

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, AUGUST 5, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) July 1, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2025-0051 Ryan Carter - Applicant
c/o Carter Environmental Services
Nathan Beidle - Owner
c/o Toll Southeast LP Company, Inc.
[PID #134780-0000](#)
[1500 Arapaho Ave](#)
[1501 Arapaho Ave](#)
To approve the construction of a dock within Conservation Overlay Zones 1 & 2.
 - b) PZB2025-0057 National Park Service - Applicant & Owner
[1 S Castillo Dr](#)
To approve the modification of a seawall within Conservation Overlay Zones 1 & 2.
6. Variance
 - a) PZB2025-0047 Huyen Le - Applicant
Phillip Le – Owner
[15 Garnett Ave](#)
To approve a variance request to the maximum square footage of a guest house and reduce the front and side yard setbacks.

Administratively
Continued from the
July 1, 2025
Regular Meeting
 - b) PZB2025-0054 Ken Wieber - Applicant & Owner
[143 Oneida St](#)
To approve a variance request to the side yard setback requirement.

7. Use by Exception

a) PZB2025-0049

Continued from the
July 1, 2025,
Regular Meeting

James G. Whitehouse, Esq. - Applicant
Richard Dettra / Dettra Living Trust - Owner
[120 La Quinta Pl](#)

To approve a Use by Exception for an off-site parking facility within 400 feet of a commercial use at 115 La Quinta Pl.

8. Land Use Plan Amendment & Rezoning

a) PZB2025-0055

Ricardo Stallings - Applicant
David & Debra Gessel - Owner
[96 Bruen St](#)

To recommend a future land use plan map amendment to change the future land use of the East Fifty (50) feet of Lots 17, 18 and 19, Block Twenty-one (21), Ravenswood, according to map of New Augustine dated June 1918 from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1).

b) PZB2025-0056

Ricardo Stallings - Applicant
David & Debra Gessel - Owner
[98 Bruen St](#)

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1).

c) PZB2025-0059

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[Florida Ave / PID #109390-0000](#)
[3 Theodore St / PID #110430-0000](#)
[Florida Ave / PID #110440-0000](#)

To recommend a future land use plan map amendment to change the future land use of approximately 2.97 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning from Residential General-one (RG-1) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 8.42 waterward acres from Open Land (Very low density) to Open Land (Conservation) and a compatible rezoning from Residential General-one (RG-1) to Open Land (OL).

d) PZB2025-0060

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[Florida Ave / PID #107790-0010](#)
[Julia St / PID #107790-0110](#)

To recommend a future land use plan map amendment to change the future land use of approximately 4.26 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning of approximately 2.53 acres from Residential General-two (RG-2) to Government Use (GU) also including a rezoning of approximately 1.28 acres from Open Land (OL) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 2.31 waterward acres from Open Land (Very low density) to Open Land (Conservation).

To recommend the assigning of approximately 0.33 acres of former city right-of-way a zoning designation of Government Use (GU) and approximately 0.12 of former city right-of-way a zoning designation of Open Land (OL).

e) PZB2025-0061

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[18 Smith St / PID #103520-0000](#)
[14 Smith St / PID #103530-0000](#)
[10 Smith St / PID #103540-0000](#)
[Evergreen Ave / PID #103470-0000](#)
[Evergreen Ave / PID #103480-0000](#)
[Evergreen Ave / PID #103490-0000](#)

To recommend a future land use plan map amendment to change the future land use of approximately 1.77 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning from Residential General-one (RG-1) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 1.07 waterward acres from Open Land (Very low density) to Open Land (Conservation) and a compatible rezoning from Residential General-one (RG-1) to Open Land (OL).

9. Other Business

10. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting July 1, 2025

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

1. Roll Call:

Christina Tucker, Chairperson
Ashleigh Barnes, Vice- Chairperson
Charles Pappas
Matthew Shaffer
Susan Johns

Absent

Mike Davis (Excused)
Carl Bow (Excused)

City Staff:

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

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVED the April 30, 2025 Special Meeting minutes as presented. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

MOTION

Mr. Pappas MOVED to APPROVED the May 6, 2025 Regular Meeting minutes as presented. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

MOTION

Mr. Pappas MOVED to APPROVED the June 3, 2025 Regular Meeting minutes as presented. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Item 5f was withdrawn by the applicant.

Item 6b was administratively continued to August 5, 2025 meeting.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda with the following modifications: item 2025-0050 had been withdrawn, and item 2025-0047 had been administratively continued to the August 5, 2025 meeting. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

5. Conservation Overlay Zone Development

5. (a) PZB2025-0041 – Ryan Carter c/o Carter Environmental Services – Applicant
David Ott – Owner
22 N. St. Augustine Boulevard
Administratively Continued from the June 3, 2025 Regular Meeting

To approve the construction of a dock within Conservation Overlay Zones 1 & 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the construction of a dock at 22 N. Saint Augustine Boulevard / PID 213470-0000.

Ryan Carter reviewed the application.

Ex Parte Communication: none

33 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- The deck was not above the eight-foot mean high-water line
- The boat lift was low profile
- There was no interference with the navigable waterway
- There was adequate distance between the docks on the north and south
- All criteria had been met

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0041 noting that it was consistent with policy 2.13 and 2.11.

The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Pappas, Shaffer, Johns, Barnes, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) PZB2025-0042 – Intervest Construction of Jax. Inc. – Applicant
Carri Grass / Robert Grass – Owner
111 Oyster Catcher Circle
Administratively Continued from the June 3, 2025 Regular Meeting

To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3. This application is for the removal of significant trees at 111 Oyster Catcher Circle / PID 158571-3030.

Mike Wilford and Kathy Gustafson reviewed the application.

Ex Parte Communication: none

13 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Ten cedar trees were required, and one was missing
- The ten cedars needed to be shown for staff on the survey
- The survey and the arborists report should match.
- Confirmed the trees were in poor health

- Wanted to be sure that the credit and mitigation plan was done correctly
- The tree removal plan was acceptable
- The lot was an odd size

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0042 for the removal of significant trees within Conservation Overlay Zones 2 & 3 at 111 Oyster Catcher Circle with the condition that the applicant show the location of the tenth cedar tree to be approved by staff. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Johns, Barnes, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (c) PZB2025-0044 – Kevin Marks c/o Shoreland Home Builders – Applicant Angelo Tradito c/o Old Stone Management – Owner 228 Pelican Reef Drive / PID 158573-0070
Continued from the June 3, 2025 Regular Meeting

To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3. This application is for the construction of a retaining wall at 228 Pelican Reef Drive / PID 158573-0070.

Kevin Marks reviewed the application.

Ex Parte Communication: none

Public hearing was opened; however, there was no response.
The Board discussed:

- The lot grade would pitch the water to the sides and then forward to the road
- The retaining wall would allow the drainage to be diverted to the front
- Fill dirt was part of a flood plain permit
- The neighboring lot was graded in the same way
- Confirmed the height of the wall at seven feet
- The finished floor elevation was proposed at nine feet
- No portion of the retaining wall would encroach on the conservation area
- Confirmed that the wall was ten feet away from the easement
- Confirmed that there were not ten cedars on the lot at this time
- The change in the drainage flow had been recommended by the building department so the water would drain both to the front and back of the property
- A condition should be added that the drainage should be in accord with the surface water management system that already existed in the area
- All the information had been provided and there were no outstanding questions from staff

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0044 at 228 Pelican Reef Drive for the construction of a retaining wall within Conservation Overlay Zones 2 & 3 with the condition that the applicant would adjust the drainage flow if necessary or required by the flood plain coordinator. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Shaffer, Pappas, Johns, Barnes, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (d) PZB2025-0045 – David Meek – Applicant & Owner 130 Pelican Reef Dr / PID158571-4070

To approve the removal of a significant tree(s) within Conservation Overlay Zones 2 & 3.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3. This application is for the removal of a significant tree(s) at 130 Pelican Reef Drive /PID 158571-4070.

Matthew Conner reviewed the application.

Ex Parte Communication: none

6 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- There was a significant foundation that made saving the tree proposed for removal very difficult
- The arborist report indicated this tree was decayed and dying
- There would be ten new trees planted, and one 20-inch tree was being preserved at the front of the property
- The drainage plan showed as spilt with some water going to the back and some going to the front.
- Finished floor elevation would be twelve feet and was consistent with the neighbors
- Felt the requirements were met

MOTION

Ms. Tucker MOVED to APPROVE application PZB2025-0045 for the removal of a significant tree within Conservation Overlay Zones 2 & 3 noting the approval was because it met the criteria in Section 11-29. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Tucker, Shaffer, Johns, Barnes

NAYES: Pappas

MOTION CARRIED 4/1

5. (e) PZB2025-0048 – Intervest Construction of Jax. Inc. – Applicant John & Erin Olinger – Owner 124 Spartina Avenue

To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 2 and 3. This application is for the removal of significant trees at 124 Spartan Drive / PID 158571-1010.

Mike Wilford and Kathy Gustafson reviewed the application.

Ex Parte Communication: none

10 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- The plan for cedar tree planting was reviewed for clarity
- The house was on helical pilings or a stem wall
- Confirmed that two trees were being kept and eight new ones would be planted
- Two of the trees were too close to the house to survive
- The fill was being kept level with the planned addition
- Fill was needed to minimize the amount of stem wall

MOTION

Mr. Shaffer MOVED to APPROVE application PZB2025-0048 for the removal of significant trees within Conservation Overlay Zones 2 & 3 at 124 Spartina Avenue. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Shaffer, Barnes, Johns, Pappas, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (f) PZB2025-0050 – Tim Boehlein, PE c/o JBrown Professional Group Inc – Applicant Edward Nettles c/o Jabez Enterprises, Inc. – Owner 100 Marina Cove Drive / PID 162220-0042 & W. Marina Cove Drive / PID 162220-0044

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

This application was withdrawn. See item 4.

6. Variance

6. (a) PZB2025-0036 – Anthony Valachovic – Applicant & Owner 205 Alcazar Street
Continued from the June 3, 2025 Regular Meeting

To approve a variance request to the front yard setback requirement and to increase the maximum lot coverage.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance requests for a reduction of the front yard setback to 0 feet and an increase in lot coverage to 36 percent at 204 Alcazar Street / PID 215040-0000.

Anthony Valachovic reviewed the application.

The Board presented their Ex Parte Communication.

13 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi was interested how the neighbors felt about the planned renovation.

Public hearing was closed.

The Board discussed:

- Clarified the proposed changes to the porch area
- The additional roof coverage caused the lot coverage to go over the maximum limit
- Confirmed the impervious percentage, with the addition of the roof, to be under the seventy percent limit
- This proposal met the requirements of the criteria
- Did not see a justification for the zero setback
- Confirmed that a variance runs with the land
- Language could be included in the motion to limit the option to build in the future
- Any future request to build a room in the same area would have to be reviewed by the PZB
- Because this was a corner lot, the applicant had multiple frontages
- There was a very wide right-of-way adjacent to the property
- Would like to keep the setback to three feet
- Lot coverage would change from thirty-five percent to thirty-six percent

MOTION

Mr. Shaffer MOVED to APPROVE variance request PZB2025-0036 at 205 Alcazar Street for the lot coverage request and modify the setback variance from zero to three feet, noting that this was a variance

for a non-roofed structure. The motion was **SECONDED** by Ms. Barnes.

VOTE ON MOTION:

AYES: Shaffer, Barnes, Johns, Pappas, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

6. (b) PZB2025-0047 – Huyen Le – Applicant

Phillip Le – Owner

15 Garnett Avenue

Continued from the June 3, 2025 Regular Meeting

Administratively Continued to August 5, 2025 Meeting

To approve a variance request to the maximum square footage of a guest house and reduce the front yard setbacks.

This application was administratively continued to the July 5, 2025 meeting. See item 4.

7. Use by Exception

7. (a) PZB2025-0049 – James Whitehouse, Esq. – Applicant

Richard Dettra / Dettra Living Trust – Owner

120 La Quinta Place

To approve a Use by Exception for an off-site parking facility within 400 feet of a commercial use at 115 La Quinta Place.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the off-site parking lot use by exception request at 120 La Quinta Place / PID 202210-0000 as it meets the requirements of Sec. 28-347-Supplementary regulations for certain uses.

James Whitehouse reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi said that the residents on La Quinta had restricted parking.

Melinda Rakoncay said that this area was already overcrowded and had traffic problems. She felt that there was no need for additional infill development. She then stated her reasons that were related to the city code.

Nancy Pellicer said that the traffic in town was becoming unbearable because of gridlock. She felt that the “right of use” had been extended for too many things and agreed that the proposed project may never come to fruition. She asked the board to consider the long-range effects on the area.

Leslee Keyes was concerned that any buildings being raised or moved may not continue to be contributing to the Historic District. She thought that this was a speculative proposal.

Jackie Hird recalled the previous plans for this applicant. She was not convinced that this applicant was a good neighbor given her previous experiences. She said that access was difficult getting in and out of the area because of the traffic. She did not want a parking lot next to her house.

Public hearing was closed.

Mr. Whitehouse provided his rebuttal. The Board discussed

- The only thing before the board was a parking lot

¹ Break 2:29 – 2: 39 pm

- Parking lots invited cars and that would not enhance preservation, nor the walkability of the city
- Building a parking lot did not fit in with the city's mobility plan
- Thanked the applicant for explaining the uses in the area
- Verified that 120 La Quinta was zoned CL-1 and confirmed single-family homes were allowed and would follow the requirements of RG-1
- Clarified that the parking lot would have to serve a commercial business and could not stand alone as a commercial parking lot
- Needed information for the business to decide on the parking lot
- Asked staff for confirmation that the lot could be approved if there was a business already existing
- An example of how the parking lot would be allowed was provided

Ms. Skinner advised that many businesses wanted to be sure that parking could be provided for patrons prior to obtaining permits to go forward with any other business and the parking lot could not be built until there was information about the proposed business.

- The justification was for future development
- Understood the zoning and allowed uses for the property
- It would be difficult to approve the parking lot without additional information for future business
- Felt that the cart was being put before the horse in this case
- There were no businesses to put the parking in front of

Mr. Whitehouse wanted the board to provide guidance to help the projects to go forward.

- Confirmed the access to the proposed lot would be from the alleyway
- Determined that the intent was to try to save the barn structure

- Verified the intensity was less than the previous PUD proposal

Ms. Lopez advised that reasonable conditions could be placed within the motion that would meet the dual rational nexus test between the two properties.

Mr. Whitehouse advised that the owner was comfortable with conditions being added that said that nothing would be developed in the parking lot until the other property was developed; that the development could be tied to historic rehabilitation of the structures at 115 La Quinta as well as not moving the eleven parking spots at the rear of the property.

MOTION

Ms. Tucker MOVED to CONTINUE application PZB2025-0049 at 120 La Quinta Place to the August 5, 2025 meeting. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Tucker, Barnes, Johns, Pappas

NAYES: Shaffer

MOTION CARRIED UNANIMOUSLY

8. Land Use Plan Amendment & Rezoning & Variance

8. (a) PZB2025-0046 – Amy Skinner c/o City of St. Augustine – Applicant & Owner 241 W. King Street

Administratively Continued from the June 3, 2025 Regular Meeting

To approve a land use plan amendment to change the future land use from Commercial Medium Intensity to Public, a rezoning from Commercial Medium -Two (CM-2) to Government Use (GU) and a variance to eliminate the required off-street parking.

Mr. Fredriksson read the staff report and said historically staff does not make recommendation 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

Amy Skinner reviewed the application.

The Board presented their Ex Parte Communication.

5 certified notices were sent, 0 were returned in favor, 0 returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi said that parking should not be allowed on West King Street. She also thought that brick should have been used on the entire building. She wanted the board to deny the application for the request to remove the parking requirement.

Public hearing was closed.

The Board discussed:

- The land use amendment was consistent with the Comprehensive Plan
- The proposed building would be used for curation and was in addition to the current archeological building

- The proposed building would require five spaces, and the variance request was for three spaces only
- Staff would continue to park at the current archeological building
- The building could house public meetings with an occupancy limit of 33 people
- During the day the lots around the proposed building would be used for the city employees
- The lot adjacent to the fleet building would be available after hours for the public
- The city would be able to direct the public to the area behind the fence during the day for a planned event at the site
- There needed to be proper signage indicating the parking
- Wanted to see a more formal parking plan

MOTION

Mr. Shaffer MOVED to RECOMMEND that City Commission APPROVE the land use plan amendment for the future land use change from Commercial Medium Intensity to Public for application PZB2025-0046. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

AYES: Shaffer, Pappas, Johns, Barnes, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Shaffer MOVED to RECOMMEND to the City Commission to APPROVE the Rezoning from Commercial Medium-2 (CM-2) to Government Use (GU) for application PZB2025-0046. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

AYES: Shaffer, Pappas, Johns, Barnes, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Shaffer MOVED to DENY the variance for parking; however, there was no SECOND. The motion FAILED for lack of a second.

MOTION

Mr. Pappas MOVED to APPROVE the zoning variance for application PZB2025-0046 with the following condition that staff must prepare an off-site parking plan as part of the development of the site. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Pappas, Barnes, Johns, Shaffer, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

9.(a) Board discussion to set a Special Meeting date in July.

Ms. Skinner advised that the special meeting had been scheduled for Wednesday July 16, 2025 at 1:30.

Ms. Barnes advised that she would not be in attendance.

10. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 4:42 P.M.²

Christina Tucker, Chairperson

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	5.a.	PZB2025-0051
Request	Address	Parcel ID
Conservation Overlay	1500 Arapaho Ave	134780-0000
Zone Development	1501 Arapaho Ave	

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
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:	18.72
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to modify a dock in [COZ 1&2](#) at 1500 & 1501 Arapaho Dr. The approval of this application would allow for the construction of a one hundred and fifty (150) square foot gangway and three hundred and twenty (320) square foot floating dock. This dock is a community amenity for a single-family development.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed dock will not exceed eight (8) feet above the mean high water and would be CONSISTENT with policy 2.1.3 (12) impacts on scenic vistas.
	CCM Policy 2.1.1 Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.	Docks within COZ 1 are consistent with CCM Policy 2.1.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The Planning and Zoning Board [shall review all applications for development in COZ 1](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

(1) Site specific location

The site is 15.71 acres zoned Windward Shipyard Planned Unit Development: PUD (Ordinance No. 2023-14). The Windward Shipyard PUD is proposed to be a subdivision with a maximum of 55 single-family units. The site was previously approved with a community dock. This application is for a dock modification to add a one hundred and fifty (150) square foot gangway and three hundred and twenty (320) square foot floating dock.

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

The community dock is proposed within Conservation Zones 1 and 2 and is within the waters of the San Sebastian River. The property to the west is a vacant parcel with a storm retention pond and to the north is a portion of the Shipyards that is not included in the PUD. The dock crosses a salt and brackish water marsh as it extends into navigable waters.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

Unknown

(6) Impact on floodplain.

Unknown

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

The [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) does not indicate seagrass or oyster beds in the project site but it does indicate mangroves. Aerial images depict a vegetated shoreline, however the dock

traversing the vegetated shoreline has been approved and is under construction. The proposed gangway and floating dock are on open water.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

The [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) does not indicate seagrass or oyster beds in the project site but it does indicate mangroves. Aerial images depict a vegetated shoreline, however the dock traversing the vegetated shoreline has been approved and is under construction. The proposed gangway and floating dock are on open water.

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

Unknown

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

The proposed gangway and floating dock run parallel and landward of the terminal platform of the approved dock. It is diminutive in size to the approved dock with fifty slips.

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

The proposed gangway and floating dock run parallel and landward of the terminal platform of the approved dock. It is diminutive in size to the approved dock with fifty slips.

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

The [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) does not indicate seagrass or oyster beds in the project site but it does indicate mangroves. Aerial images depict a vegetated shoreline, however the dock traversing the vegetated shoreline has been approved and is under construction. The proposed gangway and floating dock are on open water.

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

The [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) does not indicate seagrass or oyster beds in the project site but it does indicate mangroves. Aerial images depict a vegetated shoreline, however the dock traversing the vegetated shoreline has been approved and is under construction. The proposed gangway and floating dock are on open water.

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water

retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Not applicable.

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

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

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

The application does not include the height of the dock that is already approved. The gangway will attach to the approved dock and the floating dock will rest on the water and move with the tides. This application appears to be consistent with requirements for height.

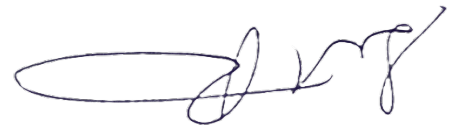
Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the modification of a dock at 1500 & 1501 Arapaho Drive / PID 134780-0000.

Attachments

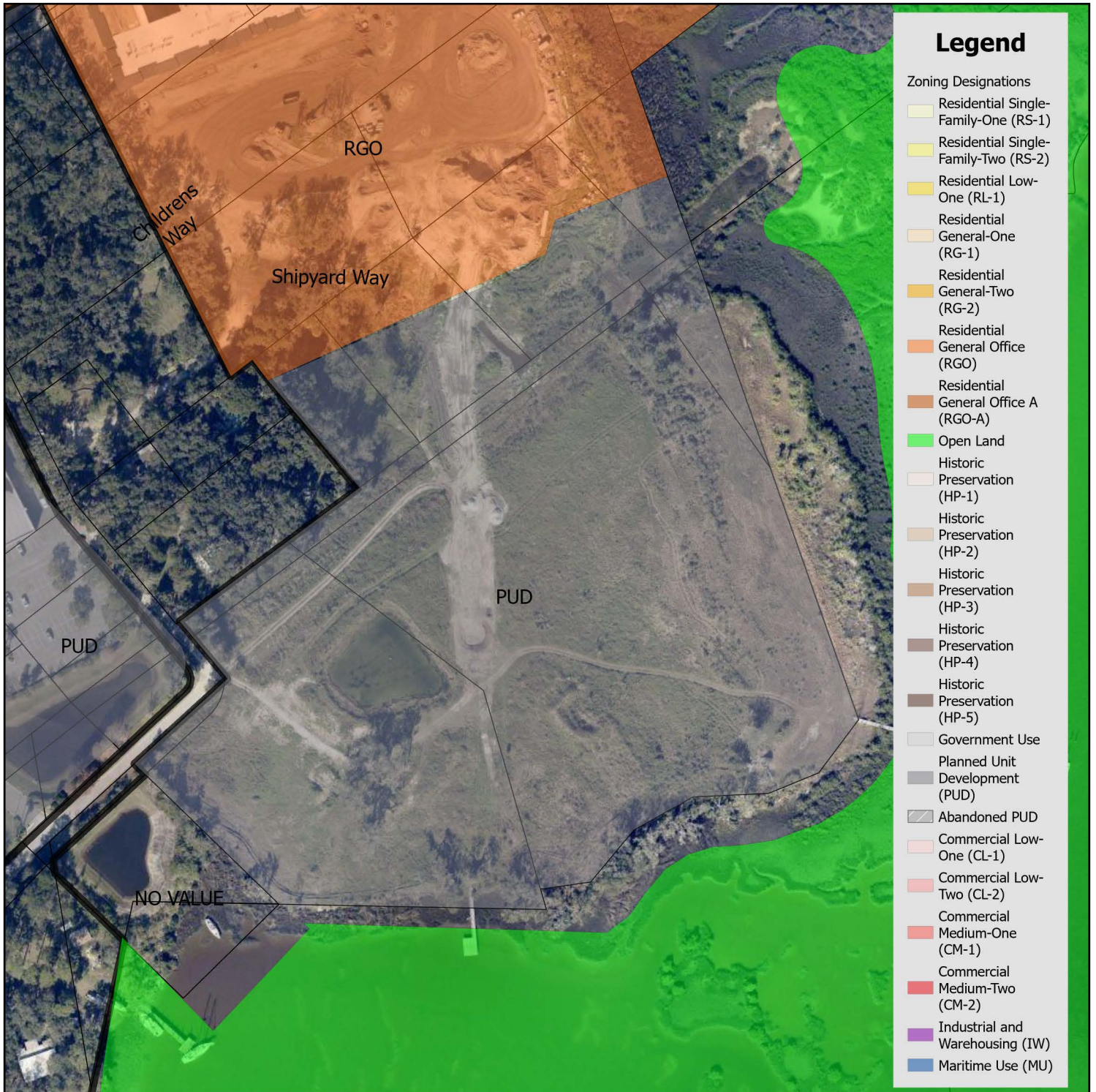
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information

Staff Report prepared by:

A handwritten signature in blue ink, appearing to read 'Sarah Daugherty', with a large, stylized loop at the end.

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps & Photos



Legend

Zoning Designations

- Residential Single-Family-One (RS-1)
- Residential Single-Family-Two (RS-2)
- Residential Low-One (RL-1)
- Residential General-One (RG-1)
- Residential General-Two (RG-2)
- Residential General Office (RGO)
- Residential General Office A (RGO-A)
- Open Land
- Historic Preservation (HP-1)
- Historic Preservation (HP-2)
- Historic Preservation (HP-3)
- Historic Preservation (HP-4)
- Historic Preservation (HP-5)
- Government Use
- Planned Unit Development (PUD)
- Abandoned PUD
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-One (CM-1)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Maritime Use (MU)



Zoning Map



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

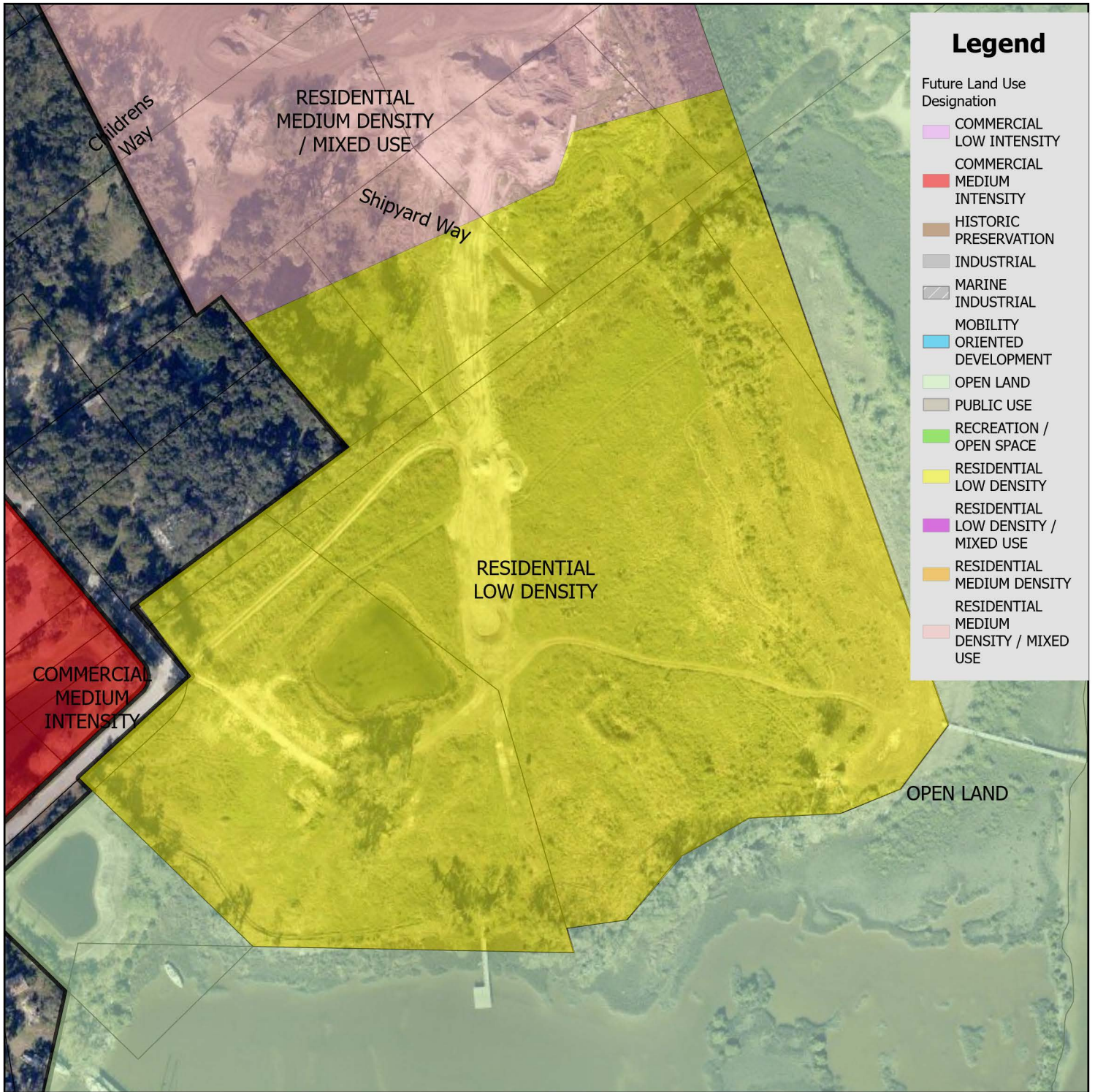
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2025

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



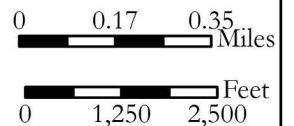
Future Land Use Map



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

DISCLAIMER
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2025



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

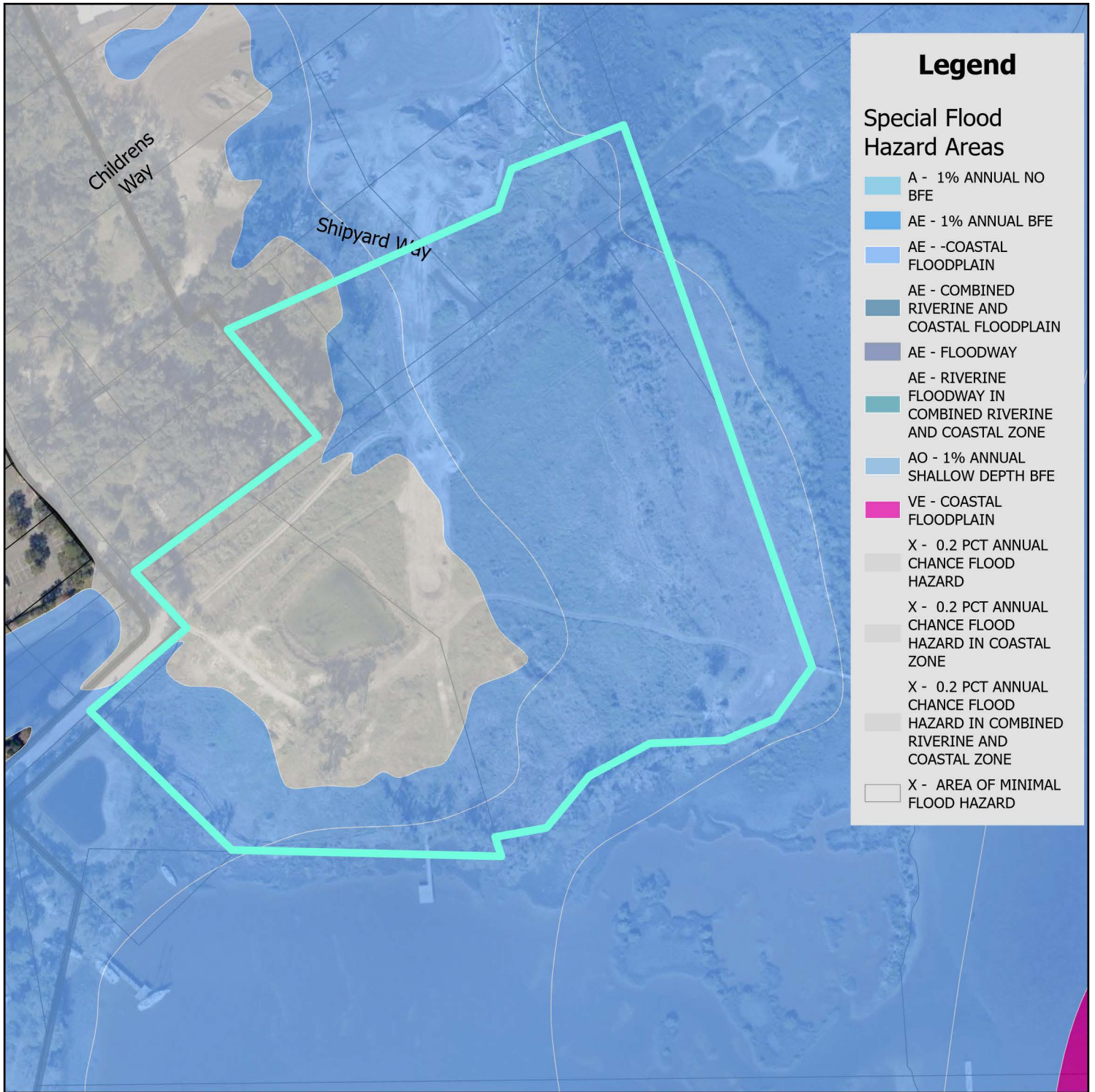
0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

1500 Arapaho Avenue



12/08/2024



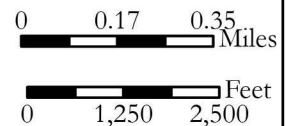
FEMA Flood Zone Map



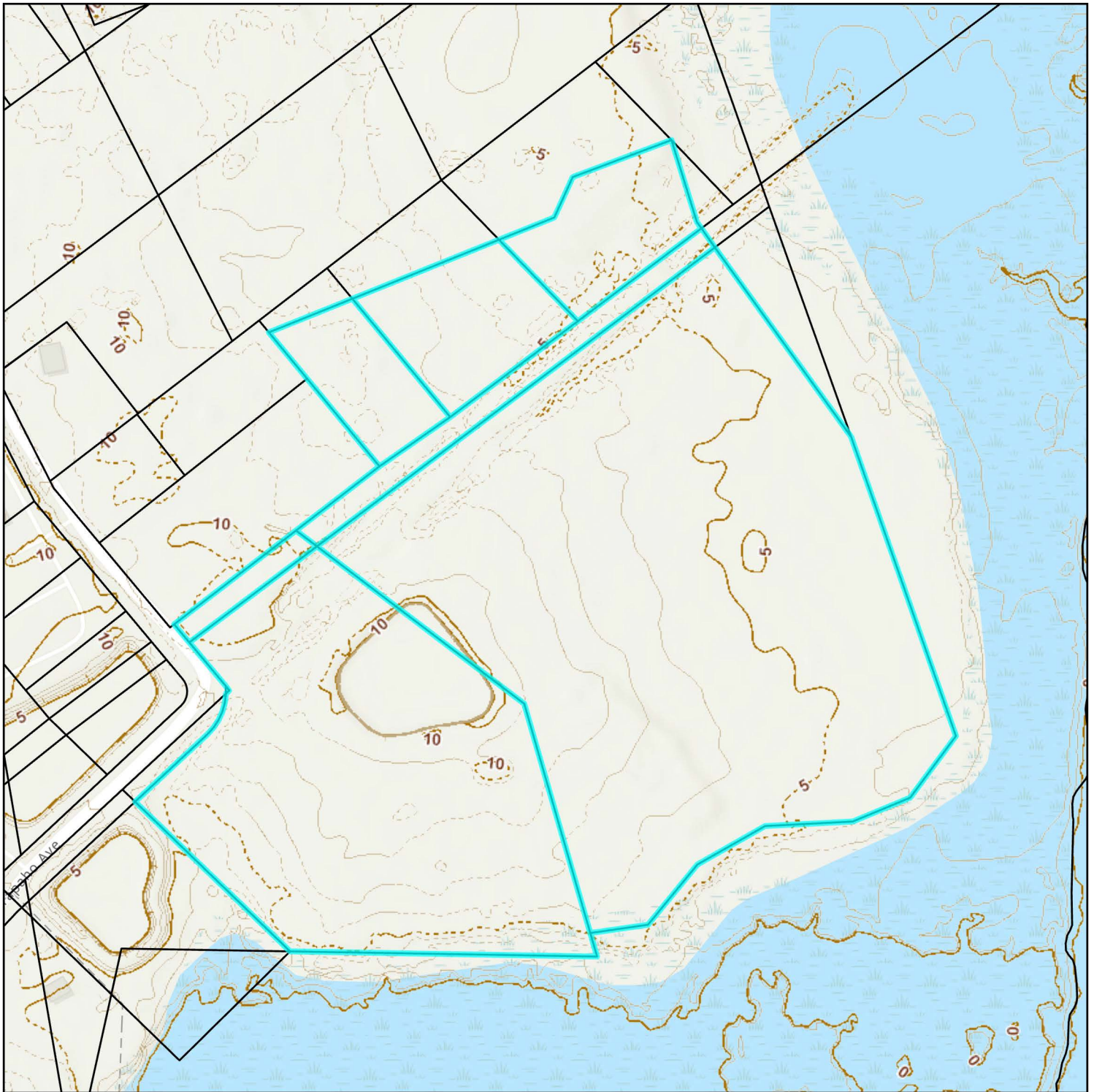
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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



0 0.01 0.03 Miles

0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Nathan Beidle Contact Number: 904-217-3852
Business (if applicable): Toll Southeast LP Company, Inc.
Address: 40 Everest Lane, Suite 5 City: Saint Johns State: FL Zip: 32259
E-Mail Address: nbeidle@tollbrothers.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 11-13 Block: _____
Subdivision: Solano Grant Parcel Number: 1347800000

4. PROJECT STREET ADDRESS: 1500 Arapaho Avenue; St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Multi-family

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

7. DESCRIPTION OF ACTION REQUESTED: See attached narrative

8. JUSTIFICATION FOR ACTION REQUESTED: See attached narrative

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

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

(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.



6-2-25

Signature of Applicant

Date

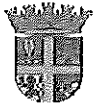


6/3/25

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "Ryan Carter".

Signature of applicant

6-2-25

Date



Owner's Authorization For Agent

Carter Environmental Services 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: _____

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

State of Florida
County of St. Johns

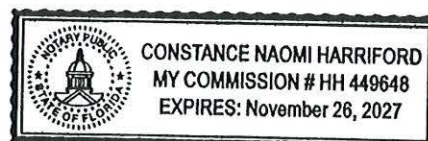
Signed and sworn before me on this 3rd day of June, 2025
By Nathan Beidle

Identification verified: personally known

Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 11/26/2027



Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1347800000	No Image Available
Location Address	1500 ARAPAHO AVE 1501 ARAPAHO AVE SAINT AUGUSTINE 32084-0000	
Neighborhood	St. Augustine Shipyards (COM) (681.15)	
Tax Description*	(44) SOLANO GRANT UNPLATTED SUB SEC 40 T7S R30E PTS PT OF LOTS 11 12 & 13 OR5905/1045 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Commercial (1000)	
Subdivision	M Solana Grant Uplatted	
Sec/Twp/Rng	40-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	15.710	
Homestead	N	

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Extra Feature Information

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

Land Information

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

Sale Information

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

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/26/2025, 12:10:07 AM](#)

Contact Us



Attachment 4: Supplemental Information



42 Masters Drive
St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

June 4, 2025

Jacob Fredriksson, CNU-A
Planning Manager
City of St. Augustine Planning and Building Department
P.O. Box 210 St. Augustine, FL 32085

Subject: Sebastian Landing (Serendipity) Permit Modification – Floating Dock Addition
City Ordinance Number: 2023-14
1510 Arapaho Ave.
St. Augustine, St. Johns County, Florida

Dear Jacob,

On behalf of our client, Toll Southeast LP Company Inc, Carter Environmental Services (CES) is submitting this modification request for Sebastian Landing (FKA Serendipity). The project would affect waters of the United States (open water) associated with the San Sebastian River. The project site is located at 1510 Arapaho Avenue (St. Johns County Property Appraiser – Parcel Identification Number 1347800000), in Section 19 and 40, Township 7 South, Range 30 East, St. Augustine, St. Johns County, Florida.

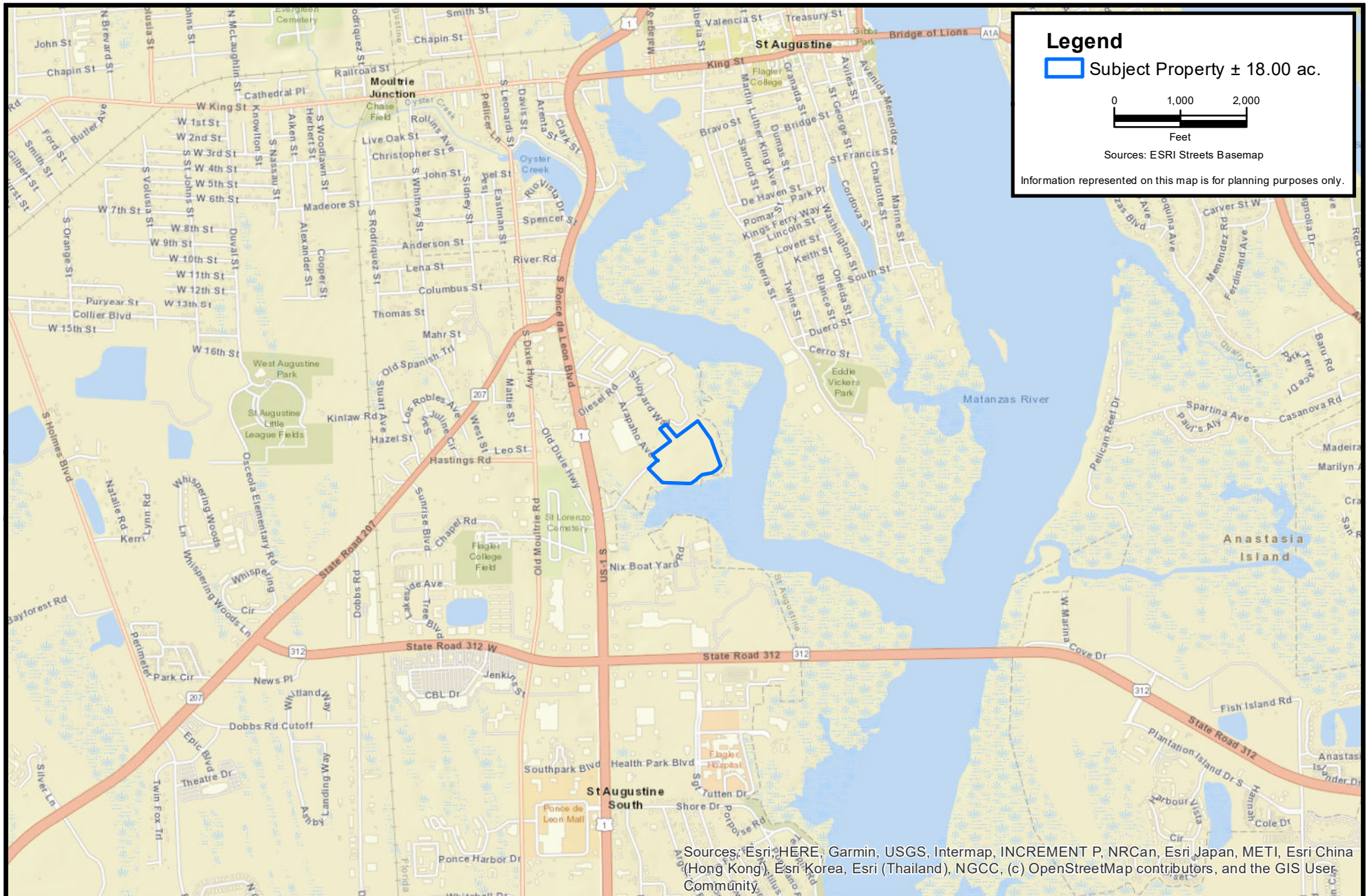
This proposed modification will add a floating dock and gangway for temporary staging for users of the permitted multi-family lift slips. A 5' x 30' gangway will extend from the permitted access pier. This gangway will lead to an 8' x 40' floating dock. Five 12" timber piles will be driven via jetting to secure the floating dock. The purpose of this floating dock is to allow safe loading and unloading of equipment and passengers. Short term staging will only be allowed at this proposed floating dock. The proposed works will be over open water, with a sandy bottom substrate, with no vegetation or shellfish colonies present. The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011".

We trust that this submission is sufficient to accomplish this permit modification. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Spontak".

Michael Spontak
Senior Project Scientist
michael@carterenv.com
904-540-1786



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Location Map

Serendipity Floating Dock Modification

Project: 5.13125

St. Augustine, FL

Date: Jun 02 2025

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Aerial Map

Serendipity Floating Dock Modification

Project: 5.13125

St. Augustine, FL

Date: Jun 02 2025



Figure:

2



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Floating Dock Addition

Serendipity Floating Dock Modification

Project: 5.13125

St. Augustine, FL

Date: Jun 02 2025

Figure:

3





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Floating Dock Addition Dimensions
Serendipity Floating Dock Modification

Project: 5.13125

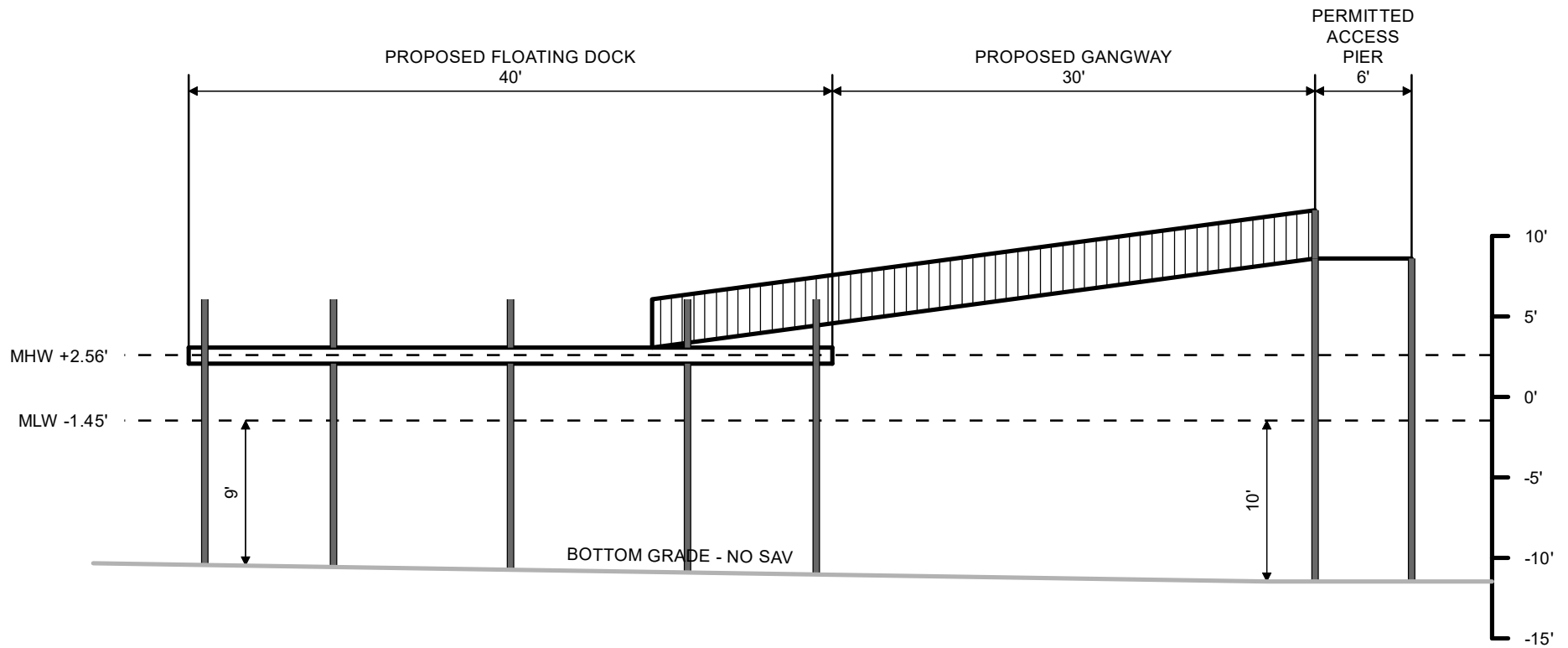
St. Augustine, FL

Date: Jun 02 2025



Figure:

4



Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Floating Dock Addition Cross-Section
Serendipity Floating Dock Modification

Project: 5.13125

St. Augustine, FL

Date: Jun 02 2025



Figure:

5

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or in Vero Beach (1-772-562-3909) for south Florida, and emailed to FWC at ImperiledSpecies@myFWC.com.
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8½ " by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at http://www.myfwc.com/WILDLIFEHABITATS/manatee_sign_vendors.htm. Questions concerning these signs can be forwarded to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	5.b.	PZB2025-0057
Request	Address	Parcel ID
Conservation Overlay Zone Development	1 South Castillo Drive	196170-0000

Site & Background Information

Applicant: Gordon Wilson, Superintendent

Owner: National Park Service

Property Class:
(St. Johns County
Property Appraiser) 8800 – Federally Owned

**Future Land Use
Designation:** Historic Preservation

Zoning Designation: Historic Preservation: HP-3

Acreage: 18.72

Neighborhood: N/A

Archaeological Zone: IA

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to modify an existing seawall in [COZ 1&2](#) at 1 South Castillo Drive. The approval of this application would support the Submerged Land Lease (SLL) and Temporary Construction Access application to the City and allow for repairs and modifications to raise the Castillo de San Marcos Seawalls to 10.5 ft, NAVD88. The modifications to the seawall are to provide structural repairs and flood protection for the park.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed elevation will be raised on the North Wall, North Transition Wall South Wall and South Transition Wall which together make up 45 percent of the site. For most wall segments the grade behind will be raised to keep the original viewshed. This application appears to be consistent with Policy 2.1.3.
	CCM Policy 1.8.6 Removal, encroachment and alteration of wetlands pursuant to the “no net loss” requirements of the City Comprehensive Plan, and shall be in compliance with the following: 1. Appropriate justification for the proposed alteration is provided to the City; 2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;	The proposed seawall will be repaired or replaced and minimize encroachment into jurisdictional wetlands. The applicant has provided justification for the modification: to repair the seawall and to increase flood protection. NPS has minimized any wetland impacts and has coordinated and will receive any appropriate permitting with the FDEP and ACOE.

	3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan; The following activities are permitted in wetland setback areas provided: a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance; b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.	The applicant is consistent with CCM Policy 1.8.6
Recreation and Open Space		
Transportation and Mobility		
Housing		

Infrastructure		
--------------------------------	--	--

Review of Applicable City of St. Augustine Code of Ordinances

The Planning and Zoning Board [shall review all applications for development in COZ 1 and 2](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions.

Dredging and filling are uses allowed in Conservation Overlay Zone 1 as long as they are determined to be a benefit to the public as a whole and are determined to have no significant negative impact on natural systems. The Castillo de San Marcos National Monument preserves the oldest masonry fortification in the continental United States and is placed on the National Register of Historic places, is part of St. Augustine Town Plan Historic District, and a National Historic Landmark. The purpose of the project is to protect and preserve the park’s natural and cultural resources and improve flood protection, stormwater management, and resiliency for the city of St. Augustine and the St. Augustine Town Plan Historic District. The National Park Service completed the Raise and Rehabilitate Seawalls Environmental Assessment (EA) that determined that a no-action alternative would over time allow damage from weather events, erosion, and aging, that would diminish the functionality and structural integrity of the seawall, potentially resulting in the failure of portions of the structure. Preserving such an historic structure that plays an integral role in the history of the City of St. Augustine is a definite public benefit as well as improving resiliency to the historic districts within the city.

Activities within Conservation Overlay Zone 1 and 2 should be found to have no significant negative impact on natural systems by either individual or cumulative effect. The EA completed by the National Park Service evaluates environmental impacts and identifies appropriate mitigation strategies. These are reviewed below in the staff analysis of Sec. 11-29(c)). Through the EA the National Park Service has identified and minimized impacts on the natural environment and provided appropriate mitigation when appropriate.

Staff Analysis of Applicable Criteria ([Sec. 11-29\(c\)](#))

(1) Site specific location

1 S Castillo Drive is the location of Castillo de San Marcos National Monument. The site has approximately thirteen hundred and fifty-five (1355) linear feet of hardened shoreline along the Matanzas River. The applicant is proposing to repair and raise the Castillo de San Marcos Seawalls to 10.5 feet, NAVD88. The approval would require temporary waterside access to support landside construction of seawall modifications. The project also requires a Submerged Land Lease for the South Transition Wall segment connecting the proposed FDOT wall. The total submerged Land Lease request is for 160 square feet.

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

The property is 20.5 acres of land bordered by the Matanzas River on the east, Castillo Drive to the west, single-family homes in the Abbott Tract neighborhood to the north and the Historic Town Plan and Spanish Quarter neighborhood to the south. The proposed modification of the seawall falls within Conservation Overlay Zones 1 and 2.

(3) Natural and proposed drainage patterns.

The Castillo de San Marcos is surrounded by an earthen berm and the site drains away from the historic structure to the north, west, and south. The National Park Service completed the Raise and Rehabilitat Seawalls Environmental Assessment (EA). The EA analyzed how best to address future flooding and storm impacts to the seawalls and surrounding areas. The EA indicated that drainage improvements have been completed onsite as part of a separate project. The EA states, “To alleviate recurrent flooding, the National Park Service recently completed a project that will improve drainage by increasing pump capacity in the northern portion of the park.” The EA concludes that the proposed seawall modifications will reduce localized flooding.

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

The construction process will include coffer dams. Dewatering within the cofferdams would be achieved with pumps and discharged back to the Matanzas River. The EA stated that discharged water would be routed through settling tanks or otherwise filtered to meet turbidity limits before being returned to the river.

(5) Proposed soil stabilization and erosion control methods.

The EA states that, “Pre- and post-construction erosion control BMPs would be implemented for drainage, erosion, and sediment control to prevent or reduce runoff from entering the water column. Erosion and sediment control BMPs would be inspected and maintained regularly and after each measurable rainfall to ensure they are functioning properly.” For construction within the activities waterside floating turbidity barriers would be installed around in-water work areas for the Center Wall, South Wall, and South Transition Wall segments to minimize impacts from resuspended sediment during construction activities.

(6) Impact on floodplain.

Nearly the entire park is located in the FEMA AE and VE flood zones with Base Flood Elevations (BFE) of 8 and 10 feet NAVD88. The EA conclusion of Floodplain impacts is as follows:

The proposed action would raise and rehabilitate the existing seawall at the park to protect the park and improve flood protection. There are no feasible options that would avoid construction within the

floodplain; however, the impacts on floodplains would be minimal. The activities required to raise and rehabilitate the seawall would not increase floodplain elevations or velocities upstream or downstream, occupy the floodplain with a new building or structure, or encourage occupancy of the floodplain.

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

The EA concluded that permanent and temporary impacts to natural communities would be minimal with 105 square feet of permanent loss of habitat and 0.8 acres of temporary habitat loss. The EA identified noise and human presence as the largest potential for impact to wildlife and this would be similar to current park conditions. The EA states, “BMPs would be employed to reduce impacts on wildlife, such as limiting construction activities to daylight hours and using properly maintained equipment to minimize noise impacts.” Approximately 0.7 acres of riverine wetlands would be temporarily impacted however it was concluded these areas would recover and continue to provide the same values they currently do. The areas within the coffer dams would be dewatered to create a dry workspace. The vegetation including mangrove trees would be removed. After construction the waterside area would be restored to its pre-construction grades and mangrove trees would be replanted at 2-1 ratio. The EA states that mitigation for unavoidable wetland impact would be offset through the project permitting process requirements as identified by the permitting agencies.

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

The EA list measures to prevent or control spills of pollutants and chemicals. The EA states, “Appropriate measures would be employed to prevent or control spills of fuels, lubricants, or other contaminants. Actions would be consistent with state water quality standards and Clean Water Act, Section 401 certification requirements.”

(9) Effect of shade on vegetation and shellfish.

Oysters and were found on the project site both oyster beds and areas of scattered oysters. The EA states, “North of the Center Wall segment, two areas of scattered oysters totaling 0.12 acre and one oyster bed of approximately 0.06 acre were identified; a third area of scattered oysters was identified adjacent to the South Wall.

Cofferdams would not be constructed within oyster beds and to the extent practical, live oysters within cofferdams would be relocated to a safer area prior to construction to avoid impacts.

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

N/A

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

The site has approximately thirteen hundred and fifty-five (1355) feet of shoreline located along the Matanzas River with an existing seawall. All 1355 feet will be repaired or raised for 100 percent of the site.

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

Name	Existing Elevation NAVD88	Proposed Elevation NAVD88	Difference in elevation Feet	Length of Wall Linear Feet	Percent of total wall %
North Wall	6	10.5	+4.5	280	20.6
North Transition wall	8	10.5	+2.5	40	2.9
Center Wall	10.5	10.5	0	740	54
South Wall	5.5	10.5	+5	225	16.6
South Transition Wall	6.5	10.5	+4	70	5.1
Total Length				1355	

Forty-six percent of the wall will be raised between 2.5 feet and five feet in elevation. However, the grade will be raised behind the wall to keep, when possible, the current viewshed along most portions of the wall.

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

After construction the waterside area would be restored to its pre-construction grades and mangrove trees would be replanted at 2-1 ratio. The EA states that mitigation for unavoidable wetland impact would be offset through the project permitting process requirements as identified by the permitting agencies. For upland portions of the project the existing vegetation is predominately sod and will be resodded.

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

The EA concluded that permanent and temporary impacts to natural communities would be minimal with 105 square feet of permanent loss of habitat and 0.8 acres of temporary habitat loss. Approximately 0.7 acres of riverine wetlands would be temporarily impacted however it was concluded these areas would recover and continue to provide the same values they currently do.

(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 management system seems to be not included in this project and was previously improved in a separate project.

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

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

Oysters and were found on the project site both oyster beds and areas of scattered oysters. The EA states, “North of the Center Wall segment, two areas of scattered oysters totaling 0.12 acre and one oyster bed of approximately 0.06 acre were identified; a third area of scattered oysters was identified adjacent to the South Wall.

Cofferdams would not be constructed within oyster beds and to the extent practical, live oysters within cofferdams would be relocated to a safer area prior to construction to avoid impacts.

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

N/A

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the modification of an existing seawall at 1 S. Castillo Drive / PID 219910-0000 and 196170-0000.

Attachments

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

Staff Report prepared by:



Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos



Elevation Map

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

0 120 240 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

Flood Zones FEMA

- AE
- VE

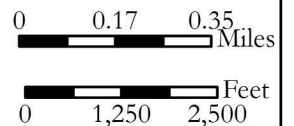


FEMA Flood Zone Map

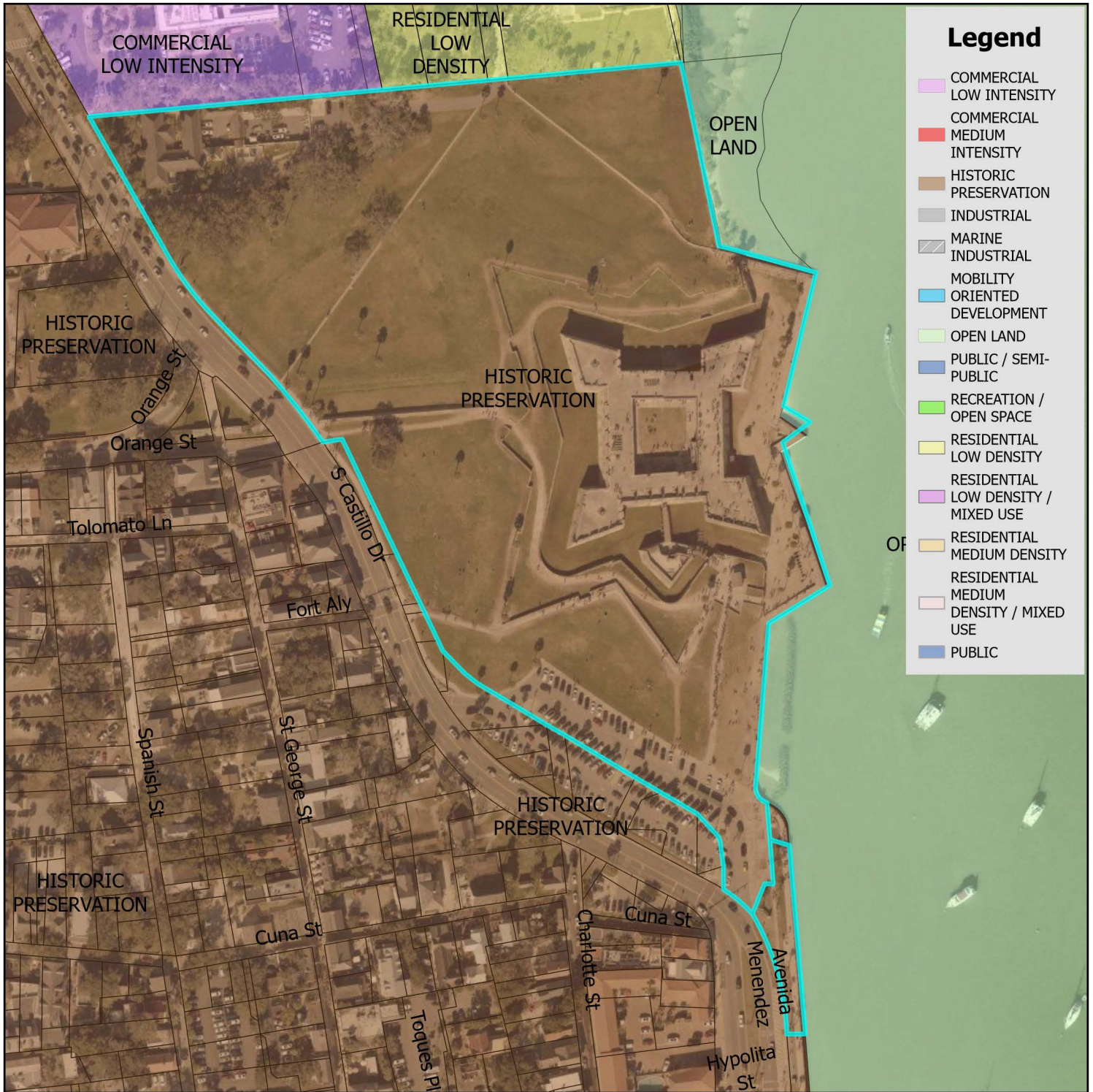
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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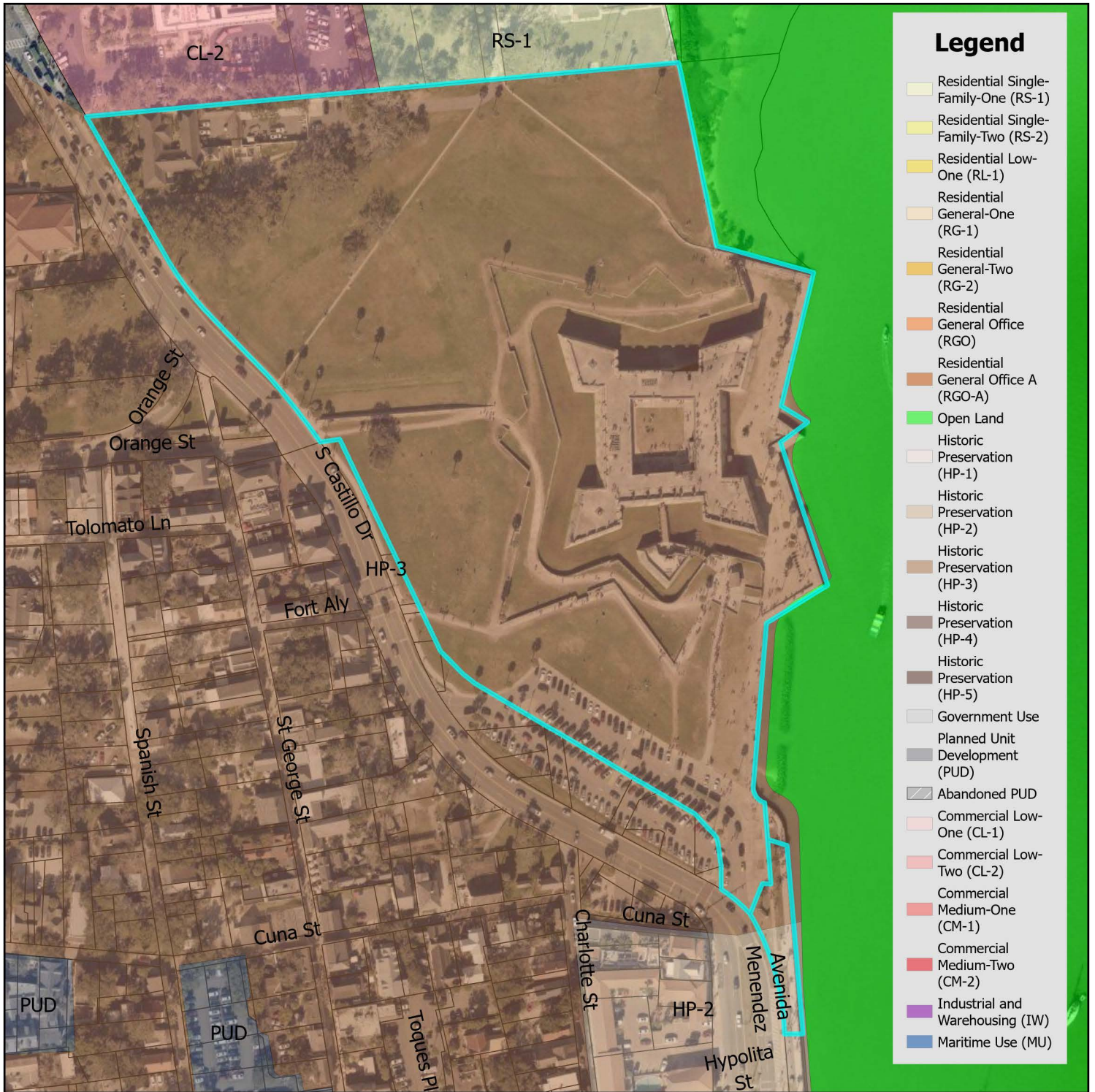
2025



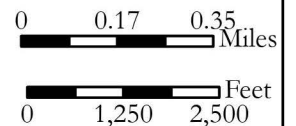
0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map



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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

1 S Castillo Drive



12/08/2024

Attachment 2: Application

Attention

The Planning and Building Department prides itself on customer service, and helping applicants achieve their goals within the parameters of the zoning code.

There are circumstances where applicants must go to a public hearing before the Planning and Zoning Board (PZB). There are legal requirements that need to be met to have a hearing before the PZB.

Due to the volume of applications and the increasingly complicated nature of applications the following policies and zoning code stipulations will be enforced:

- All applications must be received by the required deadline established for a specified meeting;
- All applications must be signed by the applicant and property owner, especially if different;
- All applications must be filled out as necessary based on the nature of the application and/or appropriate explanations or narratives describing the requested action must be attached; and,
- All applications must be accompanied by a site plan at an appropriate scale with measurements and level of detail that allows staff to review the application to determine and confirm any and all issues requiring review by the PZB, including an 11 x 17 inch copy of the proposed plan, and any necessary reports, surveys, plans and documents to accompany an application as appropriate.

Application submittals will be evaluated for completeness. Applications will not be scheduled for a PZB Public Hearing until they are “substantially complete” per Section 28-31 of the Zoning Code.

Complying with these submittal requirements will ultimately expedite applications and make the public hearing process more beneficial to all involved. Thank you for your cooperation.

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3" diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

Planned Unit Development (PUD) applications must comply with Division 8 of the Zoning Code.

A pre-application meeting is highly recommended prior to PZB submittal.

Subdivision Requirements:

Preliminary subdivision requirements must comply with Chapter 23 of the Land Development Code.

A pre-application meeting is highly recommended prior to PZB submittal.



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Gordon Wilson, Superintendent Contact Number: 904-829-6506

Business (if applicable): National Park Service, Castillo de San Marcos National Monument

Address: 1 South Castillo Drive City: St. Augustine State: FL Zip: 32084

E-Mail Address: Gordon_Wilson@nps.gov

2. NAME OF PROPERTY OWNER: National Park Service Contact Number: 904-829-6506

Business (if applicable): National Park Service, Castillo de San Marcos National Monument

Address: 1 South Castillo Drive City: St. Augustine State: FL Zip: 32084

E-Mail Address: Gordon_Wilson@nps.gov

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: N/A Block: N/A

Subdivision: 176C Parcel Number: 1961700000

4. PROJECT STREET ADDRESS: 1 South Castillo Drive, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Raise & Repair Seawall - Flood Protection & Structural Repair

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: City Coordination - Submerged Land Lease and Temporary Construction Access

7. DESCRIPTION OF ACTION REQUESTED: The National Park Service (NPS) requests the coordination of the City of St. Augustine

(City) Planning and Zoning Board (PZB) to support the Submerged Land Lease (SLL) and Temporary Construction Access application to the City. The NPS proposes to repair and raise the Castillo de San Marcos Seawalls to 10.5 ft, NAVD88 to provide structural repairs and flood protection to the Park and historic downtown St. Augustine. The project requires temporary waterside access to support the landside construction of the new walls. Additionally, the project requires a SLL for the South Transition Wall segment to connect to the proposed FDOT wall adjacent to the south of the project. The total SLL request is 160 square feet.

8. JUSTIFICATION FOR ACTION REQUESTED: The proposed project is on federally owned lands and is therefore

exempt from most local requirements. However, the NPS would like to coordinate with the PZB and HARB in reviewing the project and supporting the SLL.

Please see attached letter, SLL application, and supporting documents for further justification of the requested coordination.

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

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

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

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

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

10. PREVIOUS 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.

[Gordon Wilson](#)

Print name of applicant

Signature of applicant

Date



Owner's Authorization For Agent

Jackie Brower is/are hereby authorized TO ACT ON BEHALF OF Gordon Wilson, 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: City of St. Augustine P.O. Box 210 St. Augustine, FL 32085

BY: _____
Signature of Owner
Gordon Wilson

Print Name of Owner
904-829-6506

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.

1 South Castillo Drive, St. Augustine, FL 32084

Project Address: _____

Gordon Wilson

Applicant's Name: _____ Applicant's Signature: _____

Gordon Wilson

GORDON WILSON
Digitally signed by GORDON WILSON
Date: 2025.07.08 10:07:36 -04'00'

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

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

1965600000

1 S CASTILLO DR

SAINT AUGUSTINE 32084-0000

City St Aug E of St George (COM) (610.08)

CITY OF ST AUGUSTINE ALL LOTS 13 THRU 16 & 18 BLK 7 LYING NE OF SW LINE OF CASTILLO DR OR24/196 25/402 & 411 46/461

*The Description above is not to be used on legal documents.

Parking Lots (Owner Occupied) (2815)

City of St Augustine

18-7-30

City of St Augustine (District 452)

18.72

0.240

N



Owner Information

Owner Name

Mailing Address

[United States Of America](#) 100%

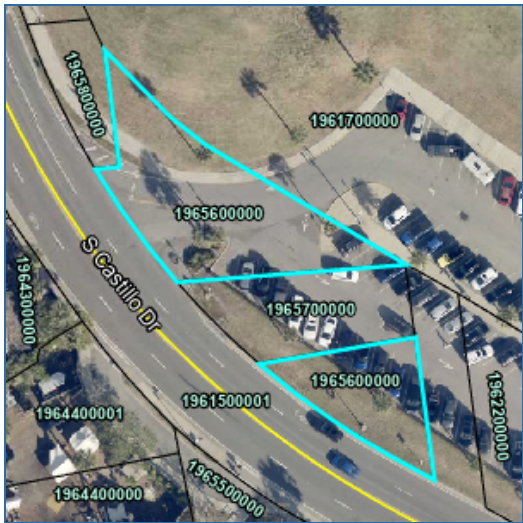
1 S CASTILLO DR

SAINT AUGUSTINE, FL 32084-3252

Exemption Information

Exemption Type	Status	Amount
Federal		\$4,675

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$10,151.00
Total Land Value	\$72,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$82,151.00
Total Deferred	\$77,476.00
Assessed Value	\$4,675.00
Total Exemptions	\$4,675.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$10,542	\$72,000	\$0
2023	\$0	\$11,063	\$72,000	\$0
2022	\$0	\$10,259	\$60,000	\$0
2021	\$0	\$6,493	\$60,000	\$0
2020	\$0	\$7,259	\$60,000	\$0
2019	\$0	\$8,025	\$60,000	\$0
2018	\$0	\$0	\$2,400	\$0
2017	\$0	\$0	\$2,400	\$0
2016	\$0	\$0	\$2,400	\$0
2015	\$0	\$0	\$2,400	\$0
2014	\$0	\$0	\$0	\$0

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		8984
Curb (COM)		1167

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	0	0	0.24	AC	\$72,000

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/14/2025, 11:52:23 PM

Contact Us



Attachment 4:

Presentation

National Park Service (NPS) Raise and Repair the Seawalls at the Castillo De San Marcos National Monument



City of St. Augustine Presentation for PZB & HARB
August 2025



Introductions & Project Approach



Presentation Outline

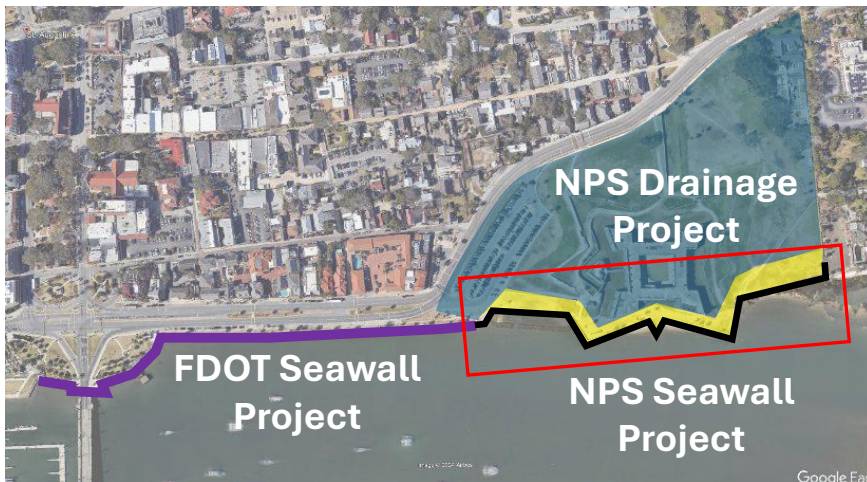
- Introductions
- Purpose & Need
- Seawall Sections & Existing Conditions
- Project Challenges & Approach
- Project Design
- Compliance
- Schedule
- Next Steps
- Questions



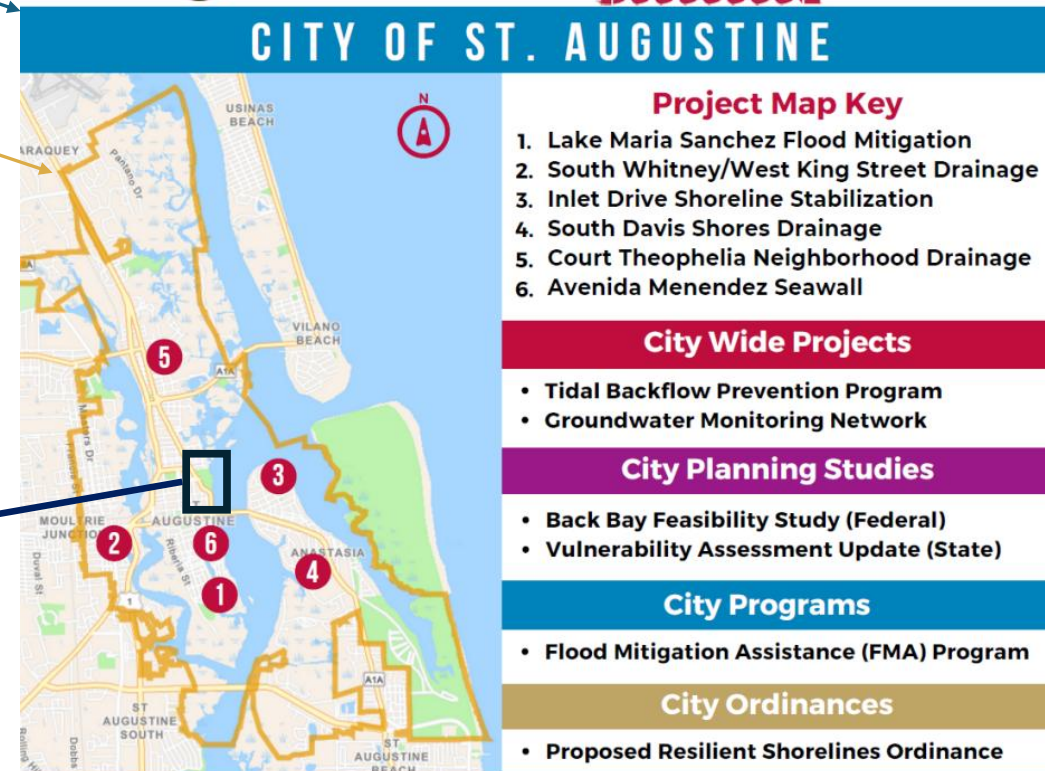


Concurrent Projects

- City of St. Augustine Capital Improvement Projects (CIPs)
- US Army Corps of Engineers (USACE) Coastal Storm Risk Management (CSRM) Study
- FL Department of Transportation (FDOT) Seawall Project
- NPS Drainage Project



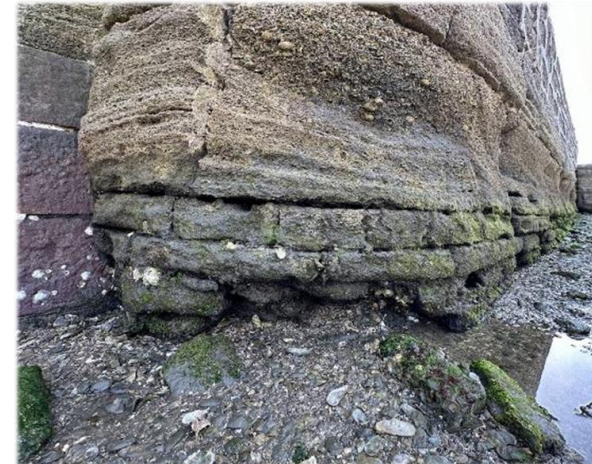
CITY OF
ST AUGUSTINE
EST. 1565





Project Purpose & Need

- Purpose: To repair and rehabilitate the seawall's historical functionality to protect and preserve the NPS historic and cultural resources.
- Need: To address structural integrity issues at the seawall, including effects of aging, erosion, storm damage and flooding, as well as mitigate the impacts of sea level rise by raising the seawalls.



PURPOSE AND NEED

Purpose is to repair and rehabilitate the seawall along the shoreline

Address deteriorating structural integrity issues and improve seawall's resilience

Mitigate risks and preserve historical significance

Need to protect seawalls from continued degradation

Need to raise the elevation of the seawalls to provide protection to the site



Coastal Hazards

- The seawall elevations at the Fort result in overtopping and flooding during high water level and storm events.
- This allows flood waters to inundate the Historic District of St. Augustine, as seen during several recent storm events.
- The low elevation and deterioration of the aged seawalls will be addressed as part of this project.



<https://www.jacksonville.com/picture-gallery/weather/hurricane/2022/11/11/downtown-st-augustine-flooded-tropical-storm-multiple/10664498002/>



Project Key Objectives

- Improve the seawall's **historical functionality**, aimed at preserving the sites historical and cultural resources.
- Develop a sustainable design that **minimizes the potential for flooding** or harm to neighboring properties, thereby enhancing the overall resilience of the site.
- Support the **preservation of the fortress** to uphold its standing as a regional, national, and international tourist destination in Florida.
- **Maintain historic and cultural integrity** aligned with NPS policy and compliance standards.

THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**

WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



U.S. Department of the Interior
National Park Service
Technical Preservation Services



Seawall Conditions & Design Approach



Project Overview – Historic Wall Sections

South Transition



South Wall



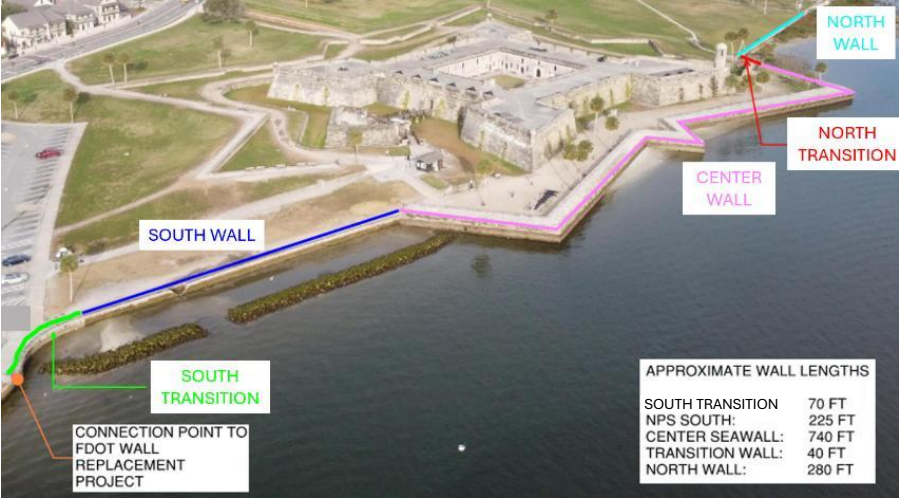
Center Wall



North Wall



North Transition





Project Challenges

History

Preservation

Resiliency

Cultural

**Structural
Integrity**

Materials

Archeology

Scope & Funding

Viewsheds

Constructability

**Resource
Impacts**

Site Conditions

Operations

**Guest
Experience**

Coastal Hazards



Historic & Cultural Resources

Considerations

- ✓ Historic Alignment
- ✓ Hierarchy & Center Wall Prominence
- ✓ Viewshed
- ✓ Cultural Resources
- ✓ Natural Resources
- ✓ Archeology
- ✓ History of Fort & Seawall
- ✓ Historic Materials

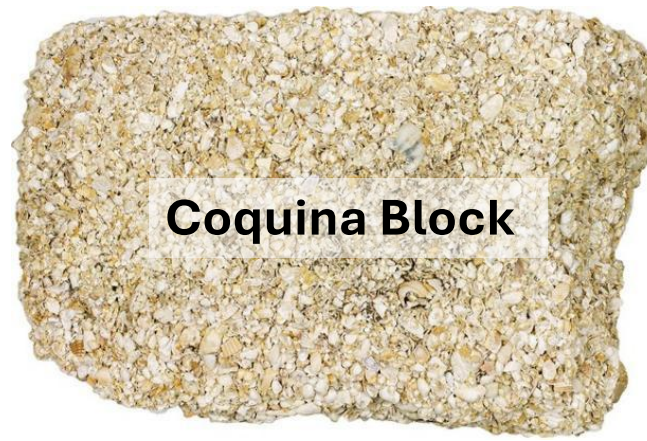




Materials

Historical Materials

- Coquina (*limitations*)
- Poured Concrete with Coquina Shell Aggregate
- Tabby
- Granite



Coquina Block



Oyster Tabby

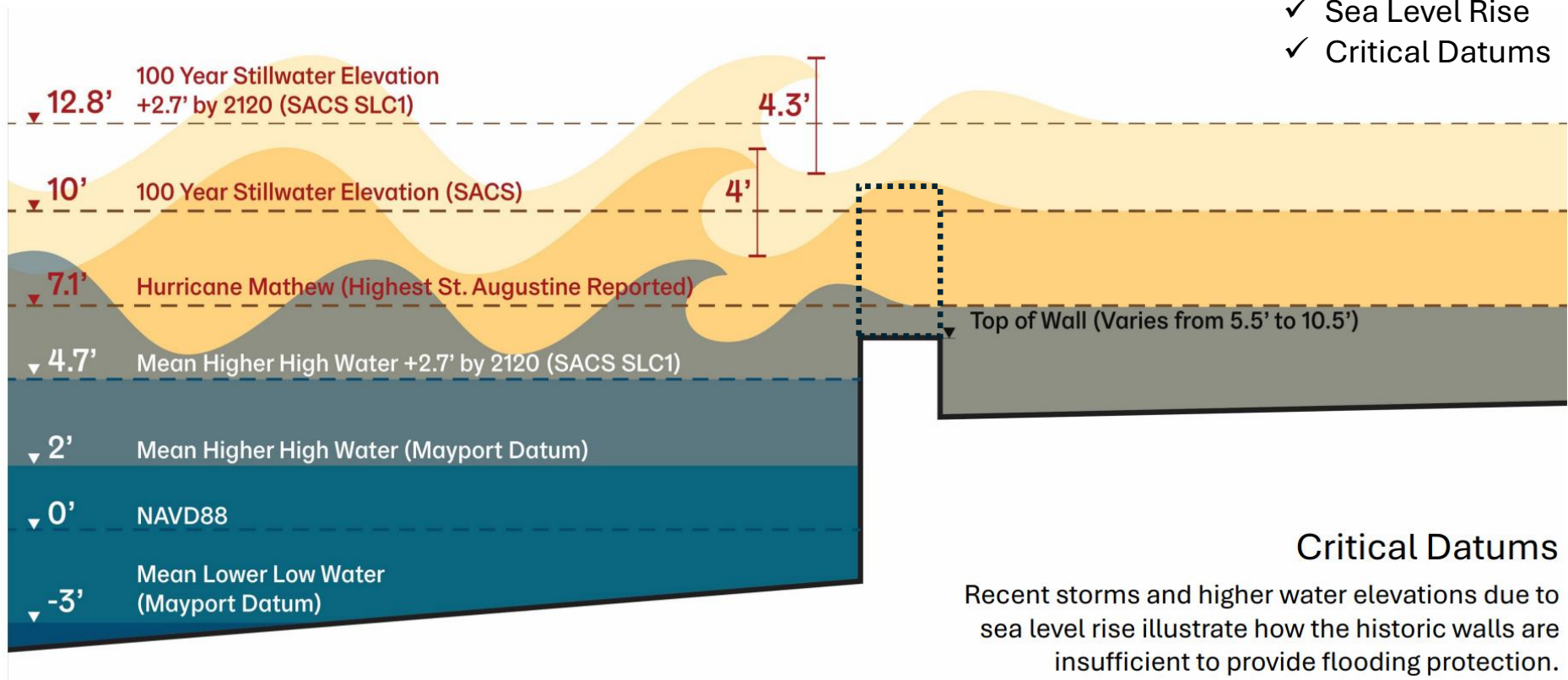
Coquina

Granite



Resiliency & Rehabilitation

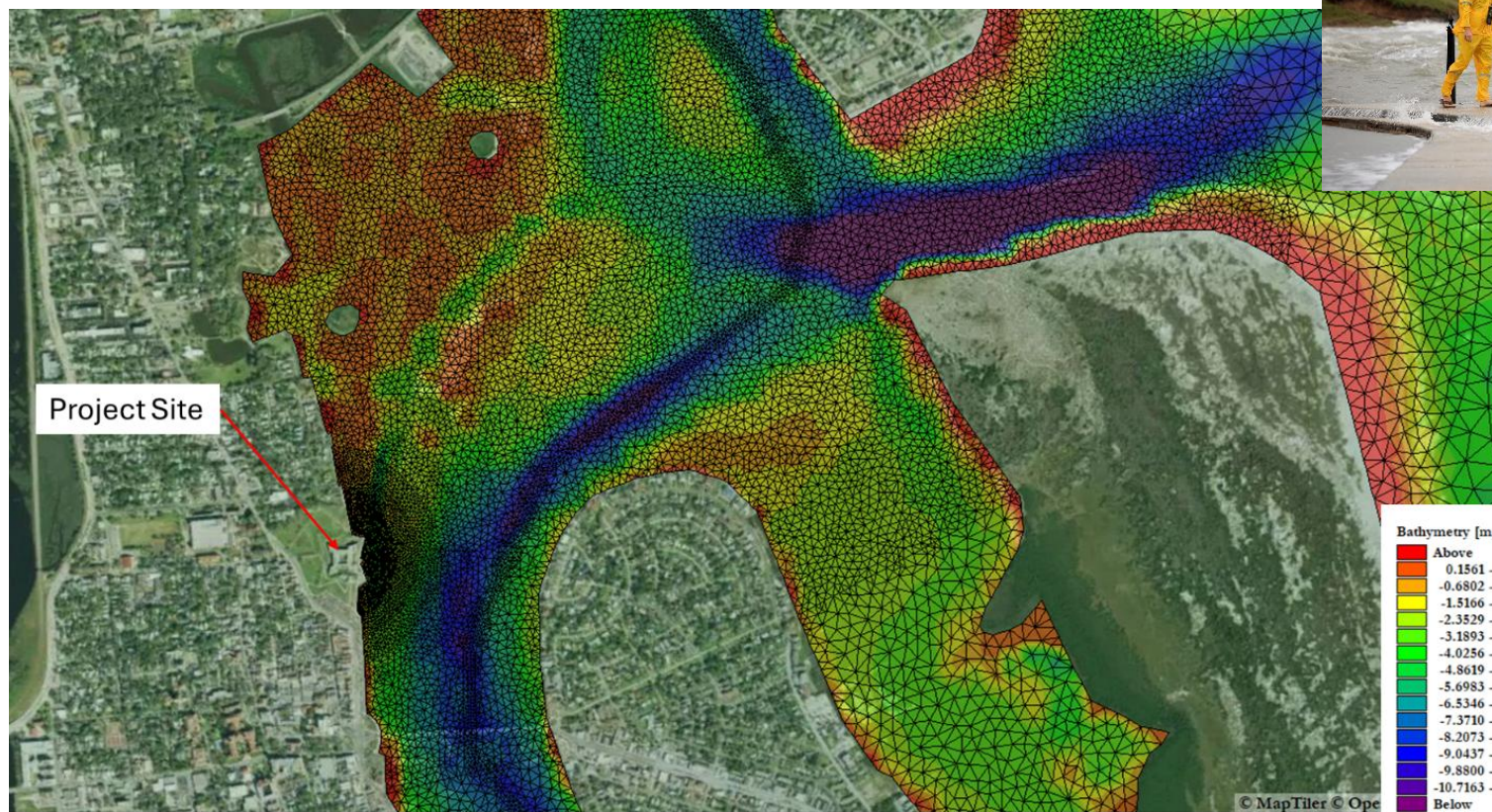
- ✓ Tides
- ✓ Storm Surge
- ✓ Sea Level Rise
- ✓ Critical Datums





Coastal Hazards

**Design Wall Height to Match Existing Center Wall
Height of 10.5 feet NAVD88**



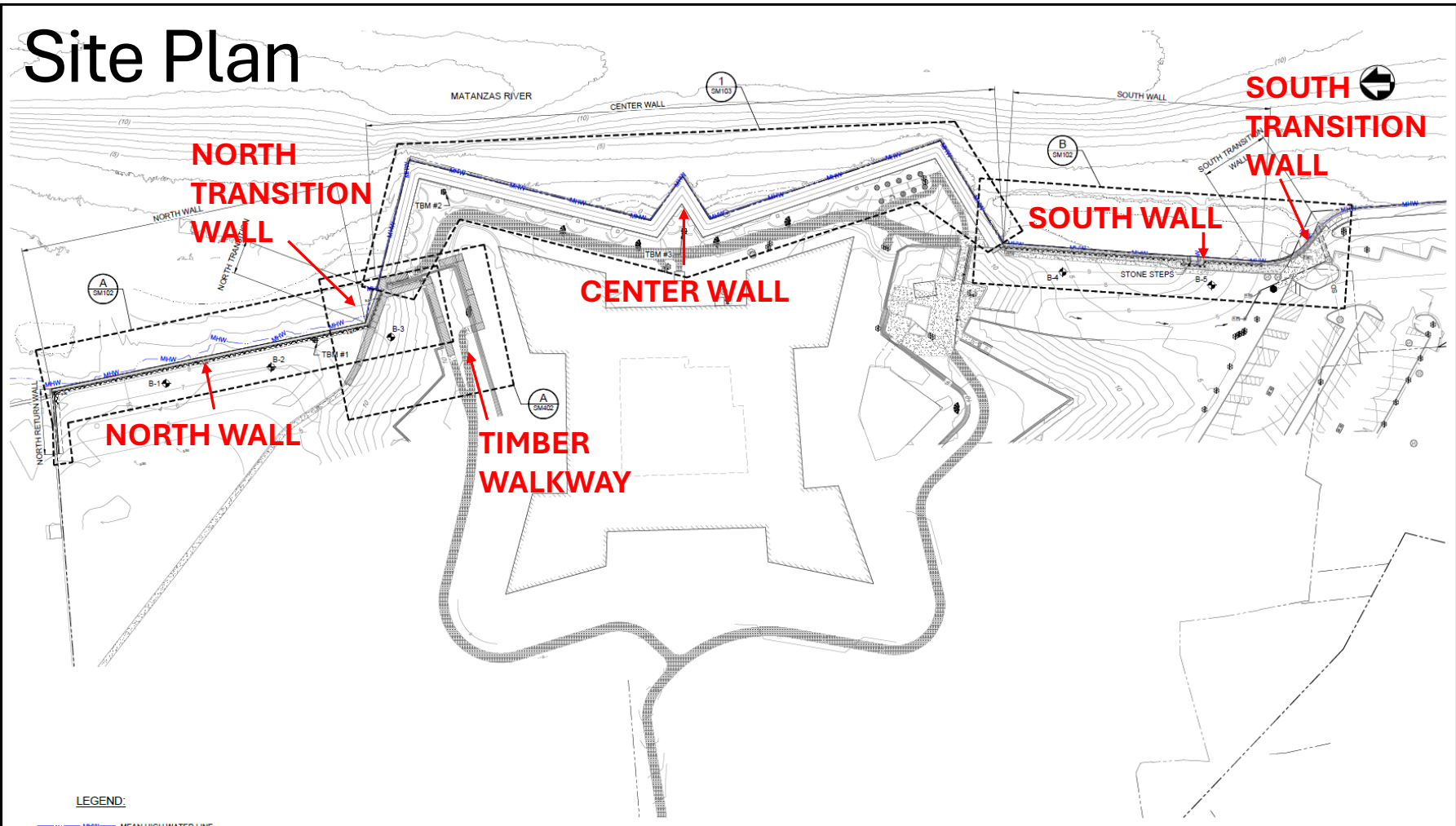


NPS Seawall Project Overview





Site Plan



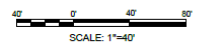
LEGEND:

- MHW — MEAN HIGH WATER LINE
- ⊕ TBM-# TEMPORARY BENCHMARK
- ⬮ B-# STANDARD PENETRATION BORING

NOTE

1. BORING LOCATIONS ARE APPROXIMATE. SOIL PROFILES ON SHEETS SM001 AND SM002.

CONTROL POINT TABLE			
POINT	NORTHING	EASTING	ELEVATION
TBM #1	2023225.67	557633.03	3.59
TBM #2	2023113.66	557667.52	5.27
TBM #3	2022903.89	557623.32	5.32

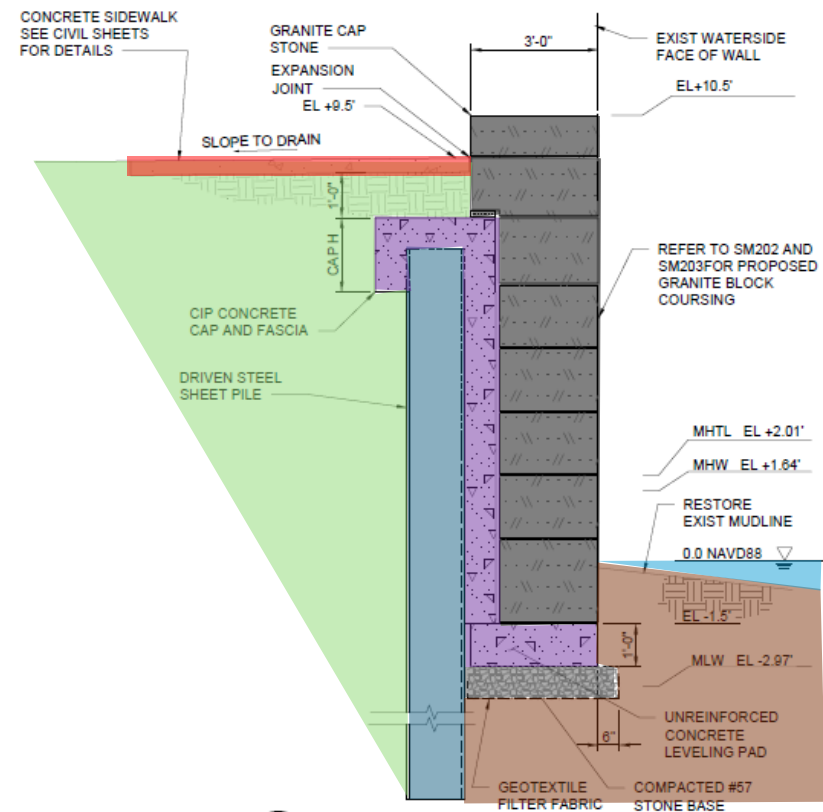


AE FIRM CROFT & ASSOCIATES MOFFATT & NICHOL	DESIGNED: JUL 2020	SUB SHEET NO. SM101	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET MARINE STRUCTURAL SITE PLAN CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856
	RAW			PMS PKG NO. 324271
	TECH REVIEW: RVS/LRB			SHEET
	DATE: 06/18/2025			087 of 111



National Park Service
CASA 324271

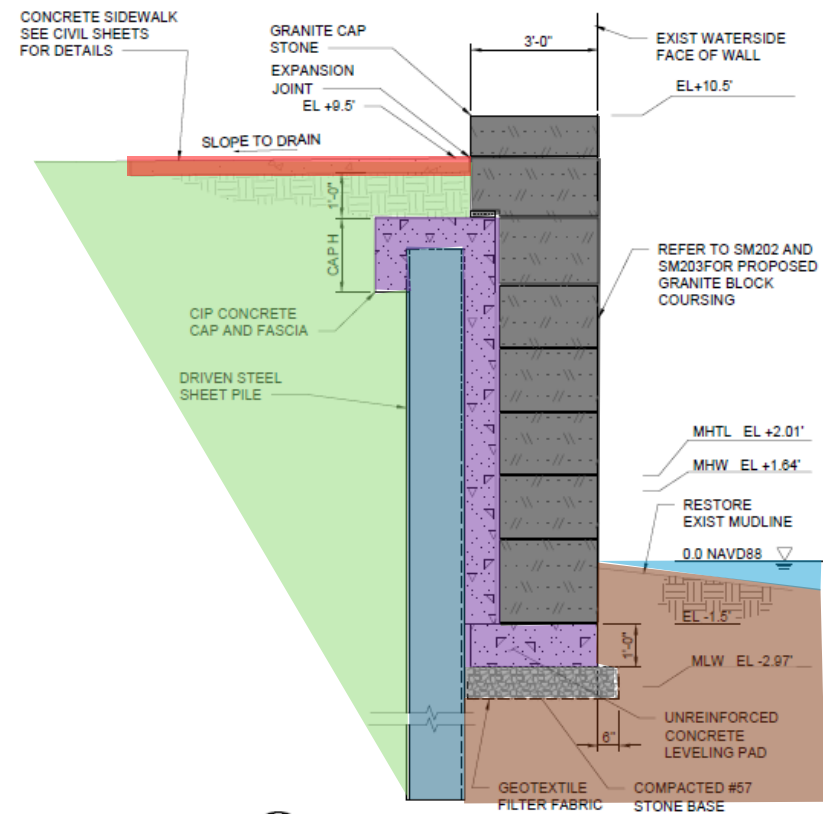
North Wall





National Park Service
CASA 324271

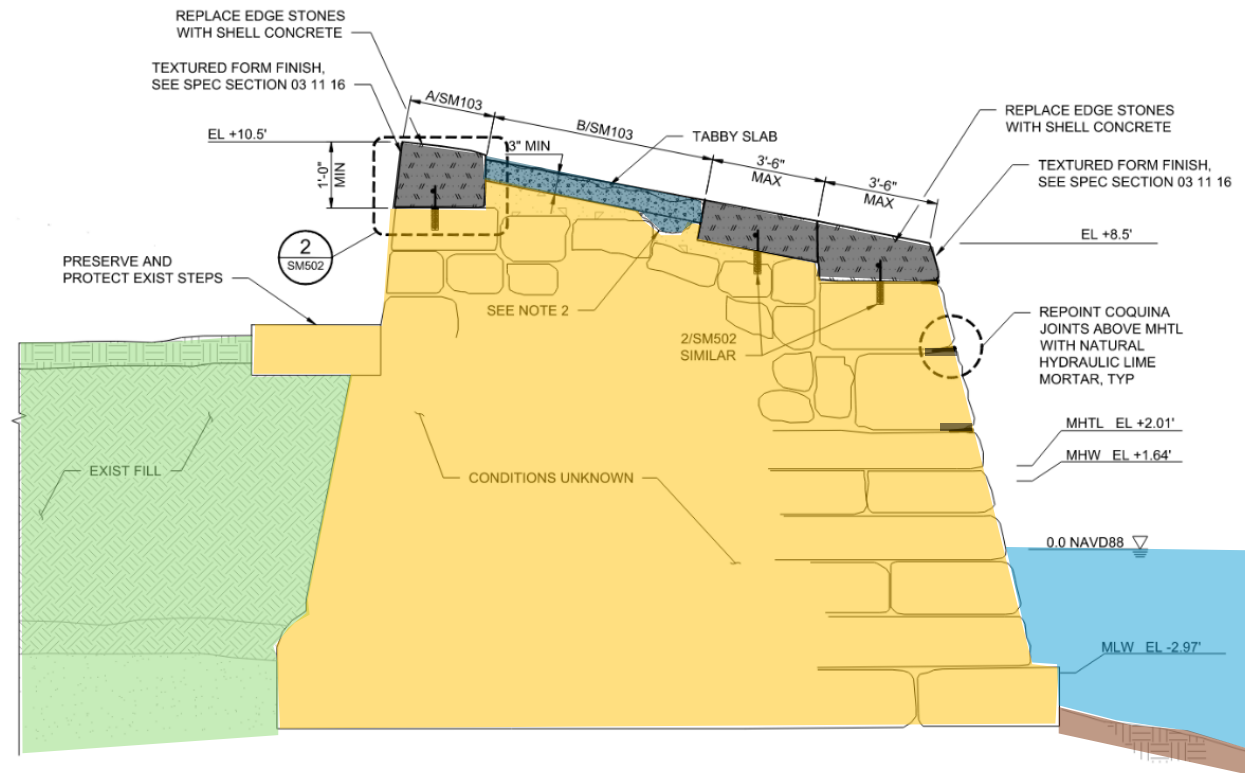
North Transition Wall





National Park Service
CASA 324271

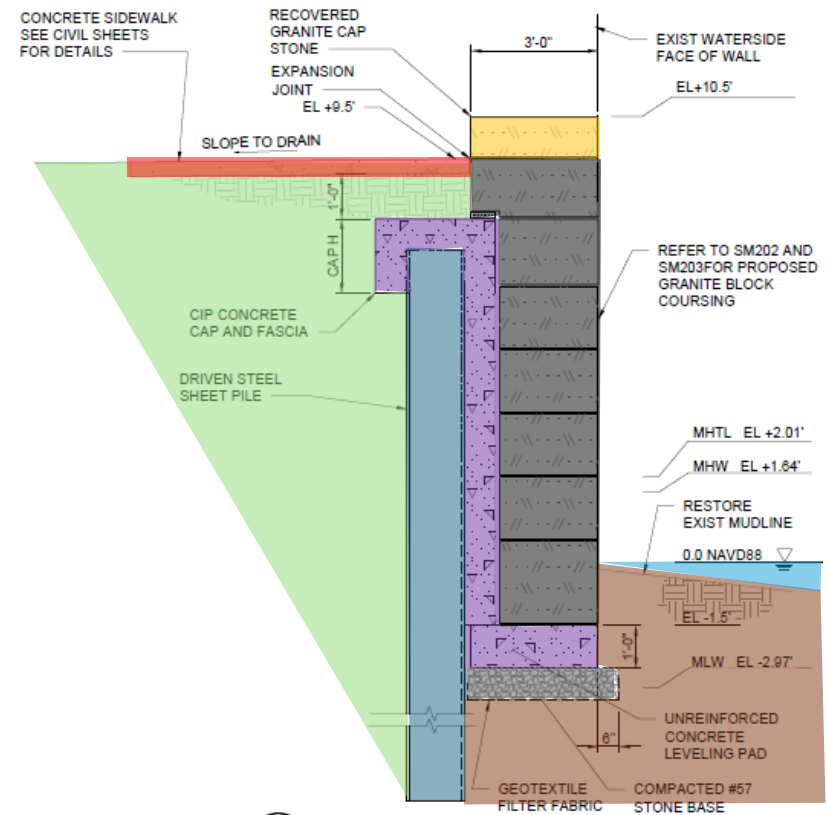
Center Wall





National Park Service
CASA 324271

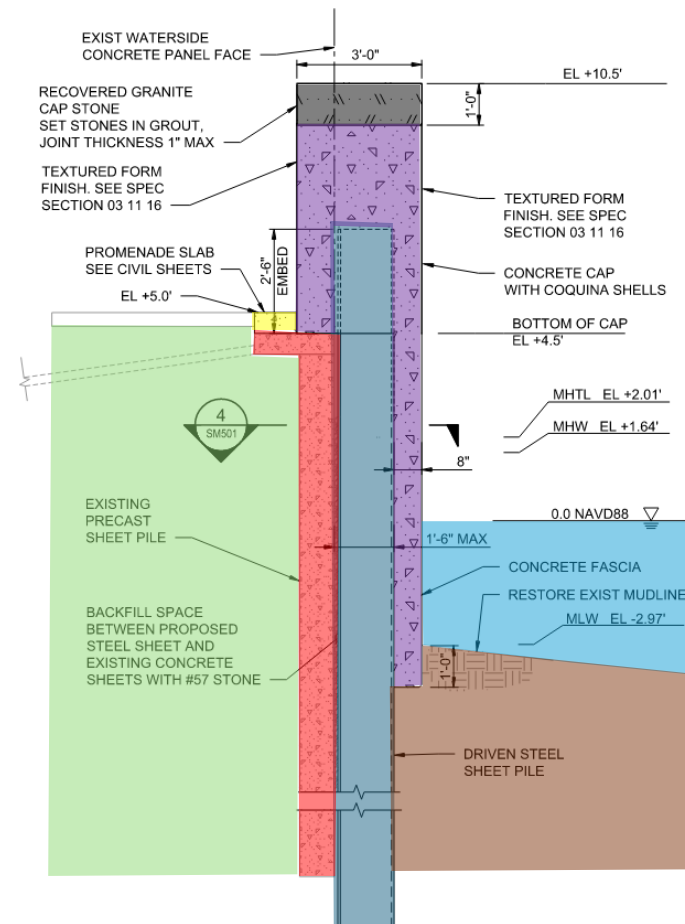
South Wall





National Park Service
CASA 324271

South Transition Wall





National Park Service
CASA 324271

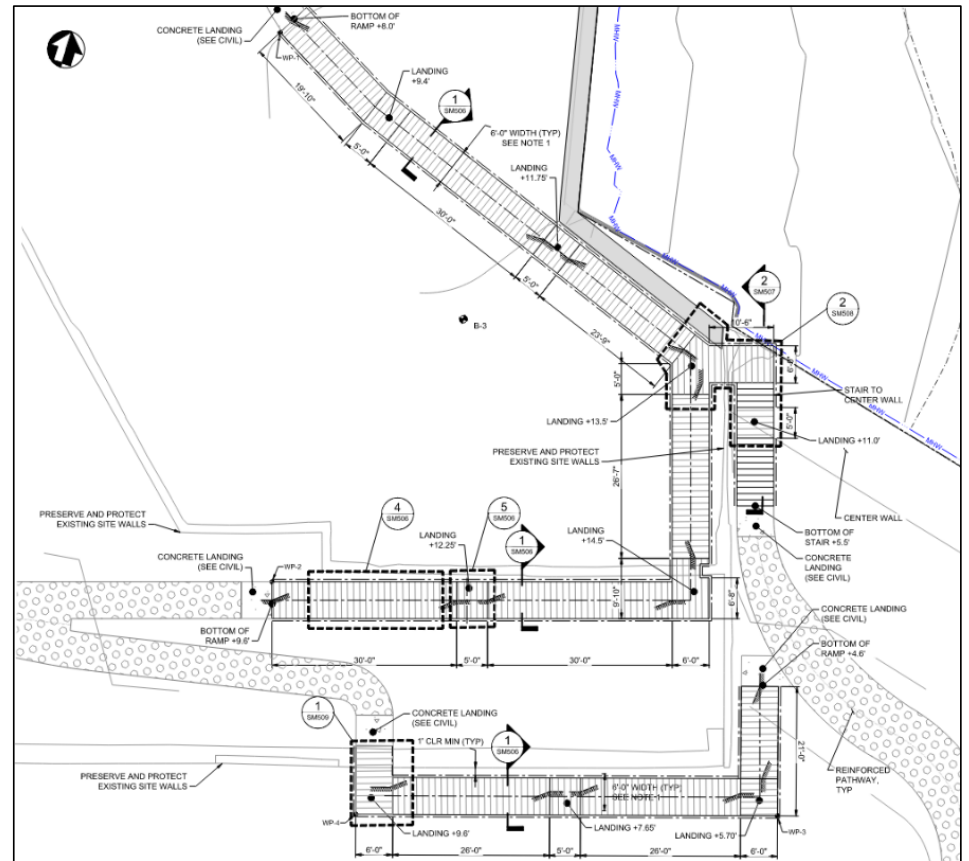
Site Accessibility





National Park Service
CASA 324271

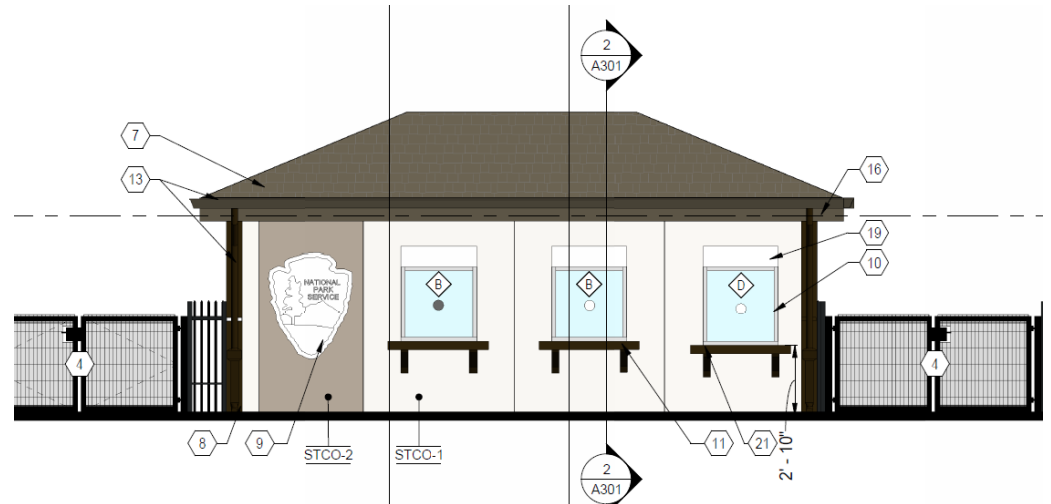
Timber Walkway (ABA Accessibility)





National Park Service
CASA 324271

Fee Station







North Wall View – Existing







North Wall View – Existing







South Wall View – Existing







Fort Approach View – Existing





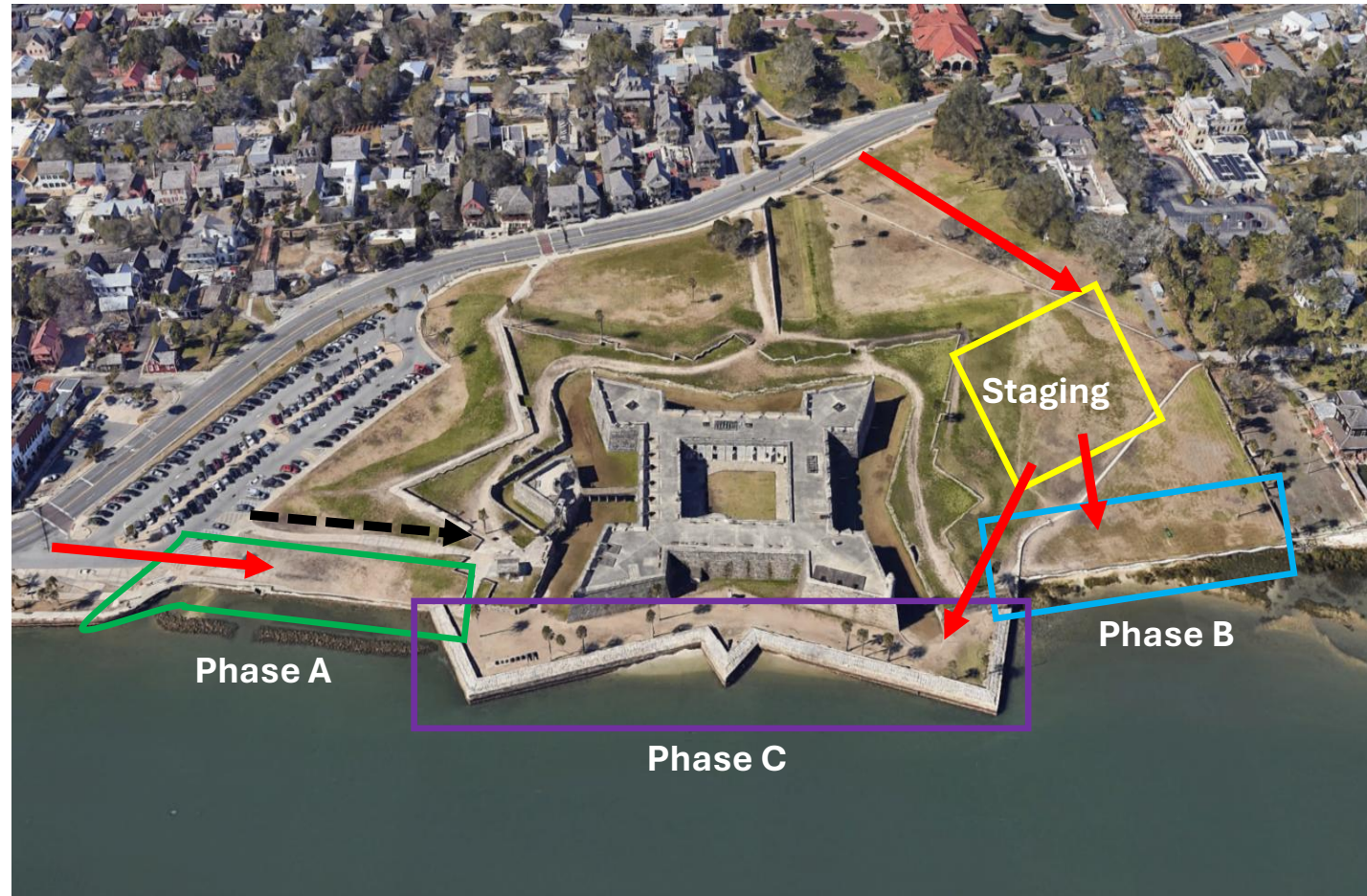


Construction



Construction Overview

- Phasing
- Access
 - Fort
 - Traffic
- Impacts
- Staging
 - Off-hours delivery



Example Staging





Compliance Summary

Public Engagement

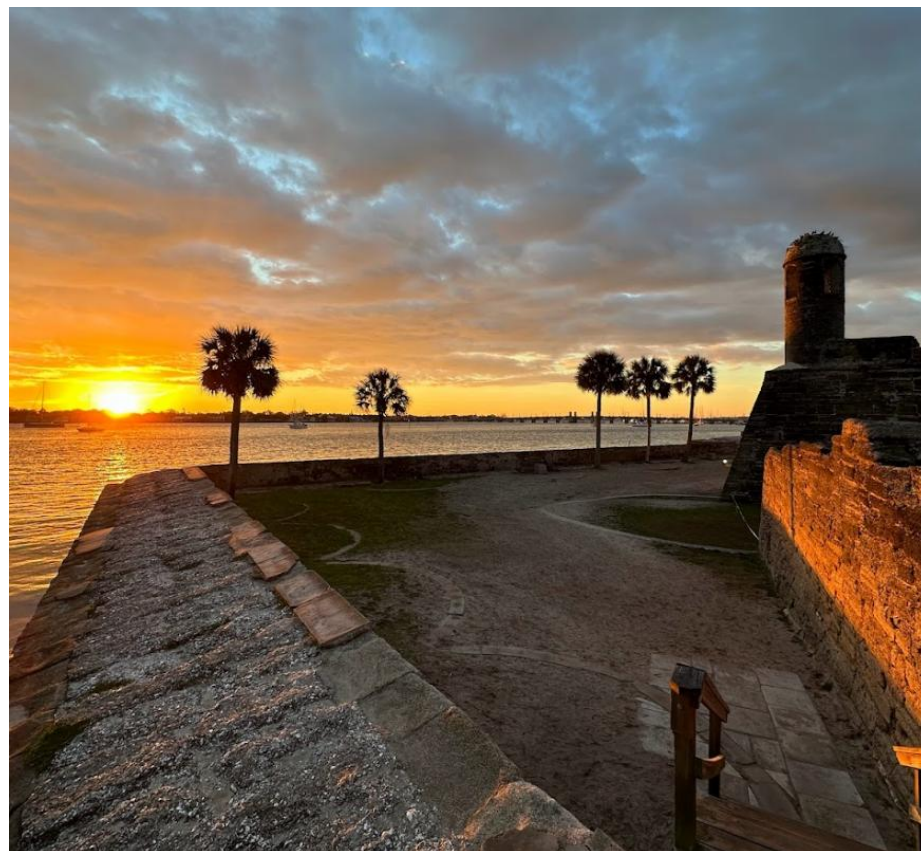
- Meetings: Virtually & In-Person
 - June 25, 2024 & September 24, 2024
 - Strong support of project, proposed designs, historic and cultural considerations & materials.
 - Focus on drainage, upland grading, and potential adjacent impacts.
- NPS Project Website & Documents:
 - <https://parkplanning.nps.gov/documentsList.cfm?projectID=102296>

Environmental Assessment (EA)

- Submitted for Public Review, Comment Period June 9 – July 9, 2025
 - Link:
<https://parkplanning.nps.gov/document.cfm?parkID=363&projectID=102296&documentID=144781>

Coordination with Agencies & Organizations

- Permitting Process: USACE, FDEP, St. Augustine
 - Mitigation bank: North Florida Saltwater Marsh Mitigation Bank - UMAM – reserved credits (0.01)
- State Historic Preservation Office (SHPO) & Tribal Historic Preservation Office (THPO)





Resource Management

Environmental Resources

- Conducted surveys & coordination with managing agencies
- Biological monitors during in-water construction
- Erosion control measures & turbidity curtains
- Best management practices for avoidance & minimization

Cultural, Historic, Archeological Resources

- Conducted surveys & coordination with managing agencies (GPR)
- Archeological monitor during construction
- NPS Compliance process
- On-going collaboration with State Historic Preservation Office (SHPO) & Tribal Historic Preservation Office (THPO)

Avoidance, Minimization, Mitigation

- Replanting mangroves
- Oyster relocation
- Cultural resource mitigation coordination on-going





Next Steps & Schedule

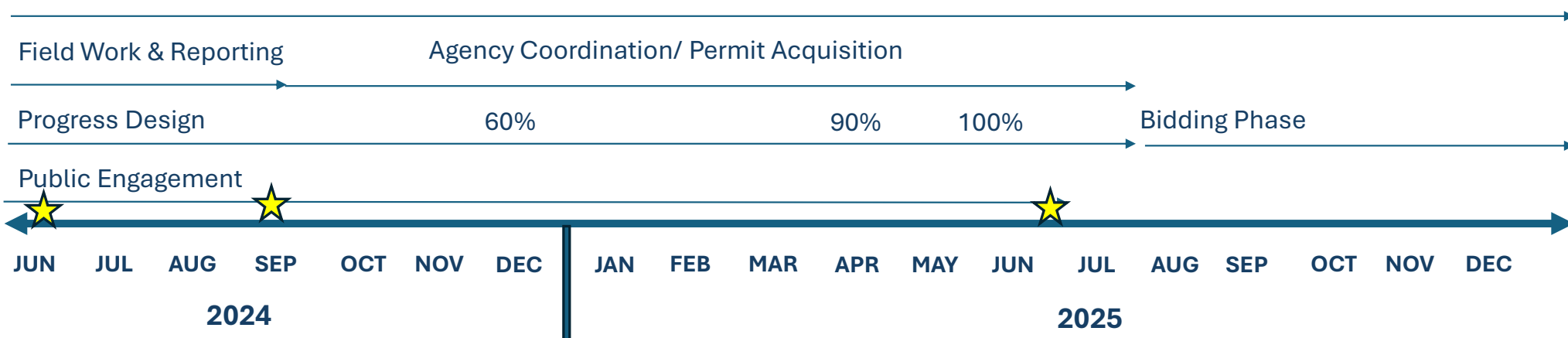


Next Steps & Project Schedule



- ▶ 2024
 - ▶ Design, Permits, NEPA Compliance, Public Engagement
- ▶ 2025 - 2026
 - ▶ Final Design & Permits, Construction, Monitoring, NEPA Compliance

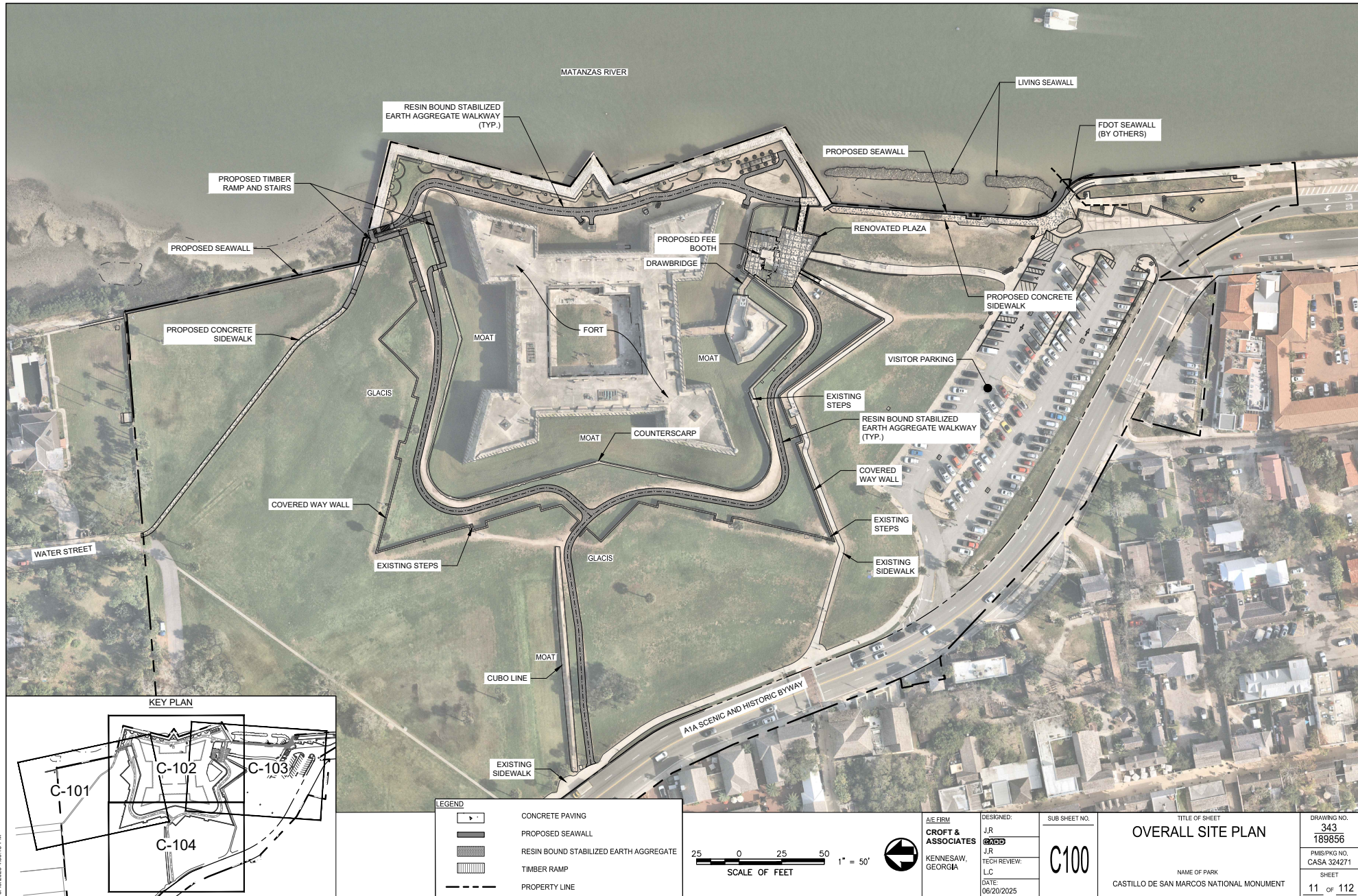
NEPA Compliance & NPS Workflows

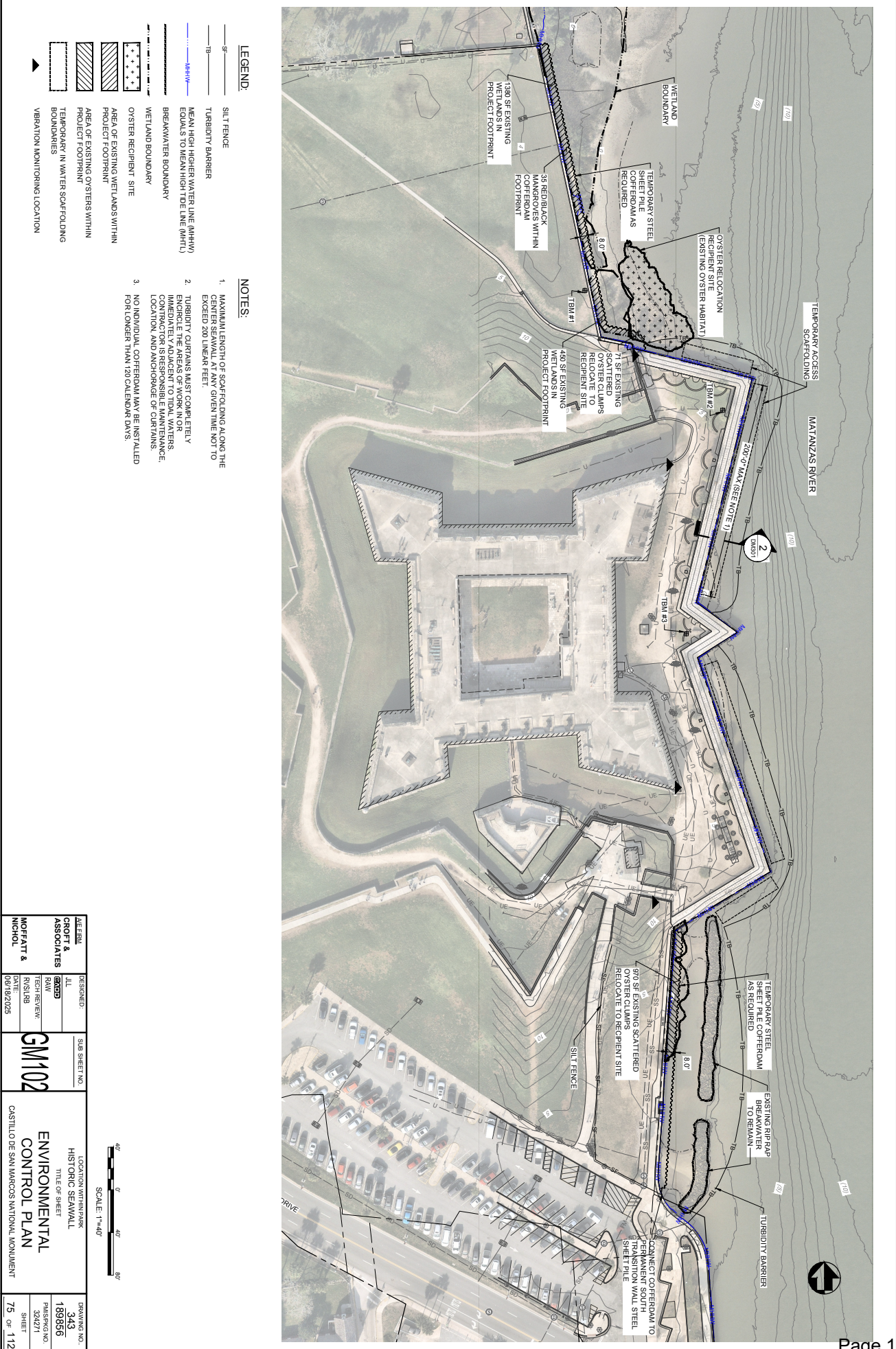




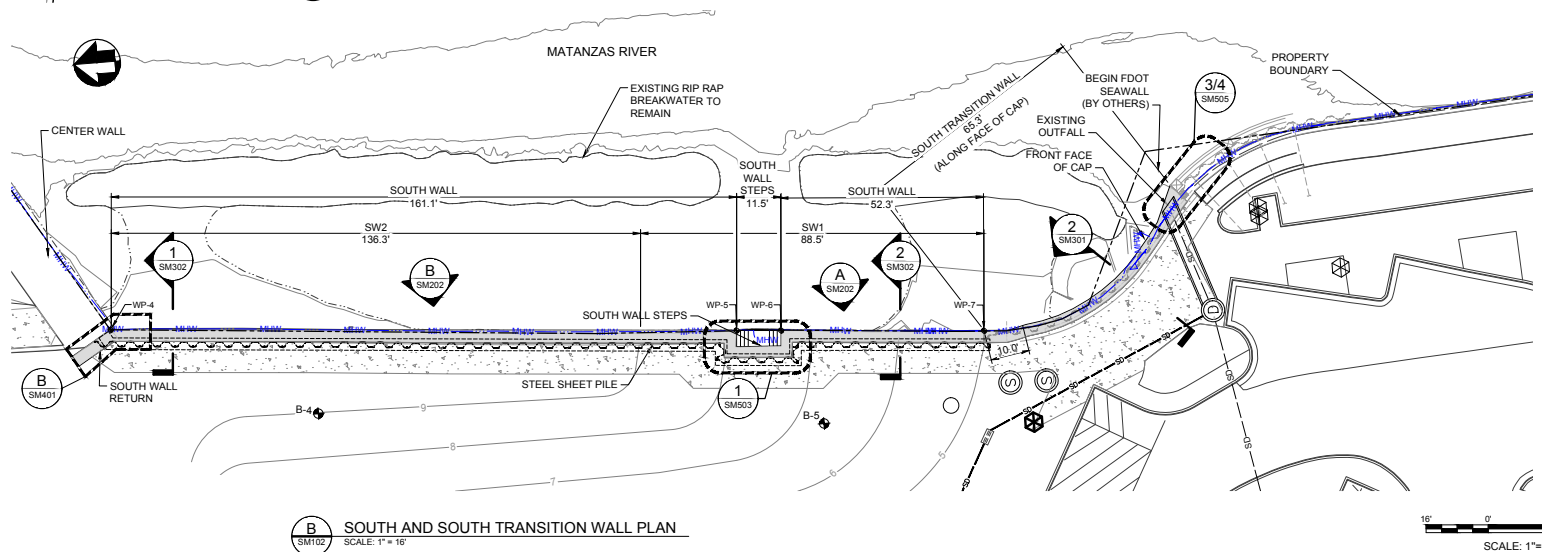
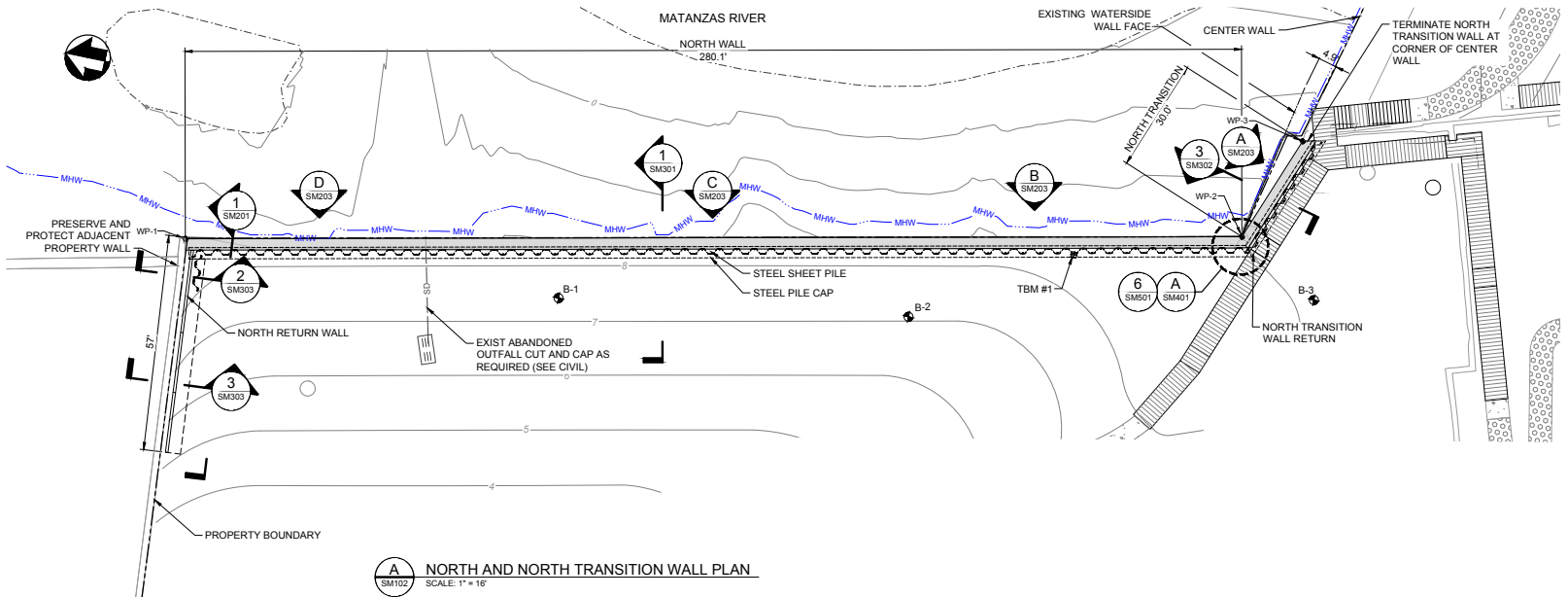
Thank you!
Questions?

6/19/2025 4:33:15 PM





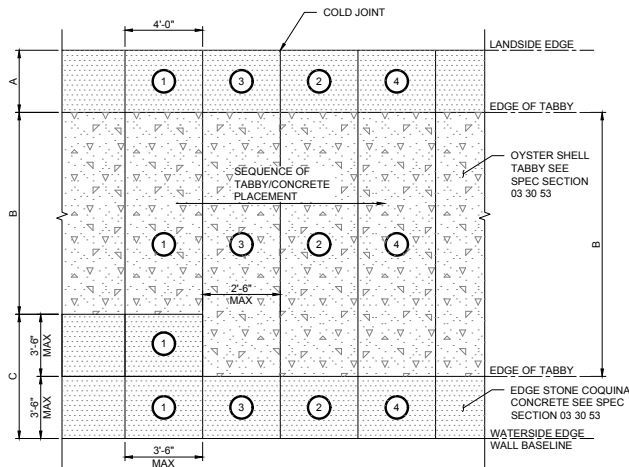
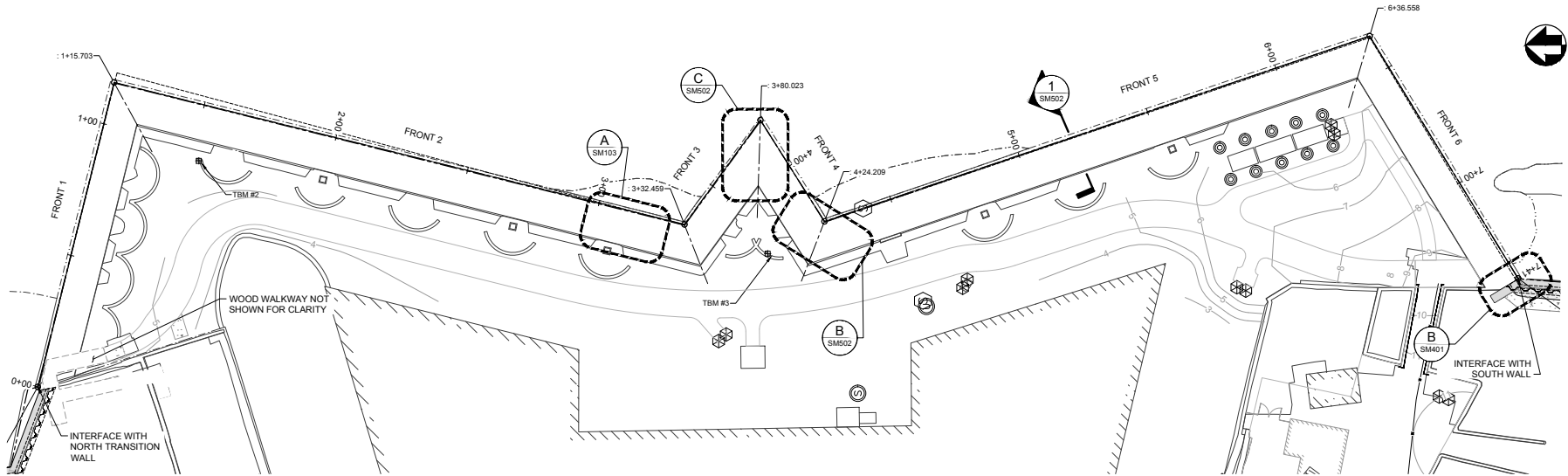
File: Q:\MVA\231361\20 CAD\20 Active\WPS\2025 Seawall\Revised 20\1\24\24 - 189856 - CAD 2025 DRAWINGS - STRUCT COASTAL - S102, Project: 6/18/2025 1:22 PM by WILLIAMS, RHA/DOC, Sheet: 6/18/2025 8:40 AM by RWILLIAMS



WORKING POINTS TABLE		
POINT #	NORTHING	EASTING
WP-1	2023458.30	557488.01
WP-2	2023184.22	557545.91
WP-3	2023173.63	557573.93
WP-4	2022628.12	557615.23
WP-5	2022467.31	557604.02
WP-6	2022456.88	557603.22
WP-7	2022403.74	557599.58

AE FIRM CROFT & ASSOCIATES MOFFATT & NICHOL	DESIGNED: JUL	SUB SHEET NO. SM102	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET ENLARGED SEAWALL PLANS CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 89 OF 112
	RAW			
	TECH REVIEW: RVS/LRB			
	DATE: 06/18/2025			

File: Q:\WA\231361\20 CAD\20 Drawings - STRUC\COASTAL - S103.dwg Plot Date: 6/17/2025 2:49 PM by R\WILLIAMS



A CENTER WALL TYPICAL SURFACE REPAIR
SCALE: 1/2" = 1'-0"

NOTES:

1. STAGGER TABBY/CONCRETE PLACEMENT TO CREATE COLD JOINTS IN FINISHED SURFACE.
2. USE FORMWORK TO CREATE EDGES IN-KIND WITH EXISTING TABBY/STONE SIZES.
3. **#** INDICATES ORDER OF PLACEMENT

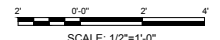
1 CENTER SEAWALL PLAN
SCALE: 1" = 20'

- NOTE**
1. CENTERWALL BASELINE IS THE WATERSIDE CAP EDGE.
 2. SURFACE JOINTS TO BE REPLACED IN-KIND. SUBMIT A WORK/PLACEMENT PLAN THAT INCLUDES PROPOSED JOINT LAYOUTS WITH METHOD OF CONSTRUCTION.

SUMMARY OF SURFACE SECTIONS					
START	STOP	LENGTH (FT)	A (FT)	B (FT-IN)	C (FT-IN)
0+00	0+15	15	2'-0"	7'-4"	3'-2"
0+15	3+19	304	2'-0"	8'-0"	2'-6"
3+19	3+66	47	2'-0"	3'-10"	6'-8"
3+66	3+82	16	2'-0"	6'-0"	4'-6"
3+82	4+06	24	2'-0"	8'-0"	2'-6"
4+06	4+54	48	2'-0"	7'-10"	2'-8"
4+54	5+47	93	2'-0"	4'-3"	6'-3"
5+47	6+12	65	2'-0"	6'-2"	4'-4"
6+12	7+41	105	2'-8"	7'-10"	2'-0"

LEGEND:

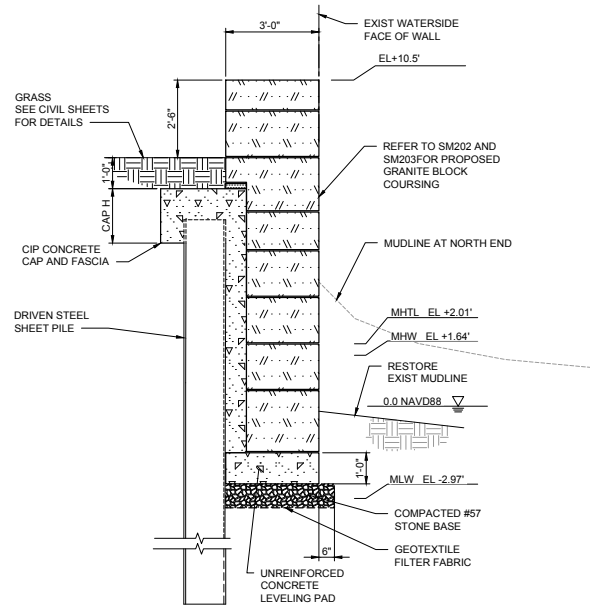
TBM-# TEMPORARY BENCHMARK



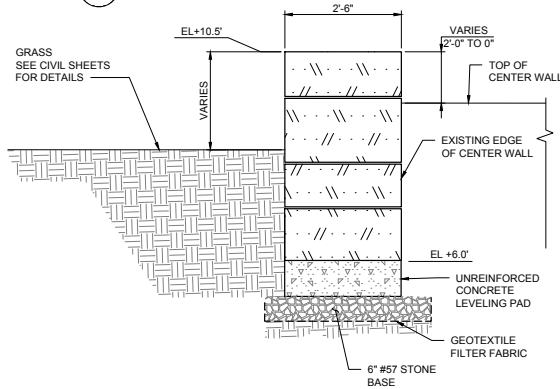
SCALE: 1"=20'

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	GAFF			TITLE OF SHEET	PMIS/PKG NO. 324271
	RAW			CENTER SEAWALL REPAIR PLAN	SHEET
	TECH REVIEW: RVS/LRB				90 OF 112
	DATE: 06/18/2025			CASTILLO DE SAN MARCOS NATIONAL MONUMENT	

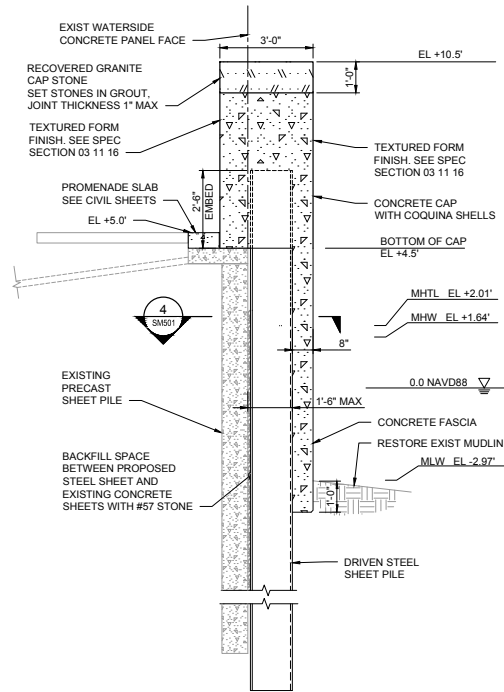
File: 0: \\WA1231861\00 CAD00\Drawings - S301\Project: 6/18/2025 1:25 PM by WILLIAMS, RHADOCK, Sheet: 6/18/2025 1:58 PM by WILLIAMS



1 SECTION - NORTH WALL
SCALE: 1/2" = 1'-0"

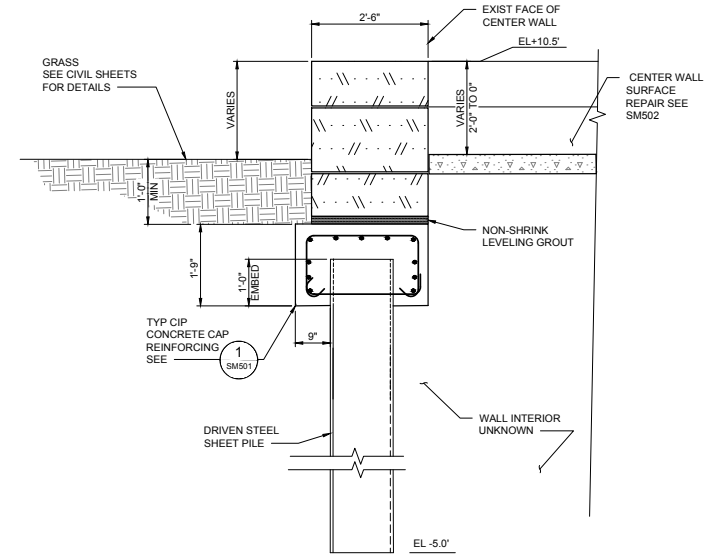


5 SECTION - SOUTH WALL RETURN AT CENTER WALL
SCALE: 3/4" = 1'-0"



2 SECTION - SOUTH TRANSITION WALL
SCALE: 1/2" = 1'-0"

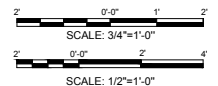
NOTE:
MAXIMUM STEEL SHEET PILE FROM FACE OF EXISTING
CONCRETE SHEET PILE IS 1'-6".



4 SECTION - SOUTH WALL RETURN AT CENTER WALL
SCALE: 3/4" = 1'-0"

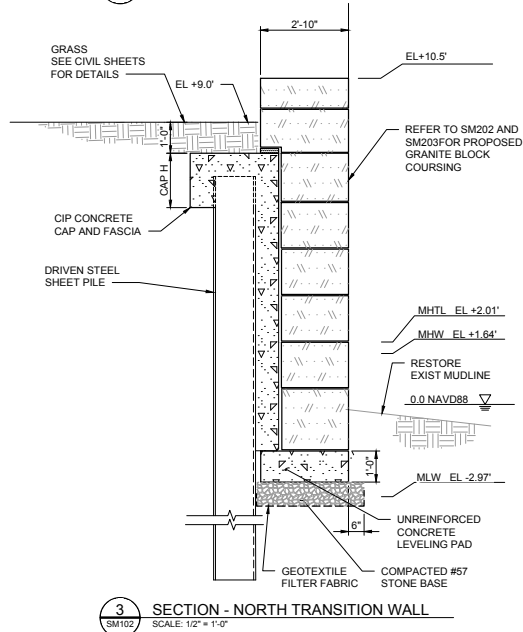
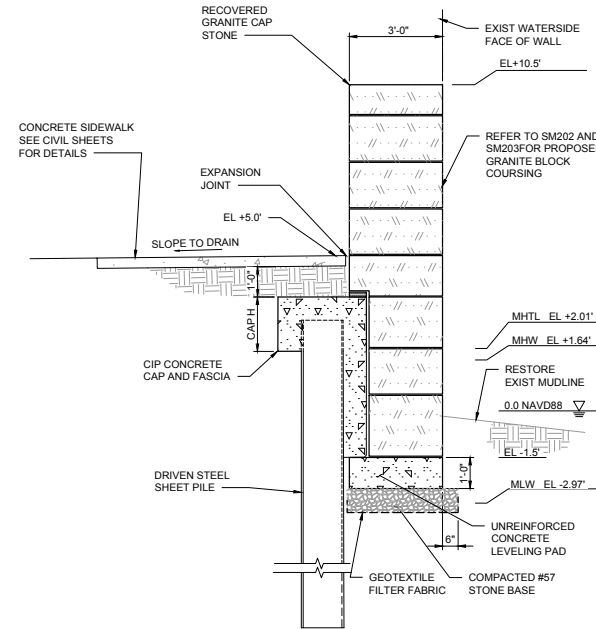
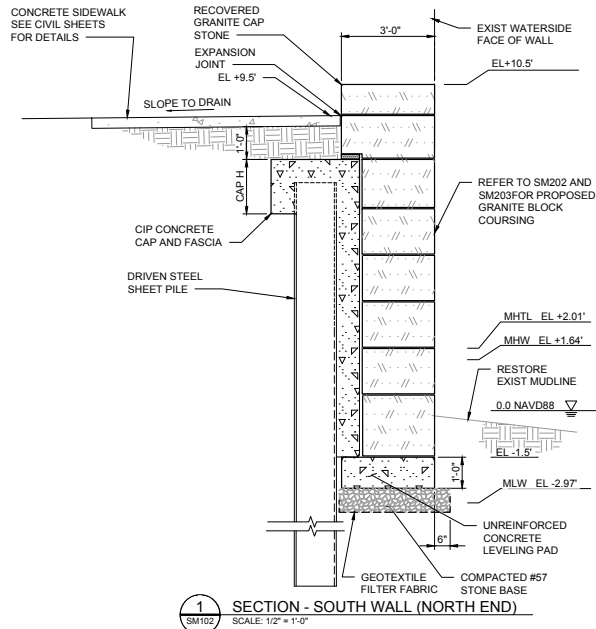
SHEET PILE WALL DESIGN TABLE						
	TIP EL.	TOP EL.	MIN ELASTIC SECTION MODULUS	MIN MOMENT OF INERTIA	CAP H	SHEET PILE EMED
	FT NAVD88	FT NAVD88	IN ² /FT	IN ⁴ /FT	FT-IN	FT-IN
WALL						
SOUTH TRANSITION	-27	7	35	283.1	5'-0"	2'-6"
SOUTH	-23	3.25 TO 7.25	35	283.1	1'-9"	1'-0"
NORTH TRANSITION	-22	7.25	35	283.1	1'-9"	1'-0"
NORTH	-20	6.25	35	283.1	1'-9"	1'-0"

PROVIDE STEEL SHEETS CONFORMING TO ASTM A572, GRADE 50



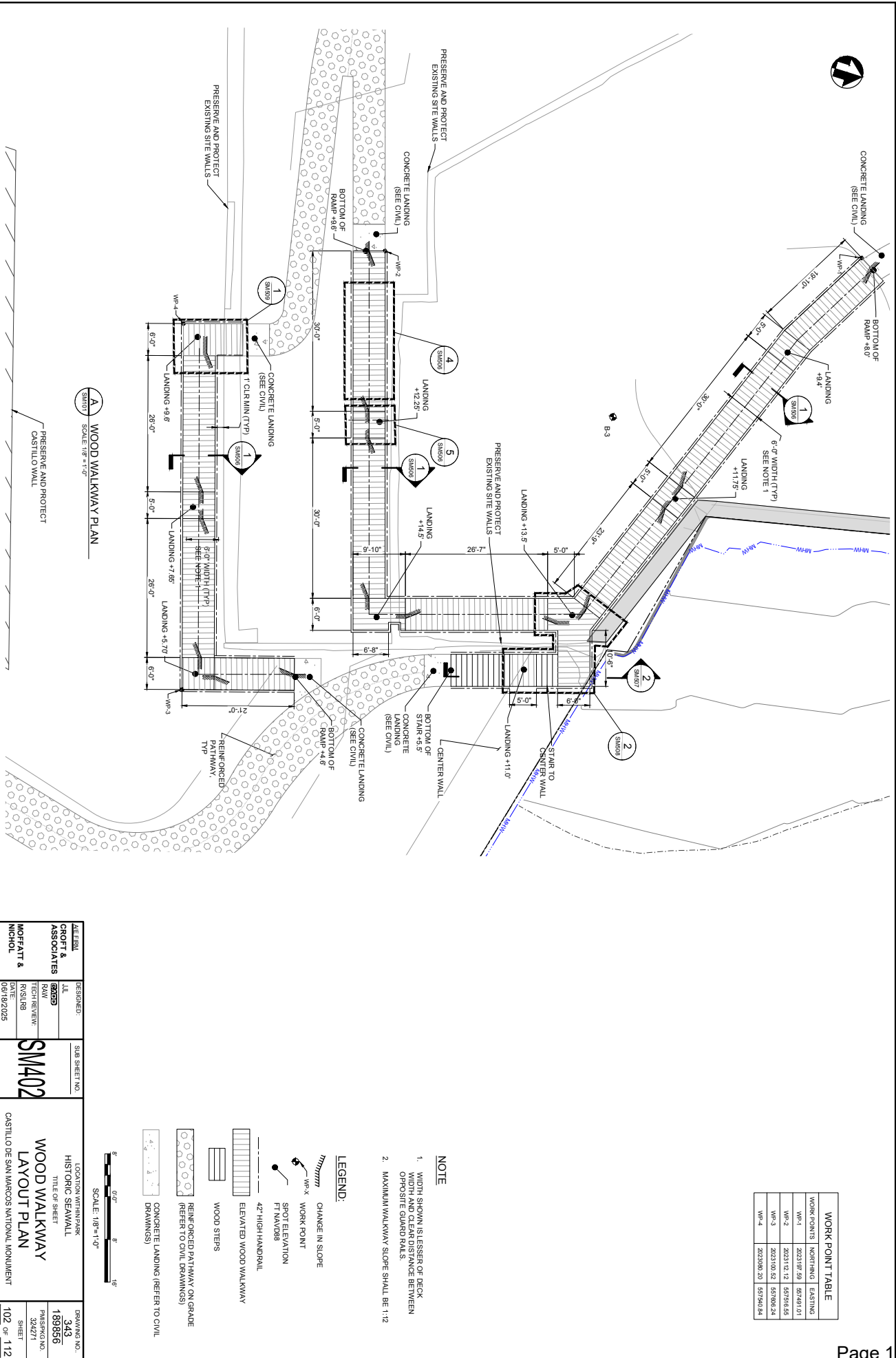
AE FIRM CROFT & ASSOCIATES MOFFATT & NICHOL	DESIGNED:	SUB SHEET NO.	LOCATION WITHIN PARK HISTORIC SEAWALL	DRAWING NO. 343 189856
	JUL			
	RAW			
	TECH REVIEW:			
	RVS/LRB	SM301	TITLE OF SHEET TYPICAL SEAWALL SECTIONS (1 OF 3)	PMIS/PKG NO. 324271
	DATE: 06/18/2025			
			CASTILLO DE SAN MARCOS NATIONAL MONUMENT	SHEET 98 OF 112

File: Q:\WA\231561\20 CAD\20 Drawings - STRUCT COASTAL - S302 - Plotset: 6/18/2025 1:28 PM by WILLIAMS, RMA/DC, Sheet: 6/16/2025 2:08 PM by WILLIAMS

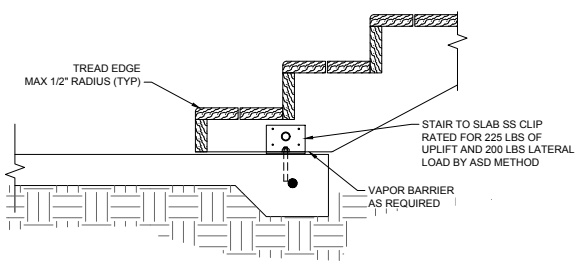
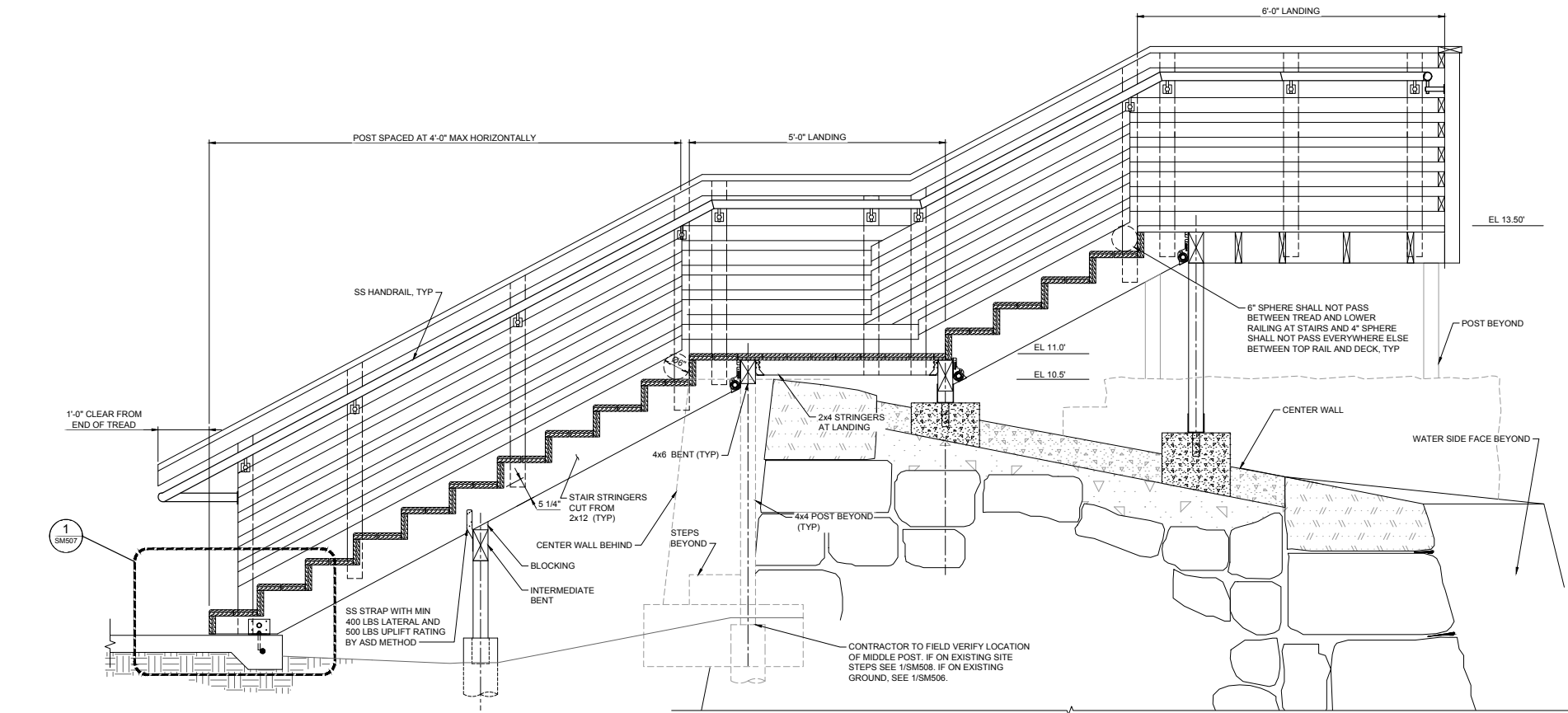


2' 0' 2' 4'
SCALE: 1/2" = 1'-0"

A/E FIRM CROFT & ASSOCIATES MOFFATT & NICHOL	DESIGNED: JUL	SUB SHEET NO. SM302	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET TYPICAL SEAWALL SECTIONS (2 OF 3) CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 99 OF 112
	RAW			
	TECH REVIEW: RVS/LRB			
	DATE: 06/18/2025			

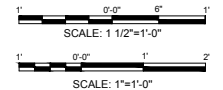


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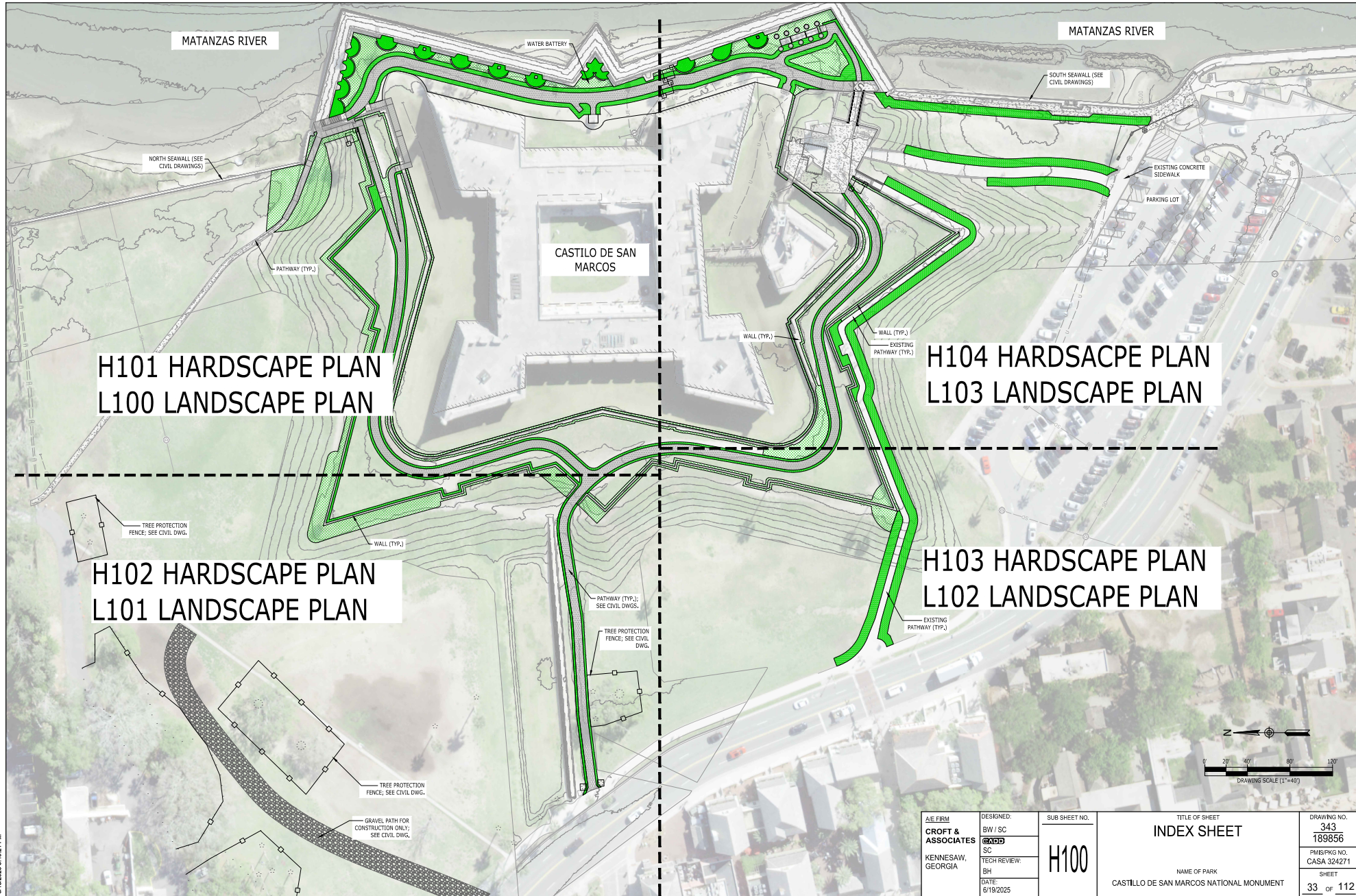


1
SM507
DETAIL
SCALE: 1 1/2" = 1'-0"

2
SM507
TYPICAL STAIR SECTION
SCALE: 1" = 1'-0"
NOTE:
DETAIL SHOWS HORIZONTAL RAILING OPTION.
FOR VERTICAL PICKET OPTION, SEE ALTERNATE
OPTION SM506.



AE FIRM CROFT & ASSOCIATES MOFFATT & NICHOL	DESIGNED: JUL	SUB SHEET NO. SM507	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET WOOD WALKWAY DETAILS (2 OF 5) CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856
	RAW			PMIS/PKG NO. 324271
	TECH REVIEW: RVS/LRB			SHEET
	DATE: 06/18/2025			109 OF 112

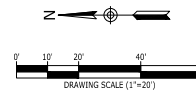


6/19/2025 5:49:21 PM

6/19/2025 5:05:05 PM



MATCH LINE; SEE SHEET L101



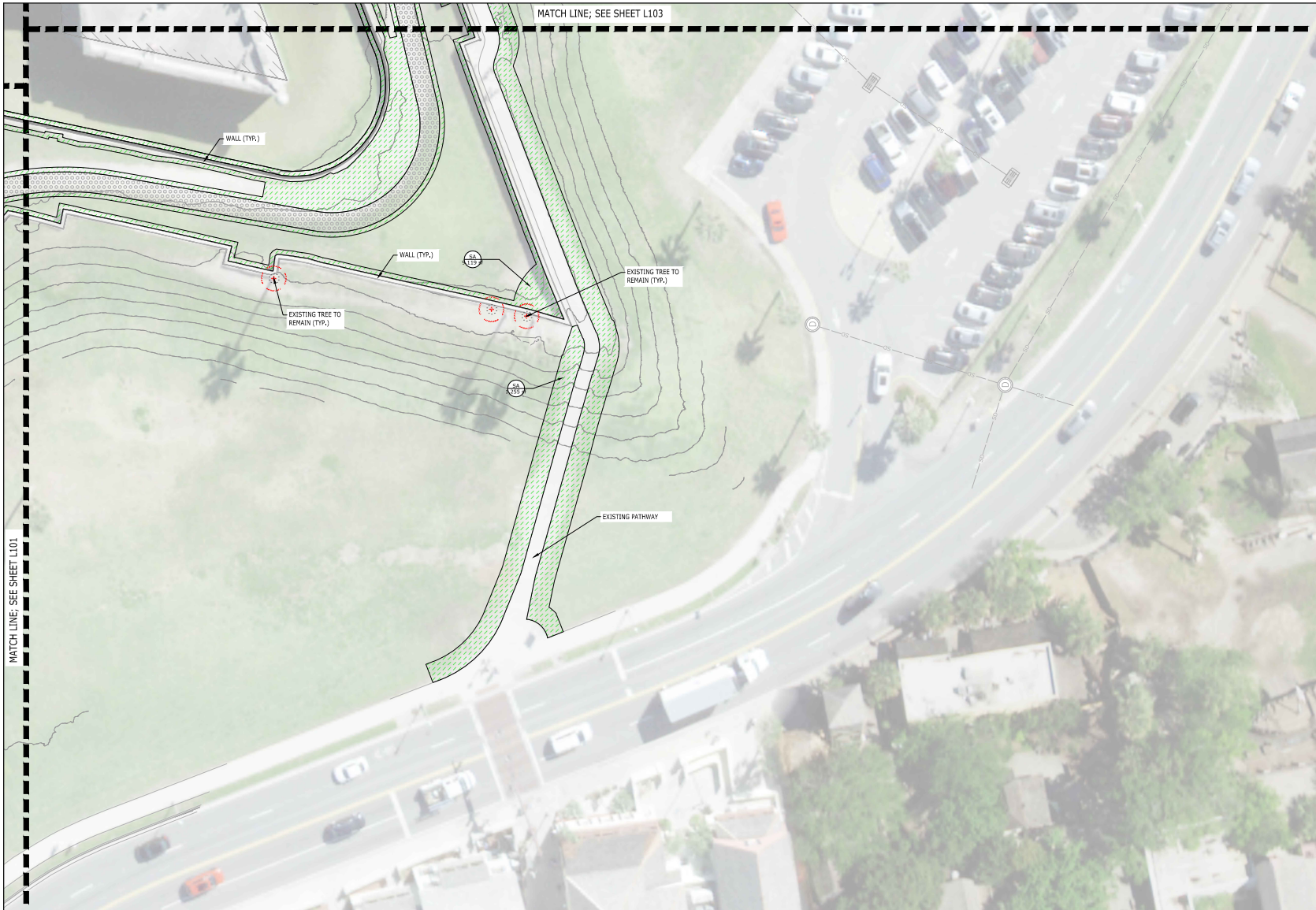
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	SC			189856
	TECH REVIEW: BH			PMIS/PKG NO. CASA 324271
	DATE: 6/19/2025			SHEET 39 OF 112

MATCH LINE; SEE SHEET L103

6/19/2025 5:05:11 PM



A/E FIRM CROFT & ASSOCIATES KENNESAW, GEORGIA	DESIGNED: BW / SC	SUB SHEET NO. L101	TITLE OF SHEET LANDSCAPE PLAN NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343
	SC			189856
	TECH REVIEW: BH			PMS/PKG NO. CASA 324271
	DATE: 6/19/2025			SHEET 40 OF 112



MATCH LINE; SEE SHEET L101

MATCH LINE; SEE SHEET L103

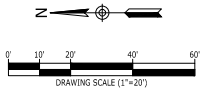
WALL (TYP.)

WALL (TYP.)

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO REMAIN (TYP.)

EXISTING PATHWAY



6/19/2025 5:05:16 PM

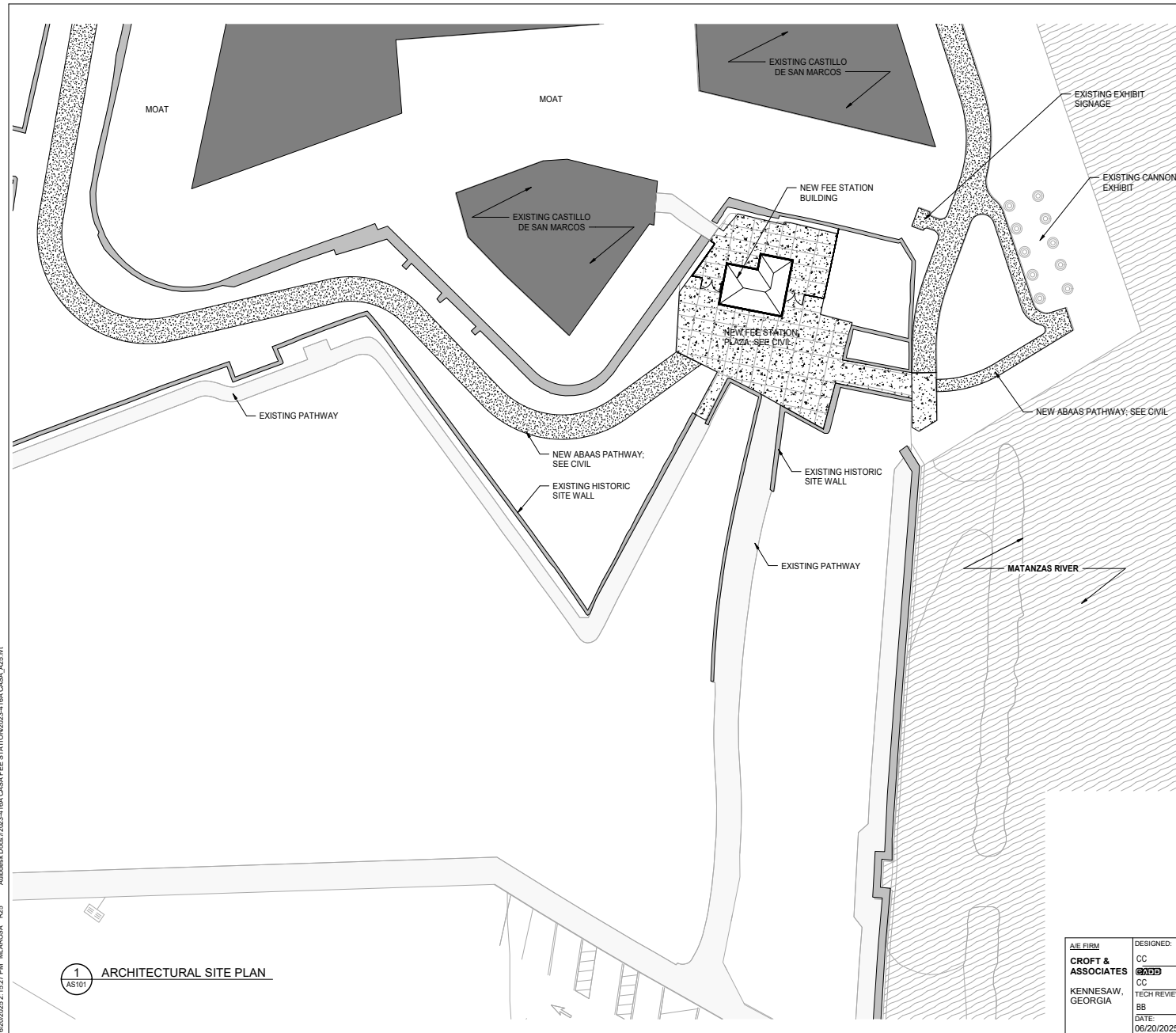
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	BW / SC		NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT		PMIS/PKG NO. CASA 324271
	SC				SHEET 41 OF 112
	TECH REVIEW:				
	BH				
DATE:					
6/19/2025					



6/19/2025 5:05:22 PM

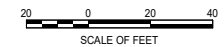
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	SC		NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT		189856
	TECH REVIEW:				CASA 324271
	BH				SHEET
	DATE:				42 OF 112
	6/19/2025				

6/20/2025 2:15:27 PM: M:\ANRISA_RIS Autodesk Docs\2025-116A CASA FEE STATION\2025-116A CASA_A25.rvt



GENERAL SITE NOTES:

1. SITE PLAN IS PROVIDED FOR CONTEXT ONLY. THERE ARE NO PLANNED UPGRADES TO UTILITY INFRASTRUCTURE SYSTEMS FOR THIS PROJECT.
2. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN. DAMAGE SHALL BE RESTORED TO MATCH EXISTING OR BETTER.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING LANDSCAPING ONCE PROJECT IS COMPLETE. COORDINATE WITH PARK TO IDENTIFY LANDSCAPE CONDITIONS TO BE RESTORED.



1 ARCHITECTURAL SITE PLAN
AS101

A/E FIRM
CROFT & ASSOCIATES
KENNESAW, GEORGIA

DESIGNED:
CC
CC
TECH REVIEW:
BB
DATE:
06/20/2025

SUB SHEET NO.
AS101

TITLE OF SHEET
ARCHITECTURAL SITE PLAN

CASTILLO DE SAN MARCOS NATIONAL MONUMENT

DRAWING NO.
343
PMIS/PKG NO.
189856
324271
SHEET
48 OF 112

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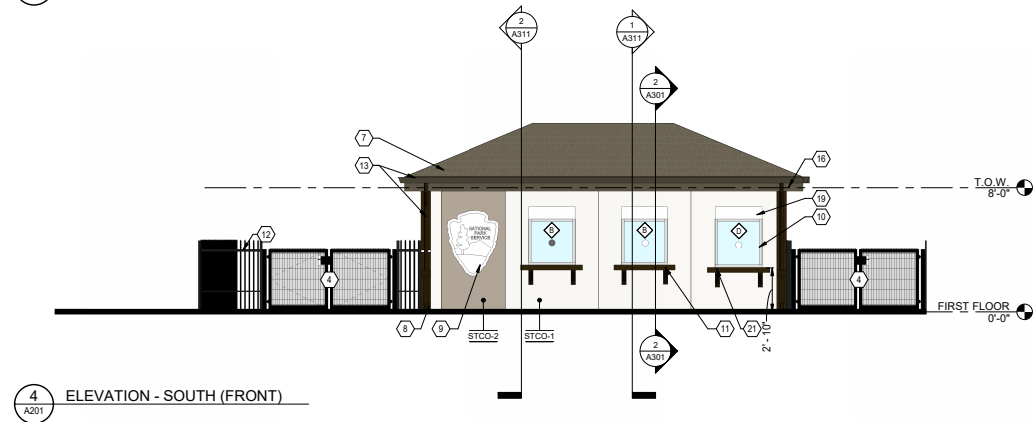
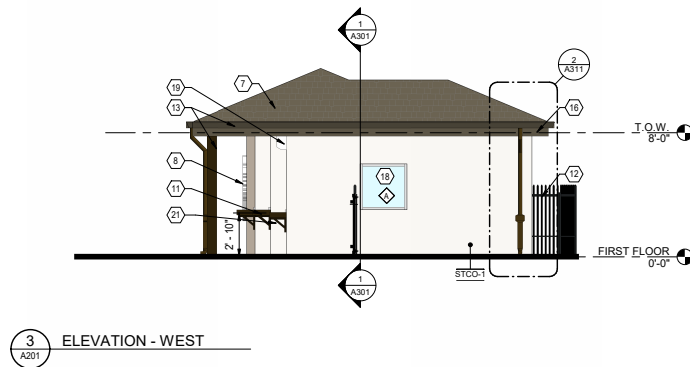
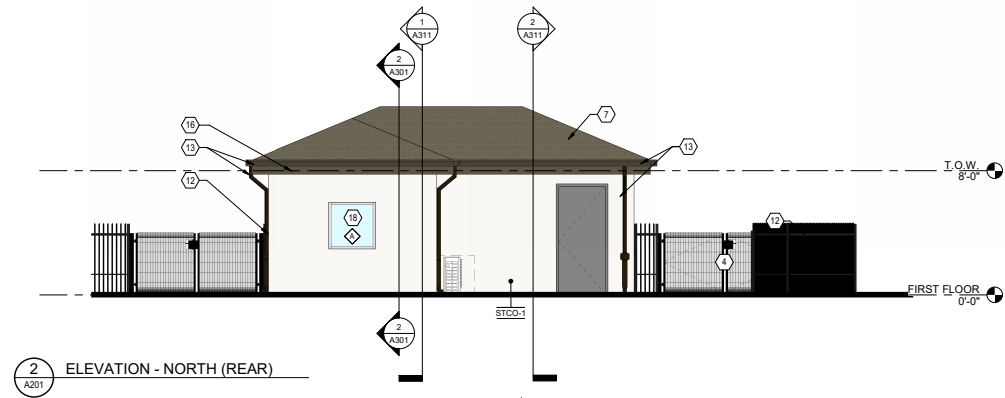
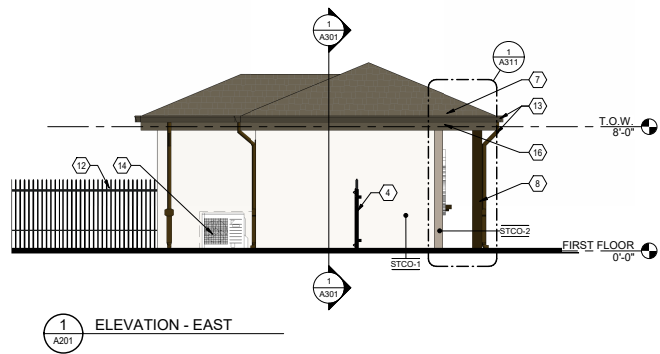
EXTERIOR MATERIALS AND FINISH SCHEDULE

STCO-1
PAINTED PPG1020-1 "ATRIUM WHITE", OR EQUAL. MATCH
COLOR TO EXISTING NPS HQ BUILDING

STCO-2
PAINTED PPG 1023-3 "ASHEN", OR EQUAL

ELEVATION SHEET NOTES SEE ARCH MASTER KEY FOR COMPLETE LIST

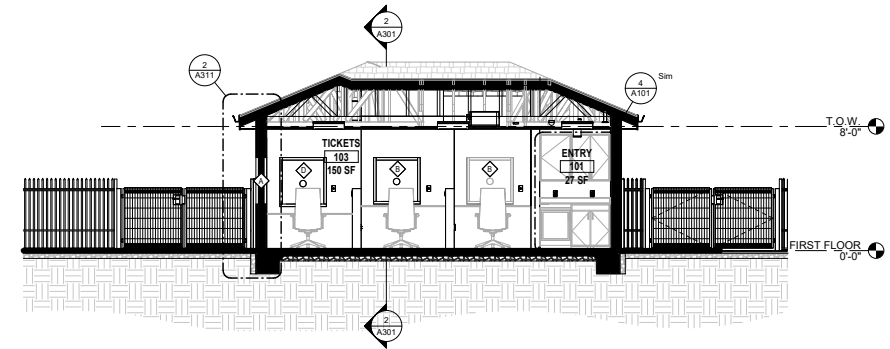
TAG #	TAG DESCRIPTION
4	8'-0" x 4'-0" STEEL GATE & FENCE
7	COMPOSITE ROOF SHINGLES
8	8x8 HEAVY TIMBER COLUMN, TYP.
9	NPS ARROWHEAD, PROVIDED BY CONTRACTOR. PROVIDE BLOCKING IN WALL TO SUPPORT; COORDINATE WITH PARK
10	TICKETING WINDOW
11	HEAVY TIMBER COUNTER
12	4'-0" STEEL FENCE
13	ALUMINUM DOWNSPOUT AND GUTTER SYSTEM
14	CONDENSING UNIT
16	FIBER CEMENT SOFFIT AND FASCIA
18	HURRICANE RATED WINDOWS
19	ROLL DOWN HURRICANE SHUTTERS
21	ABA COUNTER



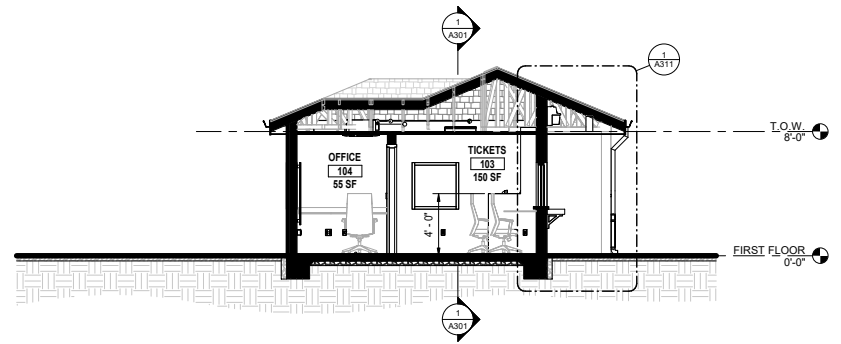
0 4 8
SCALE OF FEET

AVE FIRM CROFT & ASSOCIATES KENNESAW, GEORGIA	DESIGNED: CC	SUB SHEET NO. A201	TITLE OF SHEET EXTERIOR ELEVATIONS CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 SHEET 53 OF 112
	CC			
	TECH REVIEW: BB			
	DATE: 06/20/2025			

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1
A301 BUILDING SECTION - EAST/WEST



2
A301 BUILDING SECTION - NORTH/SOUTH

4 0 4 8
SCALE OF FEET

AVE FIRM CROFT & ASSOCIATES KENNESAW, GEORGIA	DESIGNED: M.LAROSA CHECKED: M.LAROSA TECH REVIEW: C.BAXTER DATE: 06/20/2025	SUB SHEET NO. A301	TITLE OF SHEET BUILDING SECTIONS CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343
				189856
				PMIS/PKG NO. 324271
				SHEET 54 OF 112



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	6.a.	PZB2025-0047
Request	Address	Parcel ID
Variance	15 Garnett Ave	190070-0000

Site & Background Information

Applicant:	Huyen Le
Owner:	Phillip Le
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low-Two: CL-2
Acreage:	0.12
Neighborhood:	Magnolia
Archaeological Zone:	N/A

Request Summary

This application is for a **VARIANCE** request to reduce the minimum secondary front yard setback along the alley from eight (8) feet to zero (0), reduce the side yard setback from ten (10) feet to three (3) feet, and finally to increase the maximum size of a guest house from five hundred (500) square feet to seven hundred and eighty-six (786) square feet at 15 Garnett Avenue. The approval of this request would allow for a change of use of an accessory structure to a guest house.

Staff Analysis

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

Sec. 28-2. – Definitions. [\[LINK TO SECTION\]](#)

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. **In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages.** Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefore a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. **In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other.** Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

Guest house means an attached or detached structure intended to be used by a guest for sleeping and sanitation purposes but not for cooking. A guest house is not a dwelling unit and is a maximum of five hundred (500) total square feet of gross floor area.

15 Garnett Avenue is zoned CL-2 and in this zoning district single-family dwellings are a permitted use and must meet the requirements of [Residential General-One \(RG-1\)](#) zoning category. 15 Garnett is a combination of a through lot and corner lot. This means it has one primary front yard along Garnett Avenue, a secondary front yard along Cunningham Avenue, a secondary front yard along the unnamed alley, and one side yard.

	RG-1 Requirements	Proposed Site Conditions
Primary Front Yard Garnett Ave.	15- feet	N/A
Secondary Front Yard Cunningham	7.5 - feet	10 Feet
Secondary Front Yard Unnamed Alley	7.5 - feet	Zero (0)
Side yard	10 - feet	Three (3)

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

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The applicant is requesting a change of use of a garage to a guest house. The current location of the garage does not meet the setback requirements of a residential accessory structure. The particular disadvantage is the location of the existing garage. The size of the lot does not have room for an additional accessory structure so the applicant would need to utilize the existing structure.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The garage placement on the lot does not allow the applicant to build a guest house which is a permitted use in RG-1 zoning category.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The lot at 15 Garnett Avenue was platted and garage was built long before the owner purchased this property.

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the minimum secondary front yard setback along the alley from eight (8) feet to zero (0), reduce the side yard setback from ten(10) feet to three (3) feet, and finally to increase the maximum size of a guest house from five hundred (500) square feet to seven hundred and eighty-six (786) square feet at 15 Garnett Avenue / PID 190070-0000.

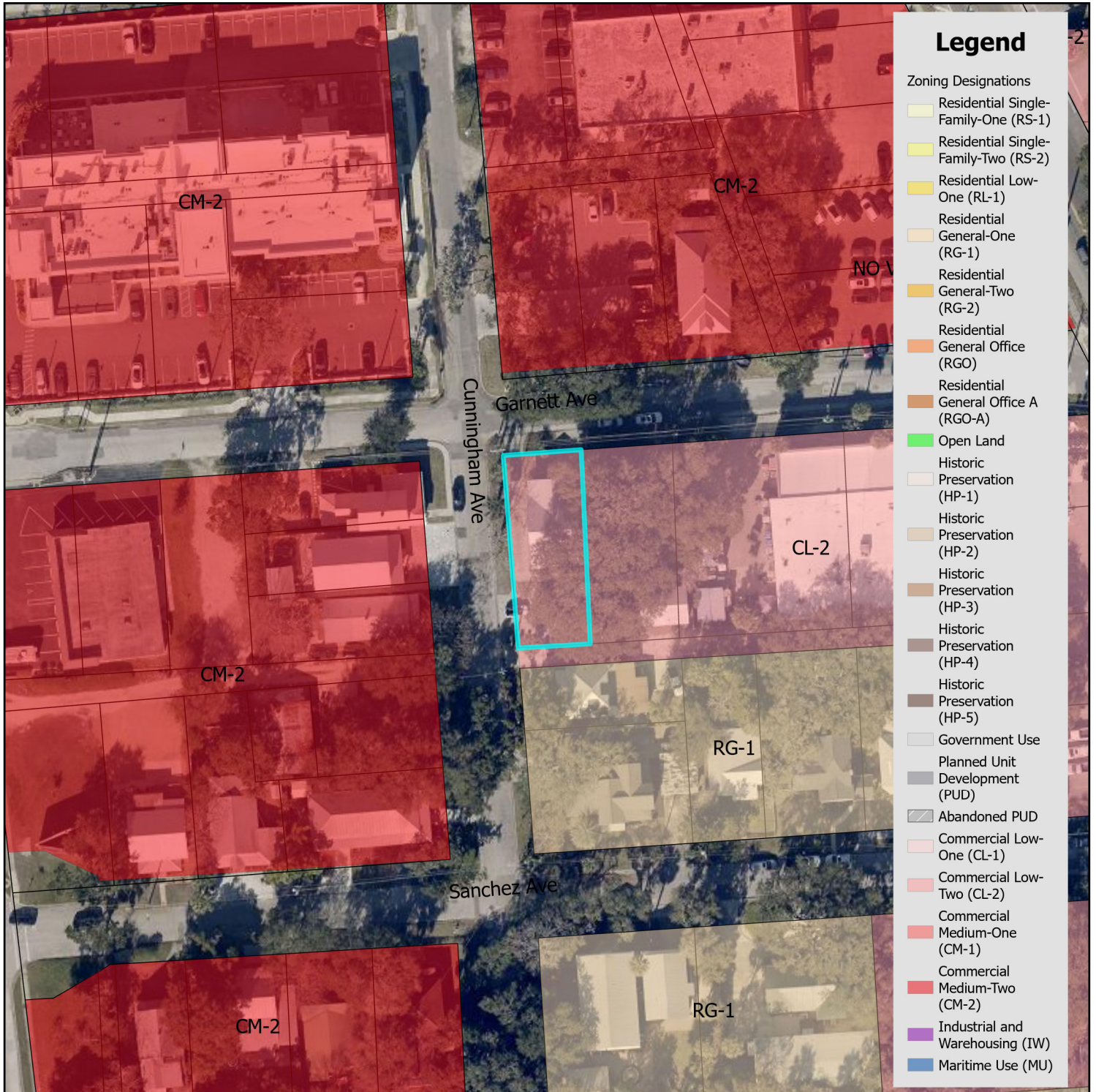
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps & Photos



Zoning Map

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

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

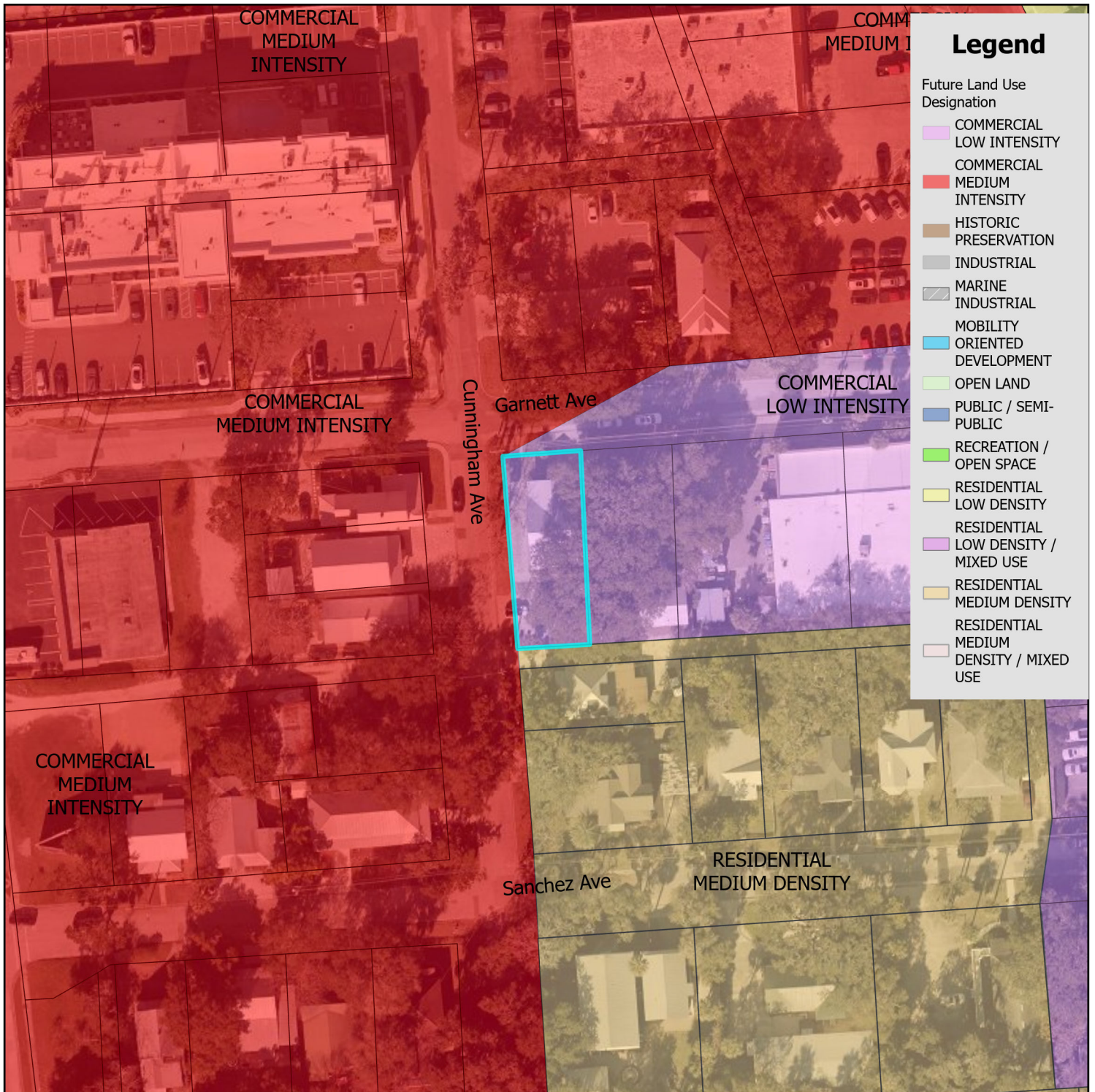
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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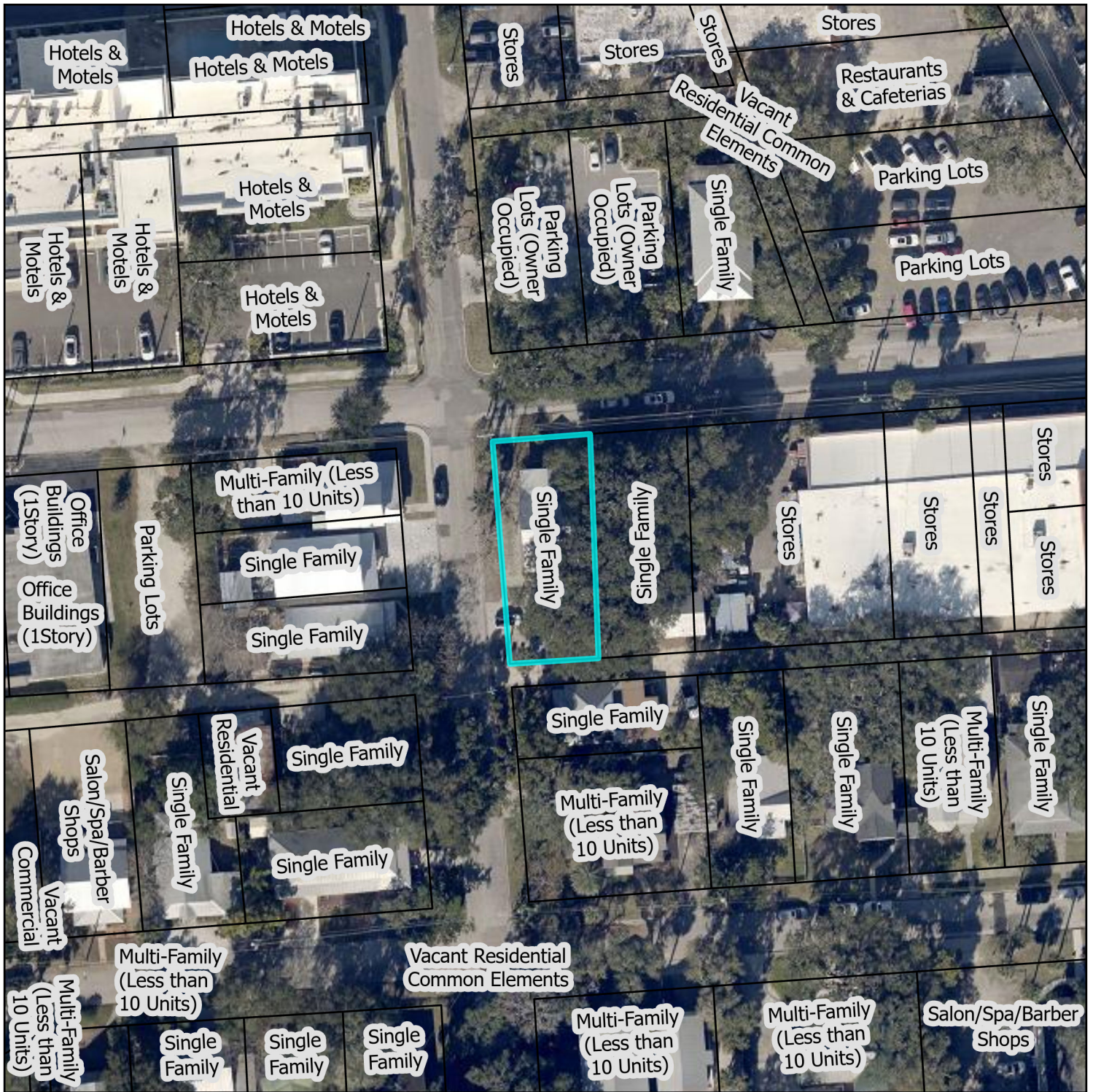
2025



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 0.01 Miles

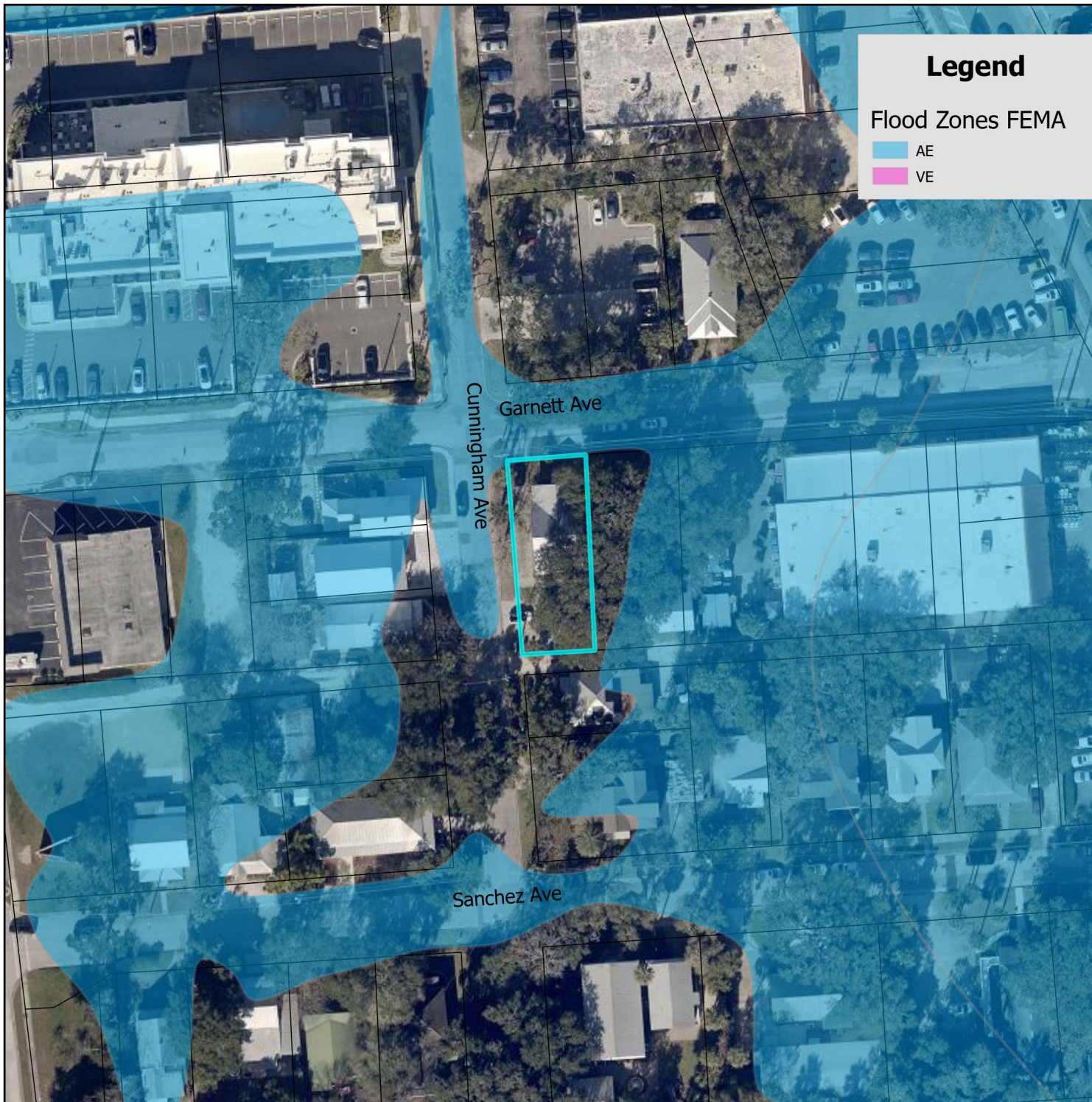
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Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

15 Garnett Avenue



12/08/2024



Legend

Flood Zones FEMA

AE

VE

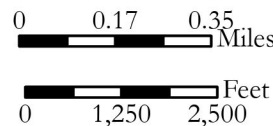


FEMA Flood Zone Map

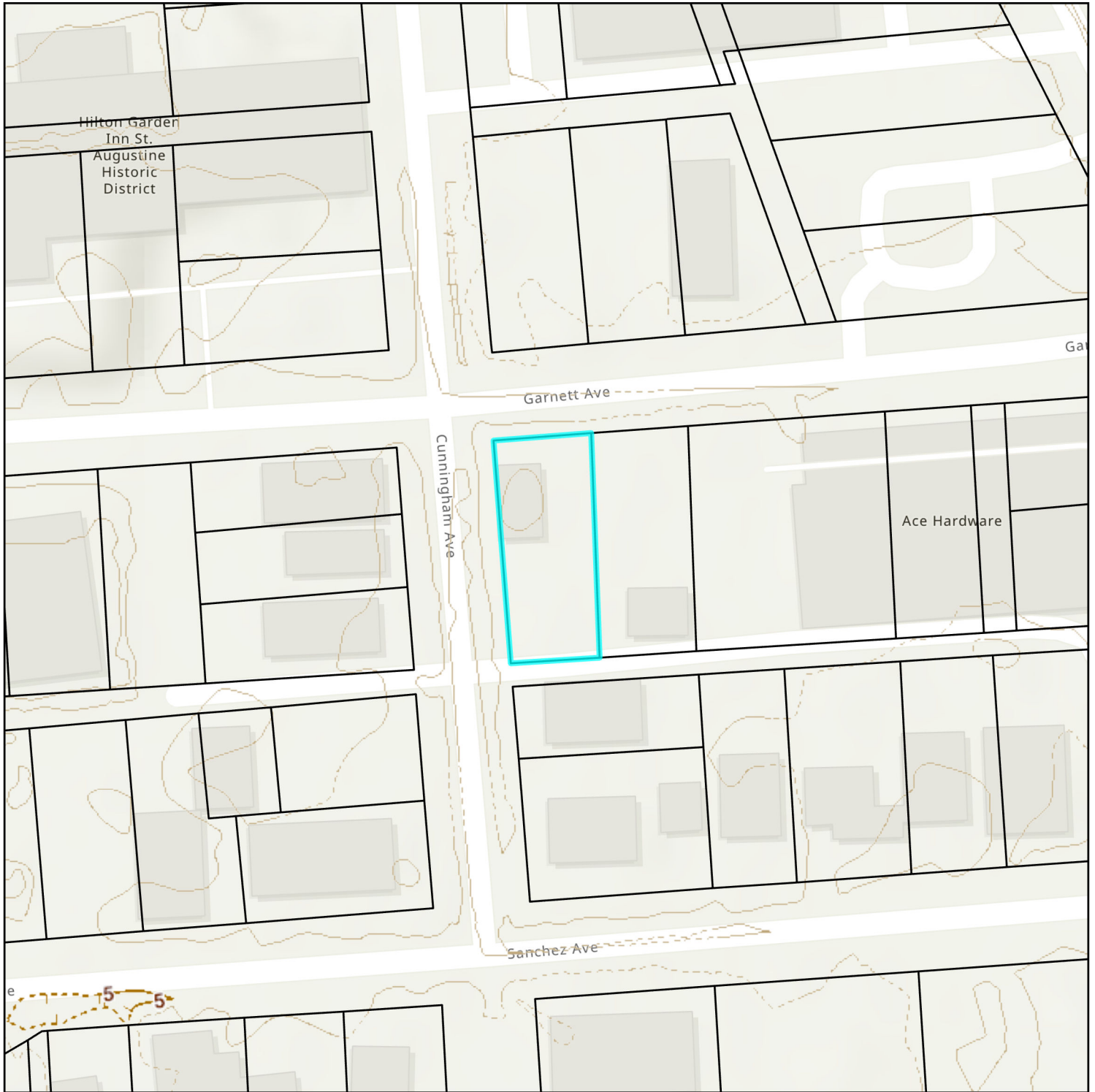
City of St. Augustine
 Planning, Zoning, & Building Department
 P.O. Box 210, St. Augustine, FL 32085
 Phone: (904) 825-1065

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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

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: 6/3/25
Advertising Costs: \$ 350 Paid On: 5/13/25 Receipt Number: _____

1. NAME OF APPLICANT: Huyen Le Contact Number: 336-682-8683
Business (if applicable): _____
Address: 21 MAY ST City: St Augustine State: FL Zip: 32084
E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Phillip Le Contact Number: 941-456-6789
Business (if applicable): _____
Address: 8936 Deer Berry Ct City: Jacksonville State: FL Zip: 32256
E-Mail Address: Phillip Thanh Le

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: Garnett Division Parcel Number: 1900700000

4. PROJECT STREET ADDRESS: 15 Garnett Ave

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

- | | |
|--|--|
| ☐ Conservation Zone Development | ☐ Appeal of Staff Determination |
| ☐ Exception | ☐ Land Use Plan Amendment |
| ☒ Variance | ☐ Rezoning |
| ☐ Other: _____ | |

7. DESCRIPTION OF ACTION REQUESTED: Guest house approval 786 sqft

8. JUSTIFICATION FOR ACTION REQUESTED: Existence before purchase



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Phillip Thank Le
Print Name of Owner

941 456 6789
Telephone Number

State of FL

County of St Johns

Signed and sworn before me on this 13 day of MAY, 2025.

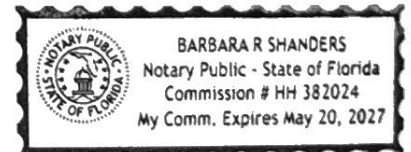
By Phillip Thank Le

Identification verified:

Oath sworn: X Yes No

Notary Signature: Barbara R Shanders

My Commission expires: May 20, 2027



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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Guest house; space is over 500 sqft, 786 sqft
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: No
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Garage was a living space, before purchase
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes

10. PREVIOUS 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.

4/25/25

11. AGREEMENT:

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

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

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

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

Signature of Applicant

5/13/25
Date

Signature of Property Owner

5/13/25
Date

PZB APPLICATION FEE SCHEDULE

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

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

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

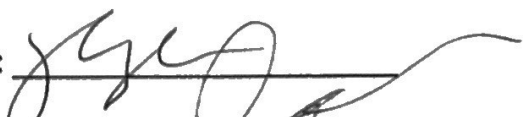
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

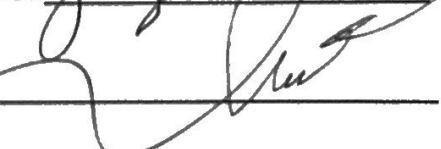
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

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

Project Address: 15 Garrett AVE St Augustine FL 32084

Applicant's Name: Phuyen Le Applicant's Signature: 

Owner's Name: Phillip Thanh Le Owner's Signature: 



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

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

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

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

Huyen Le

Print name of applicant

[Signature]

Signature of applicant

5/13/23

Date

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1900700000
Location Address	15 GARNETT AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDN CITY W1/2 OF LOT 7 BLK 7 OR5313/1268 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.120
Homestead	N



Owner Information

Owner Name	Le Phillip Et AL 100% Dao Binh 100% Nguyen Thi 100%
Mailing Address	8936 DEER CHERRY CT JACKSONVILLE, FL 32256-0000

Map



Valuation Information

	2025
Building Value	\$270,524
Extra Features Value	\$5,572
Total Land Value	\$190,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$466,096
Total Deferred	\$0
Assessed Value	\$466,096
Total Exemptions	\$0
Taxable Value	\$466,096

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

Historical Assessment Information

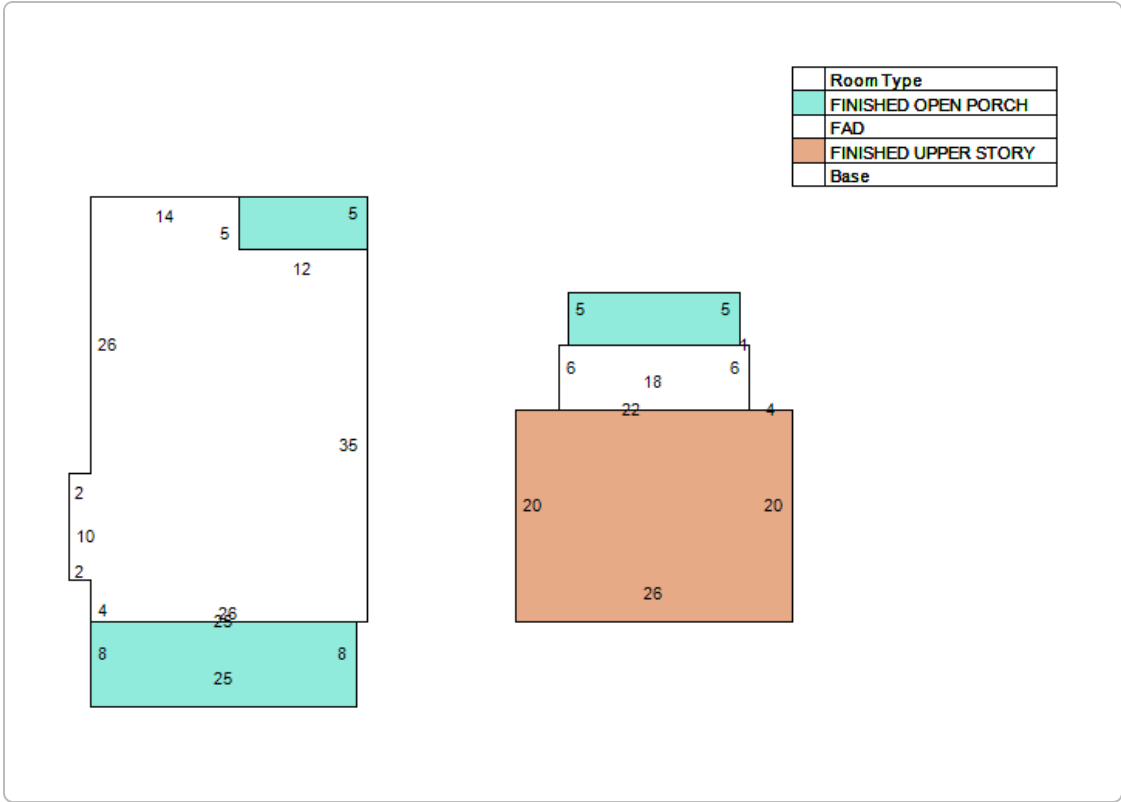
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$249,307	\$5,572	\$190,000	\$0	\$0	\$444,879	\$444,879	\$0	\$444,879
2023	\$243,067	\$5,572	\$190,000	\$0	\$0	\$438,639	\$438,639	\$0	\$438,639
2022	\$280,651	\$10,030	\$159,600	\$0	\$0	\$450,281	\$450,281	\$0	\$450,281
2021	\$155,001	\$10,030	\$130,625	\$0	\$0	\$295,656	\$205,005	\$90,651	\$205,005
2020	\$126,721	\$10,030	\$85,500	\$0	\$0	\$222,251	\$186,368	\$35,883	\$186,368
2019	\$124,674	\$10,030	\$85,500	\$0	\$0	\$220,204	\$169,425	\$50,779	\$169,425
2018	\$126,429	\$10,030	\$85,500	\$0	\$0	\$221,959	\$154,023	\$67,936	\$154,023
2017	\$100,090	\$7,283	\$85,500	\$0	\$0	\$192,873	\$140,021	\$52,852	\$140,021
2016	\$94,387	\$7,283	\$76,000	\$0	\$0	\$177,670	\$127,292	\$50,378	\$127,292
2015	\$79,604	\$7,283	\$59,850	\$0	\$0	\$146,737	\$115,720	\$31,017	\$115,720
2014	\$38,280	\$7,284	\$59,636	\$0	\$0	\$105,200	\$105,200	\$0	\$105,200

Building Information

Building	1	Roof Cover	Metal
Building Value	\$270,524	Roof Structure	Gable Hip
Year Built	1910	Interior Flooring	Pine Wood
Actual Area	1968	Interior Wall	Drywall
Conditioned Area	1628	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Wood	Baths	2

Description	Square Footage
BASE AREA	1000
FINISHED UPPER STORY	520
ADDITION	108
FINISHED OPEN PORCH	60
FINISHED OPEN PORCH	200
FINISHED OPEN PORCH	80
Total SqFt	1968

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		5572

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	\$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/9/2021	7/5/2021	\$482,000.00	WARRANTY DEED	5313	1268	Q	I	HOLMES JACK S, DEONA BEGLEY	LE PHILLIP ET AL
	2/6/2001	\$200,000.00	WARRANTY DEED	1564	1533	Q	I	MC GONIGLE W MICHAEL	HOLMES JACK S & DEONA BEGLEY
	11/3/1999	\$78,500.00	WARRANTY DEED	1453	352	Q	I	MITCHELL MANAGEMENT INC	MC GONIGLE W MICHAEL
	11/3/1999	\$58,000.00	WARRANTY DEED	1453	351	Q	I	BURNETT JOHN W SR & EVELYN	MITCHELL MANAGEMENT INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 5/8/2025, 12:05:03 AM

Contact Us

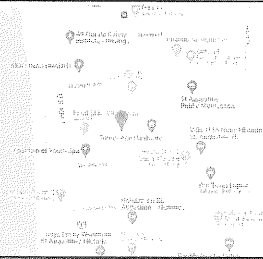
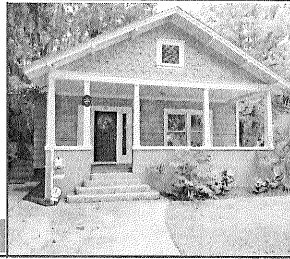
Developed by
 SCHNEIDER
GEOSPATIAL

Attachment 4:
Site Plan/ Floor Plan



Palm Coast Parkway, NW Unit 5
Palm Coast, FL 32137
386.986.4623

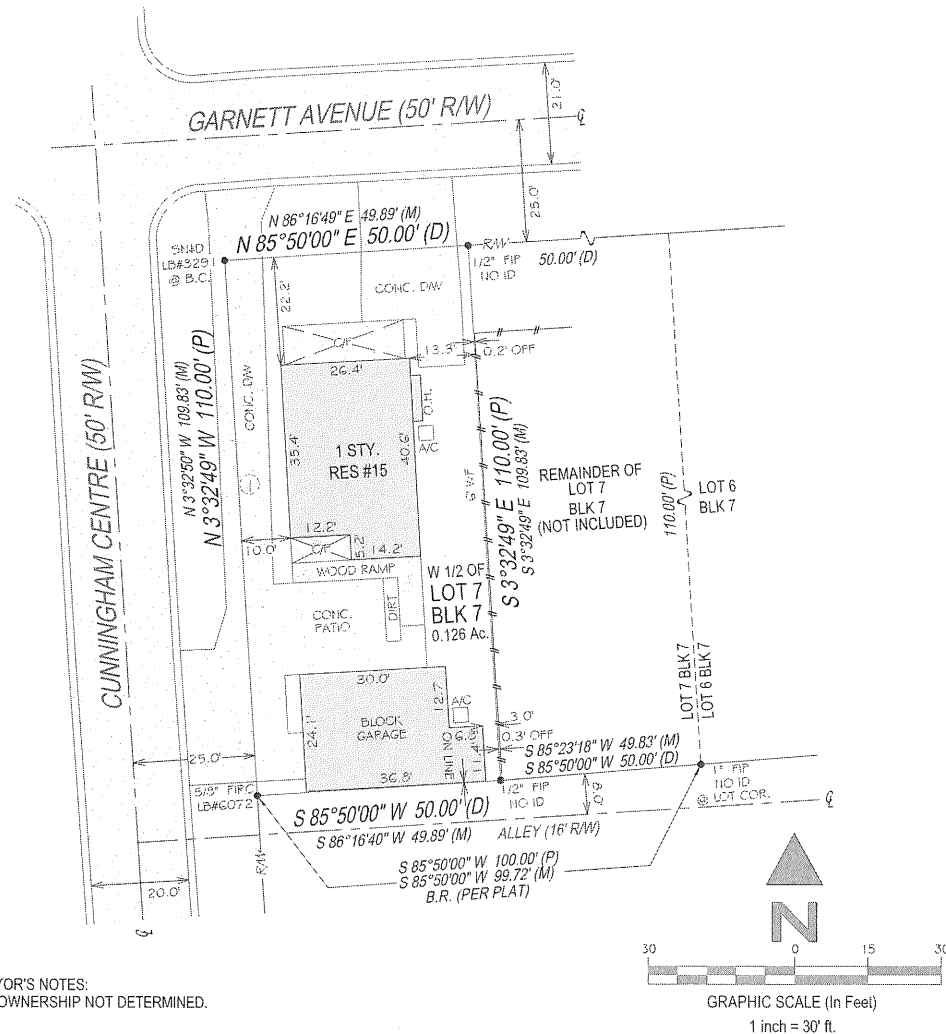
www.covenantclosing.com



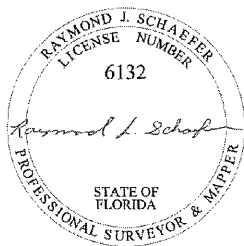
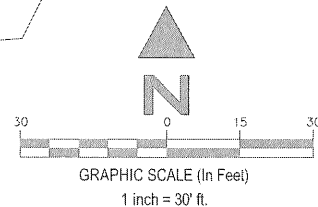
PROPERTY ADDRESS: 15 GARNETT AVENUE, ST. AUGUSTINE, FLORIDA 32084

SURVEY NUMBER: 2106.9090

2106.9090
BOUNDARY SURVEY
ST. JOHNS COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. CONCRETE DRIVEWAY OVER PROPERTY LINE



Exacta Land Surveyors, LLC
LP# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



Mary LaTor

Agent@SampleAgency.com
www.SampleAgency.com
904.708.8127



DATE OF SURVEY: 07/07/21

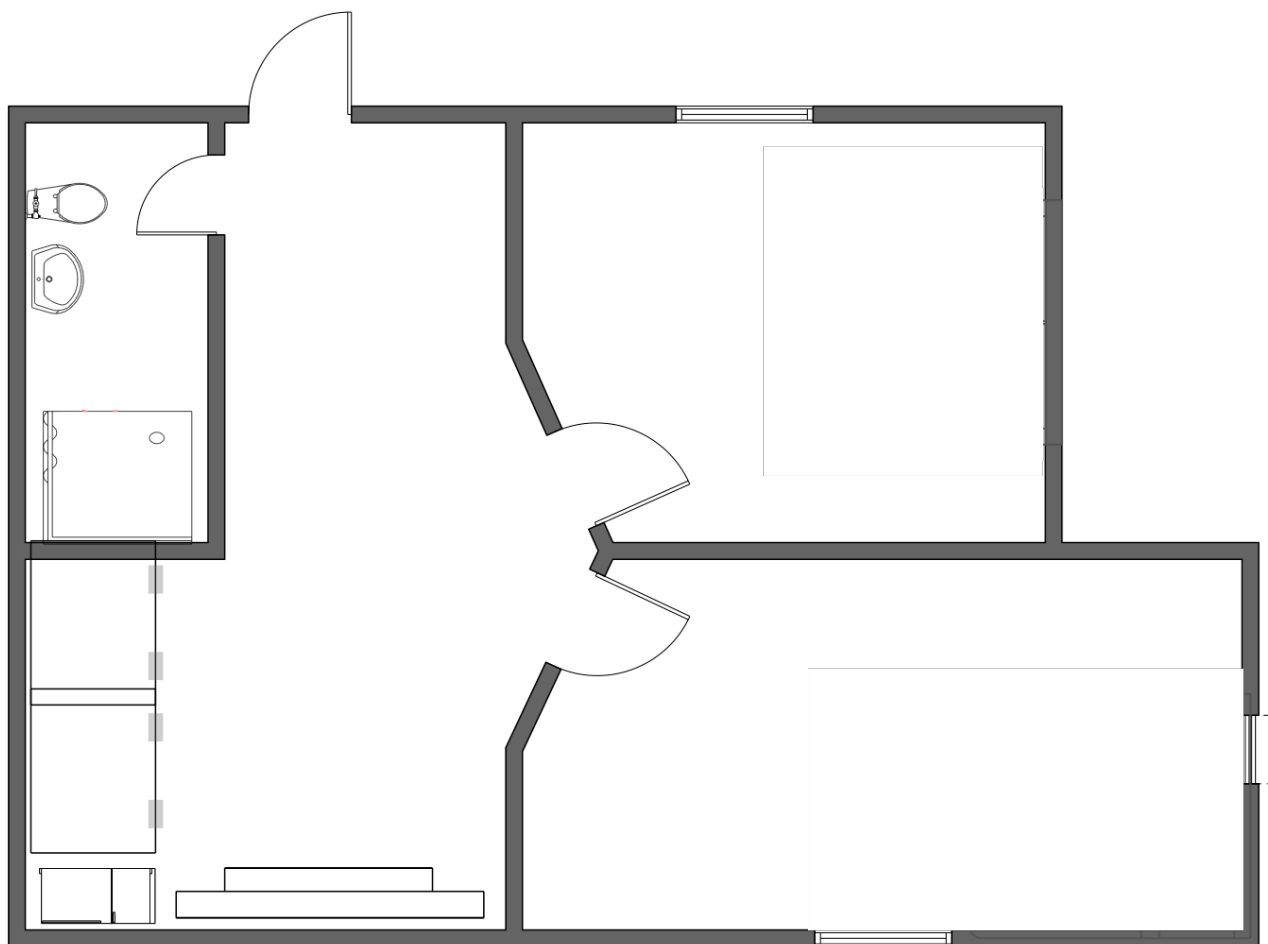
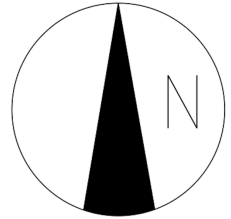
FIELD WORK DATE: 7/6/2021

REVISION DATE(S): (REVO 7/7/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Floor Plan

15 Garnett Ave - Saint Augustine - FL 32084
Back Building





Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	6.b.	PZB2025-0054
Request	Address	Parcel ID
Variance	143 Oneida Street	211590-0000

Site & Background Information

Applicant & Owner: Ken Wieber

Property Class:
(St. Johns County
Property Appraiser) 0100 – Single Family

**Future Land Use
Designation:** Residential Low Density

Zoning Designation: [Residential Single-Family-Two \(RS-2\)](#)

Acreage: 0.14

Neighborhood: Lincolnville

Archaeological Zone: II C

Request Summary

This application is for variance requests to reduce the minimum side yard setback from ten (10) feet to seven and five tenths (7.5) feet at 143 Oneida Street.

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

Sec. 28-2. – Definitions.

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

Sec. 28-29. – Zoning exceptions, variances and appeals.

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 house at 143 Oneida was built in 1900 according to the St. Johns County Property Appraiser website. This predates the adoption of City's zoning ordinances. The current location of the house is eight and five tenths (8.5) from the northern side property line. Any extension of the northern wall of the house would impede on the required side yard setback of ten (10) feet.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The application states that historic home is in need of repairs and renovations and the variance would be required to complete the home renovations.

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The location of the home was not a condition created by the applicant.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is most likely in harmony with the spirit, intent and purpose of this section.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance requests to reduce the side yard setback from ten (10) feet to seven point five (7.5) feet at 143 Oneida Street / PID 211590-0000.

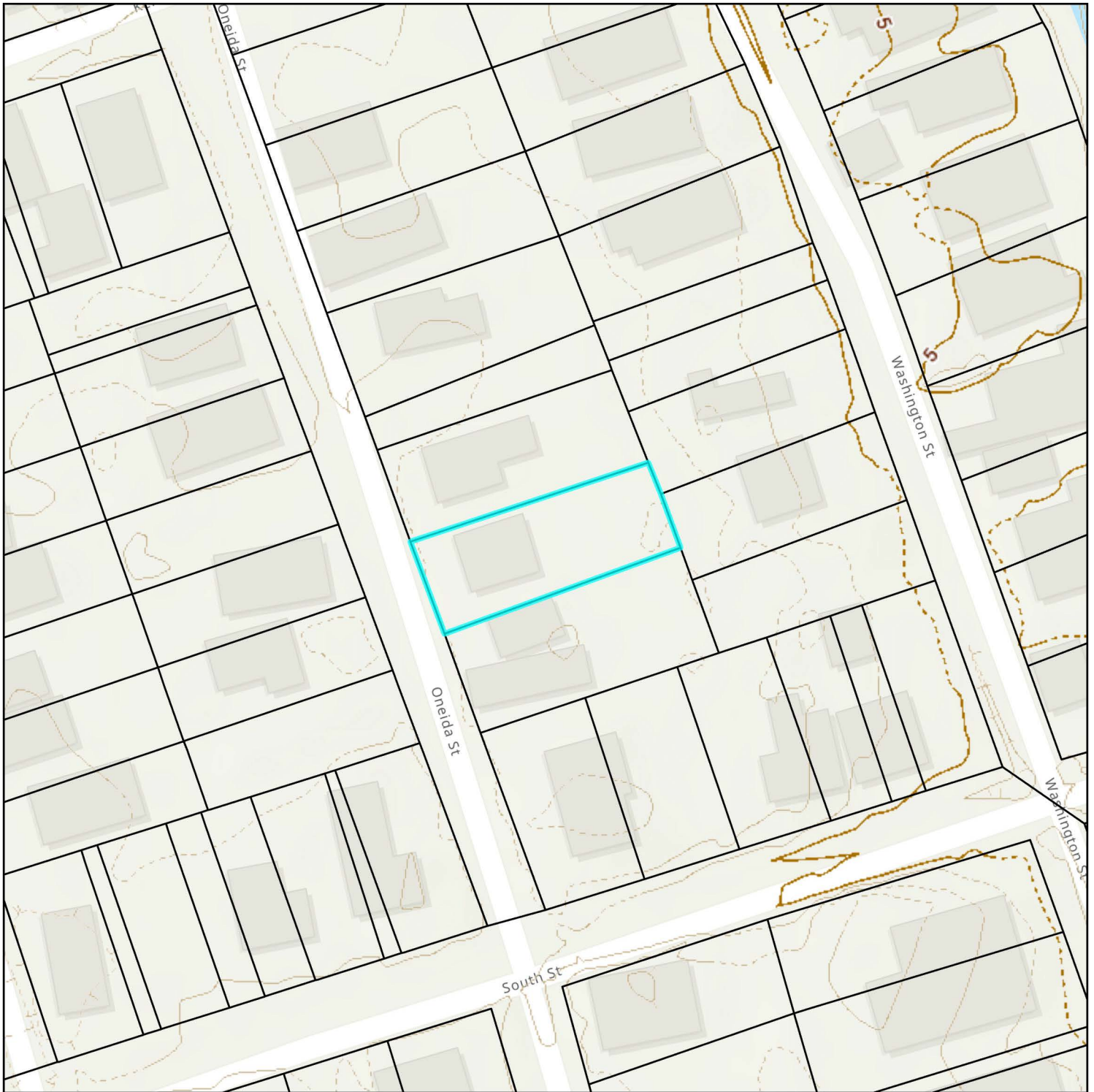
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos



Elevation Map

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

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

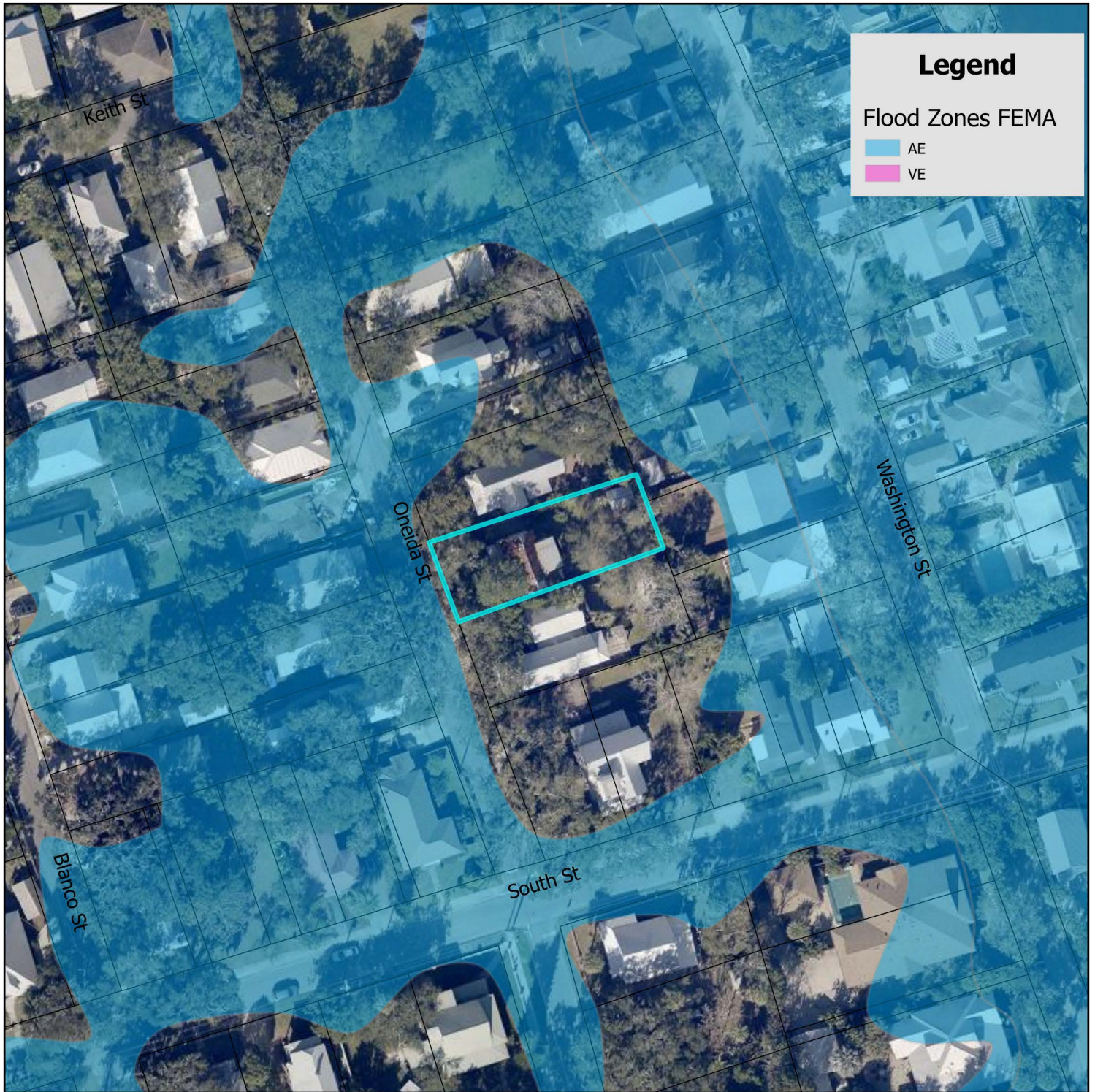
2025



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

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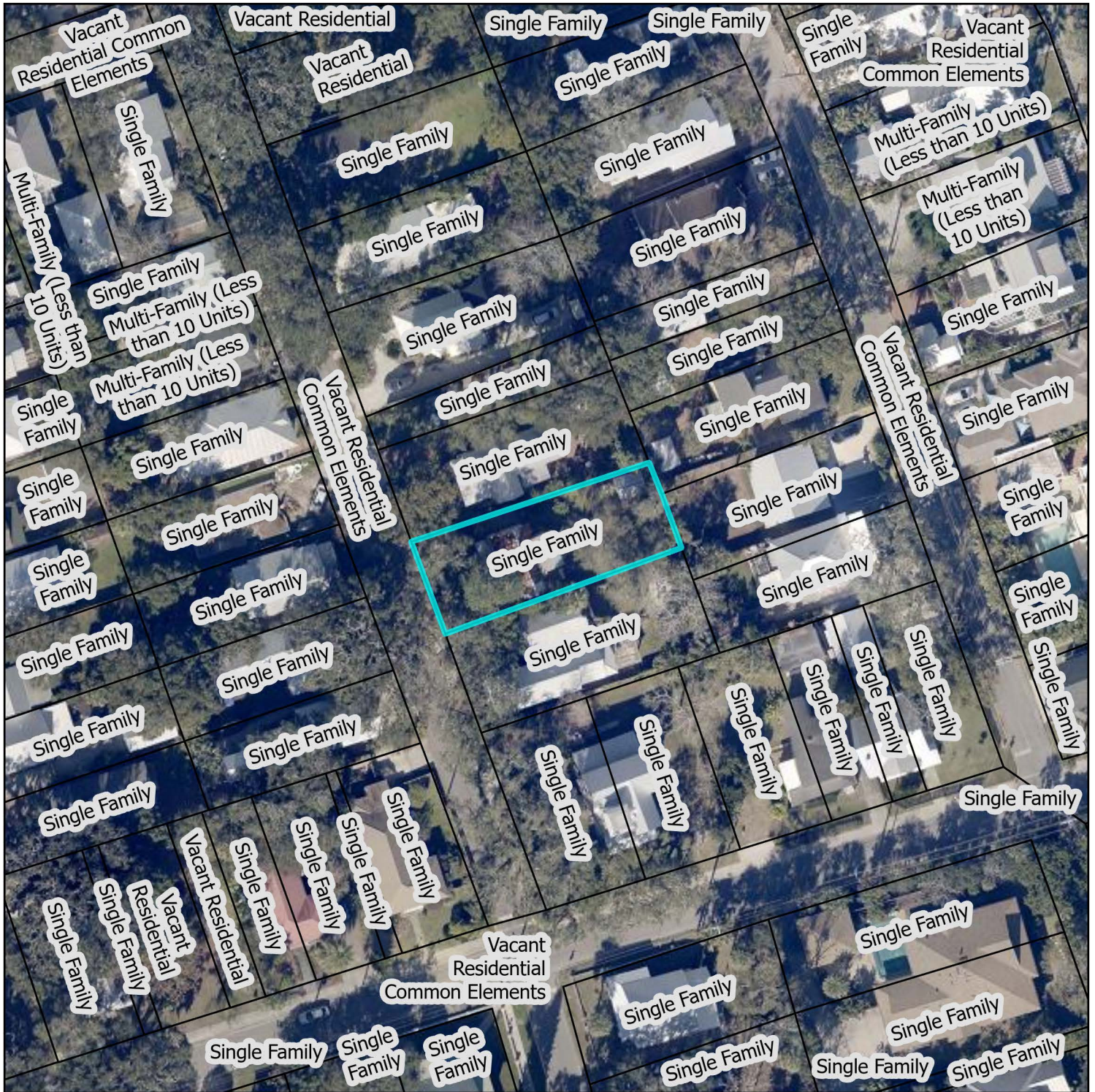
2025



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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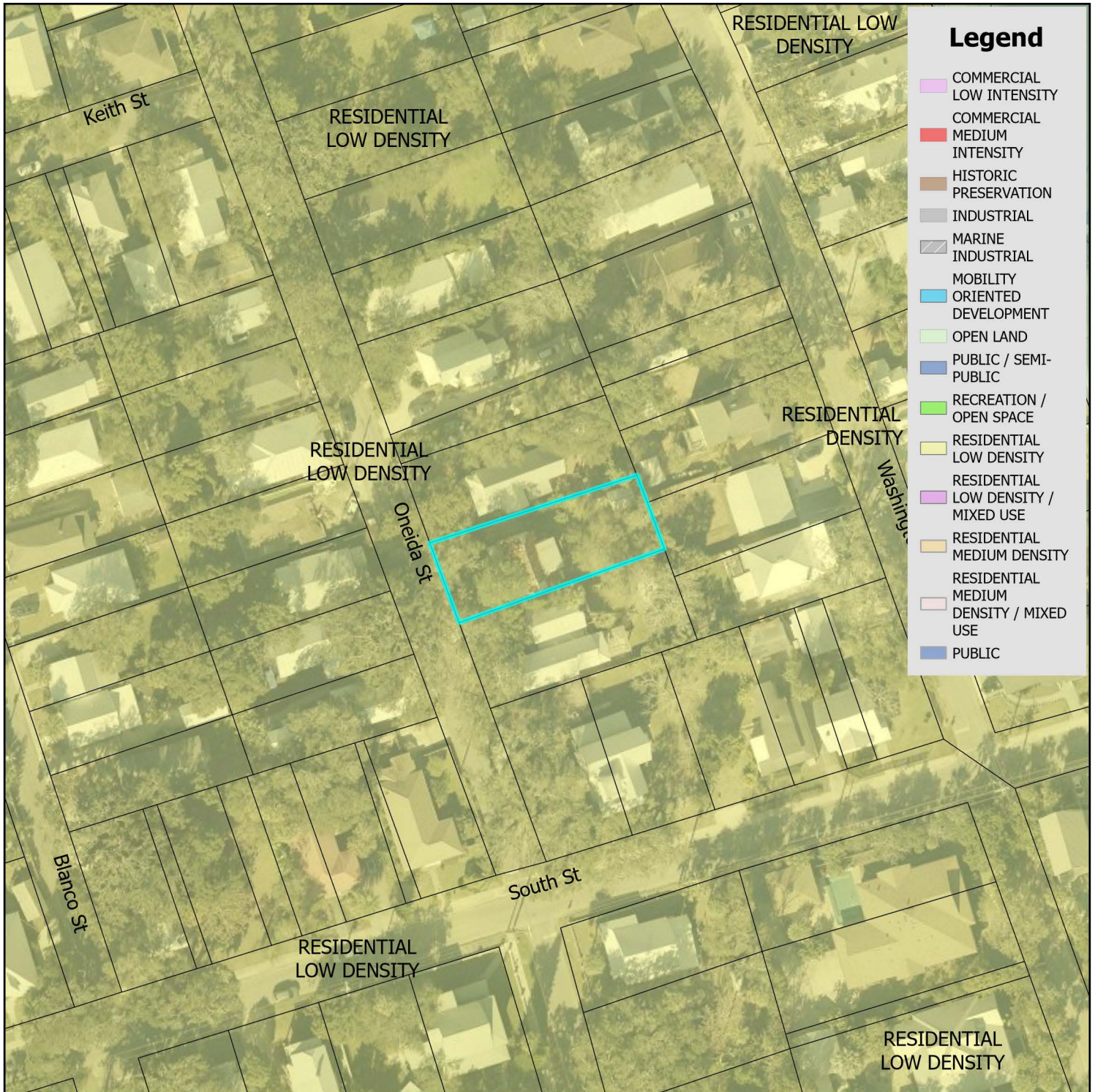
2025



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

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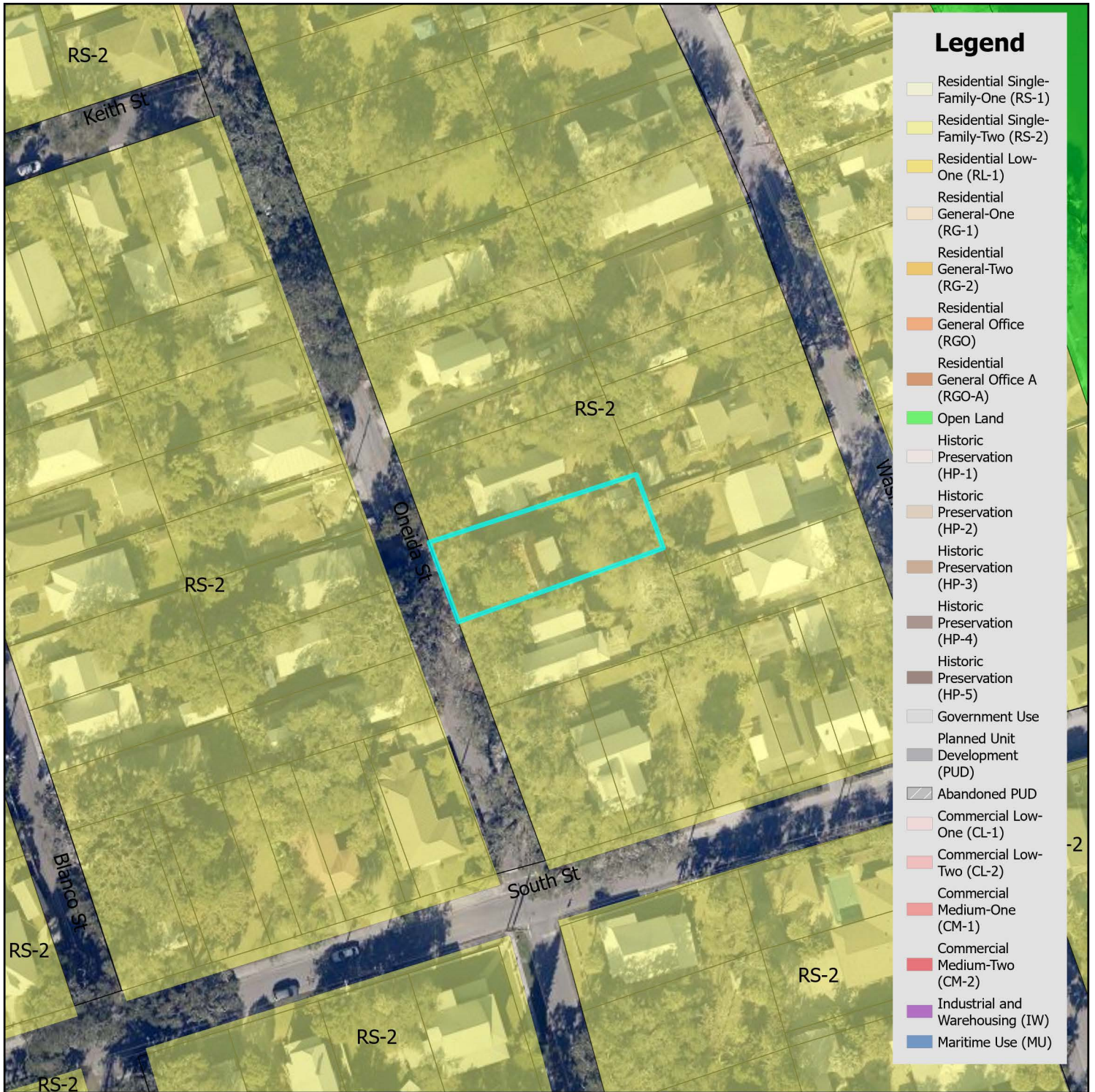
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



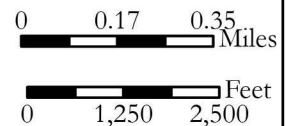
Zoning Map



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

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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

143 Oneida Street



12/08/2024

Attachment 2: Application



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ken Wieber Contact Number: (570) 730-9955

Business (if applicable): _____

Address: 143 Oneida Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: kmwieber@gmail.com

2. NAME OF PROPERTY OWNER: Same Contact Number: _____

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 12 Block: 1

Subdivision: Buena Esperanza Parcel Number: 2115900000

4. PROJECT STREET ADDRESS: 143 Oneida Street, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Allow a variance to the setback on the north boundary of the property in order to allow a renovation involving maintenance an update of this historic home.

8. JUSTIFICATION FOR ACTION REQUESTED: The existing house, built in 1900, was placed over the modern 10-ft setback (currently at 8.5 ft from the property line). Additionally, it was placed at a slight angle relative to side boundaries of the property. Therefore, the extension of the north wall to allow the much-needed renovation, will cause the building to further encroach into the setback by an additional 1 ft. (i.e., net 7.5 ft from the property line.)

04/18/2019

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

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

When built in 1900, the house was placed 8.5 ft from, and at an angle to, the property line. Due to this unique positioning

the house cannot be updated without encroaching on the modern setback of 10 ft.

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes. Maintenance and updating are badly needed to preserve this historic home and ensure that it remains a part of historic Lincolnville for decades to come.

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes. The house was built in 1900, long before the current owner purchased the property (Aug 2014)

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

It will allow this historic home to remain part of Lincolnville for decades to come.

Note that this renovation will not change the street-facing portion of the structure.

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.

Ken Wieber

Digitally signed by Ken Wieber

Date: 2025.07.07 15:29:18 -04'00'

Signature of Applicant

Date

Ken Wieber

Digitally signed by Ken Wieber

Date: 2025.07.07 15:29:29 -04'00'

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Ken Wieber

Print name of applicant

Ken
Wieber

Digitally signed by
Ken Wieber
Date: 2025.07.07
15:29:57 -04'00'

Signature of applicant

07 July 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.

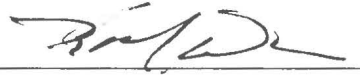
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143 Oneida Street

Project Address: _____

Ken Wieber

Applicant's Name: _____ Applicant's Signature: 

Ken Wieber

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

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

2115900000

143 ONEIDA ST
SAINT AUGUSTINE 32084-0000

Buena Esperanza (624)

BUENA ESPERANZA SUB CITY LOT 12 BLK 1 OR3914/1956
**The Description above is not to be used on legal documents.*

Single Family (0100)

Buena Esperanza Subdivision

19-7-30

City of St Augustine (District 452)

18.72

0.140

Y



Owner Information

Owner Name

Mailing Address

Wieber Kenneth M 100%

143 ONEIDA ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,722

Map



Valuation Information

Assessed Year	2025
Building Value	\$309,184.00
Extra Features Value	\$0.00
Total Land Value	\$199,920.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$509,104.00
Total Deferred	\$251,473.00
Assessed Value	\$257,631.00
Total Exemptions	\$50,722.00
Taxable Value	\$206,909.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$299,136	\$0	\$199,920	\$0
2023	\$329,217	\$0	\$199,920	\$0
2022	\$219,088	\$0	\$190,324	\$0
2021	\$141,191	\$0	\$162,435	\$0
2020	\$139,308	\$0	\$129,948	\$0
2019	\$126,509	\$0	\$129,948	\$0
2018	\$127,192	\$0	\$119,952	\$0
2017	\$128,209	\$95	\$107,957	\$0
2016	\$129,811	\$103	\$93,712	\$0
2015	\$131,413	\$110	\$74,970	\$0
2014	\$94,514	\$66	\$59,976	\$0

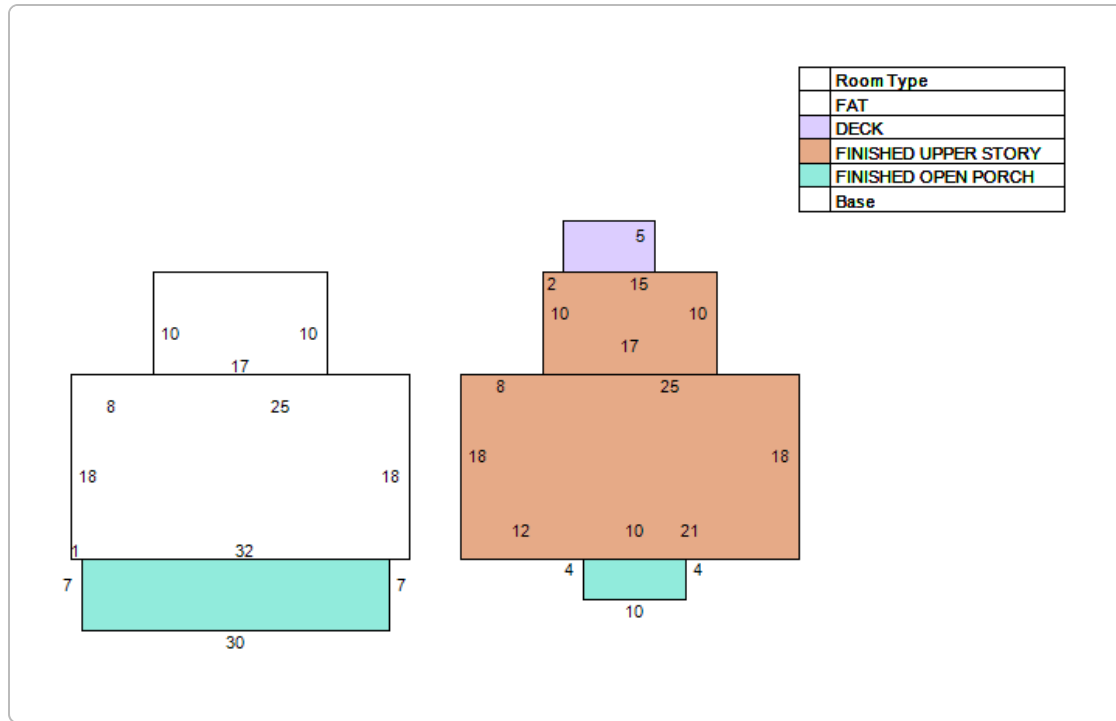
Building Information

Building	1	Roof Cover	Metal
Building Value	\$309,184	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Vinyl Tile, Hardwood
Actual Area	2144	Interior Wall	Drywall
Conditioned Area	1769	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood	Baths	1.5

Description	Square Footage
BASE AREA	170
BASE AREA	594
FINISHED OPEN PORCH	210
FINISHED UPPER STORY	594
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	170
FINISHED DECK	45

Description	Square Footage
FINISHED ATTIC	321
Total SqFt	2144

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	120	51	EF	\$199,920

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/8/2014	8/7/2014	\$255,000.00	WARRANTY DEED	3914	1956	Q	I	SOUTHWELL MELISSA W,WOOLDRIDGE JOHN M	WIEBER KENNETH M
10/24/2011	10/21/2011	\$179,000.00	WARRANTY DEED	3486	724	Q	I	MITCHELL MANAGEMENT INC	SOUTHWELL MELISSA W,WOOLDRIDGE JOHN M
9/28/2011	9/2/2011	\$227,700.00	WARRANTY DEED	3478	156	U	I	JONES TYSON S,ANGELA C	MITCHELL MANAGEMENT INC
7/8/2011	7/1/2011	\$0.00	LIS PENDENS	3453	456	U	I	FLAGSTAR BANK FSB	JONES TYSON S,ANGELA C
	11/5/2008	\$230,000.00	WARRANTY DEED	3138	753	U	I	MCMAHON KAREN J	JONES TYSON S,ANGELA C
	7/31/1997	\$127,000.00	WARRANTY DEED	1255	177	Q	I	PERUSSE JEAN JACQUES & COLETTE A	MCMAHON KAREN J
	2/8/1996	\$36,000.00	WARRANTY DEED	1154	1592	Q	I	GILBERT GREGORY K & LINDA J	PERUSSE JEAN JACQUES & PERUSSE COLETTE
	4/1/1981	\$27,500.00		488	260	U	I		GILBERT GREGORY K,LINDA J
	1/1/1978	\$0.00		363	791	U	I		

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/14/2025, 11:52:23 PM

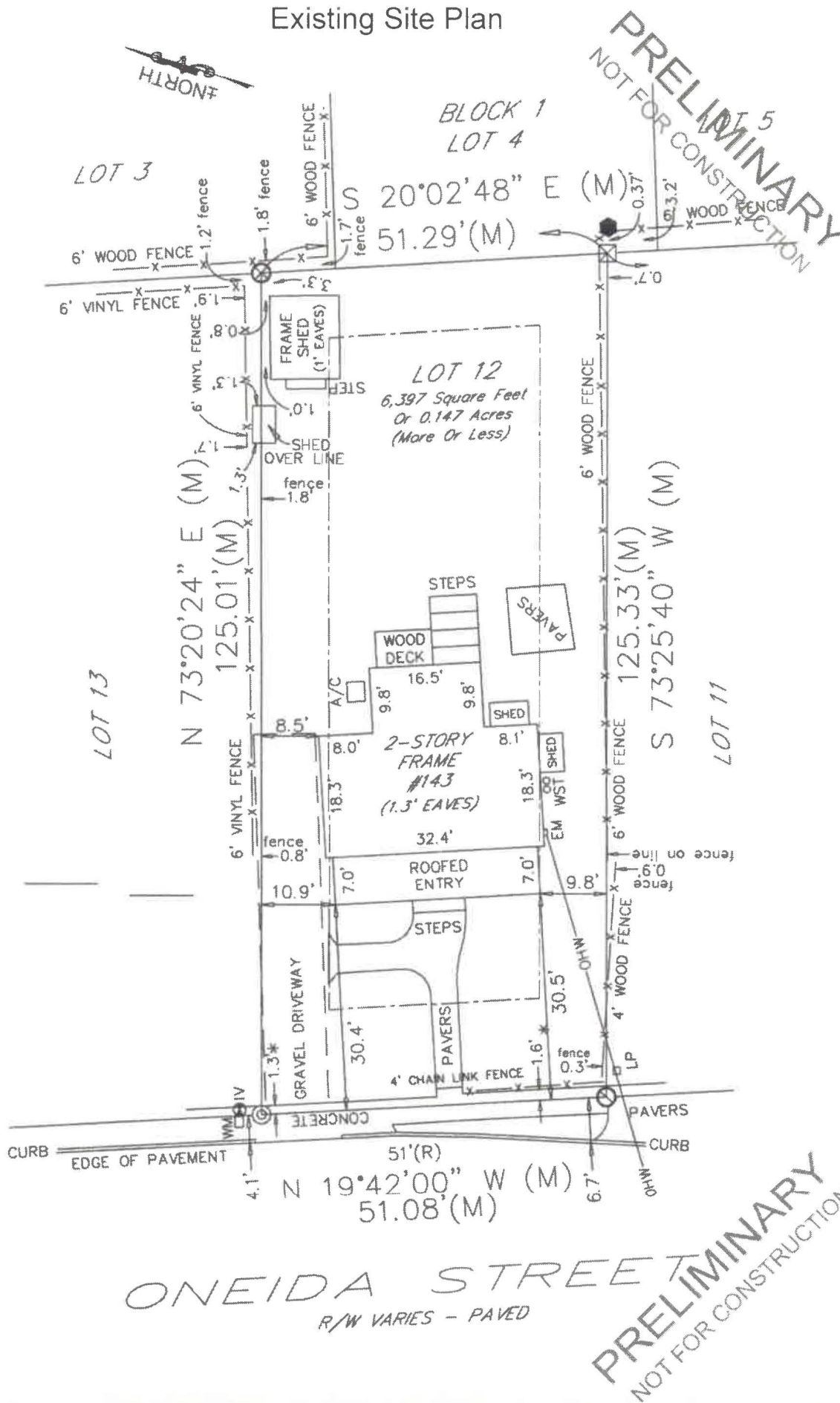
Contact Us

Developed by
SCHNEIDER
GEOSPATIAL

Attachment 4:

Site Plans

Existing Site Plan



MCD

Since 1994
McConnell Custom Design
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
St. Johns County, FL and Surrounding Area
Computer Aided Drafting (CAD)
303 Jasmine Road
St. Augustine, Florida 32086
(904) 794-4500
staughlinehouseplans.com
(ENGINEERING BY OTHERS)

Remodel/Addition for:

Ken Wieber

143 Oneida Street
St. Augustine, FL 32084

McCONNEL CUSTOM DESIGN
IS NOT RESPONSIBLE FOR
ERRORS OR OMISSIONS ON
THIS PLAN AND THE ERROR OR
OMISSION OF AN ITEM DOES
NOT RELIEVE THE
CONTRACTOR(S) FROM
SUPPLYING SAME.
DESIGN TO BE CHECKED BY
CONTRACTOR(S) AND
ADJUSTMENTS MADE
ACCORDINGLY

REVISIONS

6/27/2025

KW002.dwg

C1

PRELIMINARY
NOT FOR CONSTRUCTION

50.57'
61.32'

WOOD FENCE

(M)



PRELIMINARY
NOT FOR CONSTRUCTION

McConnell Custom Design
Since 1994
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
St. Johns County, FL and Surrounding Area
Computer Aided Drafting (CAD)
363 Jasmine Road
St. Augustine, Florida 32086
(904) 794-4500
staughust@earthlink.net
(ENGINEERING BY OTHERS)

Remodel/Addition for:
Ken Wieber
143 Oneida Street
St. Augustine, FL 3208

MC CONNELL CUSTOM DESIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THIS PLAN AND THE ERROR OR OMISSION OF AN ITEM DOES NOT RELIEVE THE CONTRACTOR(S) FROM SUPPLYING SAME. DESIGN TO BE CHECKED BY CONTRACTOR(S) AND ADJUSTMENTS MADE ACCORDINGLY.

REVISIONS

6/27/2025
KW002.dwg

C2



City of St. Augustine

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board (PZB)

DATE: August 5, 2025

RE: Agenda Item 7.a) PZB2025-0049 at 120 La Quinta Place

This application, a use by exception request for an off-site parking facility at 120 La Quinta Place, was first heard during the July 1, 2025, PZB regular meeting and resulted in a continuance to the August 5, 2025, PZB regular meeting. The Board's decision to continue this application would allow the applicant time to provide a site plan proposal of 115 La Quinta Place for the Board to review as part of evaluating this request.

As of July 25, 2025, there has been no site plan proposal for 115 La Quinta Place provided by the applicant. Without this previously requested information, staff recommends that the Board **CONTINUE** this application to the September 2, 2025, PZB regular meeting.

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

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



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	8.a	PZB2025-0055
Request	Address	Parcel ID
Land Use Plan Map Amendment & Rezoning	96 Bruen Street	108330-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Ricardo Stallings
Owner:	David & Debra Gessel
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density & Commercial Low Intensity
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK TO DISTRICT REGULATIONS] Commercial Low-One: CL-1 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.34
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to amend the City’s Comprehensive Plan Land Use map and rezone a portion of the property at 96 Bruen Street so that the end result is a 0.34-acre property having a future land use designation of Commercial Low Intensity and a compatible zoning of Commercial Low-One: CL-1.

This property is located at the southwest corner of Masters Drive and Bruen Street, which is within the West City Community Redevelopment Area (WCCRA).

The applicant is “looking to build affordable multifamily housing” and cites this as the justification for these requests. The table below shows the 2025 Combined Income and Rent Limits for St. Johns County according to the Florida Housing Finance Corporation.

Area Median Income (AMI) Category	1 Person Limit (\$)	2 Person Limit (\$)	3 Person Limit (\$)	4 Person Limit (\$)
30%	21540	24600	27690	30750
50%	35900	41000	46150	51250
60%	43080	49200	55380	61500
80%	57440	65600	73840	82000
120%	86160	98400	110760	123000

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.1.3 The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.	This proposal is consistent with the city’s policy to encourage the development of undeveloped pockets in developed areas as it is located within the developed area of West City.
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.	This proposal for infill and redevelopment is consistent with this city policy and land use plan.
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.	This redevelopment proposal is consistent with the city’s objective to encourage redevelopment and renewal of areas that are exhibiting evidence of decline as the West City CRA was established in May 2024, after a Finding of Necessity (FON) study assessed conditions of blight within the identified boundary area.

Policy 3.2.1 The City shall continue to work with the policies of any established Community Redevelopment Area(s) (CRA).	The proposal to construct affordable housing is consistent with the policies of fostering a stable housing stock through existing residential rehabilitation and repair programs and working with existing property owners on providing affordable housing alternatives for neighborhood residents. These are two policies of Goal 5.1 within the WCCRA plan.
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.	The request to utilize a higher density and intensity land use designation is a approach that is consistent with the city's policy to encourage infill and redevelopment.
Policy 5.2.3 New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.	These requests are consistent with what is encouraged by this city policy.
Policy 5.5.3 The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.	These amendment requests are consistent with the city's policy to increase densities, proximity and diversity of land uses as a way to encourage infill redevelopment.
Objective 6.4 Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.	The city policies regarding residential land use categories are included in this report to assist in evaluating the future land use plan map amendment request.
Policy 6.4.1 Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.	When evaluating this application the Board is required by this city policy to promote a land use pattern that contributes to quality housing, livable neighborhoods, and a variety of housing types.

Policy 6.4.2 Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.	The city's policy to preserve the character of existing residential areas is the reason why the consideration of a residential future land use designation is mentioned.
Policy 6.4.3 Residential Low Density This district 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 schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The Residential Low Density future land use designation is the current designation for the portion of lots 17, 18, and 19 included with this property.
Policy 6.4.4 Residential Medium Density This district is intended to apply to those neighborhoods designated for single and multiplefamily dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The density and intensity of the Residential Medium Density future land use designation is higher than that of the current Residential Low Density future land use designation, but less than the requested Commercial Low Intensity future land use designation.

Policy 6.4.5 Residential Low Density Mixed Use This district is intended to apply to those neighborhoods designated for single and multiplefamily dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character. A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. For Residential Uses a maximum of 8 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use. To encourage mixed use developments: • Residential uses shall occupy a minimum of 35% and a maximum of 70% of the development area unless otherwise approved by the PZB. • Commercial uses shall occupy a minimum of 15% and a maximum of 30% of the development area unless otherwise approved by the PZB.	The density and intensity of the Residential Low Density Mixed Use future land use designation is higher than that of the current Residential Low Density future land use designation, but less than the requested Commercial Low Intensity future land use designation.
Policy 6.4.6 Residential Medium Density Mixed Use This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.	The density and intensity of the Residential Medium Density Mixed Use future land use designation is higher than that of the current Residential Low Density future land use designation, but less than the requested Commercial Low Intensity future land use designation.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use. To encourage mixed use developments: • Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB. • Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.	
Policy 6.4.7 Performance standards for residential uses shall include, but are not limited to, the following: • The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities. • The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts. • Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged. • Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.	The city's land development code has performance standards for multi-family and residential mixed-use development that apply regardless of the underlying future land use designation.
Objective 6.5 Commercial Categories: The commercial category is established to encourage a mix of commercial uses that provide necessary businesses and services for residents as well as visitors and promote a diverse economy.	The city policies regarding commercial land use categories are included in this report to assist in evaluating the future land use plan map amendment request.

Policy 6.5.1 Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre. • Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	The Commercial Low Intensity future land use designation is the requested designation for the portion of lots 17, 18, and 19 included with this property.
Housing Element [LINK TO DOCUMENT]	
Goal 1 Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.	The applicant has indicated a proposal for new housing construction as the justification for this request, consistent with this city goal.
Objective 1.1 The city shall assist the private sector in providing adequate housing to meet current and future needs.	Based on the Affordable Housing Assessment outlined in this element there is a desperate need for an affordable housing strategy. The City's role is to

Objective 1.3 Work to rehabilitate substandard housing units and demolish dilapidated housing units.	provide direction and assist the private sector in the need to provide affordable and affordable workforce housing. Options for achieving this goal include, but are not limited to, encouraging the building of affordable housing units overall; establishing regulatory incentives to encourage or facilitate the provision of affordable housing; and, establishing a density bonus system to encourage the provision of affordable units allowing higher density developments. The requests for increasing density with the goal of providing affordable housing are consistent with these city objectives and policies.
Objective 1.4 The city shall strive to provide adequate sites for very low, low, and moderate income households.	
Policy 1.4.2 The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.	
Policy 2.2.1 The City of St. Augustine defines Workforce Housing as the attainment of rental or for sale housing to an individual or family whose annual income, as adjusted for household size does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 50 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of HUD.	The proposed housing development as part of these requests will need to comply with these requirements in order to be categorized as contributing to the city's stock of affordable housing.
Policy 3.2.1 The city shall continue to support compatible infill development in existing neighborhoods.	This policy requires the city to support compatible infill development in existing neighborhoods.
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Policy 1.3.3 The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing "urban" area of the city including existing commercial corridors.	The proposed infill redevelopment part of this application is consistent with, and encouraged by, this city policy.

Policy 1.3.10 The city shall further support pedestrian, bicycle, and a community circulator or transit use by: • Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan; • Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances; • Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users; • Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and • Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.	The Streets Plan of the city’s 2040 Mobility Plan calls for the conversion of Masters Drive from its current layout into a complete street. The term <i>complete streets</i> is defined as a transportation policy and design approach that requires multimodal transportation improvements to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation and to allow for safe travel by those walking, bicycling or using other forms of non-motorized travel, riding public transportation or driving motor vehicles or low speed electric vehicles. Separate and defined spaces are provided for the various modes of travel planned within the street cross-section. The requested increase in residential density and non-residential intensity is consistent with, and encouraged by, this city policy.
Historic Preservation Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	
Summary The Infrastructure Element serves as a guide for the provision of essential services. This includes encouraging an efficient pattern and location of future land uses through the relationship between land use and the provision of facilities and services. This relationship should encourage compact, efficient, infill and redevelopment within the urban area.	The proposed infill redevelopment part of these requests is consistent with the city’s position of encouraging an efficient pattern and location of future land uses through the relationship between land use and the provision of facilities and services.
Policy 1.3.1 The City shall seek to maximize the use of existing sanitary sewer infrastructure to minimize urban sprawl and shall require new development to pay for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.	The proposed infill development is consistent with the city’s policy to maximize the use of existing sanitary sewer infrastructure.

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

Based on Sec. 28-30 of the City's Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [[LINK TO CODE SECTION](#)]

Proposals to amend the city's land use map and zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan.

The table below compares city code requirements for land development within the RS-2 and CL-1 zoning districts.

Sec. 28-162. - Residential, single-family-two: RS-2 [LINK TO CODE SECTION]	Sec. 28-206. - Commercial low-one: CL-1 [LINK TO CODE SECTION]
Permitted uses and structures	
Single-family dwellings; home-based business; and accessory uses and structures as for section 28-348 .	Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products; service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities; tourist homes and bed and breakfast inns; all types of professional and business offices; churches (except temporary revival establishments); libraries and museums; single-family dwellings as for RG-1 (section 28-163); multiple-family housing; rooming and boarding houses; housing for the elderly; antique shops; stables, provided, however, that property shall

	have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other; tattoo parlor or studio; the above uses are subject to the following limitations: Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage. Products to be sold only at retail. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise. Home-based business; mobile food dispensing vehicle as per section 28-347(9); accessory uses and structures as for section 28-348; and parking lots complying with section 28-347(3).
Permissible uses by exception	
As for section 28-347; housing for the elderly; neighborhood recreation facility.	Hotel/motel, maximum of thirty (30) units; plant nursery; sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises; wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises; medical/dental clinic, intermediate care facility; uses and structures as for RG-1 (section 28-163); indoor movie theatres; commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses; building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment; micropigmentation clinic; and craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

Minimum lot requirements	
Minimum lot width, fifty (50) feet. Minimum lot area, one-eighth acre (5,450 square feet).	None, except as needed to meet other requirements specified herein.
Minimum yard setback requirements	
Front, fifteen (15) feet. Side, ten (10) feet. Rear, ten (10) feet.	All uses, except single-family dwellings: Front, ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages. Side, ten (10) feet. Rear, ten (10) feet.
Maximum lot coverage by all buildings	
Thirty (30) percent.	Fifty (50) percent.
Maximum height of structures	
Thirty-five (35) feet.	Thirty-five (35) feet.

Staff Recommendation

Based on Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to amend the future land use plan map to change the future land use of the East Fifty (50) feet of Lots 17, 18 and 19, Block Twenty-one (21), Ravenswood, according to map of New Augustine dated June 1918 from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two: RS-2 to Commercial Low-One: CL-1.

The Board may also consider a less intense residential land use category, along with a compatible zoning district, that would allow multifamily uses at the same density as the requested land use. This may be more compatible adjacent to the Residential Low Density area surrounding this property.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- (1) The increased diversity of housing types allowed under the Commercial Low Intensity future land use designation assists in the provision of affordable housing which serves as the need and justification for the change.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to encourage of infill development as part of maintaining its authentic character and the observed condition in April 2024 Finding of Necessity Report for the West City Community Redevelopment Area (WCCRA) of the "inadequate and outdated building density patterns" which contributes to the "blight area" finding.
- (3) This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

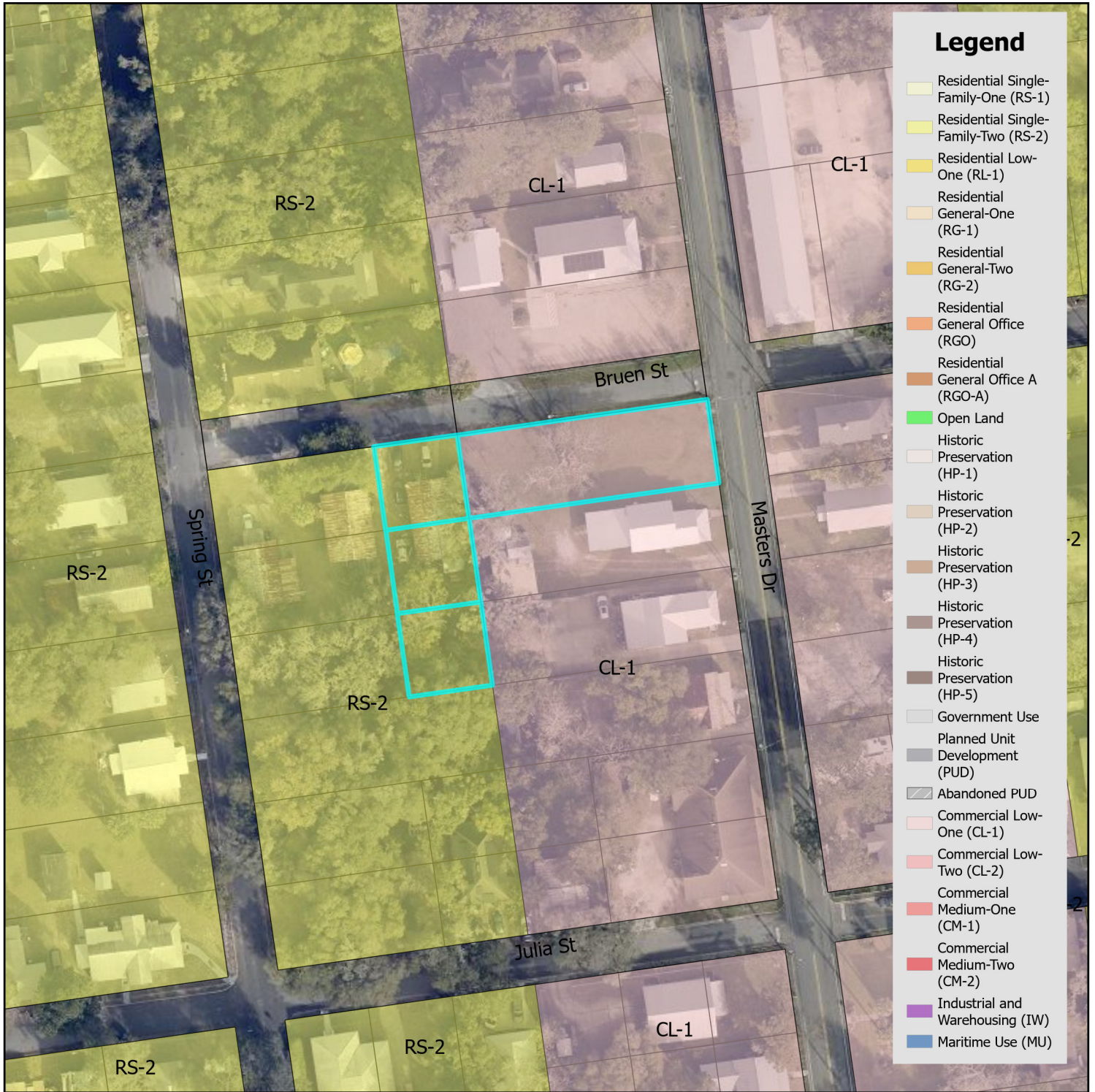
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey of 96 Bruen Street

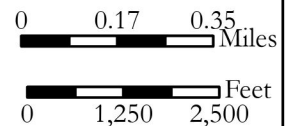
Staff Report prepared by:

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

Attachment 1: Site Maps & Photos



Zoning Map

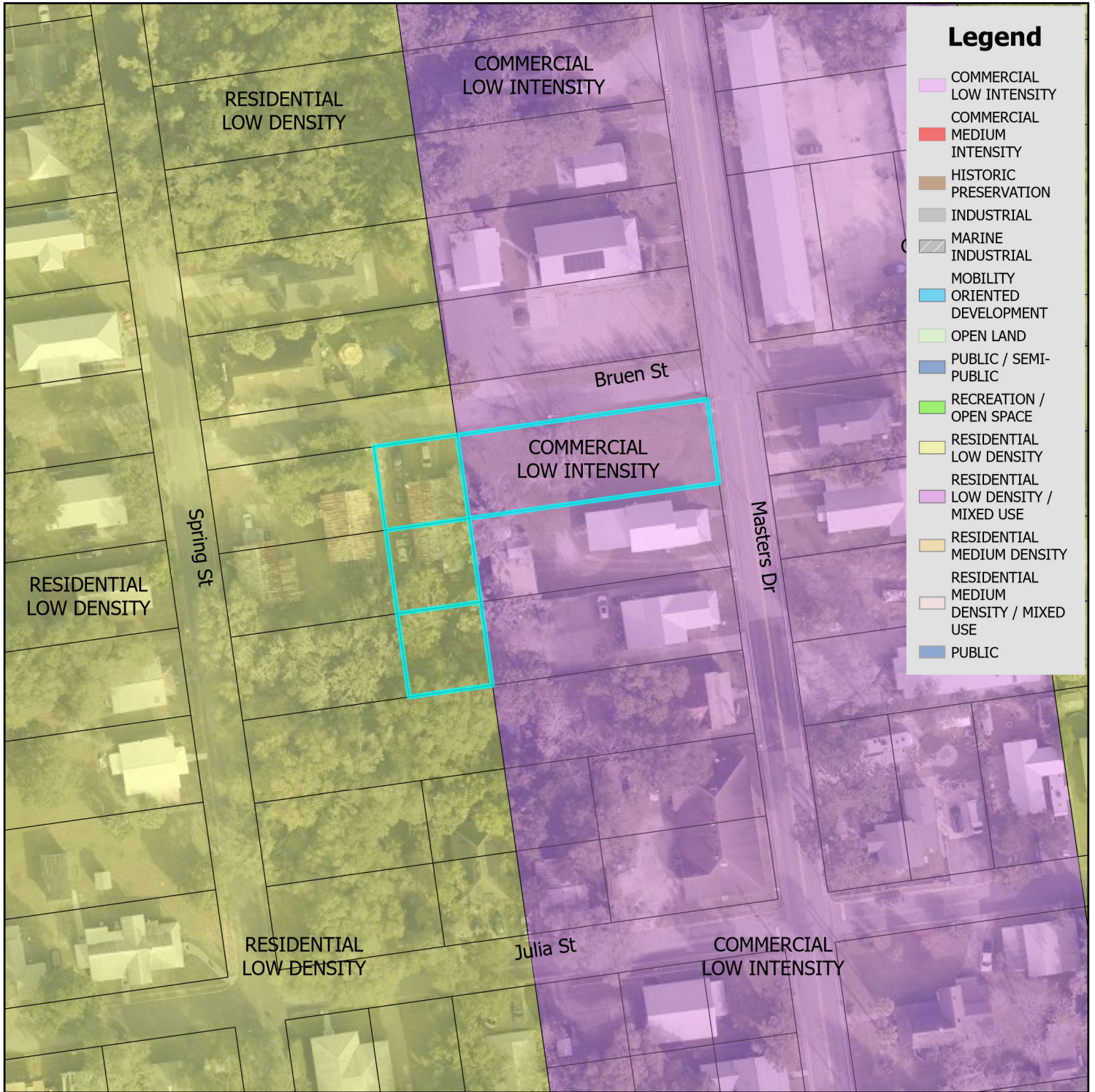


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

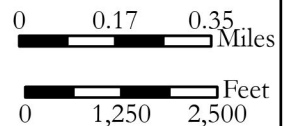
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

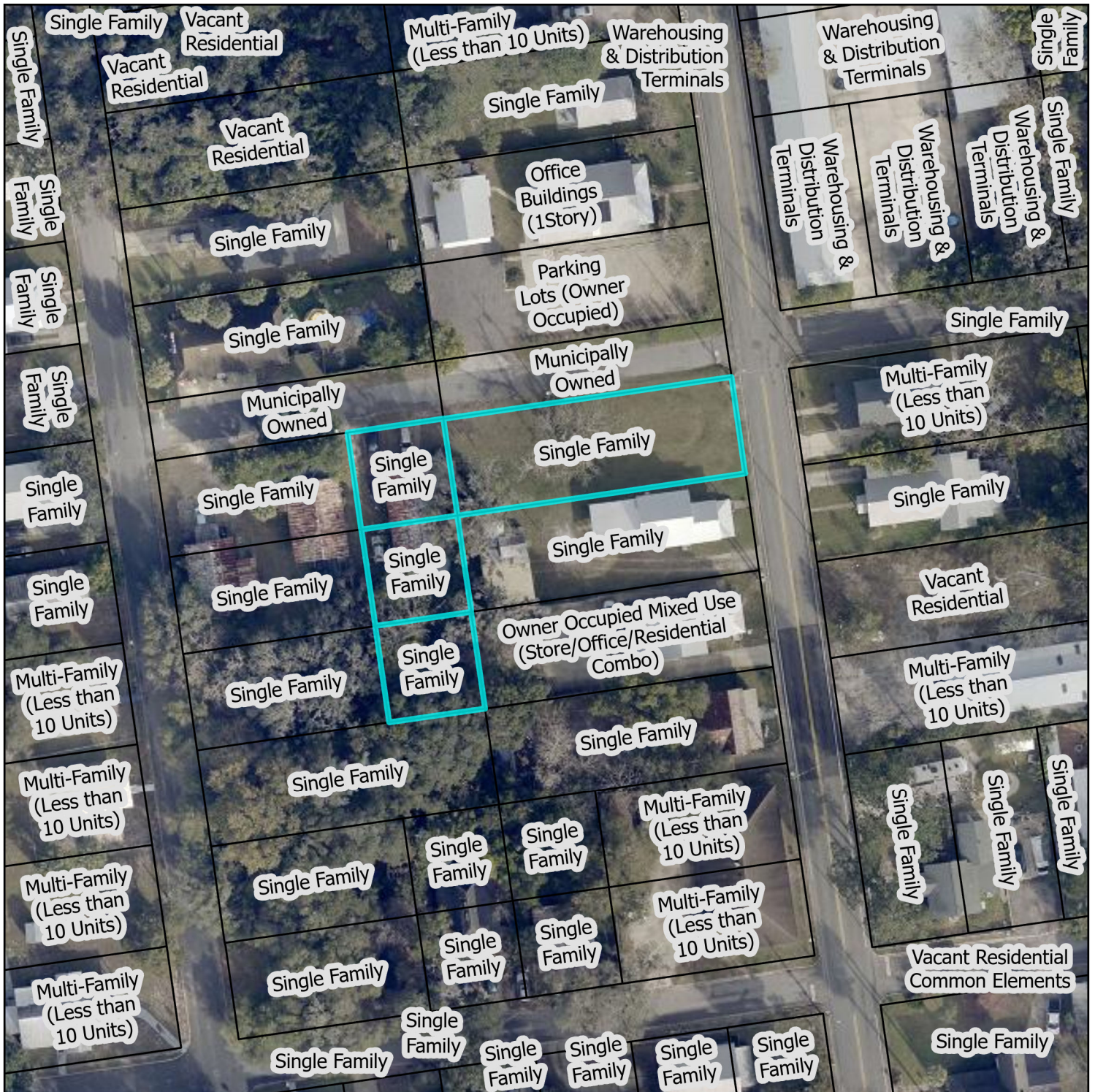


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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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



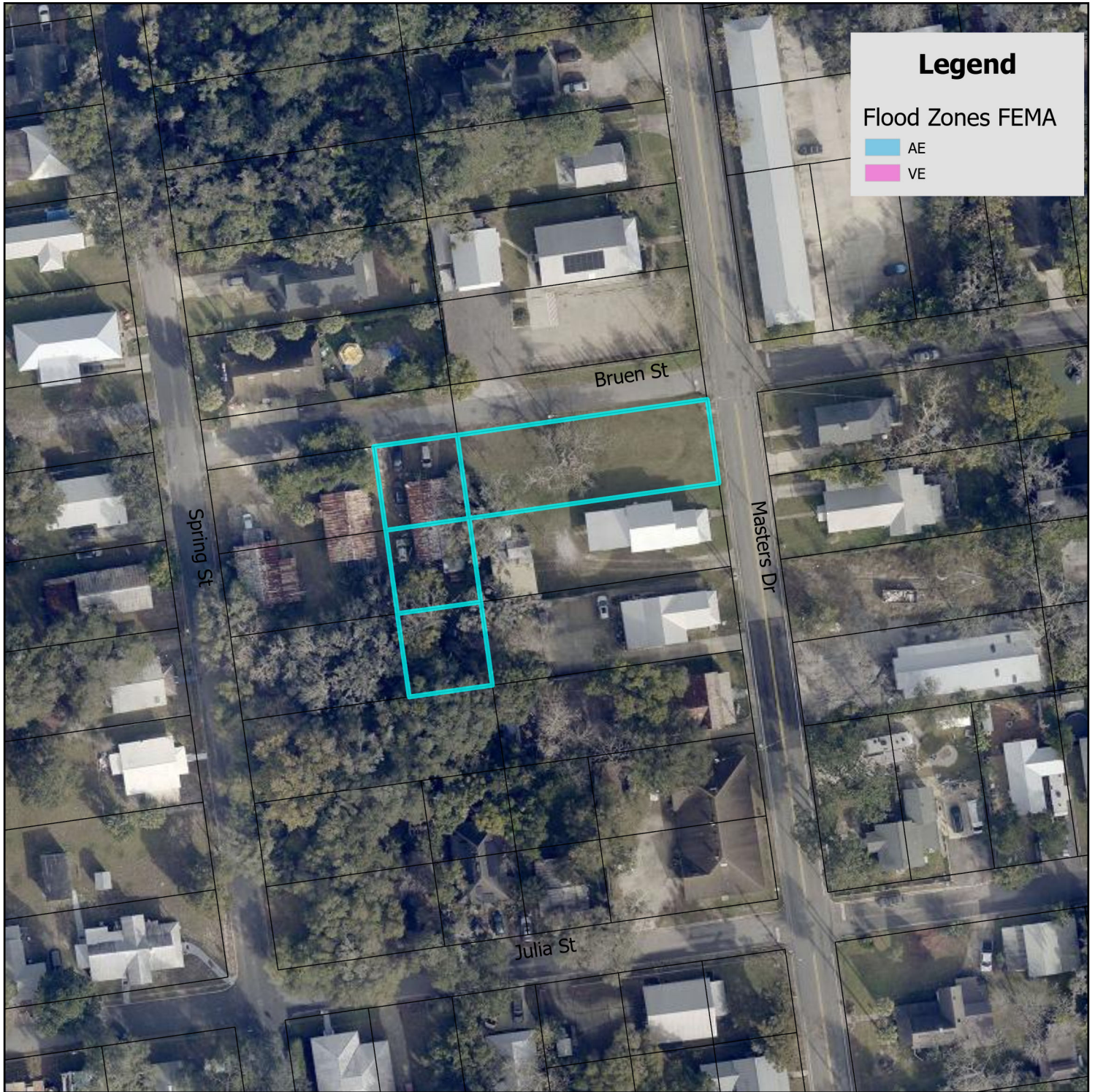
0 0.01 0.01 Miles
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

96 Bruen Street



12/09/2024



FEMA Flood Zone Map

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

DISCLAIMER
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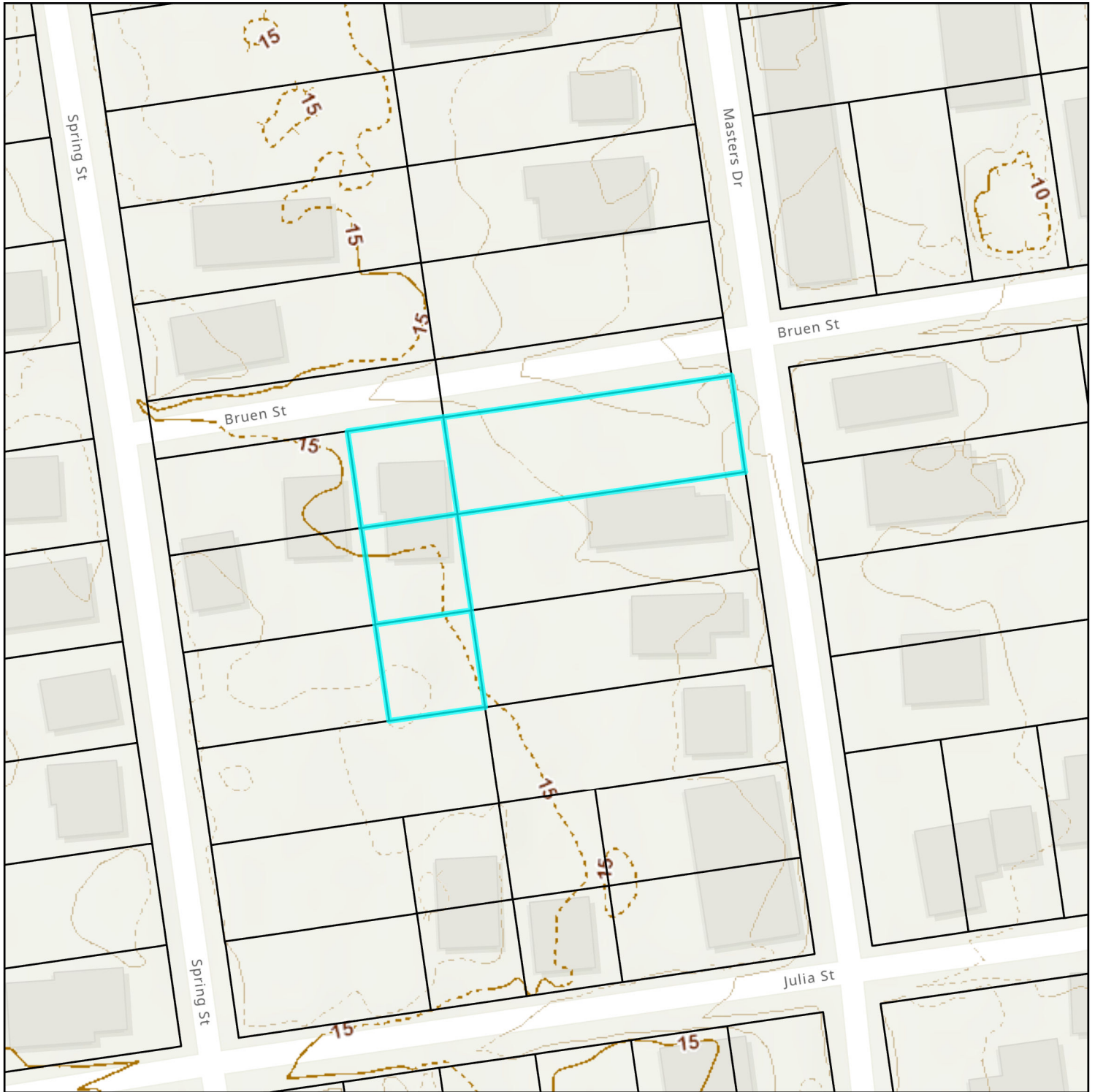
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025



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: Ricardo Stallings Contact Number: 904-553-7134
Business (if applicable): Reit LLC
Address: 1324 Old Dixie Hwy City: St. Augustine State: FL Zip: 32084
E-Mail Address: ricardostallings3@gmail.com
2. NAME OF PROPERTY OWNER: Gessel Debra Contact Number: _____
Business (if applicable): _____
Address: 96 BRUEN ST City: St. Augustine State: FL Zip: 32084
E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 8 & E50FT OF LOTS 17 18 & Block: BLK 21 OR1006/552
Subdivision: RAVENSWOOD SUB Parcel Number: 1083300000
4. PROJECT STREET ADDRESS: 96 BRUEN ST SAINT AUGUSTINE 32084
5. SPECIFIC PROPOSED USE: Town home community
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☒ Rezoning
☐ Other: CL-1 (Commercial Low-One)
7. DESCRIPTION OF ACTION REQUESTED: Requesting to get parcel rezoned to CL-1. Currently parcel is zoned RS-2 + CL-1
8. JUSTIFICATION FOR ACTION REQUESTED: looking to build Affordable Multifamily housing

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

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

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

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

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

10. PREVIOUS 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.

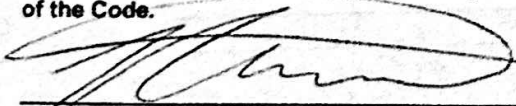
11. AGREEMENT:

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.

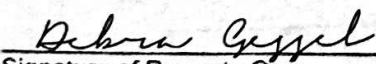
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

7/3/25
Date


Signature of Property Owner

July 6, 2025

Date

July 6, 2025

04/18/2019



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

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

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

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

Ricardo Stallings

Print name of applicant

[Signature]

Signature of applicant

7/3/25

Date



Owner's Authorization For Agent

Kari G. Craig is/are hereby authorized TO ACT ON BEHALF
OF David + Debra Gessel, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

75 King St., St. Augustine, FL 32084

BY: David B. Gessel Debra J. Gessel
Signature of Owner

David B. Gessel Debra J. Gessel
Print Name of Owner
904-377-7614
904-589-0573
Telephone Number

State of Florida

County of Flagler

Signed and sworn before me on this 4th day of July, 2025.

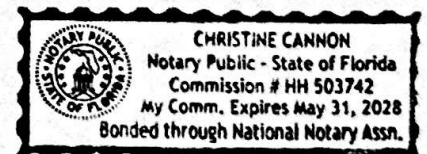
By David and Debra Gessel

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Christine Cannon



My Commission expires:

May 31, 2028



Owner's Authorization For Agent

Kari Craig is/are hereby authorized TO ACT ON BEHALF OF David + Debra Gessel, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 75 King St., St. Augustine, FL 32084

BY: David B. Gessel Debra J. Gessel
Signature of Owner

David B. Gessel Debra J. Gessel
Print Name of Owner
904-377-7614
904-599-0573
Telephone Number

State of Florida

County of Flagler

Signed and sworn before me on this 4th day of July, 2025.

By David and Debra Gessel

Identification verified:

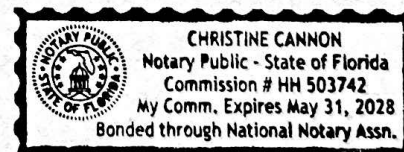
Oath sworn: ☒ Yes ☐ No

Notary Signature:

Christine Cannon

My Commission expires:

May 31, 2028



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: 96 Bruen St. St. Augustine FL 32084

Applicant's Name: Ricardo Stallings Applicant's Signature: [Signature]

Owner's Name: Debra Gessel Owner's Signature: Debra Gessel
David Gessel

July 6, 2025

Digital Signature Verification Report

Process and Intent Verification

The appFiles digital signature platform provides for two types of digital signatures each with their own type of authentication. The purpose of this report is to provide the parties of the documents listed below with the proof of intent and verification information collected at the time of digital signature.

The first type of digital signature is an in-person digital signature which is administered in the presence of personnel experienced with the collection of digital signatures. For this style of signature we record not only the required verification information consisting of the signature ID, device IP address and timestamp that the signature was collected but also the name of the experienced digital signature administrator who personally observed and explained the digital signature process to the client.

The second type of digital signature is a send-away digital signature. In this type of signature, the digital signature administrator prepares a set of documents to be sent and signed on the client's own computer or mobile device. During the process of preparing the package of documents, the administrator assigns a role to the client and places/activates the correct signature and initial locations on the document for that individual. A link is then generated and emailed that is unique to that individual that will begin the review and digital signature process.

Due to the nature of the send-away signatures being remotely administered, the signer, upon receiving and opening the link to the document package, must agree to the digital signature terms and conditions that indicate that they have read and reviewed the documents before signing and that they further agree that their digital signature will be as legally binding as a physical pen and paper signature. Once they have agreed to these terms and conditions, the signature request system will guide them through the process of reviewing each page of the document package before initialing or signing. For this type of digital signature, the verification information consisting of signature ID, device IP address and timestamp is collected as the signatures and initials are completed.

96 Bruen Street Zoning Application

Page 4

Seller Signature (position 751, 66)

ID: y2bTW8I5G5Y8huDKNogP	Name: Debra Gessel	Signed: 7/6/25 @ 6:23 PM
	Email Address: debragessel057@gmail.com	IP Address: 172.59.65.255

Seller Signature (2) (position 790, 72)

ID: uUbCH5vcHKoldoeL6xv	Name: David Gessel	Signed: 7/6/25 @ 6:10 PM
	Email Address: dbg1976@gmail.com	IP Address: 73.105.8.128

96 Bruen Street Zoning Application

Page 7

Seller Signature (position 807, 449)

ID: QVVrv9jHLHM9tohUIh	Name: Debra Gessel	Signed: 7/6/25 @ 6:23 PM
	Email Address: debragessel057@gmail.com	IP Address: 172.59.65.255

Seller Signature (2) (position 851, 449)

ID: 1DHSIXHWDGr7ftnhN9Gt	Name: David Gessel	Signed: 7/6/25 @ 6:10 PM
	Email Address: dbg1976@gmail.com	IP Address: 73.105.8.128

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1083300000

96 BRUEN ST
SAINT AUGUSTINE 32084-0000

West St. Augustine (SF) (433)

RAVENSWOOD SUB LOT 8 & E50FT OF LOTS 17 18 & 19 BLK 21
OR1006/552

Single Family (0100)

Ravenswood Subdivision

41-7-29

City of St Augustine (District 452)

18.72

0.340

Y

**The Description above is not to be used on legal documents.*



Owner Information

Owner Name

Mailing Address

Gessel David,Debra 100%

[Gessel Debra](#) 100%

96 BRUEN ST
SAINT AUGUSTINE, FL 32084-3372

Exemption Information

Exemption Type	Status	Amount
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2025
Building Value	\$84,581.00
Extra Features Value	\$0.00
Total Land Value	\$180,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$264,581.00
Total Deferred	\$226,400.00
Assessed Value	\$38,181.00
Total Exemptions	\$25,000.00
Taxable Value	\$13,181.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$87,050	\$0	\$180,000	\$0
2023	\$89,952	\$0	\$105,000	\$0
2022	\$80,118	\$0	\$75,000	\$0
2021	\$51,334	\$0	\$105,000	\$0
2020	\$39,923	\$0	\$63,750	\$0
2019	\$35,035	\$0	\$63,750	\$0
2018	\$35,601	\$0	\$38,392	\$0
2017	\$22,603	\$201	\$38,392	\$0
2016	\$22,603	\$201	\$38,392	\$0
2015	\$17,286	\$201	\$34,805	\$0
2014	\$16,269	\$201	\$24,556	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$84,581	Roof Structure	Gable Hip
Year Built	1924	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Area	1396	Interior Wall	Drywall
Conditioned Area	1048	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	Window
Style	01	Bedrooms	2
Exterior Wall	Wood	Baths	1.5

Description	Square Footage
BASE AREA	957
FINISHED STORAGE/UTILITY	108
FINISHED DECK	40
ADDITION	91
FINISHED OPEN PORCH	200
Total SqFt	1396

The floor plan shows a house with the following dimensions and room types:

- Overall Dimensions:** 37' (width) x 20' (depth).
- Rooms and Dimensions:**
 - Finished Open Porch (Teal):** 13' x 8' (bottom left).
 - Finished Storage (Purple):** 12' x 9' (top left).
 - Deck (Light Purple):** 8' x 5' (top right, adjacent to storage).
 - Base (White):** 13' x 7' (middle right, adjacent to deck).
 - Unlabeled White Area:** 13' x 14' (bottom right).
- Internal Dimensions and Segments:**
 - Top horizontal segments: 12' (storage), 8' (deck).
 - Left vertical segments: 9' (storage), 36' (main body).
 - Right vertical segments: 7' (base), 37' (main body).
 - Bottom horizontal segments: 20' (total), 13' (porch), 14' (unlabeled area).
 - Internal vertical segments: 5' (between porch and main body), 7' (between base and main body).
 - Internal horizontal segments: 5' (between storage and deck), 8' (between base and unlabeled area).

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	150	7500	SF	\$105,000
Single Family	50	150	7500	SF	\$75,000

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/12/1993	\$21,000.00	WARRANTY DEED	1006	552	Q	I	BIRKETT ROBERT D ETAL	GESSEL DAVID,DEBRA
	6/3/1993	\$0.00	QUIT CLAIM DEED	995	1118	U	I	BARNES EDNA M ***	BIRKETT ROBERT D ETAL
	1/1/1980	\$0.00		454	377	U	I		BARNES EDNA M ***
	1/1/1980	\$0.00		454	376	U	I		

Attachment 4:

Survey of 96 Bruen Street

LEGEND

- ⊙ = SET 1/2" IRON ROD LB#8139
- ⊙ = FOUND 5/8" IRON ROD LB#7111
- ⊙ = BLOCK CORNER (FOUND 1" IRON PIPE WITH NO IDENTIFICATION)
- ⊙ = POWER POLE
- ⊙ = WIRE FENCE
- ⊙ = WOOD FENCE
- = BUILDING
- = CONCRETE
- = COVERED WOOD DECK
- = DIRT
- = WOOD DECK/STEPS
- = SHED/LEAN TO

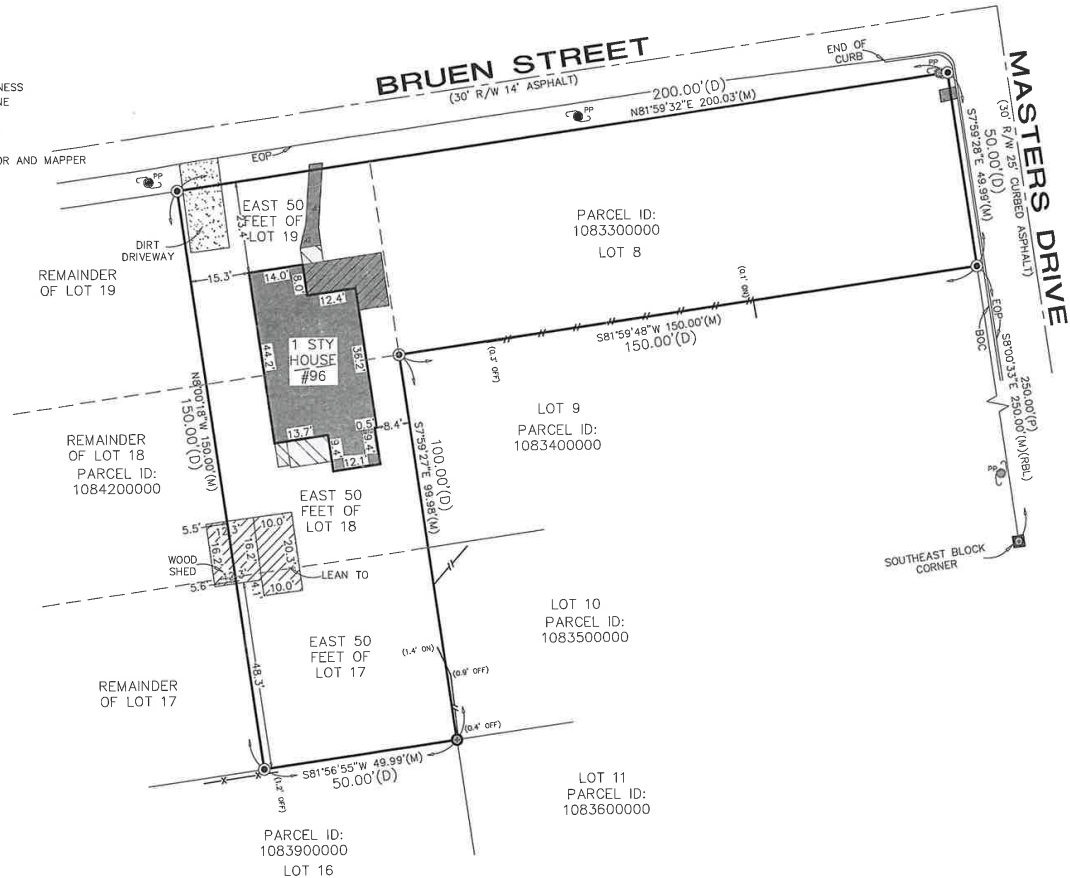
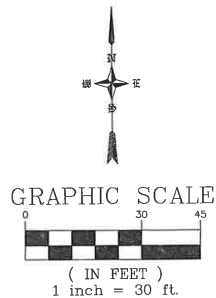
- STY = STORY
- R/W = RIGHT-OF-WAY LINE
- BOC = BACK OF CURB
- EOP = EDGE OF PAVEMENT
- LB = LICENSED SURVEY BUSINESS
- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER. RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: **BOUNDARY SURVEY**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



Surveyor's Certification

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

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

JUN 25 2023

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

LEGAL DESCRIPTION

LOT EIGHT (8) AND THE EAST FIFTY (50) FEET OF LOTS 17, 18 AND 19, BLOCK TWENTY-ONE (21), RAVENSWOOD, ACCORDING TO MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **DAVID GESSEL**
AT: **96 BRUEN STREET
SAINT AUGUSTINE, FL 32084**

Drawn By: EV
Field Survey Date: 12/10/2024
FB/PG: 122-114

Scale 1" = 30 Feet
Drawing/File #: 120324.1
Plot Date: 12/17/24

Additional Information/Certifications:
XXXXX

LEGEND

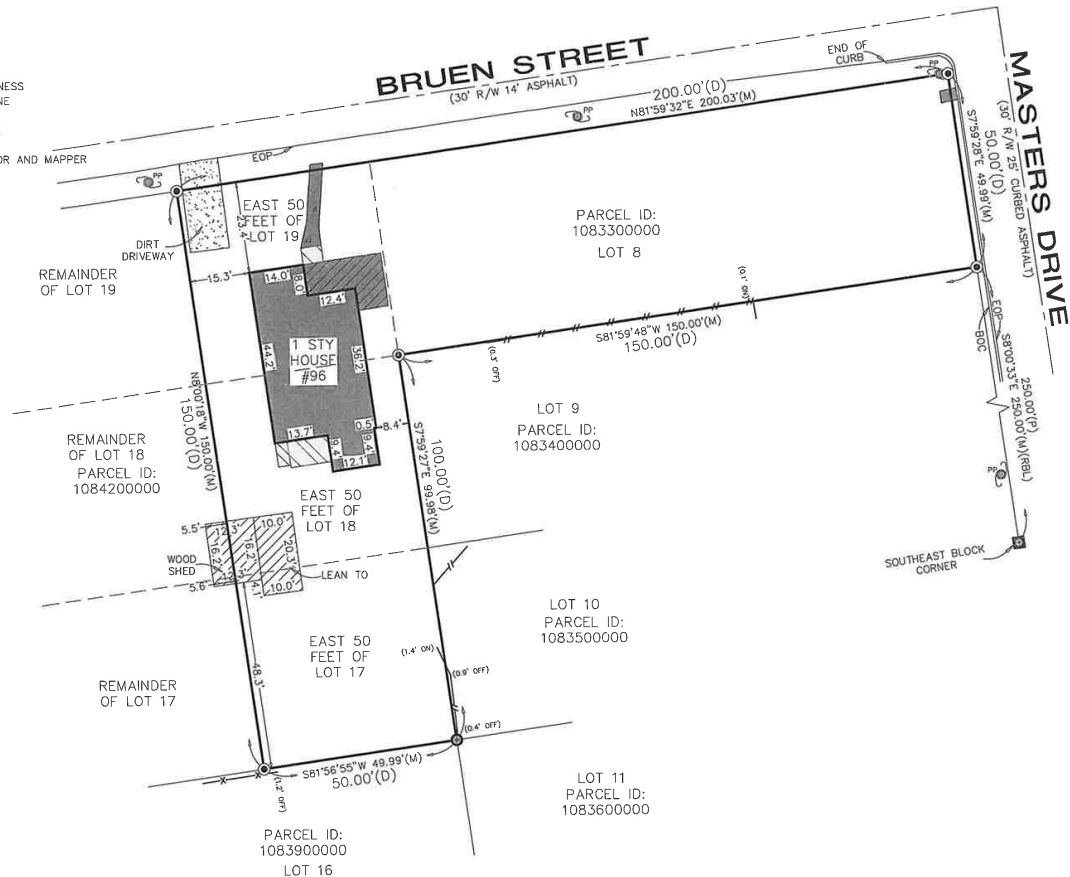
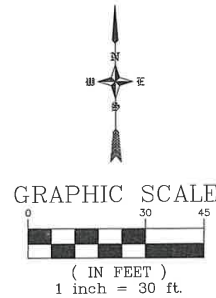
	= SET 1/2" IRON ROD LB#8139	STY	= STORY
	= FOUND 5/8" IRON ROD LB#7111	R/W	= RIGHT-OF-WAY LINE
	= BLOCK CORNER (FOUND 1" IRON PIPE WITH NO IDENTIFICATION)	BOC	= BACK OF CURB
	= POWER POLE	EOP	= EDGE OF PAVEMENT
	= WIRE FENCE	LB	= LICENSED SURVEY BUSINESS
	= WOOD FENCE	RBL	= REFERENCE BEARING LINE
	= BUILDING	(P)	= PLAT CALL
	= CONCRETE	(M)	= FIELD MEASURED VALUE
	= COVERED WOOD DECK	(D)	= DEED CALL
	= DIRT	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
	= WOOD DECK/STEPS		
	= SHED/LEAN TO		

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and steel tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GSK3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc., unless noted.
- Type of Survey: **BOUNDARY SURVEY**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.

Special Note - Liability Notice

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Surveyor's Certification

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

THE SKETCH OF SURVEY DESCRIBED HEREON CONFORMS TO THE STANDARDS OF PRACTICE AND ETHICS OF THE PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 81G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND UNDER MY SUPERVISION.

JUN 25 2025

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

LEGAL DESCRIPTION

LOT EIGHT (8) AND THE EAST FIFTY (50) FEET OF LOTS 17, 18 AND 19, BLOCK TWENTY-ONE (21), RAVENSWOOD, ACCORDING TO MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **DAVID GESSEL**
AT: **96 BRUEN STREET
SAINT AUGUSTINE, FL 32084**

Drawn By: EV
Field Survey Date: 12/10/2024
FB/PG: 122-114
Scale 1" = 30 Feet
Drawing/File #: 120324.1
Plot Date: 12/17/24

Additional Information/Certifications:
XXXXX

LEGEND

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- = FOUND 5/8" IRON ROD LB#7111
- ⊙ = BLOCK CORNER (FOUND 1" IRON PIPE WITH NO IDENTIFICATION)
- ⊙ = POWER POLE
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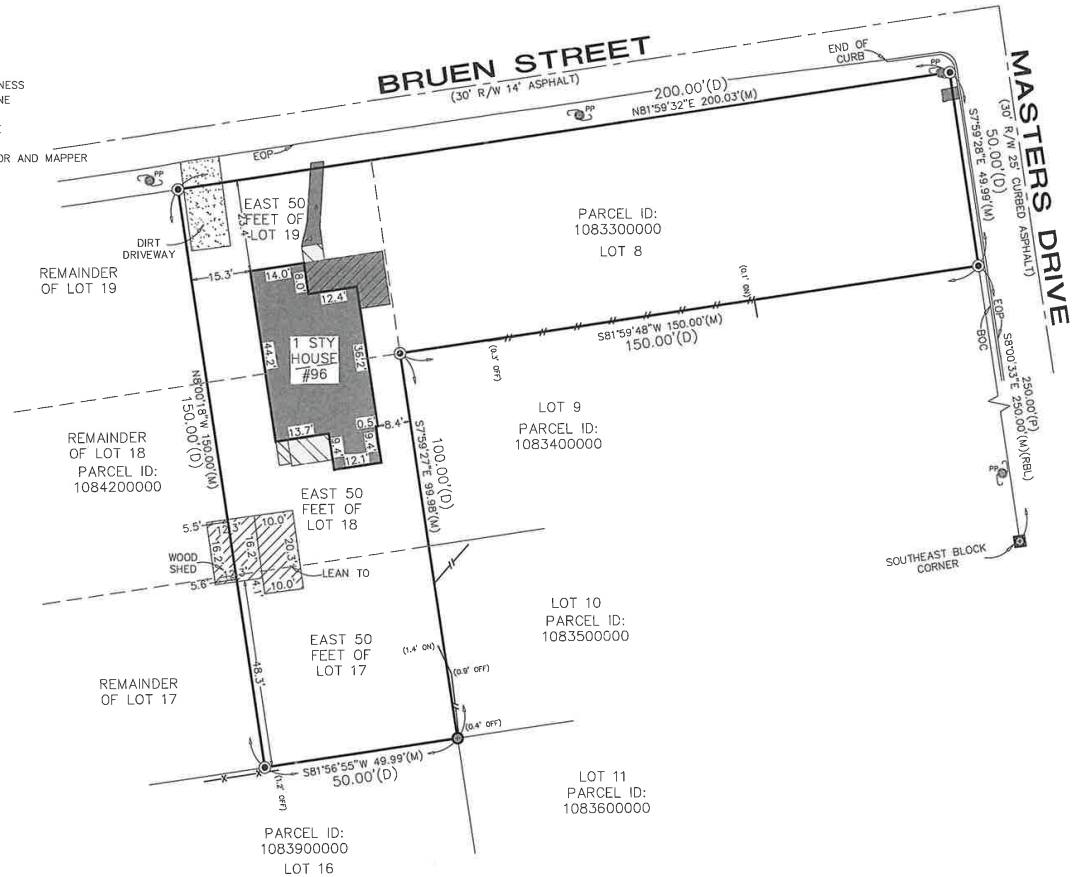
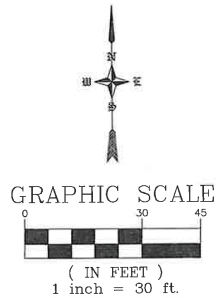
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THE SKETCH OF SURVEY LOCATED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA PROFESSIONAL SURVEYORS ACT AND REGULATIONS IN ACCORDANCE WITH CHAPTER 53-17 (FORMERLY 816-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

JUN 25 2024

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

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Additional Information/Certifications:
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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	8.b.	PZB2025-0056
Request	Address	Parcel ID
Land Use Plan Map Amendment & Rezoning	98 Bruen Street	108420-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Ricardo Stallings
Owner:	David & Debra Gessel
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	0.34
Neighborhood:	Ravenswood
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 98 Bruen Street so that it has a future land use designation of Commercial Low Intensity and a compatible zoning of Commercial Low-One: CL-1.

This property is located at the southwest corner of Masters Drive and Bruen Street, which is within the West City Community Redevelopment Area (WCCRA).

The applicant is “looking to build affordable multifamily housing” and cites this as the justification for these requests. The table below shows the 2025 Combined Income and Rent Limits for St. Johns County according to the Florida Housing Finance Corporation.

Area Median Income (AMI) Category	1 Person Limit (\$)	2 Person Limit (\$)	3 Person Limit (\$)	4 Person Limit (\$)
30%	21540	24600	27690	30750
50%	35900	41000	46150	51250
60%	43080	49200	55380	61500
80%	57440	65600	73840	82000
120%	86160	98400	110760	123000

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.1.3 The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.	This proposal is consistent with the city’s policy to encourage the development of undeveloped pockets in developed areas as it is located within the developed area of West City.
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.	This proposal for infill and redevelopment is consistent with this city policy and land use plan.
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.	This redevelopment proposal is consistent with the city’s objective to encourage redevelopment and renewal of areas that are exhibiting evidence of decline as the West City CRA was established in May 2024, after a Finding of Necessity (FON) study assessed conditions of blight within the identified boundary area.

Policy 3.2.1 The City shall continue to work with the policies of any established Community Redevelopment Area(s) (CRA).	The proposal to construct affordable housing is consistent with the policies of fostering a stable housing stock through existing residential rehabilitation and repair programs and working with existing property owners on providing affordable housing alternatives for neighborhood residents. These are two policies of Goal 5.1 within the WCCRA plan.
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.	The request to utilize a higher density and intensity land use designation is a approach that is consistent with the city's policy to encourage infill and redevelopment.
Policy 5.2.3 New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.	These requests are consistent with what is encouraged by this city policy.
Policy 5.5.3 The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.	These amendment requests are consistent with the city's policy to increase densities, proximity and diversity of land uses as a way to encourage infill redevelopment.
Objective 6.4 Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.	The city policies regarding residential land use categories are included in this report to assist in evaluating the future land use plan map amendment request.
Policy 6.4.1 Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.	When evaluating this application the Board is required by this city policy to promote a land use pattern that contributes to quality housing, livable neighborhoods, and a variety of housing types.

Policy 6.4.2 Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.	The city's policy to preserve the character of existing residential areas is the reason why the consideration of a residential future land use designation is mentioned.
Policy 6.4.3 Residential Low Density This district 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 schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The Residential Low Density future land use designation is the current designation for the property.
Policy 6.4.4 Residential Medium Density This district is intended to apply to those neighborhoods designated for single and multiplefamily dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The density and intensity of the Residential Medium Density future land use designation is higher than that of the current Residential Low Density future land use designation, but less than the requested Commercial Low Intensity future land use designation.

Policy 6.4.5 Residential Low Density Mixed Use This district is intended to apply to those neighborhoods designated for single and multiplefamily dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character. A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. For Residential Uses a maximum of 8 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use. To encourage mixed use developments: • Residential uses shall occupy a minimum of 35% and a maximum of 70% of the development area unless otherwise approved by the PZB. • Commercial uses shall occupy a minimum of 15% and a maximum of 30% of the development area unless otherwise approved by the PZB.	The density and intensity of the Residential Low Density Mixed Use future land use designation is higher than that of the current Residential Low Density future land use designation, but less than the requested Commercial Low Intensity future land use designation.
Policy 6.4.6 Residential Medium Density Mixed Use This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.	The density and intensity of the Residential Medium Density Mixed Use future land use designation is higher than that of the current Residential Low Density future land use designation, but less than the requested Commercial Low Intensity future land use designation.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use. To encourage mixed use developments: • Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB. • Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.	
Policy 6.4.7 Performance standards for residential uses shall include, but are not limited to, the following: • The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities. • The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts. • Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged. • Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.	The city's land development code has performance standards for multi-family and residential mixed-use development that apply regardless of the underlying future land use designation.
Objective 6.5 Commercial Categories: The commercial category is established to encourage a mix of commercial uses that provide necessary businesses and services for residents as well as visitors and promote a diverse economy.	The city policies regarding commercial land use categories are included in this report to assist in evaluating the future land use plan map amendment request.

Policy 6.5.1 Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre. • Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	The Commercial Low Intensity future land use designation is the requested designation for the property.
Housing Element [LINK TO DOCUMENT]	
Goal 1 Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.	The applicant has indicated a proposal for new housing construction as the justification for this request, consistent with this city goal.
Objective 1.1 The city shall assist the private sector in providing adequate housing to meet current and future needs.	Based on the Affordable Housing Assessment outlined in this element there is a desperate need for an affordable housing strategy. The City's role is to

Objective 1.3 Work to rehabilitate substandard housing units and demolish dilapidated housing units.	provide direction and assist the private sector in the need to provide affordable and affordable workforce housing. Options for achieving this goal include, but are not limited to, encouraging the building of affordable housing units overall; establishing regulatory incentives to encourage or facilitate the provision of affordable housing; and, establishing a density bonus system to encourage the provision of affordable units allowing higher density developments. The requests for increasing density with the goal of providing affordable housing are consistent with these city objectives and policies.
Objective 1.4 The city shall strive to provide adequate sites for very low, low, and moderate income households.	
Policy 1.4.2 The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.	
Policy 2.2.1 The City of St. Augustine defines Workforce Housing as the attainment of rental or for sale housing to an individual or family whose annual income, as adjusted for household size does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 50 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of HUD.	The proposed housing development as part of these requests will need to comply with these requirements in order to be categorized as contributing to the city's stock of affordable housing.
Policy 3.2.1 The city shall continue to support compatible infill development in existing neighborhoods.	This policy requires the city to support compatible infill development in existing neighborhoods.
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Policy 1.3.3 The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing "urban" area of the city including existing commercial corridors.	The proposed infill redevelopment part of this application is consistent with, and encouraged by, this city policy.

Policy 1.3.10 The city shall further support pedestrian, bicycle, and a community circulator or transit use by: • Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan; • Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances; • Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users; • Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and • Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.	The Streets Plan of the city’s 2040 Mobility Plan calls for the conversion of Masters Drive from its current layout into a complete street. The term <i>complete streets</i> is defined as a transportation policy and design approach that requires multimodal transportation improvements to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation and to allow for safe travel by those walking, bicycling or using other forms of non-motorized travel, riding public transportation or driving motor vehicles or low speed electric vehicles. Separate and defined spaces are provided for the various modes of travel planned within the street cross-section. The requested increase in residential density and non-residential intensity is consistent with, and encouraged by, this city policy.
Historic Preservation Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	
Summary The Infrastructure Element serves as a guide for the provision of essential services. This includes encouraging an efficient pattern and location of future land uses through the relationship between land use and the provision of facilities and services. This relationship should encourage compact, efficient, infill and redevelopment within the urban area.	The proposed infill redevelopment part of these requests is consistent with the city’s position of encouraging an efficient pattern and location of future land uses through the relationship between land use and the provision of facilities and services.
Policy 1.3.1 The City shall seek to maximize the use of existing sanitary sewer infrastructure to minimize urban sprawl and shall require new development to pay for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.	The proposed infill development is consistent with the city’s policy to maximize the use of existing sanitary sewer infrastructure.

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

Based on Sec. 28-30 of the City's Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [[LINK TO CODE SECTION](#)]

Proposals to amend the city's land use map and zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan.

The table below compares city code requirements for land development within the RS-2 and CL-1 zoning districts.

Sec. 28-162. - Residential, single-family-two: RS-2 [LINK TO CODE SECTION]	Sec. 28-206. - Commercial low-one: CL-1 [LINK TO CODE SECTION]
Permitted uses and structures	
Single-family dwellings; home-based business; and accessory uses and structures as for section 28-348 .	Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products; service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities; tourist homes and bed and breakfast inns; all types of professional and business offices; churches (except temporary revival establishments); libraries and museums; single-family dwellings as for RG-1 (section 28-163); multiple-family housing; rooming and boarding houses; housing for the elderly; antique shops; stables, provided, however, that property shall

	have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other; tattoo parlor or studio; the above uses are subject to the following limitations: Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage. Products to be sold only at retail. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise. Home-based business; mobile food dispensing vehicle as per section 28-347(9); accessory uses and structures as for section 28-348; and parking lots complying with section 28-347(3).
Permissible uses by exception	
As for section 28-347; housing for the elderly; neighborhood recreation facility.	Hotel/motel, maximum of thirty (30) units; plant nursery; sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises; wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises; medical/dental clinic, intermediate care facility; uses and structures as for RG-1 (section 28-163); indoor movie theatres; commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses; building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment; micropigmentation clinic; and craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

Minimum lot requirements	
Minimum lot width, fifty (50) feet. Minimum lot area, one-eighth acre (5,450 square feet).	None, except as needed to meet other requirements specified herein.
Minimum yard setback requirements	
Front, fifteen (15) feet. Side, ten (10) feet. Rear, ten (10) feet.	All uses, except single-family dwellings: Front, ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages. Side, ten (10) feet. Rear, ten (10) feet.
Maximum lot coverage by all buildings	
Thirty (30) percent.	Fifty (50) percent.
Maximum height of structures	
Thirty-five (35) feet.	Thirty-five (35) feet.

Staff Recommendation

Based on Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to amend the future land use plan map to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two: RS-2 to Commercial Low-One: CL-1 for the property at 98 Bruen Street / PID 108420-0000.

The Board may also consider a less intense residential land use category, along with a compatible zoning district, that would allow multifamily uses at the same density as the requested land use. This may be more compatible adjacent to the Residential Low Density area surrounding this property.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- (1) The increased diversity of housing types allowed under the Commercial Low Intensity future land use designation assists in the provision of affordable housing which serves as the need and justification for the change.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to encourage of infill development as part of maintaining its authentic character and the observed condition in April 2024 Finding of Necessity Report for the West City Community Redevelopment Area (WCCRA) of the "inadequate and outdated building density patterns" which contributes to the "blight area" finding.
- (3) This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

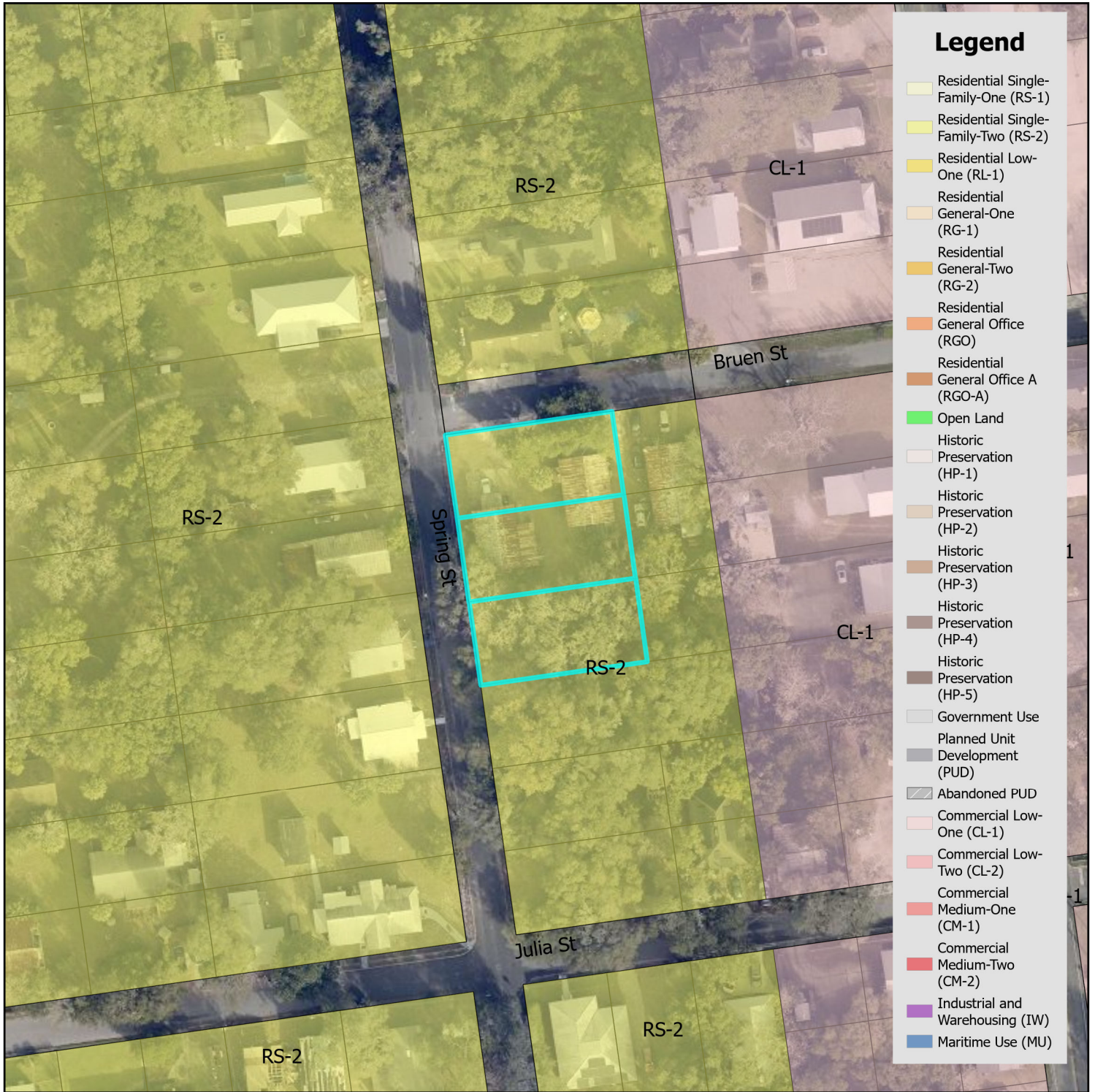
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey of 98 Bruen Street
5. Applicant Letter to Board

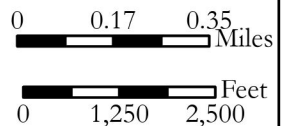
Staff Report prepared by:

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

Attachment 1: Site Maps & Photos



Zoning Map

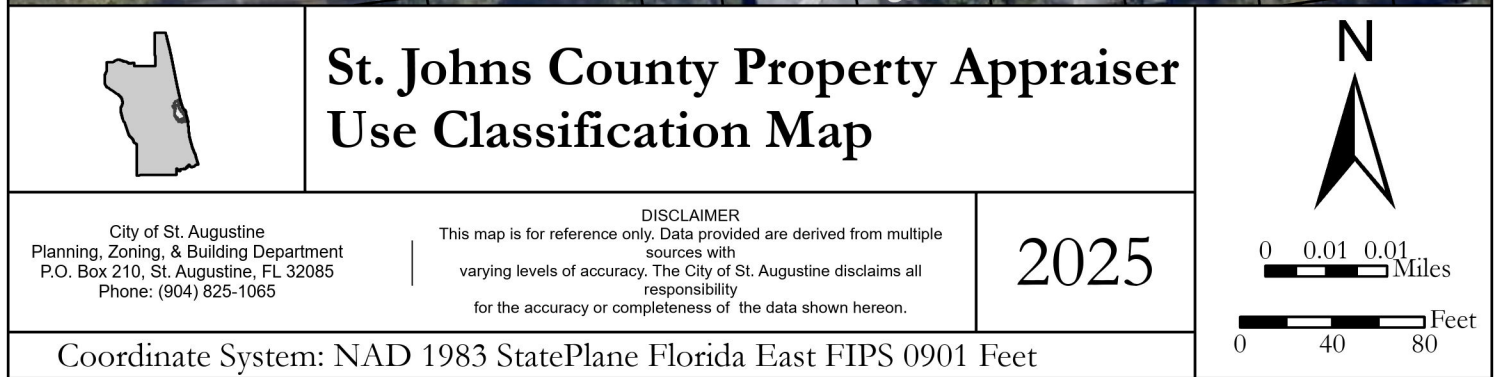


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

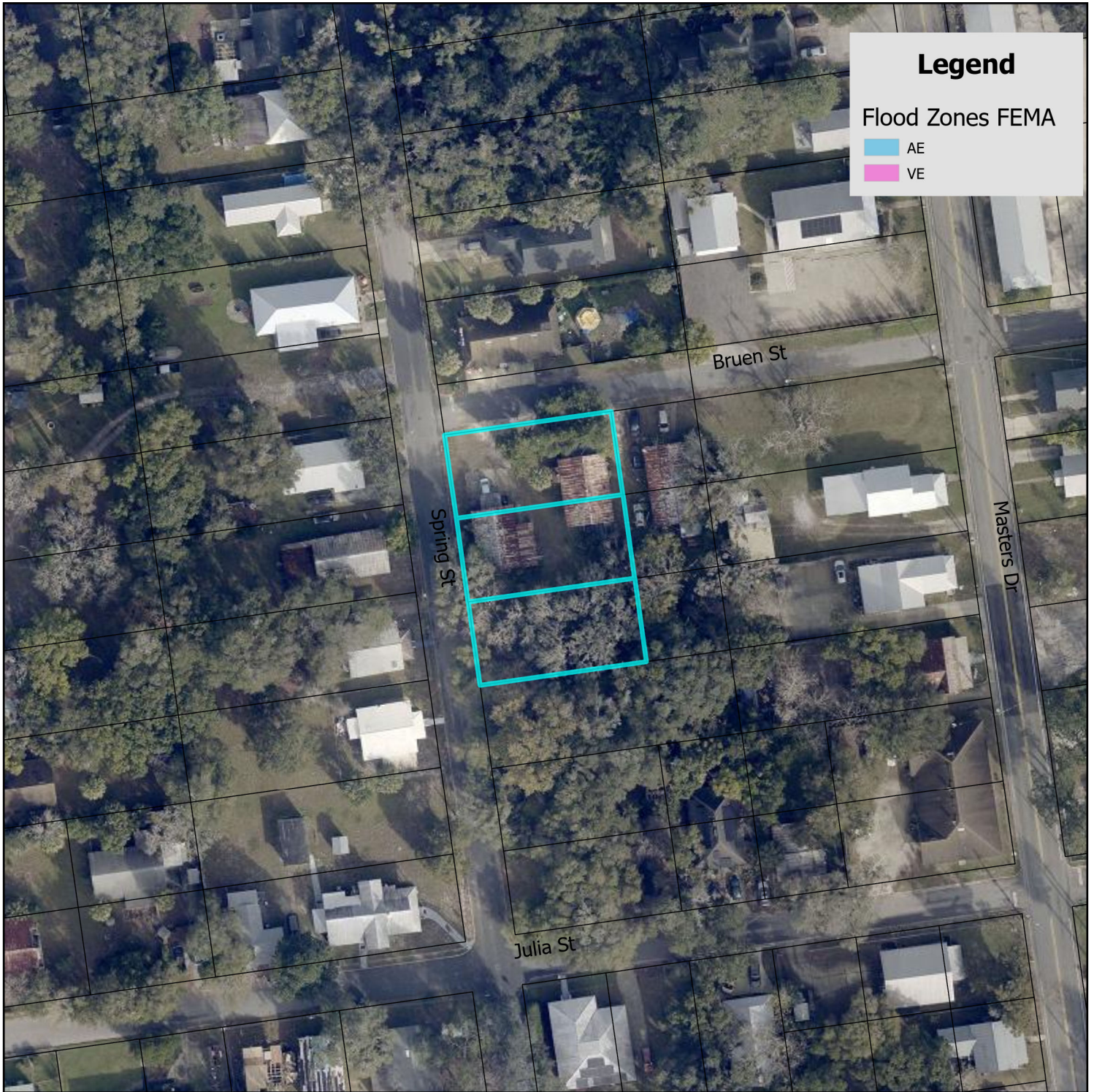


98 Bruen Street



© All EagleView Technology Corporation

12/09/2024



Legend

Flood Zones FEMA

AE

VE



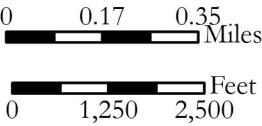
FEMA Flood Zone Map



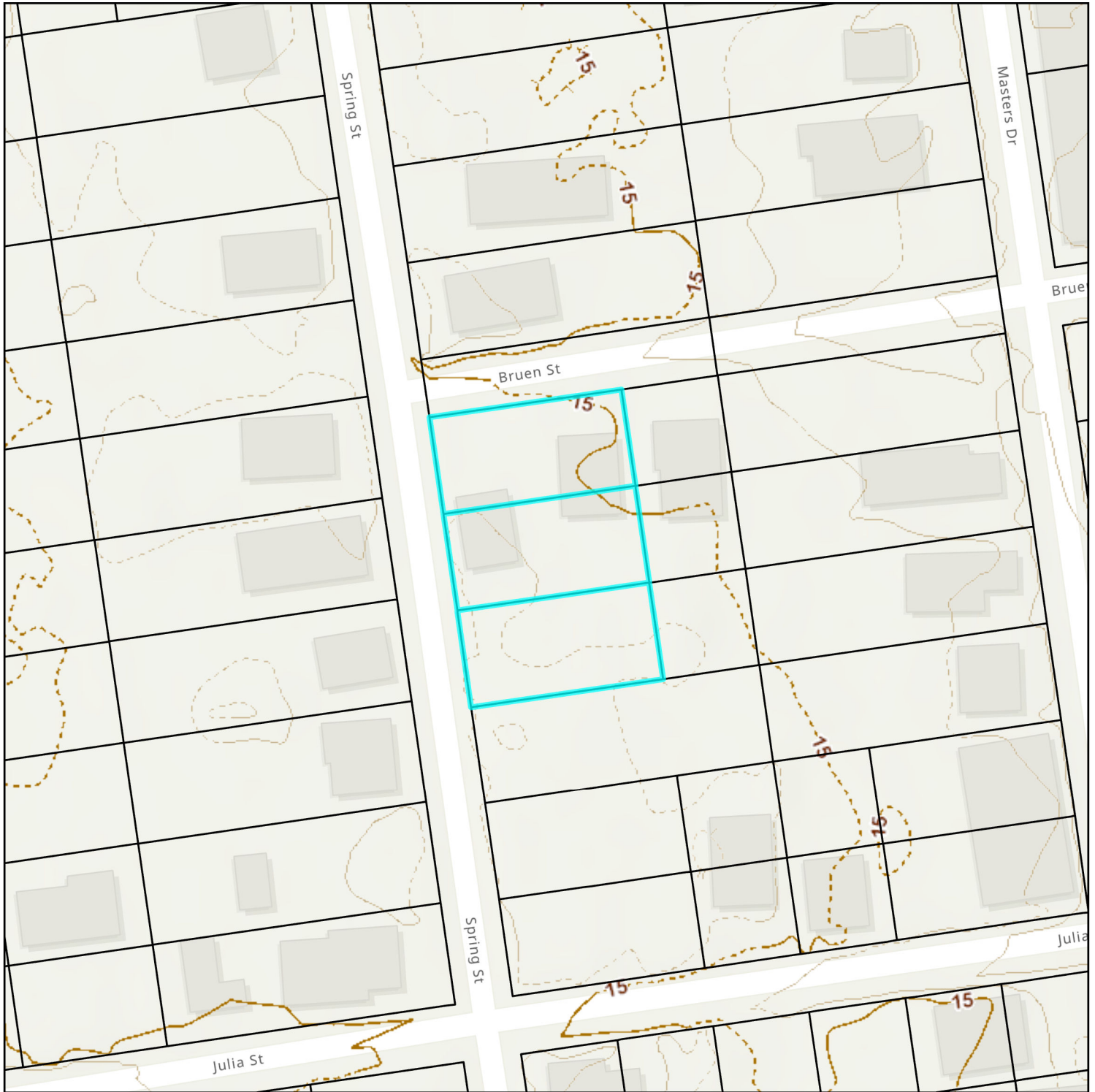
City of St. Augustine
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2025



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
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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: Ricardo Stallings Contact Number: 904-553-7134

Business (if applicable): Reit LLC

Address: 1324 Old Dixie Hwy City: St. Augustine State: FL Zip: 32084

E-Mail Address: ricardostallings3@gmail.com

2. NAME OF PROPERTY OWNER: Gessel Debra Contact Number: _____

Business (if applicable): _____

Address: 98 BRUEN ST City: St. Augustine State: FL Zip: 32084

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: W100FT OF LOTS 17 18 & 19

Block: BLK 21 OR33/685

Subdivision: RAVENSWOOD SUB

Parcel Number: 1084200000

4. PROJECT STREET ADDRESS: 96 BRUEN ST SAINT AUGUSTINE 32084

5. SPECIFIC PROPOSED USE: Town home community

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: CL-1 (Commercial Low-One)

7. DESCRIPTION OF ACTION REQUESTED: Requesting to get Parcel

Reopened to CL-1

8. JUSTIFICATION FOR ACTION REQUESTED: looking to build Affordable

Multi-family housing

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

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

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

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

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

10. PREVIOUS 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

Debra Gysel

7/3/25
July 6, 2025

Signature of Property Owner

Date



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

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

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

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

Ricardo Stallings
Print name of applicant

[Signature]
Signature of applicant

7/3/25
Date



Owner's Authorization For Agent

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

BY: Debra J. Gessel
Signature of Owner
Debra J. Gessel
Print Name of Owner
904. 341- 7614
Telephone Number

State of Florida

County of Flagler

Signed and sworn before me on this 4th day of July, 2025

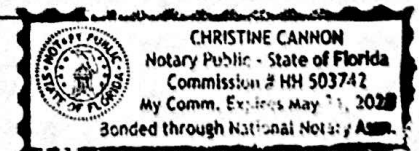
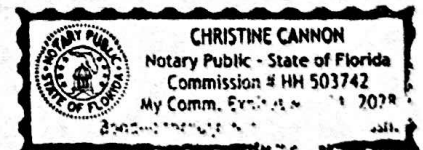
By Debra J. Gessel

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Christine Cannon

My Commission expires: May 31, 2028





Owner's Authorization For Agent

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

BY: Debra J. Gessel
Signature of Owner
Debra J. Gessel
Print Name of Owner
904. 347- 7614
Telephone Number

State of Florida

County of Flagler

Signed and sworn before me on this 4th day of July, 2025

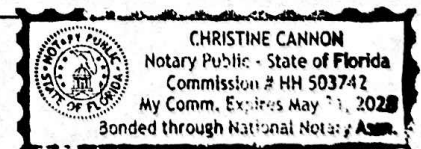
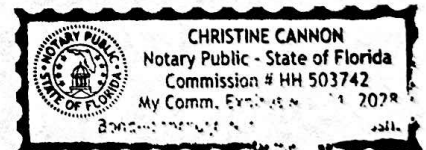
By Debra J. Gessel

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Christine Cannon

My Commission expires: May 31, 2028



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: 98 Bruen St. St. Augustine FL 32084

Applicant's Name: Ricardo Stallings Applicant's Signature: [Signature]

Owner's Name: Debra Gessel Owner's Signature: Debra Gessel

July 6, 2025

Digital Signature Verification Report

Process and Intent Verification

The appFiles digital signature platform provides for two types of digital signatures each with their own type of authentication. The purpose of this report is to provide the parties of the documents listed below with the proof of intent and verification information collected at the time of digital signature.

The first type of digital signature is an in-person digital signature which is administered in the presence of personnel experienced with the collection of digital signatures. For this style of signature we record not only the required verification information consisting of the signature ID, device IP address and timestamp that the signature was collected but also the name of the experienced digital signature administrator who personally observed and explained the digital signature process to the client.

The second type of digital signature is a send-away digital signature. In this type of signature, the digital signature administrator prepares a set of documents to be sent and signed on the client's own computer or mobile device. During the process of preparing the package of documents, the administrator assigns a role to the client and places/activates the correct signature and initial locations on the document for that individual. A link is then generated and emailed that is unique to that individual that will begin the review and digital signature process.

Due to the nature of the send-away signatures being remotely administered, the signer, upon receiving and opening the link to the document package, must agree to the digital signature terms and conditions that indicate that they have read and reviewed the documents before signing and that they further agree that their digital signature will be as legally binding as a physical pen and paper signature. Once they have agreed to these terms and conditions, the signature request system will guide them through the process of reviewing each page of the document package before initialing or signing. For this type of digital signature, the verification information consisting of signature ID, device IP address and timestamp is collected as the signatures and initials are completed.

98 Bruen Street Zoning Application

Page 4

Seller Signature (position 740, 90)

ID: yq03E4ia37UH15EsdYB7



Name:

Debra Gessel

Email Address:

debragessel057@gmail.com

Signed:

7/6/25 @ 7:47 PM

IP Address:

172.59.65.21

98 Bruen Street Zoning Application

Page 7

Seller Signature (position 801, 465)

ID: MfngAkpnoHete1vaql9D



Name:

Debra Gessel

Email Address:

debragessel057@gmail.com

Signed:

7/6/25 @ 7:47 PM

IP Address:

172.59.65.21

Attachment 3:
St. Johns County Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1084200000
Location Address	98 BRUEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUB W100FT OF LOTS 17 18 & 19 BLK 21 OR33/685 &4161/453(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.340
Homestead	N



Owner Information

Owner Name	Gessel Debra J 100%
Mailing Address	98 BRUEN ST SAINT AUGUSTINE, FL 32084-3372

Map



Valuation Information

Assessed Year	2025
Building Value	\$76,920.00
Extra Features Value	\$18,077.00
Total Land Value	\$130,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$224,997.00
Total Deferred	\$58,570.00
Assessed Value	\$166,427.00
Total Exemptions	
Taxable Value	\$166,427.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

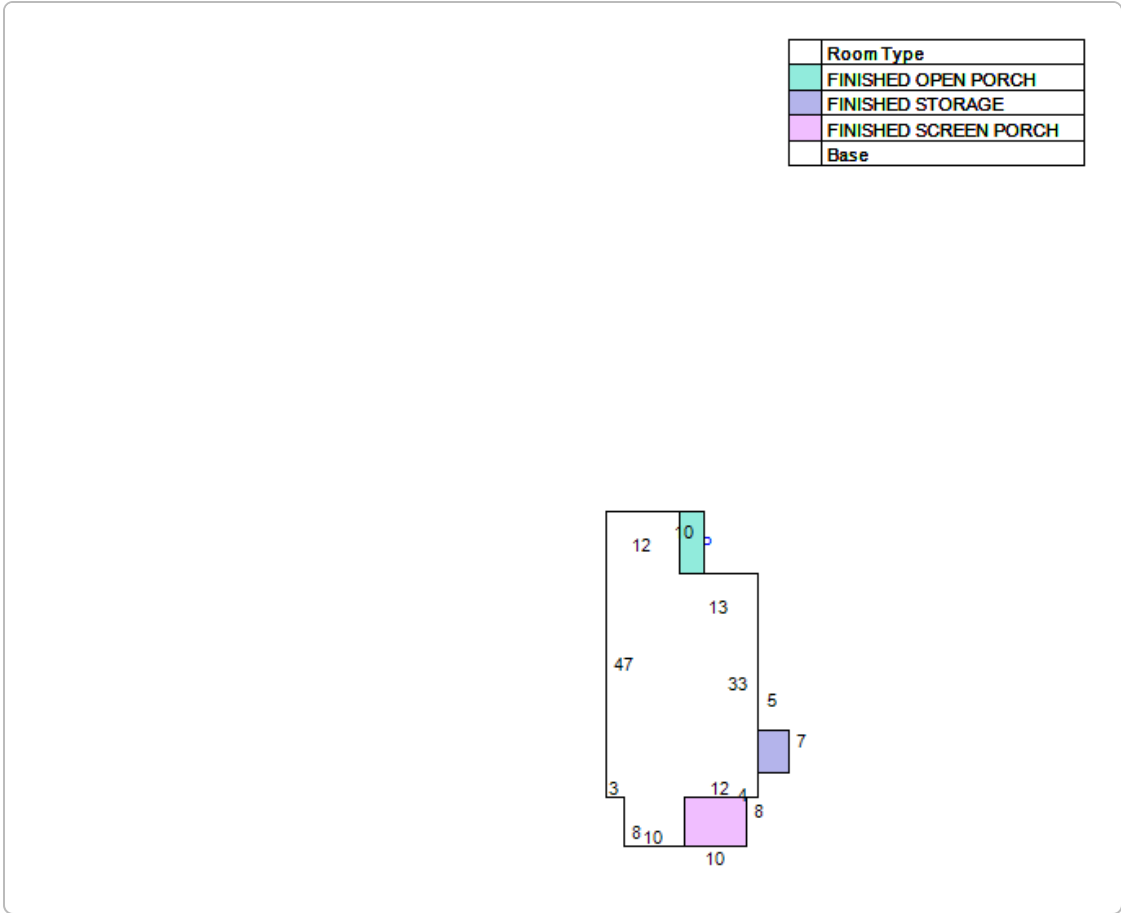
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$74,659	\$11,386	\$155,610	\$0
2023	\$77,707	\$12,155	\$129,675	\$0
2022	\$71,879	\$10,213	\$127,628	\$0
2021	\$51,128	\$10,808	\$77,122	\$0
2020	\$52,193	\$11,403	\$58,012	\$0
2019	\$46,027	\$3,610	\$58,012	\$0
2018	\$36,920	\$2,756	\$45,728	\$0
2017	\$32,201	\$2,756	\$43,680	\$0
2016	\$28,072	\$2,756	\$34,808	\$0
2015	\$23,118	\$2,756	\$31,395	\$0
2014	\$21,758	\$2,756	\$31,395	\$0

Building Information

Building	1	Roof Cover	Metal, Roll Composite
Building Value	\$76,920	Roof Structure	Gable Hip
Year Built	1924	Interior Flooring	Pine Wood
Actual Area	1280	Interior Wall	Minimum
Conditioned Area	1125	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	Window
Style	01	Bedrooms	2
Exterior Wall	Wood	Baths	1.5

Description	Square Footage
BASE AREA	1125
FINISHED SCREEN PORCH	80
FINISHED STORAGE/UTILITY	35
FINISHED OPEN PORCH	40
Total SqFt	1280

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		16363
Canopy (Mix)		1714

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	2	UT	\$130,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/11/2016	3/7/2016	\$100.00	QUIT CLAIM DEED	4161	453	U	I	BIRKETT ROBERT D	BIRKETT ROBERT D & GESSEL DEBRA J

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

Attachment 4:

Survey of 98 Bruen Street

LEGEND

	= SET 1/2" IRON ROD LB#8139	STY	= STORY
	= BLOCK CORNER (FOUND 1" IRON PIPE WITH NO IDENTIFICATION)	R/W	= RIGHT-OF-WAY LINE
	= POWER POLE	BOC	= BACK OF CURB
	= WIRE FENCE	EOP	= EDGE OF PAVEMENT
	= BUILDING	LB	= LICENSED SURVEY BUSINESS
	= CONCRETE	RBL	= REFERENCE BEARING LINE
	= COVERED WOOD DECK	(P)	= PLAT CALL
	= WOOD DECK/STEPS	(M)	= FIELD MEASURED VALUE
	= SHED/LEAN TO	(D)	= DEED CALL
		PSM	= PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and steel tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: **BOUNDARY SURVEY**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

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

THE SKETCH OF SURVEY LOCATED HEREON CONFORMS TO THE STANDARDS OF PRACTICE AND MAPPERS IN ACCORDANCE WITH PROFESSIONAL SURVEYOR'S MAP ACTS IN ACCORDANCE WITH CHAPTER 51-17 (FORMERLY 610-17), PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE SIGNING SURVEYOR'S SUPERVISION.

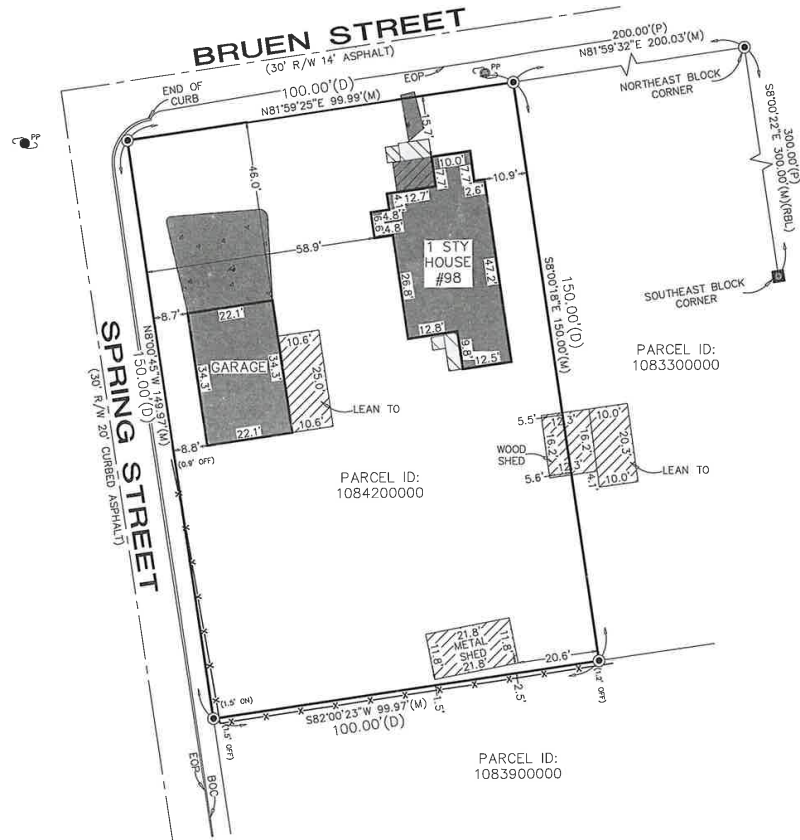
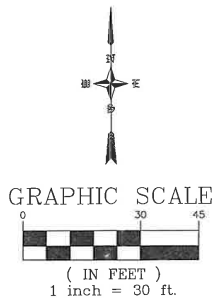
JUN 25 2025

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

LEGAL DESCRIPTION

THE WEST 100 FEET OF LOTS 17, 18 AND 19, BLOCK 21, RAVENSWOOD SUBDIVISION, ACCORDING TO THE MAP OF NEW AUGUSTINATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY



IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **DAVID GESSEL**
AT: **98 BRUEN STREET
SAINT AUGUSTINE, FL 32084**

Drawn By: EV
Field Survey Date: 12/10/2024
FB/PG: 122-115

Scale 1" = 30 Feet
Drawing/Title #: 120324.2
Plot Date: 12/17/24

Additional Information/Certifications:
XXXXX

LEGEND

	= SET 1/2" IRON ROD LB#8139	STY	= STORY
	= BLOCK CORNER (FOUND 1" IRON PIPE WITH NO IDENTIFICATION)	R/W	= RIGHT-OF-WAY LINE
	= POWER POLE	BOC	= BACK OF CURB
	= WIRE FENCE	EOP	= EDGE OF PAVEMENT
	= BUILDING	LB	= LICENSED SURVEY BUSINESS
	= CONCRETE	RBL	= REFERENCE BEARING LINE
	= COVERED WOOD DECK	(P)	= PLAT CALL
	= WOOD DECK/STEPS	(M)	= FIELD MEASURED VALUE
	= SHED/LEAN TO	(D)	= DEED CALL
		PSM	= PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and steel tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: BOUNDARY SURVEY.
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Fences are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

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

THE SKETCH OF SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE AND ETHICS IN ACCORDANCE WITH PROFESSIONAL SURVEYOR'S OATHS AND IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, I WAS JUDICIOUSLY SUPERVISED.

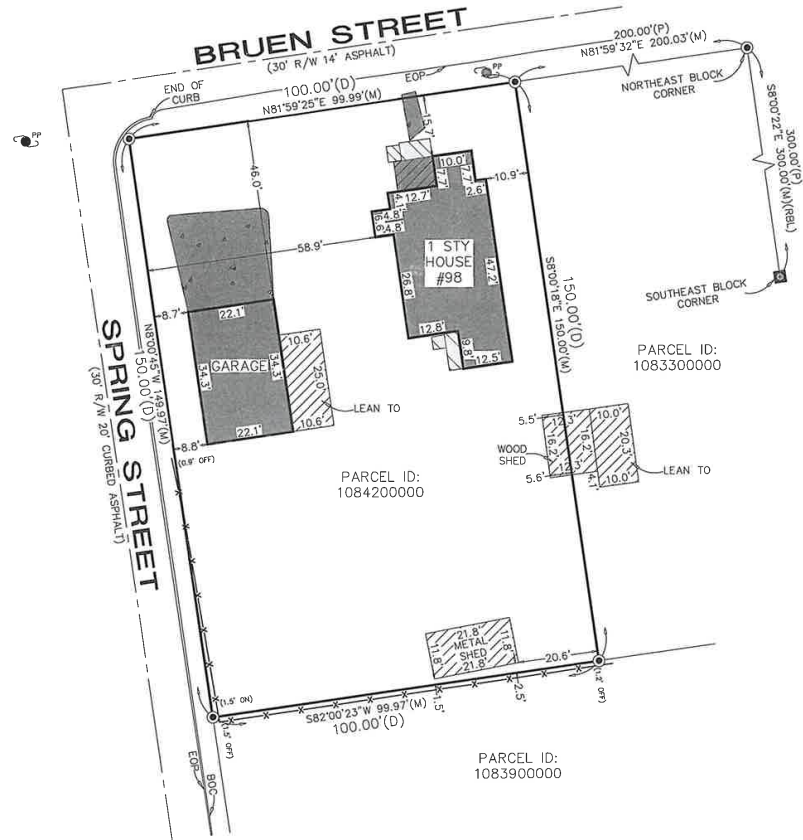
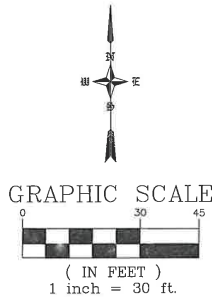
JUN 25 2025

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

LEGAL DESCRIPTION

THE WEST 100 FEET OF LOTS 17, 18 AND 19, BLOCK 21, RAVENSWOOD SUBDIVISION, ACCORDING TO THE MAP OF NEW AUGUSTINATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY



IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **DAVID GESSEL**
AT: **98 BRUEN STREET
SAINT AUGUSTINE, FL 32084**

Drawn By: EV
Field Survey Date: 12/10/2024
FB/PG: 122-115

Scale 1" = 30 Feet
Drawing/File #120324.2
Plot Date: 12/17/24

Additional Information/Certifications:
XXXXX

LEGEND

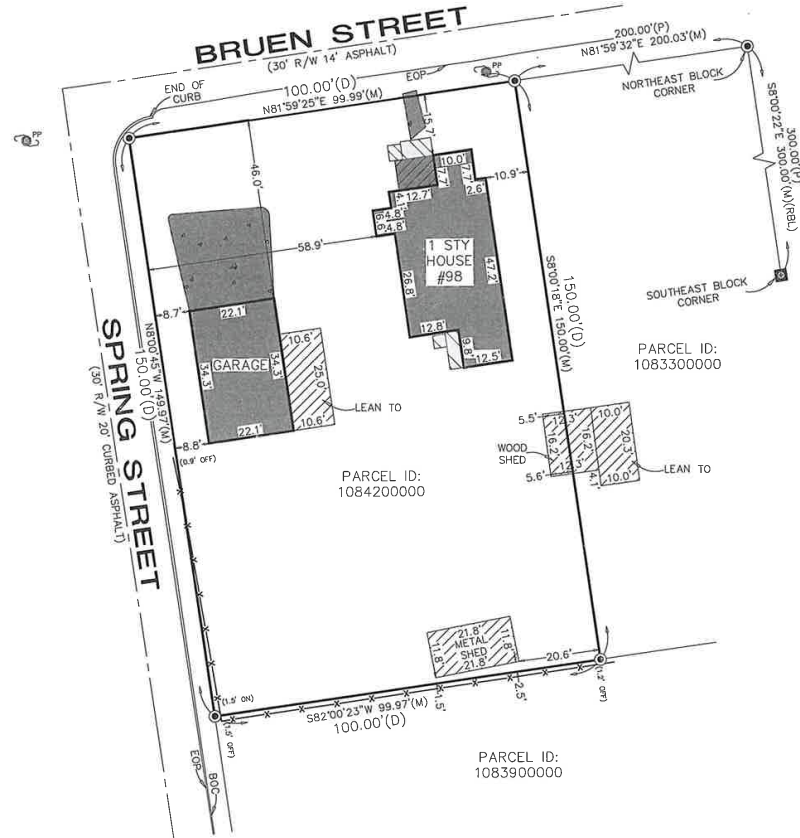
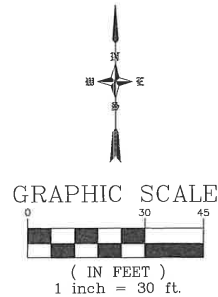
	= SET 1/2" IRON ROD LB#8139	STY	= STORY
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THE SKETCH OF SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS, AS SET FORTH IN THE FLORIDA STATUTES, CHAPTER 472.027, FLORIDA STATUTES, AND AS ORDERED BY MY SUPERVISOR.

JUN 25 2025

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

LEGAL DESCRIPTION

THE WEST 100 FEET OF LOTS 17, 18 AND 19, BLOCK 21, RAVENSWOOD SUBDIVISION, ACCORDING TO THE MAP OF NEW AUGUSTINATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **DAVID GESSEL**
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Drawn By: EV
Field Survey Date: 12/10/2024
FB/PG: 122-115

Scale 1" = 30 Feet
Drawing/File #: 120324.2
Plot Date: 12/17/24

Additional Information/Certifications:
XXXXX

Attachment 5:
Applicant Letter to Board

Dear Planning and Zoning Board Members,

We respectfully submit this request to rezone parcels located at 96 and 98 Bruen Street to CL-1. Our proposed plan involves constructing three quadplexes across these three lots. Specifically, we intend to utilize one of the lots exclusively for parking and retention, while dedicating the remaining two lots for residential buildings and landscaped green areas.

Our goal is to develop this property responsibly and sustainably, aligning with the city's vision for growth and community development.

We greatly appreciate your consideration and look forward to your approval.

Respectfully,

Ricardo Stallings



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	8.c	PZB2025-0059
Request	Address	Parcel ID
Land Use Plan Map	Florida Avenue	109390-0000
Amendment & Rezoning	3 Theodore Street	110430-0000
	Florida Avenue	110440-0000
[HYPERLINKS TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Amy Skinner c/o City of St. Augustine
Owner:	City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	9600 – Marshes, Wetlands, Waste Lands 0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density & Open Land (Very Low Density)
Zoning Designation:	Residential, General-One: RG-1 [LINK TO CODE SECTION]
Acreage:	11.39
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map and rezone approximately 11.39 acres of property in the vicinity of Florida Avenue and Theodore Street along the San Sebastian River.

The requested land use plan map amendment is to change approximately 2.97 upland acres from Residential Medium Density to Recreation and Open Space and approximately 8.42 waterward acres from Open Land (Very low density) to Open Land (Conservation).

For the approximately 2.97-acre upland portion, the request is to rezone from Residential, General-One: RG-1 to a compatible Government Use: GU zoning designation. As for the approximately 8.42-acre waterward portion, the request is to rezone from Residential, General-One: RG-1 to a compatible Open Land: OL zoning designation.

These properties were purchased by the City of St. Augustine as part of the conservation lands program which is what serves as the justification for these requests. Additionally, the grant money received by the city to help offset the cost of purchasing the property includes a condition that the city change the land use and zoning to categories that encourage conservation within one (1) year.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.4.4 Residential Medium Density This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The Residential Medium Density future land use designation is the current designation for the landward portion of the approximately 11.39-acre property.

Objective 6.7 Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.	There are two (2) Open Land future land use categories, additional information is included below.
Policy 6.7.1 Open Land (Very Low Density) This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.	The Open Land (Very Low Density) future land use designation is the current designation for the waterward portion of the approximately 11.39-acre property.
Policy 6.7.2 Open Land (Conservation) All public or private lands waterward of the most restrictive jurisdictional line, and including land under conservation easement, conservatorship or other permanent protection where only activities specified in the easement, conservatorship or other permanent protection are permitted and/or environmentally sensitive lands owned by a local, regional, state or federal governmental agency or similar organization.	The Open Land (Conservation) future land use designation is the requested designation for the waterward portion of the approximately 11.39-acre property.

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) is added to the Future Land Use map: Language to be inserted on the Future Land Use map: *All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).	
Policy 6.7.3 Recreation/Open Space Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Recreation/Open Space future land use designation is the requested designation for the landward portion of the approximately 11.39-acre property.
Policy 6.7.3.1 The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.	The most notable difference between the recreational land use category and Open Land (Very Low Density) designation is that the former is designed to accommodate public lands and uses while the latter does allow for private development.
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]	
Infrastructure Element [LINK TO DOCUMENT]	

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

Based on Sec. 28-30 of the City's Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [[LINK TO CODE SECTION](#)]

Proposals to amend the city's land use map and zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan.

Below is the code language for the two (2) zoning districts, Open lands district: OL and Government use district: GU, requested as part of the rezoning request.

Sec. 28-246. - Open lands district: OL.

Intent. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

(1) Permitted uses and structures:

- a. Marinas, bait and tackle shops.
- b. Intermediate care facilities.
- c. Outdoor market.
- d. Commercial recreational facilities.
- e. Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.
- f. Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.
- g. Schools, colleges and universities with conventional academic curriculums.
- h. Housing for the elderly.
- i. Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- j. Day nurseries and kindergartens (see [section 28-347\(2\)](#)).
- k. Governmental uses.
- l. Professional and business offices.
- m. Museums.
- n. The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.
- o. Home-based business.

(2) Permitted accessory uses and structures. See [section 28-348](#).

(3) *Permitted uses by exception:*

- a. See [section 28-347](#).
- b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
- c. Racetrack for vehicles or animals.
- d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
- e. Caretaker residence.
- f. Commercial hunting or fishing camp.
- g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- h. Restaurant and refreshment stand (but not drive-in).
- i. Public Airport, if not GU zoning.
- j. Not-for-profit clubs.
- k. Travel trailer park.
- l. Sale of antiques, gift, souvenir and craft shops.
- m. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- n. Mobile food truck court as per [section 28-347\(9\)](#).

(4) *Minimum lot requirements:*

- a. Single-family dwelling or mobile home on individual lot:
 1. Minimum lot width, one hundred (100) feet.
 2. Minimum lot area, one-half acre.
- b. Other permitted or permissible uses or structures. None.

(5) *Maximum lot coverage by all buildings:*

- a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
- b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

(6) *Minimum yard requirements.* All uses and structures:

- a. Front, fifteen (15) feet.
- b. Side, twenty (20) feet.
- c. Rear, twenty (20) feet.

(7) *Maximum height of structures.* Thirty-five (35) feet.

Sec. 28-266. - Government use district: GU.

Intent. It is the intent of this division that certain lands, which are owned by federal, state or local government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be placed in a government use—GU district. Any lawful governmental activity is permitted upon such lands without restriction so long as the title to the land is vested in the government. Provided, however, that as to lands the title of which is vested with the government but leased to private persons, firms or corporations, such lands may be used for any private lawful purpose specifically authorized by the lease agreement under which the tenant holds possession. Any lands in a GU district which are converted to private ownership shall be rezoned to a district other than GU as lands in the GU district are restricted exclusively to governmental functions. This provision shall not, however, be deemed to prevent the use by any government of lands located in districts other than GU, provided such use is in compliance with all provisions of this chapter applicable to such other districts.

Staff Recommendation

Based on Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to amend the future land use plan map to change the future land use of approximately 11.39 acres of land, approximately 2.97 upland acres from Residential Medium Density to Recreation and Open Space and approximately 8.42 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).

In addition, staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to rezone the approximately 2.97-acre upland portion from Residential, General-One: RG-1 to a compatible Government Use: GU zoning designation and from Residential, General-One: RG-1 to a compatible Open Land: OL zoning designation for the approximately 8.42-acre waterward portion.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- (1) The need and justification for the change stems from the fact that the city now owns the land described above and intends for it to be used for public and conservation purposes.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency and the mission of the city's land Conservation Program which is to acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.
- (3) This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

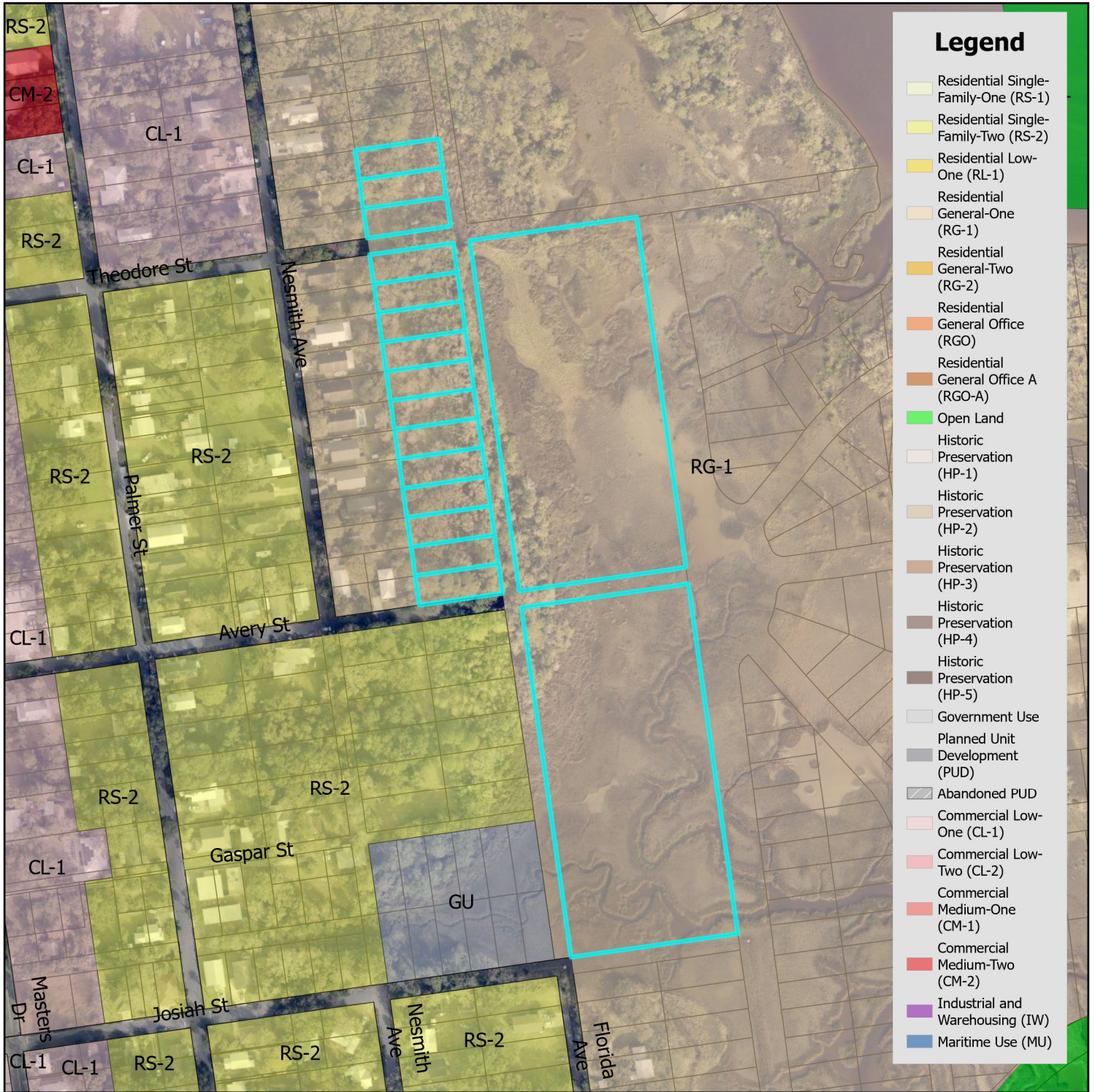
Attachments

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

Staff Report prepared by:

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

Attachment 1: Site Maps & Photos

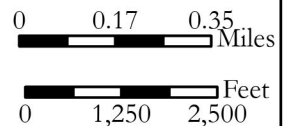


Legend

- Residential Single-Family-One (RS-1)
- Residential Single-Family-Two (RS-2)
- Residential Low-One (RL-1)
- Residential General-One (RG-1)
- Residential General-Two (RG-2)
- Residential General Office (RGO)
- Residential General Office A (RGO-A)
- Open Land
- Historic Preservation (HP-1)
- Historic Preservation (HP-2)
- Historic Preservation (HP-3)
- Historic Preservation (HP-4)
- Historic Preservation (HP-5)
- Government Use
- Planned Unit Development (PUD)
- Abandoned PUD
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-One (CM-1)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Maritime Use (MU)



Zoning Map

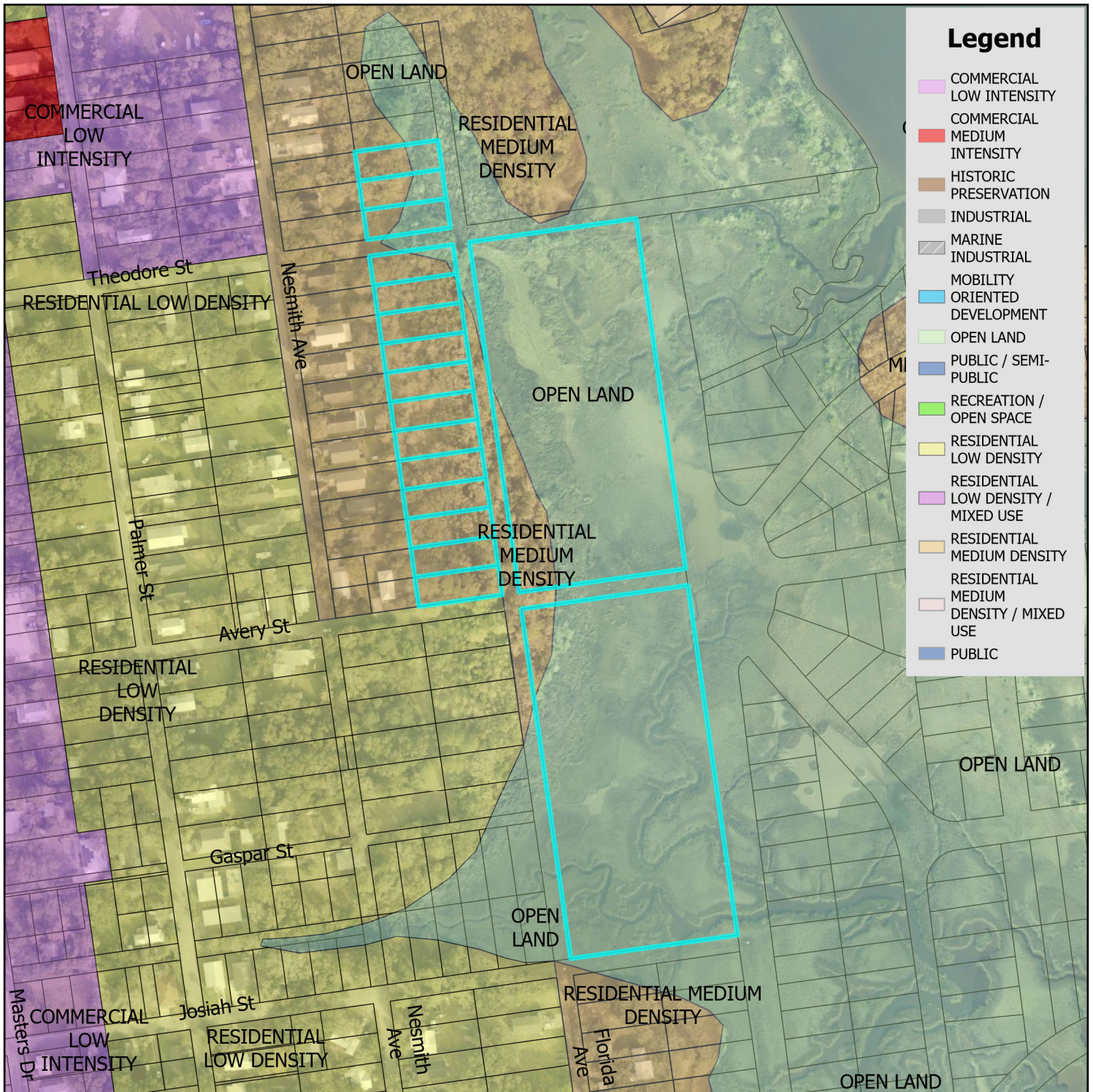


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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 herein.

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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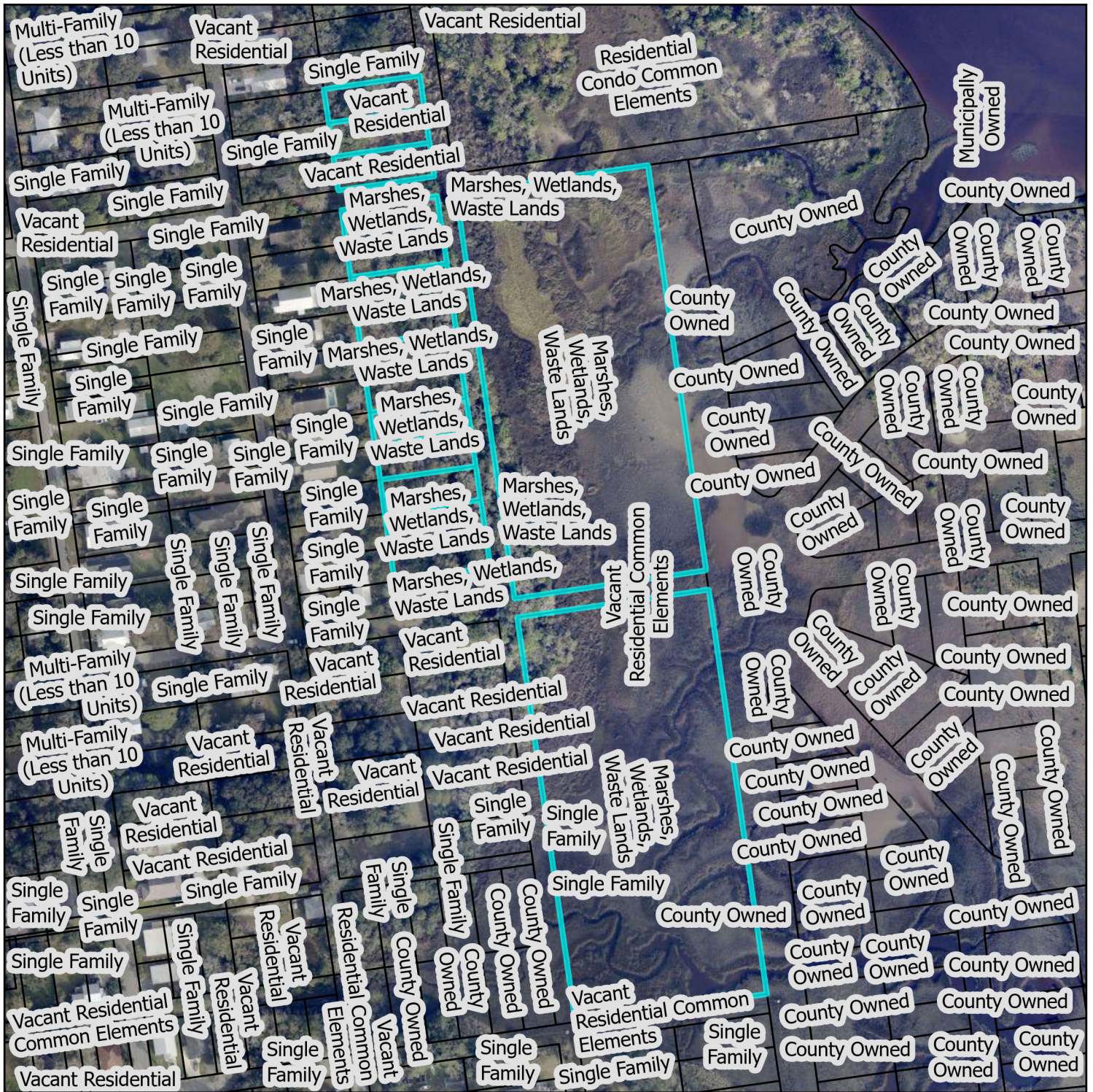
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

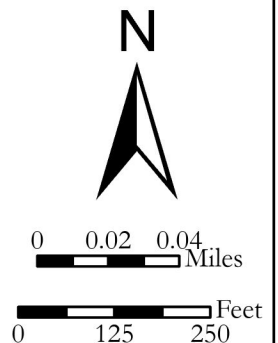


St. Johns County Property Appraiser Use Classification Map

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

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2025

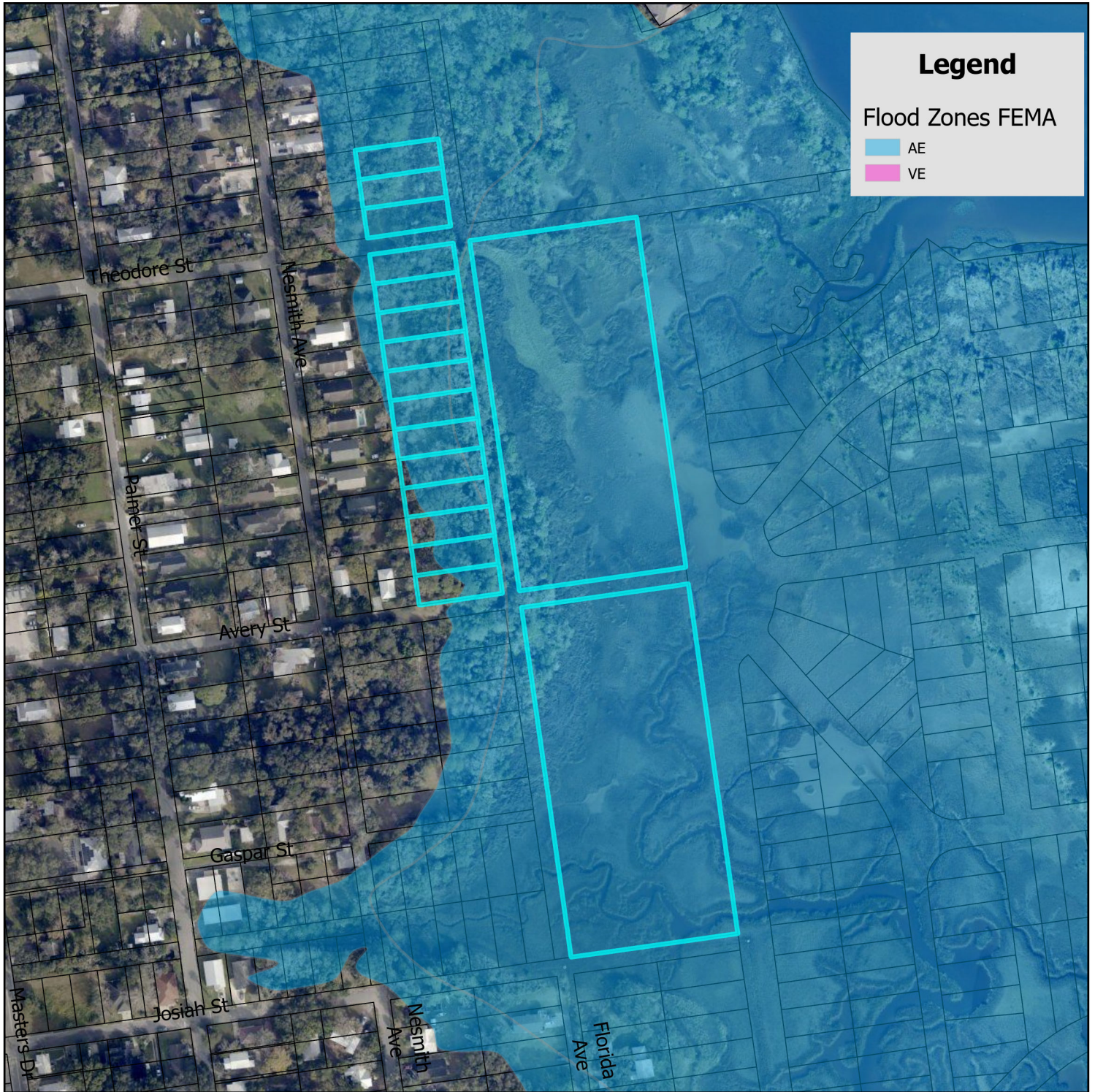


Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Florida Avenue & Theodore Street



12/08/2024



Legend

Flood Zones FEMA

AE

VE



FEMA Flood Zone Map

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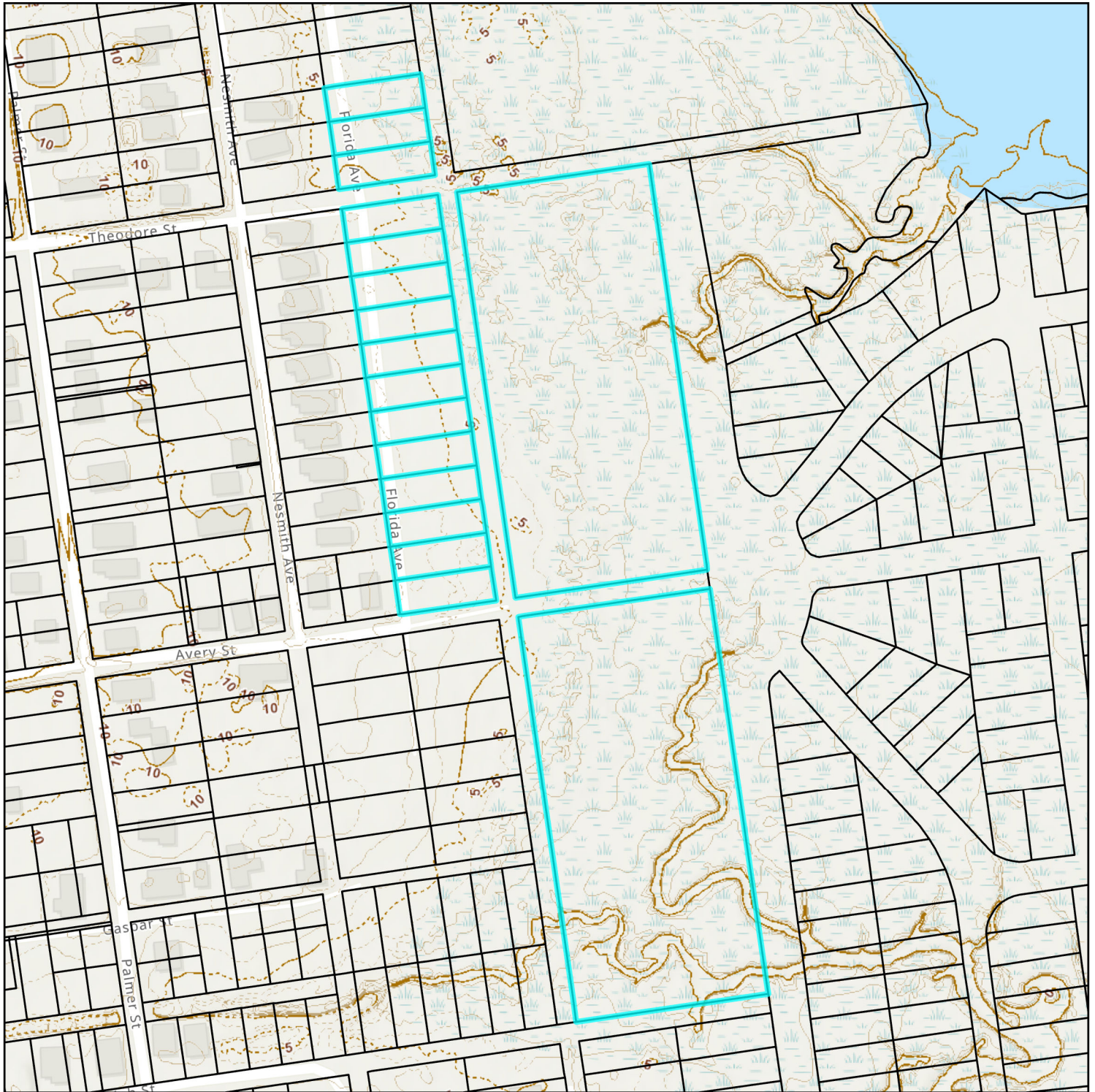
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025



0 0.02 0.04 Miles

0 125 250 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: 904-209-4320

Business (if applicable): City of St. Augustine

Address: 75 King St City: St. Augustine State: FL Zip: 32084

E-Mail Address: askinner@citystaug.com

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

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Attached Block: Attached

Subdivision: Whitneys Subdivision-Part Of Ravenswood Parcel Number: 1093900000, 1104300000, 1104400000

4. PROJECT STREET ADDRESS: Florida Ave & Theodore St

5. SPECIFIC PROPOSED USE: Conservation / Recreation

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Total of approximately 2.97 upland acres changing land use from Residential Medium Density to Recreation and Open Space and changing zoning from Residential General-one (RG-1) to Government Use (GU).

Total of approximately 8.42 waterward acres changing land use from Open Land (Very low density) to Open Land (Conservation) and changing the zoning from Residential General-one (RG-1) to Open Land (OL).

8. JUSTIFICATION FOR ACTION REQUESTED: City purchased the property as part of the conservation lands program.

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.

[Amy McClure Skinner](#)

Print name of applicant

Signature of applicant

[07/15/2025](#)

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.

Florida Avenue/Theodore Street

Project Address: _____

Applicant's Name: _____ Applicant's Signature: _____

Amy McClure Skinner

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	1093900000
Location	FLORIDA AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUBD ALL BLK 38 & BLK 61-H LOTS 132 134 136 138 140 142 144 146 148 150 152 & 154 & ALL BLK 62 OR6114/1951
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	10.850
Homestead	N

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

No Image Available

Owner Information

Owner Name

City Of Saint Augustine 100%

Mailing Address

PO BOX 210
SAINT AUGUSTINE, FL 32085-0000

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$391,995.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$391,995.00
Total Deferred	\$155,646.00
Assessed Value	\$236,349.00
Total Exemptions	
Taxable Value	\$236,349.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$389,998	\$0
2023	\$0	\$0	\$325,360	\$0
2022	\$0	\$0	\$320,257	\$0
2021	\$0	\$0	\$194,383	\$0
2020	\$0	\$0	\$146,755	\$0
2019	\$0	\$0	\$146,755	\$0
2018	\$0	\$0	\$133,147	\$0
2017	\$0	\$0	\$126,343	\$0
2016	\$0	\$0	\$100,828	\$0
2015	\$0	\$0	\$92,323	\$0
2014	\$0	\$0	\$92,323	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	1260	300	7.98	AC	\$1,995
Vacant Residential	630	150	12	UT	\$390,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2025	3/10/2025	\$1,150,000.00	WARRANTY DEED	6114	1951	U	V	WATTS UP ENTERPRISES II LLC	CITY OF SAINT AUGUSTINE
4/8/2016	4/8/2016	\$100.00	CORRECTIVE DEED	4174	1441	U	V	DRUNNA PROPERTIES INC	WATTS UP ENTERPRISES II LLC
9/1/2015	8/31/2015	\$249,000.00	WARRANTY DEED	4079	86	U	V	DRUNNA PROPERTIES INC	WATTS UP ENTERPRISES II LLC
	7/30/1998	\$60,000.00	WARRANTY DEED	1339	1213	U	V	GRAHAM HARRY,KRAMER	DRUNNA PROPERTIES INC
	7/29/1994	\$480,000.00	WARRANTY DEED	1068	1596	U	V	BARNETT OF THE ST JOHNS	DRUNNA PROPERTIES INC
	5/20/1993	\$1,000.00	CERTIFICATE OF TITLE	992	1264	U	V	JONES DRYDEN ETAL	BARNETT OF THE ST JOHNS
	12/1/1989	\$0.00		839	1693	U	V		JONES DRYDEN ETAL
	12/1/1988	\$0.00		807	391	U	V		
	1/1/1979	\$0.00		432	59	U	V		
	1/1/1979	\$0.00		431	394	U	V		

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

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

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Contact Us

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	1104300000
Location Address	3 THEODORE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	1-116 RAVENSWOOD SUBD LOT 230 BLK 66-L OR6114/1981 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.180
Homestead	N

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

No Image Available

Owner Information

Owner NameCity Of St Augustine 100%

Mailing AddressPO BOX 210
SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City	Future Year Exemption	\$0

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$37,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$37,500.00
Total Deferred	\$0.00
Assessed Value	\$37,500.00
Total Exemptions	\$0.00
Taxable Value	\$37,500.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$85,500	\$0
2023	\$0	\$0	\$71,250	\$0
2022	\$0	\$0	\$70,125	\$0
2021	\$0	\$0	\$42,375	\$0
2020	\$0	\$0	\$31,875	\$0
2019	\$0	\$0	\$31,875	\$0
2018	\$0	\$0	\$28,875	\$0
2017	\$0	\$0	\$27,375	\$0
2016	\$0	\$0	\$21,750	\$0
2015	\$0	\$0	\$19,875	\$0
2014	\$0	\$0	\$19,875	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	150	1	UT	\$37,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2025	3/10/2025	\$30,000.00	WARRANTY DEED	6114	1981	U	V	TURNER ALISON G	CITY OF ST AUGUSTINE
7/14/2020	7/9/2020	\$25,000.00	WARRANTY DEED	4988	1667	Q	V	ARSENAULT LINDA JOYCE	TURNER ALISON G
3/7/2014	2/7/2014	\$0.00	QUIT CLAIM DEED	3854	196	U	V	ANDERSON JOHN S	ARSENAULT LINDA JOYCE
2/7/2014	2/5/2014	\$0.00	FINAL JUDGMENT	3844	78	U	V	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE	ARSENAULT LINDA JOYCE
3/15/2013	3/13/2013	\$0.00	FINAL JUDGMENT	3700	1727	U	V	ANDERSON JOHN STEVEN, LINDA JOYCE	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE
	2/26/2010	\$0.00	WARRANTY DEED	3290	817	U	I	BENNETT MAX L, BETTY V, BRUCE A	ANDERSON JOHN STEVEN, LINDA JOYCE
	3/14/2001	\$100.00	LIFE ESTATE	1581	417	U	V	BENNETT MAX L & BETTY V	BENNETT MAX L & BETTY V ***
	4/28/1999	\$15,000.00	WARRANTY DEED	1405	483	Q	V	JOINER ETHEL C	BENNETT MAX L & BETTY V
	1/9/1990	\$0.00	DEATH CERTIFICATE	1405	482	U	I	JOINER ELMORE (DECD 1/9/90) & ETHEL C	JOINER ETHEL C

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

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1104400000	
Location Address	FLORIDA AVE	No Image Available
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Ravenswood (485)	
Tax Description*	1-116 RAVENSWOOD SUB LOTS 232 & 234 OR6114/1981	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Whitneys Subdivision-Part Of Ravenswood	
Sec/Twp/Rng	12-7-29	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	0.360	
Homestead	N	

Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210
	SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City	Future Year Exemption	\$0

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$4,480.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$4,480.00
Total Deferred	\$0.00
Assessed Value	\$4,480.00
Total Exemptions	\$0.00
Taxable Value	\$4,480.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$4,480	\$0
2023	\$0	\$0	\$4,480	\$0
2022	\$0	\$0	\$4,480	\$0
2021	\$0	\$0	\$4,000	\$0
2020	\$0	\$0	\$4,000	\$0
2019	\$0	\$0	\$4,000	\$0
2018	\$0	\$0	\$2,370	\$0
2017	\$0	\$0	\$2,250	\$0
2016	\$0	\$0	\$1,800	\$0
2015	\$0	\$0	\$1,620	\$0
2014	\$0	\$0	\$1,620	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	2	UT	\$4,480

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2025	3/10/2025	\$30,000.00	WARRANTY DEED	6114	1981	U	V	TURNER ALISON G	CITY OF ST AUGUSTINE
7/14/2020	7/9/2020	\$25,000.00	WARRANTY DEED	4988	1667	Q	V	ARSENAULT LINDA JOYCE	TURNER ALISON G
3/7/2014	2/7/2014	\$0.00	QUIT CLAIM DEED	3854	196	U	V	ANDERSON JOHN S	ARSENAULT LINDA JOYCE
2/7/2014	2/5/2014	\$0.00	FINAL JUDGMENT	3844	78	U	V	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE	ARSENAULT LINDA JOYCE
3/15/2013	3/13/2013	\$0.00	FINAL JUDGMENT	3700	1727	U	V	ANDERSON JOHN STEVEN,LINDA JOYCE	ANDERSON JOHN STEVEN & ARSENAULT LINDA JOYCE
	2/26/2010	\$0.00	WARRANTY DEED	3290	817	U	I	BENNETT MAX L,BETTY V,BRUCE A	ANDERSON JOHN STEVEN,LINDA JOYCE
	3/14/2001	\$100.00	LIFE ESTATE	1581	417	U	V	BENNETT MAX L & BETTY V	BENNETT MAX L & BETTY V ***
	4/28/1999	\$15,000.00	WARRANTY DEED	1405	483	Q	V	JOINER ETHEL C	BENNETT MAX L & BETTY V

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

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

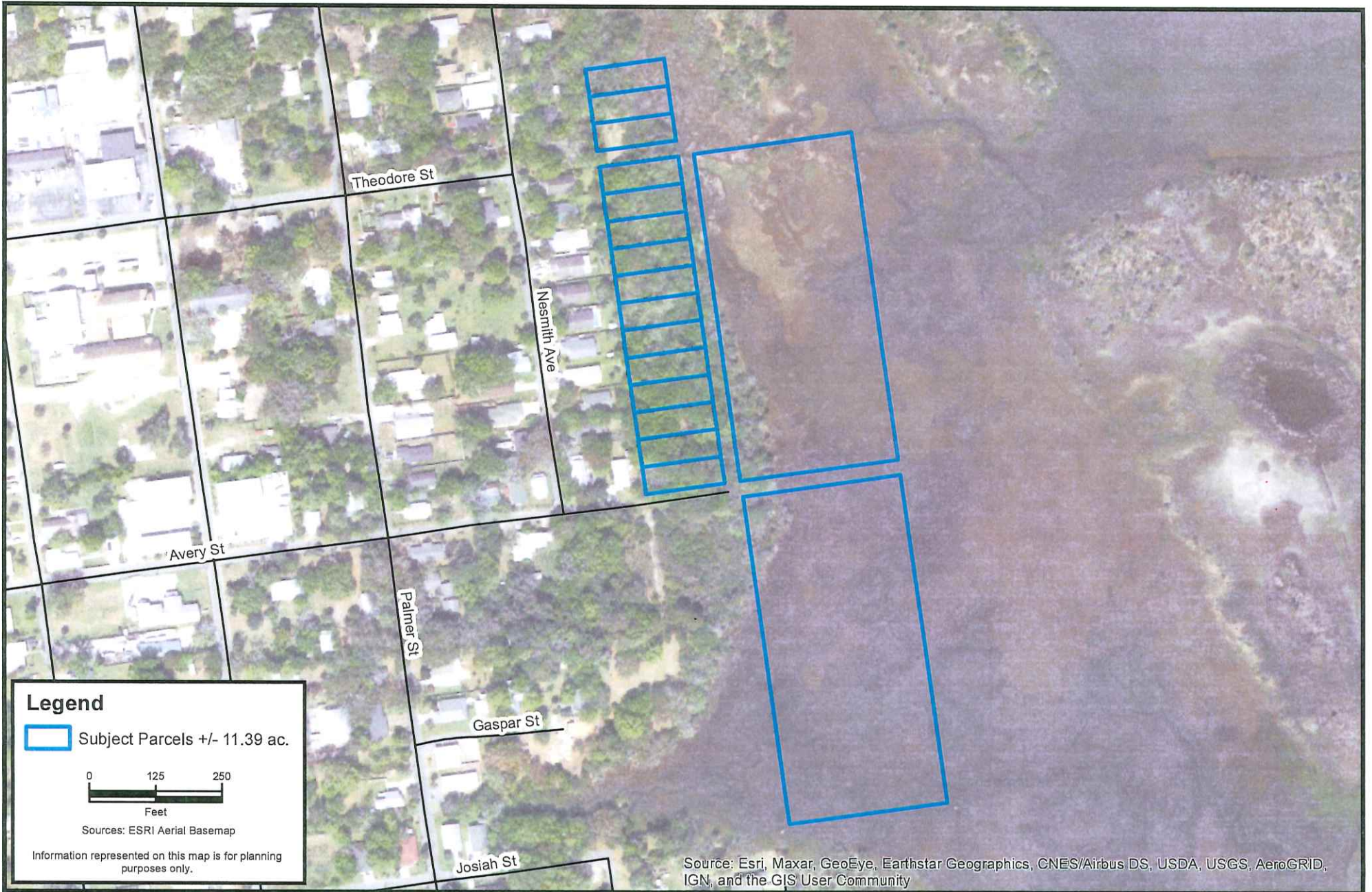
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Attachment 4:

Supporting Documents



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Current Aerial

Watts - Turner Property Overview

Project: 5.23365

St. Augustine, FL

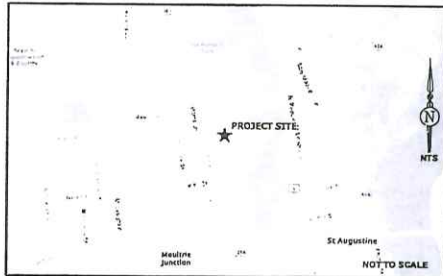
Date: Nov 05 2024

Figure:

2



LOCATION MAP



BOUNDARY & TOPOGRAPHIC SURVEY IN SECTIONS 12 & 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION BY THIS FIRM

LOTS 121, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154 BLOCK 834, HAYWARD SURVEY ACCORDING TO PLAT THEREOF OF FIRST AUGUSTINE, DATE JUNE 1894, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

A PROPOSED 30' WIDE EASEMENT BOUNDARY BEING THE WEST 30' OF THE EAST HALF OF BLOCK 834 OF HAYWARD SURVEY ACCORDING TO THE PLAT THEREOF OF FIRST AUGUSTINE, DATE APRIL 1894, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- EASEMENT LINE
- OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- NAIL AND DISK
- PIPE
- WATER VALVE COVER
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER POLE WITH TRANSFORMER
- CUT WIRE
- SINGLE POLE SIGN
- TREE-SIZE (INCHES) AND SPECIES
- SPOT ELEVATION - SOFT SURFACE
- SPOT ELEVATION - HARD SURFACE
- CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE
- BROKEN ASPHALT

ABBREVIATIONS

- (D) = DEED
- (M) = MEASURED
- CHCN = CONCRETE MONUMENT
- ELEV = ELEVATION
- ID = IDENTIFICATION
- IRG = IRON ROD - CAPPED
- JPRD = JEROME PROFESSIONAL GROUP
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- NAD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
- P.D. = PLAT BOOK
- P.R.B. = PROFESSIONAL RECORDS BOOK
- P.S. = PAGE
- P.L.S. = PROFESSIONAL LAND SURVEYOR

TREES:

- BI = BIRCHWOOD
- CE = CEDAR
- LA = LAUREL OAK
- LV = LIVE OAK
- MA = MAHONDI
- PI = PINE
- SB = SUGARBERRY
- PA = PALM
- NP = NAGLE
- MULTI = MULTIPLE TREES
- WO = WATER OAK

Line #	Line Bearing	Length
L1	S87°22'27"W	59.70'
L2	S45°01'37"E	27.98'
L3	S05°01'24"E	35.87'
L4	S26°11'54"E	59.99'
L5	S28°18'30"E	34.55'
L6	S07°01'50"E	37.19'
L7	S06°11'05"W	28.16'
L8	S03°52'34"E	45.19'
L9	S39°54'37"E	52.33'
L10	S08°02'47"E	308.13'
L11	N75°54'07"W	10.77'
L12	S26°29'03"E	32.18'
L13	N08°02'42"W	27.01'
L14	S50°08'46"E	23.70'
L15	S17°04'31"W	22.81'
L16	S16°59'53"W	27.65'
L17	S07°56'01"E	69.22'

SURVEYOR'S NOTES

1. BENCHMARKS LOCATED ON THE RIGHT-OF-WAY LINE OF BLOCK 834 BY THE PLAT OF HAYWARD SURVEY ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.
2. ELEVATIONS ARE NOT CORRECTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83) AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FTRN).
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND BASED ON MULTIPLE GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK (FTRN).
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON MAY 11, 2023.
5. NO UNDERGROUND UTILITIES WERE LOCATED BY THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. EASEMENTS DEPOSITED ON THE SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT.
8. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
9. METEOROLOGICAL CONDITIONS THAT ARE NOT AT IDEAL MAY NOT BE TO SCALE.
10. CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE SHOWN.
11. THE VETULAN LINE SHOWN HEREON IS BASED ON FIELD APPROPRIATION BASED ON A SURVEY PROVIDED BY CLIENT DATED FEBRUARY 7, 2018 AND SIGNED BY JAMES D. ELSON, P.L.S. 2023. THIS LINE SHOULD BE VIEWED BY AN ENVIRONMENTAL EXPERT OR ADDITIONAL SURVEY OR RECORD MAY BE REQUIRED FOR GOVERNMENT ACTIVITY.
12. SURVEY REVISED 11/10/2023 TO INCLUDE "X" IN TREE ANNOTATIONS AND ADDITIONAL TOPOGRAPHIC DATA.

FLORIDA AVENUE,
ST. AUGUSTINE FL 32084

BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:	WATTS UP ENTERPRISES, LLC
DATE:	11/10/2023
BY:	Richard L. White, P.L.S.
FOR:	Professional Land Surveyors
SHEET:	1 of 2

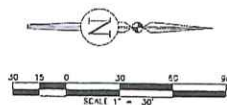
JBPro
SURVEYING & LAND PLANNING
REPRESENTATIVE (CONSULTATION SERVICES)

3000 N. 4th Street, Suite 100, St. Augustine, Florida 32084
408-121-1186, 408-121-1187, 408-121-1188
Fax: 408-121-1189, 408-121-1190, 408-121-1191
Email: info@jbpro.com, sales@jbpro.com, support@jbpro.com

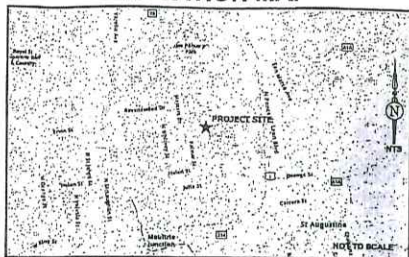
THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPING IN CHAPTER 120, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.07, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING
NOT VALID UNLESS THE SIGNATURE AND ORIGINAL, EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR APPEAR ON THIS INSTRUMENT.
SIGNATURE IN ELECTRONIC FORM -

Richard L. White, P.L.S.
Professional Land Surveyors



LOCATION MAP



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 12 & 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

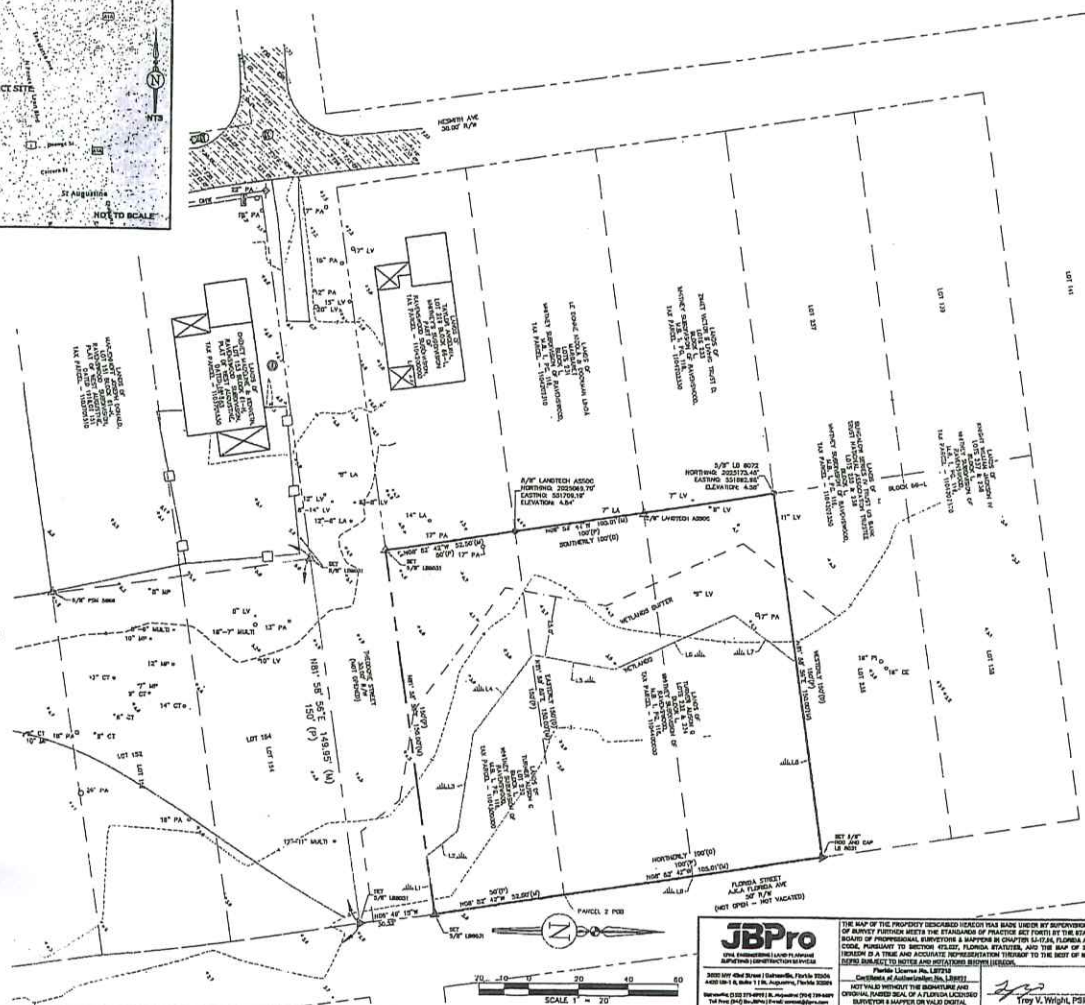
SYMBOL LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- DRIVEWAY
- BRICK/PAVEMENT
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- NAIL AND COKE
- PIPE
- WATER VALVE COVER
- WATER METER
- FIRE HYDRANT
- POWER POLE
- OUTLINE
- SINGLE POLE SIGN
- TREE/SHRUBBERY AND SPECIES
- X 132.1
- SPOT ELEVATION - HARD SURFACE
- SPOT ELEVATION - ASPHALT SURFACE
- SPOT ELEVATION - CONCRETE SURFACE

ABBREVIATIONS

- SI = SLOPE
- RI = RISE
- CON = CONCRETE MONUMENT
- LEV = ELEVATION
- SI = IDENTIFICATION
- RI = IRON ROD - CAPPED
- JPRI = JEROME PROFESSIONAL GROUP
- LI = LICENSED SURVEYOR
- LI = LICENSED SURVEYOR
- NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
- PA = PLAT BOOK
- GAUL = OFFICIAL RECORDS BOOK
- PA = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR

- TR = BIRCHWOOD
- CE = CEDAR
- CT = CYPRESS
- LA = LAUREL OAK
- LV = LIVE OAK
- MA = MAGNOLIA
- PI = PINE
- SE = SLOPE
- PA = PALM
- SP = SAMPLE
- MA = MULTIPLE TREES



LEGAL DESCRIPTION PER ORB 4986, PG 1667

PARCEL 1
LOT 12, 23 IN BLOCK 111 OF THE SUBDIVISION OF A PART OF THE SUBDIVISION OF THE WEST 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, WHICH ALSO BEING THE NORTHWEST 1/4 CORNER OF THE SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

PARCEL 2
LOTS 12, 23 IN BLOCK 111 OF THE SUBDIVISION OF A PART OF THE SUBDIVISION OF THE WEST 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, WHICH ALSO BEING THE NORTHWEST 1/4 CORNER OF THE SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BOUNDARIES ARE BASED ON THE SOUTH LINE OF BLOCK 111, OF THE PLAT OF THE SUBDIVISION OF THE WEST 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, WHICH ALSO BEING THE NORTHWEST 1/4 CORNER OF THE SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983, WHICH IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983.
3. STATE PLANS COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, WHICH IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983.
4. THE SURVEY IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983, WHICH IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983.
5. THE SURVEY IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983, WHICH IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983.
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12. THE SURVEY IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983, WHICH IS BASED ON THE MEAN SEA LEVEL DATUM OF 1983.

WETLANDS TABLE

LINE #	LINE BEARING	LENGTH
1	S81°58'48"W	24.05'
2	N81°58'48"E	16.07'
3	N81°58'48"E	42.01'
4	N54°08'46"W	25.68'
5	N89°39'32"E	33.31'
6	N23°34'44"W	52.96'
7	N37°49'33"E	33.37'
8	N82°00'00"E	86.33'
9	S89°32'42"E	157.51'

3 THEODORE STREET
TAX PARCEL - 1104400000 &
TAX PARCEL - 1104500000
ST. AUGUSTINE, FL 32084

BOUNDARY & TOPOGRAPHIC SURVEY	
DATE	5/22/2023
BY	ALISON G. TURNER
FOR	THEODORE ST. EXTENSION
SHEET	1 of 1

2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
(850) 784-1760
FAX (850) 784-1760
quoc@maingrading.com



MAI
ENGINEERING SERVICES, INC.
10000 N. W. 11TH AVE.
SUITE 100
FORT LAUDERDALE, FL 33304
ALISON G. TURNER

SURVEY
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
REVISIONS
ALLISON G. TURNER

DATE	5/22/2023
BY	ALISON G. TURNER
FOR	THEODORE ST. EXTENSION
SHEET	1 of 1

Florida Avenue #2 property

Parcel # 1093900000	Florida Avenue	2.70 upland acres
		<u>8.15</u> waterward acres
		10.85 subtotal
Parcel # 1104300000	3 Theodore Street	0.09 upland acres
		<u>0.09</u> waterward acres
		0.18 subtotal
Parcel # 1104400000	Florida Avenue	0.18 upland acres
		<u>0.18</u> waterward acres
		0.36 subtotal
		11.39 Total acres
		2.97 Total upland acres
		8.42 Total waterward acres

Total of approximately 2.97 upland acres changing land use from Residential Medium Density to Recreation and Open Space and changing zoning from Residential General-one (RG-1) to Government Use (GU)

Total of approximately 8.42 waterward acres changing land use from Open Land (Very low density) to Open Land (Conservation) and changing the zoning from Residential General-one (RG-1) to Open Land (OL)



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	8.d	PZB2025-0060
Request	Address	Parcel ID
Land Use Plan Map	Florida Avenue	107790-0010
Amendment & Rezoning	Julia Street	107790-0110
[HYPERLINKS TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Amy Skinner c/o City of St. Augustine
Owner:	City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density & Open Land (Very Low Density)
Zoning Designation:	Residential, General-Two: RG-2 [LINK TO DISTRICT REGULATIONS] Open Land: OL [LINK TO DISTRICT REGULATIONS]
Acreage:	6.57
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map and rezone approximately 6.57 acres of property in the vicinity of Florida Avenue and Julia Street along the San Sebastian River.



1. Requested land use plan map amendment to change approximately 4.26 upland acres from Residential Medium Density to Recreation and Open Space.
2. Requested land use plan map amendment to change approximately 2.31 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).



3. Request to rezone approximately 2.53 acres from Residential, General-Two: RG-2 to Government Use: GU.
4. Request to rezone approximately 1.28 acres from Open Land: OL to Government Use: GU.
5. Request to assign approximately 0.33 acres of former city right-of-way a zoning designation of Government Use (GU) and
6. Request to assign approximately 0.12 of former city right-of-way a zoning designation of Open Land (OL).

These properties were purchased by the City of St. Augustine as part of the conservation lands program which is what serves as the justification for these requests. Additionally, the grant money received by the city to help offset the cost of purchasing the property includes a condition that the city change the land use and zoning to categories that encourage conservation within one (1) year.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.4.4 Residential Medium Density This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The Residential Medium Density future land use designation is the current designation for the landward portion of the approximately 6.57-acre property.
Objective 6.7 Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.	There are two (2) Open Land future land use categories, additional information is included below.

Policy 6.7.1 Open Land (Very Low Density) This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.	The Open Land (Very Low Density) future land use designation is the current designation for the waterward portion of the approximately 6.57-acre property.
Policy 6.7.2 Open Land (Conservation) All public or private lands waterward of the most restrictive jurisdictional line, and including land under conservation easement, conservatorship or other permanent protection where only activities specified in the easement, conservatorship or other permanent protection are permitted and/or environmentally sensitive lands owned by a local, regional, state or federal governmental agency or similar organization. Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) is added to the Future Land Use map: Language to be inserted on the Future Land Use map: *All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).	The Open Land (Conservation) future land use designation is the requested designation for the waterward portion of the approximately 6.57-acre property.

Policy 6.7.3 Recreation/Open Space Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Recreation/Open Space future land use designation is the requested designation for the landward portion of the approximately 6.57-acre property.
Policy 6.7.3.1 The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.	The most notable difference between the recreational land use category and Open Land (Very Low Density) designation is that the former is designed to accommodate public lands and uses while the latter does allow for private development.
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]	
Infrastructure Element [LINK TO DOCUMENT]	

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

Based on Sec. 28-30 of the City’s Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [[LINK TO CODE SECTION](#)]

Proposals to amend the city’s land use map and zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan.

Below is the code language for the two (2) zoning districts, Open lands district: OL and Government use district: GU, requested as part of the rezoning request.

Sec. 28-246. - Open lands district: OL.

Intent. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

(1) *Permitted uses and structures:*

- a. Marinas, bait and tackle shops.
- b. Intermediate care facilities.
- c. Outdoor market.
- d. Commercial recreational facilities.
- e. Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.
- f. Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.
- g. Schools, colleges and universities with conventional academic curriculums.
- h. Housing for the elderly.
- i. Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- j. Day nurseries and kindergartens (see [section 28-347\(2\)](#)).
- k. Governmental uses.
- l. Professional and business offices.
- m. Museums.
- n. The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.
- o. Home-based business.

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permitted uses by exception:*

- a. See [section 28-347](#).
- b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
- c. Racetrack for vehicles or animals.
- d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
- e. Caretaker residence.
- f. Commercial hunting or fishing camp.
- g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- h. Restaurant and refreshment stand (but not drive-in).
- i. Public Airport, if not GU zoning.
- j. Not-for-profit clubs.

- k. Travel trailer park.
- l. Sale of antiques, gift, souvenir and craft shops.
- m. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- n. Mobile food truck court as per [section 28-347\(9\)](#).

(4) *Minimum lot requirements:*

- a. Single-family dwelling or mobile home on individual lot:
 - 1. Minimum lot width, one hundred (100) feet.
 - 2. Minimum lot area, one-half acre.
- b. Other permitted or permissible uses or structures. None.

(5) *Maximum lot coverage by all buildings:*

- a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
- b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

(6) *Minimum yard requirements.* All uses and structures:

- a. Front, fifteen (15) feet.
- b. Side, twenty (20) feet.
- c. Rear, twenty (20) feet.

(7) *Maximum height of structures.* Thirty-five (35) feet.

Sec. 28-266. - Government use district: GU.

Intent. It is the intent of this division that certain lands, which are owned by federal, state or local government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be placed in a government use—GU district. Any lawful governmental activity is permitted upon such lands without restriction so long as the title to the land is vested in the government. Provided, however, that as to lands the title of which is vested with the government but leased to private persons, firms or corporations, such lands may be used for any private lawful purpose specifically authorized by the lease agreement under which the tenant holds possession. Any lands in a GU district which are converted to private ownership shall be rezoned to a district other than GU as lands in the GU district are restricted exclusively to governmental functions. This provision shall not, however, be deemed to prevent the use by any government of lands located in districts other than GU, provided such use is in compliance with all provisions of this chapter applicable to such other districts.

Staff Recommendation

Based on Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to amend the future land use plan map to change the future land use of approximately 6.57 acres of land, approximately 4.26 upland acres from Residential Medium Density to Recreation and Open Space and approximately 2.31 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).

In addition, staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to rezone the approximately 2.53-acre upland portion from Residential, General-Two: RG-2 to a compatible Government Use: GU zoning designation, assign the approximately 0.33 acre undesignated portion of uplands a Government Use: GU zoning designation, and assign the approximately 0.12 acre undesignated portion of waterward property an Open Land: OL zoning designation.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- (1) The need and justification for the change stems from the fact that the city now owns the land described above and intends for it to be used for public and conservation purposes.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency and the mission of the city's land Conservation Program which is to acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.
- (3) This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

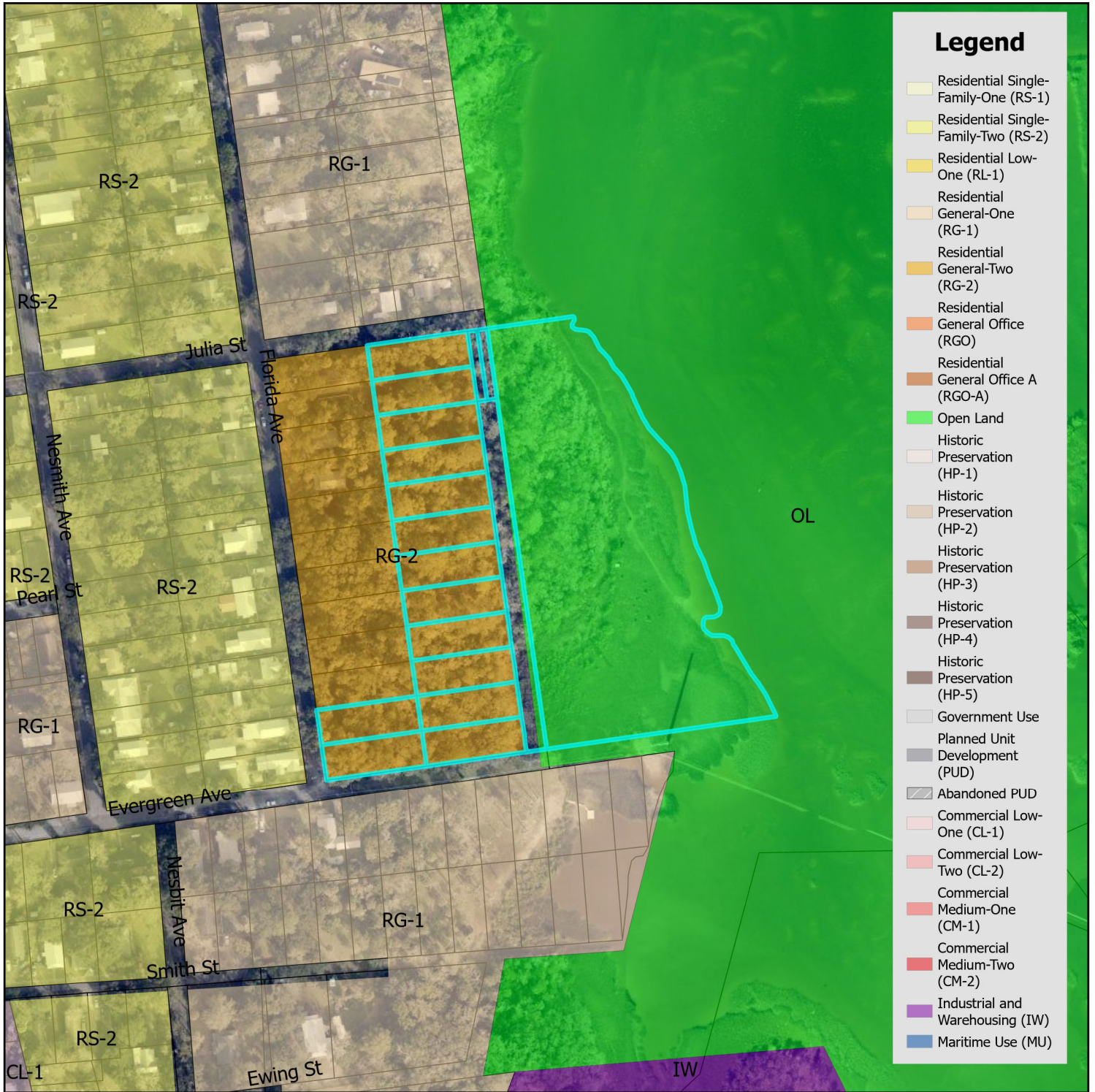
Attachments

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

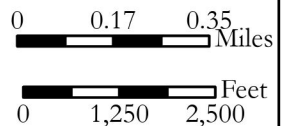
Staff Report prepared by:

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

Attachment 1: Site Maps & Photos



Zoning Map

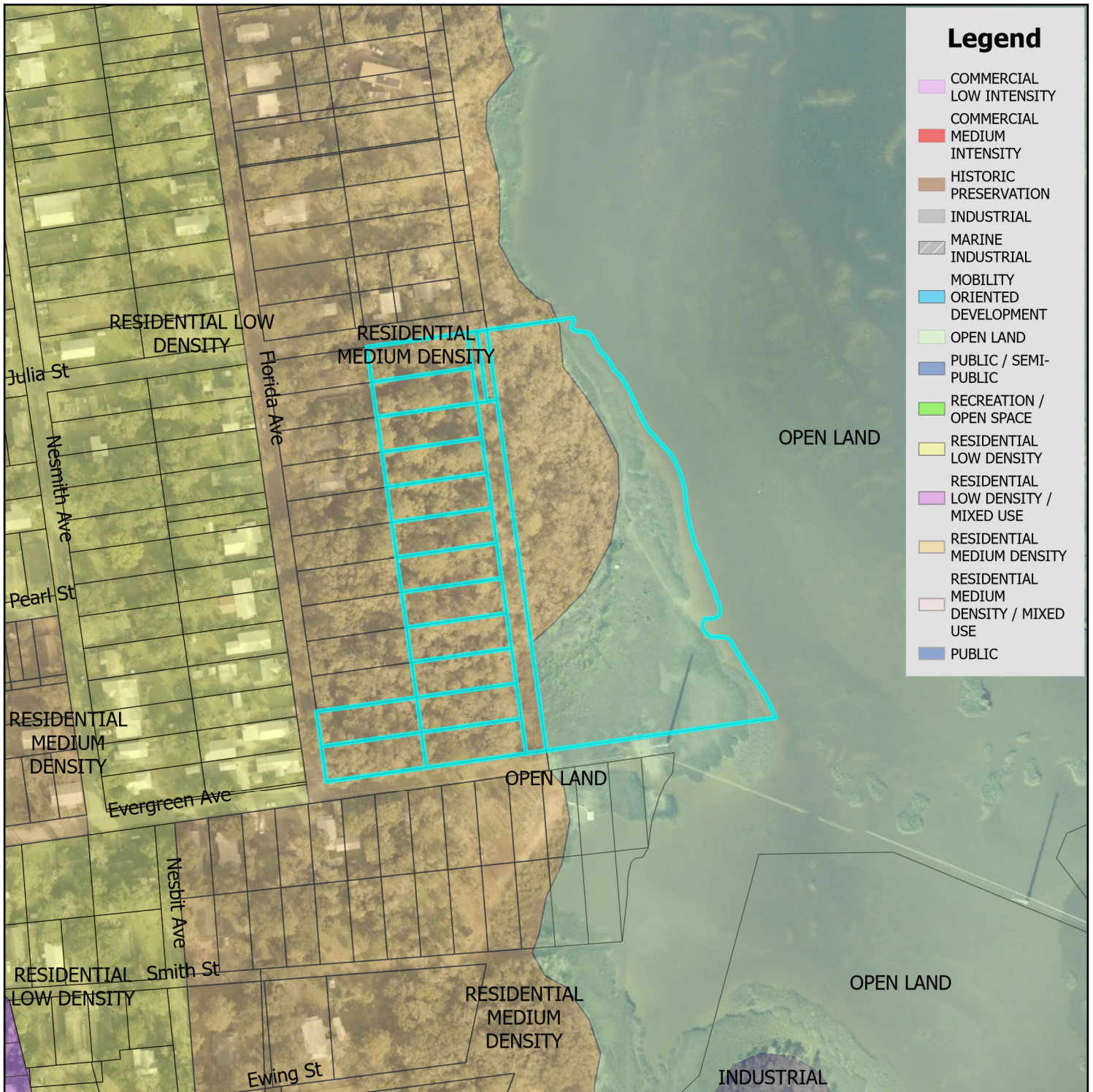


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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



Legend

- 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
- PUBLIC



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



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

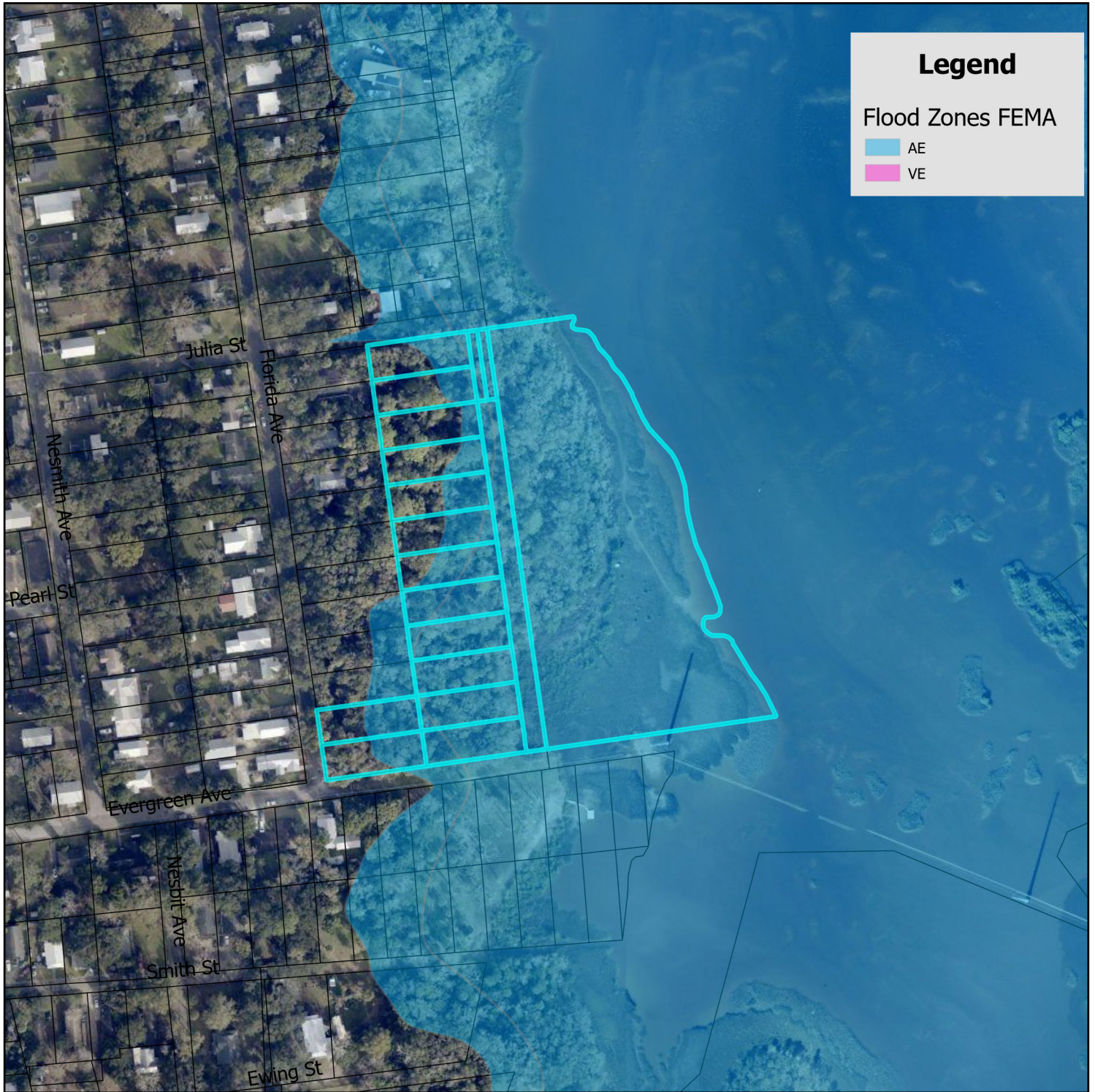
0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Florida Avenue & Julia Street



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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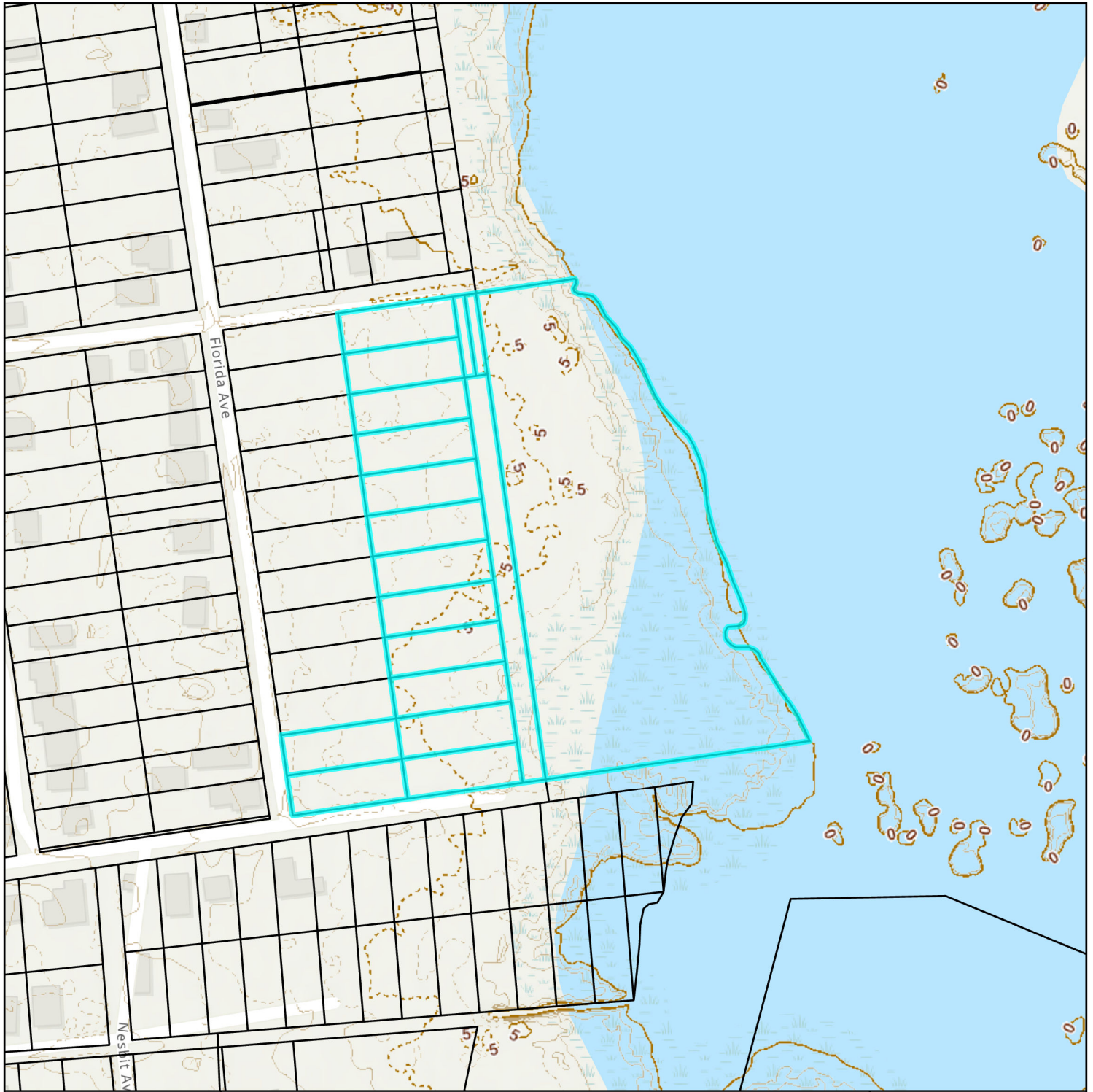
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025



0 0.01 0.03 Miles

0 105 210 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: 904-209-4320

Business (if applicable): City of St. Augustine

Address: 75 King St City: St. Augustine State: FL Zip: 32084

E-Mail Address: askinner@citystaug.com

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

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: LOTS 1 THRU 10 & 23 & 24, LOTS 11& 12 Block: BLK 16 & VACATED SEBASTIAN AVE & MARSH TO CHANNEL

Subdivision: Ravenswood Subdivision Parcel Number: 1077900010, 1077900110

4. PROJECT STREET ADDRESS: Florida Avenue/Julia Street

5. SPECIFIC PROPOSED USE: Conservation / Recreation

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 designation from Residential Medium Density to Recreation and Open Space (approximately 4.26 upland acres) and change land use designation from Open Land (Very low density) to Open Land (Conservation) (approximately 2.31 waterward acres). Change zoning designation from Residential General Two (RG-2) to Government Use (GU) (approximately 2.53 upland acres).

Change zoning designation from Open Land (OL) to Government Use (GU) (approx. 1.28 acres). Designate approximately 0.33 acres of former City right-of-way Government Use (GU) and 0.12 Open Land (OL).

8. JUSTIFICATION FOR ACTION REQUESTED: City purchased the property as part of the conservation lands program.

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.

Print name of applicant

Signature of applicant

07-15-2025

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.

Florida Avenue/Julia Street

Project Address: _____

Applicant's Name: _____ Applicant's Signature: _____

Amy McClure Skinner

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

1077900010

FLORIDA AVE

Saint Augustine 32084-0000

Ravenswood (485)

RAVENSWOOD SUB LOTS 1 THRU 10 & 23 & 24 BLK 16 & VACATED SEBASTIAN AVE IN OR312/543 & MARSH TO CHANNEL OR5859/222 & 5859/230

*The Description above is not to be used on legal documents.

Vacant Residential (0000)

Ravenswood Subdivision

37-7-30

City of St Augustine (District 452)

18.72

6.170

N



Owner Information

Owner Name

Mailing Address

[City Of St Augustine](#) 100%

75 KING ST

SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
City		\$449,519

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$739,776.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$739,776.00
Total Deferred	\$290,257.00
Assessed Value	\$449,519.00
Total Exemptions	\$449,519.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$408,654	\$0
2023	\$0	\$0	\$353,193	\$0
2022	\$0	\$0	\$348,814	\$0
2021	\$0	\$0	\$276,698	\$0
2020	\$0	\$0	\$198,350	\$0
2019	\$0	\$0	\$198,350	\$0
2018	\$0	\$0	\$179,870	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	420	150	8	UT	\$520,000
Marshes & Tidal Lands	0	0	248	AC	\$62,000
Vacant Residential	105	300	2	UT	\$130,000
Vacant Residential	0	0	1.24	AC	\$27,776

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/17/2023	11/16/2023	\$100.00	QUIT CLAIM DEED	5859	222	U	V	SAN SEBASTIAN RIVER LLC	RBJ HOLDINGS LLC
11/17/2023	11/15/2023	\$1,935,000.00	WARRANTY DEED	5859	230	U	V	RBJ HOLDINGS LLC	CITY OF ST AUGUSTINE
9/1/2021	8/24/2021	\$367,500.00	WARRANTY DEED	5358	57	U	V	WATTS UP ENTERPRISES LLC	ALTERNATIVE BUILDING SYSTEMS LLC
9/1/2021	8/20/2021	\$100.00	CORRECTIVE DEED	5358	51	U	V	INNOVATED BUILDING SYSTEMS LLC	WATTS UP ENTERPRISES LLC
9/1/2021	8/13/2021	\$690,000.00	WARRANTY DEED	5358	61	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	SAN SEBASTIAN RIVER LLC
1/12/2021	1/5/2021	\$294,000.00	WARRANTY DEED	5149	1740	U	V	INNOVATED BUILDING SYSTEMS LLC	WATTS UP ENTERPRISES LLC
11/22/2017	8/4/2017	\$150,000.00	WARRANTY DEED	4466	1595	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	INNOVATED BUILDING SYSTEMS LLC

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	1077900110
Location	JULIA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUB LOTS 11 & 12 BLK 16 & PT OF VACATED SEBASTIAN AVE IN OR312/543 OR5859/222 & 5859/230
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.400
Homestead	N

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

No Image Available

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

Exemption Type	Status	Amount
City		\$130,000



Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$130,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$130,000.00
Total Deferred	\$0.00
Assessed Value	\$130,000.00
Total Exemptions	\$130,000.00
Taxable Value	\$0.00

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$128,079	\$0
2023	\$0	\$0	\$106,732	\$0
2022	\$0	\$0	\$105,047	\$0
2021	\$0	\$0	\$63,478	\$0
2020	\$0	\$0	\$47,749	\$0
2019	\$0	\$0	\$47,749	\$0
2018	\$0	\$0	\$43,255	\$0

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	105	150	2	UT	\$130,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/17/2023	11/16/2023	\$100.00	QUIT CLAIM DEED	5859	222	U	V	SAN SEBASTIAN RIVER LLC	RBJ HOLDINGS LLC
11/17/2023	11/15/2023	\$1,935,000.00	WARRANTY DEED	5859	230	U	V	RBJ HOLDINGS LLC	CITY OF ST AUGUSTINE
9/1/2021	8/24/2021	\$367,500.00	WARRANTY DEED	5358	57	U	V	WATTS UP ENTERPRISES LLC	ALTERNATIVE BUILDING SYSTEMS LLC
9/1/2021	8/20/2021	\$100.00	CORRECTIVE DEED	5358	53	U	V	INNOVATED BUILDING SYSTEMS II LLC	WATTS UP ENTERPRISES LLC
9/1/2021	8/13/2021	\$690,000.00	WARRANTY DEED	5358	61	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	SAN SEBASTIAN RIVER LLC
1/12/2021	1/5/2021	\$55,000.00	WARRANTY DEED	5149	1742	U	V	INNOVATED BUILDING SYSTEMS II,LLC	WATTS UP ENTERPRISES LLC
8/23/2017	8/4/2017	\$100.00	WARRANTY DEED	4425	467	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	INNOVATED BUILDING SYSTEMS II,LLC

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

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| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/29/2025, 11:52:27 PM](#)

Contact Us

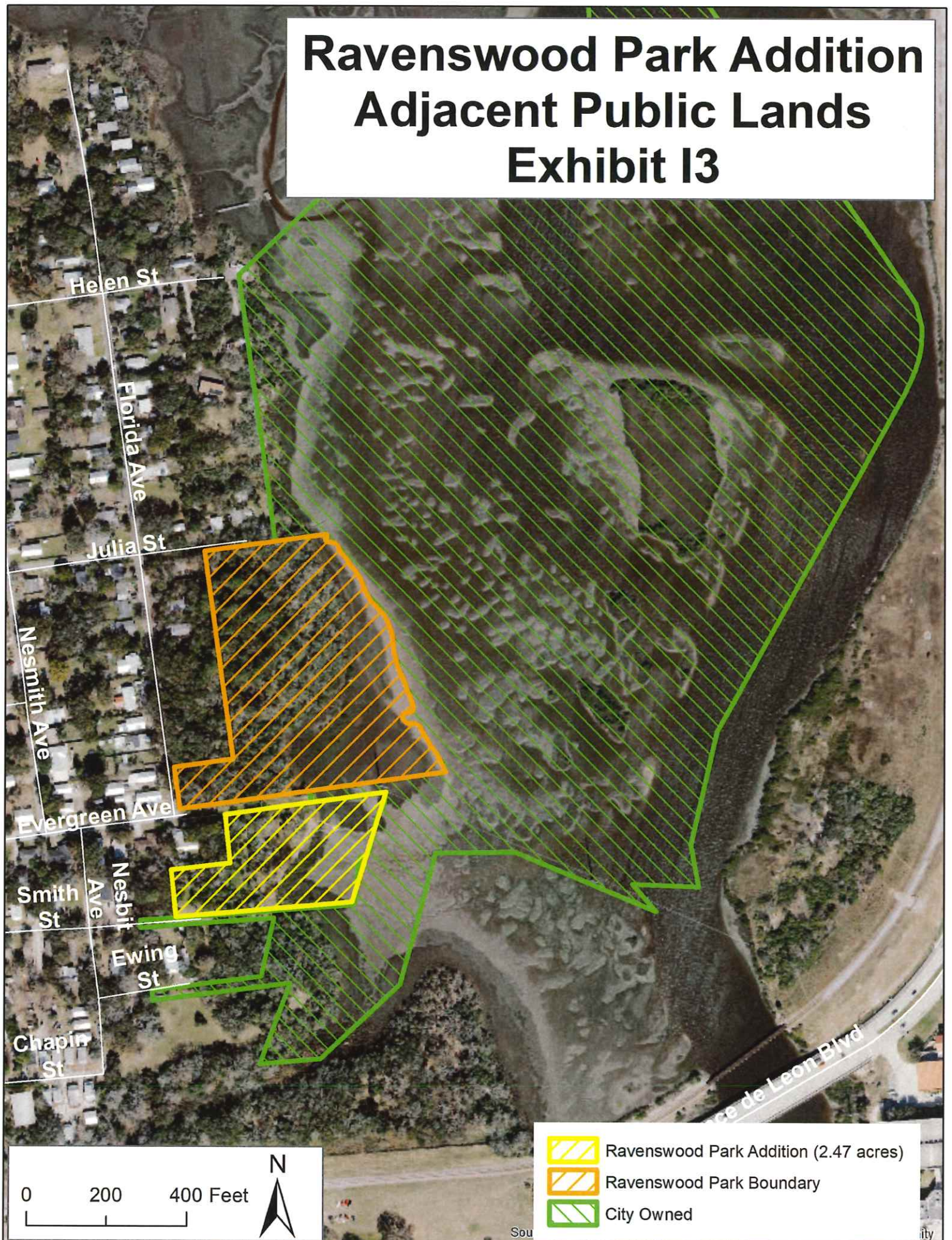
Developed by



Attachment 4:

Supporting Documents

Ravenswood Park Addition Adjacent Public Lands Exhibit I3



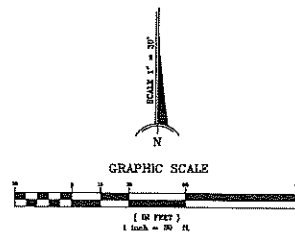
BOUNDARY SURVEY

DESCRIPTION:

Lots 1 through 12, 23 and 24, Block 18, of the Ravenwood Tract, according to the Official Map of New Augustine dated June 1918, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

TOGETHER WITH that portion of Sebastian Avenue being part of the Ravenswood Tract, in the City of St. Augustine, Florida according to said Map of New Augustine, bounded on the South by the North line of Evergreen (John) Street, and on the North by the South line of Julia Street, both extended easterly to the East line of Sebastian Avenue, which was recorded in Map 178-1, created by the City Commission of the City of St. Augustine, Florida, on July 1, 1878. A Certified Copy of which was recorded in Official Records Book 312, Page 543, Public Records of St. Johns County, Florida.

TOGETHER WITH that tract, place or parcel of land lying East of that portion of Sebastian Avenue described next above which was vacated by the City of St. Augustine, Florida, by Ordinance #76-27, and lying West of the channel of the San Sebastian Creek or River and between the North line of Evergreen (John) Street and the South line of Villa Street, both extended Easterly to the channel of said San Sebastian Creek or River



LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°38'05"W	21.65'
L2	S35°15'19"W	28.81'
L3	S49°36'56"E	8.06'
L4	S80°13'05"W	33.62'
L5	S34°36'03"E	33.88'
L6	S27°02'29"E	38.35'
L7	S78°47'13"E	33.13'
L8	S47°45'07"E	38.61'
L9	S14°21'21"E	38.82'
L10	S63°42'32"W	16.76'
L11	S09°59'20"W	16.62'
L12	S28°23'42"W	1.21'

NOTES:

- RELIANCE BASED ON THE EAST RIGHT OF WAY LINE OF FLORIDA AVENUE AS BEING 40'00" WIDE.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SOIL BASES WERE LOCATED.
- ELEVATIONS BASED ON NOS BENCHMARK NUMBER A-722. A DISK IN CONCRETE MONUMENT=14.03', MAYO 1986 DATUM.

James R. Shannon Digitally signed by
James R. Shannon
Date: 2022.05.02
16:11:54 -04'00'

SHANNON SURVEYING, INC.
400 NORTH S.R. 434 - SUITE 2045
ALTAIR SPRINGS, FLORIDA, 32714
(407) 774-8372 LB & KNS

JAMES R. SHANNON JR. P.I.R. #4371
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND RANGER

DATE OF SURVEY 11/20/03
FROM P.O. 28 ROAD 17 & 36
FILE NUMBER 18-2-22 2110000000

Florida Avenue #1 property

Parcel # 1077900110	Julia Street	0.40 acres
Parcel # 1077900010	Florida Avenue	<u>6.17</u> acres
		6.57 Total acres

Total of approximately 4.26 upland acres changing land use from Residential Medium Density to Recreation and Open Space and changing the zoning designation of approximately 2.53 acres from Residential General-two (RG-2) to Government Use (GU) and changing the zoning designation of approximately 1.28 acres from Open Land (OL) to Government Use (GU)

Total of approximately 2.31 waterward acres changing land use from Open Land (Very low density) to Open Land (Conservation)

Assigning approximately 0.33 acres of former city right-of-way a zoning designation of Government Use (GU) and approximately 0.12 of former city right-of-way a zoning designation of Open Land (OL)



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 5, 2025	8.e	PZB2025-0061
Request	Address	Parcel ID
Land Use Plan Map	18 Smith Street	103520-0000
Amendment & Rezoning	14 Smith Street	103530-0000
	10 Smith Street	103540-0000
	Evergreen Avenue	103470-0000
	Evergreen Avenue	103480-0000
	Evergreen Avenue	103490-0000
[HYPERLINKS TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Amy Skinner c/o City of St. Augustine
Owner:	City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density & Open Land (Very Low Density)
Zoning Designation:	Residential, General-One: RG-1 [LINK TO DISTRICT REGULATIONS]
Acreage:	2.47
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a request to amend the City’s Comprehensive Plan Land Use map and rezone approximately 2.47 acres of property in the vicinity of Smith Street and Evergreen Avenue along the San Sebastian River.

The requested land use plan map amendment is to change approximately 1.4 upland acres from Residential Medium Density to Recreation and Open Space and approximately 1.07 waterward acres from Open Land (Very low density) to Open Land (Conservation).

For the approximately 1.4-acre upland portion, the request is to rezone from Residential, General-One: RG-1 to a compatible Government Use: GU zoning designation. As for the approximately 1.07-acre waterward portion, the request is to rezone from Residential, General-One: RG-1 to a compatible Open Land: OL zoning designation.

These properties were purchased by the City of St. Augustine as part of the conservation lands program which is what serves as the justification for these requests. Additionally, the grant money received by the city to help offset the cost of purchasing the property includes a condition that the city change the land use and zoning to categories that encourage conservation within one (1) year.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.4.4 Residential Medium Density This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The Residential Medium Density future land use designation is the current designation for the landward portion of the approximately 11.39-acre property.

Objective 6.7 Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.	There are two (2) Open Land future land use categories, additional information is included below.
Policy 6.7.1 Open Land (Very Low Density) This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.	The Open Land (Very Low Density) future land use designation is the current designation for the waterward portion of the approximately 11.39-acre property.
Policy 6.7.2 Open Land (Conservation) All public or private lands waterward of the most restrictive jurisdictional line, and including land under conservation easement, conservatorship or other permanent protection where only activities specified in the easement, conservatorship or other permanent protection are permitted and/or environmentally sensitive lands owned by a local, regional, state or federal governmental agency or similar organization.	The Open Land (Conservation) future land use designation is the requested designation for the waterward portion of the approximately 11.39-acre property.

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) is added to the Future Land Use map: Language to be inserted on the Future Land Use map: *All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).	
Policy 6.7.3 Recreation/Open Space Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Recreation/Open Space future land use designation is the requested designation for the landward portion of the approximately 11.39-acre property.
Policy 6.7.3.1 The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.	The most notable difference between the recreational land use category and Open Land (Very Low Density) designation is that the former is designed to accommodate public lands and uses while the latter does allow for private development.
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]	
Infrastructure Element [LINK TO DOCUMENT]	

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

Based on Sec. 28-30 of the City's Code, the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section. [[LINK TO CODE SECTION](#)]

Proposals to amend the city's land use map and zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan.

Below is the code language for the two (2) zoning districts, Open lands district: OL and Government use district: GU, requested as part of the rezoning request.

Sec. 28-246. - Open lands district: OL.

Intent. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

(1) Permitted uses and structures:

- a. Marinas, bait and tackle shops.
- b. Intermediate care facilities.
- c. Outdoor market.
- d. Commercial recreational facilities.
- e. Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.
- f. Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.
- g. Schools, colleges and universities with conventional academic curriculums.
- h. Housing for the elderly.
- i. Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- j. Day nurseries and kindergartens (see [section 28-347\(2\)](#)).
- k. Governmental uses.
- l. Professional and business offices.
- m. Museums.
- n. The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.
- o. Home-based business.

(2) Permitted accessory uses and structures. See [section 28-348](#).

(3) *Permitted uses by exception:*

- a. See [section 28-347](#).
- b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
- c. Racetrack for vehicles or animals.
- d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
- e. Caretaker residence.
- f. Commercial hunting or fishing camp.
- g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
- h. Restaurant and refreshment stand (but not drive-in).
- i. Public Airport, if not GU zoning.
- j. Not-for-profit clubs.
- k. Travel trailer park.
- l. Sale of antiques, gift, souvenir and craft shops.
- m. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
- n. Mobile food truck court as per [section 28-347\(9\)](#).

(4) *Minimum lot requirements:*

- a. Single-family dwelling or mobile home on individual lot:
 1. Minimum lot width, one hundred (100) feet.
 2. Minimum lot area, one-half acre.
- b. Other permitted or permissible uses or structures. None.

(5) *Maximum lot coverage by all buildings:*

- a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
- b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

(6) *Minimum yard requirements.* All uses and structures:

- a. Front, fifteen (15) feet.
- b. Side, twenty (20) feet.
- c. Rear, twenty (20) feet.

(7) *Maximum height of structures.* Thirty-five (35) feet.

Sec. 28-266. - Government use district: GU.

Intent. It is the intent of this division that certain lands, which are owned by federal, state or local government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be placed in a government use—GU district. Any lawful governmental activity is permitted upon such lands without restriction so long as the title to the land is vested in the government. Provided, however, that as to lands the title of which is vested with the government but leased to private persons, firms or corporations, such lands may be used for any private lawful purpose specifically authorized by the lease agreement under which the tenant holds possession. Any lands in a GU district which are converted to private ownership shall be rezoned to a district other than GU as lands in the GU district are restricted exclusively to governmental functions. This provision shall not, however, be deemed to prevent the use by any government of lands located in districts other than GU, provided such use is in compliance with all provisions of this chapter applicable to such other districts.

Staff Recommendation

Based on Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to amend the future land use plan map to change the future land use of approximately 2.47 acres of land, approximately 1.4 upland acres from Residential Medium Density to Recreation and Open Space and approximately 1.07 waterward acres from Open Land (Very Low Density) to Open Land (Conservation).

In addition, staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to rezone the approximately 1.4-acre upland portion from Residential, General-One: RG-1 to a compatible Government Use: GU zoning designation and from Residential, General-One: RG-1 to a compatible Open Land: OL zoning designation for the approximately 1.07-acre waterward portion.

The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- (1) The need and justification for the change stems from the fact that the city now owns the land described above and intends for it to be used for public and conservation purposes.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program through the 2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency and the mission of the city's land Conservation Program which is to acquire, improve, and manage lands that protect the City's natural and cultural resources, and improve the community's health and resiliency.
- (3) This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report

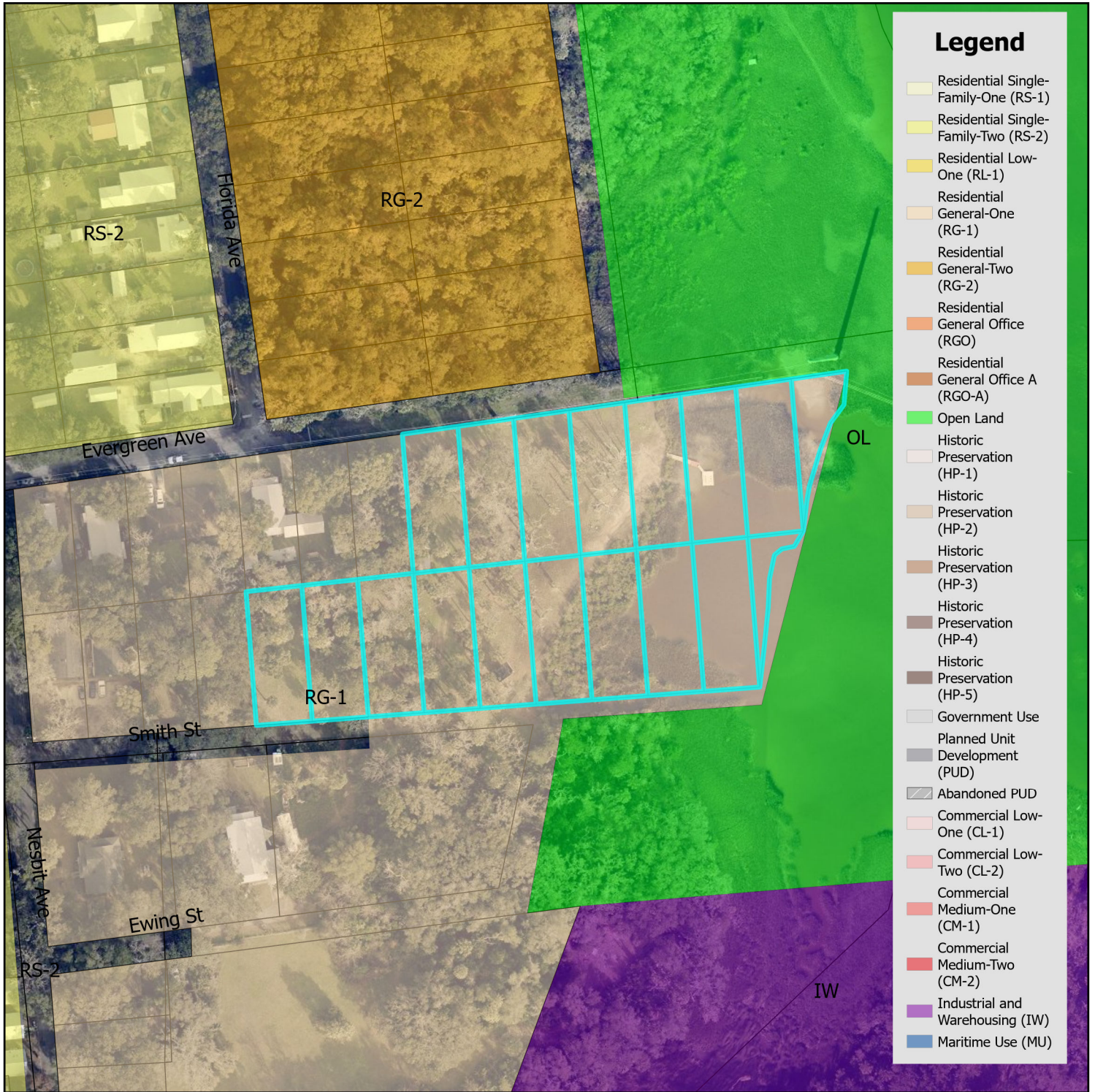
Attachments

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



Legend

- Residential Single-Family-One (RS-1)
- Residential Single-Family-Two (RS-2)
- Residential Low-One (RL-1)
- Residential General-One (RG-1)
- Residential General-Two (RG-2)
- Residential General Office (RGO)
- Residential General Office A (RGO-A)
- Open Land
- Historic Preservation (HP-1)
- Historic Preservation (HP-2)
- Historic Preservation (HP-3)
- Historic Preservation (HP-4)
- Historic Preservation (HP-5)
- Government Use
- Planned Unit Development (PUD)
- Abandoned PUD
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-One (CM-1)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Maritime Use (MU)



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.

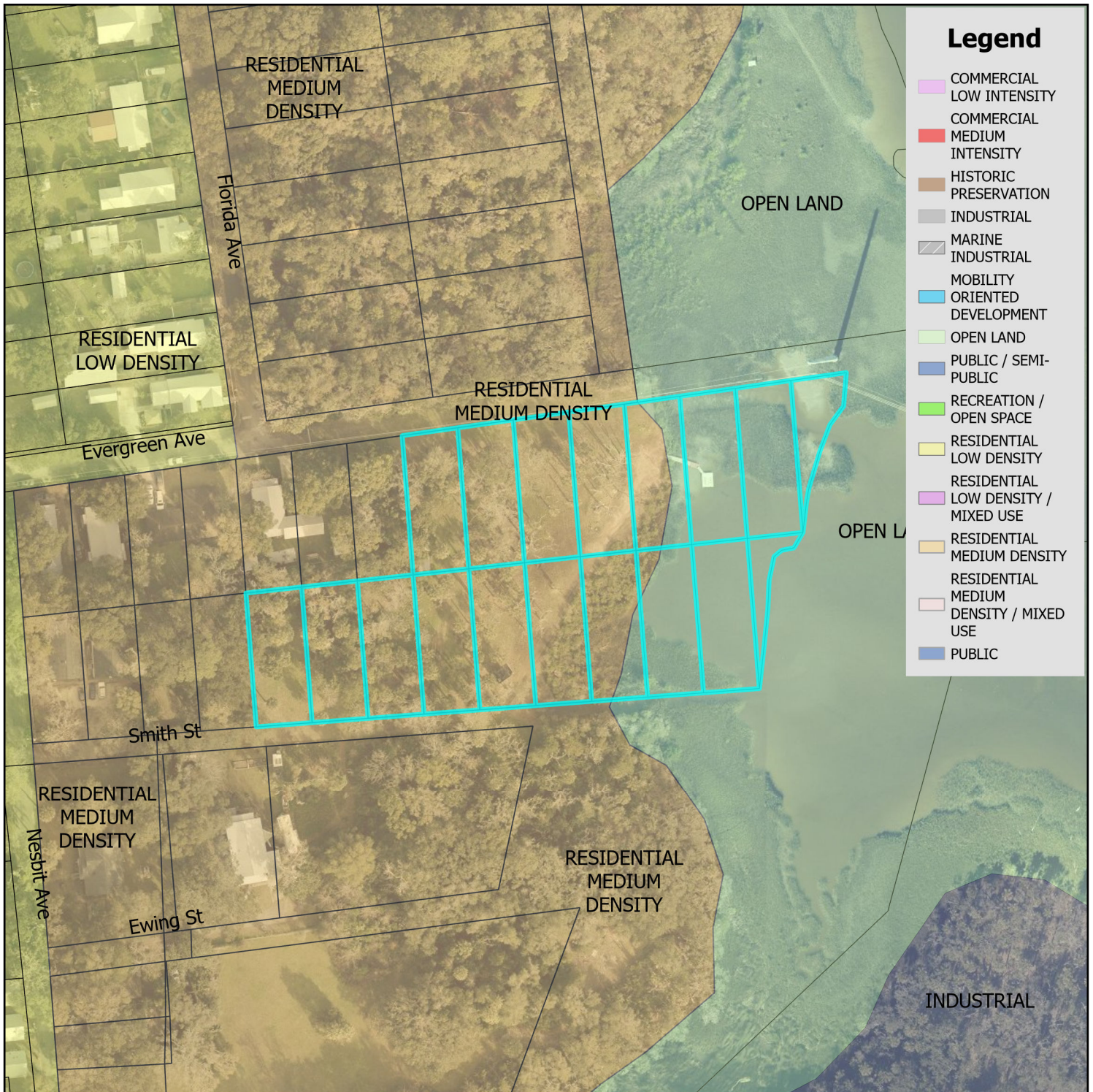
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

- 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
- PUBLIC



Future Land Use Map

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

DISCLAIMER
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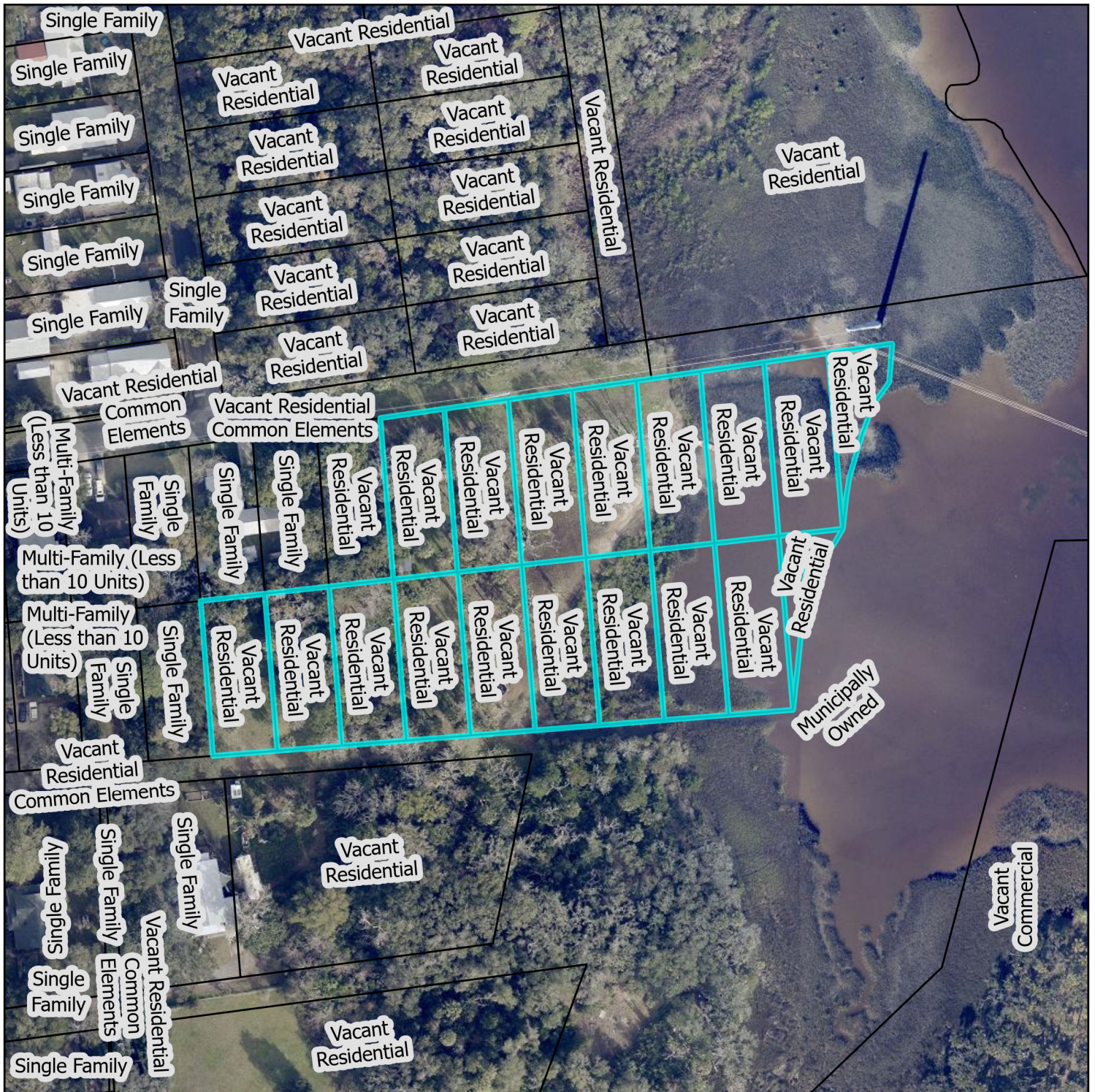
2025



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 0.01 Miles

0 62.5 125 Feet

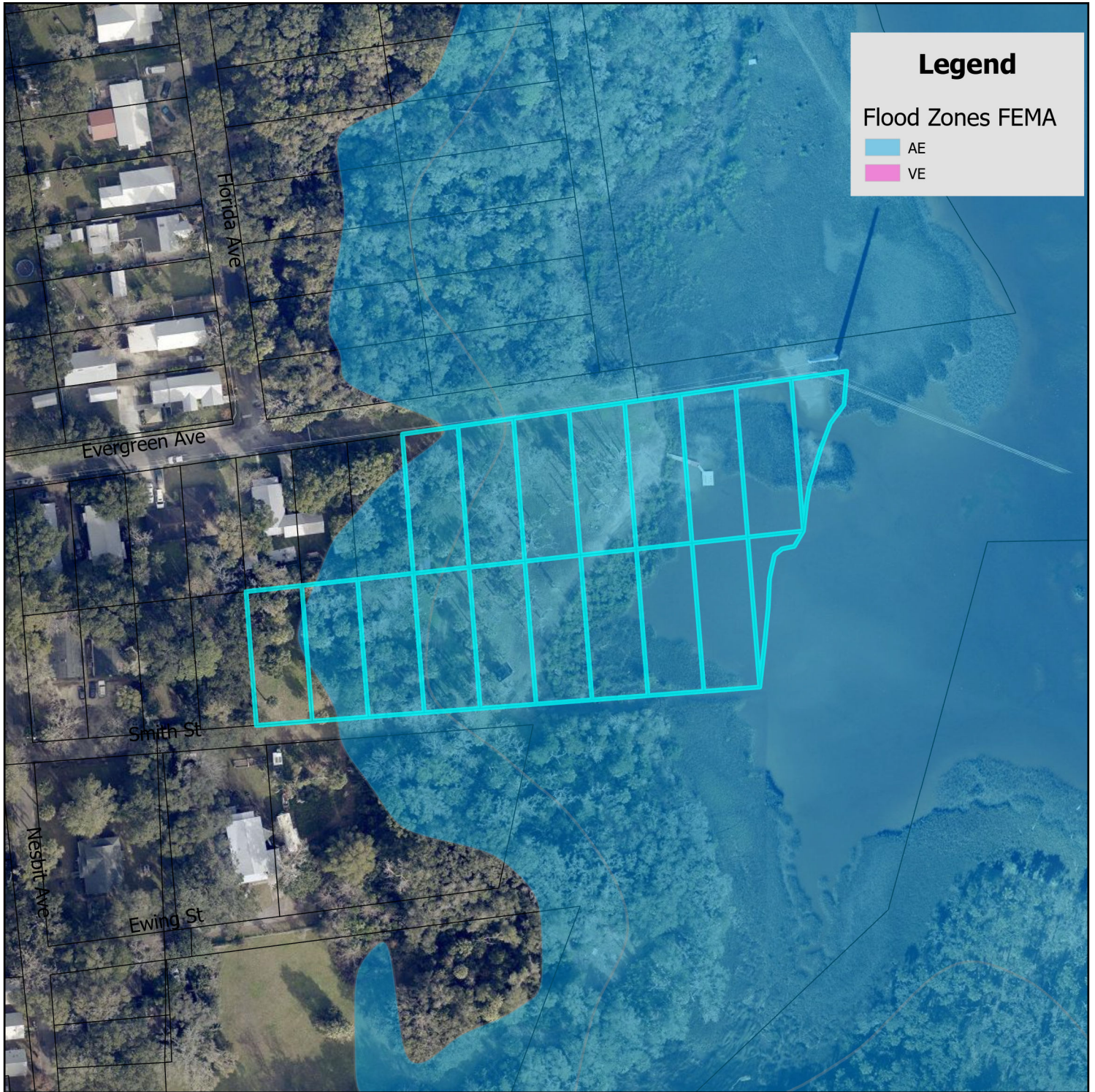
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Smith Street & Evergreen Avenue



© All EagleView Technology Corporation

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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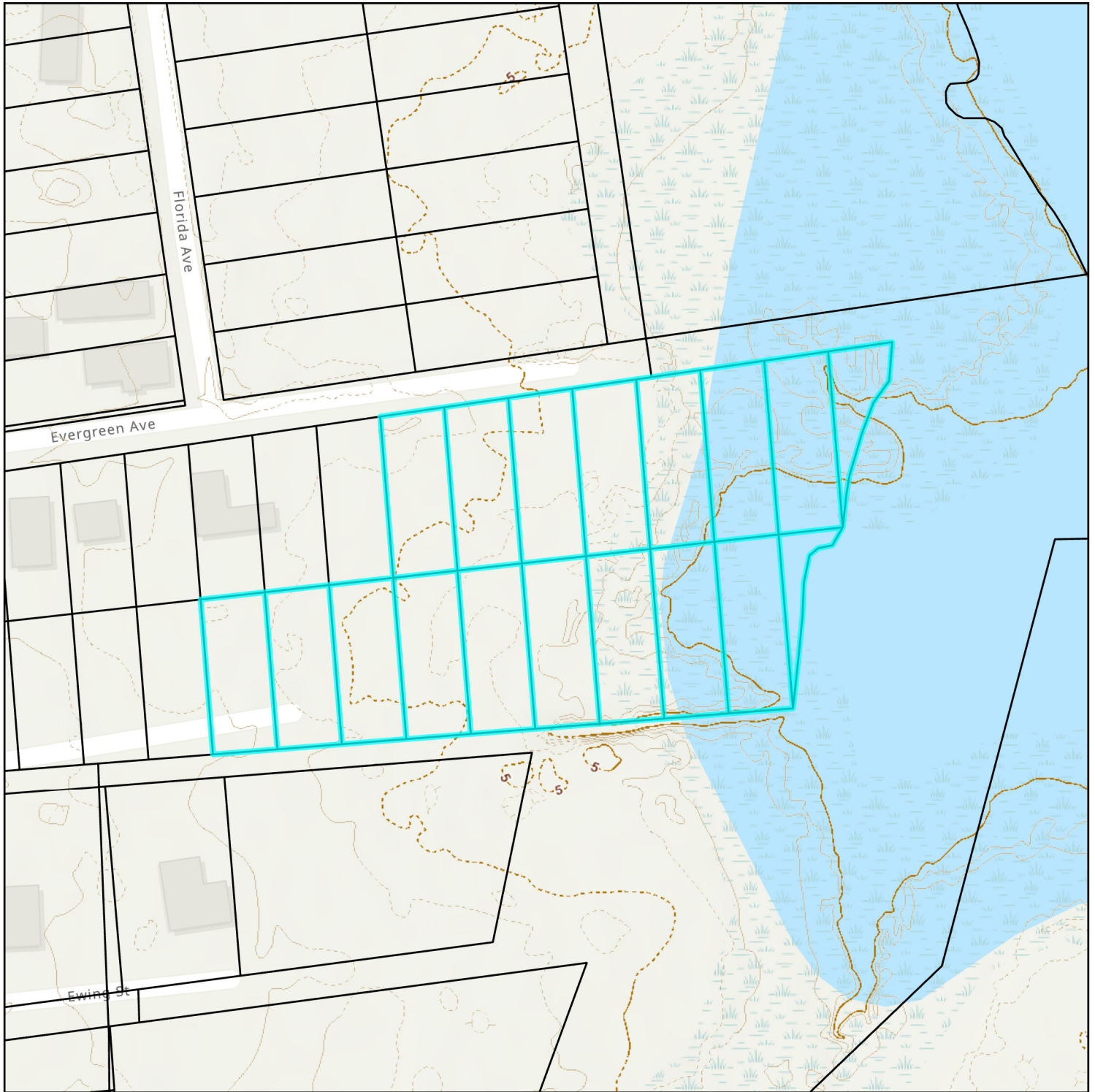
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

DISCLAIMER
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2025



0 0.01 0.01 Miles

0 62.5 125 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: 904-209-4320

Business (if applicable): City of St. Augustine

Address: 75 King St City: St. Augustine State: FL Zip: 32084

E-Mail Address: askinner@citystaug.com

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

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Attached Block: Attached

Subdivision: Bovee's Parcel Number: 1035200000, 1035300000, 1035400000, 1034700000, 1034800000, 1034900000

4. PROJECT STREET ADDRESS: Smith St & Evergreen Ave (Sobenese)

5. SPECIFIC PROPOSED USE: Conservation / Recreation

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Total of approximately 1.44 upland acres changing land use from

Residential Medium Density to Recreation and Open Space and changing zoning from Residential General-one (RG-1) to Government Use (GU).

Total of approximately 1.07 waterward acres changing land use from Open Land (Very low density) to Open Land (Conservation) and

changing the zoning from Residential General-one (RG-1) to Open Land (OL)

8. JUSTIFICATION FOR ACTION REQUESTED: City purchased the property as part of the conservation lands program.

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.

Print name of applicant

Signature of applicant

07-15-2025

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.

Smith Street & Evergreen Avenue (Sobenese)

Project Address: _____

Applicant's Name: _____ Applicant's Signature: _____

Amy McClure Skinner

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	1035400000	
Location Address	10 SMITH ST	No Image Available
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUBD LOTS 23 & 24 BLK B OR6081/276	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Bovee, Plat Showing Subdivision Of Prope	
Sec/Twp/Rng	37-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	0.290	
Homestead	N	

Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210
	SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City	Future Year Exemption	\$0

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$84,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$84,500.00
Total Deferred	\$51,859.00
Assessed Value	\$32,641.00
Total Exemptions	\$0.00
Taxable Value	\$32,641.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$85,500	\$0
2023	\$0	\$0	\$47,500	\$0
2022	\$0	\$0	\$46,750	\$0
2021	\$0	\$0	\$28,250	\$0
2020	\$0	\$0	\$21,250	\$0
2019	\$0	\$0	\$21,250	\$0
2018	\$0	\$0	\$16,750	\$0
2017	\$0	\$0	\$16,000	\$0
2016	\$0	\$0	\$12,750	\$0
2015	\$0	\$0	\$11,500	\$0
2014	\$0	\$0	\$11,500	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	100	125	2	UT	\$84,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/8/2025	1/6/2025	\$320,000.00	WARRANTY DEED	6081	276	U	V	SOBENESDESME ALEJANDRO,RACHEL ANN	CITY OF ST AUGUSTINE
6/21/2016	6/1/2016	\$40,000.00	WARRANTY DEED	4210	532	Q	V	GIBSON JAMES,DEBRA	SOBENESDESME JORGE ALEJANDRO,RACHEL ANN
	4/1/1987	\$6,000.00		740	1263	Q	V		GIBSON JAMES,DEBRA
	6/1/1984	\$0.00		648	1907	U	V		

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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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	1034700000	
Location Address	EVERGREEN AVE SAINT AUGUSTINE 32084-0000	No Image Available
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUBD LOT 8 BLK B OR6067/830 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Bovee, Plat Showing Subdivision Of Prope	
Sec/Twp/Rng	37-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	0.140	
Homestead	N	

Owner Information

Owner Name	City Of Saint Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City		\$56,250

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$56,250.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$56,250.00
Total Deferred	\$0.00
Assessed Value	\$56,250.00
Total Exemptions	\$56,250.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$42,180	\$0
2023	\$0	\$0	\$23,275	\$0
2022	\$0	\$0	\$22,908	\$0
2021	\$0	\$0	\$13,842	\$0
2020	\$0	\$0	\$10,412	\$0
2019	\$0	\$0	\$10,412	\$0
2018	\$0	\$0	\$8,208	\$0
2017	\$0	\$0	\$7,840	\$0
2016	\$0	\$0	\$6,248	\$0
2015	\$0	\$0	\$5,635	\$0
2014	\$0	\$0	\$5,635	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	1	UT	\$56,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/11/2024	12/9/2024	\$600,000.00	WARRANTY DEED	6067	830	U	V	SOBENESDESME JORGE ALEJANDRO,RACHEL ANN	CITY OF SAINT AUGUSTINE
6/21/2016	6/1/2016	\$40,000.00	WARRANTY DEED	4210	532	Q	V	GIBSON JAMES,DEBRA	SOBENESDESME JORGE ALEJANDRO,RACHEL ANN
	11/1/1986	\$0.00		723	827	U	I		GIBSON JAMES,DEBRA

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1034800000	
Location Address	EVERGREEN AVE SAINT AUGUSTINE 32084-0000	No Image Available
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUBD LOT 9 BLK B OR6067/830 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Bovee, Plat Showing Subdivision Of Prope	
Sec/Twp/Rng	37-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	0.150	
Homestead	N	

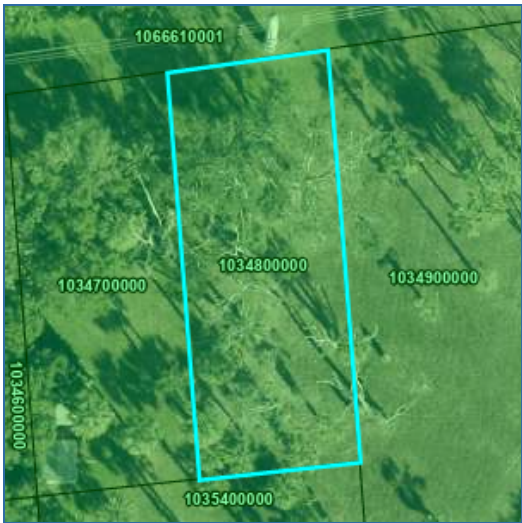
Owner Information

Owner Name	City Of Saint Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City		\$52,500

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$52,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$52,500.00
Total Deferred	\$0.00
Assessed Value	\$52,500.00
Total Exemptions	\$52,500.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$42,180	\$0
2023	\$0	\$0	\$23,275	\$0
2022	\$0	\$0	\$22,908	\$0
2021	\$0	\$0	\$13,842	\$0
2020	\$0	\$0	\$10,412	\$0
2019	\$0	\$0	\$10,412	\$0
2018	\$0	\$0	\$8,208	\$0
2017	\$0	\$0	\$7,840	\$0
2016	\$0	\$0	\$6,248	\$0
2015	\$0	\$0	\$5,635	\$0
2014	\$0	\$0	\$5,635	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	1	UT	\$52,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/11/2024	12/9/2024	\$600,000.00	WARRANTY DEED	6067	830	U	V	SOBENES DESME JORGE ALEJANDRO,RACHEL ANN	CITY OF SAINT AUGUSTINE
11/14/2024	11/12/2024	\$100.00	WARRANTY DEED	6052	682	U	V	DESME DANIEL AARON SOBENES	SOBENES DESME JORGE ALEJANDRO,RACHEL ANN
9/18/2023	9/11/2023	\$50,000.00	WARRANTY DEED	5826	1360	Q	V	ZACHARY HUBERT M ETAL	DESME DANIEL AARON SOBENES
9/25/2017	9/21/2017	\$10,500.00	QUIT CLAIM DEED	4438	494	U	V	OVATION REO 4 LLC	ZACHARY HUBERT M ETAL
9/8/2016	8/30/2016	\$100.00	QUIT CLAIM DEED	4252	1465	U	V	TAX EASE FLORIDA REO LLC	OVATION REO 4 LLC
10/9/2015	10/9/2015	\$3,500.00	TAX DEED	4097	28	U	V	STRAWDER JAMES,VERONICA	TAX EASE FLORIDA REO LLC
3/13/1975	3/10/1975	\$0.00	WARRANTY DEED	272	744	U	V	JACKSON FLOWRIE	STRAWDER JAMES,VERONICA

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/15/2025, 11:51:53 PM](#)

Contact Us



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1034900000	
Location Address	EVERGREEN AVE SAINT AUGUSTINE 32084-0000	No Image Available
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUB LOTS 10 THRU 15 & 25 THRU 29 BLK B OR6067/830	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Bovee, Plat Showing Subdivision Of Prope	
Sec/Twp/Rng	37-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	1.470	
Homestead	N	

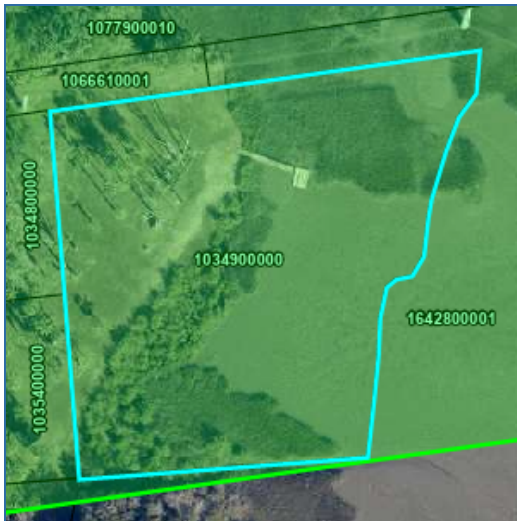
Owner Information

Owner Name	City Of Saint Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City		\$97,725

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$97,725.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$97,725.00
Total Deferred	\$0.00
Assessed Value	\$97,725.00
Total Exemptions	\$97,725.00
Taxable Value	\$0.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$105,105	\$0
2023	\$0	\$0	\$59,125	\$0
2022	\$0	\$0	\$58,195	\$0
2021	\$0	\$0	\$35,255	\$0
2020	\$0	\$0	\$26,575	\$0
2019	\$0	\$0	\$26,575	\$0
2018	\$0	\$0	\$20,995	\$0
2017	\$0	\$0	\$20,065	\$0
2016	\$0	\$0	\$16,035	\$0
2015	\$0	\$0	\$14,485	\$0
2014	\$0	\$0	\$14,485	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	100	265	2	UT	\$97,500
Marshes & Tidal Lands	0	0	0.9	AC	\$225

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/11/2024	12/9/2024	\$600,000.00	WARRANTY DEED	6067	830	U	V	SOBENES DESME JORGE ALEJANDRO,RACHEL ANN	CITY OF SAINT AUGUSTINE
11/14/2024	11/12/2024	\$100.00	WARRANTY DEED	6052	684	U	V	SOBENES DESME JORGE ALEJANDRO	SOBENES DESME JORGE ALEJANDRO,RACHEL ANN
9/1/2015	8/28/2015	\$50,000.00	WARRANTY DEED	4079	208	U	V	NOWMOVES INC	SOBENES DESME JORGE ALEJANDRO
	10/9/2003	\$26,800.00	TAX DEED	2064	1829	U	V	MARTIN ELZORA S	NOWMOVES INC

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

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

1035200000

18 SMITH ST
SAINT AUGUSTINE 32084-0000

Bovee's (473)

2-56 BOVEES SUBD LOTS 20 & 21 BLK B OR6081/276
**The Description above is not to be used on legal documents.*

Vacant Residential (0000)

Bovee, Plat Showing Subdivision Of Prope

37-7-30

City of St Augustine (District 452)

18.72

0.280

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	Future Year Exemption	\$0

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$84,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$84,500.00
Total Deferred	\$53,164.00
Assessed Value	\$31,336.00
Total Exemptions	\$0.00
Taxable Value	\$31,336.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$80,940	\$0
2023	\$0	\$0	\$45,600	\$0
2022	\$0	\$0	\$44,880	\$0
2021	\$0	\$0	\$27,120	\$0
2020	\$0	\$0	\$20,400	\$0
2019	\$0	\$0	\$20,400	\$0
2018	\$0	\$0	\$16,080	\$0
2017	\$0	\$0	\$15,360	\$0
2016	\$0	\$0	\$12,240	\$0
2015	\$0	\$0	\$11,040	\$0
2014	\$0	\$0	\$11,040	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	100	110	2	UT	\$84,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/8/2025	1/6/2025	\$320,000.00	WARRANTY DEED	6081	276	U	V	SOBENESDESME ALEJANDRO,RACHEL ANN	CITY OF ST AUGUSTINE
2/11/2016	1/27/2016	\$10,000.00	WARRANTY DEED	4148	1818	U	V	GIBSON JAMES	SOBENESDESME ALEJANDRO,RACHEL ANN
11/19/1973	11/3/1973	\$0.00	WARRANTY DEED	243	177	Q	V	HUNTER C H JR,BETTY R ET AL	GIBSON J H

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

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	1035300000	
Location Address	14 SMITH ST	No Image Available
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUBD LOT 22 BLK B OR6081/276	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Bovee, Plat Showing Subdivision Of Prope	
Sec/Twp/Rng	37-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	0.140	
Homestead	N	

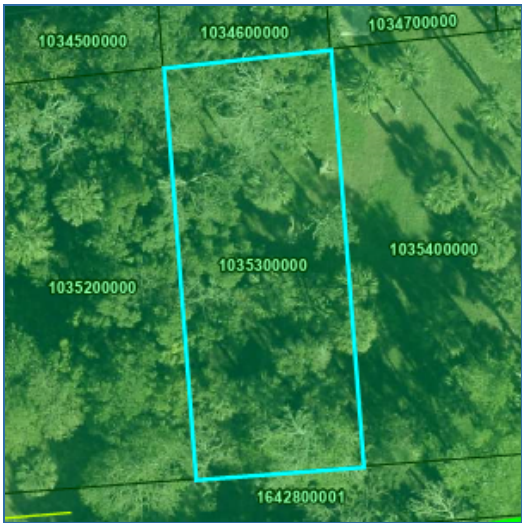
Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210
	SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City	Future Year Exemption	\$0

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$56,250.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$56,250.00
Total Deferred	\$39,930.00
Assessed Value	\$16,320.00
Total Exemptions	\$0.00
Taxable Value	\$16,320.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$42,750	\$0
2023	\$0	\$0	\$23,750	\$0
2022	\$0	\$0	\$23,375	\$0
2021	\$0	\$0	\$14,125	\$0
2020	\$0	\$0	\$10,625	\$0
2019	\$0	\$0	\$10,625	\$0
2018	\$0	\$0	\$8,375	\$0
2017	\$0	\$0	\$8,000	\$0
2016	\$0	\$0	\$6,375	\$0
2015	\$0	\$0	\$5,750	\$0
2014	\$0	\$0	\$5,750	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	125	1	UT	\$56,250

Sale Information

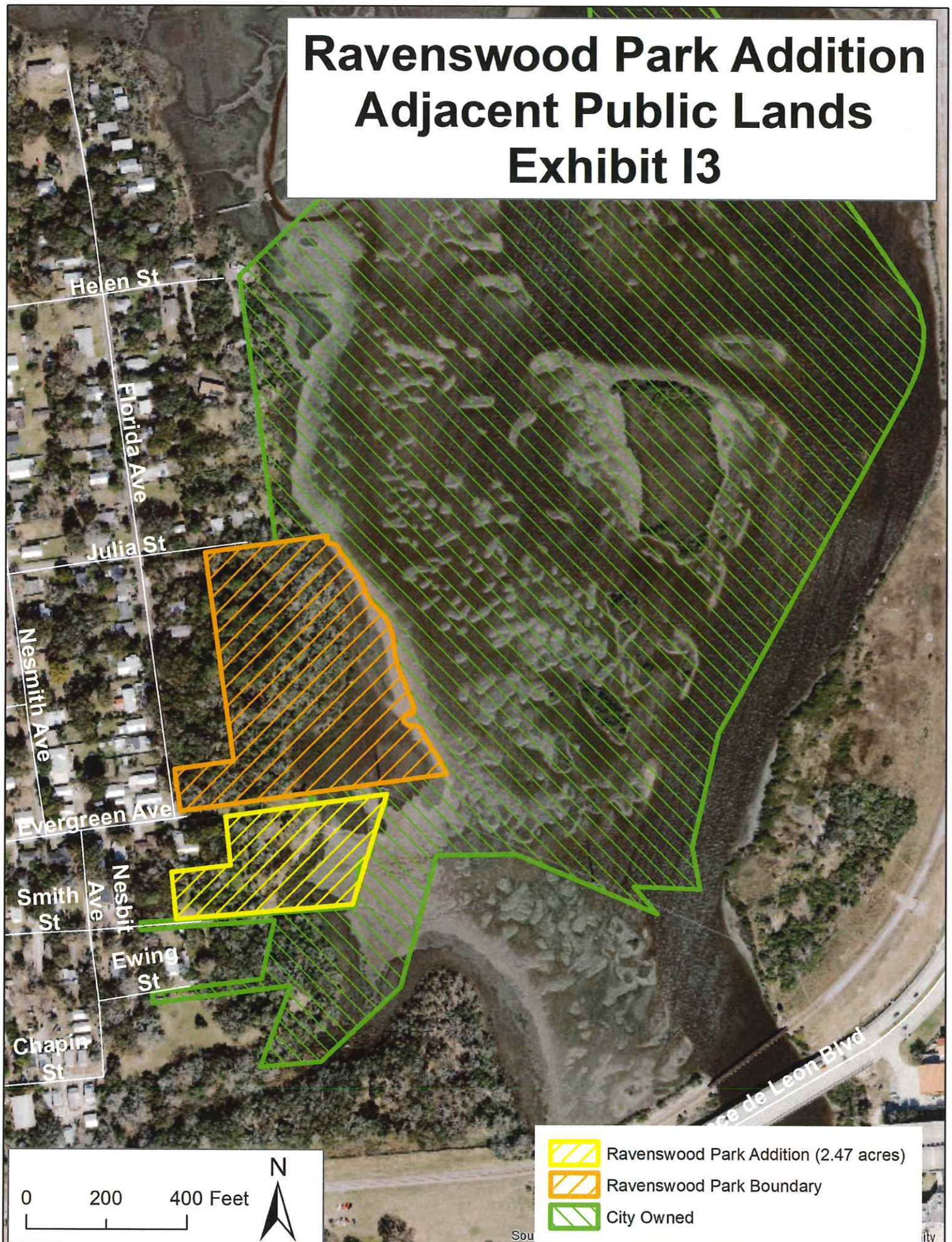
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/8/2025	1/6/2025	\$320,000.00	WARRANTY DEED	6081	276	U	V	SOBENESDESME ALEJANDRO,RACHEL ANN	CITY OF ST AUGUSTINE
6/21/2016	6/1/2016	\$40,000.00	WARRANTY DEED	4210	532	Q	V	GIBSON JAMES,DEBRA	SOBENESDESME JORGE ALEJANDRO,RACHEL ANN
	4/1/1987	\$6,000.00		740	1263	Q	V		GIBSON JAMES,DEBRA
	10/1/1986	\$0.00		740	1262	U	V		

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

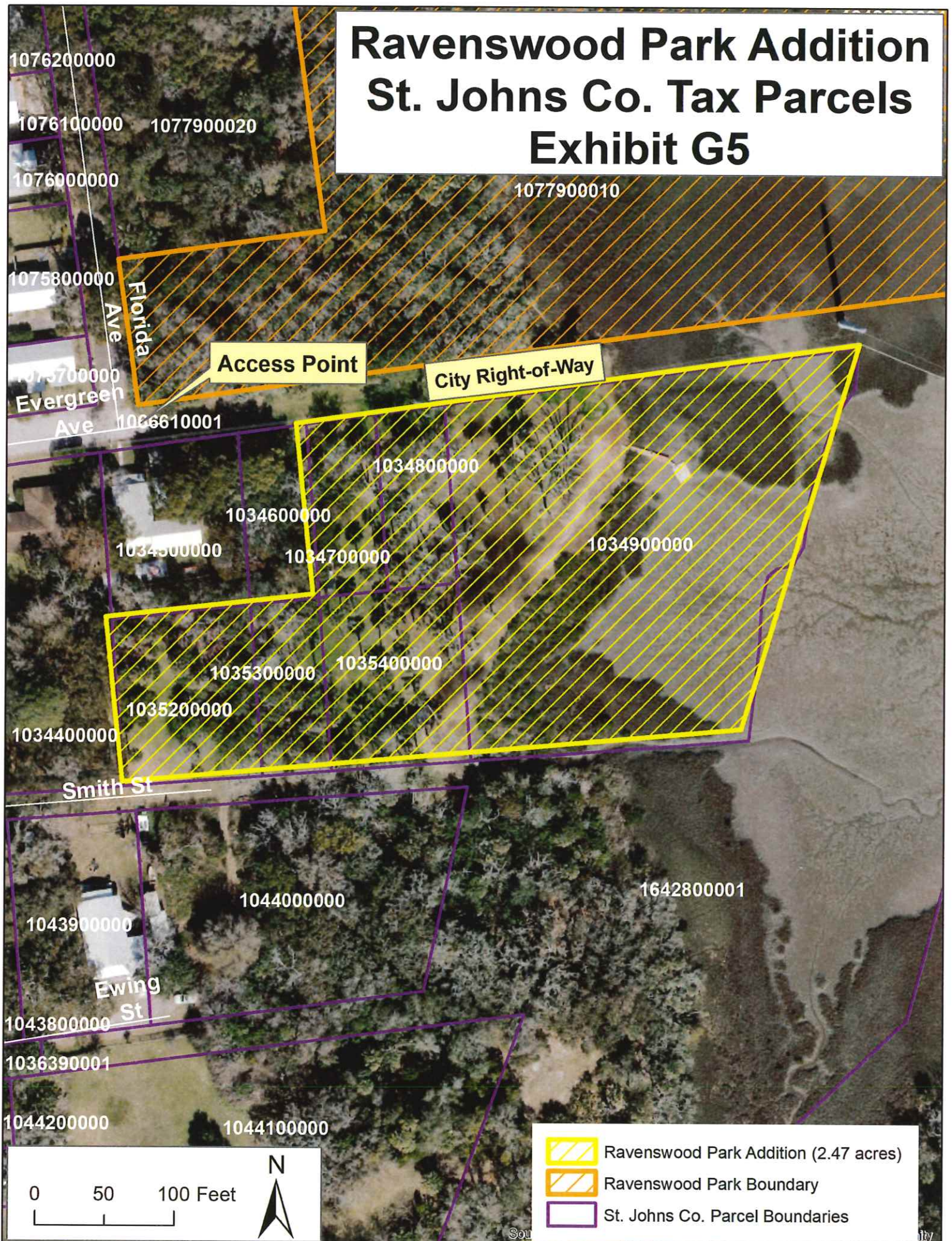
Attachment 4:

Supporting Documents

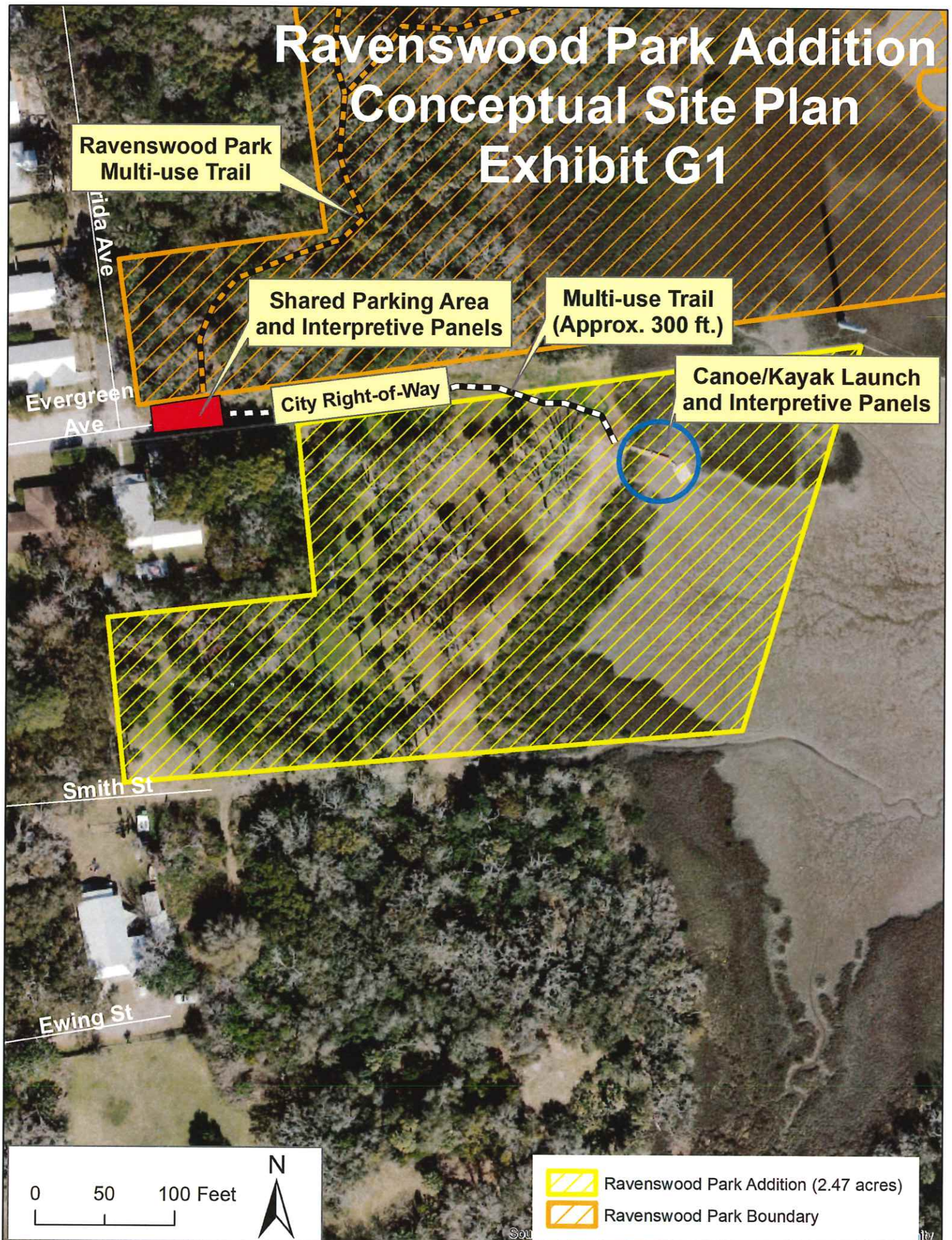
Ravenswood Park Addition Adjacent Public Lands Exhibit I3



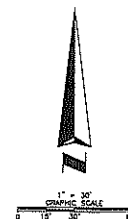
Ravenswood Park Addition St. Johns Co. Tax Parcels Exhibit G5



Ravenswood Park Addition Conceptual Site Plan Exhibit G1



(LOTS 8-15, AND 20-29 BOVEES SUBDIVISION, BLOCK "B")
ST. AUGUSTINE, FL 32084



- LEGEND & ABBREVIATIONS:
- 0 = IRON PIPE
 - = IRON ROD
 - ◇ = 48" CONCRETE UTILITY POLE
 - = 4"x4" WOODEN POST WITH SIGN "PRIVATE PROPERTY"
 - 0 = WOODEN POST
 - = 6" WOODEN BOARD PRIVACY FENCE (WHF)
 - = 4" CHAINLINK FENCE
 - = OVERHEAD UTILITY LINE
 - = RIGHT-OF-WAY LINE
 - = 6" WOODEN BOARD PRIVACY FENCE (WHF)
 - LB = LICENSED BUSINESS NUMBER
 - (N) = NEARBY
 - NE = NORTHEAST
 - NLY = NORTHEAST
 - = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - PLS = REGISTERED LAND SURVEYOR
 - = SOUTHWEST
 - SLY = ST. JAMES SURVEY COMPANY
 - SWC = SURVEYING COMPANIES AND ENGINEERING CORPORATION
 - = TOP OF BANK
 - = WESTELY

[illegible]

SUBJECT'S REPORT:

1. Any location if there was anyone based on field findings of occupancy by utility company representatives, surface features and utility features furnished by the surveyor. Additional sub-surface utility may exist that have not been fully located.
2. Easements or rights of way that appear on recorded plans or that have been furnished by the surveyor by others have been incorporated into this survey.
3. The survey was performed in accordance with the Florida Professional Surveyor Statute and the Florida Professional Surveyor Rules and Regulations.
4. Minimum horizontal accuracy for this survey is in accordance with the STANDARD OF PRACTICE set forth by the Board of Professional Surveyors and the Florida Department of Transportation, Florida Administrative Code, The map and measurement methods used for this survey must be stated in the survey report, and the surveyor must be licensed and duly sworn and declare the truth.
5. This survey does not determine ownership of the lands shown thereon.
6. Underground utilities, if any, have not been located.
7. Survey may end and report, or the entire project may be void without the original signatures and seal of the state's signature and seal of a Florida Licensed Surveyor and Sealer.
8. The electronic signature system used is in compliance with Florida Administrative Code 50-17.062 and Florida Statute 472.025.
9. Features shown by symbol as indicated in the legend are not to scale.
10. Additions or deletions to survey may be reported by either those the signing party or parties is prohibited without written consent of the signing party or parties.
11. Features shown herein are based upon the Southern Railway Line Map of Wayne Line of Carnegie Avenue (Wayne) and its extension into the San Antonio River Basin (North 88th Street) and 8th Street and 9th Street and 10th Street and 11th Street and 12th Street and 13th Street and 14th Street and 15th Street and 16th Street and 17th Street and 18th Street and 19th Street and 20th Street and 21st Street and 22nd Street and 23rd Street and 24th Street and 25th Street and 26th Street and 27th Street and 28th Street and 29th Street and 30th Street and 31st Street and 32nd Street and 33rd Street and 34th Street and 35th Street and 36th Street and 37th Street and 38th Street and 39th Street and 40th Street and 41st Street and 42nd Street and 43rd Street and 44th Street and 45th Street and 46th Street and 47th Street and 48th Street and 49th Street and 50th Street and 51st Street and 52nd Street and 53rd Street and 54th Street and 55th Street and 56th Street and 57th Street and 58th Street and 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NOTICE OF LIABILITY

This document is created by the **DocuSign** platform. It is a legally binding electronic signature. The document is signed by **Thomas F Ferguson**.
 Digitally signed by Thomas F Ferguson
 DN: c=US, o=Unaffiliated,
 dnQualifier=A01410D000001904F3E1691000789ED,
 cn=Thomas F Ferguson
 Date: 2024.11.11 09:58:56 -0500

THOMAS F. FELDSON, FSM
Registered Land Surveyor
Number 0870

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
8541 Bryceton Road, Suite A
Jacksonville, Florida 32256
(904) 777-1800

SSMC
SUE • SURVEY • GIS

[illegible]

Boundary Survey
0 Evergreen Avenue

CITY OF

71488
SHE2
NUM2

1 OF

Page 356 of 356