug.com.



ST. AUGUSTINE
EST. 1565

2025



0 0.01 0.02 Miles

0 50 100 US Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

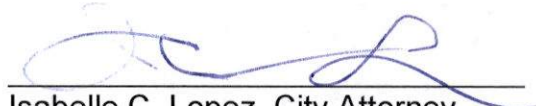
DATE: July 21, 2025

RE: **ORDINANCE 2025-16: PLAT ADMINISTRATIVE AUTHORITY**

Please find enclosed Ordinance 2025-16 amending the city code to designate an administrative authority to receive, review, process, and approve plat and replat submissions to conform with newly enacted state law.

Please place Ordinance 2025-16 on the regular City Commission agenda for second reading on July 28, 2025.

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 2025-16: Amending the city code to designate an administrative authority for plat and replat submissions to conform to state law.



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 2025-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 23-36 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT SUBMISSIONS; REPEALING SECTIONS 23-37 THROUGH 23-46; 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):**

THE PROPOSED AMENDMENT AND REPEAL OF THESE SECTIONS OF CITY CODE ARE REQUIRED FOR COMPLIANCE WITH STATE LAW.

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):**

NONE.

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 23-36 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT SUBMISSIONS; REPEALING SECTIONS 23-37 THROUGH 23-46; 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, Chapter 2025-164, effective July 1, 2025, mandates that plat or replat approvals be administratively approved if they comply with section 177.071, Florida Statutes; and

WHEREAS, Chapter 2025-164 further requires that the City Commission identify an administrative authority by resolution or ordinance, authorizing that administrator to review for completeness and provide processing timeframes to applicants; 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 23, Article II, Section 23-36. Chapter 23, Article II, Section 23-36 is hereby amended, as follows:

"Sec. 23-36. - Generally.

~~The following procedures for securing subdivision plat approval shall be followed in submitting, reviewing and acting upon all subdivision plats within the city. The subdivider and/or his surveyor, engineer or land planner is encouraged, but not required, to discuss informally his preliminary studies and sketches for any subdivision of land with the city offices listed in section 23-38, as well as those of other offices such as the county health department or county community development department. Many times these discussions may lead to a more complete preliminary plan or plat as hereinafter set forth. During the review process, the subdivider or his agent may be called upon for consultation. Each preliminary plan or plat for a subdivision shall be presented for review prior to detailed development of the plat. This preliminary plan will benefit the subdivider in accordance with the degree of completeness of the plan. Such preliminary plan shall be accompanied by a written statement describing the proposed subdivision. Such preliminary plan and statement shall be reviewed by the city planning and building department, public works department, fire department and~~

~~police department and shall be submitted to the city planning and zoning board for preliminary approval subject to such revision as may be deemed necessary.~~

Consistent with Florida law, Chapter 177 the city commission by resolution shall identify the administrative authority designated to provide written notice to applicants for plat or replat approval, and such notice shall include details regarding the approval process, the requirements for completeness of information, and timeframes for review of the submittals or resubmittals to all reviewing departments of the city. Development that will be serviced by City of St. Augustine utilities, whether platted within the city boundary, or outside the city boundary, must provide construction drawings and supporting data for review and analysis prior to city acceptance of water and sewer infrastructure. Any right-of-way proposed for dedication to the city, whether within a plat adoption and dedication or otherwise deeded or dedicated to the city must similarly provide detailed specifications to meet city roadway standards, and nothing herein is intended to require city adoption of roadways.

Section 2. Repealing Chapter 23, Article II, Sections 23-37 through 23-46. Chapter 23, Article II, Sections 23-37 through 23-46 are hereby repealed, in their entirety, as follows:

~~“Sec. 23-37. – Master plan.~~

~~Where the subdivision of a tract of land is to be carried out in one (1) or more stages, a subdivision master plan of the tentative future lot layout, street system, water system, sewer system and storm drainage system for the entire tract shall be prepared and filed with the planning and building department.~~

~~Sec. 23-38. – Preliminary plat.~~

- ~~(a) All of the following city departments must approve preliminary plats prior to submitting to the planning and zoning board. A preliminary plat submittal meeting is recommended involving the appropriate city departments and the agent(s) of the developer:
 - ~~(1) Planning and building department.~~
 - ~~(2) Public works department.~~
 - ~~(3) City manager.~~
 - ~~(4) City attorney.~~
 - ~~(5) City fire department.~~
 - ~~(6) City police department.~~~~
- ~~(b) The city manager shall receive two (2) copies and each of the remaining offices shall be provided with one (1) legible reproduced copy of the proposed preliminary plat a minimum of three (3) weeks prior to submittal to the planning and zoning board for approval. Should any of these city offices decide that other offices or utility companies need to be involved, they may make necessary contacts and/or request additional reproduced copies for these offices and/or companies.~~
- ~~(c) This preliminary plat shall be prepared on sheet sizes of twenty-four (24) inches by thirty-six (36) inches with at least a one-inch margin on three (3) sides with a three-inch margin on the left side of the plat for binding purposes, and shall be in conformance with F.S. § 177.091.~~

- ~~(d) The plat will be reviewed by the city offices during the three-week period prior to submittal of the preliminary plat to the city planning and zoning board. The developer or his agent will be contacted during this period of time should any discrepancies be apparent that would affect preliminary approval. However, the reviewing offices' agreement as to acceptability of format and content is not to be construed as assurance of final acceptance by the city.~~

~~Sec. 23-39. -- Construction drawings.~~

~~Construction drawings of street, storm, sewer, water or sanitary facilities as appropriate will be reviewed by the city public works director prior to submission of the final plat to the city commission. The developer or his agent will be contacted during that period of time should any discrepancies be apparent in such construction drawings that might affect approval. However, the city public works director's agreement as to the acceptability of such construction drawings is not to be construed as an assurance of final acceptance of the plat by the city.~~

~~Sec. 23-40. -- Final plat.~~

- ~~(a) The final plat approval can only be granted by the city commission in an open public meeting after review and recommendation by the planning and zoning board.~~
- ~~(b) The final plat shall be prepared by a currently registered surveyor or engineer of the State of Florida. The submittal must be one (1) original drawing and one (1) copy made in conformance with F.S. § 177.091. The city commission may grant approval of plats with slight variations provided that the variations do not conflict with the requirements of F.S. ch. 177.~~
- ~~(c) In addition, a drawing prepared on the same material as the final plat must be submitted for the property appraiser showing only dimensions of lots, rights-of-way and easements. This drawing must be to a scale of one (1) inch equals two hundred (200) feet and the sheet size must be twenty two (22) inches by thirty-two (32) inches or smaller with a one-half inch margin all around.~~

~~Sec. 23-41. -- Required documentation.~~

~~Prior to recording a plat the following is required:~~

- ~~(1) Surveyors or engineers certificates on the plat.~~
- ~~(2) Construction plans for roadway design approved by the city.~~
- ~~(3) Drainage design plans approved by the city and the county health department.~~
- ~~(4) Certification of title or title opinion addressed to and in favor of the city.~~
- ~~(5) Dedications by owners on the plat.~~
- ~~(6) Dedications by mortgagees and lienors, if applicable, on the plat.~~
- ~~(7) Construction bond and/or warranty bonds as required under section 23-11.~~
- ~~(8) Signature of approval on the plat from:~~
- ~~a. City manager.~~
 - ~~b. City finance director.~~
 - ~~c. City attorney.~~
 - ~~d. Planning and building department.~~
 - ~~e. City public works director.~~

~~Sec. 23-42. -- Dedication and adoption.~~

~~Every plat of a subdivision filed for record must contain a dedication by the developer. The dedication shall be executed by all developers, owners, mortgagees, lienors and other persons having a record interest in the lands subdivided, in the same manner in which deeds are required to be executed. When a tract or parcel of land has been subdivided and a part thereof bearing the dedication executed by the developers or mortgagees having a record interest in the lands subdivided, and the approval of the city commission has been secured and recorded in compliance with this act, all streets, alleys, easements, rights of way and public areas shown on such plat, unless otherwise stated, shall be deemed to have been dedicated to the public for the uses and purposes thereon stated. However, nothing herein shall be construed as creating an obligation upon the city commission to perform any act of construction or maintenance within such dedicated areas except wherein the obligation is voluntarily assumed by the city commission.~~

~~Sec. 23-43. -- Required fees.~~

~~An application fee of two hundred seventy-five dollars (\$275.00), which shall be non-refundable, shall be paid by the developer prior to submitting for preliminary plan review. In addition, all expenses incurred by the city shall be paid by the developer prior to city commission approval. Additional fees shall be determined at a flat rate per hour as determined by the city manager in accordance with section 2-74 of the Code of the City of St. Augustine. Required fees will include all costs incurred by the city which may include private consultants necessary to complete plan review.~~

~~Sec. 23-44. -- Final plat approval.~~

~~Approval of the final plat by the city commission shall be deemed only an acceptance on behalf of the public of the dedication of the streets and other public land as shown upon such plat unless otherwise provided, and shall not be deemed an acceptance for maintenance of the roads, streets, drainage, water and sewer systems and appurtenances installed by the subdivider or developer.~~

~~Sec. 23-45. -- Suitability of land.~~

~~The city commission need not approve any subdivision plan and plat unless the land included within the subdivision is suitable for the various purposes proposed in the request for subdivision approval.~~

~~Sec. 23-46. -- Prerequisites to recordation.~~

- ~~(a) Before any plat of a subdivision can be recorded, the owner or developer must comply with F.S. ch. 177. In addition to the requirements of F.S. ch. 177, all existing streets must be paved to city specifications, or paving performance or construction bond posted.~~
- ~~(b) Lot size must conform to zoning regulations and ordinances pertaining to the property as currently zoned.~~
- ~~(c) The plat must be reviewed and approved by the city public works director, city planning and building department and city planning and zoning board and the city attorney before presenting to the city commission."~~

Section 3. 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 4. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. 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 6. 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)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 17, 2025

RE: RESOLUTION 2025-27: BROWNFIELD DESIGNATION OF 400 AND 404 RIBERIA PARCELS

Enclosed please find Resolution 2025-27, designating the properties identified as Parcel ID Nos. 2035400010 and 2035400000 as a Brownfield area, along with the Public Works staff report and a map which includes the designated parcels and other supporting documentation from the applicant.

The Brownfield designation is a statutory process. Brownfields can either be proposed by the local government or individuals, corporations, or other non-governmental legal entities. Often, as in this case, a developer will purchase a contaminated property with the intent to redevelop it, contingent on a Brownfield designation to pay for some of the cleanup costs.

While the statute requires the local government to designate the Brownfield area and to subsequently notify the Florida Department of Environmental Protection (DEP), the program is administered by the state and no funding is required by the local government.

The Commission should evaluate the application based on the following criteria, provided by statute:

- A person who owns or controls the site is requesting the designation and agrees to rehabilitate and redevelop the area;
- The rehabilitation and redevelopment of the site will result in economic productivity of the area, along with at least 5 new permanent jobs created;
- The redevelopment is consistent with the comprehensive plan;
- Notice was provided to neighbors and nearby residents; and
- The developer has provided reasonable assurances the he or she has sufficient financial resources to complete the rehabilitation and redevelopment.

Following adoption by the local government, the applicant then works with DEP to complete the project.

The statute requires two public hearings. This is the first hearing and public input is required. Included in this application are: the resolution; legal description of the property (exhibit 1); staff report with associated map (exhibit 2); certification of property ownership pursuant to the Florida Brownfields Redevelopment Act, application for brownfield area designation, proof of notice documents, financial assurances letter, site summary and future plans memo from the applicants agent, and the relevant Florida Statutes.

Please place Resolution 2025-27 on the regular City Commission agenda for first public hearing on July 28, 2025, under item 8.C.

Thank you,

/s/ April R. Owen

Attachments

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Stephen Slaughter, Director of Public Works
Darlene Galambos, City Clerk

April R. Owen
Assistant City Attorney

RESOLUTION 2025-27

A RESOLUTION DESIGNATING PARCEL NUMBER 2035400010, LOCATED AT 400 RIBERIA STREET, ST. AUGUSTINE, FLORIDA 32084 AND PARCEL NUMBER 2035400000, LOCATED AT 404 RIBERIA STREET, ST. AUGUSTINE, FLORIDA 32084, AS A BROWNFIELD REHABILITATION AREA FOR ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, SAMC Partners, LLC, (the "Owner") owns parcel number 2035400010, located at 400 Riberia Street, St. Augustine, Florida, 32084 and parcel number 2035400000, located at 404 Riberia Street, St. Augustine, Florida 32084 (collectively the "Property"), a description of both parcels is attached hereto as **Exhibit 1**; and

WHEREAS, Owner is planning to redevelop the Property with a commercial development which would include commercial uses; and

WHEREAS, Owner has requested that the City of St. Augustine designate the Property a Brownfield Area as authorized by Section 376.80, Florida Statutes; and

WHEREAS, the Public Works Department has issued a staff report, attached hereto as **Exhibit 2**, including a map of the designated property, and incorporated herein by reference, recommending that the Brownfield designation requested by Owner be approved; and

WHEREAS, valuable economic incentives accrue to those who redevelop designated Brownfield sites.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, THAT

Section 1. The City of St. Augustine, adopts the findings of fact and conclusions of law as described in the recitals herein.

Section 2. For the purposes of the Florida Brownfields Redevelopment Act, Sections 376.77 - 376.85, Florida Statutes, (hereinafter, the "Act"), the Property is hereby designated a Brownfield Area. This designation shall not, however, render the City of St. Augustine liable: for the cost of site rehabilitation or source removal, as those terms are defined in Sections 376.79(19) and (20), Florida Statutes; for other costs in excess of those attributable to the City as administrator of a Brownfields Program; or, as a property owner, if the City hereafter acquires any realty within the designated Brownfield Area. A copy of the staff report with staff

findings and a map adequate to clearly delineate exactly which parcel is to be included in the brownfield area is attached hereto **Exhibit 2**.

Section 3. Following enactment of this resolution approving the Brownfield Area designation, Owner will negotiate a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (FDEP). Owner is pursuing the Brownfield Area designation and BSRA in order to benefit from the State of Florida's Voluntary Clean Up Tax Credit Program (VCTC). The VCTC will allow Owner to receive the 50% State corporate income tax credit for assessment and cleanup costs up to an annual amount of \$500,000.00. Owner also wishes to apply for cleanup liability protection from the State. Preliminary environmental site assessments have revealed soil and groundwater contamination above FDEPT standards on some of the parcels. Owner wishes to clean and redevelop the site for commercial use.

Section 4. In accordance with Section 376.80, F.S., a copy of this resolution designating the property as a Brownfield Area shall be sent to FDEP within thirty (30) days of the adoption of this resolution.

Section 5. This resolution shall become effective immediately upon adoption by the City Commission.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this __ day of _____, 2025.

ATTEST:	CITY OF ST. AUGUSTINE, FLORIDA
_____ Darlene Galambos, City Clerk (Seal)	_____ Nancy Sikes-Kline, Mayor-Commissioner

EXHIBIT 1

DESCRIPTION OF PROPERTY

FEE SIMPLE PARCELS

LEGAL DESCRIPTION; PARCEL 1 - NORTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 2 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301, OF SAID PUBLIC RECORDS A DISTANCE OF 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 54 DEGREES 52 MINUTES WEST ON THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 399 FEET MORE OR LESS TO THE MEAN LOW WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE MEANDERING NORTHWESTERLY ALONG SAID MEAN LOW WATER LINE A DISTANCE OF 428 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223; THENCE NORTH 24 DEGREES 14 MINUTES EAST, ON SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET MORE OR LESS; THENCE NORTH 71 DEGREES 14 MINUTES EAST, ON SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION; PARCEL 2 - SOUTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 628.74 FEET; THENCE SOUTH 40 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 166.76 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, A DISTANCE OF 207.30 FEET; THENCE SOUTH 53 DEGREES 73 MINUTES WEST, A DISTANCE OF 11.87 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 73 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER, A DISTANCE OF 2,099+/- MORE OR LESS; THENCE NORTH 54 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 399+/- MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 1 AND PARCEL 2 BEING THE SAME AS THE FOLLOWING PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 2 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON A LINE 20 FEET WEST, AS MEASURED PERPENDICULARLY, FROM SAID WEST LINE OF RIBERIA STREET AND AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 449, PAGE 223, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 71 DEGREES 14 MINUTES WEST ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11 FEET; THENCE SOUTH 24 DEGREES 14 MINUTES WEST, ON A WESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET TO THE EAST SIDE OF THE SAN SEBASTIAN RIVER AT POINT "A"; THENCE RETURNING BY THE SAME COURSES AND DISTANCES TO THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 1 SECONDS EAST, ON SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 363, PAGE 301, PUBLIC RECORDS OF SAID COUNTY, 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF

THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE RIVER, 2,528 FEET MORE OR LESS TO THE SAID POINT "A" AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, AND TO CLOSE.

EXHIBIT 2

STAFF REPORT & MAP

[Attached]



1565 – 2015
450 years

July 11, 2025

City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Public Works

Staff Report – Brownfield Area Designation – St Augustine Marine Center at 400 and 404 Riberia Street

SAMC Partners LLC, which owns the St. Augustine Marine Center properties at 400 and 404 Riberia Street is requesting that these parcels be designated as a Brownfield Area under the process authorized by § 376.80, Florida Statutes (F.S.). These parcels, totaling 33.34 acres, are bounded by Riberia Street to the east and the San Sebastian River to the west.

Since the mid-1960s, the Site has operated as a boat manufacturer or marina. Historically, boat manufacturing, maintenance, and salvage activities on the property involved the use of products and equipment containing petroleum or hazardous materials. Current activities at the Site include general boat maintenance and demolition on open ground, as well as outdoor sandblasting.

A Phase I Environmental Site Assessment was conducted on the overall property on January 23, 2025, which identified a number of recognized environmental conditions and/or site concerns.

A Limited Site investigation was conducted on the property in April, 2025, which included the investigation of soil and groundwater. Soil sampled across the property is currently impacted with arsenic, chromium, copper, 1,2,4-trimethylbenzene, benzo(a) pyrene, TRPH, and naphthalene. Groundwater sampled across the property is currently impacted with isopropylbenzene (cumene), arsenic, barium, naphthalene, MTBE, 1-methylnaphthalene, 2-methylnaphthalene, phenanthrene, fluorene, TRPH, acenaphthene, benzo(a)anthracene, PFOS, and PFOA.

Upon approval by the City of St. Augustine, the applicant will enter into a Brownfield Site Rehabilitation Agreement with the FDEP. Under the Brownfield Program, the Florida Department of Environmental Protection will provide guidance and regulatory review of all assessment reports and future remedial actions. Progress of these environmental activities will be regularly communicated to a Community Advisory Board, made of local citizens and stakeholders.

SAMC Partners LLC is currently planning on redeveloping the site. Redevelopment plans include a new service building, a new boat barn storage building with an attached marina/ship store, an outdoor patio and an office, and changes to the outdoor storage and facility drives.

Following enactment of the legislation approving the designation, the owner will negotiate a Brownfield Site Rehabilitation Agreement (BSRA) with FDEP. The enactment of the BSRA will allow the owner and/or future owner to pursue Voluntary Cleanup Tax Credits and cleanup liability protection from the State of Florida for actual remediation activities conducted on the site.

As required by §376.80(2)(c), F.S., the applicant proposing the designation of a new Brownfield Area must establish the following:

1. The owner or entity controlling the brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the site;
2. The rehabilitation and redevelopment of the site will result in five permanent jobs;
3. The redevelopment is consistent with the comprehensive plan and land development regulations;
4. Public notice for the proposal will be provided pursuant to §376.80(1)(c), F.S.; and,
5. The owner or entity has provided real assurance of sufficient financial resources to implement and complete the Brownfield Site Rehabilitation Agreement.

SAMC Partners LLC has answered in the affirmative for all requirements.

City Staff recommends AAPPROVAL of the Brownfield Area designation.

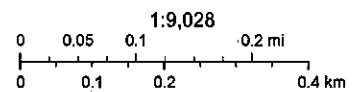
Please contact City of St. Augustine Utilities Department at (904) 825-1040, option #6 for additional information.

Location Map



7/11/2025, 4:49:49 PM

 SJCParcels

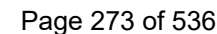


St Johns County, Maxar, Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

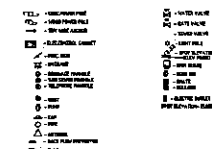
ArcGIS Web AppBuilder

Data content is created and/or maintained by the St. Johns County GIS Division, | City of St. Augustine | COSA | Azteca Systems, LLC - Cityworks® 2009 - 2025 | St. Johns County, Maxar | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri,

400 AND 404 RIBERIA STREET, SAINT AUGUSTINE, FLORIDA



400 AND 404 RIBERIA STREET, SAINT AUGUSTINE, FLORIDA



CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY
EAST PARTNERS, LLC
CHICAGO NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

[illegible]

F.S. 376.80(2)(c)
Supporting Documents

City of St. Augustine Brownfields Redevelopment Program
Application for Brownfield Area Designation

Please complete this application to initiate the brownfield area designation process if the property is located outside of a designated Brownfields Area, Community Redevelopment Areas, Enterprise Zones, Empowerment Zones, closed military bases, or the designated Brownfield Pilot Project Areas. It is important to complete all applicable sections and attach all necessary information. Section 376.80 of Florida Statutes (F.S.) establishes the legal requirements for an applicant, other than a local government, to request a brownfield area designation.

I. Property Information

Property Address 400 Riberia Street and 404 Riberia Street

Property Name St. Augustine Marine Center Site

City St. Augustine

State FL

Zip Code 32084

Property Size (acres or sq./ft.) 33.34 acres

Parcel I.D. (RE #) 2035400010 and 2035400000

City Council District

Property Use Code (if known)

Zoning District (if known)

FL DEP I.D.: Not Applicable

Applicant's Interest in Property; please select below.

- ☒ Owner
☐ Tenant
☐ Under Contract
☐ Option to Purchase/Lease
☐ Letter of Intent
☐ Other (If other, please describe) _____

Is the property subject to an enforcement action under the Comprehensive Environmental Compensation or Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), or Chapter 376 or 403, Florida Statutes? YES ☐ NO ☒

If so, please provide details below.

Are there outstanding property taxes due on the property? YES ☐ NO ☒

If yes, please explain. _____

Are there any liens on the property? YES ☐ NO ☒

If yes, please explain.

II. Project Description

Provide a brief description of current and past known property use(s). Boat building and repair facility, including offices, maintenance buildings, docks, vehicle parking and boat storage areas.

Provide a brief description of all environmental conditions and issues associated with the property.

Soil and groundwater appear to be contaminated with industrial contaminants at certain places on the Site associated with past boat building and repair operations. The primary contaminants of concern are volatile and semi-volatile organic compounds and metals. Additional assessment is needed to confirm the contaminants of concern.

Provide a brief description of anticipated plans for assessment and remediation of environmental conditions and issues associated with the property.

The Site will undergo assessment and remediation as required by 62-780, F.A.C. It is anticipated that institutional controls and engineering controls will be utilized.

Provide a brief description of the anticipated redevelopment plan.

The Site will be redeveloped with a new service building, a new boat barn storage building with an attached marina/shipstore, an outdoor patio and an office, and changes to the outdoor storage and facility drives.

Is the project consistent with the local Comprehensive Plan and a permitted use under the applicable local Land Development Regulations, as required per Section 376.80(2)(c)(3), F.S.?

Yes.

Or, will the proposed project involve a request for a change in Zoning and/or Land Use? If so, please provide a brief description of the circumstances associated with the anticipated request.

Provide a detailed statement describing how the property/project currently qualifies for a Brownfields Designation per Section 376.80, F.S.

The current property is underutilized and will be redeveloped to make better use of the Site. The property is impacted by contamination due to the discharge of industrial contaminants associated with boat building and repair, which will be assessed, remediated and brought to closure during redevelopment of the Site.

Provide reasonable assurance that sufficient financial resources are available to implement and complete the redevelopment plan and a rehabilitation agreement, as required per Section 376.80(2)(c)(5), F.S.

The applicant has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the site. SAMC Partners, LLC and our parent organization, Monument Marine Group, LLC, have completed multiple large scale projects for our 8 owned assets in the last 4 years all with varied scale and complexity. Previous redevelopments include a \$35M marine and landside complete redevelopment in Baltimore, Maryland, which received the "Small Marina of The Year award in 2023", a \$1.2M marine fuel redevelopment in Deltaville, Virginia, a \$1.7M landside and marine renovation in Georgetown, Maryland, and a \$320K master planning and permitting effort for a complete redevelopment in Hague, VA. In addition to these larger scale projects, we have also completed over \$4M of capital improvements, repairs, and maintenance across the 8 owned assets. Based on the credentials and record

of success in consummating the development of various commercial properties across the eastern seaboard, SAMC Partners, LLC has the necessary financial resources to implement and complete the site development pursuant to a rehabilitation agreement and redevelopment plan.

Links to our owned/previously owned assets is below:

<https://monumentmarinegroup.com/our-marinas/>

<https://www.nomadmarinasatnorview.com/>

<https://skipjackcovemd.com/>

<https://colespointmarina.com/>

Provide information on how the redevelopment project will improve economic productivity of the area, and whether a minimum of five (5) new permanent jobs will be created, as required per Section 376.80(2)(c)(2), F.S.

The rehabilitation and redevelopment of the proposed brownfield site will enhance the area's economic productivity and result in the creation of at least five permanent full-time jobs. Upon completion, the project is expected to generate approximately 15 full-time positions, exclusive of those tied to cleanup or construction activities. This job creation will contribute to the local economy through payroll taxes and salaries, further stimulating regional growth.

The project will significantly boost economic activity by attracting high-value boaters and supporting a range of maritime jobs. Featuring 260 hurricane-rated slips for vessels over 50 feet and more than 30,000 square feet of dedicated service and office space, the facility will foster skilled employment in marine repair, painting, and customer service. With its concierge services, direct ocean access, and state-of-the-art amenities, the development will draw tourism and increase consumer spending in local hospitality and retail sectors. Backed by long-term investment, the project will also enhance property values and solidify St. Augustine's position as a premier marine destination.

Please attach any non-confidential environmental assessment documentation associated with the project. This includes Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans. Site assessment activities are in the process of being commenced. Please see attached Environmental Site Summary and Future Plans Memorandum.

III. Applicant Information

Name Doug West Corporation SAMC Partners, LLC

Address 222 Seven Avenue Building 14-200

City Annapolis

State MD

Zip Code 21403

Phone 561.601.2590 Fax _____

Email dwest@oasismarinas.com

Legal Status of Applicant

- ☐ Individual/Sole proprietorship
☒ Limited Liability Company
☐ Florida Corporation

- ☐ Out-of-State Corporation
☐ General Partnership
☐ Limited Partnership

State of Incorporation FL

Name of current property owner if different from Applicant Not applicable

Address

City

State

Zip Code

Phone _____

Fax _____

Email _____

If the current property owner is not the Applicant, please provide information from the current owner that they do not object to the property being designated a brownfield area.

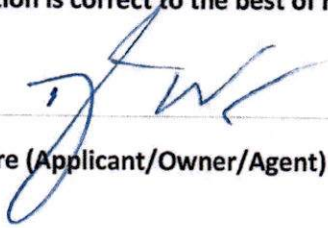
Has the Applicant previously spoken to and/or met with the City Brownfields Redevelopment Office?

YES ☒ NO ☐

Please list the types of State or Federal assistance/incentives the Applicant is interested in.

State of Florida Voluntary Clean up Tax Credits (VCTC); Statutory Liability Protection

I am applying for a designation by the City of St. Augustine of the subject property as a brownfield area, under the process established by Section 376.80, F.S. I affirm that the content presented in this application is correct to the best of my knowledge.


Signature (Applicant/Owner/Agent)

5/2/2025
Date

ORDINANCE NO. 2024-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 30.15 ACRES OF PROPERTY LOCATED WEST OF RIBERIA STREET AND SOUTH OF CERRO STREET IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF CITY OF ST. AUGUSTINE INDUSTRIAL AND WAREHOUSING (IW) TO THE CITY CLASSIFICATION OF 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 property identified by the attached legal description(s) as containing approximately 30.15 acres of land, located west of Riberia Street and south of Cerro Street being more fully described herein, should be rezoned. This includes rezoning the property commonly known as 404 Riberia Street to the San Sebastian River – St. Augustine Marine Center PUD by the attached narrative.

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 30.15 acres of land, located west of Riberia Street and south of Cerro Street within the City of St. Augustine, and identified by the attached legal description(s), is hereby rezoned from the classification of City of St. Augustine Industrial and Warehousing (IW) to the City of St. Augustine classification of Planned Unit Development (PUD).

Section 2. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed. Nothing herein is intended to vest this PUD from amendments to the city's municipal code or comprehensive plan, as may be enacted from time to time.

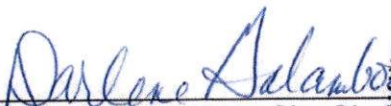
Section 4 Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional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

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption and is effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

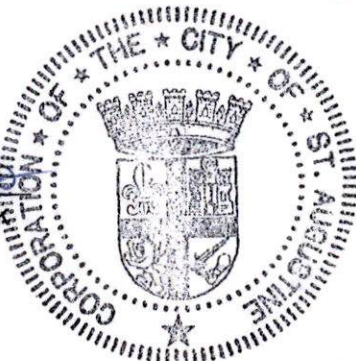
PASSED by the City Commission of the City of St. Augustine, Florida, this
24th day of January, 2025

ATTEST:


Nancy Sikes-Kline, Mayor-Commissioner


Darlene Galambos, City Clerk

(SEAL)



NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2024-34
BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE **SECOND READING OF ORDINANCE 2024-34**. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, JANUARY 27, 2025**, BEGINNING AT 5:00 P.M., IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2024-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 30.15 ACRES OF PROPERTY LOCATED WEST OF RIBERIA STREET AND SOUTH OF CERRO STREET IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF CITY OF ST. AUGUSTINE INDUSTRIAL AND WAREHOUSING (IW) TO THE CITY CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

The complete legal description by metes and bounds, the ordinance, and related documents can be obtained from the City Clerk's Office, City Hall, Lobby B, 2nd Floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays. In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

January 17 2025

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FLORIDA

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AFFIDAVIT OF PUBLICATION

City Of St Augustine
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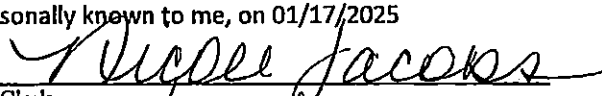
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

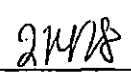
01/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/17/2025


Legal Clerk


Notary, State of WI, County of Brown


My commission expires

Publication Cost: \$102.64
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Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

San Sebastian River ST. AUGUSTINE MARINE CENTER Planned Unit Development

APPROVED

January 27, 2025 (by City Commission)

Request:

Request to rezone this historic Marine Industrial, city-designated Industrial & Warehousing parcel at 404 Riberia Street to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorating property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and consistent with the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use of our city's natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades. This additional storage capacity will interact with all the uses already allowed onsite and will continue to promote the historical use of this property and an appreciation for and continuation of the working waterfront area as encouraged by our state statutes and within our own comprehensive plan, particularly for this area and this property specifically. The changes to the property will reflect the uses that have been allowed on this property for decades enhancing the storage ability that is specifically related to the marine industrial uses within the land use of this property as assigned by our city for many years. Accordingly, the approval of this updated plan, with the new architecturally pleasing and specifically sited, enclosed storage and marine industrial buildings, will allow this city-designated, marine industrial property to function as designated by the city and to continue as a positive economic engine and a grand addition in the city-designated area for these types of uses. Finally, these updates are specifically advocated within our comprehensive plan and within our state statutes for working waterfronts, as they directly help to meet the overwhelming demand for boat storage/usage and enhance our citizens' and visitors' enjoyment of our natural resources.

All updates, rehabilitation and additions to the current structures will meet and exceed all city codes and regulations. This rezoning will allow the applicant to rehabilitate and continue to update this historically marine industrial property, refining the historical boat storage and repair areas, through an overhaul of the buildings and boatyard with the stated intent of creating a more architecturally pleasing streetscape while updating the property to refresh and renovate the current structures, adding architecturally-pleasing design and finishing, including some additions and partial demolitions, to update this historic marine industrial parcel into the contemporary working waterfront property that will continue to serve our great city and promote and further

the goals, objectives and policies advocated by our comprehensive plan and envisioned for this property, all as depicted on the PUD site plan map.

The site is approximately 30.15 acres with hundreds of feet of frontage on the San Sebastian River corridor and currently contains many, long-time working waterfront warehousing and marine industrial uses, within this city-designated, marine industrial / industrial & warehousing district, including several large structures, offices, an open boatyard, boatyard repair and painting bays and storage, several docks (as recently ratified by the city with licenses for bottomland usage), outdoor storage/repair and boat launching and retrieval facilities. All will be refreshed and renovated, including some additions and partial demolitions, to help to renovate this city-designated, marine industrial parcel into the contemporary working waterfront property that will continue to promote and further the stated goals, objectives and policies advocated by our comprehensive plan and envisioned for this property. Of note, not only has the property been historically categorized by the city as marine industrial, located along the San Sebastian River corridor in an area designated by the city for these uses, specifically including boat storage buildings of the requested size and height, the property has also historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of City of St. Augustine Industrial, Warehousing, Storage & Transit Terminals.

Applicant / Owner:

St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

Authorized Agent for the Applicant / Owner:

James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan

Parcel Identification Number: 203540-0000

Exhibit "C"
DEVELOPMENT PLAN NARRATIVE

**THE SAN SEBASTIAN RIVER - ST. AUGUSTINE MARINE CENTER
PLANNED UNIT DEVELOPMENT**

SECTION I- INTRODUCTION AND REQUEST

This is an application for a rezoning of this historic parcel to Planned Unit Development (PUD). This rezoning will allow for renovations and upgrades to this deteriorated property, so it can continue to be utilized in a consistent manner with the current land uses already being employed thereon and the other similar, marine, working waterfront uses along this area of the San Sebastian River corridor. This rezoning will allow the owner to maintain and promote the historical uses of this property and area, continuing the current uses, while updating and refreshing the property to provide a restructured, architecturally pleasing streetscape with the proposed enclosure of some of the boat storage on the site, including the architecturally-designed, boat storage building, so as to beautify the site by enclosing a number of the boats stored on site and to contribute to the promotion of the use of our city's natural resources as advocated by the goals, objectives and policies of our comprehensive plan. Although the uses will remain the same, this rezoning is required to further define this renovated site and to allow for the appropriate and compatible characteristics for these new architecturally pleasing buildings intended to enclose some boat storage and the painting and repair that has existed on the site for many decades. This additional storage capacity will interact with all the uses already allowed onsite and will continue to promote the historical use of this property and an appreciation for and continuation of the working waterfront area as encouraged by our state statutes and within our own comprehensive plan, particularly for this area and this property specifically. The changes to the property will reflect the uses that have been allowed on this property for decades enhancing the storage ability that is specifically related to the marine industrial uses within the land use of this property as assigned by our city for many years. Accordingly, the approval of this updated plan, with the new architecturally pleasing and specifically sited, enclosed storage and marine industrial buildings, will allow this city-designated, marine industrial property to function as designated by the city and to continue as a positive economic engine and a grand addition in the city-designated area for these types of uses. Finally, these updates are specifically advocated within our comprehensive plan and within our state statutes for working waterfronts, as they directly help to meet the overwhelming demand for boat storage/usage and enhance our citizens' and visitors' enjoyment of our natural resources.

The updates to the property will comply with all the codes and regulations as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Owners, St. Augustine Marine Center (SAMC PARTNERS, LLC). The Applicant is requesting this rezoning to PUD in accordance with the City of St. Augustine Zoning Code. This rezoning will maintain the current Marine Industrial future land use and will reflect a mixture of the same types of marine industrial uses as are currently present along this San Sebastian River corridor as well as permitting the typical boat storage building height and a continuation of the marina uses, as updated, employed thereon for years.

This parcel fronts upon the main corridor of the San Sebastian River and is directly across the river from the recently approved Cats Paw Marina boat storage building of a similar size and height and just up from the St. Augustine Shipyards boat storage facility of similar use and height. This San Sebastian River corridor is the city-designated area for these specific types of marine industrial uses, marina uses and boat storage building uses, all in harmonic compatibility with this working waterfront area of our historic living city, much as it has existed for years on this particular, marine industrial, boat storage and repair site.

Finally, the owner has extensive experience with this type of project based upon their work and management of many extremely successful and compatible marine centers throughout the country and they look forward to implementing the same type of success into this marine center and the historical working waterfront uses hereon.

As stated, the overall objective of the PUD is to refresh and update this parcel, allowing a more architecturally pleasing and re-organized property, through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding San Sebastian River corridor, marine industrial, marina and boat storage properties, allowing the owner to maintain the decades-old historical uses on this property and the current structures thereon, while updating the property to provide the enclosure of uses to improve the streetscape as well as allowing them to continue to meet the economic demands of our citizens and visitors for both boat repair and storage as a means of continuing to promote and meet the goals, objectives and policies of our comprehensive plan.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately 30.15 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is addressed at 404 Riberia Street and is located as an historically significant and distinctive property on the San Sebastian River corridor.

B. Ownership/Agreement: The Property is currently owned by St. Augustine Marine Center (SAMC Partners, LLC), as shown by the Proof of Ownership documents in the Application materials. Evidence of authorization for representation is attached.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission.

FLUE Policy 6.6.2 Marine Industrial

This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City.

Maximum lot coverage of 80%; Marine related uses approved as a Planned Unit Development (PUD); maximum lot coverage 50%; maximum height restriction of 50 feet.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The property currently contains buildings that will be renovated and rehabilitated with the additions indicated on the MDP map, including the addition to the repair building bays and the boat storage building to the back of the office uses. This rezoning will allow the applicant to update this historically marine industrial property, which has served the city for many years, through a complete overhaul of the buildings with the stated intent of renovations and upgrades to this deteriorated property and adding an enclosure for some of the current and additional boat storage on site. The applicant will be allowed to utilize this current mix of structures and uses and to alter their forms/configurations as depicted on the site plan attached hereto. In sum, the applicant will be granted the allowed uses in Section 28-226 - Industrial and Warehousing zoning district, as currently allowed, updated to reflect the current ten foot minimum setback from any public road and eight foot fence requirement for outdoor boatyard areas that have historically been present on this property within those areas, and approving the fifty foot height limit as allowed pursuant to the marine industrial future land use. Additionally, the Permitted accessory uses and structures and the Permissible uses by exception, as allowed in Section 28-226 - Industrial and Warehousing zoning district, may be allowed as approved under the Code. This PUD shall not relieve the Applicant, its successors and assigns, of their obligations from complying with all Federal, State and local applicable laws and does not otherwise limit, nor expand, the authority of the City of St. Augustine to enforce such laws nor limit, nor expand, defenses available to the property owner. Further Uses/changes to the uses described shall be by amendment to the PUD.

More specifically, St. Augustine Marine Center PUD business activities, renovations and improvements include water dependent and water-related type marina-based uses pursuant to the Marine Industrial and Open Land allowable uses for this location, including Boat Yard, Boat Storage, Boat Repair, Boat Painting, Boat Sales, Boat Rental, Boat Club, Boat Building, Yacht Yard, Yacht Storage, Yacht Repair, Yacht Painting, Yacht Sales, Yacht Transport, Marine Electric, Marine HVAC, Marine Hydraulic, Carpentry, Canvas & Upholstery Shop, Wash & Detailing, Propeller Repair, Welding, Fabrication Shop, Outboard Service, Engine Service, Engine Sales, Electronics Service, Electronics Sales, Electronics Installation, Retail Sales, Ship Store - a marine related retail store for supplies and provisions, Retail Tenancy, Retail Office Space, marina, marine dockage and mooring facilities, fueling facilities, enclosed storage, temporary outdoor dry staging for boat washing and service, trailer storage, professional and administrative offices, parking and pedestrian sidewalks and paths, and other accessory uses related to marine operations, including onsite captains' lounge with facilities. And excluding hotel, motel, full-service restaurant and special event venue.

B. Development Standards for NEW Structures within the PUD: The attached site plan depicts the proposed interactive site plan and layout of the structures and uses with partial demolition and additions for the uses proposed. The applicant will be allowed to utilize the current mix of structures and uses and to alter their forms/configurations as provided in the site plans attached hereto. In sum, the applicant will be allowed to rehabilitate and reinvigorate this property as presented. No material departures from this site plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

1. **Maximum lot coverage:** Fifty percent maximum (50%)

2. **Maximum building height:** Fifty (50) ft measured pursuant to City Code.
3. **Parking:** Parking spaces will be provided per code.
4. **Signage:** Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.
5. **Stormwater:** Stormwater management will be in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.
6. **Access:** Access to the property will be provided per the entrances designated on the MDP map / site plan.
7. **Fencing:** All existing fencing may remain on the Property or may be modified in accordance with the plan as approved; as such, eight-foot opaque fencing will be provided along the east and south sides of the property adjacent to the boatyard replacing the current deteriorating fencing. Other existing fencing may be replaced as desired by the Applicant.
8. **Utilities:** All electrical and telephone lines are installed on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Directional security lighting may be provided as needed.
9. **Potable Water:** Potable water will be provided by COSA via existing connections.
10. **Fire Protection/Assessment:** Fire protection will be afforded by fire hydrants in accordance with City standards and buildings will provide fire protection systems as required by code. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.
11. **Sanitary Sewer:** The development is served by central sewer collection from the City of St. Augustine. Any extensions shall be in accordance with City requirements and construction shall conform to current permit standards.
12. **Sidewalks:** A six (6) foot sidewalk will be installed along Riberia Street.
13. **Design:** It is the intent of the applicant/owner to continue the current and long-standing uses on this marine industrial property through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding San Sebastian River corridor, allowing the owner to maintain the historical marine industrial, working waterfront nature of this property and a reuse and renovation to much of the historical structures thereon, while updating the property to provide the proposed, architecturally pleasing boat storage enclosure at the same height and similar size to those recently approved along this San Sebastian River corridor, to continue to further our citizens and visitors enjoyment of our city's natural resources as advocated by our comprehensive plan. Further, the increased landscaping plan as presented is adopted as part of this PUD to be implemented.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its successors/assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner/owners has been established which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV- PUD ORDINANCE CRITERIA

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.

Response: THE SAN SEBASTIAN RIVER - ST. AUGUSTINE MARINE CENTER PUD, as proposed, promotes and is consistent with the goals, policies and objectives of the Comprehensive Plan, including all of the following:

FUTURE LAND USE ELEMENT

Overall Goal: Ensure that the character, density, intensity, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources: Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1: The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1: The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include Development within the FEMA 1 % or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps; Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2: During the review of requests for plan amendments, top vegetation, wildlife habitat, flood hazard, the 1 % or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.6: Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as

addressed in the Transportation and Mobility Element. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element; On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and, Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8: Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11: The developer/owner of any site shall be responsible for the on-site management of storm water in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Objective 1.2: The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: Limitations on development density and intensity; Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; Limitations on building coverage or impervious surface coverage; Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; Minimize land use conflicts; Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and Reduce natural hazard risks to life and property.

FLUE Objective 2.1: The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1: As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.3: The City shall encourage the development of undeveloped pockets and

enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.
FLUE Objective 2.2: Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1: The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the City of St. Augustine.

FLUE Objective 3.2: The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.3: The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Goal 5 Urban Sprawl: Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLUE Policy 5.1.2: The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 6.6: Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.2 Marine Industrial: This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry and encourage the creation and maintenance of working waterfronts within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet, and two (2) dwelling units per acre.

FLUE Goal 9: Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2: The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area. This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses. This includes strengthening and diversifying the local economy. This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine. This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Conservation and Coastal Management

CCM Policy 2.1.1: The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site-specific basis during site plan review of each development proposal. Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Conservation Overlay Zone 2 allows for all the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing 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 restricts uses and other development and performance standard requirements within this zone including tree canopy and tree removal governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2: The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall 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. Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty-five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3: Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined free board established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard. The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line. Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (1) Site specific conditions. (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones. (3) Natural and proposed drainage patterns. (4) Effect of point and nonpoint discharge in the marine environment. (5) Proposed soil stabilization and erosion control methods. (6) Impact on floodplain. (7) Impact of

development on vegetative and animal communities. (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. (9) Effect of shade on vegetation and shellfish. (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. (11) Impact of development on shoreline by linear feet and percent of site. (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. (15) Impact of development on water quality. (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. (17) The City shall pursue no net loss in wetlands by both amount and type of community. (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species and protecting native vegetative communities from destruction by development activities.

CCM Objective 2.7: Permitted uses for shoreline and waterfront property will continue to give priority to water dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1: New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition: 1. marinas should be located within one statute mile of passes or inlets; 2. marinas must be located in areas designated for such use by the Future Land Use Plan; 3. all marina basins shall be designated idle speed zones; 4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers; 5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance; 6. marina entrances should be located such that maximum tidal flushing and circulation occurs; 7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2: The following performance standards shall apply to development of water dependent and water related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Policy 2.15.2: Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

Infrastructure Element

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 development.

INFRASTRUCTURE IMPACT ANALYSIS

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.

The infrastructure impact analysis shall include site specific design improvements related to traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

Our expert traffic engineer's infrastructure impact analysis is attached with a summary of the project location, current and updated land use descriptions and the traffic impact analysis, reflecting the proposed reduction in trips based upon the proposed low traffic generating boat storage addition but removal of the currently permitted trips for the approved restaurant use, all as part of the proposed renovations and updates to the St. Augustine Marine Center at 404 Riberia Steet in the City of St. Augustine, Florida.

Trip Generation: Attached Table 01 summarizes the expected trips generated by the proposed updates, accounting for the removal of restaurant-related trips. The trip generation estimates were derived using rates and equations from the Trip Generation Manual, 11th edition by the Institute of Transportation Engineers (ITE).

As indicated in the table, the renovations are estimated to generate 3 AM peak trips (2 entering and 1 exiting) and 6 PM peak trips (3 entering and 3 exiting). The analysis demonstrates that the proposed changes will have a positive impact on infrastructure due to the reduction in trips from the removed restaurant.

Chindalur Traffic Solutions, Inc.



Rajesh Ramn K. Chindalur, P.E., PTOE
PE No: 77285

HISTORIC PRESERVATION ELEMENT

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, Preservation, continued use and adaptive reuse of existing historic structures.

1. 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.

Response: Not in an HP district.

2. 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.

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant, all of which are intended to meet the spirit and intent of this historically marine industrial, working waterfront area. A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair, as allowed pursuant to our comprehensive plan as outlined above, show that their intent fully complies with the spirit and intent of our code and comprehensive plan. Further, they will continue to meet the maximum lot coverage, signage, setbacks and all other allowable zoning uses as are required and allowed currently upon this parcel. Accordingly, through this planned development, they will also enhance this property. See, FLUE Objective 3.2 - The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e.,

disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable. See, FLUE Policy 3.2.3 -The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity. Also see, FLUE Policy 3.2.6 - The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; • Increase activity and community involvement; • Create a pleasant ambiance through design standards and scale; and, • Improve mobility for alternative modes of transportation and pedestrians. This project and rejuvenation/renovation of this property in fact meets and exceeds all of these characteristics and the permission for the additions as allowed by and promoted under our comprehensive plan actually continues our city's stated objectives of promoting alternative uses of transportation, through allowing additional access to our waterways as well as continuing to promote our citizens' and visitors' enjoyment of our natural resources.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. 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 or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application

of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and
- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286 and how this proposal is a perfect example for the use of planned unit development to encourage the restoration / renovation / reconstruction of this essential marine industrial property, which currently exhibits aged, presently deteriorating structures, while allowing for a creative use that is both in line with meeting the needs for additional boat storage, as approved on this San Sebastian River corridor, and promoting the goals, policies and objectives of our comprehensive plan, with little to no increased ill-effects on the area, since the uses are already allowed, and since the increased height is typical in the industry as recently approved across the river, and is specifically allowed by the terms of our own comprehensive plan. Further, the continued uses enhanced with the architecturally pleasing indoor boat storage will indeed provide an environment of stable character for this property and will greatly promote working waterfronts as encouraged by our state statutes while continuing to enhance the area, with this property not only retaining its value but also enhancing the value of the area and surrounding properties.

4. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." A direct reuse, renovation, and addition to many of the current structures and continuation of the long-existing uses enhancing the same with major renovations to the site, docks and buildings shows that the inclusion of the grandfathered marina and dock uses as permitted uses as well as the inclusion of the permitted increased height for the architecturally pleasing, indoor boat storage and repair, as allowed pursuant to our comprehensive plan as outlined above, show that their intent fully complies with the spirit and

intent of our code and comprehensive plan. Further, they will continue to meet the maximum lot coverage, signage, setbacks and all other allowable zoning uses as are required and allowed currently upon this parcel. Accordingly, through this planned development, they will also enhance this property.

5. 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.

Response: *The restoration / renovation / reconstruction of this deteriorating property, while reusing and enhancing many of the current structures, will be commenced as a single phase, within a year of the approval of permits following the approval of the PUD, and it is anticipated to be completed in one phase, but in any case, shall be completed within ten (10) years of commencement.*

6. 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.

Response: *No such areas exist on the Property.*

7. A termination date after which all or part of a PUD that 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) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: *It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.*

8. 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.

Response: Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.

9. 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 hearings 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.

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings 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.

OWNER/APPLICANT:

Designated by: 7/2/2024
Brundan P. Quirk
St. Augustine Marine Center (SAMC PARTNERS, LLC)
404 Riberia Street
St. Augustine, FL 32084

SECTION V – CON OVERLAY ZONE

The Property as fully developed is located in Con Overlay Zones 1, 2 and 3 as identified within the City of St. Augustine Code. The outlined updates and renovations of the Property will conform to all applicable regulations for development within these zones, including obtaining all relevant permits or as described and approved as part of this PUD.

In accordance with our Code, these site improvements will have "no significant negative impact on adjacent natural systems by either individual or cumulative effect," will conform to the permitting requirements regarding water quality treatment provisions for the marshes and the vegetative communities contained therein, as well as eliminating harm to any animal, fish or shellfish life contained therein, and will avoid significantly changing or impairing and avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities and will actually enhance those vistas and scenic opportunities which are determined to benefit the public by providing additional docking and enclosed boat storage for our citizens, which in fact meets and furthers the goals, objectives and policies of our Comprehensive Plan in promoting increased access to and use of our city's natural resources and waterways. Additionally, the updates and renovations are in direct accord with our state statutes and legislature's stated intent to support and further working waterfronts in our great state.

The PUD will comply with the criteria established for development in the Conservation Overlay Zones according to the following criteria:

- 1. Site Specific Conditions:** The development plan, as depicted on the site plan, will update and renovate the current approved uses on site and will provide a new enclosed boat storage building that will be added on to the back of the professional office building and architecturally designed and landscaped to fully improve the streetscape along Riberia. The site development standards will be updated in accordance with modern stormwater management

standards in accordance with current regulations and best management practices. The site and building elevations will be in conformance with current FEMA flood zone standards.

2. The Site's Relationship to Adjacent Properties, Bodies of Water and Surrounding Conservation Overlay Zones: The updated development and continuation of present approved uses including the additional enclosed boat storage will remain in conformance with the long existing, city-designated, Marine Industrial land use, and will continue to be compatible with the character, mass, and scale of the site and San Sebastian River corridor area, including the current U.S. Customs boat building to the North, the boat repair/painting building onsite, the Shipyards enclosed boat storage to the Northwest across the San Sebastian River corridor and the recently approved, Cats Paw Marina enclosed boat storage immediately across the San Sebastian River corridor. All development will adhere to the standards for development within the Conservation Overlay Zones and will not impact any adjacent development within these zones.

3. Natural and Proposed Drainage Patterns: Stormwater collection, conveyance and treatment will be provided by approved and permitted systems as part of the improvements and updates in the PUD. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed systems will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. There will be no adverse, detrimental or negative water quality impacts on site or to adjacent waterways.

4. Effect of Point and Non-point Discharge in the Marine Environment: Specifics of the stormwater management system will provide analysis of the point and non-point discharge and provide for protection of the marine environment.

5. Proposed Soil Stabilization and Erosion Control Measures: Details for soil suitability, geotechnical engineering and measures for construction will be provided within the engineering and construction plan documents required for local and State permitting.

6. Impact on Floodplain: Located along the San Sebastian River corridor, the Property is mostly within the AE designated flood zone. The stormwater management facilities will eliminate the potential for impacts to the neighboring community and environmentally sensitive areas, sometimes associated with the increase in flood zone elevation requirements.

7. Impact of Development on Vegetative and Animal Communities: The site has been fully developed and impacted for decades with the same uses as proposed to be updated, including structures for boat repair and storage and outdoor boat storage and marina uses. All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the updates and proposed redevelopment by our environmental scientist team.

8. Potential for Contamination Drainage, Storage of Pollutants and the Use of Poisonous Chemicals and Materials: The current development standards to be followed, as well as the new updated stormwater systems will reduce the potential for contaminated runoff associated with drainage from the site. The current and proposed uses will not provide for the use of poisonous chemicals or materials with any direct discharge or overland drainage flow to adjacent lands, waterways, or stormwater infrastructure. Any use of chemicals or materials on the Property will adhere to strict standards applicable to use, cleanup, and disposal in keeping with all local, State and Federal guidelines and regulations.

9. Effect of Shade on Vegetation and Shellfish: No construction is planned which would cause any new or unnatural shading. As stated, the site is fully developed and has been for years.

10. Effect of Boat Wake and Boat Traffic on Manatees, Vegetation, Shellfish and Wildlife, as well as Shoreline Erosion: Any increase in marine vessel related traffic on the waterway will conform and adhere to local, State and Federal guidelines and regulations. Further, this site is the most advantageous along the San Sebastian River corridor for easy access to the channel as well as to the Intracoastal and out to our offshore natural resources.

11. Impact of development on shoreline by linear feet and percent of site: As previously stated, the updates and renovations of the site, including adding enclosed boat storage, between the US Customs boat building and the boat repair/paint building already onsite, to the back of the professional office building and continuing the decades old, approved and city-designated working waterfront, marine industrial uses on this site in the same general locations, will not significantly change how the shoreline of the site is viewed from the water. The site is extremely large at 1,313,363 sqft. (30.15 acres) in size with over 1,500 linear feet of shoreline and the addition for enclosed boat storage is only approximately 7% of the site. Accordingly, the size of the enclosed boat storage is comparable to the other approved, enclosed boat storage buildings on the shorelines of this San Sebastian River corridor. Further, the location of the building on the center of this parcel with over 1,500 linear feet of frontage on the San Sebastian River, (with the building covering only about 20% of the shoreline frontage), and at the end of Riberia Street abutted by over 45 acres of city-owned land, including the nine (9) acres of the Dr. Robert B. Hayling Freedom Park, named by the city in honor of a leader of the Civil Rights Movement in St. Augustine in the early 1960s, which the city promotes on its website as “a

nearly nine acre park providing the public with a panoramic view of the San Sebastian and Matanzas Rivers that will undoubtedly become a favorite place for reflection, recreation and relaxation for the St. Augustine community,” proves that the impact is minimal and reasonable given the historical uses on the Marine Industrial site and the alternative expansive “Vistas and Scenic Opportunities for the Benefit of the Public as a whole” in the area.

In fact, as pictured in the aerial and streetscape photos and architectural elevations attached, the new building will be designed to improve both the streetscape and the shoreline with an architecturally pleasing building on all sides and will actually enclose a number of the boats that may have been unsightly on the site previously.

12. Impact of Development on Vistas and Scenic Opportunities: As stated, the updates and renovations of the site, including adding enclosed boat storage to the back of the professional office building at the center of the extremely large site (approximately 1,313,363 sqft. (30.15 acres) in size with over 1,500 linear feet of shoreline and 1,000 linear feet of street frontage and the addition for enclosed boat storage only approximately 7% of the site and only about 30% of the frontage of the site), and continuing the decades old, approved and city-designated working waterfront, marine industrial uses on this site in the same general locations, will not significantly change how the site is viewed from the land. In fact, as pictured in the streetscape photos and architectural elevations attached, the new building will be designed to improve the streetscape with an architecturally pleasing building on all sides and will actually enclose a number of the boats that may have been unsightly on the site previously. Further, the location of the building on the center of this parcel with over 1,500 linear feet of frontage on the San Sebastian River, (with the building covering only about 20% of the shoreline frontage), and at the end of Riberia Street abutted by over 45 acres of city-owned land, including the nine (9)

acres of the Dr. Robert B. Hayling Freedom Park, named by the city in honor of a leader of the Civil Rights Movement in St. Augustine in the early 1960s, which the city promotes on its website as “a nearly nine acre park providing the public with a panoramic view of the San Sebastian and Matanzas Rivers that will undoubtedly become a favorite place for reflection, recreation and relaxation for the St. Augustine community,” proves that the impact is minimal and reasonable given the historical uses on the Marine Industrial site and the alternative expansive “Vistas and Scenic Opportunities for the Benefit of the Public as a whole” in the area. Finally, as shown in the streetscape photos, the Eddie Vickers Park & Willie Galimore Recreation Center, across and located at 399 S Riberia Street, with a basketball court, baseball diamond and picnic area, provide plenty of space to enjoy the over 700 feet of open frontage that will be retained outside the areas of the new architecturally pleasing, enclosed boat storage building. The building will adhere to the height and coverage limitations consistent with and allowable by our Comp. Plan within this decades-old, city-designated Marine Industrial area.

13. Existing Amounts of Native Plants and Proposed Retention and Use of Native Plants for Landscape and Open Space Purposes: As the site has been developed for some time, no existing native plant materials exist. However, the applicant will attempt to use native plant and tree species as much as possible within the new landscaping on site.

14. Impact of Development on Plant and Animal Habitat and Potential Loss in Acres and Percent of Site: All existing natural vegetative and animal communities have been identified and accounted for regarding proposed impacts and mitigative strategies pursuant to replacement and protections associated with the updates and proposed redevelopment by our environmental scientist team.

15. Impact of Development on Water Quality: Stormwater collection, conveyance and treatment will be provided by approved and permitted systems as part of the improvements and updates in the PUD. Site-specific engineering and construction details, engineering stormwater modeling and drainage calculations for the proposed systems will be provided within the engineering and construction plans to the City of St. Augustine and St. Johns River Water Management District. There will be no adverse, detrimental or negative water quality impacts on site or to adjacent waterways.

16. Impact of Development on Shellfish and On Commercial Sport Fish and Waterfowl: The PUD is located adjacent to Class III waters, which are deemed by the State for recreational use and do not support shellfish harvesting. The location of the project will have no impact on the navigational channel of the Intracoastal Waterway other than the use by boating traffic for access to the working waterfront site. The site abutting the waterway is already developed and there will be no removal of any plant material that would offer or impact habitat for nesting waterfowl.

17. Specific conditions applicable to docks: In addition to complying with the considerations listed in subsections (1) through (16) herein, applicant agrees that 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 outdoor 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 an outdoor boatlift. In

addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended on an outdoor 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. See attached for the approved dock layouts and the minor updates addressed by our expert environmental scientist team.

SECTION VI - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

Summary of Justification
Public Purpose and Public Benefit

Further, pursuant to the guidelines of our PUD ordinance, the project is a grand addition to the area, as follows: 1. The project takes into consideration pedestrian oriented design along Riberia Street and adds significantly to the sense of place of the surrounding area by adding sidewalks and coordinating with the city and the Lincolnville CRA on crosswalks, as well as respecting existing development patterns and providing for compatibility, quality and integrity of the existing area and neighborhoods by cleaning up and improving the streetscape drastically and providing a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood by attempting to work features of the Lincolnville design criteria into their building features and area design. Although this PUD entails the same uses of the site, their distinct and concerted efforts to improve the streetscape and to help contribute to pedestrian travel and safety is a welcome addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area. 2. This renovation/redevelopment clearly demonstrates consideration for the existing neighborhoods and street patterns within the city by removing unnecessary trips from Riberia and in turn providing pedestrian improvements and safety

features in conjunction with the city and the Lincolnville CRA. The improvements also add fully desired, updated and renovated boat repair, storage and water access facilities along our most desired San Sebastian River corridor, which all help to drastically improve the transportation networks or circulation patterns as described in the infrastructure impact analysis, as well as, to promote the goals, objectives and policies of our comprehensive plan in vastly improving access to our natural resources and allowing vastly enhanced enjoyment of our vistas and scenic opportunities. Moreover, this renovation project is abundantly consistent with the character, history, and cultural and natural features that help create a sense of place upon this decades-old marine industrial, working waterfront property. And 3. This redevelopment project not only provides additional upgrades and enclosed boat storage and repair facilities, but it also provides renovations and a reuse of those already in existence hereon as well as cleaning up the outdoor boat storage and docking facilities for both vastly improved visual and practical usage by our citizens and visitors alike.

THEREFORE, This Planned Unit Development request meets all the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of our Comprehensive Plan and is fully consistent with our Comprehensive Plan and our City Code.

Brownfields Property Ownership Form

Property Ownership Affidavit

**Certification of Property Ownership Pursuant
to the Florida Brownfields Redevelopment Act**

Date: MAY 2, 2025

Brownfields Program, Public Works Department
City of St. Augustine, Florida
P.O. Box 210
St. Augustine, FL 32085

To Whom It May Concern:

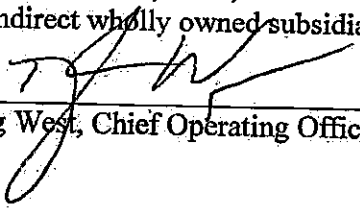
I, **Doug West, Chief Operating Officer of SAMC Partners, LLC**, an indirect wholly owned subsidiary of Monument Marine Group LLC, hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit A**, in connection with the official request for brownfields designation of said property. I hereby authorize the City of St. Augustine, Florida to designate said property as a Brownfields Area, pursuant to the Florida Brownfields Redevelopment Act.

Address: 400 Riberia Street, St. Augustine, FL 32084
Property Real Estate Number (RE #): RE# 2035400010

AND

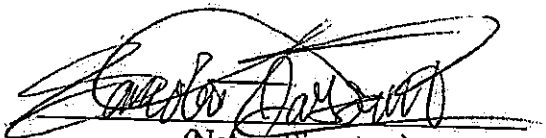
Address: 404 Riberia Street, St. Augustine, FL 32084
Property Real Estate Number (RE #): RE# 2035400000

SAMC Partners, LLC,
An indirect wholly owned subsidiary of Monument Marine Group LLC


Doug West, Chief Operating Officer (Owner's Signature)

STATE OF Florida
COUNTY OF St. Lucie

The forgoing affidavit was sworn and subscribed before me this 2nd day of May (month), 2025 (year) by Douglas Mitchell West who is personally known to me or has produced driver license for identification.


(Notary Signature)

Seal

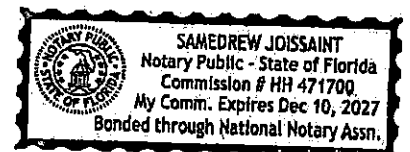


Exhibit "A"

Description of Property

FEE SIMPLE PARCELS

LEGAL DESCRIPTION; PARCEL 1 - NORTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 2 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301, OF SAID PUBLIC RECORDS A DISTANCE OF 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 54 DEGREES 52 MINUTES WEST ON THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 399 FEET MORE OR LESS TO THE MEAN LOW WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE MEANDERING NORTHWESTERLY ALONG SAID MEAN LOW WATER LINE A DISTANCE OF 428 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223; THENCE NORTH 24 DEGREES 14 MINUTES EAST, ON SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET MORE OR LESS; THENCE NORTH 71 DEGREES 14 MINUTES EAST, ON SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION; PARCEL 2 - SOUTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 628.74 FEET; THENCE SOUTH 40 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 166.76 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, A DISTANCE OF 207.30 FEET; THENCE SOUTH 53 DEGREES 73 MINUTES WEST, A DISTANCE OF 11.87 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 73 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER, A DISTANCE OF 2,099+/- MORE OR LESS; THENCE NORTH 54 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 399+/- MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 1 AND PARCEL 2 BEING THE SAME AS THE FOLLOWING PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 2 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON A LINE 20 FEET WEST, AS MEASURED PERPENDICULARLY, FROM SAID WEST LINE OF RIBERIA STREET AND AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 449, PAGE 223, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 71 DEGREES 14 MINUTES WEST ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11

FEET; THENCE SOUTH 24 DEGREES 14 MINUTES WEST, ON A WESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET TO THE EAST SIDE OF THE SAN SEBASTIAN RIVER AT POINT "A"; THENCE RETURNING BY THE SAME COURSES AND DISTANCES TO THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 1 SECONDS EAST, ON SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 363, PAGE 301, PUBLIC RECORDS OF SAID COUNTY, 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE RIVER, 2,528 FEET MORE OR LESS TO THE SAID POINT "A" AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, AND TO CLOSE.

This Instrument Was Prepared By:

Peter L. Desiderio, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard, 21st Floor
Fort Lauderdale, Florida 33301

Record and Return To:

Lauren A. Rico, Esq.
DLA Piper LLP (US)
500 8th Street, N.W.
Washington, D.C. 20004

Property Appraiser

Identification Numbers: 2035400000 and 2035400010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 16 day of June, 2023, by WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, as to Parcel 1 of the Property, and WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, as to Parcel 2 of the Property (collectively, the "Grantor"), whose mailing address is 2999 NE 191st Street, Suite 800, Aventura, FL 33180, to SAMC Partners, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 80 M Street SE, Suite 470, Washington, D.C. 20003.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in St. Johns County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (i) the permitted exceptions set forth in Exhibit "B" attached hereto and made a part hereof, (ii) real estate taxes for the year 2023 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, (iv) matters that would appear on a current and accurate survey of the Property; and (v) tenants under leases and their successors, assigns and subtenants and other parties in possession (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

Daniela Trudel
 Name: Daniela Trudel
Rita Kuan
 Name: RITA KUAN

Name: _____

Name: _____

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE NORTH LLC,
 a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
 a Delaware limited liability company,
 its sole Member

By: Robert Finvarb, Manager

By: Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:



MARCIA AMADOR
 Notary Public
 State of Florida
 Comm# HH368491
 Expires 3/2/2027

Notary Signature: Marcia Amador
 Notary Print: Marcia Amador
 Notary Public, State of Florida
 Commission No.: HH368491
 My Commission Expires: 3-8-23

Acknowledgment

STATE OF FLORIDA)

COUNTY OF _____)

SS:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
 Notary Print: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

WITNESSES:

Name: _____

Name: _____

Name: James D. Ward Jr.Name: Chris SimonGRANTOR:WINDWARD MARINA ST. AUGUSTINE NORTH LLC,
a Delaware limited liability companyBy: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole MemberBy: _____
Robert Finvarb, ManagerBy: _____
Stefan Johansson, ManagerAcknowledgment

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
 Notary Print: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

Acknowledgment

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

SS:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE NORTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
 Notary Print: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____



VICTOR ALEXIS RECONDO
 Commission # HH 024923
 Expires November 19, 2024
 Bonded Thru Budget Notary Services

WITNESSES:

[Signature]
Name: Alf Theroo

[Signature]
Name: Stefan Rivas

Name: _____

Name: _____

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE SOUTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: [Signature]
Robert Finvarb, Manager

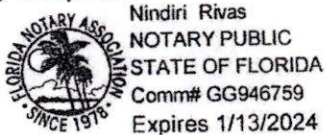
By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:



Notary Signature: [Signature]
Notary Print: NINDIRI RIVAS
Notary Public, State of Florida
Commission No.: GG946759
My Commission Expires: 1/13/2024

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

Name: _____

Name: _____

Name: Thomas D. Wood Jr

Name: Chris Simon

GRANTOR:

WINDWARD MARINA ST. AUGUSTINE SOUTH LLC,
a Delaware limited liability company

By: Windward Marina St. Augustine Holdings LLC,
a Delaware limited liability company,
its sole Member

By: _____
Robert Finvarb, Manager

By: _____
Stefan Johansson, Manager

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of June, 2023, by Robert Finvarb, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Acknowledgment

STATE OF FLORIDA)
) SS:
COUNTY OF St. Johns)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2023, by Stefan Johansson, as Manager of Windward Marina St. Augustine Holdings LLC, a Delaware limited liability company, as the sole Member of WINDWARD MARINA ST. AUGUSTINE SOUTH LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____
Notary Print: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



VICTOR ALEXIS RECONDO
Commission # HH 024923
Expires November 19, 2024
Bonded Thru Budget Notary Services

Exhibit "A"

Description of Property

FEE SIMPLE PARCELS

LEGAL DESCRIPTION; PARCEL 1 - NORTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301, OF SAID PUBLIC RECORDS A DISTANCE OF 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 54 DEGREES 52 MINUTES WEST ON THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 399 FEET MORE OR LESS TO THE MEAN LOW WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE MEANDERING NORTHWESTERLY ALONG SAID MEAN LOW WATER LINE A DISTANCE OF 428 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223; THENCE NORTH 24 DEGREES 14 MINUTES EAST, ON SAID NORTHERLY LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET MORE OR LESS; THENCE NORTH 71 DEGREES 14 MINUTES EAST, ON SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION; PARCEL 2 - SOUTH PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 628.74 FEET; THENCE SOUTH 40 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 166.76 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, A DISTANCE OF 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, A DISTANCE OF 11.87 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER, A DISTANCE OF 2,099± MORE OR LESS; THENCE NORTH 54 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 399± MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 1 AND PARCEL 2 BEING THE SAME AS THE FOLLOWING PARCEL

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MARSH LOT NO. 3, BEING THE INTERSECTION OF THE SOUTH LINE OF SOUTH STREET EXTENDED WESTERLY ACROSS RIBERIA STREET WITH THE WEST LINE OF RIBERIA STREET; THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE WEST LINE OF RIBERIA STREET, 594.51 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES WEST 20.04 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON A LINE 20 FEET WEST, AS MEASURED PERPENDICULARLY, FROM SAID WEST LINE OF RIBERIA STREET AND AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 449, PAGE 223, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 71 DEGREES 14 MINUTES WEST ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 184.11

FEET; THENCE SOUTH 24 DEGREES 14 MINUTES WEST, ON A WESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 140.84 FEET TO THE EAST SIDE OF THE SAN SEBASTIAN RIVER AT POINT "A"; THENCE RETURNING BY THE SAME COURSES AND DISTANCES TO THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 30 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, A DISTANCE OF 37.87 FEET; THENCE SOUTH 41 DEGREES 30 MINUTES 11 SECONDS EAST, ON SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223 A DISTANCE OF 153.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, ON THE NORTH LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 363, PAGE 301, PUBLIC RECORDS OF SAID COUNTY, 26.32 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES EAST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 301 AND THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338 OF SAID PUBLIC RECORDS, 207.30 FEET; THENCE SOUTH 53 DEGREES 37 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 338, A DISTANCE OF 11.87 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 429 OF SAID PUBLIC RECORDS AND ON THE EAST LINE OF THAT LAND DESCRIBED IN MORTGAGE DEED RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 734 OF SAID PUBLIC RECORDS, 442 FEET TO THE MOST NORTHERLY CORNER OF THAT LAND CONVEYED BY QUIT CLAIM DEED FROM THE CITY OF ST. AUGUSTINE, FLORIDA, TO ST. AUGUSTINE TRAWLERS, INC.; THENCE ON THE EASTERLY AND SOUTHERLY LINE OF SAID LAND CONVEYED BY THE CITY OF ST. AUGUSTINE TO ST. AUGUSTINE TRAWLERS, INC., THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 36 DEGREES 13 MINUTES EAST, 400 FEET, SOUTH 49 DEGREES 19 MINUTES EAST, 363.51 FEET, SOUTH 1 DEGREE 31 MINUTES EAST, 78.12 FEET, AND SOUTH 53 DEGREES 37 MINUTES WEST, 1,306 FEET MORE OR LESS TO THE LOW WATER LINE ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE ON THE EAST SIDE OF THE RIVER, 2,528 FEET MORE OR LESS TO THE SAID POINT "A" AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 449, PAGE 223, AND TO CLOSE.

Exhibit "B"

Permitted Exceptions

1. Existing applicable governmental building and zoning ordinances and other governmental regulations.
2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
3. Title to that portion of the Property lying below the mean/ordinary high water mark of San Sebastian River is not included, and the nature or extent of any submerged land included within the Property is hereby excluded. (As to Fee Simple Parcels 1 and 2)
4. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
5. The nature, extent, or existence of riparian rights, if any, appurtenant to the Property lying below the mean/ordinary high water mark, are excepted, and the riparian rights of others as the same may affect the said Property, are hereby excepted.
6. Variance recorded in Official Records Book 2701, Page 61, Public Records of St. Johns County.
7. Right of Way Easement Perpetual recorded in Deed Book 229, Page 328, Public Records of St. Johns County.
8. Easement recorded in Official Records Book 2983, Page 1532, Public Records of St. Johns County. (As to Parcel 1).
9. Easement recorded in Official Records Book 3456, Page 1353, re-recorded in Official Records Book 3458, Page 1380 and re-recorded in Official Records Book 3460, Page 78, Public Records of St. Johns County. (As to Parcel 2)
10. Grant of Non-Exclusive Easement recorded in Official Records Book 3467, Page 308, Public Records of St. Johns County. (As to Parcel 1)
11. Stipulated Final Judgment and any and all unrecorded Easement(s) as evidenced therein recorded in Official Records Book 2949, Page 289, as re-recorded in Official Records Book 3035, Page 516, Public Records of St. Johns County, as assigned by that Assignment of Judgement recorded February 13, 2018, in Official Records Book 4502, Page 515. (As to Parcel 1)
12. Rights of tenants in possession, as tenants only, with no options to purchase or rights of first refusal, under unrecorded leases.

NOTE: All recording references in this Exhibit "B" shall refer to the Public Records of St. John County, Florida, unless otherwise noted.

2025 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M23000005815

Entity Name: SAMC PARTNERS, LLC

Current Principal Place of Business:

222 SEVERN AVENUE
BLD 14-200 SUITE 200
ANNAPOLIS, MD 21403

Current Mailing Address:

222 SEVERN AVENUE
BLD 14-200 SUITE 200
ANNAPOLIS, MD 21403 US

FEI Number: 94-3943162

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AUTHORIZED PERSON
Name MORALES, BECKY
Address 222 SEVERN AVENUE
BLD 14-200 SUITE 200
City-State-Zip: ANNAPOLIS MD 21403

Title MEMBER
Name MONUMENT MARINE GROUP LLC
Address 80 M STREET SE, SUITE 470
City-State-Zip: WASHINGTON DC 20003

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BECKY MORALES

AUTHORIZED PERSON

03/24/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

July 14, 2025

To Whom It May Concern,

Please accept this letter as confirmation that SAMC LLC has had a great banking relationship with Seacoast Bank since June of 2023. This relationship consists of deposit and loan accounts. The client has additional financial resources to complete the resolution of the brownfield site.

If you have any questions or need additional information, please contact me directly.

Sincerely,



Julie Foley | Commercial Banking Coordinator

7880 Gate Parkway, Suite 100 Jacksonville, FL 32256

Julie.Foley@SeacoastBank.com | C: 904.485.7630 | T: 800.706.9991



July 3, 2025

City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085

RE: Brownfield Designation – SAMC Partners, LLC
400 Riberia Street and 404 Riberia Street, St. Augustine, FL 32084
Resolution Designating Parcel Nos. 2035400010 and 2035400000

The applicant, who owns the property, has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the site. SAMC Partners, LLC and our parent organization, Monument Marine Group, LLC, have completed multiple large-scale projects for our 8 owned assets in the last 4 years all with varied scale and complexity. Previous redevelopments include a \$35M marine and landside complete redevelopment in Baltimore, Maryland, which received the “Small Marina of The Year award in 2023”, a \$1.2M marine fuel redevelopment in Deltaville, Virginia, a \$1.7M landside and marine renovation in Georgetown, Maryland, and a \$320K master planning and permitting effort for a complete redevelopment in Hague, VA. In addition to these larger scale projects, we have also completed over \$4M of capital improvements, repairs, and maintenance across the 8 owned assets. Based on the credentials and record of success in consummating the development of various commercial properties across the eastern seaboard, SAMC Partners, LLC has the necessary financial resources to implement and complete the site development pursuant to a rehabilitation agreement and redevelopment plan.

Links to our owned/previously owned assets is below:

<https://monumentmarinegroup.com/our-marinas/>

<https://www.nomadmarinasatnorview.com/>

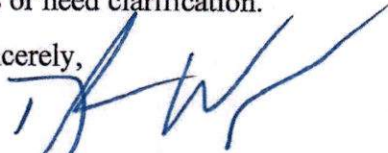
<https://skipjackcovemd.com/>

<https://colespointmarina.com/>

In conclusion, the applicant possesses the financial capacity and proven experience necessary to successfully implement and complete the proposed site redevelopment. With a strong track record of executing complex, large-scale projects across the eastern seaboard—totaling over \$40 million in recent investments—SAMC Partners, LLC, backed by Monument Marine Group,

LLC, demonstrates the capability and commitment required to fulfill the goals of the rehabilitation agreement and redevelopment plan. Please contact me if you require any further documents or need clarification.

Sincerely,

A handwritten signature in blue ink, appearing to be 'DW', written over the word 'Sincerely,'.

Doug West

Chief Operating Officer, SAMC Partners, LLC

Memo

To: April Owen, Assistant City Attorney, City of St. Augustine

From: Mark Mechling, P.E., Mechling Engineering & Consulting, Inc

cc: Kristina Nelson, Finger, Nelson & Maguire, PLLC

Date: May 5, 2025

Re: Environmental Site Summary and Future Plans – 400 and 404 Riberia Street, St. Augustine, FL

This memorandum provides an update regarding the planned redevelopment of the properties located at 400 and 404 Riberia Street in St. Augustine, Florida, collectively referred to as the “Site.”

Historical records indicate that the Site was previously used as an oyster and shrimp packaging facility and may have once been part of the adjacent golf course and landfill. Since the mid-1960s, the Site has operated as a boat manufacturer or marina. Historically, boat manufacturing, maintenance, and salvage activities on the property involved the use of products and equipment containing petroleum or hazardous materials. Current activities at the Site include general boat maintenance and demolition on open ground, as well as outdoor sandblasting. While no unauthorized discharges have been reported, inspection reports from the Florida Department of Environmental Protection (“DEP”) have documented several violations.

We are now moving forward with planned site investigations to determine the extent of contamination present. Following these investigations, we will collaborate closely with the DEP to initiate necessary cleanup activities. Our future plans include enrolling the Site in the State of Florida Brownfield Program, completing a comprehensive soil and groundwater assessment, and undertaking required remedial actions to ensure the safety and health of the surrounding community. Through the Brownfield Program, the DEP will provide guidance and regulatory oversight for assessment reports and future remediation efforts. We are committed to keeping the community informed of our progress on these environmental activities and will regularly communicate updates to a Community Advisory Board, which will be composed of local citizens and stakeholders.

Mechling Engineering & Consulting, Inc.

1714 Belmonte Avenue
Jacksonville, Florida 32207

phone 904.346.5468

June 27, 2025

To Whom It May Concern, City of St. Augustine, Florida

RE: St. Augustine Marine Center
400 and 404 Riberia Street
St. Augustine, Florida

SAMC Partners, LLC, owners of the St. Augustine Marine Center (SAMC) properties at 400 and 404 Riberia Street, St. Augustine (Subject Properties), has engaged Mechling Engineering & Consulting, Inc. to provide site assessment and remediation services associated with redevelopment of the Subject Properties. SAMC Partners proposes to designate the Subject Properties as a Brownfield Area and enter into a Brownfield Site Rehabilitation Agreements (BSRA) with the Florida Department of Environmental Protection. Site assessment and remediation activities will be conducted in accordance with the BSRA and Florida Administrative Code (FAC) Chapter 62-780, *Contaminated Site Cleanup Criteria*. The purpose of this letter is to provide the results of environmental due diligence and site assessment activities for the City of St. Augustine in preparation of a Brownfield Resolution for the Subject Properties.

Environmental Due Diligence

Langan Engineering and Environmental Services, LLC prepared a Phase I Environmental Site Assessment (ESA) for the Subject Properties, dated January 23, 2025. The ESA Report provided the following information:

Subject Property Layout

The subject property is approximately 33.34 acres and is located at the southwest corner of Riberia Street and Cerro Street, bound to the west by the San Sebastian River. The subject property consists of two parcels identified by the St. Johns County Property Appraiser as parcels 2035400000 and 2035400010. The subject property is developed with seven structures ranging in size from approximately 500 to 40,000 square feet, paved and unpaved parking areas, boat maintenance and storage areas, a stormwater retention pond, and landscaped areas.

Subject Property Current Use

The northern parcel (2035400010) operates as the United States Customs and Border Protection (USCBP) National Marine Training Center (NMTC), which includes training facilities and a boat maintenance/storage building. The southern parcel (2035400000) operates as the St. Augustine Marine Center (SAMC), which includes operations for the storage, maintenance, and salvage of boats.

Subject Property History

According to historical records, the subject property was undeveloped or a wetland, except for various oyster or shrimp packaging structures along the San Sebastian River. Additionally, a portion of the east-adjointing golf course may have encompassed approximately 100 feet of the eastern boundary of the subject property from at least 1910 to 1946. By 1965, shrimping operations continued along the San Sebastian River, but the east-adjointing golf course was no longer in operation. Between 1952 and 1971, a portion of the wetland on the southern portion of the subject property was filled. Since 1971, the subject property has undergone various building configurations but has primarily been utilized for boat manufacturing or maintenance. By 2007, the northern parcel was developed with its modern-day structure, which was leased to USCBP NMTC in 2011.

Phase I ESA Conclusions, Findings and Opinions

Recognized Environmental Conditions (RECs)

Historical and Current Use of the Subject Property: The subject property operated as a boat manufacturer or marina since the mid-1960s. General boat maintenance and salvage activities occur on open ground, and sandblasting occurs outdoors. Although no unauthorized discharges have been reported, various violations, including improper product handling and soil staining, have been documented by FDEP in historic inspection reports. The historical use of the subject property for boat maintenance and salvage for up to 60 years is considered a REC because the long-term use of products and equipment containing petroleum or hazardous materials may have impacted soil and groundwater.

Historical Use of the South-Adjoining Property: Historical records and aerial photographs indicate the south-adjoining property was an old disposal site from at least 1971 to 1980, which operated without permits and likely encroached onto the southern portion of the subject property. According to historical records obtained from the FDEP, solid waste including tires, bricks, bottles, wood, metal, glass, concrete, and textiles was observed in test pits advanced across the site, and environmental assessments identified soil and groundwater impacts. Records indicate the old disposal site was closed in accordance with a Riberia Street Waste Disposal Area Closure Plan, dated 1 May 2008, prepared by Geosyntec Consultants, in accordance with the FDEP's Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida, dated 3 May 2001. Due to the lack of assessment on the subject property and the proximity of the old disposal site with documented soil and groundwater impacts, the historical use of the south-adjoining property is considered a REC because the presence of solid waste may impact soil and groundwater on the subject property.

Site Assessment Activities

Based on the findings of the Phase I ESA, Mechling Engineering initiated a site assessment in April 2025 in accordance with the requirements of FAC Chapter 62-780, *Contaminated Site Cleanup Criteria*. The site assessment has revealed the following evidence of impacts to the Subject Properties:

- **Soils Impacts:** The following target analytes were identified in soils at concentrations in excess of their leachability or direct exposure commercial/industrial FAC Chapter 62-777, *Contaminant Cleanup Target Levels (CTLs)*: arsenic, chromium, copper, 1,2,4-trimethylbenzene, benzo(a)pyrene, TRPH, and naphthalene.
- **Groundwater Impacts:** The following target analytes were identified at concentrations in excess of their groundwater CTLs: isopropylbenzene (cumene), arsenic, barium, naphthalene, MTBE, 1-methylnaphthalene, 2-methylnaphthalene, phenanthrene, fluorene, TRPH, acenaphthene, benzo(a)anthracene, PFOS, and PFOA.

Remedial Action Approach

Upon completion of the redevelopment design plans, Mechling Engineering will prepare a Remedial Action Plan (RAP) to address soil and groundwater impacts. The remedial strategy will utilize a risk-based corrective action process designed to achieve protection of human health, public safety, and the environment in a cost-effective manner based on the principles set forth in Florida Statutes (FS) Section 376.81(1) and FAC Chapter 62-780. The objective will be to meet the applicable No Further Action criteria of rule FAC 62-780.680, *No Further Action and No Further Action with Controls*.

Signature of Professionals

In accordance with the provisions of Florida Statutes, Chapter 471, our work for this report was prepared under the direct supervision of a Professional Engineer licensed in the State of Florida. This report has been determined to be in accordance with good engineering practices pursuant to Chapter 471 of the Florida Statutes as it applies to the work described herein and to the applicable portions of FAC Chapter 62-780, *Contaminated Site Cleanup Criteria*.

The data, findings, recommendations, specifications, or professional opinions were prepared solely for the use of the SAMC Partners, LLC and the City of St. Augustine, Florida. Mechling Engineering & Consulting, Inc. makes no other warranty, either expressed or implied, and is not responsible for the interpretation by others of these data.

Mechling Engineering & Consulting, Inc.
Florida Engineering Registry No. 27999

Mark Mechling, P.E.

Digitally signed by Mark Mechling, P.E.
DN: cn=Mark Mechling, P.E., c=US, o=Mechling
Engineering & Consulting, Inc., email=mmechling@
mechlingeng.com
Reason: This seal has been digitally signed and sealed
by Mark Mechling, P.E. on the date adjacent to the seal.
Location: Jacksonville, Florida
Date: 2025.06.27 13:55:04 -04'00'

Mark Mechling, P.E.
Principal
Licensed, Florida Number 41998

June 27, 2025



LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Kristina Garcia Nelson
Kristina Garcia Nelson
Finger Nelson And Maguire PLLC

1650 Margaret ST # 302
Jacksonville FL 32204-3869

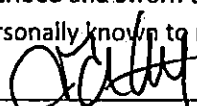
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/09/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/09/2025



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$241.60

Tax Amount: \$0.00

Payment Cost: \$241.60

Order No: 11471083

of Copies:

Customer No: 1542813

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

PUBLIC NOTICE

ST. AUGUSTINE PROPOSED BROWNFIELD AREA DESIGNATION Resolution 2025-27

Real property (Parcel ID 2035400010 and 2035400000) located at 400 and 404 Riberia St., St. Augustine, FL 32084 will be rehabilitated under Chapter 376, F.S. of the State of Florida's Brownfields Program. The property is proposed to be designated a Brownfield Area to allow the negotiation of a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection for purposes of remediating and redeveloping the site.

A Public Meeting to receive public comment on the proposed Brownfield Area designation has been scheduled for:

Monday, July 14th at 6:30 PM, to be held at The Willie Galimore Community Center, 399 Riberia Street, St. Augustine, FL 32084.

If anyone has questions, concerns, and/or comments, please contact: 904-825-1040, option=6.

LD-427Am12

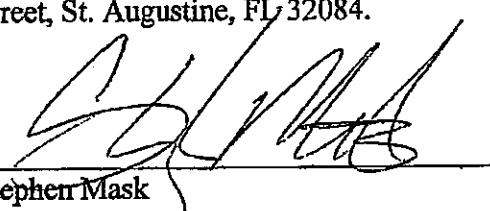
Community Meeting Affidavit

Date: July 16, 2025

Brownfields Program, Public Works Department
City of St. Augustine, Florida
P.O. Box 210
St. Augustine, FL 32085

To Whom It May Concern:

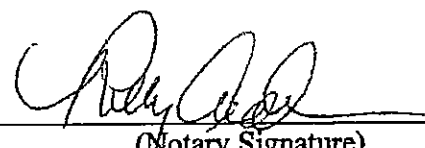
I, **Stephen Mask**, Asset Manager, Monument Marine Group, LLC, hereby certify that we held a community meeting in connection with the official request for brownfield area designation of the St. Augustine Marine Center Site, 400 and 404 Riberia Street, St. Augustine, FL 32084, on Monday, July 14th, 20205 at 6:30 PM at The Willie Galimore Community Center, 399 Riberia Street, St. Augustine, FL 32084.



Stephen Mask
Asset Manager
Monument Marine Group, LLC

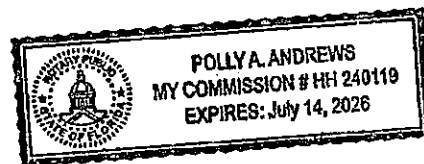
STATE OF Florida
COUNTY OF St. Johns

The forgoing affidavit was sworn and subscribed before me this 16th day of July (month), 2025 (year) by Stephen Mask who is personally known to me ✓ or has produced FL DL for identification.



(Notary Signature)

Seal



Community Meeting for the Brownfield Designation of 400 and 404 Riberia Street
Resolution 2025-27

Prior to the Community Meeting, notice was mailed or emailed to the neighbors surrounding the St. Augustine Marine Center Area as well as posted in the following locations:

St Augustine Marine Center
404 Riberia Street
St. Augustine, FL 32084

The Willie Galimore Community Center
399 Riberia Street, St. Augustine, FL 32084

St. Augustine Municipal Marina
111 Avenida Menendez
St. Augustine, FL 32084

The Alcazar Room on the first floor of City Hall
75 King Street
St. Augustine, FL 32084

Posting of notice pictures:

St Augustine Marine Center
404 Riberia Street
St. Augustine, FL 32084



The Alcazar Room on the first floor of City Hall
75 King Street
St. Augustine, FL 32084



The Willie Galimore Community Center
399 Riberia Street, St. Augustine, FL 32084





Community Meeting
For the Brownfield Designation of
St. Augustine Marine Center

Designation Location:
400 and 404 Riberia Street

Monday, July 14th

6:30 PM

The Willie Galimore Community Center
399 Riberia Street, St. Augustine, FL 32084

Minutes from the Community Meeting
Brownfield Designation of 400 and 404 Riberia Street
Resolution 2025-27

SAMC Attendees:

Kristina Nelson
Stephen Mask
Mark Mechling

Public Attendees: Deltra Long

A Community Meeting for Resolution 2025-27 for the Brownfield Designation of 400 and 404 Riberia Street, St. Augustine, FL 32084 was held on Monday, July 14th, 20205 at 6:30 PM at The Willie Galimore Community Center, 399 Riberia Street, St. Augustine, FL 32084.

The meeting commenced at 6:40 PM with introductions from the St. Augustine Marine Center team. Kristina provided an overview of the Brownfield resolution process and Mark Mechling displayed a large map of the location of the property. The property is approximately 33.34 acres and is located at the southwest corner of Riberia Street and Cerro Street, bound to the west by the San Sebastian River.

It was explained that contamination was discovered at the property during a prospective purchaser's due diligence investigation. Further action is required to complete the cleanup and reach environmental closure of the property. The property owner intends to utilize the Florida Brownfield Program, which offers tax credits to help offset the costs of site investigation and rehabilitation. This program has been highly effective in facilitating the cleanup of properties that might otherwise remain undeveloped.

Once the City designates the property through the resolution, the owner will collaborate with the state Department of Environmental Protection to negotiate a Brownfield Rehabilitation Site Agreement outlining the cleanup process. The resolution is a crucial prerequisite for finalizing this agreement.

The public attendee, Deltra Long – dellong@bellsouth.net, 904.823.7896, requested a copy of the Resolution once it is available. The meeting concluded at 7:00 PM.

SIGN IN SHEET FOR PUBLIC HEARING FOR RESOLUTION 2025-27
MONDAY, JULY 14TH, 6:30 PM
The Willie Gallimore Community Center
399 Riberia Street, St. Augustine, FL 32084

Brownfield Designation of Property located at
400 Riberia Street, St. Augustine, FL 32084, Property Real Estate Number: 2035400010 and
404 Riberia Street, St. Augustine, FL 32084, Property Real Estate Number: 2035400000

Name	Company	Contact information (Email, phone and address)
Deltra Long	Self	dellongabellsouth.net (904) 823-7896

The 2024 Florida Statutes (including 2025 Special Session C)

Title XXVIII

NATURAL RESOURCES; CONSERVATION,
RECLAMATION, AND USE

Chapter 376

POLLUTANT DISCHARGE PREVENTION
AND REMOVAL

[View Entire
Chapter](#)

376.80 Brownfield program administration process.—

(1) The following general procedures apply to brownfield designations:

(a) The local government with jurisdiction over a proposed brownfield area shall designate such area pursuant to this section.

(b) For a brownfield area designation proposed by:

1. The jurisdictional local government, the designation criteria under paragraph (2)(a) apply, except if the local government proposes to designate as a brownfield area a specified redevelopment area as provided in paragraph (2)(b).

2. Any person, other than a governmental entity, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, or not-for-profit corporations, the designation criteria under paragraph (2)(c) apply.

(c) Except as otherwise provided, the following provisions apply to all proposed brownfield area designations:

1. Notification to department following adoption.—A local government with jurisdiction over the brownfield area must notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of its decision to designate a brownfield area for rehabilitation for the purposes of ss. [376.77-376.86](#). The notification must include a resolution adopted by the local government body. The local government shall notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of the designation within 30 days after adoption of the resolution.

2. Resolution adoption.—The brownfield area designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the brownfield area or alternatively a less-detailed map accompanied by a detailed legal description of the brownfield area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [166.041](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [166.041\(3\)\(c\)2](#). For counties, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [125.66](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [125.66\(5\)\(b\)](#).

3. Right to be removed from proposed brownfield area.—If a property owner within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government must grant the request.

4. Notice and public hearing requirements for designation of a proposed brownfield area outside a redevelopment area or by a nongovernmental entity. Compliance with the following provisions is required before designation of a proposed brownfield area under paragraph (2)(a) or paragraph (2)(c):

a. At least one of the required public hearings must be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns.

b. Notice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.

(2)(a) *Local government-proposed brownfield area designation outside specified redevelopment areas.*—If a local government proposes to designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area, the local government shall provide notice, adopt the resolution, and conduct public hearings pursuant to paragraph (1)(c). At a public hearing to designate the proposed brownfield area, the local government must consider:

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

(b) *Local government-proposed brownfield area designation within specified redevelopment areas.*—Paragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c).

(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

(d) *Negotiation of brownfield site rehabilitation agreement.*—The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitles the identified person to negotiate a brownfield site rehabilitation agreement with the department or approved local pollution control program.

(3) When there is a person responsible for brownfield site rehabilitation, the local government must notify the department of the identity of that person. If the agency or person who will be responsible for the coordination

changes during the approval process specified in subsections (4), (5), and (6), the department or the affected approved local pollution control program must notify the affected local government when the change occurs.

(4) Local governments or persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address redevelopment of the specific brownfield area for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. Such advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. The person responsible for brownfield site rehabilitation must notify the advisory committee of the intent to rehabilitate and redevelop the site before executing the brownfield site rehabilitation agreement, and provide the committee with a copy of the draft plan for site rehabilitation which addresses elements required by subsection (5). This includes disclosing potential reuse of the property as well as site rehabilitation activities, if any, to be performed. The advisory committee shall review any proposed redevelopment agreements prepared pursuant to paragraph (5)(i) and provide comments, if appropriate, to the board of the local government with jurisdiction over the brownfield area. The advisory committee must receive a copy of the executed brownfield site rehabilitation agreement. When the person responsible for brownfield site rehabilitation submits a site assessment report or the technical document containing the proposed course of action following site assessment to the department or the local pollution control program for review, the person responsible for brownfield site rehabilitation must hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

(5) The person responsible for brownfield site rehabilitation must enter into a brownfield site rehabilitation agreement with the department or an approved local pollution control program if actual contamination exists at the brownfield site. The brownfield site rehabilitation agreement must include:

(a) A brownfield site rehabilitation schedule, including milestones for completion of site rehabilitation tasks and submittal of technical reports and rehabilitation plans as agreed upon by the parties to the agreement.

(b) A commitment to conduct site rehabilitation activities under the observation of professional engineers or geologists who are registered in accordance with the requirements of chapter 471 or chapter 492, respectively. Submittals provided by the person responsible for brownfield site rehabilitation must be signed and sealed by a professional engineer registered under chapter 471, or a professional geologist registered under chapter 492, certifying that the submittal and associated work comply with the law and rules of the department and those governing the profession. In addition, upon completion of the approved remedial action, the department shall require a professional engineer registered under chapter 471 or a professional geologist registered under chapter 492 to certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the department.

(c) A commitment to conduct site rehabilitation in accordance with department quality assurance rules.

(d) A commitment to conduct site rehabilitation consistent with state, federal, and local laws and consistent with the brownfield site contamination cleanup criteria in s. 376.81, including any applicable requirements for risk-based corrective action.

(e) Timeframes for the department's review of technical reports and plans submitted in accordance with the agreement. The department shall make every effort to adhere to established agency goals for reasonable timeframes for review of such documents.

(f) A commitment to secure site access for the department or approved local pollution control program to all brownfield sites within the eligible brownfield area for activities associated with site rehabilitation.

(g) Other provisions that the person responsible for brownfield site rehabilitation and the department agree upon, that are consistent with ss. 376.77-376.86, and that will improve or enhance the brownfield site rehabilitation process.

(h) A commitment to consider appropriate pollution prevention measures and to implement those that the person responsible for brownfield site rehabilitation determines are reasonable and cost-effective, taking into

account the ultimate use or uses of the brownfield site. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include goals for the reduction of releases of toxic materials.

(i) Certification that the person responsible for brownfield site rehabilitation has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Certification shall be accomplished by referencing or providing a legally recorded or officially approved land use or site plan, a development order or approval, a building permit, or a similar official document issued by the local government that reflects the local government's approval of proposed redevelopment of the brownfield site; providing a copy of the local government resolution designating the brownfield area that contains the proposed redevelopment of the brownfield site; or providing a letter from the local government that describes the proposed redevelopment of the brownfield site and expresses the local government's agreement with or approval of the proposed redevelopment.

(6) Any contractor performing site rehabilitation program tasks must demonstrate to the department that the contractor:

- (a) Meets all certification and license requirements imposed by law; and
- (b) Will conduct sample collection and analyses pursuant to department rules.

(7) During the cleanup process, if the department or local program fails to complete review of a technical document within the timeframe specified in the brownfield site rehabilitation agreement, the person responsible for brownfield site rehabilitation may proceed to the next site rehabilitation task. However, the person responsible for brownfield site rehabilitation does so at its own risk and may be required by the department or local program to complete additional work on a previous task. Exceptions to this subsection include requests for "no further action," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation.

(8) If the person responsible for brownfield site rehabilitation fails to comply with the brownfield site rehabilitation agreement, the department shall allow 90 days for the person responsible for brownfield site rehabilitation to return to compliance with the provision at issue or to negotiate a modification to the brownfield site rehabilitation agreement with the department for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with the brownfield site rehabilitation agreement and a modification cannot be negotiated, the immunity provisions of s. 376.82 are revoked.

(9) The department is specifically authorized and encouraged to enter into delegation agreements with local pollution control programs approved under s. 403.182 to administer the brownfield program within their jurisdictions, thereby maximizing the integration of this process with the other local development processes needed to facilitate redevelopment of a brownfield area. When determining whether a delegation pursuant to this subsection of all or part of the brownfield program to a local pollution control program is appropriate, the department shall consider the following. The local pollution control program must:

- (a) Have and maintain the administrative organization, staff, and financial and other resources to effectively and efficiently implement and enforce the statutory requirements of the delegated brownfield program; and
- (b) Provide for the enforcement of the requirements of the delegated brownfield program, and for notice and a right to challenge governmental action, by appropriate administrative and judicial process, which shall be specified in the delegation.

The local pollution control program shall not be delegated authority to take action on or to make decisions regarding any brownfield site on land owned by the local government. Any delegation agreement entered into pursuant to this subsection shall contain such terms and conditions necessary to ensure the effective and efficient administration and enforcement of the statutory requirements of the brownfield program as established by the act and the relevant rules and other criteria of the department.

(10) Local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate the public health and

environmental hazards, and to promote the creation of jobs and economic development in these previously run-down, blighted, and underutilized areas.

(11)(a) The Legislature finds and declares that:

1. Brownfield site rehabilitation and redevelopment can improve the overall health of a community and the quality of life for communities, including for individuals living in such communities.
2. The community health benefits of brownfield site rehabilitation and redevelopment should be better measured in order to achieve the legislative intent as expressed in s. 376.78.
3. There is a need in this state to define and better measure the community health benefits of brownfield site rehabilitation and redevelopment.
4. Funding sources should be established to support efforts by the state and local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, to evaluate the community health benefits of brownfield site rehabilitation and redevelopment.

(b) Local governments may and are encouraged to evaluate the community health benefits and effects of brownfield site rehabilitation and redevelopment in connection with brownfield areas located within their jurisdictions. Factors that may be evaluated and monitored before and after brownfield site rehabilitation and redevelopment include, but are not limited to:

1. Health status, disease distribution, and quality of life measures regarding populations living in or around brownfield sites that have been rehabilitated and redeveloped.
2. Access to primary and other health care or health services for persons living in or around brownfield sites that have been rehabilitated and redeveloped.
3. Any new or increased access to open, green, park, or other recreational spaces that provide recreational opportunities for individuals living in or around brownfield sites that have been rehabilitated and redeveloped.
4. Other factors described in rules adopted by the Department of Environmental Protection or the Department of Health, as applicable.

(c) The Department of Health may and is encouraged to assist local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, in evaluating the community health benefits of brownfield site rehabilitation and redevelopment.

(12) A local government that designates a brownfield area pursuant to this section is not required to use the term “brownfield area” within the name of the brownfield area designated by the local government.

History.—s. 4, ch. 97-277; s. 3, ch. 98-75; s. 11, ch. 2000-317; s. 2, ch. 2004-40; s. 44, ch. 2005-2; s. 7, ch. 2006-291; s. 5, ch. 2008-239; s. 2, ch. 2014-114; s. 11, ch. 2023-309.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: July 16, 2025

RE: Agenda Item for July 28, 2025 Commission Meeting
Ordinance 2025-17 Amending Section 24-13 One-Way Streets
First Reading for Bannan Avenue One-Way Designation

The First Reading of Ordinance 2025-17, Amending Section 24-13 One Way Streets;
and,

Staff Requests the following changes be made to Chapter 24, Article 1, Section 24-13 of
the code of the City of St. Augustine designating Bannan Avenue as one-way traffic only:

- Bannan Ave.- One-way southbound from Court Edna to Hildreth Drive

The one-way designation for Bannan Avenue is part of the St. Augustine Court Theophelia Flood Mitigation Project (22FRP113), which was awarded grant funding in the total amount of \$4,855,777.52 from the Florida Department of Environmental Protection (FDEP) Resilient Florida grant, which utilizes American Rescue Plan Act (ARPA) funds.

The project includes design, permitting and construction to replace aged utilities, upgrade existing stormwater infrastructure and evaluate structural and non-structural based resiliency options for the neighborhood. The expected project outcomes include:

- Reconstruction of flood prone and damaged roads due to high tide flooding
- Improved drainage to provide a higher level of service during rainfall events
- Replacement of aged utilities
- Implementation of green infrastructure and/or low impact development to provide water quality benefit with stormwater management

The one-way designation of Bannan Avenue is necessary in order to reduce the amount of impervious area, accommodate the incorporation of a new sidewalk to connect the Neighborhood to the existing Hildreth Park, and to enable construction of a bioretention planter which is the City's first pilot project for green infrastructure. This will help facilitate rainfall collection, provide for an increase in green space, and improve water quality. Residents residing along Bannan Avenue were notified by mail of this consideration for one-way changes and given the

opportunity to provide feedback to the City at a December public meeting. There was overwhelming support by the residents for the project. As such, the City is now requesting the official designation of Bannan Avenue as a one-way street through the proposed ordinance.

If you should have any questions, please do not hesitate to ask.

A handwritten signature in blue ink that reads "Jessica L. Beach".

Jessica L. Beach, P.E.
Chief Resilience Officer
Utilities and Public Works Deputy Director

Attachment: Ordinance 2025-17, PowerPoint Presentation

cc: City Attorney & Department Heads



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. 2025-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 24, ARTICLE I, SECTION 24-13 OF THE CODE OF THE CITY OF ST. AUGUSTINE DESIGNATING BANNAN AVENUE AS ONE-WAY TRAFFIC ONLY; PROVIDING FOR INCLUSION IN THE CODE 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:
 - 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):**

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE NON-RESIDENTIAL TRAFFIC THROUGH RESIDENTIAL NEIGHBORHOODS TO DECREASE TRAFFIC CONGESTION, AIR POLLUTION, AND EXCESSIVE NOISE. 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 NO ADDITIONAL FEES OR COST OF COMPLIANCE FOR ANY EXISTING BUSINESS.

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):**

NONE.

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING CHAPTER 24, ARTICLE I, SECTION 24-13 OF THE CODE OF THE CITY OF ST. AUGUSTINE DESIGNATING BANNAN AVENUE AS ONE-WAY TRAFFIC ONLY; PROVIDING FOR INCLUSION IN THE CODE 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, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, Section 3.02 of the Charter Laws of the City of St. Augustine grants to the City Commission the authority to enact an ordinance to regulate and control any traffic of any nature whatsoever and to prohibit the use of motor vehicles over and on its streets, roads, parks and boulevards; and

WHEREAS, the City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas by preserving a sense of place; and

WHEREAS, it has been found that non-residential traffic through residential neighborhoods causes traffic congestion, air pollution, excessive noise and contributes to the creation of a traffic condition that is hazardous to the health, safety and welfare of persons residing in the residential area, all factors which contribute to the deterioration of residential neighborhoods within the City; and

WHEREAS, the reduction of vehicle traffic in urban areas has been shown to improve air quality, decrease noise pollution, and contribute to overall environmental sustainability; and

WHEREAS, the City has a desire to incorporate green infrastructure and/or low-impact development best management practices or techniques to reduce the amount of impervious area, creating additional green space for the purposes of water retention and infiltration that provides water quality and stormwater management benefits; and

WHEREAS, the implementation of green infrastructure, reduction in impervious area with incorporation of a new sidewalk on Bannan Avenue necessitates the reduction

in width of the travel lane, thereby requiring it to become a one-way for vehicular traffic flow; and

WHEREAS, the City shall provide a safe, convenient, connected, visible, and efficient multimodal transportation system; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 3. Amending Chapter 24, Article I, Section 24-13. Chapter 24, Article I, Section 24-13 of the Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 24-13. - One-way streets.

The following streets or portions of streets are hereby designated one-way streets, and vehicular traffic upon such streets or portions thereof shall move only in the direction indicated:

- (1) Anastasia Avenue—One-way west from Magnolia Drive to Anastasia Boulevard.
- (2) Anderson Circle—One-way east from Charlotte Street to Avenida Menendez.
- (3) Aviles Street—One-way south from King Street to Bridge Street.
- (4) Bannan Avenue—One-way southbound from Court Edna to Hildreth Drive.
- (5) Bridge Street—One-way east from Cordova Street to Avenida Menendez.
- (6) Cadiz Street—One-way east from St. George Street to Avenida Menendez.
- (7) Calla Sita Alley—One-way west from Spanish Street to Cordova Street.
- (8) Carver Street East—One-way east from Ponce de Leon Avenue to Lighthouse Avenue.
- (9) Cathedral Place—One-way west from Avenida Menendez to Cordova Street.
- (10) Cedar Street—One-way west from Granada Street to M. L. King Avenue.
- (11) Charlotte Street—One-way north from South Street to Cuna Street.
- (12) Cordova Street—One-way north from Bridge Street to King Street; one way south from Cathedral Place to King Street.
- (13) Cuna Street—One way west from Spanish Street to Cordova Street.
- (14) Davis Street—One-way south from King Street to Lewis Boulevard southbound for vehicular traffic.
- (15) DeHaven Street—One-way west from Washington Street to Central Avenue.
- (16) DeSoto Place—One-way east from M. L. King Avenue to Granada Street.
- (17) Edminster Avenue—One-way east from Anastasia Boulevard to Magnolia Drive.
- (18) Fort Lane—One-way east from Charlotte Street to Avenida Menendez.
- (19) Granada Street—One-way south from King Street to Bridge Street.

- (20) Hopkins Street—One-way south from Isabel Street to Madeora Street.
- (21) Hypolita Street—One-way west from Avenida Menendez to Cordova Street.
- (22) Isabel Street—One-way west from South Dixie Highway.
- (23) King Street—One-way east from Cordova Street to Avenida Menendez.
- (24) Marine Street—One-way south from Avenida Menendez to St. Francis Street.
- (25) Miller Street—One-way north to a point of entry onto the parking lot of the Pic N Save Store.
- (26) Moore Street—One-way westbound from Dr. Martin Luther King Jr. Ave. to Riberia St.
- (27) Mulvey Street—One-way south from Orange Street to Saragossa Street.
- (28) Pomar Street—One-way eastbound from Riberia St. to Dr. Martin Luther King Jr. Ave.
- (29) St. Francis Street—One-way west from St. George Street to Cordova Street.
- (30) St. George Street—One-way south from King Street to St. Francis Street; one-way north from Cathedral Place to Hypolita Street.
- (31) South Street—One-way east from Marine Street to Tremerton Street.
- (32) Spanish Street—One-way north from Cuna Street to Orange Street.
- (33) Spanish Street—One-way northbound from Treasury Street to Orange Street.
- (34) Tolomato Lane—One-way west from St. George Street to Cordova Street.
- (35) Treasury Street—One-way east from Cordova Street to Charlotte Street.

Section 4. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or 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 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase 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 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(5), Florida Statutes. Enforcement of the

provisions of this ordinance will commence once appropriate signage and striping is provided.

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 –



Court Theophelia Neighborhood Drainage Improvement Project:

First Reading for Bannan Avenue One-Way Designation (Ordinance 2025-17)

July 28, 2025

Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works Department



Presentation Outline

- ❖ Project Background, Need and Objectives
- ❖ Proposed Ordinance for Consideration, First Reading



Overview of the Resilience Program and Strategy



www.citystaug.com/resiliency

-3-





CITY OF
ST. AUGUSTINE.
— EST. 1565 —

Project– Court Theophelia Drainage Improvements

PROJECT NEED AND OBJECTIVES

- ✓ Neighborhood has been on the City's Capital Improvement Plan since 2016
- ✓ Neighborhood suffers from poor road conditions due to inundation (flooding) from both rainfall and high tides
- ✓ Existing drainage features within the Neighborhood are inadequate
- ✓ Targeted upgrades to the existing utilities to improve the level of service for rainfall flooding
- ✓ FDEP Grant \$4,855,778



CITY OF
ST. AUGUSTINE.
— EST. 1565 —

COURT THEOPHELIA

Neighborhood Flood Mitigation & Drainage Improvements

What is this project?

The project would include design, permitting and construction to replace aged utilities, upgrade existing stormwater infrastructure and evaluate other structural and nonstructural based resiliency options that will provide a higher level of service and flood protection for the neighborhood. The Project will reconstruct flood prone and damaged roads, improve drainage, replace aged utilities, and implement green infrastructure where it may be appropriate. The expected project outcomes include reconstruction of flood prone and damaged roads due to high tide flooding, improved drainage to provide a higher level of service during rainfall events, replacement of aged utilities, implementation of green infrastructure and/or low impact development to provide water quality benefit with stormwater management.

Why is this project needed?

This neighborhood is subject to rainfall driven and coastal surge flooding. The streets are in poor condition due to the inundation of salt water on the roads that has accelerated the deterioration. The utilities are also aged and in need of replacement (water and sewer). This project would include the replacement of aged utilities while the stormwater improvements are conducted. The improvements to the neighborhood will provide a higher level of flood protection for critical infrastructure (such as city roads).

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Federal Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program for the estimated full project cost of \$4,855,777.

How will this project benefit the community?

This is a low-lying neighborhood that is subject to both tidal and rainfall driven flooding. The 2016 Coastal Vulnerability Assessment identified major flood pathways and increased risks for future nuisance flooding and 1% annual chance flooding with sea level rise. By providing a higher level of service for rainfall and coastal surge events, this will protect a large area that has vulnerable critical assets. This project would provide needed stormwater improvements to address both rainfall driven and coastal surge flooding and evaluate other structural and nonstructural based resiliency options that will provide a higher level of service and flood protection for the neighborhood.



City of St. Augustine | Public Works Department | 904.825.1040 | Stormwater@CityStAug.com

<https://www.citystaug.com/1245/Court-Theophelia-Neighborhood-Flood-Miti>



Project– Court Theophelia Drainage Improvements





Project– Court Theophelia Drainage Improvements



Bannan Ave. - Existing

VIEW LOOKING NORTH

COURT THEOPHELIA
FLOOD MITIGATION



ST AUGUSTINE
FLORIDA





Project– Court Theophelia Drainage Improvements

COURT THEOPHELIA:
MAINTAIN VEHICULAR TWO WAY

BIORETENTION PLANTER

PROPOSED 5 FOOT
SIDEWALK

BANNAN AVENUE:
ONE WAY VEHICULAR SOUTH BOUND
(NET REDUCTION OF IMPERVIOUS)

COURT THEOPHELIA
FLOOD MITIGATION

Proposed One Way

VIEW LOOKING NORTH



ST. AUGUSTINE



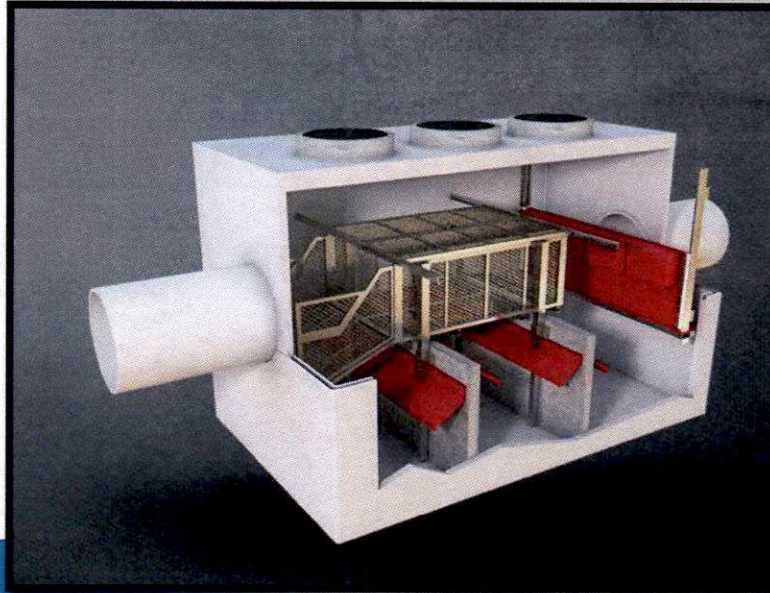
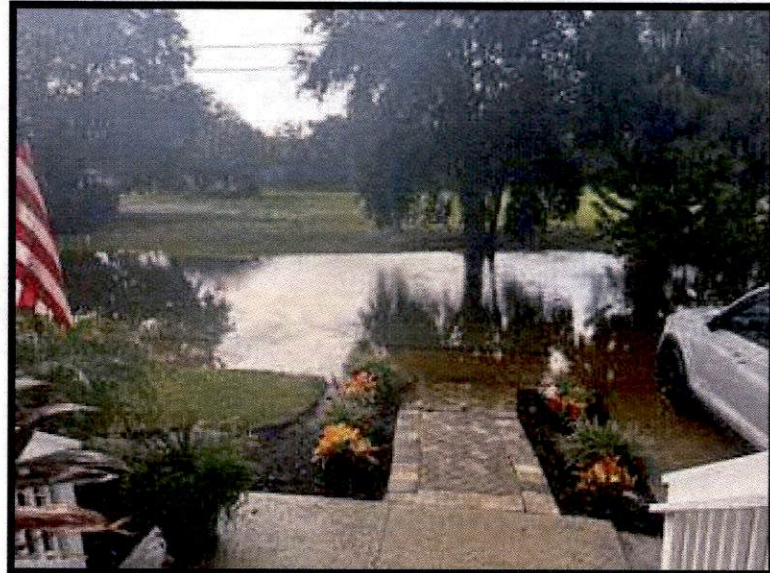


CITY OF
ST. AUGUSTINE
EST. 1565

Project– Court Theophelia Drainage Improvements

PROJECT BENEFITS

- ❑ New road, sidewalks, utilities
- ❑ New Stormwater Management
 - ✓ Stormwater pipes and inlets
 - ✓ Reduced depth of flooding in the roads for the frequent rainfall events (i.e. Sept 2024 and recent)
 - ✓ Piloting Green Infrastructure along Bannan Avenue
 - Will require one-way (southbound)
 - ✓ Water quality improvements
 - Nutrient Separating Baffle Box
 - Bioretention Planter



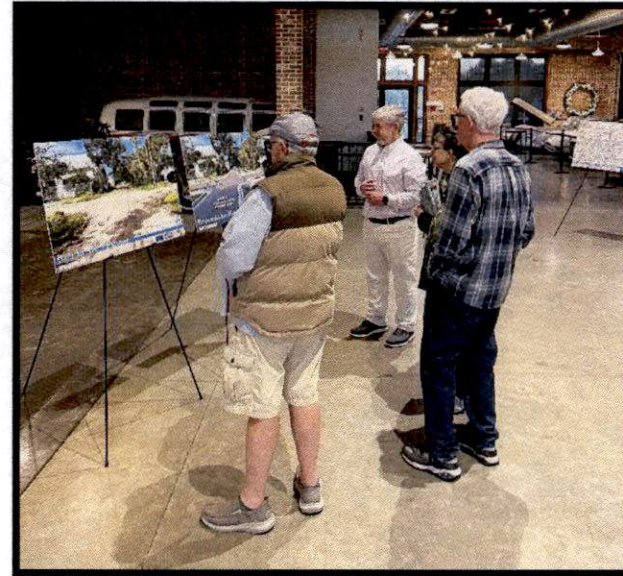


CITY OF
ST. AUGUSTINE.
EST. 1565

Project– Court Theophelia Drainage Improvements

PUBLIC MEETINGS

- ☐ Notification sent to the Neighborhood via email and letters
- ☐ Public Meeting Held December 11, 2024
- ☐ Open House Format
- ☐ Overwhelming support for the project and proposed one-way
- ☐ Project update to Fullerwood Neighborhood Association (5/7/25)
- ☐ Permitting is complete
- ☐ Design is being finalized
- ☐ Project ready for bidding and construction





CITY OF
ST. AUGUSTINE
EST. 1565

First Reading of Ordinance No. 2025-XX

- **Request for consideration of the following changes to Chapter 24, Article 1, Section 24-13, of the code of the City of St. Augustine:**

“The following streets or portions of streets are hereby designated one-way streets, and vehicular traffic upon such streets or portions thereof shall move only in the direction indicated:

Bannan Avenue – one-way south bound from Court Edna to Hildreth Drive”

- This requested change is necessary to allow for:
 - ✓ Reduction in pavement width
 - ✓ Reduction in impervious area
 - ✓ Addition of green infrastructure (bioretention planter)
 - ✓ Addition of a sidewalk connection to Hildreth Dr

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: July 17, 2025

RE: Ordinance 2025-21 – Amending Chapter 28 the Zoning Code to Include a New Section in Supplementary Regulations related to Lot Grading, Amending Definitions and Amending Chapter 11 Conservation Overlay Zone Development to be Consistent with the New Section – Introduction and First Reading

The City Commission has directed staff to work with the city's Citizen Boards to examine concerns related to development in low-lying and/or flood prone areas. This issue has become more of a concern recently with more frequent development applications proposing significant amounts of fill, higher than minimum finished floor elevations, and building techniques or design, such as on slab construction that minimizes the options to control drainage, runoff and water for residential development.

You may recall that several years ago the city did have an initiative with a "Building Code Task Force" that looked at this issue. This group recommended the adoption of a maximum impervious surface ratio (70% of the lot) in addition to the preexisting lot coverage limits, and the requirement for lot grading plans for new single-family development. These recommendations were adopted and are enforced through the city's building permit process.

However, the Planning and Zoning Board (PZB) has recognized that these issues impact proposed development which includes infill development in older areas, redevelopment as properties are demolished and redeveloped with new proposals, and character defining features in our historic districts, historic neighborhoods and our entry corridors. As well as, on specific historic structures as property owners and others work to protect their "investment" in the city.

The city held a joint meeting with all three (3) citizen boards in December 2024 to give the Boards an opportunity to discuss these issues as an introduction to the topic. Subsequently, the PZB held its own workshops in February and April 2025 to specifically discuss this issue. At the February meeting staff was able to review current city projects, review current floodplain, CRS and building requirements, and discuss potential enforcement options with the Board.

Additionally, the PZB requested that staff hold a Public Workshop specifically so that the public can provide feedback and input on this issue. This Workshop was held in March.

The March Public Workshop was well attended. Staff worked through a presentation with relevant information that included several stopping points to garner as much feedback from attendees as possible. Those that attended included a mix of contractors as well as property owners. This workshop presentation is attached for your information.

The main concerns expressed at the Workshop related to the fill issue included:

- Bringing in fill should not adversely impact neighboring properties.
- The need to clarify if any requirements/limitations related to fill are for bringing in fill to raise the entire property or is the fill just related to the type of construction.
- Requirements/limitations on fill should consider surrounding grade and be defined so that the points/references are measurable and can be consistently applied.
- And that the definition of side yards, swales and grading requirements and if fill is considered a structure and therefore limited by a height of less than 30 inches within yards needs to be clarified.

City staff have worked diligently on drafting potential land development code language. Including holding another PZB Special Meeting on April 30th. The staff draft language focuses on the lot grading issue, which relates to fill and construction techniques and stormwater and master drainage plans.

The draft Chapter 28 language includes:

- Specific lot grading requirements and clarification that this would apply to 1 and 2 family dwellings that are exempt from the Stormwater code.
- Recognition that buildable lots are in different areas that may have different levels of existing conditions in the area or neighborhood related to stormwater controls. This creates a table that refers an applicant to certain standards based on the specific situation of a stormwater system in the specific subdivision.
- Establishing guidelines and clarifying grading plans, and
- Recognizing the importance of erosion control and low impact design.
- Workflow graphics are attached to help explain the process.

The draft Chapter 11 language includes:

- Includes changes to clarify certain conditions consistent with the proposed lot grading section.
- Workflow graphics are attached to help explain the process.

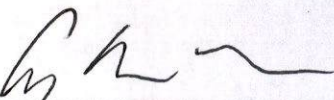
Based on feedback from the Public Workshop, the several PZB meetings and internal staff review, the PZB made a positive recommendation on the proposed changes to the LDC to include a provision that addresses the need for fill for garages. The PZB also determined that the proposed changes were not more burdensome, and specifically determined that clarifying requirements, and providing development options is a relief to property owners.

Additionally, the proposed Ordinance:

- provides the benefit of Incentivizing Low Impact Development (LID) Stormwater Techniques (i.e. rain barrels, living roofs, bio-swales, rain gardens and pervious pavement) by allowing applicants to surpass fill limitations on lots without a Master Grading Plan if they are willing to demonstrate a net benefit of storm water retention with engineered plans reviewed through the Civil Plan process within the Public Works/ Utilities using LID techniques.
- relieves applicants from Planning and Zoning Board review when a 25-buffer is retained or restored when a lot drains into jurisdictional wetlands.
- incentivizes shoreline modifications (i.e. bulkheads and seawalls) to be of compatible scale to adjacent shoreline modifications by relieving applicants from Planning and Zoning Board review when modifying or constructing a bulkhead that is of reasonable scale.
- incentivizes commercial and multi-family development with an approved storm water management system to create vibrant public spaces for pedestrian access to scenic vistas and the waterfront by allowing the 25-buffer along jurisdictional wetlands to be reduced to provide such public spaces.

Please place Ordinance 2025-21 on the City Commission July 28, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance, and a series of maps illustrating the low lying areas around the city.

If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com. Or contact other staff members, Sarah Daugherty, Jessica Beach, Buddy Schauland or Ray Deschler.



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. 2025-21

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE I IN GENERAL, DEFINITIONS; ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION I GENERALLY; CREATING SECTION 28-357 RESIDENTIAL LOT GRADING; AND AMENDING CHAPTER 11 ENVIRONMENTAL PROTECTION; 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):**

This ordinance adds a section to supplementary regulations clarifying and providing options for single family and duplex development related to lot grading and fill requirements. Amends definitions and environmental protection chapter of the land development code. The ordinance serves to help protect property owners as they develop in a more resilient manner.

- 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 ordinance provides potential relief to business owners along the waterfront by allowing a reduction in a required 25-foot natural buffer or the potential restoration of a 25-foot natural buffer if they provide public access to view sheds and the waterfront.

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

It is estimated that less than 10 business owners will be impacted by this ordinance.

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

This ordinance addresses lot grading and fill requirements for single family and duplex development currently exempted from stormwater requirements. It clarifies requirements and options providing direction and relief from review by staff and the Planning and Zoning Board for certain types of applications meeting certain criteria.

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28, ARTICLE I IN GENERAL, DEFINITIONS; ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION I GENERALLY; CREATING SECTION 28-357 RESIDENTIAL LOT GRADING; AND AMENDING CHAPTER 11 ENVIRONMENTAL PROTECTION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of St. Augustine to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements; and

WHEREAS, the City in its Conservation and Coastal Management Element sets out goals, objectives and policies to maintain and protect its environmental, historic and natural resources which: recognizes present need, reflects the Future Land Use Plan, and provides for identification, protection, restoration and enhancement of these resources; and

WHEREAS, the City is experiencing growth and new development activity that necessitates the recognition of the impacts of this activity on environmental, historic and natural resources as well as on adjacent properties as property owners strive to protect their investment and develop in a more resilient manner; and

WHEREAS, the City of St. Augustine is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land

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development code for the city (the City of St. Augustine's Zoning Code is Chapter 28 of the Code of Ordinances including land development regulations for the provision of Supplementary Regulations and Chapter 11 Environmental Protection); and

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

WHEREAS, a sustainable built environment that both preserves the City of St. Augustine's resources and is resilient to extreme weather events such as hurricanes, floods, and heatwaves is a priority of St. Augustine; and

WHEREAS, after review, the Planning and Zoning Board recommended approval of these amendments and updates and determined that these changes are no more burdensome or restrictive. The Planning and Zoning Board acting as the land planning agency for the city of St. Augustine determined at its July 16, 2025, special meeting that these changes provide clarity and additional options to property owners that are beneficial; and

WHEREAS, the City in amending the Land Development Code (LDC) provides the benefit of design solutions through the creation of a drainage hierarchy and associated solutions based on existing conditions and the sensitivity for floodplain and drainage impacts.

WHEREAS, the City in amending the Land Development Code (LDC) provides the benefit of incentivizing development techniques that are least impactful to the floodplain, (i.e. Piers/Pilings, or crawl spaces) by relieving single-family/duplex development of Lot Grading Plan review when these development techniques are employed.

WHEREAS, the City in amending the Land Development Code (LDC) provides a path for relief when unique circumstances make it so that following the Lot Grading requirements prevent the reasonable use of property through a variance process.

WHEREAS, the City Commission for the City of Saint Augustine finds that it is in the best interest of public health, safety and general welfare that the following amendments be adopted.

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

SECTION 1. Chapter 28, Article I In General. Chapter 28, Article I In General of the Code of the City of St. Augustine is amended as follows: [Note: ~~striketrough~~ language deleted, underline language added]:

Sec. 28-2. - Definitions.

“...

Impervious surface means those surfaces which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, any areas of concrete or asphalt and other surfaces not pervious to water. Including any hard surface that prevents or restricts the flow of water into the soil, **including pools.**

Impervious surface, on-lot, means the total amount of impervious surface which is present on a lot **as opposed to lot coverage limitations which are related to roofed area only.**

Impervious surface ratio means a measure of the intensity of land use which is determined by dividing the total area of all impervious surfaces on a site by **that portion of the lot landward of the Mean High-Water Line (MHWL).**

...”

SECTION 2. Amending Chapter 28, Article IV Supplementary Regulations, Creating Section 28-357. Chapter 28, Article IV Supplementary Regulations, Creating Section 28-357 of the Code of the City of St. Augustine is hereby added as follows: [Note: ~~striketrough~~ language deleted, underline language added]

“Sec. 28-357. - Residential Lot Grading.

Introduction. The City of St. Augustine contains many platted lots that were recorded prior to local and state agencies requiring storm water management. In addition, the platting did not always take into consideration the natural geographic and drainage conditions affecting each lot. Typically, there was no master drainage infrastructure or master grading plan to guide the platting that occurred. As a result, applicants that wish to build homes now must deal with the existing topographic conditions on the lot and the drainage patterns, limitations or constraints that exist in

the vicinity of the lot. The City of St. Augustine Lot Grading section of the code attempts to provide builders with regulatory guidance in dealing with lot grading challenges and issues. More contemporary subdivisions and lots that have been permitted in compliance with current governmental drainage and grading regulations may have more specific considerations based on the specific subdivision plat or development plan.

(1) Residential Lot Grading Submittal Procedure

Purpose and Intent. The residential lot grading requirements ensure stormwater impact from applicable residential development is respectful of existing development. This requirement is for single-family development excluded by Sec. 29-26. - Standards and criteria (a.) of Chapter 29 Stormwater Management of the Land Development Code (LDC).

a. Residential Lot Grading Plan Requirements

To achieve these objectives, a residential lot grading plan shall be required to accompany any application for single-family or duplex residential structures constructed in subdivisions platted on or before July 22, 1991, and containing impervious area in excess of five hundred (500) square feet. The proposed grading plan shall be drawn to a legible conventional engineering scale (1-inch = 20 feet, smallest scale accepted) using the site plan and survey as a base map.

Lot Grading Plans should include the following information:

1. North arrow and bar scale.
2. Show proposed Lot Grading Type (A, B, C) as applicable [provided by the Federal Housing Administration (FHA)].
3. Spot elevations of the existing parcel in question—shown on a 25' grid.
4. Spot elevations on all adjacent properties - 10-feet from the boundaries of the subject property at approximately 25-foot intervals.
5. Spot elevations at the crown of any roadway abutting the property.
6. FEMA Flood Zones and BFE.
7. Limits of impervious surfaces (patios, pool decks, driveways, etc.).
8. Limits of fill.
9. Jurisdictional lines (wetlands or conservation easements) and 25-foot buffer as defined in Chapter 11 of the COSA Land Development Code (LDC).
10. Mean High Water
11. Proposed erosion and sediment control measures during construction and proposed weekly maintenance of silt fences and other erosion control measures during construction.
12. Necessary easements and rights of way,

13. Location and use of existing structure(s) and proposed structure(s) with Finish Floor Elevation (FFE) in NAVD88.
14. Swale locations with typical cross-sections of all proposed swales and of all significant slopes, including the continuation of such features on adjacent properties or right-of-way (exceeding 4:1).
15. Bulkhead/ retaining wall locations with Top of Wall (TOW) and Bottom of Wall (BOW) elevations in NAVD88 including cross-sections stamped and signed by an engineer.

- b. A separate Right-of-Way Use Permit is required for any work on City right-of-way or property.

(2) General Lot Grading Conditions

Each lot located within the City will have existing conditions associated with it. There may be design and permitting activities that would also have an impact on the lot. A drainage hierarchy exists which will determine the extent to which an applicant will be required to gather survey, drainage and design information for a lot. Each applicant should consider this hierarchy and the implications that result from the actual field and permitted conditions for the lot. These guidelines and this hierarchy cannot cover all possible site conditions to be encountered in the City.

Each applicant must determine the condition and situation that a lot is subject to or the closest existing condition to a defined category for the subject lot in the below chart that would apply to the property, which shall be the basis for the lot grading application. This can be determined using the following Lot Grading Conditions chart:

Lot Grading Conditions Chart

<u>Category</u>	<u>Condition of Subdivision or Lot</u>	<u>Resulting Design Solution</u>
<u>1</u>	<u>Development on piers, pilings, or crawl space with no fill over six (6) inches regardless of lot condition. Allowing for fill for a garage up to a maximum of 500 sq ft. or garage space no larger than equal to 25% of the sf home lot coverage whichever is greater</u>	<u>No lot grading plan required.</u>
<u>2</u>	<u>Master planned with approved master drainage plan and master lot & block grading plan and/or</u>	<u>Show compliance with approved master plan(s) and/or permitted system. Grading must conform to any applicable drainage plan as part of the</u>

	<u>part of a permitted stormwater management system</u>	<u>master plan and/or permitted stormwater management system.</u>
<u>3</u>	<u>Not Category 2 (not part of a common plan of development with an approved master drainage and/or lot grading plan or permitted drainage system). This could include some surface drainage with an outfall system and/or paved roadway access.</u>	<u>1. Direct drainage to an existing stormwater system, or roadside swale via drainage swales along lot lines or through gutters.</u> <u>2. If no roadside swale or stormwater system exists, then direct drainage to the road via lot line swales or gutters. In either case, positive drainage and no impacts to adjacent lots must be demonstrated.</u> <u>3. For cases where drainage to the street is not feasible, i.e. lots with no stormwater system access that partially or fully drain to the back of the lots (drainage types B and C), use of retention systems, swales and other Low Impact Development (LID) or Best Management Practices should be incorporated as appropriate.</u> <u>4. Lot grading should demonstrate a positive outfall and identify the receiving waters, stormwater system or outfall.</u>
<u>4</u>	<u>Not Category 2 (not part of a common plan of development with an approved master drainage and/or lot grading plan or permitted drainage system) and adjacent to natural wetland systems, waterways, canals, or bulkheads.</u>	<u>Grade lots based on guidelines, factoring in condition for abutting lots and using positive lot grading; direct drainage via side lot lines and roadway swales; drainage directed to surface waters shall be through a maintained or restored 25-buffer. Confirm no apparent downstream stormwater runoff impacts. Lots within Conservation Overlay Zones will also be reviewed by the requirements found in Chapter 11.</u>

(3) Lot Grading and Drainage Guidelines

a. Swales

Swale Types:

Conveyance Swales (those with a positive slope to an outfall or discharge point for drainage) shall be the preferred method for conveying stormwater runoff from residential lots to an appropriate outfall or discharge point such as public rights-of-way or a stormwater management area.

Retention swales (those that are essentially flat and do not provide drainage, they percolate runoff water) are only allowed when onsite storage of water is required.

Protective swales shall be installed on all lots where the drainage flow pattern is directed toward the proposed dwelling and should generally function as a “conveyance swale” although some “retention” may be acceptable in limited areas around the structure.

Swales shall be constructed using the following guidelines:

1. The preferred side slopes should be at least 4:1 (horizontal: vertical), however under no circumstances be steeper than 3:1 and only with City approval
2. Minimum desired (when feasible) depth of 1 foot measured from the swale bottom to the minimum top of bank elevation.
3. Conveyance swales shall be placed alongside property lines.
4. Protective swales must be placed between the structure and the drainage flow pattern directed towards the structure.
5. Sod all swales from top of slope to top of slope. Maintain and water sod until root system is established.
6. When possible, the lot line will be the centerline of the protective side lot drainage swales.

b. Retaining walls/Bulkheads and related Wingwalls/Floodwalls

Definitions:

Bulkheads are structural in nature and their primary purpose is to provide shoreline protection from waves while retaining upland soil.

Wingwalls are structural elements that extend from a retaining wall or bulkhead. Its primary function is to retain earth and prevent erosion and/or to support the main structure.

Retaining walls are structural in nature and their primary purpose is to hold back earth that would otherwise be unstable and prone to failure. There may be a significant risk to public health, safety and welfare if a retaining wall is improperly constructed.

Floodwalls are structural in nature and their primary purpose is to prevent encroachment of floodwaters.

Landscape planters are decorative in nature and its primary purpose is to elevate a small amount of earth for a landscape planting bed. An elevated bed for a home vegetable garden (non-commercial) or a "tree well" is considered a Landscape Planter. A landscape planter cannot exceed 30 inches or will be considered a retaining wall.

Retaining walls/Bulkheads and related Wingwalls/Floodwalls shall be constructed using the following guidelines:

1. All bulkheads, retaining walls and flood walls shall be designed, signed and sealed by a registered design professional in the State of Florida.
 2. All Bulkheads/Retaining walls/Flood walls placed within Conservation Overlay Zones 1 or 2 shall be reviewed per Section 11-28 to determine if Planning and Zoning Board approval is required.
 3. Retaining walls will be no closer than three (3) feet from any property line and cannot impede the proposed drainage flow pattern.
 4. Retaining walls are limited to a height of three (3) feet which is measured as the distance between the Top of Wall (TOW) and Bottom of Wall (BOW) elevations.
 5. Floodwalls must be designed to allow a minimum of thirty (30) percent of the lot outside of the floodwall. Floodwall height and setbacks must meet fence requirements in Section 28-331.
 6. Wingwalls are limited in length to what is required to support the function of the retaining wall or bulkhead by a registered design professional in the State of Florida.
- c. Driveways and other pervious materials must be a minimum of three (3) feet from any property line except for points of ingress/egress.
- d. Maintenance of fill and erosion control measures

Erosion control associated with lot grading plans shall meet the minimum standards mandated by the State of Florida and the National Pollutant Discharge Elimination System within the City. Approved Best Management Practices (BMP) shall be employed during construction. Reference the Florida Department of Environmental Protection's Florida Development Manual, and Florida Erosion and Sediment Control Inspector's Manual or most recent equivalent. The Florida Erosion and Sediment Control Inspector's Manual is available online.

Maintenance of erosion control and fill shall be presumed to be in disrepair if exposed soil or fill are not contained onsite impacting adjacent properties, roadways, or waterways.

- e. Low Impact Development (LID) Stormwater Techniques
Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities. The below list are options other options based on BMP may also be used as demonstrated in the required grading plan:

1. Raised pier construction for homes (allowing for movement of stormwater and additional infiltration area)
2. Rainwater harvesting (rain barrels, underground cisterns, and similar to assist in water conservation)
3. Green roofs (Living Roof)
4. Bio-swales
5. Rain gardens
6. Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements)

(4) *Lots **With** an Approved Master Grading Plan*

The Proposed Lot Grading Plan shall be submitted for review. The engineering guidelines provide illustrations of the standard Federal Housing Administration (FHA) types A, B, and C drainage. A, B, and C drainage types should match approved stormwater plans in Category 2 of the Lot Grading Conditions Chart. The builder shall propose lot grading and a finished floor elevation consistent with the approved Master Lot Grading Plan. Variances may be requested for requirements of the Lot Grading Plan according to Section 28-29 that are outside of the scope of the Master Lot Grading Plan.

(5) *Lots **Without** an Approved Master Grading Plan*

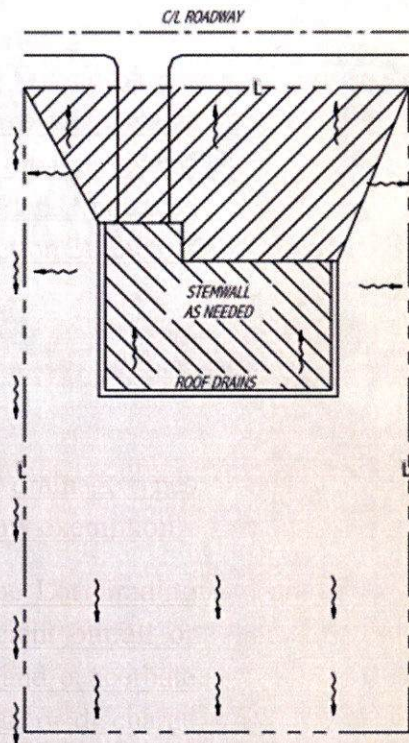
a. Types of Lot Drainage

In Category 3-4 of the Lot Grading Conditions Chart, FHA A, B, and C drainage types should match the historic or natural drainage pattern except for the below exemption.

1. FHA Type C drainage is discouraged on lots in Category 3 of the Lot Grading Conditions Chart when the rear of the lot does not have sufficient outfall or discharge points. This is because many of these lots trap water and exacerbate existing nuisance conditions. Type “C” lot with no drainage outfall or discharge point will require stem wall, pier, pile, walkout or similar construction, and shall have grading and drainage plans prepared by a registered design professional in the State of Florida, demonstrating no impacts to neighboring properties or can provide a “Modified Type B” as an exemption from keeping the historic or natural drainage pattern.
2. A “Modified Type B” drainage type with gutters directing roof drainage to the front of the lot, and ultimately to the roadside swale, is the preferred method of dealing with lots that slope away from a street where a standard FHA Type “B” lot is not practical. A modified Type “B” lot with no drainage outfall or discharge point will require stem wall, pier, pile, walkout or similar construction.

- (a) The modified "B" grading shall have at least the impervious roof area of the house, driveway and immediate front yard brought forward to the public right-of-way.
- (b) The grading transitions by forming a wedge from the foundation of the home to the corners of the lot.
- (c) In order to ensure that the entire impervious portion of the house drains to the front, roof drains are required over the entire house, manifolded to collection pipes that drain forward with positive outfall to the public right-of-way.

Federal Housing Administration (FHA) Modified "B" Drainage Illustration



MODIFIED "B"

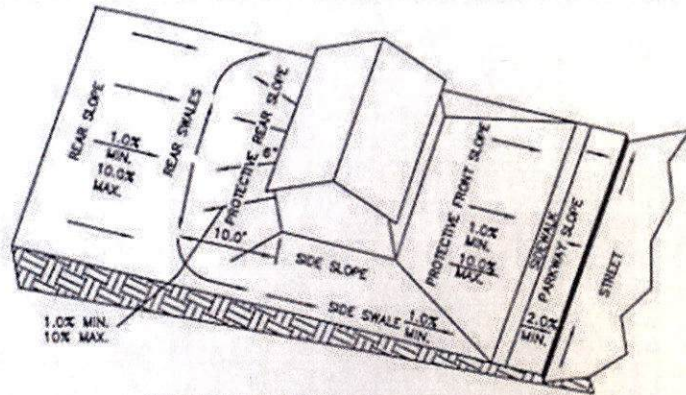
BRINGS MOST IMPERVIOUS SURFACES FORWARD

b. Fill requirements:

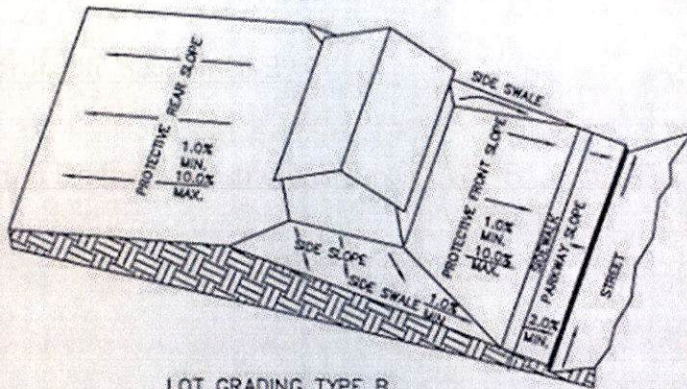
1. The maximum elevation of the fill on any lot shall be the lesser of a maximum of one (1) foot above the highest adjacent grade or 0.5 feet above the current base flood elevation of the property based on the current FEMA Flood Insurance Rate Map.
2. Fill within stem-wall foundations shall be allowed to exceed the base flood elevation as necessary.

3. The grade shall fall to a minimum of 6 inches above existing or historic grade within the first 10 feet. The final grade along the property boundaries shall match that of the adjacent lot.
 4. Lots shall be graded with a minimum slope of 1% (1 ft/ 100ft) in accordance with FHA Type A, B, or C grading pattern.
- c. Maximum Impervious Surface Ratio (ISR):
There shall be a maximum impervious surface ratio (ISR) of seventy (70) percent of the lot size for all single-family residential dwelling and duplex development regardless of the zoning district, except as established within the historic preservation districts and not within any master planned communities.
- d. For development not in an approved master grading plan that does not meet the above a-c requirements, engineered plans would need to submitted through the Utilities/Public Works Civil Site Plan review that demonstrates that the use of Low Impact Development (LID) Stormwater Techniques with a net benefit in storm water retention.
- e. Variances may be requested according to Section 28-29.

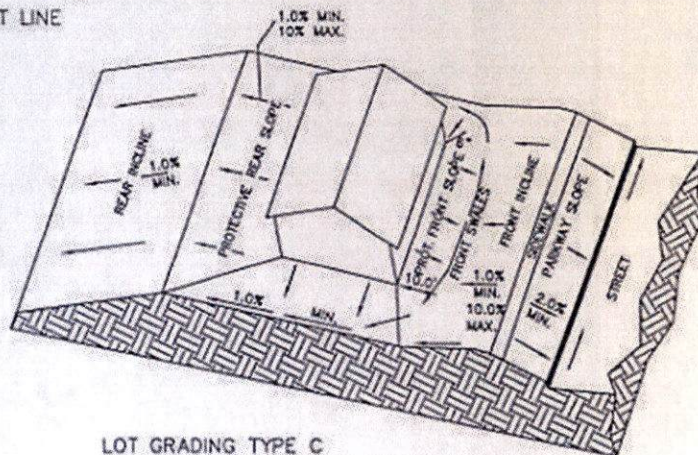
Federal Housing Administration (FHA) Drainage Illustrations Types "A", "B", and "C"



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE TO FRONT & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

...

Secs. 28-~~357358~~—28-365. – Reserved”

SECTION 3. Amending Chapter 11, Article II Conservation Overlay Zone Development, Amending Sections 11-28 and 11-29. Chapter 11, Article II Conservation Overlay Zone Development, Amending Sections 11-28 and 11-29 of the Code of the City of St. Augustine is hereby amended as follows: [Note: ~~striketrough~~ language deleted, underline language added]

“...

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.
- (b) The planning and building division may issue permits in Conservation Overlay Zone 2 for:
 1. ~~a~~Additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when:
 - a. ~~n~~No drainage into the ~~marsh~~ jurisdictional wetlands is proposed without a maintained or restored 25-foot buffer,
 - b. ~~n~~No significant alteration of surface water hydrology will occur through the placement of fill, shoreline modification or otherwise, and
 - c. ~~n~~Native plant materials are preserved or replaced.
 2. ~~The planning and building division may issue permits to~~The construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when:
 - a. ~~t~~The subject property already contains a seawall, bulkhead or rip rap shoreline, or
 - b. ~~i~~s located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures.
 - c. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

3. The construction or modification of a bulkhead in Conservation Overlay Zone 2 when all adjacent waterfront properties have an existing bulkhead and either of the following conditions are met:
 - a. The Top of Wall (TOW) elevation of the new or modified bulkhead does not exceed seven (7) feet NAVD88, or
 - b. The Top of Wall (TOW) elevation does not exceed the lowest TOW elevation of any adjacent bulkhead, with the highest allowable TOW elevation of ten (10) feet NAVD88.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.

...

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for ~~such~~ structures and ~~uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and~~ related uses such as fishing piers and catwalks, boardwalks, boat docks, ~~boathouses~~, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to avoid impacts to adjacent property, eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent properties or natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in

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07-28-2025

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subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent properties, salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.
- (5) For commercial properties with an approved storm water management system, the required 25-foot buffer can be reduced to provide public access to vistas, scenic opportunities and the waterfront which are determined to benefit the public as a whole as articulated in the Comprehensive Plan to encourage access to the water.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties including parcel and existing grade elevations which may include a lot grading plan, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain including general impacts related to flood management or fill.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover or cause the removal of significant trees or impact adjacent parcels through the placement of fill. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation. Limitations may also be imposed to protect against impacts to adjacent or nearby parcels related to the placement of fill.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:

1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

...”

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. 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

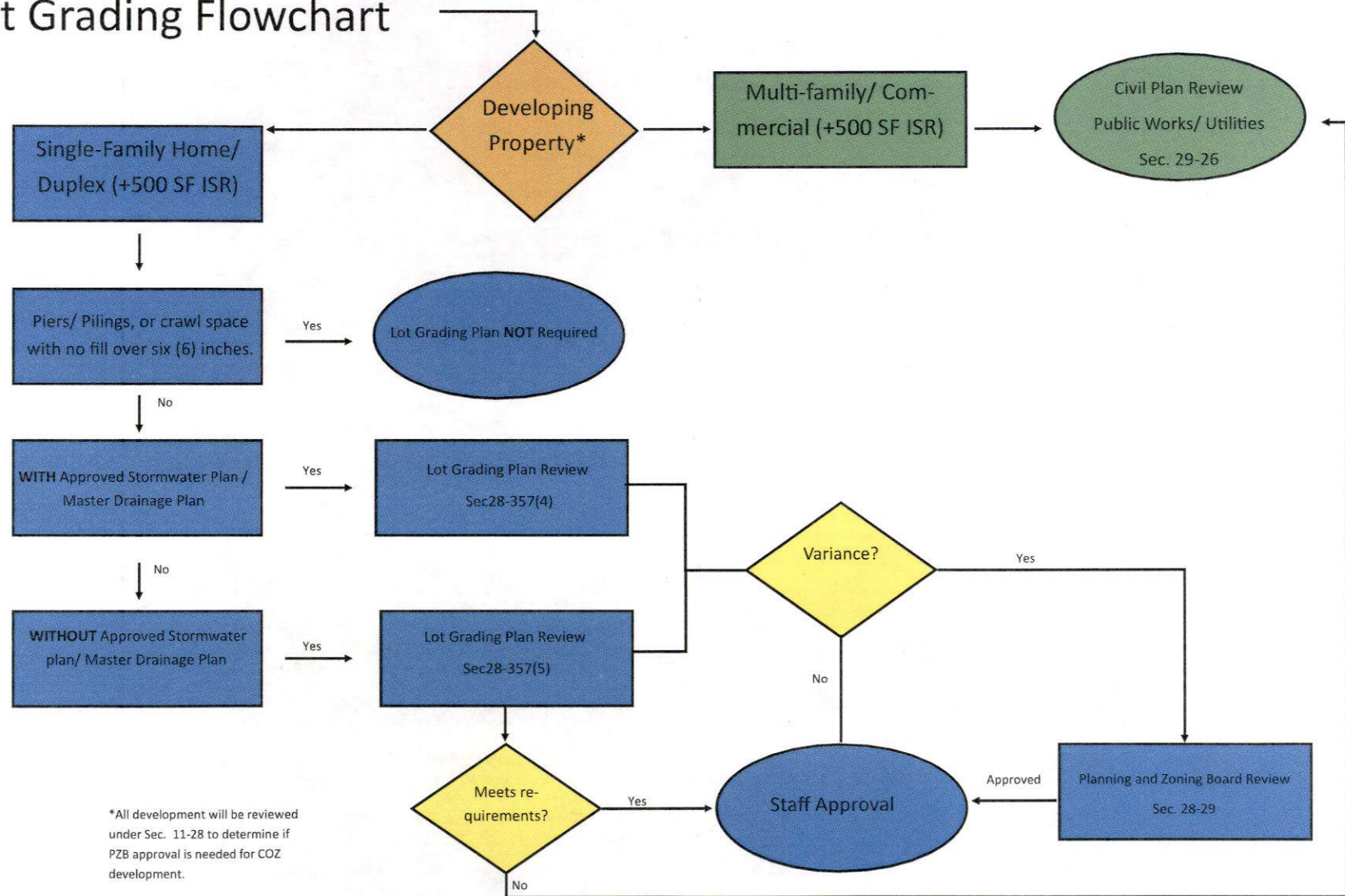
Darlene Galambos, City Clerk
(SEAL)

Workflow Charts

Proposed Lot Grading Conditions Chart

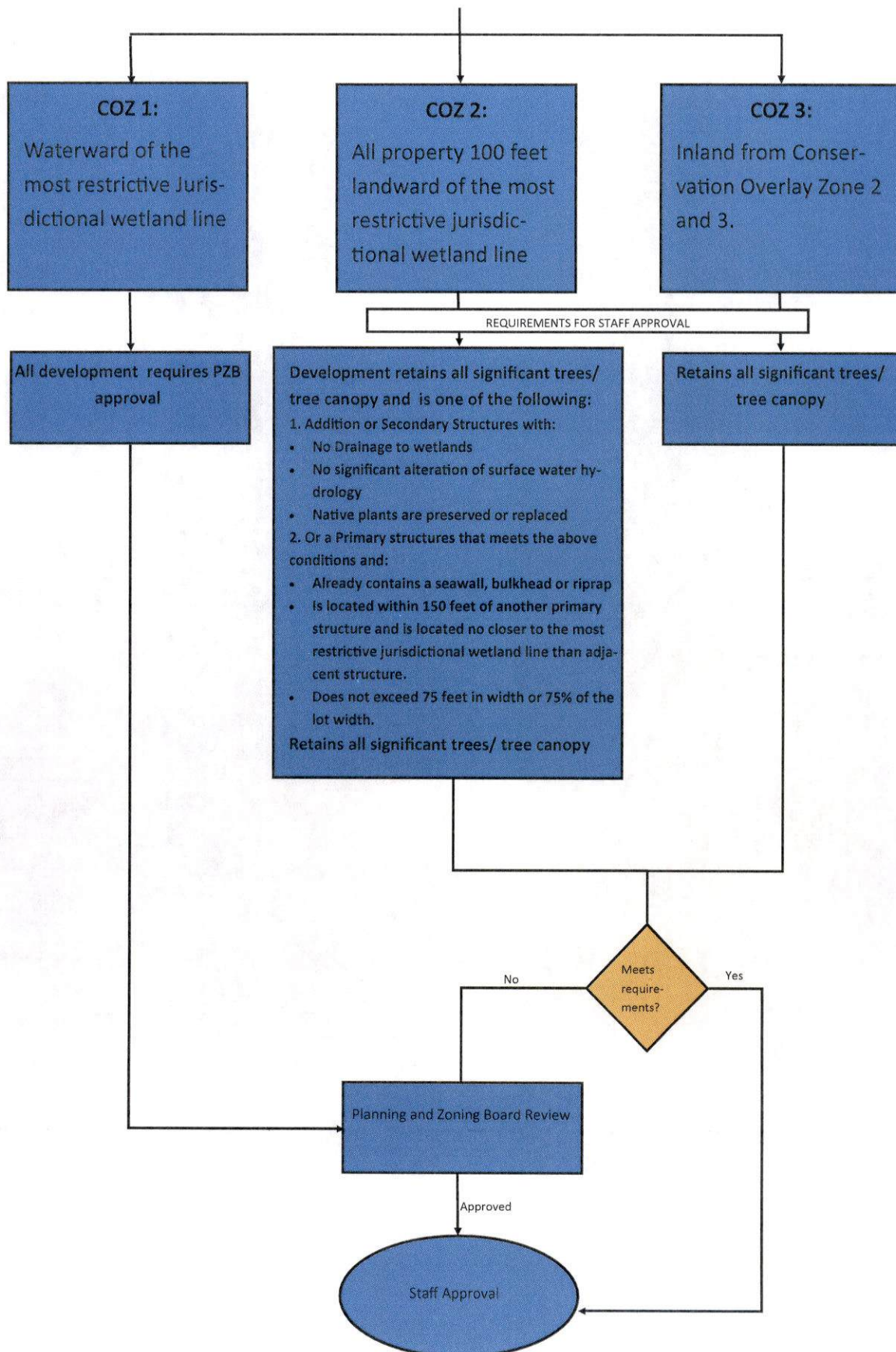
<u>Category</u>	<u>Condition of Subdivision or Lot</u>	<u>Resulting Design Solution</u>
<u>1</u>	<u>Development on piers, pilings, or crawl space with no fill over six (6) inches regardless of lot condition. Allowing for fill for a garage up to a maximum of 500 sq ft. or garage space no larger than equal to 25% of the sf home lot coverage whichever is greater</u>	<u>No lot grading plan required.</u>
<u>2</u>	<u>Master planned with approved master drainage plan and master lot & block grading plan and/or part of a permitted stormwater management system</u>	<u>Show compliance with approved master plan(s) and/or permitted system. Grading must conform to any applicable drainage plan as part of the master plan and/or permitted stormwater management system.</u>
<u>3</u>	<u>Not Category 2 (not part of a common plan of development with an approved master drainage and/or lot grading plan or permitted drainage system). This could include some surface drainage with an outfall system and/or paved roadway access.</u>	<u>1. Direct drainage to an existing stormwater system, or roadside swale via drainage swales along lot lines or through gutters.</u> <u>2. If no roadside swale or stormwater system exists, then direct drainage to the road via lot line swales or gutters. In either case, positive drainage and no impacts to adjacent lots must be demonstrated.</u> <u>3. For cases where drainage to the street is not feasible, i.e. lots with no stormwater system access that partially or fully drain to the back of the lots (drainage types B and C), use of retention systems, swales and other Low Impact Development (LID) or Best Management Practices should be incorporated as appropriate.</u> <u>4. Lot grading should demonstrate a positive outfall and identify the receiving waters, stormwater system or outfall.</u>
<u>4</u>	<u>Not Category 2 (not part of a common plan of development with an approved master drainage and/or lot grading plan or permitted drainage system) and adjacent to natural wetland systems, waterways, canals, or bulkheads.</u>	<u>Grade lots based on guidelines, factoring in condition for abutting lots and using positive lot grading; direct drainage via side lot lines and roadway swales; drainage directed to surface waters shall be through a maintained or restored 25-buffer. Confirm no apparent downstream stormwater runoff impacts. Lots within Conservation Overlay Zones will also be reviewed by the requirements found in Chapter 11.</u>

Lot Grading Flowchart

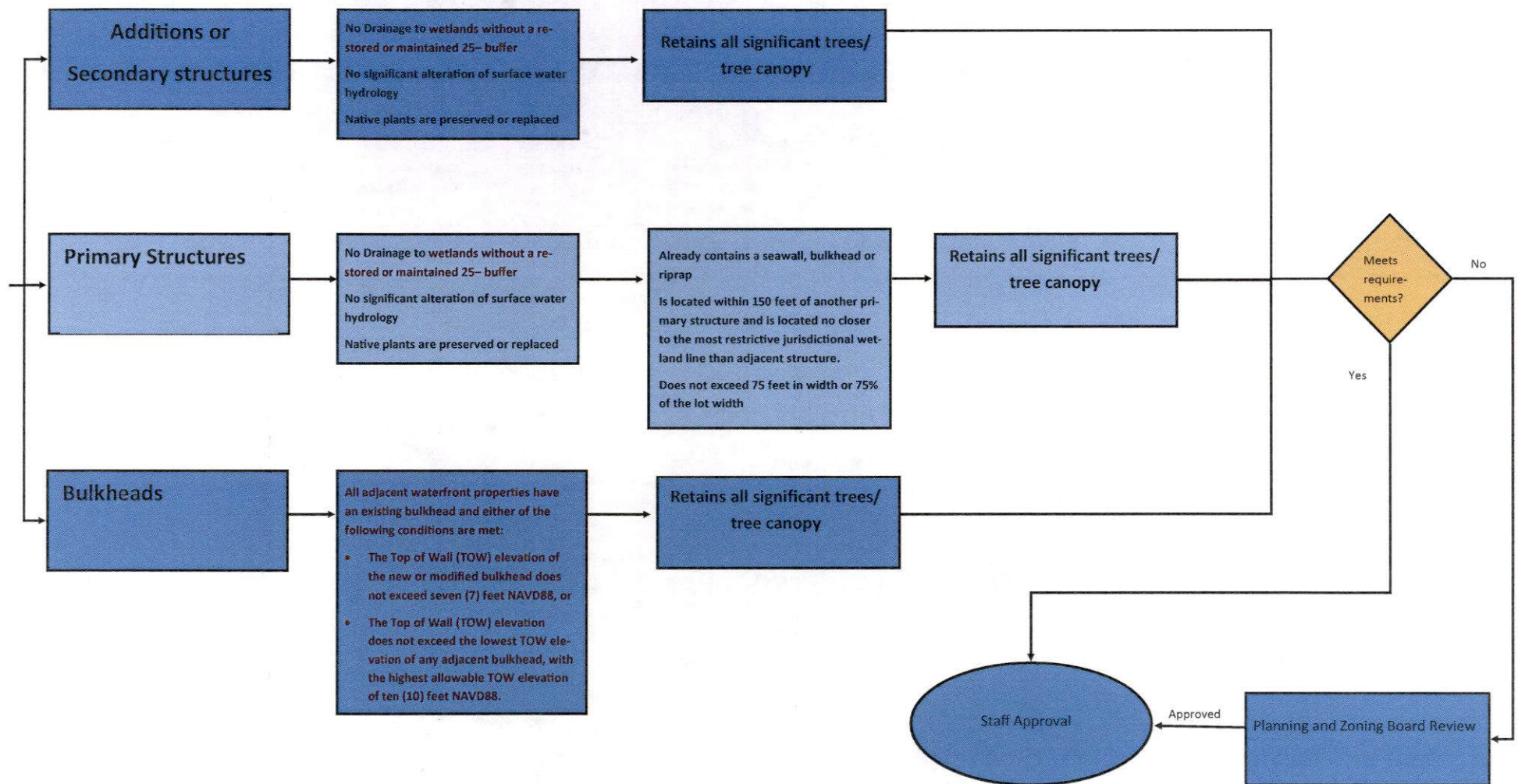


Conservation Overlay Zone Flowchart

(Sec. 11-28)



Conservation Overlay Zone 2 Proposed Flowchart (Sec. 11-28)



March 19, 2025, Public Workshop PowerPoint

Example Higher Regulatory Standards and Graphics



March 19, 2025

RE: Building Techniques for Resiliency – Public Workshop

Summary: Below is a list of higher regulatory development standards/policy options categorized in terms of their impact on community level flood risk reduction as determined by the City's floodplain coordinator. Most of these policies are recognized as higher regulatory standards or "Best Practices" under FEMA's Community Rating System (CRS), and through the Association of State Floodplain Manager's (ASFPM) "No Adverse Impacts" toolkit.

Tier 1 – High Impact

1. **Prohibit the use of fill in all Special Flood Hazard Areas (SFHA)** (Flood Zones A, AE, V, and VE). Exceptions made for small amounts (6 in. or less) of fill dirt used for landscaping and grading purposes only. **(Possible CRS points)**
2. **Prohibit slab-on-grade and backfilled stem-wall foundation types within the SFHA.** This would allow for crawlspace foundations only (ie. piers or pilings) within the SFHA.
3. **Raising the freeboard requirement.** The City currently requires all new or substantially renovated residential structures built within the SFHA to have their finished floor elevation a minimum of 1 ft above the property's base flood elevation (BFE). A property's BFE is the predicted flood height during a %1 annual-chance-flood event. Further increasing the finished floor elevation height requirement (ex. BFE + 2ft) would provide added protection and reduced flood risk for all newly built or substantially renovated residential structures. **(Possible CRS points)**

Tier 2 – Moderate Impact

1. **Limiting the use of fill to a “reasonable” amount.** Instead of completely prohibiting the use of fill, another option is setting a maximum allowable amount.
 - Example 1 - A maximum of 2 feet of fill above the existing grade is permitted around the perimeter of a proposed structure only. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
 - Example 2 – The amount of fill will not exceed the BFE of the property around the perimeter of the proposed structure. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches within the first 10 feet.
2. **Require a “Certification of No Adverse Impact” signed by a licensed engineer** stating that *“the proposed development will not adversely affect flood risks for other properties and communities as measured by increased flood stages, flood velocities, or increased potential for erosion and sedimentation. or any other impact deemed important or as specified by the city of St. Augustine, unless the impact is mitigated as provided for in a community or watershed-based plan. This certification shall employ industry standards for hydraulic and hydrological analysis to determine no adverse impact and all data shall be provided in hard copy and digitally for review and corroboration by the city’s engineer or any governmental review agency acceptable to the city of St. Augustine”*

A *certification of no adverse impact* could be applied widely, to say to all development related permits involving the use fill within the SFHA, or more narrowly, for unique permit specific circumstances or specific areas.

3. **Applying floodplain management regulations in the 0.2%-annual-flood-hazard area.** This would mean flood zones “X”, and “X – shaded” located within the City are treated as “A” zones in regard to floodplain regulations. In other words, the entire City would be treated as a part of the SFHA, and would be subject to all applicable higher regulatory standards and floodplain regulations. (Possible CRS points)

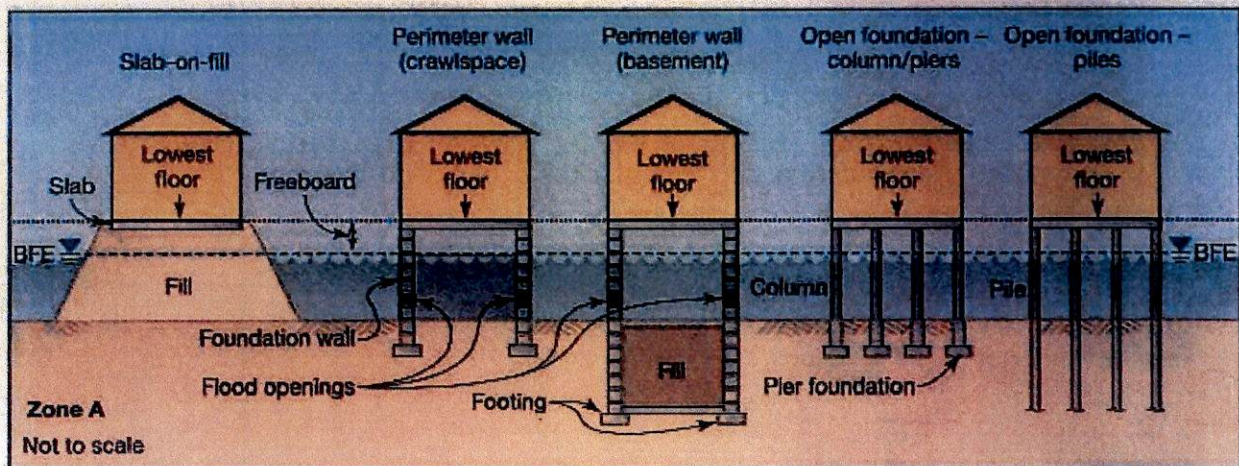
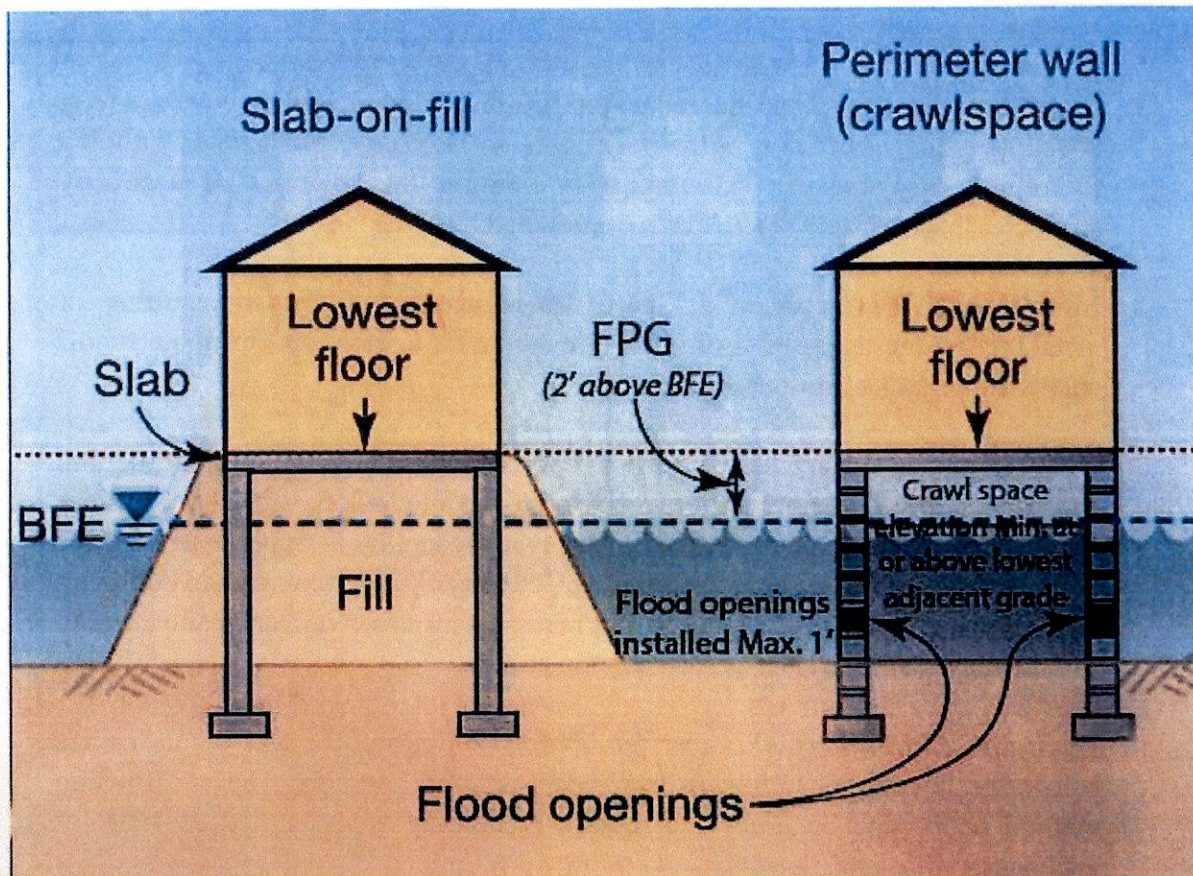
FEMA’s classifies flood zones “X” and “X – shaded” as areas of minimal and moderate flood hazard, respectively. They are normally excluded from the SFHA, and unlike flood zones “A”, “AE”, and “V”, are not subject to FEMA NFIP regulations.

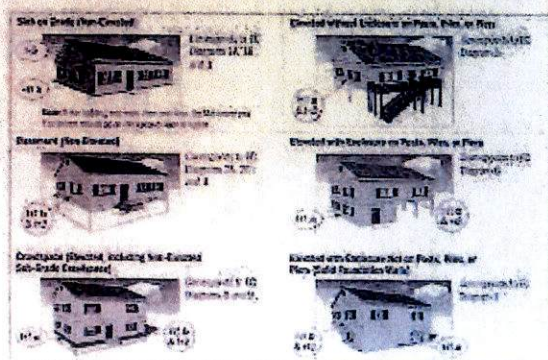
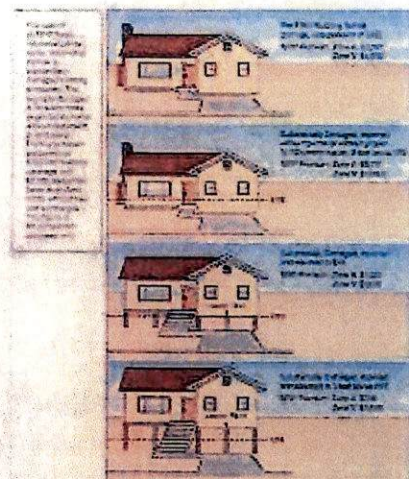
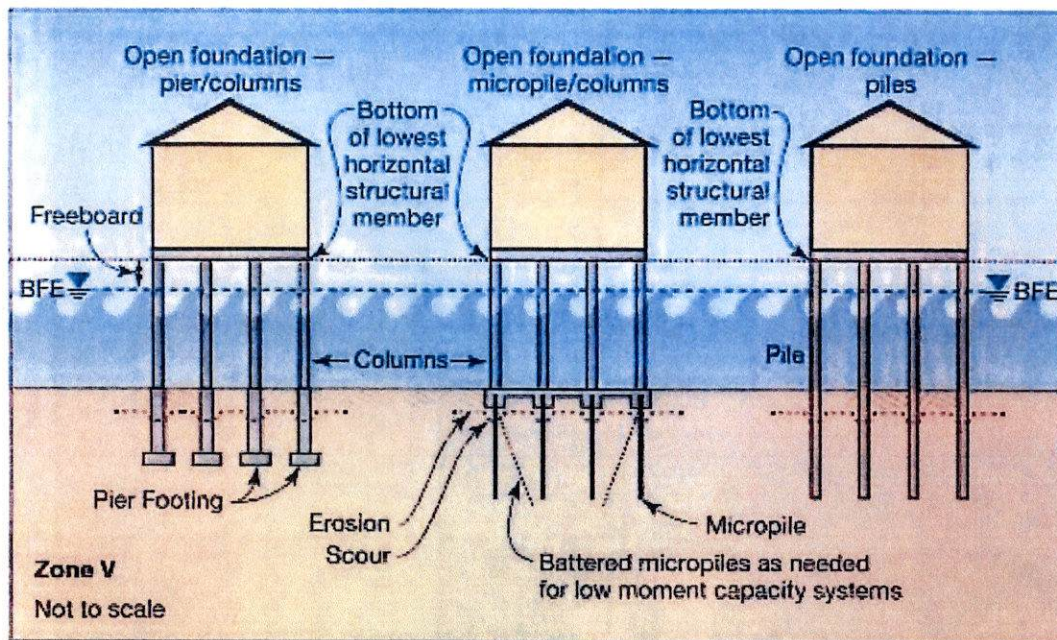
Tier 3 - Low Impact

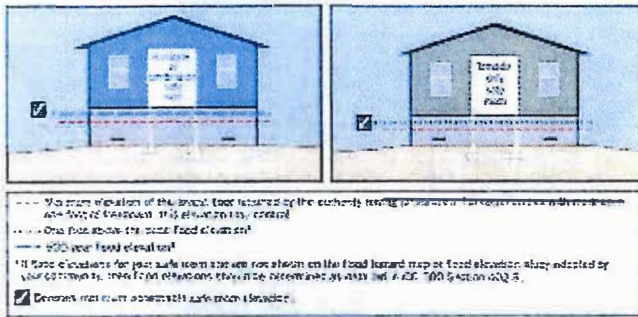
1. **Limit Lot Coverage.** Consider reductions to allowed lot impervious coverage (e.g. 50%). Consider increasing allowed heights in exchange for smaller building footprints. Also consider prohibiting or limiting the footprint of accessory structures, such as storage structures or detached buildings.
2. **Low Impact Development / Green Infrastructure.** Consider requiring or incentivizing the installation of green infrastructure to store and infiltrate runoff onsite from new impervious surfaces.
3. **Limit Impervious Surfaces (Private properties).** Explore providing information and support to private property owners to reduce impervious services. Consider offering reductions to stormwater utility fees for reduction in impervious surfaces or other incentives. The previous Building Code Task Force recommended utilizing incentive programs to implement porous materials for driveways and patios, and to cap the maximum impervious surface ratio at 70%.
4. **Enclosure Limitations.** Consider prohibiting or limiting the size of enclosures below the lowest floor / lowest horizontal structure member. The construction method could also be limited to require breakaway walls in lieu of walls of enclosures with flood openings.

These items are suggested for discussion purposes and are listed from the highest development related impacts to the lowest discussed items that could be implemented by land development code revisions.

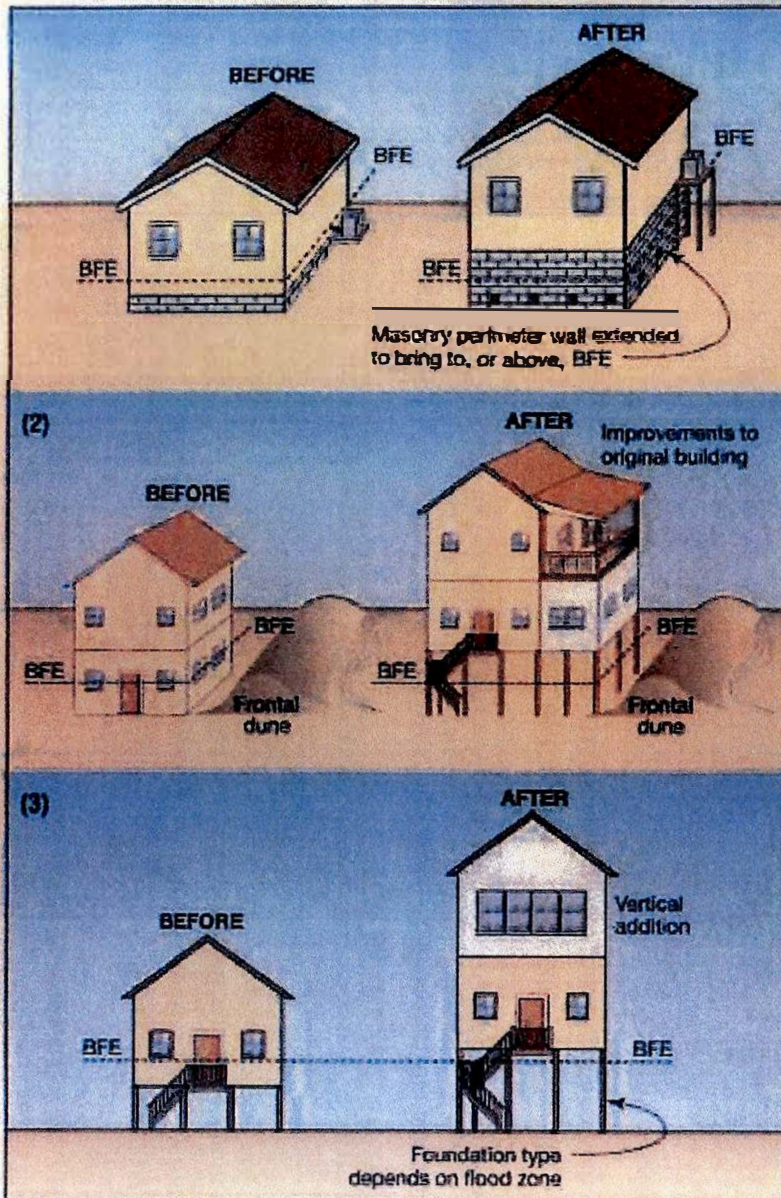
Raymond Deschler, CFM
Floodplain Coordinator

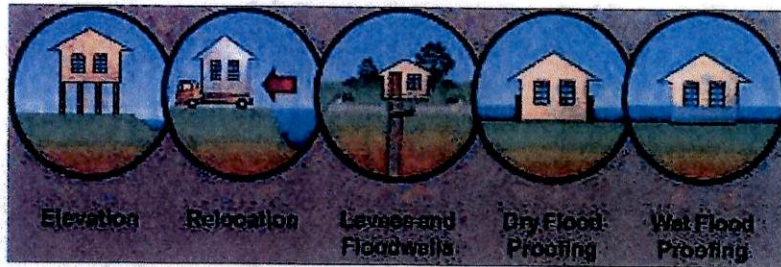
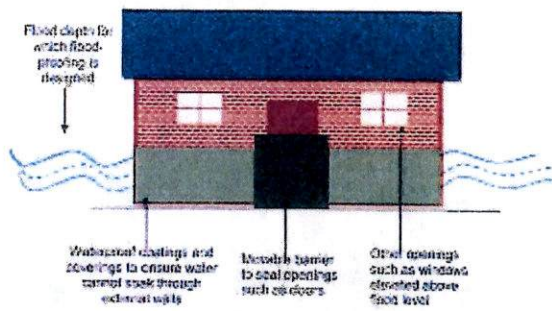




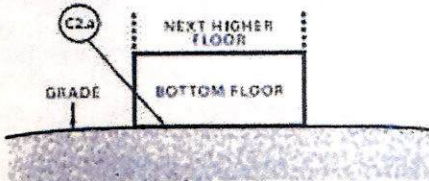
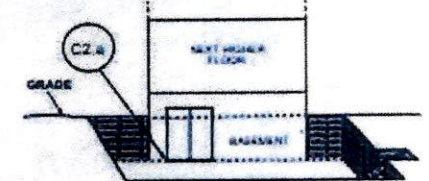


SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE (100)



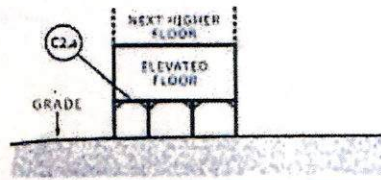
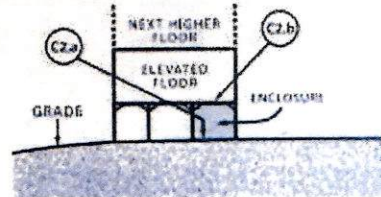
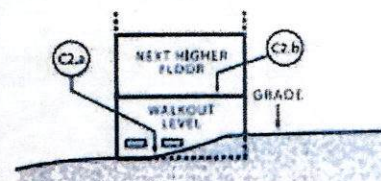
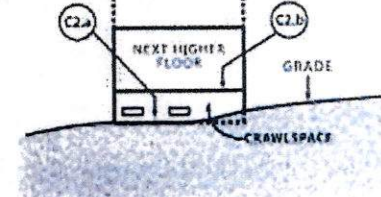


Example Slab-On-Grade Building Types

BUILDING DIAGRAM #1A Distinguishing Feature: The bottom floor is at or above ground level (grade) on at least one side. Lowest Floor for Rating: Top of slab or lower attached garage if it has machinery and equipment below BFE unless the garage is properly vented Elevation Needed for Rating from FEMA EC: Item C2.a or Item C2.d (if structure has attached garage)	All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage. 
BUILDING DIAGRAM #1B Distinguishing Feature: The bottom floor is at or above ground level (grade) on at least one side. Lowest Floor for Rating: Top of slab or lower attached garage if it has machinery and equipment below BFE unless the garage is properly vented Elevation Needed for Rating from FEMA EC: Item C2.a or Item C2.d (if structure has attached garage)	All raised slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage. 
BUILDING DIAGRAM #2A Distinguishing Feature: The bottom floor (basement or underground garage) is below ground level (grade) on all sides.¹ Lowest Floor for Rating: Top of basement floor Elevation Needed for Rating from FEMA EC: Item C2.a	All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage. 
BUILDING DIAGRAM #2B Distinguishing Feature: The bottom floor (basement or underground garage) is below ground level (grade) on all sides; most of the height of the walls are below ground level on all sides and the door and area of egress is also below ground level on all sides.¹ Lowest Floor for Rating: Top of basement floor Elevation Needed for Rating from FEMA EC: Item C2.a	All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage. 

Source: FEMA

Example Piers-Pilings-Crawlspace Building Types

BUILDING DIAGRAM #5 Distinguishing Feature: The area below the elevated floor is open, with no obstruction to flow of floodwaters (open lattice work and/or insect screening is permissible). Lowest Floor for Rating: Lowest elevated floor Elevation Needed for Rating from FEMA EC: Item C2.a	All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor. 
BUILDING DIAGRAM #6 Distinguishing Feature: The area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings present in the walls of the enclosure. Lowest Floor for Rating: Lowest elevated floor or top of bottom floor if conditions in the FIM are met Elevation Needed for Rating from FEMA EC: Item C2.a or Item C2.b	All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor. 
BUILDING DIAGRAM #7 Distinguishing Feature: The area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings present in the walls of the enclosure. Lowest Floor for Rating: Lowest elevated floor or top of bottom floor if conditions in the FIM are met Elevation Needed for Rating from FEMA EC: Item C2.a or Item C2.b	All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least one side is at or above grade. The principal use of this building is located in the elevated floors of the building. 
BUILDING DIAGRAM #8 Distinguishing Feature: The area below the first floor is enclosed by solid or partial perimeter walls. In A Zones, the crawlspace is with or without openings present in the walls of the crawlspace. Lowest Floor for Rating: Next higher floor or top of bottom floor if conditions in the FIM (Lowest Floor Determination) for A zones are met Elevation Needed for Rating from FEMA EC: Item C2.a or Item C2.b	All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least one side, with or without attached garage. 

Source: FEMA



STORMWATER, RESILIENCE, AND LOW IMPACT DEVELOPMENT

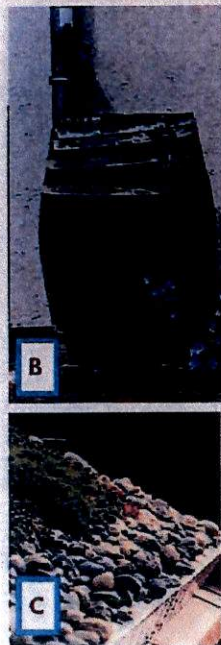
STORMWATER DESIGN OVERVIEW

Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES

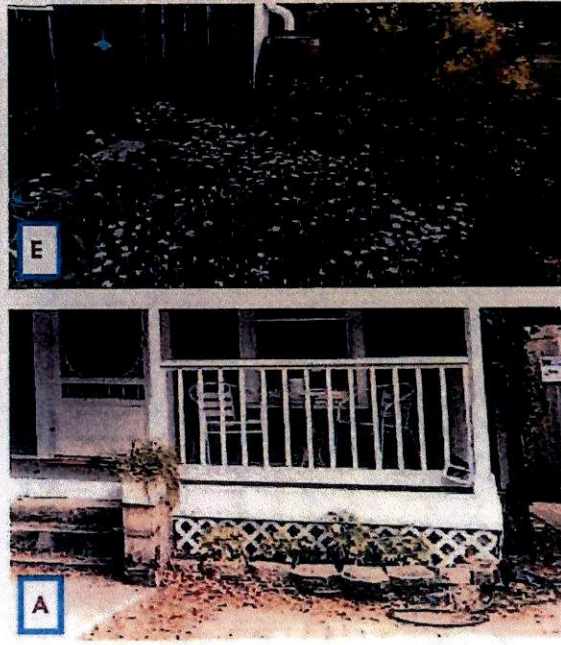
It is recommended that projects include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- A. **Raised pier construction for homes** (allowing for movement of stormwater and additional infiltration area)
- B. **Rain water harvesting** (rain barrels, underground cisterns, and similar to assist in water conservation)
- C. **Green roofs**
- D. **Bio-swales**
- E. **Rain gardens**
- F. **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements)



Example of Rainwater harvesting and green roof.

Image from Unsplash and Shutterstock.



Example of rain garden and raised pier construction with porous skirting.

Image from Shutterstock and ML+H.



Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.



STREET WALL AS FLOOD PROTECTION

1. It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.
2. Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.

STREET WALLS

1. Low block / masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.
2. Portions of the wall above 3 feet should not be more than 50% solid.
3. Street walls shall be constructed of brick or masonry. Fencing may be included.
4. When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.

FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

Raised Pier Foundations: There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

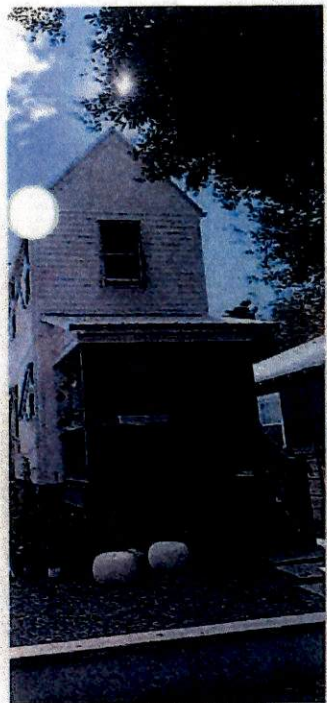
RECOMMENDED FIRST FLOOR ELEVATIONS

Homeowners may consider further elevating the first floor. General recommendations to keep the architectural context of the homes include:

1. Take into consideration maximum heights of FEMA and City required minimum elevations of 35' (conforming lot) and 30' (non conforming lot).
2. Do not raise the home more than 4' from existing grade.
3. When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.
4. The City encourages sensitivity to the neighborhood character and sense of place created by the streetscape.



Masonry site walls with floodgates can provide flood protection. Image from ML+H.



A low site wall can help to provide flood protection. Also shown is an open "pier system" for the front porch. Image from ML+H.



Example of Raised Pier construction with porous skirting (lattice). Image from ML+H.

APPENDIX G
Mitigation Strategies

MITIGATION STRATEGIES



*Represent Guidelines for Rehabilitating Historic Buildings issued in 2017 part of The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Planning and Assessment for Flood Risk Reduction is a step that should be completed for all project prior to selecting a mitigation strategy. The U.S. Department of the Interior, National Park Service publication: Guidelines on Flood Adaptation for Rehabilitating Historic Buildings, 2019 offers guidance for appropriate mitigation strategies for historic buildings and offers the recommended and not recommended modes of action.

Temporary Protective Measures

Temporary Protective Measures *

Flood Wrapping Systems
 Temporary Flood Barrier, System, or Equipment*
 Install Fastening Devices or Stanchions for Temporary Barriers*
 Evaluate Walls & Flood Barrier Against the Forces Induced by Flooding*
 Fill the Basement*
 Develop Procedure, Responsibilities & Training for Temporary Deployment of Flood Systems*
 Install a Generator*
 Relocate Valuable Collections to Higher Floors, Upper Shelves, Or Offsite*

Utilities + Life Safety

Install Generators*
 Protect Utilities*
 Protection of Life Support Facilities / Dangerous Goods

Post-Event Stabilization + Protection

Mold Remediation
 Structural Remediation

Site & Landscape

Site Adaptations*

Plan & Implement Site Investigation*
 Provide Proper Drainage*
 Improve or Design New Stormwater Management System*
 Porous Pavements
 Infiltration Fields and Strips with Above-Ground Storage
 Rainwater Retention Ponds With or Without Infiltration Possibilities
 Shallow Infiltration Measures
 Rain Water Tanks
 Reduced Paved Surfaces
 Gutter
 Artificial Islands
 Storage / Settling Tank and Storage Basins

Landscape Adaptations*

Improve, Restore, or Implement Natural Systems
 Use of Groundcover and Shrubbery
 Add trees as "straws" to help draw water from soil
 Improve Soil Infiltration Capacity
 Stormwater Park / "Water Squares"
 Raising Land
 Swales / Directing Stormwater
 Biofiltration
 Levee, Berm, or Embankment*

Public Lands / Streets / ROW

Public Infrastructure Design
 Increase Height Difference Between Street /Ground Floor Level
 Raised Curbs / Hollow Roads
 Increased Capacity of Sewer System
 Increased Capacity of Stormwater Infrastructure
 Reconstruct Combined Sewer Systems to Separate Sewer Systems
 Smart-Drain (Ground Water)
 Infiltration and Transport Sewer
 Dikes / Levees / Seawalls
 Living Shoreline
 Green Spaces

Protect Utilities

Protect Utilities*

Protect Utilities in a Watertight Impermeable Enclosure*
 Protection of Exposed Risers, Conduits, and Cables
 Relocate Ducts, Pipes, & Conduits*
 Utilize Duct Installation That Can Be Removed After Flood*
 Install Electrical Disconnect Above Flood Risk Level*
 Eliminate Electrical Servia From Flood Prone Areas*
 Increased Pump Capacity
 Increased Storage or Discharge Capacity of Surface Water

- Pumping Stations
- Relocate All Utilities Above the Flood Risk Level*
- Elevate & Anchor Exterior Mechanical Equipment*
- Relocate Interior Mechanical Equipment*
- Install Backflow Prevention Devices*
- Install Sump Pumps

Building Infrastructure

Move the Historic Building*

- Relocate Building, Utilities, Facilities, and Infrastructure*
- Find an Available Site with as Similar Setting as Possible While Also Eliminating Flood Risk*
- Document the Historic Building with Photographs*

Elevate Building on a New Foundation*

- Assess Potential Impacts of Elevation*
- Document the Property with Photographs and/or Drawings*
- Elevate the Building on a New Foundation*

Elevate the Interior Structure*

- Assess Potential Impacts of Elevation*
- Document the Property with Photographs and/or Drawings*
- Elevate the Interior Structure (i.e. build up Interior floor)*

Dry Floodproofing*

- Evaluate the Strength of Masonry Walls & Footing Against Flood*
- Anchor the Structure to the Foundation*
- Implement Site Drainage to Manage Floodwaters*
- Create Plan for Post Flood Water Removal*
- Install Backflow Prevention Devices*
- Install Sump Pumps*
- Design Temporary or Permanent Closures*
- Install Stanchions, Fasteners, or Tracks for Flood Shields*
- Install a Low Wall Around Basement Windows*
- Install Vents in Foundations Walls that Can be Sealed*
- Coasting or Covering the Exterior of Foundation Wall Surfaces*
- Temporary Removable Waterproof Membrane*
- Elevated Flood Wall / Flood Gate
- By-Pass Creation
- Building on Partially Elevated Areas
- Construction on Piles

Wet Floodproofing*

- Evaluate the Strength of Masonry Walls & Footing Against Flood*
- Anchor the Structure*
- Relocate Utilities*
- Install a Ground Fault Circuit Interrupter*
- Install Hydrostatic Flood Vents (following Engineering Guidance)*
- Install a Pumping System*
- Remove Non-Historic Finishes & Furnishings that Retain Moisture*
- Relocate Electrical Outlets & Panels Above Flood Risk Level*
- Wet Proofing (Water Resistant Crawl Space or Interiors)
- Install a Horizontal Water Stop*
- Abandon the First Story*
- Utilize Flood Damage-Resistant Materials*
- Fast Replacement Components

Fill the Basement*

- Assess Strength of Basement Walls & Footings (Modify if Necessary)*
- Remove or Breakup Non-Porous/Concrete Basement Floor Slabs*
- Relocate All Systems & Utilities*
- Fill Basement Using Removable Fill Material (Gravel, Soil, or Sand) & Compact*

Abandon the First Story

Abandon the First Story*

- Evaluate the Strength of Walls, Columns, & Footings*
- Document Interior Materials, Features, Finishes, & Spaces*
- Abandon the First Story*

Planning & Assessment for Flood Risk Reduction

Planning and Assessment for Flood Risk Reduction*

- Identify & Catalogue Important Historic Features*
- Develop an Adaptive Strategies Implementation Plan*
- Identify & Evaluate Vulnerabilities*
- Document Properties & Defining Characteristics*
- Monitor Character Defining Features*
- Identify, Utilize, & Maintain Existing Characteristics that Minimize Flood Impacts*

Policies

- Policy - Regulations
- Policy - Incentives

Post-Event "Historic Resiliency Triage" Teams

Trades and Vocational Training
Integration into Higher Education
Identify & Assess Flood-Damage*
Information Resources
Checklist for preparation of historic property / resources
Checklist for post-event recovery of historic property / resources
Centralized website / digital platform of tools, standards, checklists
Education
Public Awareness
Healthy Waterways / Wetlands Education
Public Education
Educate Tourists
Mapping + Data
Online Mapping
Sea Level Rise Visualization
Ongoing Data Collection of Flood / Storm Surge / Tidal Data
Identify Vulnerable Cultural Resources
Natural Systems Monitoring
Vulnerability of Flora and Fauna
Mapping of Impacts on Watersheds
Economic Disruption Mitigation
Assess Value of Business or Property Services
Tourism Climate Change Assessment

 = site of resilience-building project

OUR VISION

Florida's coastal communities are resilient and prepared for the effects of rising sea levels, including coastal flooding, erosion, and ecosystem changes.

The Florida Department of Environmental Protection's Florida Coastal Office is committed to marshalling resources to prepare Florida's communities and habitats for changes resulting from sea level rise. Our history of protecting, preserving, and restoring habitats has set the stage for this continuing effort.

For more information about past and current projects, funding opportunities, technical assistance and speaker availability contact:

Florida Coastal Office
FloridaCoasts@FloridaDEP.gov
(850)245-2094
3900 Commonwealth Blvd. MS 235
Tallahassee, FL 32399-3000



Florida Resilient Coastlines Program

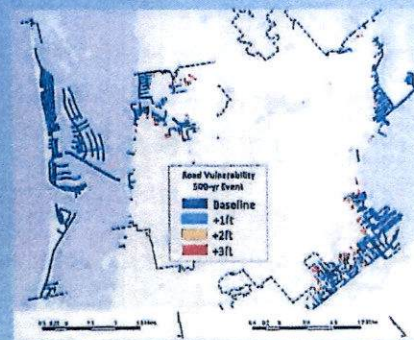


PROJECT HIGHLIGHT INFORMATION

The Cities of Clearwater and St. Augustine and Escambia County were chosen as pilot communities to assess vulnerabilities to projected increases in coastal flooding and develop strategies to make affected areas more resilient. They received assistance from the Community Resiliency Initiative (CRI), a partnership between DEP and the Department of Economic Opportunity, with funding from NOAA and the Florida Coastal Management Program.

A guidebook for adaptation planning in Florida will be the next product from the CRI, available summer 2013.

Sea level rise is affecting Florida communities, especially along the coast. DEP is committed to continuing our efforts to help ensure collaboration among our coastal communities to help them address the increasingly complex effects of sea level rise, including tidal "sunny day" flooding, habitat shifts, and erosion.



Part of Clearwater's vulnerability assessment was to identify roads likely to flood during various rain events combined with sea level rise.

Synergizing community resilience planning and natural resource protection tools and funding to prepare Florida's coastline for the effects of climate change, especially rising sea levels.



Strengthening our coastline's natural and made infrastructure can help. Reefs, oyster roves, oyster and marshes are our first lines of defense. Funding for all highlighted projects was provided in partnership with NOAA and the Florida Coastal Management Program.

FLORIDA RESILIENT COASTLINES PROGRAM

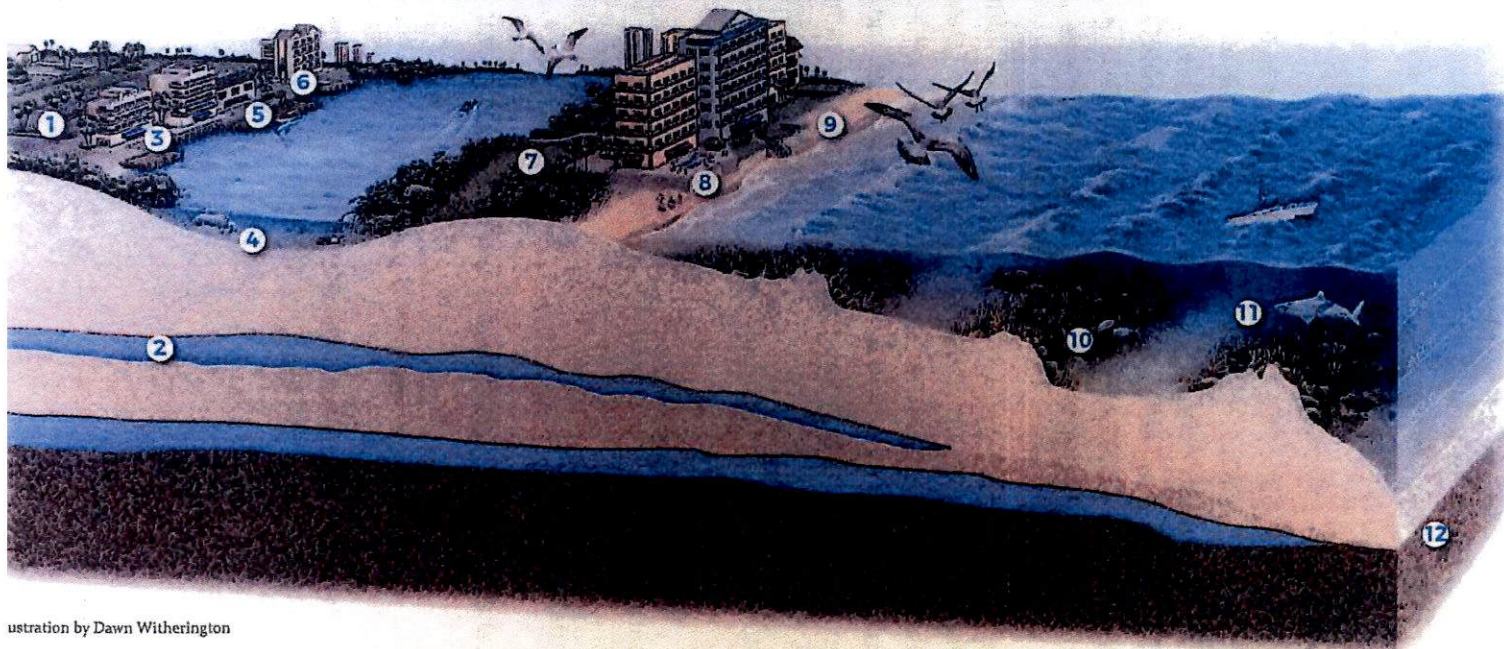


Illustration by Dawn Witherington

DEP is committed to continued collaboration with federal, state and local agencies to ensure Florida's coastal communities are resilient and prepared for the effects of climate change, especially rising sea levels.

Florida Resource	1	2	3	4	5	6	7	8	9	10	11	12
Issues/Threats	Saltwater Intrusion; Stormwater Runoff	Reduced Water Quantity	Inundation & Leaking	Scarring & Health	Loss of Habitat and/or Infrastructure from Erosion	Reduced Water Quality from Runoff; Inundation/Leaking Tanks	Intrinsic Value	Tidal Flooding; Storm Surge	Erosion	Disease, Bleaching, Damage	Habitat Loss	Impacts to Natural Resources
Benefits of Resilience	Maintain or Improve Water Quality	Community & Natural Area Water Needs	Pollution Prevention	Protection of Fisheries; Wave Attenuation	Maintain Habitat & Infrastructure; Use of Habitat for Flood Mitigation; Wave/Wind Attenuation	Faster Rebound from Flooding/Storms	Protection of Tourism Assets & Heritage	Protection of Infrastructure & Tourism Assets	Protection of Tourism Assets & Habitats; Wave Attenuation	Protection of Tourism Assets & Habitats; Wave Attenuation	Protection of Economically Important Species	Protection of Tourism Assets & Habitats

DEP-P00101 Rev. 5/07

- Synergizing community resilience planning and natural resource protection tools.
- Providing funding and technical assistance to prepare Florida's coastal communities for sea level rise.
- Continuing to promote and ensure a coordinated approach to sea level rise planning among state, regional and local agencies.

Nature-based solutions at FEMA

Overview

FEMA and other federal agencies have steadily increased the use of nature-based solutions to assist communities reduce disaster risk and the loss of life and property resulting from some of our nation's most common natural hazards. This evolution is in response to communities across the US recognizing the benefits of nature-based solutions and sustainable practices, and increasingly looking for federal support to implement solutions. FEMA has worked to ensure that the path to implementing nature-based solutions is as straightforward as possible, driving innovation and encouraging wider adoption of sustainable practices and hazard mitigation solutions.

Importance of nature-based solutions

The [*Fifth National Climate Assessment*](#) states the “effects of human-caused climate change are already far-reaching and worsening across every region of the United States.”ⁱ At the same time, people are moving to more disaster-prone areas in the United States. In the 1980s, the country experienced an average of 3.3 weather and climate disasters each year that exceeded \$1 billion in damages (adjusted for inflation to 2023 dollars). In the last five years (2019-2023), the U.S. experienced an average of 20 such disasters annually. These weather and climate disasters have resulted in more than 5,000 deaths and caused more than \$1 trillion in damage since 2016.ⁱⁱ

Urban and suburban development, especially in the last two centuries, often worked against nature. People drained wetlands, channelized streams, cut down forests and paved over soils. Many cities relied on “gray infrastructure” – concrete, asphalt, and steel – to move stormwater off roads and into pipes as quickly as possible.ⁱⁱⁱ In other places, natural shorelines that once intercepted polluted stormwater runoff were replaced with steel and concrete seawalls. The hardened shoreline consequently allowed contaminants to flow into lakes, rivers, and streams unimpeded.^{iv} However, cities, suburbs and small towns are running into the limits of the gray infrastructure paradigm. Gray infrastructure tends to serve only a single purpose; it often works against nature; and it is increasingly expensive to operate and maintain.

Nature-based solutions offer an alternative paradigm. Nature-based solutions are sometimes called green or blue infrastructure, low-impact development, bioengineering, natural engineering, or engineering with nature. Examples of nature-based solutions that mitigate hazards include¹:

1. Huntington, West Virginia using rain gardens to manage stormwater to reduce urban flooding.

¹ Information in this document is meant solely for informational purposes and is not intended to be an endorsement of any non-federal entity by FEMA, the U.S. Department of Homeland Security, or the U.S. Government.



FEMA

2. Milwaukee, Wisconsin preserving natural areas to store flood waters.
3. Tucson, Arizona mitigating drought risk by harvesting rainwater for landscaping needs.^v
4. San Juan, Puerto Rico restoring coral reefs to protect vulnerable shorelines from erosion and protect the city and its inhabitants from damaging storm surge.^{vi}

Nature-based solutions can also provide many co-benefits beyond hazard mitigation, including:

- Storing carbon.
- Improving air and water quality.
- Improving crop pollination.
- Enhancing human physical and mental well-being.
- Restoring habitats for ecological functionality, connectivity, and support of biodiversity.
- Creating economic growth through green jobs and increased property values.
- Expanding community education of innovative, resilient, nature-positive approaches to hazard mitigation.

Nature-based solutions serve multiple purposes – not just one. They work with natural systems – not against them. They are often cost-effective to implement and maintain. Economists have shown that the overall benefits of nature-based solutions frequently exceed their costs over time, making them more economical than traditional engineering alternatives.^{vii}

Although nature-based solutions currently represent a small but growing portion of FEMA's flood mitigation strategies, the Congressional Budget Office (CBO) 2024 report on [Federal Spending for Flood Adaptations](#) indicates that these solutions yield an expected return of \$1.80-\$2.20 for every dollar invested in flood mitigation and adaptation programs.^{viii} This assessment includes various FEMA programs, such as, Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA) and Public Assistance (PA) programs. Whether used independently or as a part of larger mitigation initiatives, nature-based solutions can enhance resilience and provide cost-effective solutions in the aftermath of disasters.

Nature-based solutions at FEMA

FEMA recognizes the importance of nature-based solutions as an important method in mitigating the impacts of disasters and promoting community resilience. This factsheet provides examples of and resources for implementing nature-based solutions, leveraging current authorities and available resources.

Communities are implementing nature-based solutions in various innovative ways. To effectively prioritize and create pathways for these solutions, FEMA is imbedding nature-based solutions into its actions. Notably, approximately 60-70% of projects funded under the Building Resilient Infrastructure and Communities (BRIC) program FY2023 incorporated nature-based solutions due to changes in project type funding that encouraged the development of specific project types. For further insights, FEMA has published resources such as the [FEMA Risk MAP Nature-Based Solutions Guide](#) and the [Building Community Resilience with Nature-Based Solutions: Strategies for Success](#) documents, which highlight best practices and strategies for integrating nature-based solutions into community resilience efforts. FEMA is supporting the implementation of nature-based solutions in many other ways:

- State, local, Tribal, and territorial (SLTT) entities interested in using FEMA funds to support nature-based solutions activity should consult the [Hazard Mitigation Assistance Program and Policy Guide](#). This document provides guidance on how to use FEMA's hazard mitigation programs to evaluate nature-based solutions as a cost-effective and resilience-building approach to keep natural hazards from becoming costly disasters. This includes the Hazard Mitigation Grant Program, HMGP Post-Fire, Building Resilient Infrastructure and Communities and Flood Mitigation Assistance. The most recent update included modifying the discount rate in the benefit-cost analysis from 7% to 3% so that it could better account for the long-term benefits of nature-based solutions.
- The BRIC and Flood Mitigation Assistance programs are competitive non-disaster grants that allow SLTTs to address their hazard mitigation needs through various pathways that may include nature-based solutions:
 - The BRIC program incentivizes FEMA applicants to adopt nature-based solutions in their hazard mitigation grants. For Fiscal Year 2023 (FY 2023) applicants received up to 15 additional points in the evaluation criteria for inclusion of a nature-based solution.
 - In the FY 2023 National Competition selections for the BRIC program 61% included nature-based solutions. Of the 56 selections, 16 were landscape or coastal scale nature-based solutions and an additional 16 were neighborhood scale nature-based solutions. 84% of the nature-based solutions projects selected took place in Economically Disadvantaged Rural Communities, Community Disaster Resilience Zones (CDRZ), or disadvantaged communities.
 - FEMA's Flood Mitigation Assistance grants program also incentivizes applicants to utilize nature-based solutions. The FY 2023 final priority scoring criteria for localized flood risk reduction projects included the incentive of 100 points for incorporating nature-based solutions.
 - In FEMA's BRIC FY 2023 national competition selections, \$50 million in funding was awarded for the East Elmhurst, New York Cloudburst Project that will use permeable concrete parking and bike lanes, as well as green infrastructure and on-site storage to manage 1.5 million gallons of stormwater. In addition to flooding vulnerability, the community of East Elmhurst is disadvantaged and has become highly urbanized. This project aims to safeguard lives and property, protect critical infrastructure, and provide a drainage solution for the community so that it can adapt to the expected increases in rainfall. In FY 2023, FEMA's BRIC national competition selections included a project in Goldsboro, North Carolina for \$6 million to implement nature-based solutions and infrastructure improvements to enhance flood resilience and equity. This project will utilize a mix of green and grey infrastructure improvements to provide in-stream enhancements, three roadway modifications (e.g., updating culverts), and an expanded area of restored floodplain and recreational area within the Elmwood Terrace residential area. Some of the benefits this [Justice40](#) community will experience are improved water quality, new wildlife habitat, and more equitable access to recreational areas.
- FEMA published [Financing Climate Resilience](#) which features case studies of how communities across the United States have creatively funded their resilience projects. Many of the cases include nature-based solutions, such as Delaware's South Wilmington Freshwater Tidal Wetland Park and Minot, North Dakota's post-flood recovery.

- In September of 2024, FEMA released the [final policy](#) for the Federal Flood Risk Management Standard (FFRMS). This policy and the revised regulations at Title 44 Code of Federal Regulations Part 9 put in place a new standard that considers current and future risk to strengthen community resilience against flooding for FEMA-funded projects. For projects that may affect a floodplain or wetland, when FEMA and applicants consider alternative actions in the 8-step decision-making process for floodplain management and wetlands protection, natural features and nature-based solutions will now be considered and used where possible.
- In September of 2024, FEMA released the [Public Assistance Mitigation Cost-Share Incentives Policy](#). This new first of its kind policy, incentivizes communities recovering after disasters to incorporate hazard mitigation practices including nature-based solutions into their rebuilding proposals. In addition, applicants with hazard mitigation proposals constituting 20% or more of the total cost of their project will receive an additional 5% federal costs share.

Partnerships and Collaboration

- In September of 2024, FEMA joined the Sentinel Landscape Partnership (SLP) which is a collection of federal, state, local and non-government organizations who use their authorities and programs to preserve, enhance, and protect habitat, working lands, and associated agricultural and forest production in the vicinity of military installations in designated sentinel landscapes.

Conclusion: Nature-based solutions as a Core FEMA Strategy

By integrating nature-based solutions into its operations, FEMA is advancing its resilience mission to help communities prepare for, adapt to, and withstand future hazards. Nature-based solutions not only mitigate immediate risks from extreme weather but also provide long-term environmental and economic benefits. These approaches enhance FEMA's ability to support communities in preparing for, responding to, and recovering from disasters. Through continued investment in nature-based solutions education, funding, and implementation, FEMA is building a more resilient nation capable of helping communities prepare for, adapt to, withstand and recovery more quickly from both current and future hazards.

ⁱ USGCRP, 2023: Fifth National Climate Assessment. Crimmins, A.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, B.C. Stewart, and T.K. Maycock, Eds. U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023>

ⁱⁱ NOAA National Centers for Environmental Information, "U.S. Billion-Dollar Weather and Climate Disasters," 2024, <https://doi.org/10.25921/stkw-7w73>.

ⁱⁱⁱ T.N. Debo and A. Reese, *Municipal Stormwater Management*, 2nd ed. (CRC Press, n.d.), <https://doi.org/10.1201/9781420032260>.

^{iv} J. H. Hartig et al., "Habitat Rehabilitation in the Detroit River Area of Concern," *Aquatic Ecosystem Health & Management* 21, no. 4 (October 2, 2018): 458–69, <https://doi.org/10.1080/14634988.2018.1536437>.

^v FEMA, "Building Community Resilience with Nature-based solutions: A Guide for Local Communities," June 2022, https://www.fema.gov/sites/default/files/documents/fema_riskmap-nature-based-solutions-guide_2021.pdf

^{vi} FEMA, "FEMA Allocates Millions to Restore Coral Reefs in the Coast of San Juan," June 12, 2023, <https://www.fema.gov/press-release/20230613/fema-allocates-millions-restore-coral-reefs-coast-san-juan>.

^{vii} Erik E. Nordman et al., "Benefit-Cost Analysis of Stormwater Green Infrastructure Practices for Grand Rapids, Michigan, USA," *Journal of Cleaner Production* 200 (November 1, 2018): 501–10, <https://doi.org/10.1016/j.jclepro.2018.07.152>.

^{viii} Congressional Budget Office, "Federal Spending for Flood Adaptations," September 2024, [59971-flood-damage.pdf](https://www.cbo.gov/publication/59971-flood-damage.pdf)

March 19, 2025, Public Workshop PowerPoint



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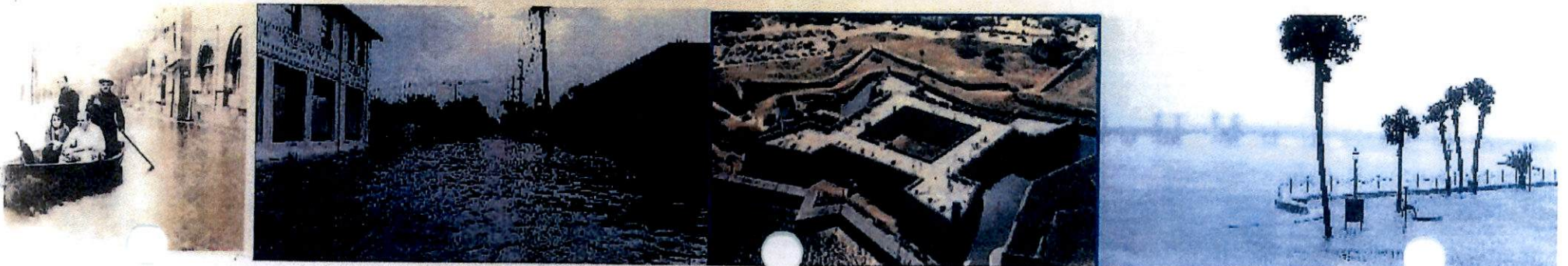
City of St. Augustine

Resiliency and Building Techniques

Public Workshop

March 19, 2025

Planning and Building Department



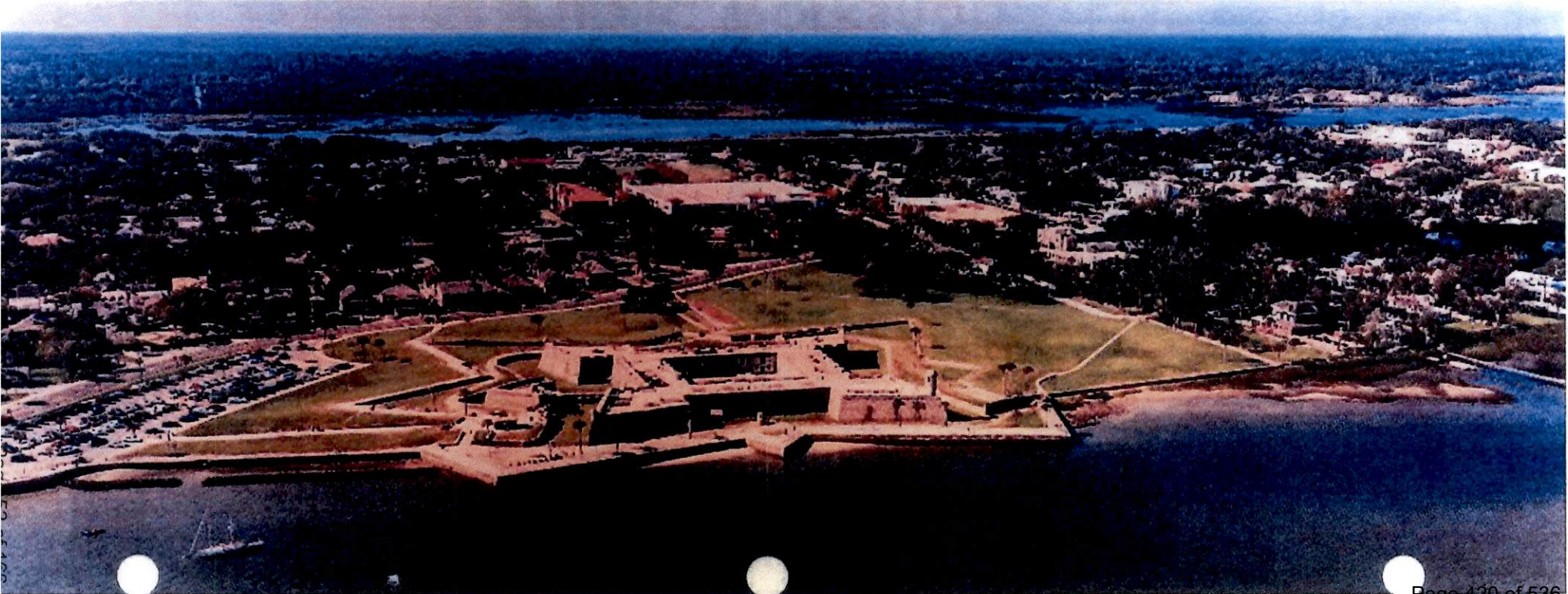


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Presentation Outline

- ❖ Why do we flood? A look at our challenges...
- ❖ Building Techniques
- ❖ Policy Options
- ❖ Design Techniques



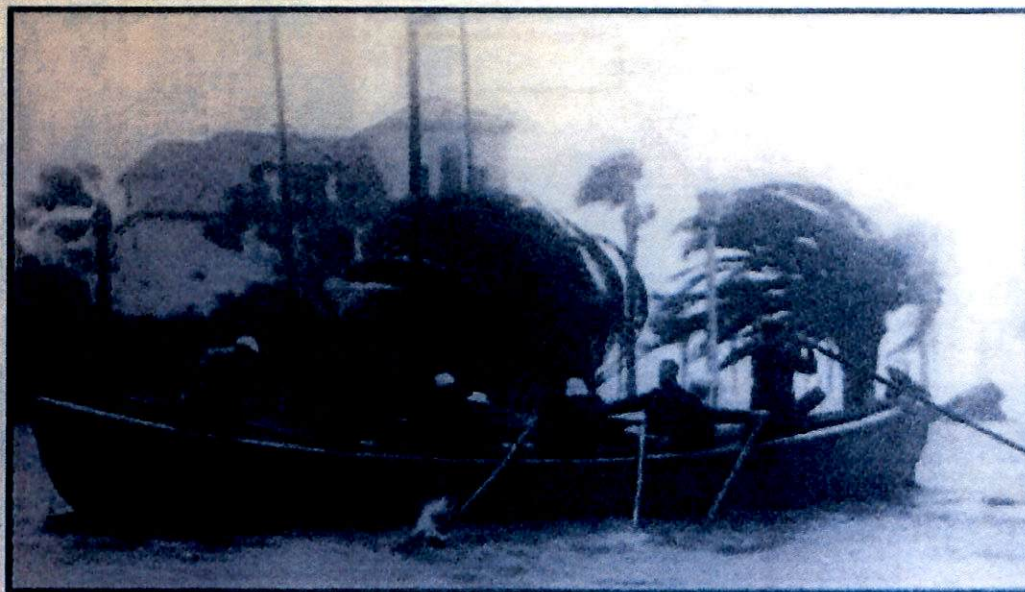


CITY OF

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Why Do We Flood ?

Flooding is not new to the City



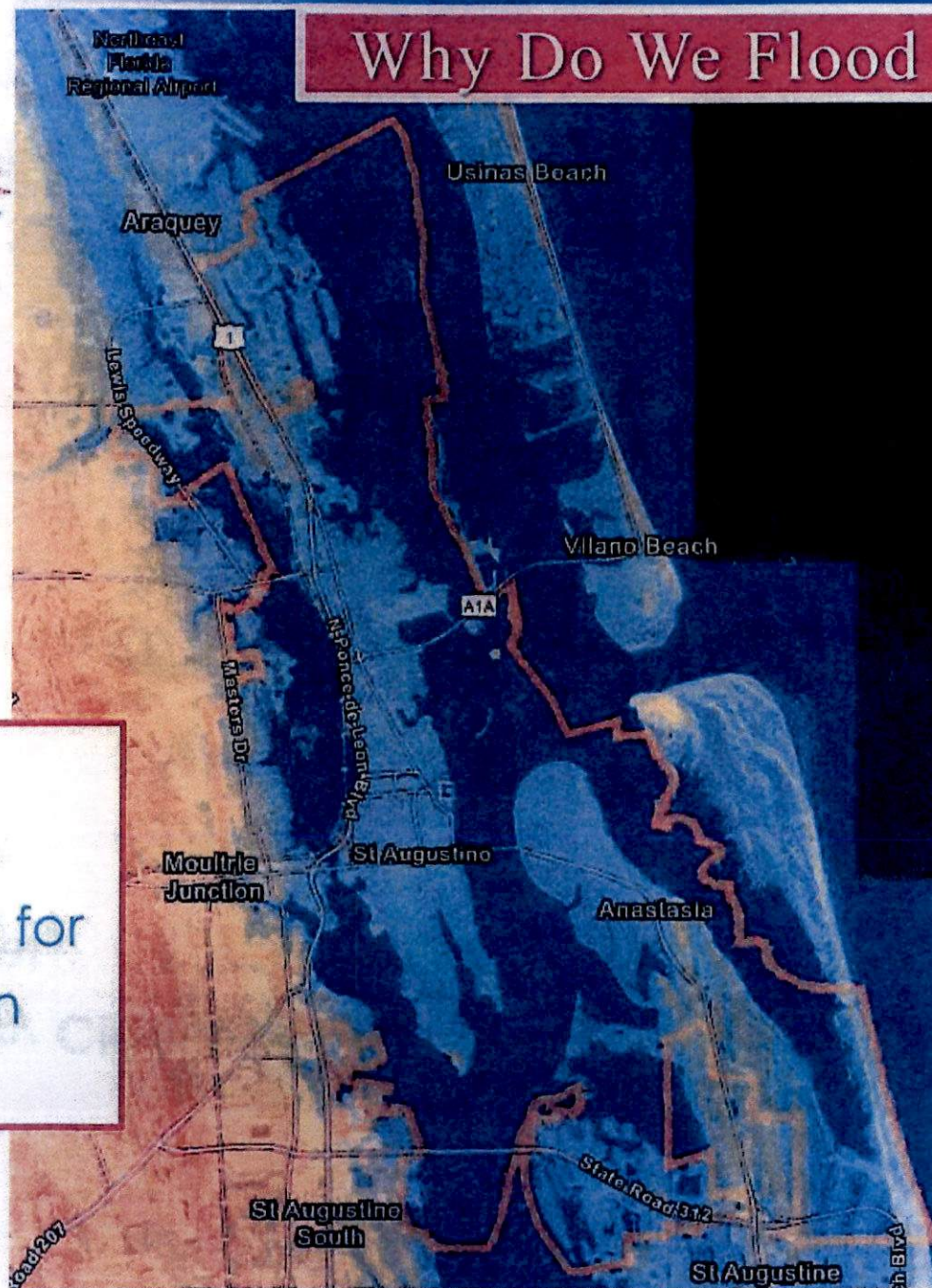
However, the frequency of "sunny day" flooding is on the rise



CITY OF
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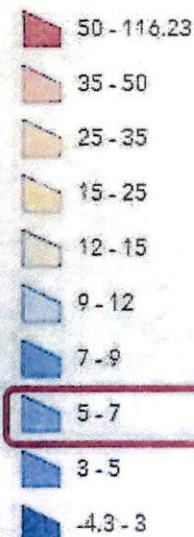
Digital
Elevation
Mapping for
the City in
NAVD88

Why Do We Flood ?



Trash Zones

- ☐ Wetlands
- ☐ Zip
- ☐ Zon
- ☐ -
- ☐ -
- ☐ Storm
- ☐ Elevation Certif
- ☐ Storm Surge De
- ☒ COSA_DEM



Hurricane's Ian
and Nicole
(HWM $\approx$ 6.5 NAVD88)
Matthew and Irma
(HWM $\approx$ 7.5 NAVD88)



CITY OF

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Current City Challenges (Stormwater):

- Aging infrastructure
- Undersized collection system
- Low-lying and coastal location (90% of the City is within a flood zone)
- Highly developed (high impervious area)
- Subject to flooding – both from rainfall and tidal/coastal influence (compound flooding)

Why Do We Flood ?



-5-



CITY OF
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Current City Challenges (impacts on the floodplain):

- Low-lying and coastal location (90% of the City is within a flood zone)
- Impacts of altering drainage patterns (filling and grading)
- Meeting FEMA required Finished Floor Elevations and Planning for Future Resilience
- Highly developed sites on small lots (high impervious area)

Why Do We Flood ?





CITY OF

ST. AUGUSTINE
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Types of Flooding

**September 2020 -
Flood Event
(Compound Flooding)**

"King Tides"



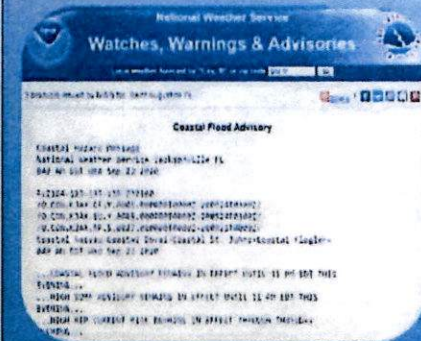
Nor'easter
> 20 mph (3 days)
10-15 mph (1 day)



Rainfall
2-3
inches



**Multiple
Flood
Advisories
Issued**



= CITY WIDE FLOODING



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FEMA Flood Zones

- Flood zones correlate to elevations
- Most of the city is in an AE flood zone
- Flood Zone AE is an area designated as a high-risk flood zone by FEMA because of its proximity to floodplains, rivers, lakes, and other bodies of water. AE flood zone areas have a 1% risk of flooding annually with a 26% risk of flooding over the course of a 30-year mortgage.



City of St. Augustine
FEMA Flood Zones

Legend
--- Municipal Boundary
AE
VF

1:10,000
0 4,000 Feet
N
W E
S



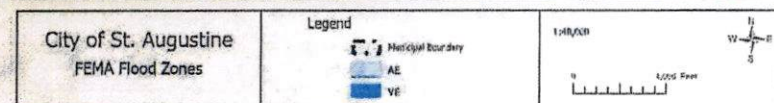
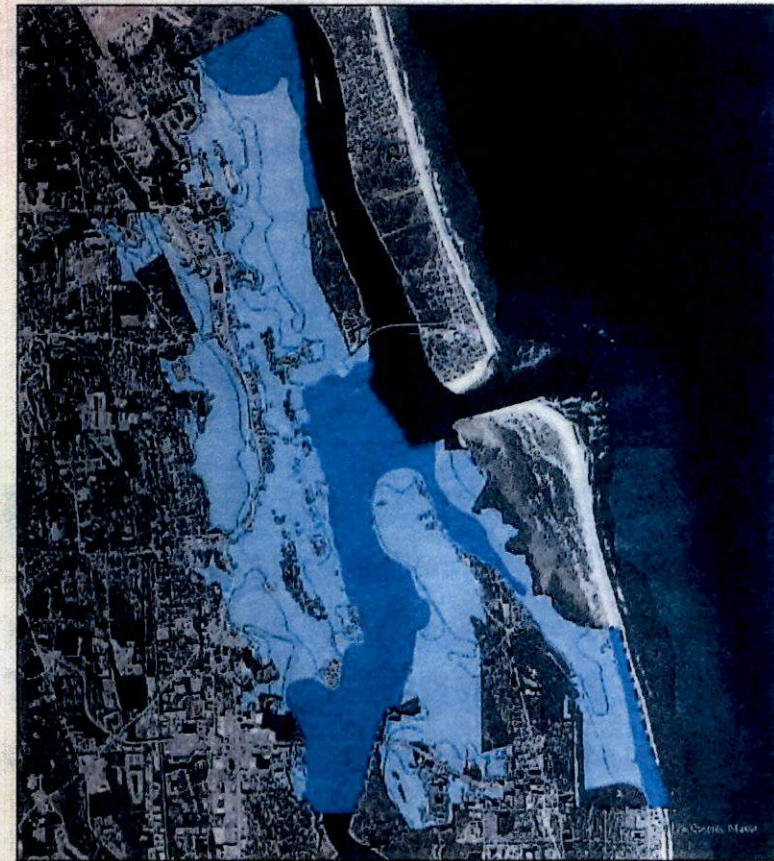
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FEMA Flood Zones

In 2017 the city added required standards for building in the flood zone:

1. **Freeboard** - a one-foot freeboard for all residential structures which is now a state requirement in the Florida building code.
2. **Foundation protection** - requires construction documents to be prepared and sealed by a registered design professional that the design and methods of construction resist flood loads.
3. **Local drainage protection** - for new construction that is outside of the Special Flood Hazard Area (Zone X), the lowest habitable floor is elevated at least 12" above the crown of the road (predominantly Lighthouse Park and West City).





Community Rating System (CRS)

- The city participates in the Community Rating System (CRS).
- The purpose of the CRS is to lower the cost of flood insurance for property owners within that community.
- The CRS gives points to communities for different activities that they engage in that help with reducing flood claims.
- The points for our community reduces flood insurance rates.
- On a scale of 10-1 the city has gone from a 7 to a 4 in the last nine (9) years

The CRS actually gives points to communities that prohibit fill. Different points are given for the different ways of prohibiting fill, such as:

1. Prohibiting fill for all new construction,
2. Prohibiting fill for only residential structures,
3. Requiring compensatory storage,
4. Prohibiting fill but allowing for fill within stem walls.



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Feedback

- ❖ What do you see in your neighborhoods?
- ❖ Are you feeling impacts from new developments?
- ❖ What site development considerations are you making?
- ❖ Have you changed any site development recommendations for homeowners or clients?
- ❖ Should the city regulate fill? How much? Height?
- ❖ If so, how much is reasonable? How much is necessary to develop a site properly?



CITY OF
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Presentation Outline

- ✓ Why do we flood? A look at our challenges...
- ❖ Building Techniques
- ❖ Policy Options
- ❖ Design Techniques





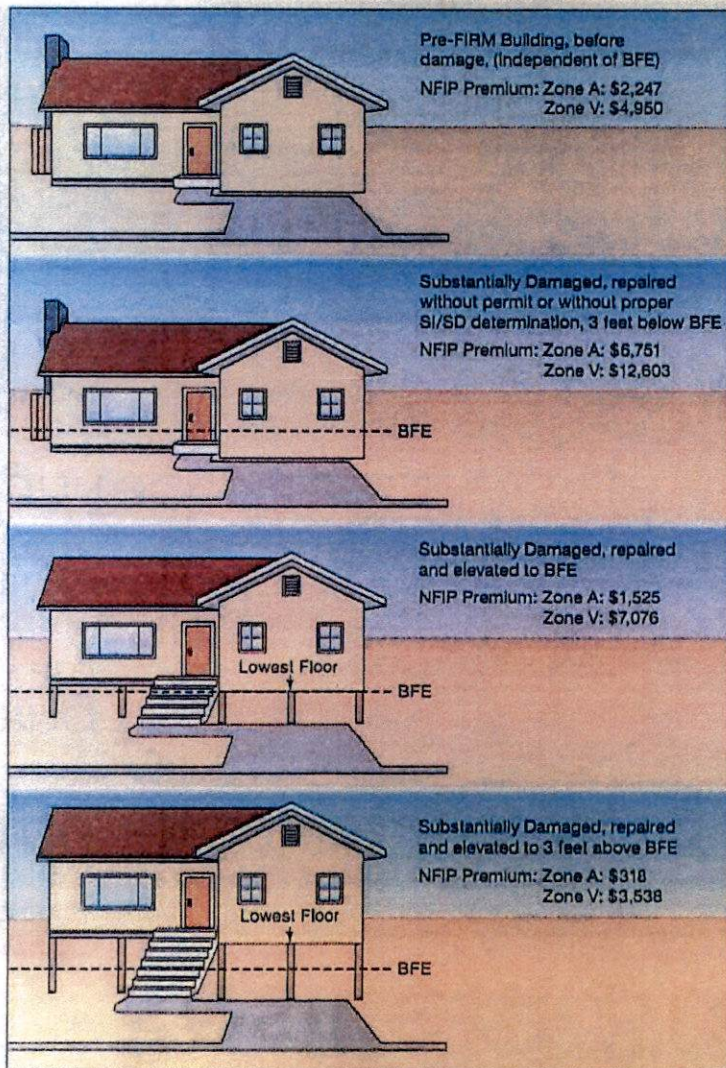
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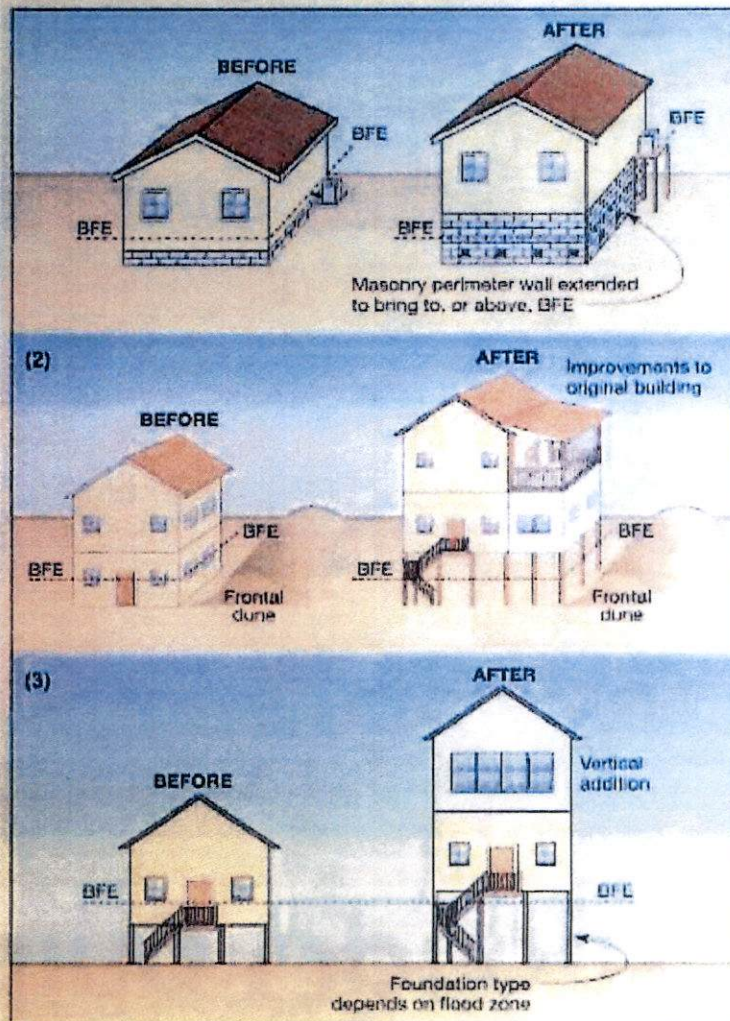
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Resilient Building Options

The cost of an NFIP flood insurance policy varies depending on how a substantially damaged building is repaired. The example illustrated is for a one-story, single-family home without basement or enclosure. Premiums shown are based on \$250,000 building coverage with \$2,000 deductible (rates as of April 2018), without fees and surcharges. This figure is for comparison purposes only.



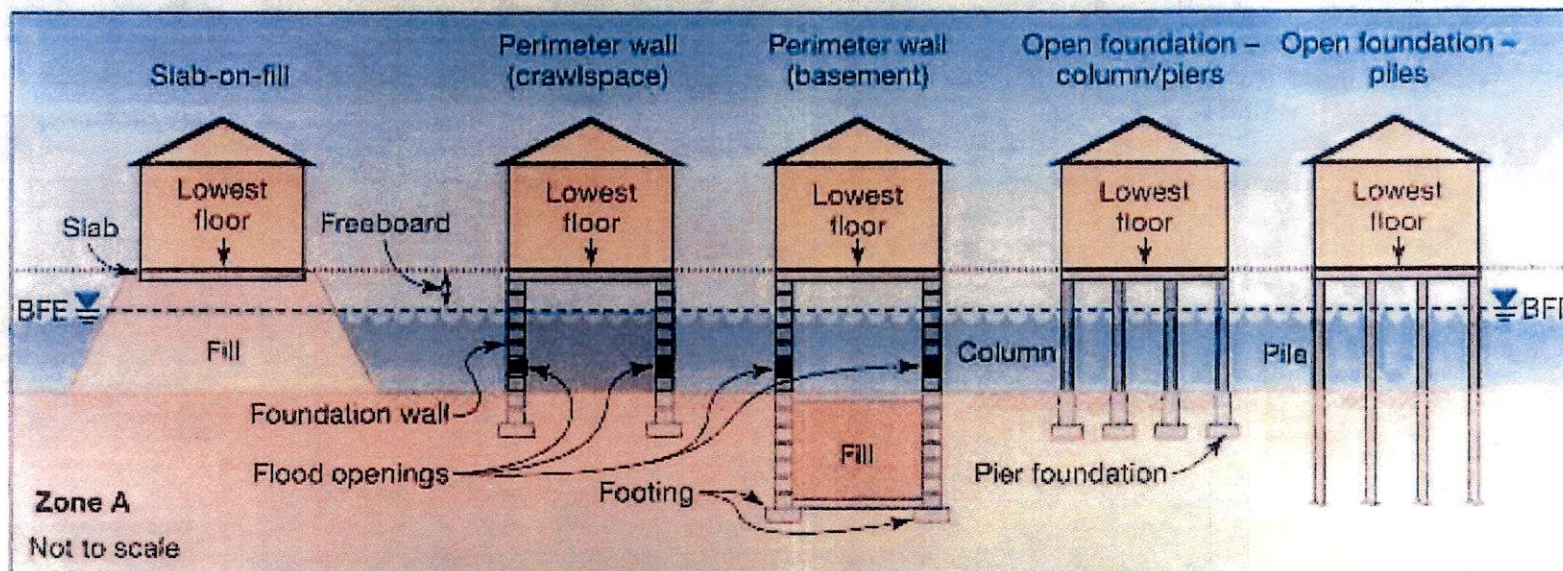
SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE (c)





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Resilient Building Options



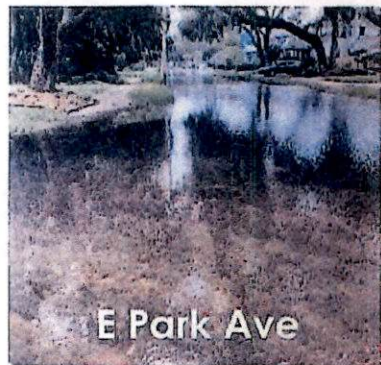


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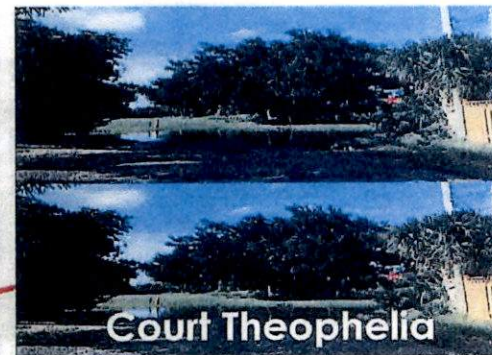
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Where Do We Flood ?

September 2020 -
Flood Event
(Compound Flooding)



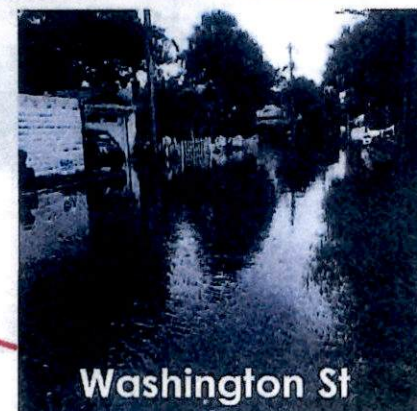
E Park Ave



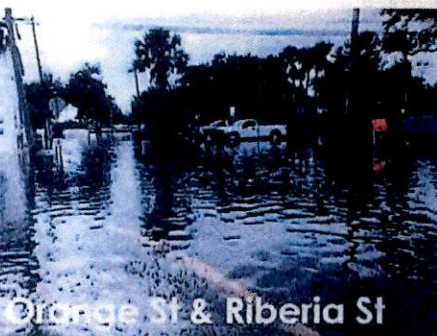
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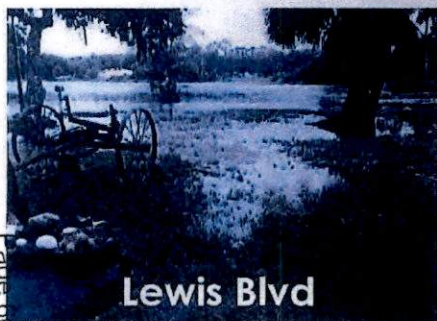
Coquina Avenue



Washington St

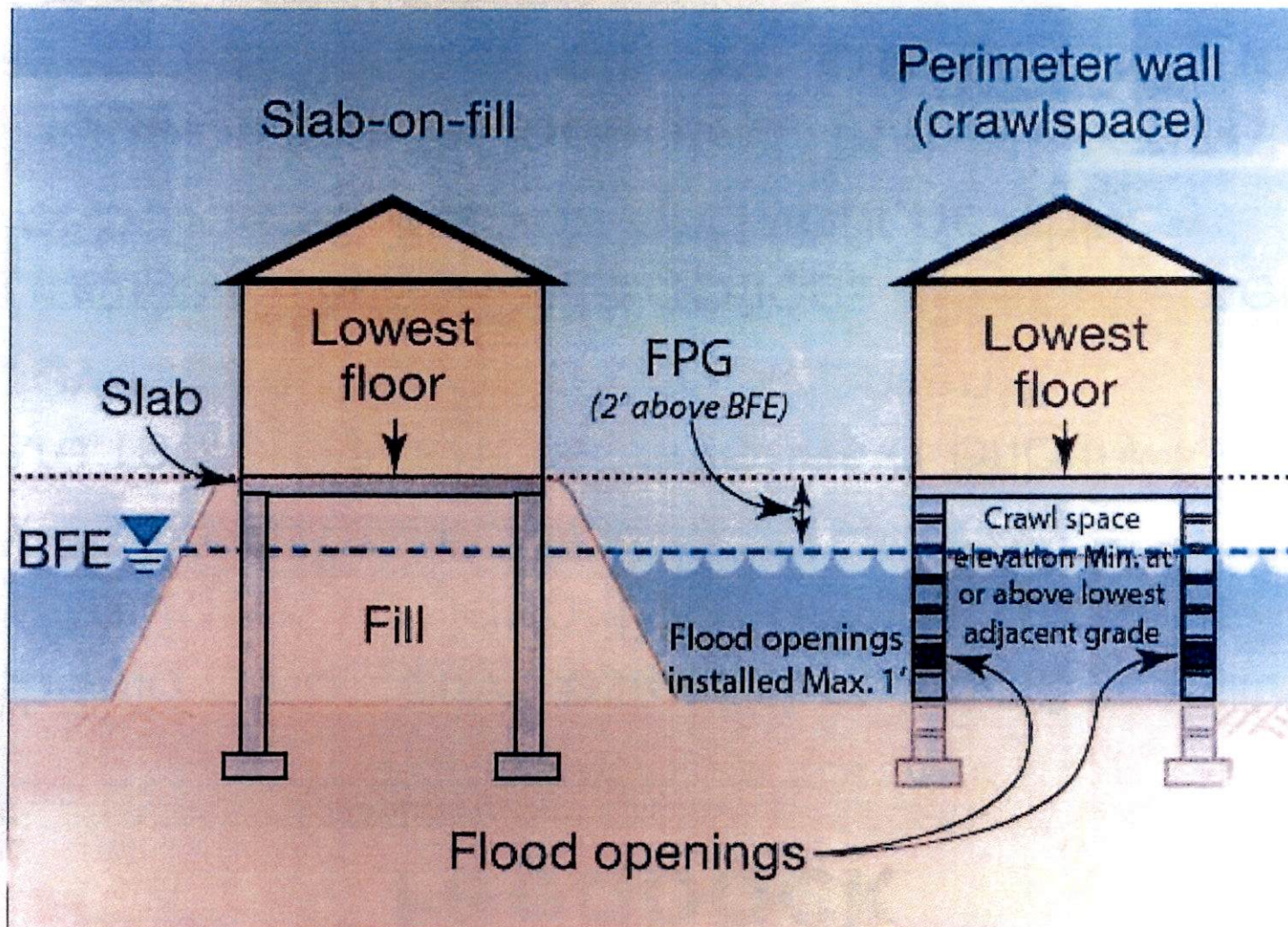


Orange St & Riberia St



Lewis Blvd

Resilient Building Options





Feedback

- ❖ Should the city establish specific building techniques in identified areas, such as low-lying areas?
- ❖ Are more resilient techniques a priority for new development and redevelopment?
- ❖ What are reasonable options or requirements? For builders? For you and your neighbors?
- ❖ If regulations are adopted, then they apply to everyone in the city or just in designated areas?



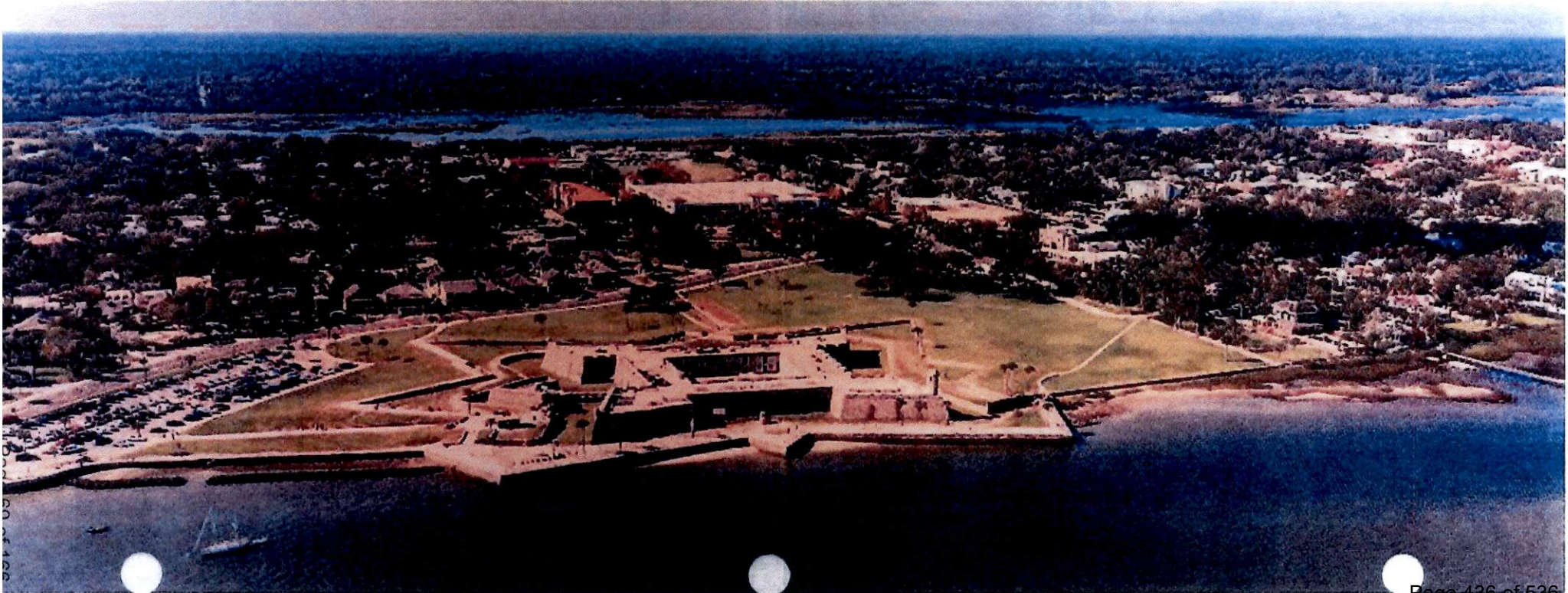
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Presentation Outline

- ✓ Why do we flood? A look at our challenges...
- ✓ Building Techniques
- ❖ Policy Options
- ❖ Design Techniques

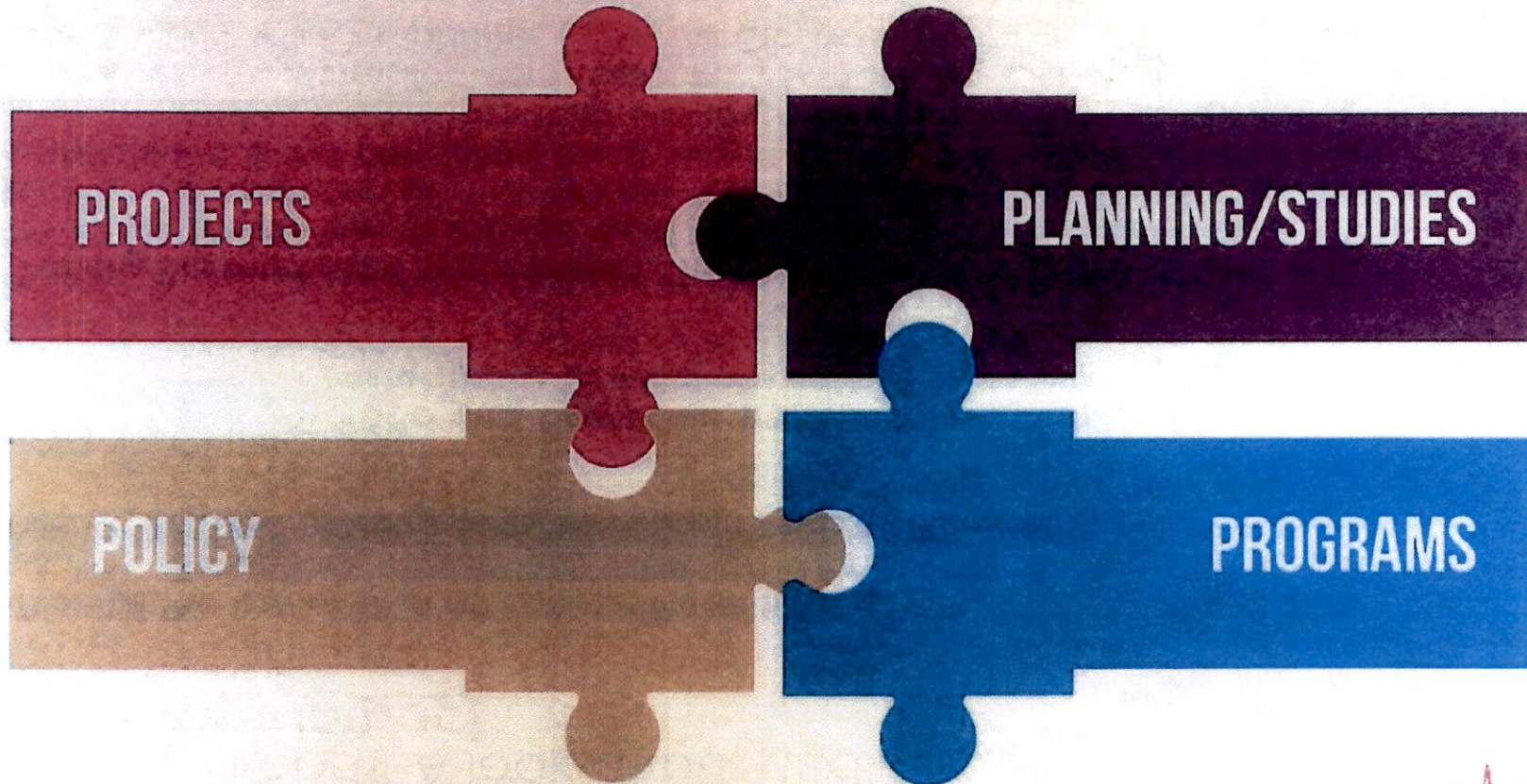




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Overview of the Resilience Program and Strategy



www.citystaug.com/resiliency

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Potential Policy Options

Tier 1 – High Impact

1. Prohibit the use of fill in all Special Flood Hazard Areas (SFHA) (Flood Zones A, AE, V, and VE). Exceptions made for small amounts (6 in. or less) of fill dirt used for landscaping and grading purposes only. (Possible CRS points)

2. Prohibit slab-on-grade and backfilled stem-wall foundation types within the SFHA. This would allow for crawlspace foundations only (ie. piers or pilings) within the SFHA.

3. Raising the freeboard requirement. The City currently requires all new or substantially renovated residential structures built within the SFHA to have their finished floor elevation a minimum of 1 ft above the property's base flood elevation (BFE). A property's BFE is the predicted flood height during a %1 annual-chance-flood event. Further increasing the finished floor elevation height requirement (ex. BFE + 2ft) would provide added protection and reduced flood risk for all newly built or substantially renovated residential structures. (Possible CRS points)



Potential Policy Options

Tier 2 – Moderate Impact

1. **Limiting the use of fill to a “reasonable” amount.** Instead of completely prohibiting the use of fill, another option is setting a maximum allowable amount.
 - Example 1 - A maximum of 2 feet of fill above the existing grade is permitted around the perimeter of a proposed structure only. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
 - Example 2 – The amount of fill will not exceed the BFE of the property around the perimeter of the proposed structure. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.



Potential Policy Options

Tier 2 – Moderate Impact

2. Require a "Certification of No Adverse Impact" signed by a licensed engineer stating that *"the proposed development will not adversely affect flood risks for other properties and communities as measured by increased flood stages, flood velocities, or increased potential for erosion and sedimentation. or any other impact deemed important or as specified by the city of St. Augustine, unless the impact is mitigated as provided for in a community or watershed-based plan. This certification shall employ industry standards for hydraulic and hydrological analysis to determine no adverse impact and all data shall be provided in hard copy and digitally for review and corroboration by the city's engineer or any governmental review agency acceptable to the city of St. Augustine"*

A certification of no adverse impact could be applied widely, to say to all development related permits involving the use fill within the SFHA, or more narrowly, for unique permit specific circumstances or specific areas.



Potential Policy Options

Tier 2 – Moderate Impact

3. Applying floodplain management regulations in the 0.2%-annual-flood-hazard area. This would mean flood zones "X", and "X – shaded" located within the City are treated as "A" zones in regard to floodplain regulations. In other words, the entire City would be treated as a part of the SFHA, and would be subject to all applicable higher regulatory standards and floodplain regulations. (Possible CRS points)

FEMA's classifies flood zones "X" and "X – shaded" as areas of minimal and moderate flood hazard, respectively. They are normally excluded from the SFHA, and unlike flood zones "A", "AE", and "V", are not subject to FEMA NFIP regulations.



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Potential Policy Options

Tier 3 - Low Impact

1. **Limit Lot Coverage.** Consider reductions to allowed lot impervious coverage (e.g. 50%). Consider increasing allowed heights in exchange for smaller building footprints. Also consider prohibiting or limiting the footprint of accessory structures, such as storage structures or detached buildings.

2. **Low Impact Development / Green Infrastructure.** Consider requiring or incentivizing the installation of green infrastructure to store and infiltrate runoff onsite from new impervious surfaces.



Potential Policy Options

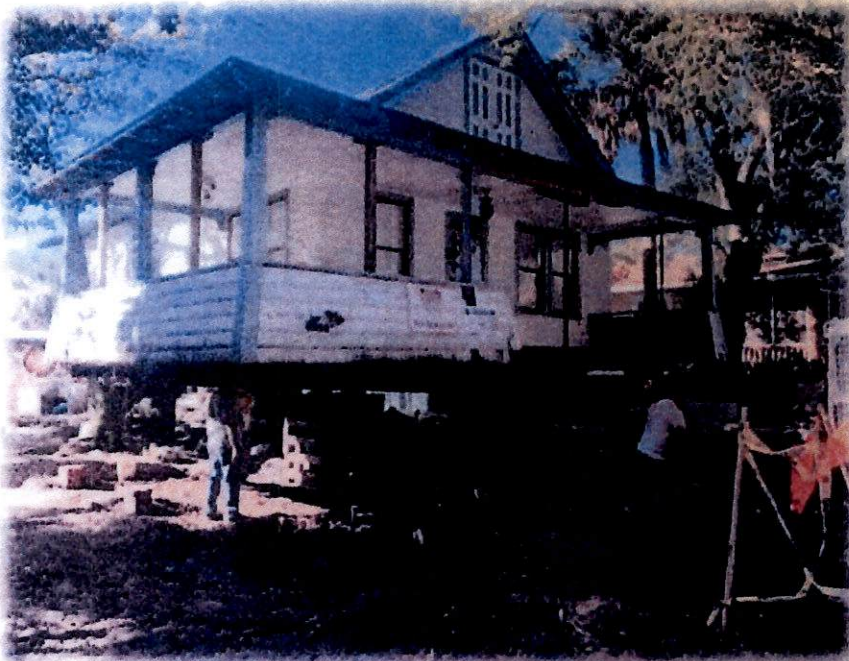
Tier 3 - Low Impact

3. Limit Impervious Surfaces (Private properties). Explore providing information and support to private property owners to reduce impervious services. Consider offering reductions to stormwater utility fees for reduction in impervious surfaces or other incentives. The previous Building Code Task Force recommended utilizing incentive programs to implement porous materials for driveways and patios, and to cap the maximum impervious surface ratio at 70%.

4. Enclosure Limitations. Consider prohibiting or limiting the size of enclosures below the lowest floor / lowest horizontal structure member. The construction method could also be limited to require breakaway walls in lieu of walls of enclosures with flood openings.



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Please visit www.citystaug.com/FMA for more info

- ❖ **Flood Mitigation Assistance (FMA) Program**
- ✓ **Cost share program with FEMA to elevate and/or reconstruct flood prone, at-risk structures**
- ✓ **FY 22 – Application Cycle:**
 - Over 80 properties interested in the program, **61 properties had complete applications that met the program requirements**
 - Eligible applications have been submitted to FEMA for consideration
 - Total funding request of **\$12,353,474** submitted that would be cost shared with FEMA if selected
- ✓ **FY 23 – Application Cycle:**
 - Over 40 properties were interested in the program
 - 10 applications submitted to the State for consideration and have been selected "for further review"
- ✓ **FY 24 – Application Cycle:**
 - Pending application with the State



Feedback

- ❖ Do any of these policy options sound reasonable? Worth exploring?
- ❖ The city already requires a grading plan and limits impervious surface for residential uses to 70% of the lot – should we change these standards and require more site design?
- ❖ Again, should the city establish certain building techniques in certain areas, such as low-lying areas?

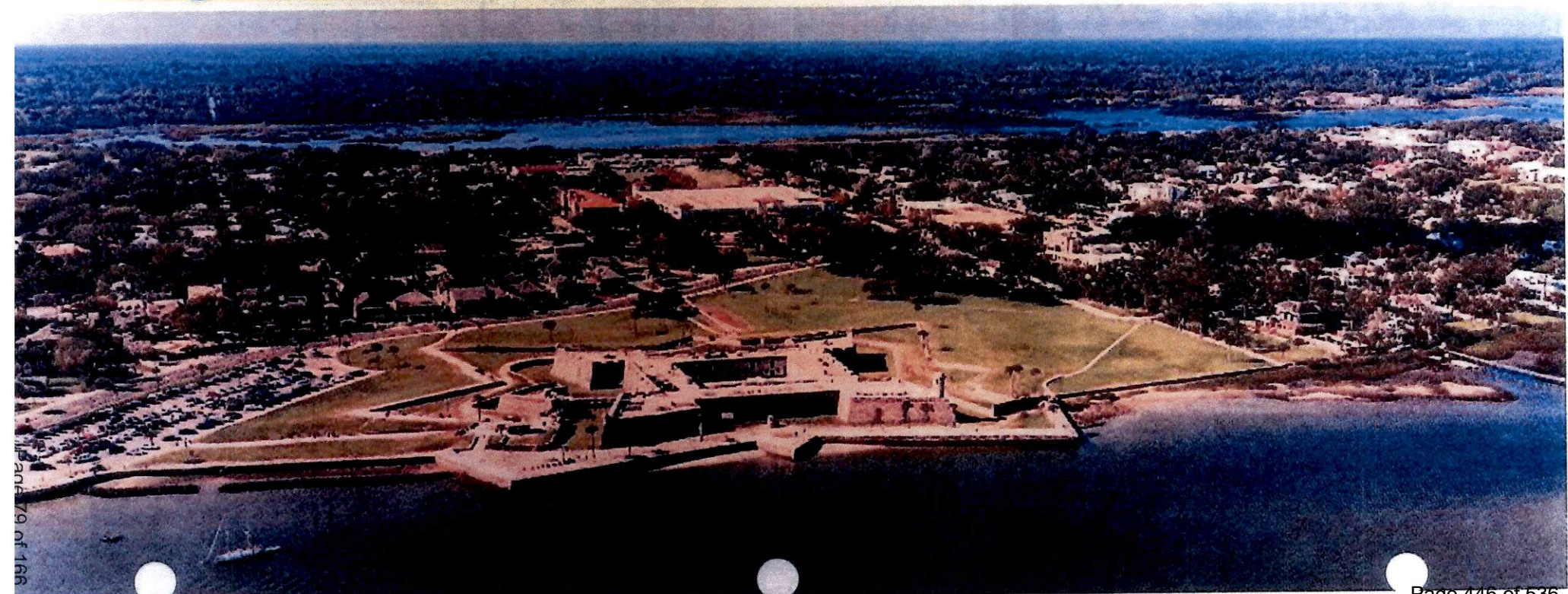


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Presentation Outline

- ✓ Why do we flood? A look at our challenges...
- ✓ Building Techniques
- ✓ Policy Options
- ❖ Design Techniques





Low Impact Design (LID)

STORMWATER DESIGN OVERVIEW

- Stormwater is recommended to be incorporated into the overall design of the project as amenities.
- The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES

It is recommended that projects include at least two of the following low impact design concepts, which may be located anywhere on the project (including the front setback):

- Raised pier construction for homes (allowing for movement of stormwater and additional infiltration area)
- Rainwater harvesting (rain barrels, underground cisterns, and similar to assist in water conservation)
- Green roofs
- Bio-swales
- Rain gardens
- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements)



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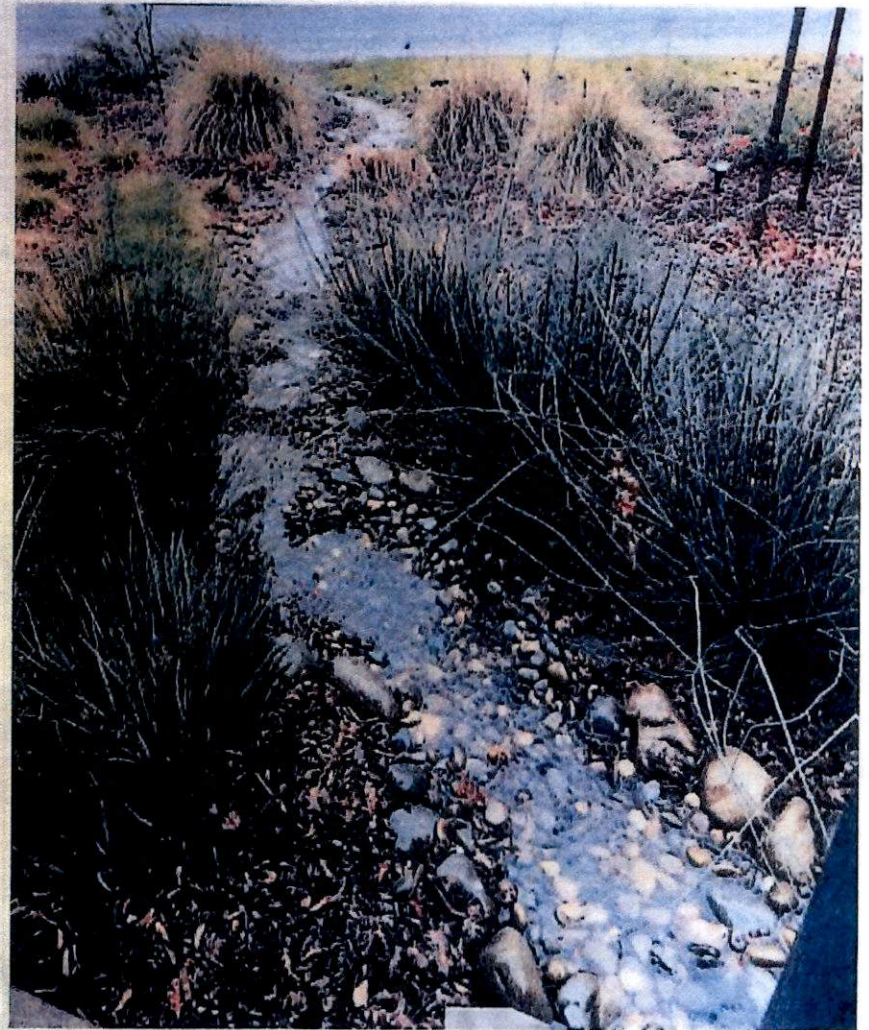
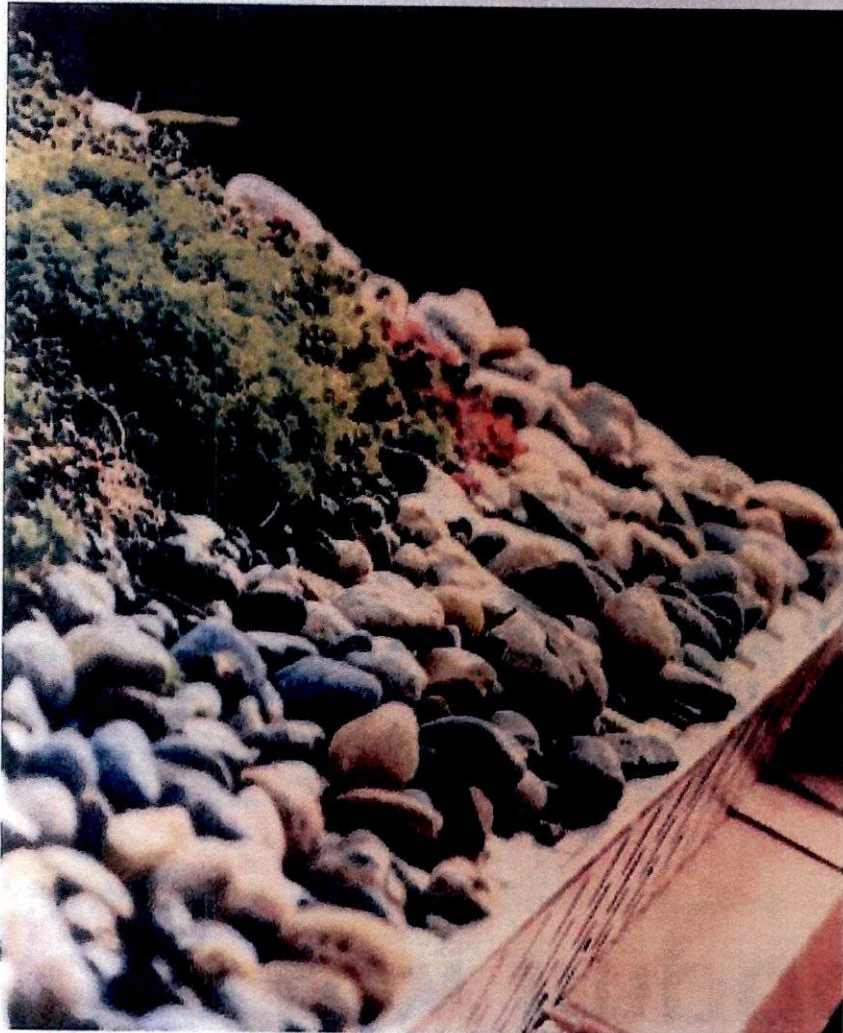
Low Impact Design (LID)





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Low Impact Design (LID)

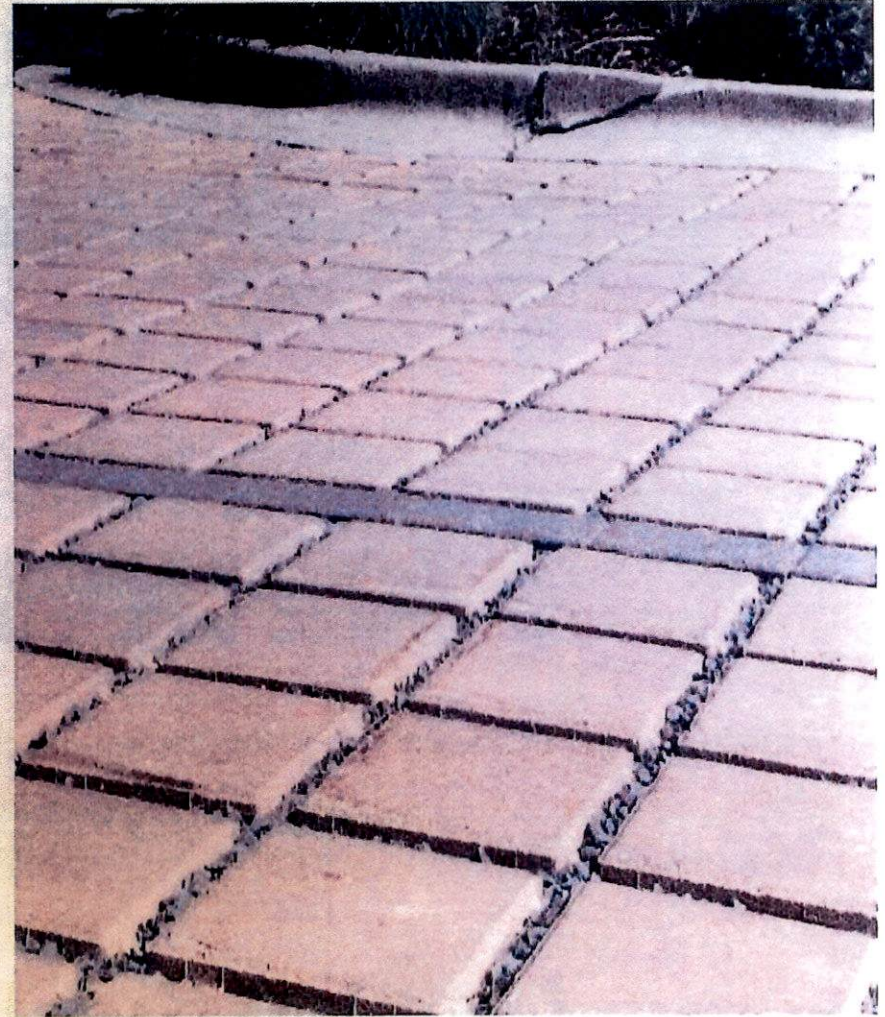
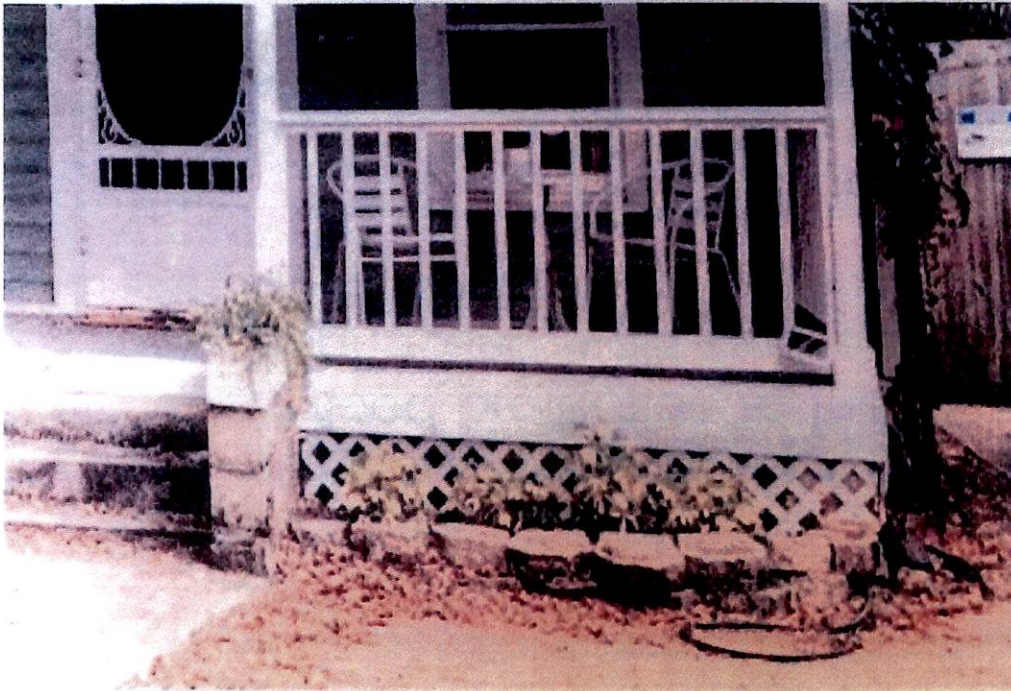


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Low Impact Design (LID)





Storm Resilient Design

STREET WALL AS FLOOD PROTECTION

- ❖ It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.
- ❖ Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.



Storm Resilient Design

STREET WALLS

- ❖ Low block/masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.
- ❖ Portions of the wall above 3 feet should not be more than 50% solid.
- ❖ Street walls shall be constructed of brick or masonry. Fencing may be included.
- ❖ When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.



Storm Resilient Design

FOUNDATION

- ❖ The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.
- ❖ **Raised Pier Foundations:** There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.
- ❖ Design recommendations should consider:
 - ❖ Brick, tabby or concrete block (with texture) piers.
 - ❖ Spaces between piers left open.
 - ❖ Lattice infill between piers is common.



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Storm Resilient Design

POTENTIAL FIRST FLOOR ELEVATIONS

- ❖ Homeowners may consider further elevating the first floor. General recommendations to keep the architectural context of the homes include:
- ❖ Take into consideration maximum heights of FEMA and City required minimum elevations of 35' (conforming lot) and 30' (nonconforming lot).
- ❖ Do not raise the home more than 4' from existing grade.
- ❖ When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.
- ❖ The City encourages sensitivity to the neighborhood character and sense of place created by the streetscape.



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Feedback

- ❖ Should these design techniques be suggestions or requirements?
- ❖ What are the opportunities? What are the limitations of these techniques?
- ❖ What are the potential positives? What are the potential negatives?
- ❖ What are your thoughts from a neighborhood and property owner perspective and from a builder and developer perspective?

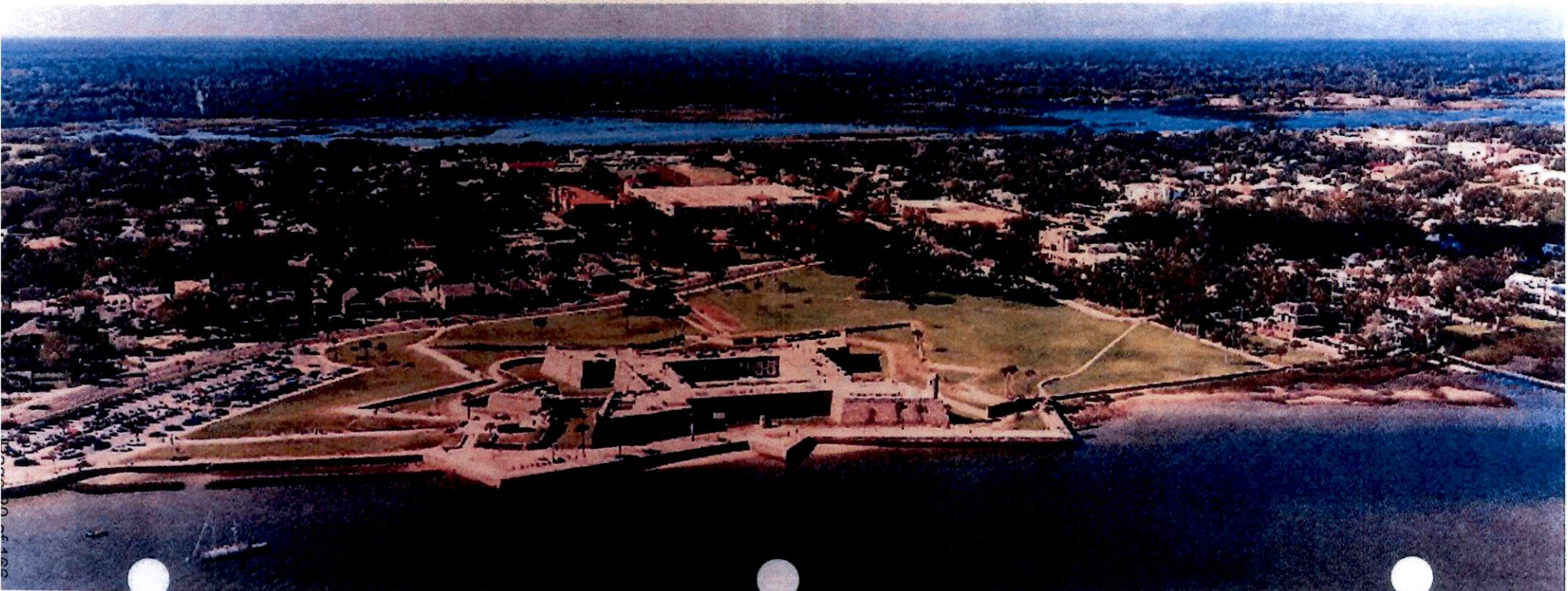


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Presentation Outline

- ✓ Why do we flood? A look at our challenges...
- ✓ Building Techniques
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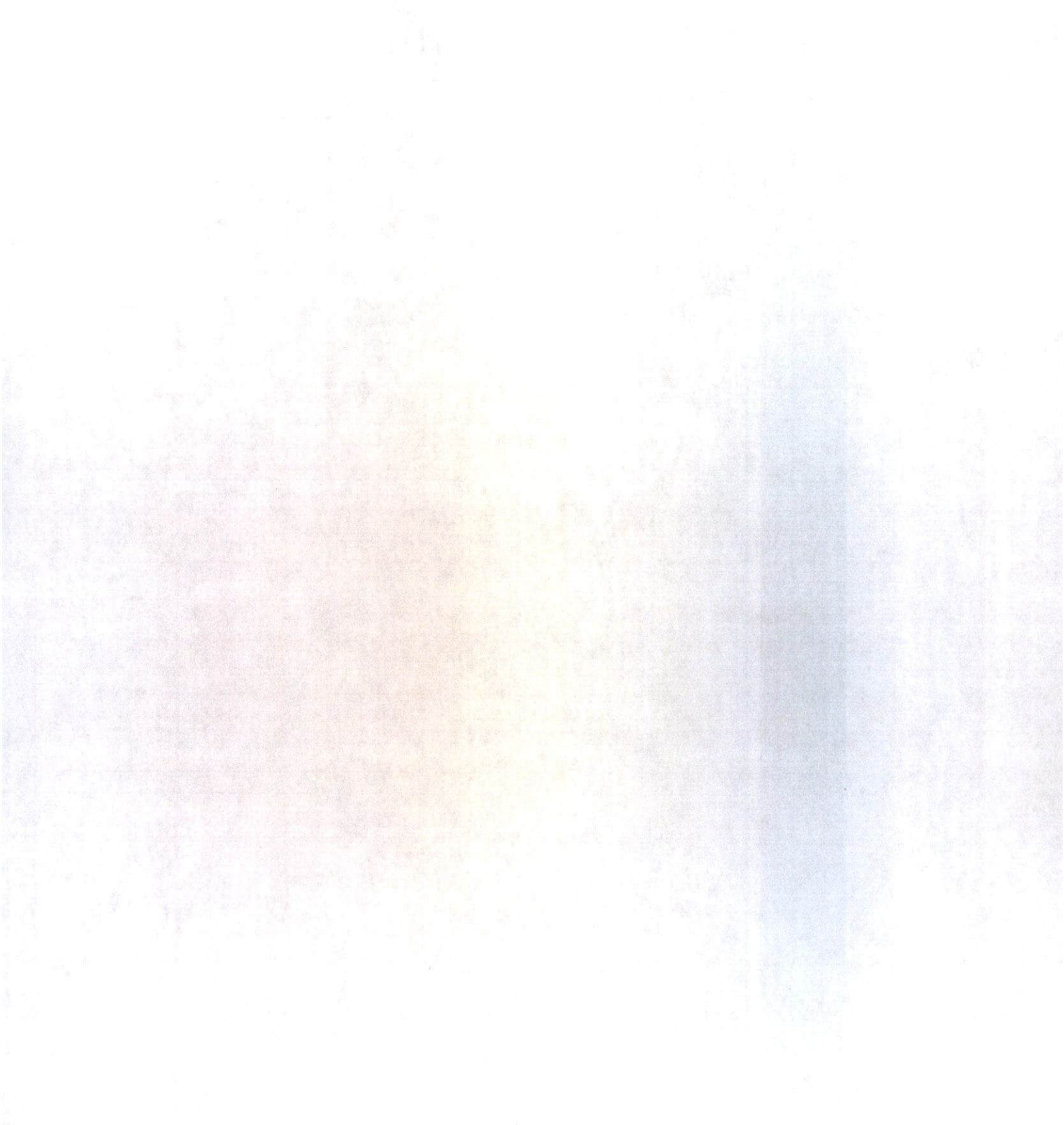
Thank you for your time!
We appreciate your input!



Ray Deschler, CFM, Floodplain
Coordinator,
rdeschler@citystaug.com
Richard "Buddy" Schauland,
CBO, CFM,
rschauland@citystaug.com

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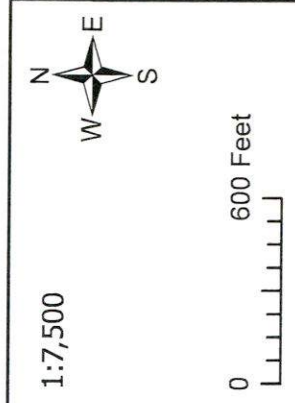
City Maps Illustrating Low Lying Areas





North Downtown St. Augustine:
Low-lying Areas
Elevation Range: 0 to 6 ft NAVD88

- Legend**
- Area of Interest
 - Road Centerline - City
 - Elevations (ft NAVD88)
 - 0.001 - 1
 - 1.001 - 2
 - 2.001 - 3
 - 3.001 - 4
 - 4.001 - 5
 - 5.001 - 6





Legend

- Area of Interest
- Road Centerline - City
- Elevations (ft NAVD88)
 - 0.001 - 1
 - 1.001 - 2
 - 2.001 - 3
 - 3.001 - 4
 - 4.001 - 5
 - 5.001 - 6

1:8,000

0 600 Feet

N
W
E
S

**Low-lying Areas in Central and South
Downtown St. Augustine**
Elevation Range: 0 to 6 ft NAVD88



Ravenswood: Low-lying Areas

Elevation Range: 0 to 7 ft NAVD88

Legend

- Area of Interest
- Municipal Boundary
- Road Centerline - City

Elevations (ft NAVD88)

- 0.001 - 1
- 1.001 - 2
- 2.001 - 3

- 3.001 - 4
- 4.001 - 5
- 5.001 - 6
- 6.001 - 7



1:6,000





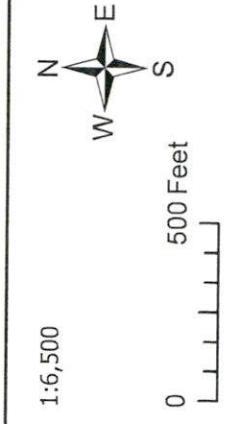
Low-lying Areas in Davis Shores

Elevation Range: 0 to 5 ft NAVD88

Legend

- Road Centerline - City
- Area of Interest
- Elevations (ft NAVD88)
 - 0.02 - 1.01

- 1.02 - 2.01
- 2.02 - 3
- 3.01 - 4
- 4.01 - 5



1:6,500

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 17, 2025

RE: **RESOLUTION 2025-28: ARCHAEOLOGY REPOSITORY FEE**

Please find enclosed Resolution 2025-28 amending the Schedule of Fees to include an archaeology repository fee to cover the administrative costs of processing and preserving recovered artifacts from property owned by the City, or for artifacts donated to the City for archiving.

Please place Resolution 2025-28 on the regular City Commission agenda for adoption on July 28, 2025.

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:

Resolution 2025-28: Creating an archaeology repository fee.

RESOLUTION 2025-28

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, UPDATING THE SCHEDULE OF FEES TO INCLUDE AN ARCHAEOLOGY REPOSITORY FEE THEREFORE ADOPTING AN UPDATED FEE SCHEDULE.

WHEREAS, the current Schedule of Fees was adopted by Resolution 2021-38 on September 27, 2021; and

WHEREAS, the Schedule of Fees can be updated from time to time and should be reviewed at a minimum every five (5) years; and

WHEREAS, it is determined that the fee schedule needs to be updated; and

WHEREAS, to cover the administrative costs of processing and preserving recovered artifacts from property owned by the City or donated to the City for archiving, the Archaeology Department requires the establishment of an archaeological repository fee; and

WHEREAS, the repository fee is directly related to the accession, collection, storing, rehousing, and curation of the recovered artifacts for archaeological preservation under Chapter 6 of the Code of the City of St. Augustine and is not intended to generate excess revenue.

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

Section 1. Schedule of Fees

Archaeology Schedule of Fees

(1) Repository fee for processing and preserving recovered artifacts.....\$250.00 per box

Section 2. Upon the effective date of this resolution, the repository fee for archaeological preservation is adopted and incorporated by reference herein.

ADOPTED in Regular Session of the City Commission for St. Augustine, Florida this _____ day of _____, 2025.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA

Darlene Galambos, City Clerk
(Seal)

Nancy Sikes-Kline, Mayor-Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: July 17, 2025

RE: Agenda Item for July 28, 2025 Commission Meeting
2024 Floodplain Management Plan Annual Progress Report

The intent of this memo is to inform you of the City's annual report on evaluating progress toward implementing the floodplain management plan. This progress report is periodically updated and assists the City in obtaining points through the Community Rating System (CRS). Please find attached the annual report for last year's activities. Pursuant to CRS Activity 510, the City is to submit the report for information to the public (typically done through a City Commission meeting), so that the report can be released to the media, made available to the public and included as part of the City's CRS program participation. City staff will highlight some key elements of the report for the benefit of the Commission. This is for informational purposes only and no action is necessary from the Commission on this item.

If you have any questions, please don't hesitate to ask.



Jessica L. Beach, P.E.
Chief Resilience Officer
Utilities and Public Works, Deputy Director

Attachment: PowerPoint Presentation

cc: City Attorney & Department Heads

Floodplain Management Plan Annual Progress Report

2024

Annual report on evaluating progress toward implementing the Floodplain Management Plan's objectives and/or the recommendations for the City of St. Augustine. The evaluation report must be submitted to the governing body, released to the media, made available to the public and included as part of the community's annual Community Rating System (CRS) recertification.



City of St. Augustine
P.O. Box 210 | St. Augustine, FL | 32085 | (904) 825-1040

Prepared By
Jessica L. Beach, P.E. | Chief Resilience Officer, Utilities & Public Works Deputy
Director

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

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Appendix A: St. Johns County LMS Inventory of Ranked Projects

Introduction

The St. Johns County Local Mitigation Strategy (LMS) serves as the City's Floodplain Management Plan under the Community Rating System (CRS) of the National Flood Insurance Program (NFIP).

Under CRS Activity 510, the City is required to complete a Floodplain Management Plan Annual Progress Report that includes:

1. A description of how the evaluation report was prepared and how it is submitted to the governing body, released to the media and made available to the public.
2. How the reader can obtain a copy of the original plan or area analysis report.
3. A review of each recommendation or action item in the action plan or area analysis report, including a statement on how much was accomplished during the previous year.
4. A discussion of why any objectives were not reached or why implementation is behind schedule.
5. Recommendations for new projects or revised recommendations.

This document serves as that report. The report was prepared by City staff and will be placed on the July 28, 2025 City Commission Meeting Agenda for information and discussion. A hardcopy of the report is available to the public at the Utilities and Public Works Department and a PDF of the report is available for viewing and/or downloading at the City's website.

Adoption of the LMS

The St. Johns County Local Mitigation Strategy (LMS) was adopted by *Resolution No. 2005-14* by the City Commission on July 11, 2005. The LMS is required to be updated every five years. The most recently revised LMS was adopted by *Resolution 2025-16* by the City Commission on May 12, 2025. The updated LMS plan for the next five-year cycle was approved by FEMA on June 2, 2025. A copy of the LMS document is made available at the Northeast Florida Regional Council offices and the St. Johns County Emergency Management office and website.

Purpose and Goals of the LMS

The purpose of the LMS is to provide guidance to the County and municipal governments in building a safer and more resilient community by identifying and dealing with hazards and hazard management problems, including flooding, in the St. Johns County area. The following goals are provided in ranked order, where the first goal is paramount:

1. Protect the lives of the residents of St. Johns County and its Municipalities.
2. Protect property to ensure that its intrinsic value is preserved.
3. Protect infrastructure so that it is available during and after a disaster.
4. Protect business activities so that they continue to provide economic strength to the community.
5. Protect the natural environment to ensure that quality of life and economic wellbeing are preserved.

These goals are used as part of the project prioritization methodology. Projects recommended by this Strategy must first meet one of the goals to be considered, then will receive points based on which goals they will routinely further.

LMS Working Group

A working group has been established to review and make recommendations concerning the LMS. The task force consists of representatives of the City of St. Augustine's Utilities and Public Works, Planning & Building and Fire Departments, other local municipalities, local organizations and County departments, and is coordinated by staff of the St. Johns County Emergency Management Division. The working group has nine (9) official voting positions that are referenced as an executive committee. The Executive Committee members are nominated and voted in their positions annually. Each municipality and the school district is required to have a member on the Executive Committee. The current positions serving the Executive Committee are outlined in the updated LMS plan. The working group meets on a quarterly basis and is responsible for developing and implementing new mitigation initiatives. The working group also looks for possible federal and/or state funding (i.e. Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA), etc.) to implement the mitigation initiatives.

St. Johns County LMS Inventory of Ranked Projects

The LMS task force has established a list of ranked projects or mitigation initiatives that are given priority based on the goals stated above. The list contains projects that are eligible for HMGP, FMA and other federal and state funding. The majority of the projects focus on the mitigation of known or potential flood hazards. Specifically, the City of St. Augustine is involved with the following mitigation initiatives through various projects (future, current and completed) that are listed in more detail in Appendix A (St. Johns County LMS Inventory of Ranked Projects). A few of those projects have been highlighted below:

- 1) Education and Training – this is an on-going effort to educate the community about floodplains, flood disaster preparation etc. The City accomplishes this through a variety of outlets (newsletter, social media, letters mailed, brochures distributed, website information etc.). Material and content are updated as appropriate.
- 2) Expand/Enhance/Improve Utilities - various projects were identified to address aging utility infrastructure to make it more resilient.
 - a) Flood Mitigation Improvements to St. Augustine Sanitary Sewer Pumping Stations – Completed. This project is also known as the FEMA 13 Sanitary Sewer Lift (or Pump) Stations. This project included the design and rehabilitation, hardening and/or floodproofing of 13 sanitary sewer lift (or pump) stations that were damaged in Hurricane Matthew. This was funded through FEMA’s Public Assistance program and completed in 2022.
- 3) Flood/Repetitive Loss Mitigation
 - a) Flood Mitigation at Avenida Menendez Seawall Connectivity Project – Reinforce and elevate approximately 180 linear feet of the south section of the seawall to match higher existing seawall elevations of 7 feet NAVD88.
 - i) Project Status – ongoing. This project was awarded a contract by the State (FDEM) to initiate Phase 1 design in 2020. This is funded through FEMA’s Hazard Mitigation Grant Program (HMGP). Phase 1 design was completed in 2022. Phase 2 construction is expected to be completed in 2026.
 - b) COSA Davis Shores Residential Elevations 2022 – this includes almost 60 properties that were identified as either of severe, repetitive, or non-flood loss properties. The City has submitted to FEMA’s FMA program each year. For 2022, the properties have been “selected for further review” and are moving through the final stages of FEMA’s review process before we receive official notification of award. The intent of the program is to share the cost of mitigation of flood prone structures, such as lifting, demolition with reconstruction and/or acquisition.
 - c) COSA Davis Shores Residential Elevations 2023 - this includes approximately 10 properties that were identified as either of severe, repetitive, or non-flood loss properties. The City has submitted to FEMA’s FMA program each year. For 2023, the properties have been “selected for further review” and are moving through the final stages of FEMA’s review process before we receive official notification of award. The intent of the program is to share the cost of mitigation of flood prone structures, such as lifting, demolition with reconstruction and/or acquisition.
 - d) Flood Mitigation on South Whitney and West King Street project is ongoing. It is currently funded through FEMA’s Hazard Mitigation Grant Program (HMGP). Phase 1 design is completed. Phase 2 for construction has been approved by FEMA. The project is scheduled to begin construction in 2025, contingent upon finalizing easements. The

project also has an interlocal agreement with St. Johns County, where the County is helping with the local cost share match to FEMA.

- e) Elevation of a Repetitive Flood Loss Property at 4** Arricola Avenue. This project is ongoing. It is funded through FEMA's FMA program and was one of the first properties the City piloted for that program, with the initial application in 2020. FEMA awarded the funding, the property is a demolition reconstruction project that is under way.
- f) Drainage Improvements for South Davis Shores is ongoing. The project has been funded for design and permitting through the FDEP Resilient Florida Program. Design is underway to determine potential drainage improvements in and around Coquina Ditch that will potentially improve drainage due to rainfall driven events on Coquina and Arricola Avenue. The design will be completed in 2026.

4) Infrastructure and Structure Improvements

- a) Flood Mitigation and Resiliency Improvements at Inlet Drive is ongoing. The project has been funded for design, permitting and construction through the FDEP Resilient Florida Program. Design is underway, permitting is pending and construction is expected to begin in 2025 with project completion in 2026. The project is looking to stabilize the existing shoreline through a retaining wall, replace and upgrade the existing stormwater drainage with installation of a one-way tide check valve, and installation of a living shoreline to help with sediment accretion and dissipation of wave energy to bolster the existing living shoreline.

5) Master Drainage Improvements

- a) Drainage Improvement and Flood Mitigation of Court Theophelia Neighborhood in ongoing. The project has been funded for design, permitting and construction through the FDEP Resilient Florida Program. Design is finalized, permitting is completed and construction is expected to begin in 2025 with project completion in 2026. This project will provide for utility upgrades, added stormwater drainage, incorporation of the first pilot green infrastructure component, reconstruction of existing roads, sidewalks and curbing to provide a higher level of service for the flood prone Neighborhood.
- b) Drainage Improvements by Retrofitting Stormwater Outfalls Citywide – the City has completed a number of retrofits of the City's existing outfalls with one way inline tidal backflow prevention valves. The City currently has over 100 city-owned outfalls and has completed retrofit of approximately 43 of them. This has been achieved throughout the City, but prioritized in particularly more flood prone Neighborhoods, such as North and South Davis Shores, Fullerwood Neighborhood, Oyster Creek and the Historic Downtown Peninsula. A majority of the retrofits were grant funded as part of a cost share program with the St. Johns River Water Management District and the Florida Department of Environmental Protection's (FDEP) Florida Resilient Coastlines Program. Concurrent with these efforts, the City has completed a Stormwater Outfall Resiliency Retrofit Master Plan

in 2022. This will be used to help prioritize the remaining outfalls within the City. This work will be ongoing and accomplished through the City's Capital Improvement Plan and Stormwater Operations programs.

- c) Lake Maria Sanchez Flood Mitigation and Drainage Improvements— will serve 200 acres of the City's downtown core. This project is currently in design. The project was initially funded through FEMA's HMGP grant funding that was awarded in 2017. The project is being phased into two phases to expedite design, permitting and construction. Design and permitting for Phase 1 is currently underway and expected to be completed in 2026. Phase 2 design and permitting is underway but contingent upon the City securing the necessary easements for the project. Additional grant funding was awarded for the project in 2022 through the Florida Department of Environmental Protection's Resilient Florida program. This funding will be used in lieu of FEMA HMGP funding to complete the project.

6) Planning

- a) Adapting to Sea Level Rise: Planning Process Development
 - i) Two reports were released in 2017, (1) Florida Community Resiliency Initiative Pilot Project: Adaptation Plan for St. Augustine, and (2) Coastal Vulnerability Assessment: City of St. Augustine.
 - ii) Two (2) additional studies were completed in 2021: "Vulnerability Assessment of Onsite Treatment and Disposal Systems (OSTDS or septic systems) to Sea Level Rise and Storm Surge to Develop Adaptation Plans in St. Augustine" and "South Davis Shores Resiliency Study".
 - iii) In 2024, the "Fullerwood Drainage Study" was completed that identified several potential options for drainage improvements to the Neighborhood.
- b) Water Level Sensor to monitor in real time water level data at the St. Augustine Municipal Marina. This is scheduled to be installed in 2025.
- c) Develop a Comprehensive Vulnerability Assessment. The City completed its updated Vulnerability Assessment (VA) in 2024 that meets current criteria outlined in Section 380.093 of the Florida Statutes, making the City eligible for future cost-share for implementation projects. This study was granted funding in 2022 through the Florida Department of Environmental Protection's Resilient Florida program.
- d) Adaptation Plan. This will build upon the recently completed VA, where the City will be updating its Adaptation Plan to meet the requirements of the Florida Department of Environmental Protection. The City received grant funding through Resilient Florida's Planning Grant program to complete the study which is scheduled to be finished in 2026.
- e) The US Army Corps of Engineers (USACE) Back Bay Feasibility Study is ongoing. Initial project funding was awarded in 2022 to start the study. Official execution of a Feasibility Cost Share Agreement was on January 9, 2023. The study is a 6-year, \$7.3 M

study cost shared between the City (\$1.5M, ARPA) and USACE (\$5.8M) to evaluate coastal storm risks and identify strategies to mitigate for those risks. A final report will be submitted in May 2028, where it would be signed and approved by the USACE's Chief of Engineers in September of 2028. Strategies identified in the final report are then eligible for cost share with USACE for the implementation of those strategies.

- 7) City of St. Augustine Stormwater Master Plan was completed in 1995 then updated in 2012. Three pilot projects were identified as part of the plan, which includes:
- a) Sidney Street Pilot Project is completed.
 - b) South Dixie Pilot Project has started. Phase 1 is the box culvert replacement which is completed. Phase 2 involves completing the design and then construction which is contingent upon additional funding (State and/or Federal) that can be secured. The City has opted to pursue a sidewalk project to help with connectivity along this corridor. That project is currently in design.
 - c) Lake Maria Sanchez project is in progress.

The Master Plan is available for download on the City's website. The City intends to expand upon the current master plan through a future update. The update will take into consideration results from multiple other studies that have been completed or are in progress. The City intends to submit for future grant funding to support this effort.

- 8) Watershed Management Plan. The City is considering completing a Watershed Management Plan (WMP) to enable the City to achieve a Class 4 rating through the CRS program. The WMP would:
- a) Future conditions and long-duration storms
 - b) Evaluate the impact of sea level rise and climate change
 - c) Identify wetlands and natural areas
 - d) Address the protection of natural channels
 - e) Provide a dedicated funding source for implementing the plan.

The City intends to pursue grant funding to support this effort in 2026. Many of the current and recently completed studies can be used to support the WMP.

- 9) Wildfire Mitigation – This is being looked at comprehensively by the LMS; this includes creating defensible space around structures. As St. Johns County and its jurisdictions continue to be built out, extra effort should be made to maintain uncontrolled ground cover in forested areas to reduce the risk of wildfire.

The full list of St. Johns County LMS Inventory of Ranked Projects can be found in **Appendix A**.

CRS Program Participation

The CRS provides a flood insurance discount incentive to the City for undertaking flood protection measures beyond the minimum requirements of the NFIP. In 2019 the City's Community Rating System (CRS) was increased from a Class 7 rating to a Class 5 rating, resulting in up to a 25% discount in flood insurance premium. The City has maintained that current Class 5 Rating. The program's goal is to create an overall comprehensive outreach strategy focused on flood information that encourages flood protection and raises awareness of the City's unique environment.

The following table lists all of the CRS activities that the City is credited under the current certification:

CRS Activity No.	Activity Description	Departments
310	Elevation Certificates	Planning & Building
320	Map Information Service	Planning & Building
330	Outreach Projects	City/Local Representatives
350	Flood Protection Information	Planning & Building
420	Open Space Preservation	Planning & Building
430	Higher Regulatory Standards	Planning & Building/ Utilities & Public Works
450	Stormwater Management	Utilities & Public Works
502	Repetitive Loss Category	Planning & Building
510	Floodplain Management Planning	St. Johns County/ Planning & Building/ Utilities & Public Works/Fire
540	Drainage System Maintenance	Utilities & Public Works
610	Flood Warning Program	St. Johns County/ Fire

Certified Floodplain Manager Program

The Association of State Floodplain Managers (ASFPM) has established a national program for professional certification of floodplain managers. The program recognizes continuing education and professional development that enhances the knowledge and performance of local, state, federal and private-sector floodplain managers. There are currently two (2) members of City staff that have achieved the status of Certified Floodplain Manager (CFM), which reflects the City's commitment to professional services in implementing the City's Floodplain Management Plan.

Ordinance Revisions Improve Building Resiliency

In 2017, the City adopted higher standards for development that will provide greater flood protection. Ordinances 2017-08 and 2017-09 adopted new standards that are in keeping with the updated Florida Building Code, effective December 31, 2017. The ordinance requires additional freeboard for finished floors above the base flood elevation and engineered and sealed foundation plans designed to resist flood loads. On November 9, 2020, the City Commission appointed a task force to explore ways to protect existing, older homes from the drainage and flooding impacts of new infill development. The Commission approved the following goals as guidance for this task force:

Goal #1 – Protect older homes from the flooding impacts of new homes that are required to be constructed at higher elevations.

Goal #2 – Provide incentives for property owners to use building techniques which do not require land filling for new home construction.

Goal #3 – Limit the amount of impervious surface that is allowed on residential lots. There is currently no limit to the amount of paving a homeowner can do on their property.

In 2021, a Building Code Task Force for Existing Properties met throughout the year to address the outlined goals. At the conclusion of the Task Force, based on its Final Report and associated recommendations, the City Commission adopted Ordinance 2021-26. This ordinance adopted an impervious surface ration (ISR) for single-family residential dwellings not within master planned communities. Additionally, a formal "Residential Lot Grading Criteria" was developed and completed in 2022. This took effect in 2024. In 2024, building upon the work previously completed, The City Commission has directed staff to work with the city's Citizen Boards to examine concerns related to development in low-lying and/or flood prone areas. This issue has become more of a concern recently with more frequent development applications proposing significant amounts of fill, higher than minimum finished floor elevations, and building

techniques or design, such as on slab construction that minimizes the options to control drainage, runoff and water for residential development. This work was initiated in 2024 and is expected to have potential ordinances or guidance developed in 2025. The City is also working on implementing a Resilient Shorelines Ordinance to help combat sea level rise and coastal storm surge threats to the city. A Resilient Shoreline Ordinance will help promote nature-based designs that create/protect habitat & improve water quality. With the adoption of these new ordinances and policies the city has improved its resiliency.

Stormwater Master Plan

The City completed Phase 1 of the Stormwater Master Plan (SMP) in 2012. The master plan at that time proposed solutions to three large projects and smaller neighborhood projects that experience flooding and other stormwater issues. A hard copy is available to view at the City's Public Works Department and an electronic copy of the master plan is available for download at the City's website. Sidney Street, one of the master plan pilot projects, is completed. The other two pilot projects identified, South Dixie Highway and Lake Maria Sanchez, are under way. The City intends to expand upon the current master plan through a future update. The update will take into consideration results from the multiple studies that have been recently completed or are currently underway. The plan will also take into consideration factors such as: changes in climatic patterns, ground water levels, rainfall, sea level rise projections, water quality, saltwater intrusion, storm surge, land use, resilient natural and built coastal features and infrastructure, current and future regulatory environments, desired levels of service. The City intends to apply for future grant funding to support this initiative. Furthermore, the City is considering completing a Watershed Management Plan (WMP) to enable the City to achieve a Class 4 rating through the CRS program. The WMP would consider:

- a) Future conditions and long-duration storms
- b) Evaluate the impact of sea level rise and climate change
- c) Identify wetlands and natural areas
- d) Address the protection of natural channels
- e) Provide a dedicated funding source for implementing the plan.

The objective of the WMP is to provide the community with a tool it can use to make decisions that will reduce the increased flooding from future conditions that include new development, redevelopment and the impact of climate change and sea level rise throughout a watershed or community. The City intends to pursue grant funding to support this effort in 2026. Many of the current and recently completed studies can be used to support the WMP. This would also be incorporated into the future updated SMP.

Adapting to Sea Level Rise (SLR)

The City is keenly aware of the challenges posed by climate change and as a low-lying coastal community especially sensitive to the effects of future sea level rise. The Florida Department of Economic Opportunity (DEO) Community Resiliency Initiative selected the City of St. Augustine to participate as one of three pilot communities to study the city's vulnerability to coastal flooding and to assist the city in identifying steps that can be taken to help the city adapt to those

vulnerabilities. The project began in 2016 with a series of meetings and workshops with the DEO consultant, Dewberry. With a majority of the city being located in a flood plain, the city is proactively identifying areas of risks, as presented in the two papers that were published in 2017, (1) Florida Community Resiliency Initiative Pilot Project: Adaptation Plan for St. Augustine, and (2) Coastal Vulnerability Assessment: City of St. Augustine. Additionally, a grant funded study through FDEP's Florida Resilient Coastlines Program to conduct a "Vulnerability Assessment of Onsite Treatment and Disposal Systems (OSTDS or septic systems) to Sea Level Rise and Storm Surge to Develop Adaptation Plans in St. Augustine" was completed in 2021. Given the vulnerability of the City with respect to sea level rise and changing coastal conditions, it is expected that projects to protect and maintain infrastructure subject to adverse conditions created by SLR to be very costly and will require the assistance of state and federal programs to provide supplemental funding to implement. As such the City has also recently completed its updated Vulnerability Assessment of critical infrastructure and assets to be in compliance with criteria outlined in Section 380.093 of the Florida Statutes, making the City eligible for future cost-share for implementation projects. Additionally, the City is building upon the recently completed VA, where the City will be updating its Adaptation Plan to meet the requirements of the Florida Department of Environmental Protection. The City received grant funding through Resilient Florida's Planning Grant program to complete the Adaptation Plan, which is scheduled to be finished in 2026. Finally, the US Army Corps of Engineers (USACE) Back Bay Feasibility Study is another comprehensive and major study that is underway. Once completed, the strategies identified in the final report to mitigate coastal storm risk and damages will be eligible for cost share with the USACE for implementation. With these various studies completed and underway, it will position the City for future funding opportunities through State and/or Federal programs.

Capital Improvement Projects

The City of St. Augustine has also undertaken Capital Improvement Projects (CIPs) included in and also outside of the LMS that provide stormwater improvements in the form of water quality treatment and localized flood reduction, in addition to other infrastructure improvements. The complete CIP plan is available for download at the City's website and a hard copy can be made available upon request. The following is a list of highlighted CIPs that the City is currently working on:

- Downtown Improvements District – Phase 1 (Hypolita, Treasury & Spanish).
 - Project Status – Completed in February 2015.
- Downtown Improvements District – Phase 2 (Spanish, Cuna and Tolomato).
 - Project status – Completed in 2024.
- South Dixie Highway Corridor Improvements
 - Project Status – Preliminary evaluation complete. Box culvert replacement was completed in 2018. The roadway design and associated construction is contingent upon additional funding (State and/or Federal) that can be secured. However, the City is moving forward with a sidewalk project to provide for connectivity along the corridor. That project is in design.
- Sidney Street Stormwater Improvements
 - Project Status – Completed in 2016.
- Coquina Ditch Drainage Improvements
 - Project Status – Completed in 2016.
- Hermosa Outfall Study
 - Project Status – Study completed.
- Isla Drive Drainage Improvements
 - Project Status – Completed in 2016.
- Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project
 - Project Status – Started. Design and permitting for Phase 1 is currently underway and expected to be completed in 2026. Phase 2 construction will be determined by pending easements needed to complete the design and permitting. Additional grant funding was awarded for the project in 2022 through the Florida Department of Environmental Protection's Resilient Florida program.
- Lincolnville Storm Sewer and Collection Expansion
 - Project Status – Phase 1 (Duero Street) completed in 2019. Phase 2 (South and DeHaven Streets) construction completed in 2020. Phase 3 (Duero and Cerro) design completed in 2022.
- Prawn Street Drainage Improvements
 - Project Status – Completed 2021.

- Court Theophelia/Edna Neighborhood Drainage Improvements
 - Project Status –ongoing. Grant funding was awarded for the project in 2022 through the Florida Department of Environmental Protection’s Resilient Florida program. Design and permitting is completed, the project will be under construction and completed in 2026 as part of the grant requirements.
- Atlantic/Fern/Althea/Seminole Neighborhood Drainage Improvements
 - Project Status – Study completed in 2024. Some minor drainage improvements identified in the study were also completed in 2024 to alleviate rainfall driven flooding at the end of Seminole Drive.
- Outfall Backflow Prevention
 - Project Status – Ongoing. A total of 43 valves have been installed city wide. The City will use its completed Stormwater Outfall Resiliency Master Plan to prioritize the remaining outfalls for retrofitting.
- South Whitney and West King Flood Mitigation
 - Project Status – Started. It is currently funded through FEMA’s Hazard Mitigation Grant Program (HMGP). Phase 1 design is completed. Phase 2 for construction has been approved by FEMA. The project will begin construction in 2025.
- Coquina Park
 - Project Status – completed. The City purchased property in South Davis Shores in 2019 to serve as a park and flood protection project. The construction for the project was completed in 2020.
- Sevilla Street Brick, Roadway and Utility Improvements
 - Project Status – started. This project will include the complete rehabilitation of the existing utilities (water, sewer), stormwater improvements, brick and roadway reconstruction. Design for this project was completed in 2022.
- West Augustine Conversion of Septic to Sewer
 - Project status – ongoing. The City has completed West 5th Street Sewer Extension (Phase 1). This was a state grant (FDEP) funded project that installed new gravity sewer (mains, manholes and services) on West 5th Street between Duval and Nassau Streets and connected area residents to the new sewer system. A total of 12 existing septic systems were abandoned. Phase 2 completed construction in 2021 to abandon an additional 13 septic systems and connections. Previous septic to sewer connections were completed by the City for a total of 57 existing septic systems abandoned and connecting those residents to the existing sewer system. Pearl Street Gravity Sewer project was completed in 2024. Future areas are being evaluated to determine feasibility of connections. This will be accomplished through the development of the West Augustine Sewer Master

Plan. Initial scope development for the master plan began in 2021 and is currently underway.

- Wastewater Treatment Plant Headworks Rehabilitation
 - Project status – Completed in 2023.
- Flood Mitigation on King Street
 - Project Status (FDOT) – Completed in 2024. The Florida Department of Transportation (FDOT) has constructed a drainage improvement project at the intersection of State Road 5A (King Street) and State Road A1A (Avenida Menendez) in downtown St. Augustine. This will enable the future King Street Streetscape project to tie into that drainage outfall and provide improved drainage within that project scope.
- Wastewater Treatment Plant Flood Proofing –
 - Project status – Completed in 2020. Efforts are completed to provide dry and wet flood proofing of critical equipment and/or processes up to elevation 12 feet NAVD88.
- South Davis Shores
 - Project status - started. Grant funding was awarded for the project (design and permitting) in 2022 through the Florida Department of Environmental Protection's Resilient Florida program. The project would need to be completed by 2026 as part of the grant requirements.
- Inlet Drive Shoreline Stabilization
 - Project status - started. Grant funding was awarded for the project in 2022 through the Florida Department of Environmental Protection's Resilient Florida program. The project would need to be completed by 2026 as part of the grant requirements.

Drainage System Maintenance

The City utilizes detailed inspection and maintenance forms for storm drains, manholes and outfalls as a supplemental report to support the *Drainage Structure Inspection and Maintenance Program* document that is currently on record with the CRS and used by the CRS to rate the City's drainage system. The forms were designed to collect more detailed information during the routine inspections and maintenance of the existing drainage system. This information gets captured in CityWorks. The City has recently engaged Black and Veatch to complete an inventory of permitted stormwater infrastructure within the City to update its current GIS database. The inventory will be completed in 2026. This information will be utilized to update the current inventory that is regulated through the City's MS4 (Municipal Separate Storm Sewer System) permit to meet the National Pollutant Discharge and Elimination System (NPDES) requirements implemented by FDEP. The City currently inspects and maintains its existing drainage system (which includes ditches, canals, open channel conveyances, natural conveyances, swales etc.). The City also contracts out for routine maintenance of its ditch system. In addition, the City has a dedicated stormwater maintenance crew that conducts the inspection and maintenance for the entire City's stormwater system. This includes the cleaning of thirteen (13) stormwater vaults located throughout the City that capture sediment and pollutants preventing them from reaching receiving waterbodies. The City is currently in the renewal process with FDEP for its next 5-year cycle for its NPDES MS4 permit that will take effect in 2025. A recent audit was conducted in 2024 as part of the permit renewal process by FDEP and the City received outstanding remarks regarding implementation of its NPDES MS4 program. The City continues with its dedication in maintaining current stormwater and drainage system components.

Conclusion

In 2024, the City of St. Augustine has implemented its Floodplain Management Plan through participation in the St. Johns County LMS as an active task force member and by continuing to meet the requirements of the CRS for all of the activities listed in this report. The City continues its compliance and implementation of its NPDES MS4 permit. In addition to the above, the City has also pursued and implemented CIPs that provide quality stormwater improvements for its citizens.

Recommendation

The City will remain an active member of the LMS task force and continue to pursue federal and/or state funding for future flood mitigation projects. CIPs identified in the Stormwater Master Plan Update and other various studies will follow the scheduled implementation proposed in the plan. The City will also pursue backflow improvements for the major stormwater outfalls and implement smaller neighborhood projects to address local/nuisance flooding issues reported by residents. In the long term, the City must plan for and create adaptive management policies and strategies for sea level rise including seeking assistance from state and federal programs.

APPENDIX A

St. Johns County Local Mitigation Strategy Ranked Project List

Project	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Project Time-Frame	Potential Funding Source	Estimated Project Cost	Project Status
Education and Training								
Educate Prospective Home Buyers & Real Estate Professionals About Floodplains & Base Floor Elevations	New and Existing	ALL	SJC Emergency Management	SS, F	on-going	Local	\$10,000/annual	On-going
Educate Residents of Financial/Insurance Benefits of Preparing their Homes for Natural Disasters	New and Existing	ALL	SJC Emergency Management	ALL	on-going	Local	\$10,000/annual	On-going
Expand/Enhance/Improve Utilities								
City of St. Augustine Pump Station 20 Basin Improvements (Fullerwood)	Existing	City of St. Augustine	COSA Public Works	H, SS, SLR	3 years	HMGP	\$ 2,000,000	Not started
Conversion of power lines from overhead to underground to increase infrastructure resiliency - Bulter substation to Guana Substation	Existing	Beaches Energy	Beaches Energy	H, HW, T, W, FR	3 years	BRIC	\$ 14,000,000	Not started
Cured-In-Place-Pipe lining of Sanitary Sewer Laterals	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local	\$ 8,825,000	Started under CIP, I&I program
Cured-In-Place-Pipe lining of Sanitary Sewer Gravity Mains	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local	\$ 9,300,000	Started under CIP, I&I program
Expansion of City of St. Augustine Water Treatment Facility	Existing	City of St. Augustine	COSA Public Works	H, SS, F, D	2 years	Local	\$ 1,000,000	Not started
Manhole Lid Inserts - Reduction of Infiltration & Inflow to the City's Sanitary Sewer System	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	Local	\$ 760,000	in-progress under CIP
Rehabilitation of existing sewer system in Oyster Creek	Existing	City of St. Augustine	COSA Public Works	SS, F	3-4 years	Local, CDBG		Not started
Hastings Sewer Improvements	Existing	St. Johns County	SJC Utilities	F, D	3-4 years	CDBG-DR	\$ 1,000,000	In Progress - estimate finish Dec 2022
Seal and Coat Sanitary Sewer Manholes to prevent groundwater infiltration	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	In-progress	Local	\$ 3,260,000	Started under CIP, I&I program
Barrier Island Lift Station Mitigation	Existing	St. Johns County	SJC Utilities	F, SLR, SS	3 years	non federal	\$ 1,285,000	withdrawn from HMGP. Looking for other funding
Barrier Island Force Main Improvements	Existing	St. Johns County	SJC Utilities	SS, F, SLR	5 years	HMGP, local, utilities	\$ 750,000	
Ft. Diego Substation Elevation and Mitigation	Existing	St. Johns County	Beaches Energy	SS, F, SLR	5 years	HMGP	\$ 5,177,266	New - Submitted under HMGP Idalia
Flood/Repetitive Loss Mitigation								
Acquisition of property from willing sellers along Old A1A Summerhaven	Existing	St. Johns County	St. Johns County Environmental	H, SS, F, SLR	1-2 years	HMGP, Local	\$ 10,000,000	On-going
Acquisition at Petty Branch Ravine Park (FCT Project)	Existing	St. Johns County	SJC Parks and Recreation	F	1 year	Local	\$ 2,000,000	Not started
Flood Mitigation at Avenida Menendez Seawall, Connectivity Project	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-3 years	HMGP, FIND	\$ 1,475,000	waiting phase II approval
Flood Mitigation on Repetitive Loss Properties	Existing	St. Johns County	SJC EM & Quality Engineering	F, SS	4 years	Private, FMA	\$ 2,484,401	Submitted 11 properties under 2023 FMA
COSA Davis Shores Residential Elevations 2022	Existing	City of St. Augustine	COSA Public Works	FF, SS, H, SLR	3 years	Private, FMA	\$ 10,102,914	61 properties Approved under FMA 2022 cycle
COSA Davis Shores Residential Elevations 2023 Application	Existing	City of St. Augustine	COSA Public Works	FF, SS, H, SLR	4 years	Private, FMA	\$ 2,271,087	Additional 10 properties submitted
Flood Mitigation on South Whitney and W. King St.	Existing	City of St. Augustine/SJCO	COSA Public Works	H, SS, F, SLR	3 years	HMGP	\$ 1,800,000	Approved, preparing for construction
Purchase of Portable Pump to Reduce Flooding Impacts within the City of St. Augustine Beach	New	City of St. Augustine Beach	COSAB Public Works	H, SS, F, SLR	1 year	CDBG-MIT	\$ 35,000	Not started
Alcazar Hotel Floodproofing (flood wrap & flood gates) and landscaping (cisterns)	Existing	City of St. Augustine	COSA Public Works	SS, F, SLR	3 years	HMGP, Local, CDBG-MIT	\$ 2,040,000	
Llambias House Flood Mitigation and Resiliency	Existing	City of St. Augustine	COSA Public Works	SS, F, SLR	3 years	HMGP, Local, CDBG-MIT	\$ 135,000	
Elevation of a Repetitive Flood Loss Property at 4** Arricola Avenue	Existing	City of St. Augustine	COSA Public Works	SS, F, SLR	4 years	FMA	\$ 428,813	Didn't meet BCA for FMA 2020
Demolition and Reconstruction of a Repetitive Flood Loss Property at 5** Arricola Avenue	Existing	City of St. Augustine	COSA Public Works	SS, F, SLR	5 years	FMA	\$ 397,000	Funded - in progress
Stormwater Resiliency Improvements Ocean Walk Subdivision	Existing	City of St. Augustine Beach	COSAB Public Works	SS, F, SLR	3 years	HMGP	\$ 694,000	Funded by State of FL legislative allocation
CR A1A Storm Surge Protection	Existing	City of St. Augustine Beach	COSAB Public Works	SS, F, SLR	4 years	HMGP	\$ 270,000	in Phase II review
Stormwater Pump Station for Coquina Ditch in S. Davis Shores	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	3 years	HMGP, BRIC, Local	\$ 2,000,000	newly identified
Smart Valve System for S. Davis Shores	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	3 years	HMGP, BRIC, Local	\$ 600,000	newly identified

Project	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Project Time-Frame	Potential Funding Source	Estimated Project Cost	Project Status
Phase 1 Flood Barrier for S. Davis Shores	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	3 years	HMGP, BRIC, Local	\$ 6,936,000	newly identified
Drainage Improvements for S. Davis Shores	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	3 years	HMGP, BRIC, Local	\$ 1,608,800	11/6/23 under contract negotiations
Elevation of 409 Fourteenth Street	Existing	St. Johns County	St. Johns County EM	F, SS, SLR	3 years	HMGP, FMA		
Elevation of 413 16th Street	Existing	St. Johns County	St. Johns County EM	F, SS, SLR	4 years	HMGP, FMA	\$ 1,145,489	Submitted under Ian as one project
Elevation of 506 14th Street	Existing	St. Johns County	St. Johns County EM	F, SS, SLR	5 years	HMGP, FMA		
Hazardous Materials Mitigation								
Education and Training for Hazardous Materials Incident Response Capability	Existing	St. Johns County	St. Johns County Fire Rescue	HM	on-going	Local, State, LEPC	\$ 10,000	On-going
Infrastructure and Structure Improvements								
Electrical Connections for Emergency Standby Generators - FR Stations 9/10/6/7	Existing	St. Johns County	SJC Fire Rescue	ALL	1 year	HMGP, Local	\$ 60,000	Not started
Emergency Standby Generator at SJC Council on Aging Senior Center	Existing	City of St. Augustine	SJC Council on Aging	H, SS, HW, T, F	1 year	HMGP	\$ 100,000	As of 1/9/25 still interested
Emergency Standby Generators for Fire Stations 4 and 12	Existing	St. Johns County	SJC Fire Rescue	ALL	1 year	HMGP, Local	\$ 180,000	Not started
Emergency Standby Generator for UF Health St. Johns	Existing	St. Johns County	UF Health St. Johns	H, SS, HW, F	3 years	HMGP	\$ 1,500,000	Not started
Flood Mitigation and Resiliency Improvements at Inlet Dr.	New	City of St. Augustine	COSA Public Works	H, SS, F, SLR	2 years	Resilient FL (FDEP)	\$ 772,000	12/20/23 under contract negotiations
Flood Proofing and Wind Mitigation at Fire Station 6 - Crescent Beach	Existing	St. Johns County	SJC Facilities Maintenance	F, HW, SS	1 year	HMGP	\$ 31,000	Not started
Install Shutters on St. Johns County Fire Station #7	Existing	St. Johns County	St. Johns County FR	H, HW	6 months	Local	\$ 50,000	Not started
Install Hurricane Shutters at SJC Council on Aging Senior Center	Existing	City of St. Augustine	SJC Council on Aging	H, HW, T	1 year	HMGP	\$ 50,000	Not started
Sea Level Rise Adaptation and Planning: NOAA National Water Level Observation Network	New	ALL	COSA Public Works	H, SS, F, SLR	1	HMGP, CDBG-MIT, FMA	\$ 210,000	Not started
South Dixie Highway Improvements	Existing	City of St. Augustine	COSA Public Works	F	3 years	Local, Federal	\$ 8,000,000	Phase 1 completed for box culvert replacement & elevation out of floodplain, Phase 2 would be remaining road- not started
Upgrade Signalization at A1A and L'Atrium Drive	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP	\$ 500,000	Not started
Upgrade Signalization at A1A and Marlin Avenue	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP	\$ 500,000	Not started
Upgrade Signalization at A1A and PGA Tour Boulevard	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP	\$ 500,000	Not started
Upgrade Signalization at A1A and Ponte Vedra Lakes	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP	\$ 500,000	Not started
Permanent Emergency Standby Generator for Special Needs Shelter at Freedom Crossing Academy	Existing	St. Johns County	SJC EM	H, SS, HW, T, F	1 year	HMGP - COVID	\$ 315,157	Generator delivered 4/19/24
City of St. Augustine Beach Drainage Improvements on 7th, 8th and 9th Streets	Existing	City of St. Augustine Beach	COSAB Public Works	F, SLR, SS	3 years	Legislative funds	\$ 150,000	withdrawn from HMGP; moving forward w/ legislative allocation
Standby Generator for Post-disaster sheltering at Solomon Calhoun Community Center	Existing	St. Johns County	SJC Emergency Mgmt	ALL	3 years	HMGP	\$ 716,255	Submitted under Ian and as Nicole's #1 project
Generator upgrades at Pedro Menendez and Bartram Trail high schools	Existing	St. Johns County	School District	H, HW, T	3 years	HMGP	\$ 4,500,460	Submitted under Ian
Generator at Guana Substation	Existing	St. Johns County	Beaches Energy	ALL	5 years	HMGP	\$ 220,500	Submitted as Tier II under Idalia
Master Drainage Improvement								
16 Mile Creek Surface Water Improvements	Existing	St. Johns County	SJC Public Works & FERWD	F	5 years	State, Local	\$ 1,000,000	Started
Deep Creek Conveyance Improvements	Existing	St. Johns County	SJC Public Works	F	3 years	HMGP	\$ 1,500,000	withdrawn from Irma HMGP
Drainage Improvement and Flood Mitigation of Ct Theophelia Neighborhood	Existing	City of St. Augustine	COSA Public Works	F, SLR	1-2 years	Resilient FL (FDEP)	\$ 1,000,000	Design underway approaching 30% as of 11/7/23
Drainage Improvements around Anastasia Baptist Church	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	3 years	HMGP	\$ 1,500,000	Started per update on 4/19/24
Drainage Improvements on CR 13 N	Existing	St. Johns County	SJC Public Works	F, SS	1 year	HMGP	\$ 1,500,000	withdrawn from Irma HMGP
Drainage Improvements at Frances Rd.	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP	\$ 400,000	In progress 4/19/24
Drainage Improvements at Lightsey Rd.	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP	\$ 140,000	Not started as of 4/19/24
Drainage Improvements at Main Street	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP	\$ 640,000	Not started as of 4/19/24
Drainage Improvements at Old Moultrie Road	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP	\$ 750,000	In progress 4/19/24
Drainage Improvements at West Augustine Service Areas 2 & 4	Existing	COSA and SJC	COSA and SJC Public Works	F	3 years	Local	\$ 920,000	withdrawn from Irma HMGP, proceeded with local funds. In progress as of 4/19/24

Project	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Project Time-Frame	Potential Funding Source	Estimated Project Cost	Project Status
Drainage Improvements at S. Collins Ave. and Varella Ave.	Existing	St. Johns County	SJC Public Works	F, SLR	3 years	HMGP, local	\$ 600,000	Started as of 4/19/2024
Drainage Improvements at St. Augustine Shores	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	5 years	HMGP	\$ 2,500,000	Started as of 4/19/2024
Drainage Improvements at Tillman Ridge Landfill	Existing	St. Johns County	SJC Public Works	F, HM	1 year	Local	\$ 100,000	Started
Drainage Improvements by Retrofitting Stormwater Outfalls Citywide	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local/CIP	\$ 1,600,000	43 of 103 in completed. Additional 20 are in process, est completion of 2026. Remaining to be prioritized and funding options evaluated.
Drainage Improvements in the area of W. King St. and N. Rodriguez St. near the St. James Missionary Church	Existing	St. Johns County	SJC Public Works	F, SLR	3 years	CDBG-DR	\$ 500,000	Started
Increase Primary Stormwater Outfall Capacity/ Master Stormwater pump Station improvements	Existing	City of St. Augustine Beach	City of St. Augustine Beach	H, SS, F, SLR	1-2 years	HMGP	\$ 800,000	Waiting on Phase 2 execution
								Phase 1 design underway; will be funded with Resilient FL grants and state legislative appropriations
Lake Maria Sanchez Flood Mitigation	Existing	City of St. Augustine	COSA Public Works	H, SS, F	5 years	Resilient FL (FDEP)	\$ 16,000,000	Started as of 4/19/24 update
Roscoe Blvd. Outfall Improvements	Existing	St. Johns County	SJC Public Works	F	2 years	Local	\$ 500,000	In-progress
West King Street Corridor Improvement Plan	Existing	City of St. Augustine	COSA and SJC Public Works	F	2 years	Local, State	\$ 100,000	
Flood mitigation and Drainage of the Plaza de la Constitución	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	3 years	HMGP, Local, CDBG-MIT	\$ 4,645,000	
Santa Rosa Drainage Improvements	Existing	St. Johns County	SJC Public Works	F	1 year	CDBG-DR	\$ 4,600,000	In-progress
Planning								
Adapting to Sea Level Rise: Planning Process Development	New	ALL	ALL	SLR	On-going	Federal, State, Local	\$ 100,000	Not started
Develop Post-Disaster Redevelopment Standards For Infrastructure And Structures	New	ALL	ALL	ALL	2 years	State, Local	\$ 50,000	Not started
Development of a St. Johns County Floodplain Management Plan	New	ALL	ALL	F, SS, SLR	2 years	BRIC, FMA	\$ 75,000	Not started
Develop a comprehensive Vulnerability Assessment	New	St. Johns County	SJC External Affairs	F, SS, SLR	2 years	FDEP Resilient FL	\$ 500,000	expected to be done by mid/late 2024
Develop a comprehensive Vulnerability Assessment	New	City of St. Augustine	COSA Public Works	F, SS, SLR	2 years	FDEP Resilient FL	\$ 200,000	expected to be done by mid/late 2024
Develop a comprehensive Vulnerability Assessment	New	City of St. Augustine Beach	COSAB Public Works	F, SS, SLR	2 years	FDEP Resilient FL	\$ 250,000	expected to be done by mid/late 2024
Back Bay Study	Existing	City of St. Augustine	COSA PW & USACE	F, SS, SLR	2 years	USACE/Local	\$ 7,000,000	in progress as of 11/7/23 - 1 year completed, completion date in 2028
Adaptation Plan	New	St. Johns County	SJC Intergovernmental Affairs	F, SS, SLR	2 years	FDEP Resilient FL	\$ 200,000	draft complete
Adaptation Plan	New	City of St. Augustine	COSA Public Works	F, SS, SLR	2 years	FDEP Resilient FL	\$ 100,000	in contract development
Adaptation Plan	New	City of St. Augustine Beach	COSAB Public Works	F, SS, SLR	2 years	FDEP Resilient FL	\$ 151,549	in contract development
Wildfire Mitigation								
Creating defensible space around structures	New and Existing	ALL	ALL, FPL, JEA	H, HW, W, FR	on-going	State	\$ 100,000	On-Going
Install System of Dry Fire Hydrants Including Priming Pumps in Flagler Estates Area	New	St. Johns County	SJC Fire Rescue	W, HM, TR	1 year	Local, State	\$ 1,000,000	Not started
Green Highlight - Funded (other)	Hurricane Ian HMGP Funding							
Blue Highlight - Hurricane Irma HMGP Funding								
Yellow Highlight - Hurricane Matthew HMGP Funding								
Purple Highlight - Hurricane Dorian HMGP Funding								
St. Johns County - SJC; City of St. Augustine - COSA; City of St. Augustine Beach - COSAB; Flagler Estates Road and Water District - FERWD; Florida Power and Light - FPL; Jacksonville Electric Authority - JEA								

Project	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Project Time-Frame	Potential Funding Source	Estimated Project Cost	Project Status
*Jurisdictions - This category identifies which jurisdiction the Mitigation Project is actually located in. When ALL is used in the Jurisdiction Column it is meant to include St. Johns County, City of St. Augustine, City of St. Augustine Beach								
**Responsible for Project Implementation - When ALL is used in the Responsible for Project Implementation Category is meant to include St. Johns County, City of St. Augustine, City of St. Augustine Beach, and the Town of Hastings.								
***Timeframe is considered time the project will take to complete once it is actually started and are only estimates. On-going is for projects that have no end time as they are things that are continually mitigated, such as education								
****Hazard - the following abbreviations will be used to signify which Hazards will be mitigated by a particular Mitigation Project - H - Hurricanes; SS - Storm Surge; HW - High Winds; T - Tornado; F - Flooding; W - Wildfires; HM - Hazardous Materials; TR - Terrorism; D - Drought/Heat Wave; FR - Freeze/Winter Storm; SLR - Sea Level Rise; ALL - Indicates that a Mitigation Project will mitigate against all hazards								
Updated - February 2025								

St. Johns County Local Mitigation Strategy Completed Mitigation Projects

Project	Project Status	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Completion Date	Funding Source	Total Cost
Rehabilitation of existing sewer system in the Abbott Tract	Completed	City of St. Augustine	COSA Public Works	SS, F	2019	Local	
Relocation of Fire Station 5 and 11 out of Evacuation Zone	Complete	St. Johns County	SJC Fire Rescue	F, SS	2019	Local	
Flood Mitigation at S. Avenida Menendez Seawall Project	Complete	City of St. Augustine	COSA Public Works	F, SS	2016	FMA/HMGP	
Upgrade Signalization at A1A and Coastal Highway	Complete	St. Johns County	St. Johns County Public Works	H, HW, FR	2016	HMGP	
Upgrade Signalization at A1A and Solano	Complete	St. Johns County	St. Johns County Public Works	H, HW, FR	2016	HMGP	
Upgrade Signalization at U.S. 1 and Health Park Boulevard	Complete	St. Johns County	St. Johns County Public Works	H, HW, FR	2016	HMGP	
Install Shutters and a generator for the St. Johns County Pet Center	Completed	St. Johns County	SJC EM and SJC Animal Control	H, HW	2019	HMGP	
Emergency Standby Generators at Primary Hurricane Shelters: Osceola Elem. School, Otis A. Mason Elem. School, Mill Creek Elem. School	Completed	St. Johns County	SJC School District	ALL	2020	HMGP	
May Street @ Douglas (flooding) and at San Marco (constriction) - improve evacuation	Completed	City of St. Augustine	COSA Public Works	H, SS, HW, F, W, HM	2020	CDBG, State	\$ 1,000,000
Wastewater Treatment Plant Shoreline Hardening and Flood Proofing	Completed	City of St. Augustine	COSA Public Works	F, SS, SLR	2020	Local	\$ 140,000
Macaris Stormwater Outfall Resiliency Retrofit with Tide Check Valve	Completed	City of St. Augustine	COSA Public Works	F, SS, SLR	2021	Local	\$ 300,000
North and South Davis Shores Outfall Improvements	Completed	City of St. Augustine	COSA Public Works	F, SS	2020	Local, HMGP	\$ 1,500,000
Enhance construction of a new Emergency Communications Center outside storm surge zones	Completed	St. Johns County	SJC Public Safety	H, SS, HW, F	2021	Local	\$ 14,000,000
Upgrade Signalization at US1 @ County Road 210	Completed	St. Johns County	SJC Public Works	H, HW		HMGP	\$ 500,000
Drainage Improvements at Kings Estate Road	Completed	St. Johns County	SJC Public Works	F		HMGP	\$ 400,000
Drainage Improvements at Remington Forest	Completed	St. Johns County	SJC Public Works	F	2019	HMGP	\$ 250,000
Drainage Improvements at Rio del Mar Street & Fountain of Youth Boulevard	Completed	St. Johns County	SJC Public Works	F, SS	2020	Local	\$ 1,000,000
Emergency Standby Generator for Fuel Pumps at SJC Public Works Facility	Completed	St. Johns County	St. Johns County Public Works	F, HW, SS, F		Local	\$ 150,000
Shores Unit 2 Ground Storage Tank & Pumping Facility Standby Generator	Completed	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP	\$ 212,160.00
South Ground Storage Tank & Pumping Facility Standby Generator	Completed	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP	\$ 253,260.00
Drainage Improvements at Porpoise Point	Completed	St. Johns County	SJC Public Works		May 2022	HMGP-Irma	\$ 321,741.00
Flood Mitigation Improvements to St. Augustine Sanitary Sewer Pumping Stations	Completed	City of St. Augustine	COSA Public Works	H, SS, F	3 years	406/Public Assistance	\$ 14,000,000
Improve Structural Resiliency - 28XX S. Ponte Vedra Blvd.	Completed	St. Johns County	Private Owners	H, SS, SLR	2020	homeowner	\$ 500,000
Drainage Improvements at Avenue D	Complete	St. Johns County	SJC Public Works	F	1 year	CDBG-DR	\$ 400,000
Upgrade Signalization at US1 @ Shore Drive (Ponce Mall Entrance)	Complete	St. Johns County	SJC Public Works	H, HW	3 years	HMGP	\$ 500,000
Upgrade Signalization at US 1 @ Lewis Point Rd.	Complete	St. Johns County	SJC Public Works	H, HW	3 years	HMGP	\$ 500,000
Upgrade Signalization at Wildwood Drive and U.S. 1	Complete	St. Johns County	SJC Public Works	H, HW, FR	6 months		\$ 500,000
Deep Creek Master Drainage Study	Complete	St. Johns County	SJC Public Works	F	1 year	State	\$ 500,000
Drainage Improvements at Kings Road	Complete	St. Johns County	SJC Public Works	F	1 year	HMGP	\$ 400,000
Drainage Improvements at Masters Drive	Complete	St. Johns County	SJC Public Works	F	1 year	Fed Grants/Appropriations	\$ 150,000
Drainage Improvement Fox Creek - Holmes Blvd	Complete	St. Johns County	SJC Public Works	F	1 year	CDBG-DR	\$ 873,000
Drainage Improvements at S. Orange St.	Complete	St. Johns County	SJC Public Works	F	1 year	CDBG-DR	\$ 300,000
Drainage Improvements at St. Augustine/Cypress Boulevard	Complete	St. Johns County	SJC Public Works	F	1 year	CDBG-DR	\$ 1,300,000
Drainage Improvements at St. Johns Avenue (Hastings)	Complete	St. Johns County	SJC Public Works	F	1 year	CDBG-DR	\$ 600,000

St. Johns County Local Mitigation Strategy Deleted Mitigation Projects						
Project	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Reason	Deleted Date
GIS Enhancements for Mitigation Activities Countywide		All	SJC Geographic Information Systems	ALL	Not mitigation	2/27/2020
Electrical Utilities Underground - Ponte Vedra Beach	New and Existing	St. Johns County	Beaches Energy	H, HW, T, W, FR	Project submitted under different, more specific name	2/27/2020
Potable Water System Improvements in the Town of Hastings	Existing	St. Johns County	SJC Utilities	H, SS, F, D	Hastings dissolved (former sponsor of project), system taken over by SJC Utilities, upgraded and maintained	2/27/2020
Sawgrass Water Treatment Plant Standby Generator	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	Project scope changed	2/27/2020
Upgrade faulty septic systems	New and Existing	St. Johns County & COSA	COSA Public Works	SS, F	Not mitigation	2/27/2020
Drainage Ditch maintenance for flood control	New and Existing	ALL	ALL, FPL, JEA	H, HW, W	Not mitigation	2/27/2020
Purchase Excavation Equipment (backhoes, etc.) for Flood Mitigation	Existing	ALL	ALL	F	not mitigation	2/27/2020
Emergency Standby Generators at Lift Stations	Existing and New	ALL	Utilities	ALL	specific sites identified and listed for generators and/or emergency pumps	2/27/2020
Enhance Additional Facilities to expand Evacuation Shelter Spaces	New	St. Johns County	SJC EM and School Board	ALL	Specific projects identified, State shelter retrofit grants pursued	2/27/2020
Improve Evacuation Route Signage	New and Existing	St. Johns County	SJC Public Works	H, SS, HW, F,	Not mitigation	2/27/2020
Install generator panel at critical facilities to accept temporary generators	Existing	ALL	Utilities	ALL	Specific facilities identified and mitigation projects sponsored	2/27/2020
Mickler Road (from 210 to A1A) Improvements for evacuation	Existing	St. Johns County	SJC Public Works	H, SS, HW, F, W, HM	Project scope changed	2/27/2020
Perform a safety study on A1A from Owens Avenue to SR 206 to improve evacuation	Existing	St. Johns County	SJC Public Works	H, SS, HW, F, W, HM	Project scope changed	2/27/2020
SR 206 evacuation improvements study from A1A to end of 206	Existing	St. Johns County	SJC Public Works	H, SS, HW, F, W, HM	Project scope changed	2/27/2020
Dam at Lake Belouthatchee	Existing	St. Johns County	SJC Public Works	F	No identified sponsor/support for project	2/27/2020
Drainage Improvements at International Golf Parkway	Existing	St. Johns County	SJC Public Works	F	No longer a viable project	2/27/2020
Set up pre-contracts for temporary flood pumps	Existing and New	ALL	ALL	SS, F	Not mitigation	2/27/2020
Intersection Improvements within Flagler Estates Road and Water District	Existing	St. Johns County	FERWD/SJC Public Works	H, SS, F	Specific projects identified for improvements	2/27/2020
Marineland - Area from north end of revetment to northern Town limits (Underground sand barrier)	Existing	St. Johns County	St. Johns County Public Works	H, SS	Not mitigation	2/27/2020

St. Johns County Local Mitigation Strategy Deleted Mitigation Projects						
Project	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Reason	Deleted Date
Restoration of Emergency Berms in Summer Haven	Existing	St. Johns County	Summer Have Homeowner Ass.	H, SS	Not mitigation	2/27/2020
St. Augustine Beach (State Park to F St.)	Existing	City of St. Augustine Beach	COSAB and SJC	H, SS	Not mitigation	2/27/2020
Summer Haven	Existing	St. Johns County	St. Johns County Public Works	H, SS	Not mitigation	2/27/2020
Surfside Area	Existing	St. Johns County	St. Johns County Public Works	H, SS	Not mitigation	2/27/2020
Walk-over @ Mariners Watch	Existing	St. Johns County	St. Johns County Public Works	H, SS	Not mitigation	2/27/2020
Bartram Oaks Wastewater Treatment Plant Standby Generator	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	No room for a generator on the property	11/17/2020
Fruit Cove Wastewater Treatment Plant Standby Generator	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	cancelled	12/20/2019
Manhole Lid Inserts - Infiltration & Inflow Prevention - Ponte Vedra System - Sewer Collection System	Existing	St. Johns County	SJC Utilities	H, SS, F	did not meet BCA	12/28/2020
Manhole Lid Inserts - Infiltration & Inflow Prevention - St. Johns County Main System - Sewer Collection System	Existing	St. Johns County	SJC Utilities	H, SS, F	did not meet BCA	12/28/2020
Avenida Menendez Outfall Improvements	Existing	City of St. Augustine	COSA Public Works	F, SS	This project is being handled through 2 other HMGP's we have under way - Lake Maria Sanchez and the Avenida Menendez Flood Barrier Phase 1	4/20/2021
COSAB Public Works Critical Facility Generator	Existing	City of St. Augustine Beach	COSAB Public Works	All	did not meet BCA	9/8/2022
Drainage Improvements at North Beach	Existing	St. Johns County	SJC Public Works	F	phase 1 awarded - highly unlikely to meet BCA. Might need to be withdrawn	12/28/2020
Windstorm Mitigation of St. Augustine Beach City Hall, Police Station and Bldg. C	Existing	City of St. Augustine Beach	COSAB Public Works	H, HW, T	Building unable to be certified to high wind load. Project withdrawn from HMGP	2022

Drainage Improvements at Winton Circle	Complete	St. Johns County	SJC Public Works	F	1-2 years	Local	\$ 1,500,000
Jack Wright Island Road Drainage Basin Improvements	Complete	St. Johns County	SJC Public Works	F	1-2 years	Local	
Sunset Park Subdivision (Matanzas River/East Creek) Drainage study	Started	St. Johns County	SJC Public Works	F	1 year	CDBG, Local	\$ 5,000

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice-Mayor and Commissioners

DATE: July 18, 2025

RE: LAND ACQUISITION FOR CONSERVATION: OPTIONS FOR PROPERTY OWNERSHIP & CONTROL

During the discussion surrounding land acquisition for conservation, Vice-Mayor Blonder asked staff to bring back to the Commission an evaluation of options for property ownership and control. This memo explains in simple terms the various types of documents that can be used to manage and control conservation lands.

Under our property acquisition program, the City of St. Augustine purchases land and holds fee simple ownership of that property. Fee simple ownership is the most typical form of ownership and gives the owner title to the property and the right to all lawful uses of the land.

There are a number of mechanisms that can overlay our ownership of land:

- 1) **Easement:** an easement is a recorded document that permanently transfers some control over the land. Conservation easements are used most often as a condition for permitting. For example, in order to obtain a development permit, a property owner may agree to place a portion of their property under a conservation easement. The holder of the easement must be a different person or entity than the owner of the land. In this scenario, Developer X would record a conservation easement over a portion of their property and name a government entity or environmental organization as the holder of the conservation easement. That easement holder would then have control over some aspects of what can occur on the conservation easement. Generally, the conservation easement limits the property owner from development activity on that portion of the property, for instance, it may only allow passive trails through the conservation easement. In order to remove the easement, both the owner of the land and the holder of the easement must agree and record a release of easement, or modification of easement. In the case of the City's lands, the City would have to find a person or entity willing to take on the role of easement holder, and that person or entity would have the right to enforce the terms of the easement against the City. The City would have to pay a monitoring fee to that entity in addition to completing the maintenance tasks required by the easement terms.
- 2) **Covenant and Restriction:** covenants and restrictions are common in Florida subdivisions. They are a list of things that a property owner cannot do on their property. This list is recorded and enforceable in perpetuity by a person or entity against the property owner. In subdivisions, the homeowners' association enforces the covenants and restrictions, but anyone could be listed as a party with a right to enforce it. Just like an easement, both parties have to agree to terminate covenants and restrictions, or the matter must be litigated and a finding that the conditions have so changed that the restriction can be vacated. In the context of conservation lands, covenants and restrictions are sometimes required when the City obtains funding through a grant. In that case, the agency that provided the funding to purchase conservation lands may require that the City record covenants and restrictions making the agency the enforcing party.
- 3) **Reverter:** a reverter, or reversionary interest in land, is the outcome of a condition that is violated. If a property owner grants some right to the land, with certain conditions, and those conditions are violated, the reverter would return the property back to the complete control of the property owner. For example, if a property owner were to give to the City a piece of property for a ballpark, and the gift is conditioned on the City actually building a ballpark on the property, then the reverter would be triggered if the City failed to complete that condition. Reverters are

generally explicitly stated on the face of the deed or other recorded instrument. Reverters also require that both parties agree to remove them. Similar to covenants and restrictions, reverters are sometimes required by funding agencies for grants to purchase conservation lands.

- 4) **Management Plan:** a management plan is a document that sets out how a piece of property will be managed in terms of which uses will be allowed on the property, what type of maintenance will be done, and who will be responsible for those duties. Some management plans are fairly passive, while others require active removal of invasive species or plants, and reforestation plans. Normally both parties have to agree to modify a management plan. In theory, the City itself could administratively prepare a management plan for its own properties. This would be similar to our Vision Plan, where after public input city staff would prepare a management plan for review and approval by the Commission. The management plan would be a roadmap that identifies how the City would like to utilize and preserve each particular city owned property in the management plan, and it could be amended in the future.
- 5) **Resolution/Ordinance:** the City could adopt a resolution or ordinance setting out how its conservation land would be managed. This could be coupled with requiring that a site-specific management plan be developed through public consultation. As this would be a legislative act of the City Commission, the Commission could always amend a resolution or ordinance in the future.
- 6) **Lease/Management Agreement:** the property at Fish Island is an example of the State owning the land and leasing it to the City with an enforceable management plan. In theory, the City could do the same with property it owns and lease it out to another agency or group with conditions.

Each type of conservation document has pros and cons associated with it. The conservation documents with the most flexibility would be those where the City self-regulates, such as with a resolution, ordinance, or its own management plan. The negative with self-regulation is that the City may choose to change how it manages its conservation lands over time, based on other needs, citizen input, or differing viewpoints. The most rigid forms of conservation documents would be those that include enforcement provisions controlled by another entity, such as the Florida Communities Trust grants that require covenants and restrictions, a reverter, and agency oversight of the management plan. Having a separate agency or environmental group having enforcement rights against the City can be seen as a positive in that the City itself couldn't change the terms of its management of conservation lands. The counterargument is that the City would also have no control over the future political priorities of another government agency or private environmental group, and would have to pay that entity to monitor and enforce terms and conditions that the City could not change at will.

The City Commission may direct its staff to proceed with any of the above methods of managing conservation lands, or it may leave each parcel to future consideration of its management and use. I am available for any questions.

Please place this item under Items by City Attorney on the July 28, 2025 City Commission agenda.

Thank you.

/s/ Isabelle C. Lopez

Attachments

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

Isabelle C. Lopez
City Attorney

Agenda Title: Options for conservation land maintenance and control.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

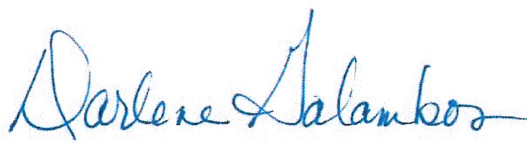
DATE: July 17, 2025

RE: Notification of three (3) upcoming term expirations – PLANNING & ZONING BOARD (PZB)

Notification is being made to the Commission relevant to three (3) term expirations on the PZB. The terms are currently held by Michael Davis, Dr. Ashley Barnes and Matthew Shaffer and will expire on September 30, 2025. Dr. Barnes and Mr. Shaffer have served one full term and are eligible for reappointment. Mr. Davis has served two consecutive terms; and is not eligible for reappointment.

Requests for applications will be placed in the St. Augustine Record, in accordance with Board advertising policies, and posted on the City's website.

Attached is the current Board roster, along with a profile of the qualifications, duties, and responsibilities.



Darlene Galambos
City Clerk

xc: Clerk's Office

PLANNING & ZONING BOARD

Meets Monthly, 1st Tuesday - 1:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
J. Carl Blow Commercial Real Estate Property Manager	100 Santa Monica Ave, 32080 904-829-6985 904-710-2655 john.carl.blow@gmail.com	12/09/19 fill vacancy 09/27/21 1 st full term 09/09/24 2 nd full term	09/30/2021 09/30/2024 09/30/2027
Susan T. Johns Attorney	435 Maralinda Drive, 32095 315-345-4014 smtjohns@gmail.com	09/09/24 fill vacancy	9/30/2026
Charles Pappas Chairperson	46 Macaris St., 32084 617-519-3017 charlespappas@mac.com	09/27/21 1 st full term 09/09/24 2 nd full term	09/30/2024 09/30/2027
Michael Davis General Contractor	23 Park Terrace, 32080 904-824-3533 mikedavis@addavis.com	09/23/19 1 st full term 09/26/22 2 nd full term	09/30/2025
Dr. Ashleigh Barnes Attorney	110 Bridge St., 32084 912-409-5849 barnesashleigh@gmail.com	09/26/22 1 st full term	09/30/2025
Matthew Shaffer Real Estate Broker	220 Lamego Lane, 32095 904-806-5020 matthew.shaffer@att.net	09/26/22 1 st full term	09/30/2025
Christina Tucker Civil Engineer Vice-Chairperson	29 Miruela Ave., 32080 352-474-3650 christinagriggs1@gmail.com	12/13/21 fill vacancy 09/11/23 1 st full term	09/30/2023 09/30/2026

PLANNING & ZONING BOARD

Authorization:	Chapter 28, Zoning, Code of the City of St. Augustine, Art II, Div. II. Section 28-57 Amended 4.14.2003, Ordinance 2003-14.
Number of Members:	Seven (7)
Terms of Office:	Three (3) years Original appointments staggered. No member may be appointed for more than two (2) consecutive full terms.
Appointment:	By City Commission
Reappointment:	Normal terms to expire on September 30 of each year.
Qualifications:	All members of the planning and zoning board shall reside in the city and shall hold no government office nor receive any salary or compensation for their services to the board herein created. No member shall be appointed for more than two 2 consecutive full terms. Member composition: architect, Florida registered; planner member APA or AICP; real estate broker, with County occupational license; educator, college level; engineer, Florida registered; landscape architect Florida registered; preservation organization officer; environmental or land use organization officer; attorney, Florida Bar; merchant/business person, City occupational license; or contractor, City contractor's license.
Duties:	The Planning & Zoning Board is established as the St. Augustine Local Comprehensive Planning Agency. The board may grant zoning exceptions and variances as provided in the zoning code ordinances; hear appeals of any decision of the Planning and Building Department; recommend to the Commission in the rezoning of land and changes to the Comprehensive Plan.
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 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:	First Tuesday of each month, 1 P.M., the Alcazar Room, City Hall.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: July 17, 2025

RE: Request for **ONE (1)** appointment to the ST. AUGUSTINE AUDIT REVIEW COMMITTEE

Notification was previously given regarding one (1) term expiration on the Audit Review Committee, which will expire July 31, 2025.

Advertising requesting applications was placed in the St. Augustine Record and posted on the City's website.

Attached is an application received from Thomas V. Gilboy, in addition to the current roster, Board profile and responsibilities.

I respectfully request that consideration be given to appointing this applicant.



Darlene Galambos
City Clerk

Attachments: Application

xc: City Clerk Files

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 Thomas V. Gilboy
2. RESIDENCE
(address) 126 Moore St., STA PHONE 917.331.4383
3. BUSINESS OWNED (Address) _____ PHONE _____
4. PROPERTY OWNED (Address) 165 Twine St., STA
5. MAILING ADDRESS PREFERRED Residence
6. E-mail Address tom.gilboy@outlook.com
7. BOARD DESIRED Audit (continuing member)
8. OCCUPATION (include resume) Retired
9. PROFESSIONAL QUALIFICATIONS: (Attach additional information or Cover Letter)

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."

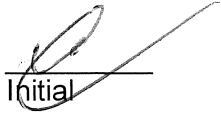
Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.	
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, 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 6/15/25

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

**126 Moore Street
St. Augustine Florida 32084**

15 June 2025

Darlene Galambos
City Clerk
City Of Saint Augustine
Town Hall

Dear Ms. Galambos

In response to your letter of June 11, please see attached to completed application form for me to volunteer again to be on the Audit Committee for the city.

I do not have a resume per se, but I attach a recent bio. Which I believe is the same thing I submitted previously.

It's been an honor to serve on this board to help the city and would like to continue doing so if possible.

Thank you. If you have any questions please contact me.

Tom Gilboy

eMail: Tom.Gilboy@Outlook.com
Mobile: 917.331.4383

Thomas V. Gilboy

Tom.Gilboy@Outlook.com
Phone (917) 331-4383



Tom Gilboy has extensive management leadership experience, with an emphasis on the financial and operational challenges facing mid-sized organizations. His background includes public accounting (PricewaterhouseCoopers), banking (JP Morgan Chase), and 30 years of global "C level" experience with public and private companies.

Tom is recently retired and living in St Augustine Florida. He is on the Board of Directors of Ironwave Technologies LLC, a defense electronics company with operations in the Washington DC area. Tom has been active in the defense industry for more than 20 years, and from 2018 to 2022 served as Ironwave's CFO. Tom also serves on the Board of WellPortation LLC, a New York based Non-Emergency Medical Transport start up, and serves on the Audit Committee for St Augustine. Previously, he served on the Board of American Conveyor Corporation, a privately owned materials handling company.

Since leaving banking at the end of the 1980s, Tom has worked extensively with mid-size private and public companies, all of which were owned or controlled by private equity investors. Tom at times worked directly for private equity investors on certain assignments. In 2017 and 2018 Tom served as Chief Financial Officer on the turnaround of a privately owned \$300 million steel company based in New Orleans. In addition, from 2006 to 2009 Tom was an accomplished Operational Partner with HIG Capital, a large private equity firm. As an Operational Partner at HIG, Tom worked on two HIG portfolio companies, a specialized telecom company and a \$150 million global provider of pollution control systems, supplies and services ("Environmental Filtration").

- Tom was the "Chief Integration Officer" of the telecom company when it acquired two competitors.
- From 2007 to 2009 Tom served as CEO at Environmental Filtration. During his leadership as CEO, his team \$5 million of improvements in sales growth, earnings, costs, and liquidity.

Industry experience includes defense contracting including armaments and electronic systems; specialty telecom, including wireless infrastructure; architectural components; pollution control systems & filtration; medical devices; medical "intermediates" including medical plastics and pharmaceutical intermediates; plastics, and specialty chemicals. Functional strengths include:

- | | |
|--|--|
| • Board, investor, and regulatory relations | • public and private equity markets |
| • extensive M&A experience, including integration | • growth strategies; financing growth strategies |
| • sales force management; pricing management | • overseas sourcing and operations |
| • IT, telecom, and HR (including retirement plans) | • turnarounds, recapitalizations |

Tom is a graduate of Lehigh University. He began his career as a CPA with PricewaterhouseCoopers in New York City and on assignment in Africa. Tom then earned an MBA at Columbia University. Prior to his management career, Tom was a banker with JP Morgan Chase, including 2 ½ years in London. Tom's international experience includes the UK, Ireland, Europe, Africa, the Middle East, China, Southeast Asia, Australia, and the Caribbean basin.

Tom and his wife Hayley Morland live in the Lincolnville Historic District in St Augustine. Hayley works at Flagler College in the Business Services department. Tom has two grown children from a previous marriage living in New Hampshire and Colorado, and four grandchildren. Tom volunteers with the AARP Tax Aide program, SCORE (an SBA affiliated organization for mentoring small businesses) and with Heritage Boatworks at St. Augustine Lighthouse. Tom is an avid sailor, a sometimes skier (kids & grandchildren), and enjoys Tai Chi, swimming, hiking and biking.

AUDIT COMMITTEE

Meets April, Second Wednesday - 2:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	2-Year Terms Expire
Nancy Sikes-Kline Chair	15 Miruela Avenue St. Augustine, FL 32080 Cell: 904.806-6203 nsikes-kline@citystaug.com		
Thomas V. Gilboy Commission Appointed	126 Moore Street St. Augustine, FL 32084 917-331-4383 tom.gilboy@outlook.com	2/13/2023 Fill Vacancy 07/24/2023 Re-appointed	7/31/2025
Dominic Scine Commission Appointed	1505 Low Tide Loop St. Augustine, FL 32080 410-271-3547 904-515-5106 dominic@scineassociates.com	07/22/2024 Appointed	7/31/2026
Corey Sakryd, Staff Advisor City Manager Appointed		4/22/2019	

AUDIT REVIEW COMMITTEE

Authorization:	Resolution 2021-20
Number of Members:	Three (3) Voting Members
Terms of Office:	The Chair of the Audit Committee is the Mayor, or Vice-Mayor in the Mayor's absence, the remaining two (2) members will be selected by the City Commission for two (two) years staggered terms.
Appointment:	By City Commission. The City Manager may appoint a staff member to serve in a non-voting, advisory capacity.
Reappointment:	Normal appointments expire July 31st of each year.
Qualifications:	two (2) members will be selected by the City Commission and should have financial industry or accounting professional backgrounds.
Duties:	The Audit Committee will perform the duties described in state statute, including assisting the City Commission in selecting an auditor to conduct the annual financial audit, and serve other audit oversight purposes as determined by the City Commission.
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:	Meets annually upon completion of the annual audit and on call if necessary.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: July 17, 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]
- **Planning and Zoning Board**
[Three (3) Terms Expiring 9/30/25]

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

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 9, 2025

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 213 WEST KING STREET**

Enclosed is a Satisfaction and Release of Mortgage for 213 West King Street, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Paper Root Industries, LLC. The mortgage was recorded in the Public Records of St. Johns County on February 12, 2021. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the July 28, 2025 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

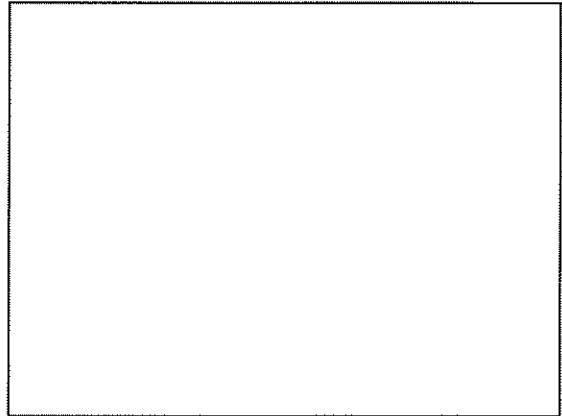


April R. Owen
Assistant City Attorney

/sl
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



**SATISFACTION AND
RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **PAPER ROOT INDUSTRIES, LLC**, whose address is 213 West King Street, St. Augustine, Florida 32084, its heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated December 18, 2020, recorded at Official Records Book 5178, Page 957, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Mortgagee hereby releases said Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 5178, Page 957, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2025.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(S E A L)

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

I **HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☐ physical presence or ☐ online notarization, **Nancy Sikes-Kline**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2025.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: THE NORTH 41.24 FEET OF LOTS 1 AND 2, BRAVO PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 119860-0010

LOCATION ADDRESS: 213 WEST KING STREET, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between **Paper Root Industries, LLC** whose address is **213 West King Street, St. Augustine, FL. 32084** (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is **P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085** (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity May be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee May foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

3. That the Mortgagee will make monthly payments in the amount of \$90.47 for 17 Months, with the first payment due January 15, 2021.

10/18/2020 **IN WITNESS WHEREOF**, the Mortgagor has hereunto set its hand and seal, this

Signed, sealed and delivered in the presence of:

Theresa Barr

Witness

Printed Name: Theresa Barr

Shauna Mayer

Witness

Printed Name: Shauna Mayer

BY:

Gregory P. Dettra

(Name) Gregory P. Dettra

(Address) 110 F. Street

St. Augustine, FL. 32080

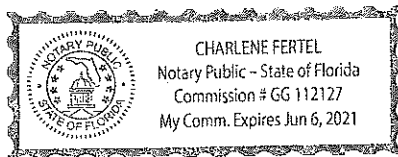
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Gregory P. Dettra**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced a FL drivers license as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12/18/2020.



Charlene Fertel
Notary Public, State of Florida

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Gregory P. Dettra
ADDRESS: 110 F. Street
St. Augustine, FL. 32080

\$1,499.55

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at **213 W. King Street, St. Augustine, FL. 32084**, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **\$1,499.55 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.39 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **90.47 Dollars**, commencing on **January 15, 2021** and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

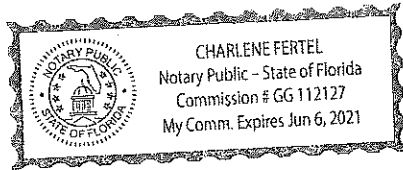
*** NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE ***

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Gregory P. Dettra**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced a FL drivers license as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12/18/2020.



Charlene Fertel
Notary Public, State of Florida

Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 119860-0010

The North 41.24 Feet of Lots 1 and 2, Bravo Park, according to the Map or Plat thereof, as recorded in Map Book 1, Page 43, of the Public Records of Saint Johns County, Florida.

Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered dated as of 12/18/2020, in the presence of:

Theresa Barr

Witness

Printed Name: Theresa Barr

Shauna Maxer

Witness

Printed Name: Shauna Maxer

BY:

Gregory P. Dettra

(Name) Gregory P. Dettra

(Address) 110 F. Street

St. Augustine, FL. 32080

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: July 15, 2025

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 873 BRUEN STREET**

Enclosed is a Satisfaction and Release of Mortgage for 873 Bruen Street, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Mae Ollie Bell. The mortgage was recorded in the Public Records of St. Johns County on June 10, 2020. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the July 28, 2025 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

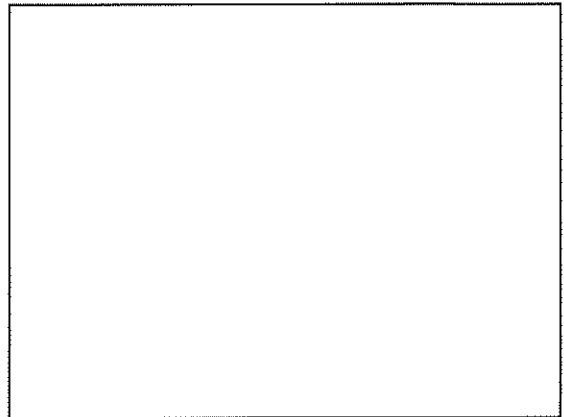


April R. Owen
Assistant City Attorney

/sl
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



**SATISFACTION AND
RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **MAE OLLIE BELL**, whose address is 873 Bruen Street, St. Augustine, Florida 32084, her heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated May 19, 2020, recorded at Official Records Book 4961, Page 1637, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Mortgagee hereby releases said Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 4961, Page 1637, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2025.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(S E A L)

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☐ physical presence or ☐ online notarization, **Nancy Sikes-Kline**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2025.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: LOT 7, BLOCK 78-C, ACCORDING TO MAP OF F.M. CLARK SUBDIVISION, A SUBDIVISION OF LOT 3 AND 6, BLOCK 69 AND LOT 1 – 2 – 4 - 5 OF BLOCK 78 OF DANCY TRACT IN AVICE AND VIEL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, MAP BOOK 4, PAGE 58, ST. JOHNS COUNTY, FLORIDA RECORDS.

PARCEL ID NUMBER: 116510-0000

LOCATION ADDRESS: 873 BRUEN STREET, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between Mae Ollie Bell whose address is 873 Bruen Street, St. Augustine, Florida 32084-0000 (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity May be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee May foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

3. That the Mortgagee will make monthly payments in the amount of \$36.79 for 60 Months, with the first payment due June 15, 2020

5-19-2020 IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this

Signed, sealed and delivered in the presence of:

Brenda Logan
Witness
Printed Name: Brenda Logan

Shirley Nicholas
Witness
Printed Name: Shirley Nicholas

BY: Mae Ollie Bell
(Name) Mae Ollie Bell
(Address) 873 Bruen Street
St. Augustine, Florida 32084-0000
(Telephone) (413) 310-4334

*** NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE ***

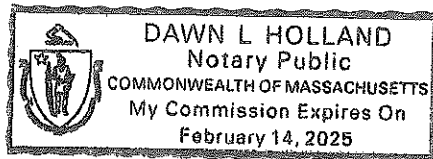
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Mae Ollie Bell**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced Drivers License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this

19th day of May 2020



[Signature]
Notary Public

Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 116510-0000

Florida, to wit: Lot 7 Block 78-C According to K1AP
of P.M. CLARK subdivision A Subdivision of lot 3 3 and
6, Block 69 and lot 1-2-4-5 of Block 78 of Randy
Tract in Avue and Vel Grant, Section 41, Township 7
South Range 29 East, MAP Book 4, page 58. St John
20. If Florida records
Property Appraiser's Parcel Identification No.: 116510-0000

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Mae Ollie Bell
ADDRESS: 873 Bruen Street
St. Augustine, Florida 32084-0000

\$2,000.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 873 Bruen Street, St. Augustine, Florida 32084-0000 the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **2,000.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.95 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **36.79 Dollars**, commencing on **June 15, 2020** and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

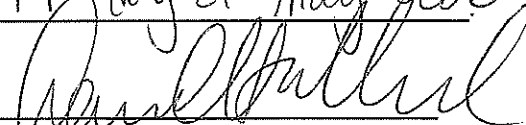
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Mae Ollie Bell**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced Driver's License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this

19th day of May 2020


Notary Public

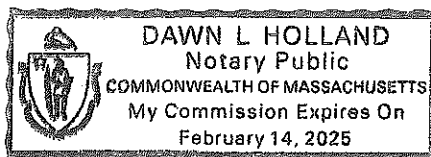


Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered dated as of 5-19-2020, in the presence of:

Brenda Logan

Witness

Printed Name: Brenda Logan

Stacy Michaels

Witness

Printed Name: Stacy Michaels

BY:

Mae Ollie Bell

(Name) Mae Ollie Bell

(Address) 873 Bruen Street

St. Augustine, Florida 32084-0000

(Telephone) (413) 310-4334

*City of St. Augustine
City Commission*

Certificate of Recognition

In Acknowledgement of and

Presented In Honor of

Ethel B. McNeil

Honoring her extraordinary life and contributions

The City of St. Augustine does hereby recognize the life and legacy of Ms. Ethel B. McNeil. Her unwavering commitment to educational excellence, equality, and student empowerment has left an indelible mark on generations. As the first woman appointed to a secondary principalship in St. Johns County, her leadership broke barriers and inspired many. Her lifelong dedication to learning, her passion for service, and her faithful role in the Lord's Temple continue to uplift the lives she touched.

Saturday, July 19, 2025



Cynthia Garris, Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

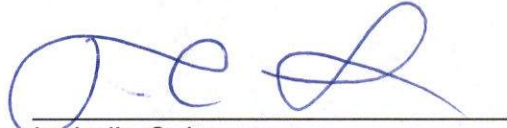
DATE: July 21, 2025

RE: **GRANT OF EASEMENTS – NATIONAL PARK SERVICE SEAWALL REPAIR PROJECT**

Enclosed please find a temporary and a permanent easement to the National Park Service for its Castillo de San Marcos seawall repair project.

Please place these easements on the consent agenda for consideration and approval at the July 28, 2025 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

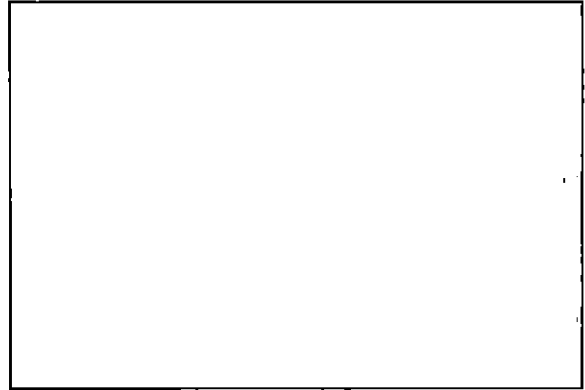


Isabelle C. Lopez
City Attorney

/s/
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



GRANT OF TEMPORARY EASEMENT

THIS TEMPORARY EASEMENT is made by **THE CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation, E.I.D. No. 59-6000420, ("Grantor"), whose address is P.O. Box 210, St. Augustine, Florida, 32085-0210 to the **NATIONAL PARK SERVICE**, whose address is 1 S. Castillo Drive, St. Augustine, Florida 32084 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, including the mutual covenants and conditions as provided herein, the receipt and adequacy of which are hereby acknowledged, has granted, bargained, and sold to Grantee a temporary non-exclusive Easement on, over and underneath the following described real property ("Property") situated in St. Johns County, Florida, to-wit:

THIS TEMPORARY EASEMENT GRANTS TO THE GRANTEE AND GRANTEE'S AGENTS AND ASSIGNEES THE RIGHT OF INGRESS AND EGRESS ON, OVER, AND UNDER THE GRANTOR'S SUBMERGED LANDS (COSA SSL AREA) AS DEPICTED IN THE ATTACHED AND INCORPORATED SKETCH (EXHIBIT "A"), LOCATED AT THE CASTILLO DE SAN MARCOS NATIONAL PARK IN ST. AUGUSTINE, FLORIDA, FOR THE PURPOSES OF ENTERING THE EASEMENT AREA WITH PERSONNEL, VEHICLES, EQUIPMENT, AND MATERIALS AS NECESSARY TO PERFORM REPAIRS AND RECONSTRUCTION OF THE NORTH, NORTH TRANSITION, CENTER, AND SOUTH SEAWALLS.

The term of this Temporary Easement shall commence upon Grantor's execution of the easement and shall continue until completion of the project as-built plans or certificate of completion/occupancy. The release of this document and Grantee's rights hereunder due to expiration or termination shall be automatic and shall require no further record evidence of termination. Grantee, its officials, agents, employees, contractors, and sub-contractors shall have no easement rights survive the expiration or termination of this Temporary Easement.

The undersigned Grantor hereby reserves the right to use the real property described herein for all purposes which will not interfere with the Easement granted herein and further reserves the right to grant easements to other parties on, over and under said real property as long as said easements do not interfere with the Easement granted herein.

.....

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____, 20____.

Signed, sealed, and delivered
in the presence of:

"GRANTOR"
CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

ATTEST:

By: _____
David Birchim, City Manager

Darlene Galambos, City Clerk
(SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Isabelle Lopez, City Attorney

EASEMENT

[illegible]

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

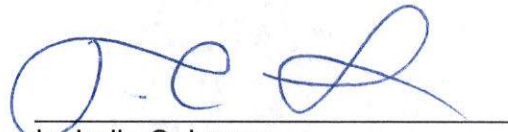
DATE: July 21, 2025

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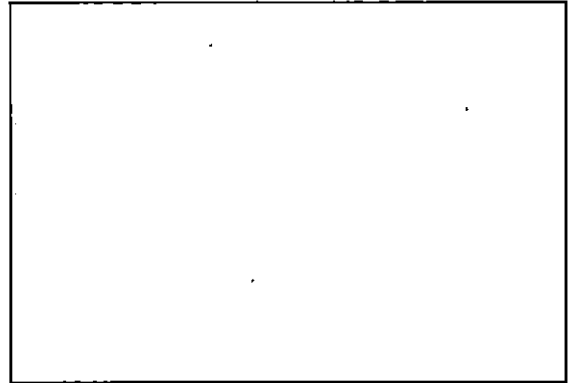
Please contact me if you have any questions or comments. Thank you.


Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

This instrument was prepared under the supervision
and direction of Isabelle C. Lopez, City Attorney,
P.O. Box 210, St. Augustine, FL, 32085



PROJECT: SEAWALL REPAIR

PARCEL: 196170-0000

PERMANENT EASEMENT

THIS PERMANENT EASEMENT is hereby granted by the **CITY OF ST. AUGUSTINE, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 210, St. Augustine, Florida 32085-0210 ("GRANTOR"), to the **NATIONAL PARK SERVICE**, whose address is 1 S. Castillo Drive, St. Augustine, Florida 32084 ("GRANTEE").

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by GRANTEE, the adequacy and receipt of which are hereby acknowledged, has granted, bargained and sold to GRANTEE, its successors, legal representatives and assigns forever, a permanent, non-exclusive easement for reconstruction and realignment of the south transition seawall to connect the National Park Service seawall to the adjacent Florida Department of Transportation seawall on, over and underneath real property, the submerged lands of the City of St. Augustine adjacent to the Castillo de San Marcos infrastructure, situated in St. Johns County, Florida, as further described in **Exhibit "A"** attached hereto and incorporated herein ("Property"), together with the right of ingress and egress on, over and under said Property for the purposes of constructing, installing and maintaining said seawall.

The undersigned GRANTOR hereby reserves the right to use the Property described herein for all purposes which will not interfere with the easement granted herein and further reserves the right to grant easements to other parties on, over and under said Property; provided, however, that any additional items to be installed within this easement must be installed in accordance with federal, state and local regulations and shall not interfere with the Easement granted herein or GRANTEE'S use of the Property.

GRANTOR expressly acknowledges and agrees that by the execution of this Permanent Easement, GRANTOR agrees to allow GRANTEE'S contractors to install said seawall on the Property.

*** * * SIGNATURES APPEAR ON THE FOLLOWING PAGE * ***

IN WITNESS WHEREOF; GRANTOR has caused this instrument to be executed on
this _____ day of _____, 202__.

Signed, sealed, and delivered
in the presence of:

"GRANTOR"
CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

ATTEST:

By: _____
David Birchim, City Manager

Darlene Galambos, City Clerk
(SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

EXHIBIT "A"

EASEMENT

FIGURE 1. FIVE SEAWALL SECTIONS



FIGURE 2. ENVIRONMENTAL PLAN & PROJECT FOOTPRINT

