

CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, AUGUST 25, 2025 - 5:00 PM
ALCAZAR ROOM

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Certificate of Recognition:** Celebrates the retirement of Gordie J. Wilson and recognizes his many years of service and dedication to the National Park Service. (*N. Sikes-Kline, Mayor*)

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

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

7.A. General Public Presentations

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

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. Ordinance 2025-17:** Designates Bannan Avenue southbound from Court Edna to Court Louise as one-way traffic only. *(J. Beach, Chief Resilience Officer/Utilities and Public Works Deputy Director)*
- 8.A.2. Ordinance 2025-22:** Amends Sections 24-31 of the City Code to increase illegal parking fines and Sections 24-46 to include franchise stops, transportation network company stops and controlled parking residential areas as unlawful places to stand, park in, or stop. *(R. Franklin, Assistant City Manager)*

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. Ordinance 2025-23:** Amends the Future Land Use Designation of approximately 11.39 Acres at Florida Avenue and 3 Theodore Street East of Nesmith Avenue. *(A. Skinner, Planning and Building Director)*
- 9.A.2. Ordinance 2025-24:** Amends the Zoning of approximately 11.39 acres at Florida Avenue and 3 Theodore Street East of Nesmith Avenue. *(A. Skinner, Planning and Building Director)*
- 9.A.3. Ordinance 2025-25:** Amends the Future Land Use Designation of approximately 6.57 acres at Florida Avenue and Julia Street East of Florida Avenue. *(A. Skinner, Planning and Building Director)*
- 9.A.4. Ordinance 2025-26:** Amends the Zoning of approximately 6.57 acres at Florida Avenue and Julia Street East of Florida Avenue. *(A. Skinner, Planning and Building Director)*
- 9.A.5. Ordinance 2025-27:** Amends the Future Land Use Designation of approximately 2.47 acres at 10, 14, and 18 Smith Street and Evergreen Avenue East of Nesbit Avenue. *(A. Skinner, Planning and Building Director)*
- 9.A.6. Ordinance 2025-28:** Amends the Zoning of approximately 2.47 acres at 10, 14, and 18 Smith Street and Evergreen Avenue East of Nesbit Avenue. *(A. Skinner, Planning and Building Director)*

9.B. Resolutions

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Street Tree Advisory Committee Yard of the Year Award. *(S. Slaughter, Utilities and Public Works Director)*

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

12.A. Open Positions on Boards and Committees. *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." ***In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA -

- CA.1.** Preview of upcoming Commission meetings.
- CA.2.** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING: NONE.**
- CA.3. Reminder of Upcoming Meetings:**
- August 28, 2025 9:00AM—Community Redevelopment Agency (CRA) Budget Workshop Meeting
 - August 28, 2025 (immediately following the CRA Budget meeting)—City Commission Budget Workshop Meeting
 - August 29, 2025 9:00 AM—City Commission Budget Workshop Meeting (if necessary)
 - September 8, 2025 5:00PM—Regular City Commission Meeting
- CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE.**
- CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.**
- CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING):**
- Proclamation 2025-27: Proclaims September 16, 2025, as the 460th Anniversary of the First Muster of Florida's Militia. *(N. Sikes-Kline, Mayor)*
 - Proclamation 2025-28: Proclaims September 2025 as Spinal Cord Injury Awareness Month. *(N. Sikes-Kline, Mayor)*
- CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.**
- CA.8.** Eminent Domain: Lake Maria Sanchez-Invoice for Professional Services. *(I. Lopez, City Attorney)*
- CA.9.** Authorization for the City Manager to execute the Subdivision Settlement Participation Form regarding the Opioid Litigation settlement between the State of Florida and Purdue Sackler. *(I. Lopez, City Attorney)*

End Consent Agenda

*City of St. Augustine
City Commission*

Certificate of Recognition

Presented In Honor to

Gordon J. Wilson

In Celebration of Retirement

In recognition of your many accomplishments and years of service with the National Park Service and appreciation for your outstanding dedication. You leave a legacy of commitment and service to the greater St. Augustine community that will endure for years to come.



Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: August 12, 2025

RE: Agenda Item for August 25, 2025 Commission Meeting
Ordinance 2025-17 Amending Section 24-13 One-Way Streets
Second Reading and Public Hearing for Bannan Avenue One-Way Designation

At the July 28, 2025 City Commission meeting, staff presented for First Reading for the One-Way designation of Bannan Avenue as part of St. Augustine Court Theophelia Flood Mitigation Project (22FRP113). This project was awarded grant funding in the total amount of \$4,855,777.52 from the Florida Department of Environmental Protection (FDEP) Resilient Florida grant, which utilizes American Rescue Plan Act (ARPA) funds. Staff gave a presentation and status update regarding the project that is necessitating the proposed one-way designation. The project includes design, permitting and construction to replace aged utilities, upgrade existing stormwater infrastructure and evaluate structural and non-structural based resiliency options for the neighborhood. The expected project outcomes include:

- Reconstruction of flood prone and damaged roads due to high tide flooding
- Improved drainage to provide a higher level of service during rainfall events
- Replacement of aged utilities
- Implementation of green infrastructure (bioretention planter) to provide water quality benefit with stormwater management

As previously discussed during the July 28th City Commission meeting, the one-way designation of Bannan Avenue is necessary in order to reduce the amount of impervious area, accommodate the incorporation of a new sidewalk to connect the Neighborhood to the existing Hildreth Park, and to enable construction of a bioretention planter which is the City's first pilot project for green infrastructure. This will help facilitate rainfall collection, provide for an increase in green space, and improve water quality. Residents residing in the Court Theophelia were notified by mail and email of this consideration for one-way changes and given the opportunity to provide feedback to the City at a December public meeting. There was overwhelming support by the residents for the project based on the public meeting. As such, the City Commission reviewed and passed this Ordinance on First reading during the July 28, 2025 meeting, with some additional input and suggestions on the proposed one-way designation on Bannan Avenue.

Subsequent to the City Commission input, staff have met with residents in the Greater Fullerwood Neighborhood and presented at the Greater Fullerwood Neighborhood Association

Meeting on August 6, 2025 to discuss the proposed ordinance amendment. After careful consideration of the additional public input and coordination with the City's design team, the City is proposing to adjust the streets proposed for the one-way designation. As such, the City is presenting this for Second Reading of Ordinance 2025-17, Amending Section 24-13 One Way Streets; and,

Staff requests the following changes be made to Chapter 24, Article 1, Section 24-13 of the code of the City of St. Augustine designating Bannan Avenue as one-way traffic only:

- Bannan Ave.- One-way south from Court Edna to Court Louise

As such, please place Ordinance 2025-17 on the City Commission August 25, 2025 agenda for second reading and public hearing. Attached to this memo is the revised Ordinance 2025-17 addressing the Commission and Public Input, the required Business Impact Estimate for this ordinance, and the previous presentation to the Commission as part of the July 28, 2025 meeting.

If you should have any questions, please do not hesitate to contact me at (904) 209-4227 or jbeach@citystaug.com.



Jessica L. Beach, P.E.
Chief Resilience Officer
Utilities and Public Works Deputy Director

Attachments: Ordinance 2025-17
ORD 2025-17 Business Impact Estimate
Supporting Documentation for ORD 2025-17 (July 28, 2025 Presentation to Commission)

cc: City Attorney & Department Heads

Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 24, ARTICLE I, SECTION 24-13 OF THE CODE OF THE CITY OF ST. AUGUSTINE DESIGNATING BANNAN AVENUE AS ONE-WAY TRAFFIC ONLY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE NON-RESIDENTIAL TRAFFIC THROUGH RESIDENTIAL NEIGHBORHOODS TO DECREASE TRAFFIC CONGESTION, AIR POLLUTION, AND EXCESSIVE NOISE. THIS AMENDMENT SERVES THE BEST INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE CITY.

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

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

THIS PROPOSED ORDINANCE HAS NO ADDITIONAL FEES OR COST OF COMPLIANCE FOR ANY EXISTING BUSINESS.

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

NONE.

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

NONE.

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING CHAPTER 24, ARTICLE I, SECTION 24-13 OF THE CODE OF THE CITY OF ST. AUGUSTINE DESIGNATING BANNAN AVENUE AS ONE-WAY TRAFFIC ONLY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 3.02 of the Charter Laws of the City of St. Augustine grants to the City Commission the authority to enact an ordinance to regulate and control any traffic of any nature whatsoever and to prohibit the use of motor vehicles over and on its streets, roads, parks and boulevards; and

WHEREAS, the City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas by preserving a sense of place; and

WHEREAS, it has been found that non-residential traffic through residential neighborhoods causes traffic congestion, air pollution, excessive noise and contributes to the creation of a traffic condition that is hazardous to the health, safety and welfare of persons residing in the residential area, all factors which contribute to the deterioration of residential neighborhoods within the City; and

WHEREAS, the reduction of vehicle traffic in urban areas has been shown to improve air quality, decrease noise pollution, and contribute to overall environmental sustainability; and

WHEREAS, the City has a desire to incorporate green infrastructure and/or low-impact development best management practices or techniques to reduce the amount of impervious area, creating additional green space for the purposes of water retention and infiltration that provides water quality and stormwater management benefits; and

WHEREAS, the implementation of green infrastructure, reduction in impervious area with incorporation of a new sidewalk on Bannan Avenue necessitates the reduction

in width of the travel lane, thereby requiring it to become a one-way for vehicular traffic flow; and

WHEREAS, the City shall provide a safe, convenient, connected, visible, and efficient multimodal transportation system; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 3. Amending Chapter 24, Article I, Section 24-13. Chapter 24, Article I, Section 24-13 of the Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 24-13. - One-way streets.

The following streets or portions of streets are hereby designated one-way streets, and vehicular traffic upon such streets or portions thereof shall move only in the direction indicated:

- (1) Anastasia Avenue—One-way west from Magnolia Drive to Anastasia Boulevard.
- (2) Anderson Circle—One-way east from Charlotte Street to Avenida Menendez.
- (3) Aviles Street—One-way south from King Street to Bridge Street.
- (4) Bannan Avenue—One-way south from Court Edna to Court Louise.
- (5) Bridge Street—One-way east from Cordova Street to Avenida Menendez.
- (6) Cadiz Street—One-way east from St. George Street to Avenida Menendez.
- (7) Calla Sita Alley—One-way west from Spanish Street to Cordova Street.
- (8) Carver Street East—One-way east from Ponce de Leon Avenue to Lighthouse Avenue.
- (9) Cathedral Place—One-way west from Avenida Menendez to Cordova Street.
- (10) Cedar Street—One-way west from Granada Street to M. L. King Avenue.
- (11) Charlotte Street—One-way north from South Street to Cuna Street.
- (12) Cordova Street—One-way north from Bridge Street to King Street; one way south from Cathedral Place to King Street.
- (13) Cuna Street—One way west from Spanish Street to Cordova Street.
- (14) Davis Street—One-way south from King Street to Lewis Boulevard southbound for vehicular traffic.
- (15) DeHaven Street—One-way west from Washington Street to Central Avenue.
- (16) DeSoto Place—One-way east from M. L. King Avenue to Granada Street.
- (17) Edminster Avenue—One-way east from Anastasia Boulevard to Magnolia Drive.
- (18) Fort Lane—One-way east from Charlotte Street to Avenida Menendez.
- (19) Granada Street—One-way south from King Street to Bridge Street.

- (20) Hopkins Street—One-way south from Isabel Street to Madeora Street.
- (21) Hypolita Street—One-way west from Avenida Menendez to Cordova Street.
- (22) Isabel Street—One-way west from South Dixie Highway.
- (23) King Street—One-way east from Cordova Street to Avenida Menendez.
- (24) Marine Street—One-way south from Avenida Menendez to St. Francis Street.
- (25) Miller Street—One-way north to a point of entry onto the parking lot of the Pic N Save Store.
- (26) Moore Street—One-way westbound from Dr. Martin Luther King Jr. Ave. to Riberia St.
- (27) Mulvey Street—One-way south from Orange Street to Saragossa Street.
- (28) Pomar Street—One-way eastbound from Riberia St. to Dr. Martin Luther King Jr. Ave.
- (29) St. Francis Street—One-way west from St. George Street to Cordova Street.
- (30) St. George Street—One-way south from King Street to St. Francis Street; one-way north from Cathedral Place to Hypolita Street.
- (31) South Street—One-way east from Marine Street to Tremerton Street.
- (32) Spanish Street—One-way north from Cuna Street to Orange Street.
- (33) Spanish Street—One-way northbound from Treasury Street to Orange Street.
- (34) Tolomato Lane—One-way west from St. George Street to Cordova Street.
- (35) Treasury Street—One-way east from Cordova Street to Charlotte Street.

Section 4. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(5), Florida Statutes. Enforcement of the

provisions of this ordinance will commence once appropriate signage and striping is provided.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



City of St. Augustine –



Court Theophelia Neighborhood Drainage Improvement Project:

First Reading for Bannan Avenue One-Way Designation (Ordinance 2025-17)

July 28, 2025

Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works Department



Presentation Outline

- ❖ Project Background, Need and Objectives
- ❖ Proposed Ordinance for Consideration, First Reading



Overview of the Resilience Program and Strategy



www.citystaug.com/resiliency

-3-





CITY OF
ST. AUGUSTINE.
— EST. 1565 —

Project– Court Theophelia Drainage Improvements

PROJECT NEED AND OBJECTIVES

- ✓ Neighborhood has been on the City's Capital Improvement Plan since 2016
- ✓ Neighborhood suffers from poor road conditions due to inundation (flooding) from both rainfall and high tides
- ✓ Existing drainage features within the Neighborhood are inadequate
- ✓ Targeted upgrades to the existing utilities to improve the level of service for rainfall flooding
- ✓ FDEP Grant \$4,855,778



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COURT THEOPHELIA

Neighborhood Flood Mitigation & Drainage Improvements

What is this project?

The project would include design, permitting and construction to replace aged utilities, upgrade existing stormwater infrastructure and evaluate other structural and nonstructural based resiliency options that will provide a higher level of service and flood protection for the neighborhood. The Project will reconstruct flood prone and damaged roads, improve drainage, replace aged utilities, and implement green infrastructure where it may be appropriate. The expected project outcomes include reconstruction of flood prone and damaged roads due to high tide flooding, improved drainage to provide a higher level of service during rainfall events, replacement of aged utilities, implementation of green infrastructure and/or low impact development to provide water quality benefit with stormwater management.

Why is this project needed?

This neighborhood is subject to rainfall driven and coastal surge flooding. The streets are in poor condition due to the inundation of salt water on the roads that has accelerated the deterioration. The utilities are also aged and in need of replacement (water and sewer). This project would include the replacement of aged utilities while the stormwater improvements are conducted. The improvements to the neighborhood will provide a higher level of flood protection for critical infrastructure (such as city roads).

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Federal Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program for the estimated full project cost of \$4,855,777.

How will this project benefit the community?

This is a low-lying neighborhood that is subject to both tidal and rainfall driven flooding. The 2016 Coastal Vulnerability Assessment identified major flood pathways and increased risks for future nuisance flooding and 1% annual chance flooding with sea level rise. By providing a higher level of service for rainfall and coastal surge events, this will protect a large area that has vulnerable critical assets. This project would provide needed stormwater improvements to address both rainfall driven and coastal surge flooding and evaluate other structural and nonstructural based resiliency options that will provide a higher level of service and flood protection for the neighborhood.



City of St. Augustine | Public Works Department | 904.825.1040 | Stormwater@CityStAug.com

<https://www.citystaug.com/1245/Court-Theophelia-Neighborhood-Flood-Miti>



Project– Court Theophelia Drainage Improvements





Project– Court Theophelia Drainage Improvements



Bannan Ave. - Existing

VIEW LOOKING NORTH

COURT THEOPHELIA
FLOOD MITIGATION



ST AUGUSTINE
FLORIDA





Project– Court Theophelia Drainage Improvements

COURT THEOPHELIA:
MAINTAIN VEHICULAR TWO WAY

BIORETENTION PLANTER

PROPOSED 5 FOOT
SIDEWALK

BANNAN AVENUE:
ONE WAY VEHICULAR SOUTH BOUND
(NET REDUCTION OF IMPERVIOUS)

COURT THEOPHELIA
FLOOD MITIGATION

Proposed One Way

VIEW LOOKING NORTH



ST. AUGUSTINE



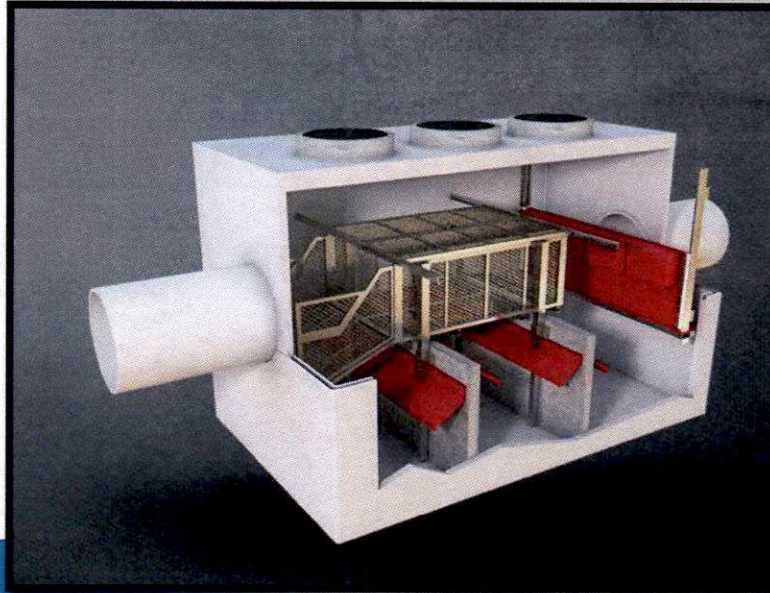
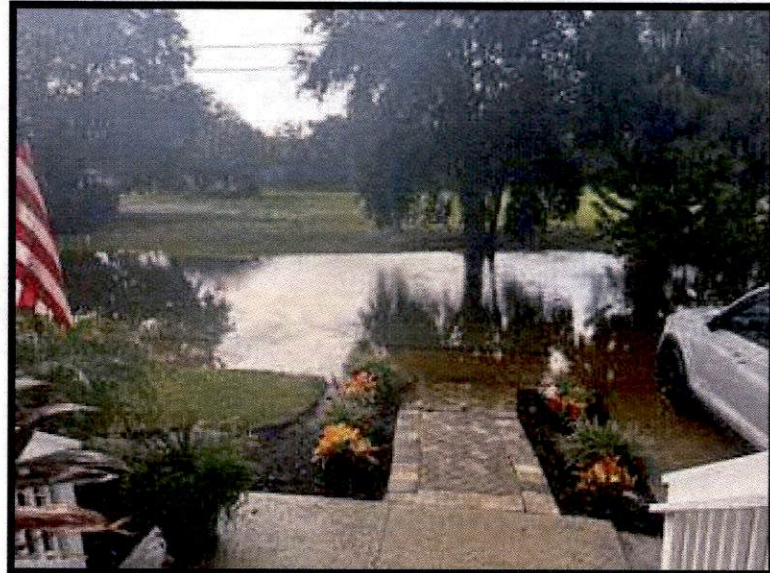


CITY OF
ST. AUGUSTINE
EST. 1565

Project– Court Theophelia Drainage Improvements

PROJECT BENEFITS

- ❑ New road, sidewalks, utilities
- ❑ New Stormwater Management
 - ✓ Stormwater pipes and inlets
 - ✓ Reduced depth of flooding in the roads for the frequent rainfall events (i.e. Sept 2024 and recent)
 - ✓ Piloting Green Infrastructure along Bannan Avenue
 - Will require one-way (southbound)
 - ✓ Water quality improvements
 - Nutrient Separating Baffle Box
 - Bioretention Planter



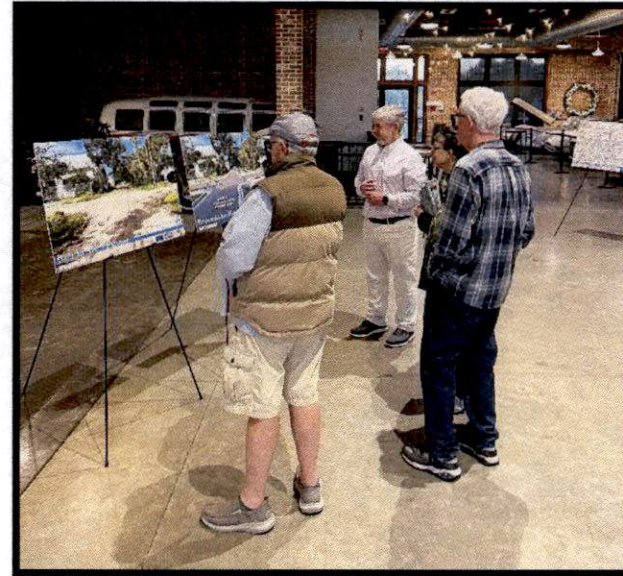


CITY OF
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EST. 1565

Project– Court Theophelia Drainage Improvements

PUBLIC MEETINGS

- ☐ Notification sent to the Neighborhood via email and letters
- ☐ Public Meeting Held December 11, 2024
- ☐ Open House Format
- ☐ Overwhelming support for the project and proposed one-way
- ☐ Project update to Fullerwood Neighborhood Association (5/7/25)
- ☐ Permitting is complete
- ☐ Design is being finalized
- ☐ Project ready for bidding and construction





CITY OF
ST. AUGUSTINE
EST. 1565

First Reading of Ordinance No. 2025-XX

- **Request for consideration of the following changes to Chapter 24, Article 1, Section 24-13, of the code of the City of St. Augustine:**

“The following streets or portions of streets are hereby designated one-way streets, and vehicular traffic upon such streets or portions thereof shall move only in the direction indicated:

Bannan Avenue – one-way south bound from Court Edna to Hildreth Drive”

- This requested change is necessary to allow for:
 - ✓ Reduction in pavement width
 - ✓ Reduction in impervious area
 - ✓ Addition of green infrastructure (bioretention planter)
 - ✓ Addition of a sidewalk connection to Hildreth Dr

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 12, 2025

RE: Ordinances – Second Reading (Public Hearing Required)
Ordinance 2025-22 Amending Sections 24-31 and 24-46 to increase illegal parking fines and to create the ability to enforce parking violations in certain designated restricted stands

On the July 14, 2025, City Commission meeting staff was directed to move forward with implementing plans associated with Nights of Lights to alleviate traffic congestion and protect neighborhoods. Part of the plan is to increase illegal parking fines from thirty-five dollars (\$35.00) to one hundred dollars (\$100.00) within a boundary near the historic districts.

The proposed boundary for the one hundred dollar (\$100.00) illegal parking fine is defined by Old Mission Avenue, the Matanzas River, South Street and the San Sebastian River. The boundary includes South Street and Old Mission Avenue rights-of-way. The increased fine will be applied to sections 24-39 (no parking zones), 24-45 (certain extended parking prohibited) and 24-46 (parking in certain designated restricted parking stands). This does not include violations of metered parking areas which will remain a twenty-five-dollar (\$25.00) citation.

The proposed ordinance also amends section 24-46 (parking in bus stops and taxicab stands) by creating the ability to enforce parking violations in certain designated restricted parking stands. Such stands include franchise stops, transportation network company (Uber/Lyft) stops and controlled parking residential areas.

A business impact estimate form has been completed and is attached for review. This is the second reading, and a public hearing is required. Please let me know if you have any questions.



Reuben C. Franklin Jr., P.E.
Assistant City Manager

cc: Attachments: Boundary Map for Illegal Parking Zone
Ordinance 2025-22
Business Impact Estimate Form



Designated Zone for increased illegal parking fine (\$100) for sections 24-39, 24-45, 24-46 and 24-47

The zone's boundary is defined by Old Mission Avenue, the Matanzas River, South Street and the San Sebastian River

July 28, 2025



CITY OF
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EST. 1565



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA AMENDING SECTION 24-31 OF THE CODE OF THE CITY OF ST. AUGUSTINE INCREASING THE FINE FOR PARKING TICKET CITATIONS FROM THIRTY-FIVE TO ONE HUNDRED DOLLARS FOR VIOLATIONS OF SECTIONS 24-39, 24-45, 24-46 AND 24-47 WITHIN THE BOUNDARY DEFINED BY OLD MISSION AVENUE, MATANZAS RIVER, SOUTH STREET AND SAN SEBASTIAN RIVER, AMENDING SECTION 24-46 TO INCLUDE DESIGNATED RESTRICTED PARKING STANDS MARKED TO IDENTIFY THE CLASS OF USER ALLOWED TO STOP, STAND, OR PARK IN THAT STAND, PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

The City's historic districts experience a high level of tourism and associated traffic. Illegal parking in the historic districts and surrounding neighborhoods has become problematic and to address the issue there is a need to increase the illegal parking fine in this area. No parking zones are designated to provide room for emergency vehicle access and to maintain obstructions of intersections for safety. This supports and is needed for public health, safety and welfare.

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

There are no direct compliance costs to businesses. There are no new charges or fees imposed by the ordinance for businesses. The costs of the ordinance fall under the City's normal operating budget for street signage. Generally, no negative impacts to businesses are anticipated.

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

None.

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

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA AMENDING SECTION 24-31 OF THE CODE OF THE CITY OF ST. AUGUSTINE INCREASING THE FINE FOR PARKING TICKET CITATIONS FROM THIRTY-FIVE TO ONE HUNDRED DOLLARS FOR VIOLATIONS OF SECTIONS 24-39, 24-45, 24-46 AND 24-47 WITHIN THE BOUNDARY DEFINED BY OLD MISSION AVENUE, MATANZAS RIVER, SOUTH STREET AND SAN SEBASTIAN RIVER; AMENDING SECTION 24-46 TO INCLUDE DESIGNATED RESTRICTED PARKING STANDS MARKED TO IDENTIFY THE CLASS OF USER ALLOWED TO STOP, STAND, OR PARK IN THAT STAND; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 3.02 of the Charter Laws of the City of St. Augustine grants to the City Commission the authority to enact an ordinance to regulate and control any traffic of any nature whatsoever and to prohibit the use of motor vehicles over and on its streets, roads, parks and boulevards; and

WHEREAS, the City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas by preserving a sense of place; and

WHEREAS, a planning goal related to preserving a sense of place for the City is to reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses; and

WHEREAS, the City places a high importance on its ability to preserve and enhance the authentic features of St. Augustine's heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas to strengthen St. Augustine's ability to convey the heritage of the city's diversity and development patterns; and

WHEREAS, it has been found that non-residential traffic through residential neighborhoods causes traffic congestion, air pollution, excessive noise and contributes to the creation of a traffic condition that is hazardous to the health, safety and welfare of persons residing in the residential area, all factors which contribute to the deterioration of residential neighborhoods within the City; and

WHEREAS, the reduction of vehicle traffic in urban areas has been shown to improve air quality, decrease noise pollution, and contribute to overall environmental sustainability; and

WHEREAS, the City shall provide a safe, convenient, connected, visible, and efficient multimodal transportation system; and

WHEREAS, the City recognizes that certain roadway corridors will be congested, and that congestion will be addressed by means other than solely considering adding capacity for single occupant automobiles.

NOW, THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 1. Amending Chapter 24, Article II, Section 24-31. Chapter 24, Article II, Section 24-31 of the Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 24-31. - Penalties.

(...)

(c) All parking ticket citations issued for violations of sections 24-39, 24-41, 24-45, 24-46 or 24-47 shall require the payment of a fine of thirty-five dollars (\$35.00), as may be amended in the future pursuant to section (h) below, within one (1) to fifteen (15) days from the date of issuance of the parking ticket citation.

(1) All parking ticket citations issued for violations of sections 24-39, 24-45, 24-46 or 24-47 within the boundary defined as Old Mission Avenue, Matanzas River, South Street and San Sebastian River including the street rights-of-way defining the boundary shall require the payment of a fine of one-hundred dollars (\$100.00).

(...)”

Section 2. Amending Chapter 24, Article II, Section 24-46. Chapter 24, Article II, Section 24-46 of the Code of the City of St. Augustine is hereby amended, as follows:

“Sec. 24-46. - Parking in certain designated restricted bus stops and taxicab stands.

It shall be unlawful for any person to stop, stand or park a vehicle in any officially designated and appropriately marked restricted parking stand unless they have obtained from the city the designation of a class of user allowed to utilize that parking stand. Designated restricted parking stands will be marked and will identify the class of users allowed to stop, stand, or park in the designated restricted parking stand. Bus stops shall be restricted to bus usage, taxicab stands shall be restricted to the class of bus stop or taxicab stand other than a bus in a bus stop and a taxicab or a transportation network company vehicle, as defined in section 27-23, if the transportation network company vehicle that has purchased and properly displayed a city-issued medallion, in a taxicab stand. Other designated restricted parking stands may be designated and appropriately marked to identify the class of users allowed to stop, stand, or park in that stand.”

Section 3. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(5), Florida Statutes. Enforcement of the provisions of this ordinance will commence once appropriate signage and striping is provided.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 14, 2025

RE: **Ordinance 2025-23 – Amending the Future Land Use Designation of Approximately 11.39 acres at Florida Avenue and 3 Theodore Street all East of Nesmith Avenue – Introduction and First Reading**

The property at Florida Avenue and 3 Theodore Street is approximately 11.39 acres and is located east of Nesmith Avenue between Theodore Street to the north and Josiah Street to the south. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 2.97 acres of upland area and approximately 8.42 acres of property waterward and adjacent to the San Sebastian Riverine environment. The area to the west is generally low density residential development.

This property is now owned by the City of St. Augustine and will be incorporated into the city's conservation lands program including the development of a management plan.

The city's Future Land Use Map (FLUM) identifies the property as Residential Medium Density and Open Land (Very Low Density) as the current land use categories for the property. The request is to change the existing land use on the upland portion to the city's Recreation and Open Space land use category and to change the existing land use on the waterward portion to the city's Open Land (Conservation) land use category.

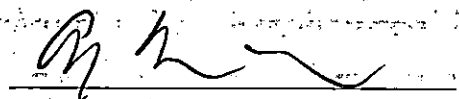
The Open Land (Conservation) land use category was created and defined as part of the city's update to the Comprehensive Plan in 2020, however no properties were actually assigned this category until this request. This "conservation" category is different than the city's preexisting Open Land (Very Low Density) category. Included attached for your information are the Open Land Comprehensive Plan land use category definitions.

A companion application to rezone the property to Government Use (GU) for the uplands and Open Land (OL) for the waterward area which are consistent with the proposed land use categories has also been submitted.

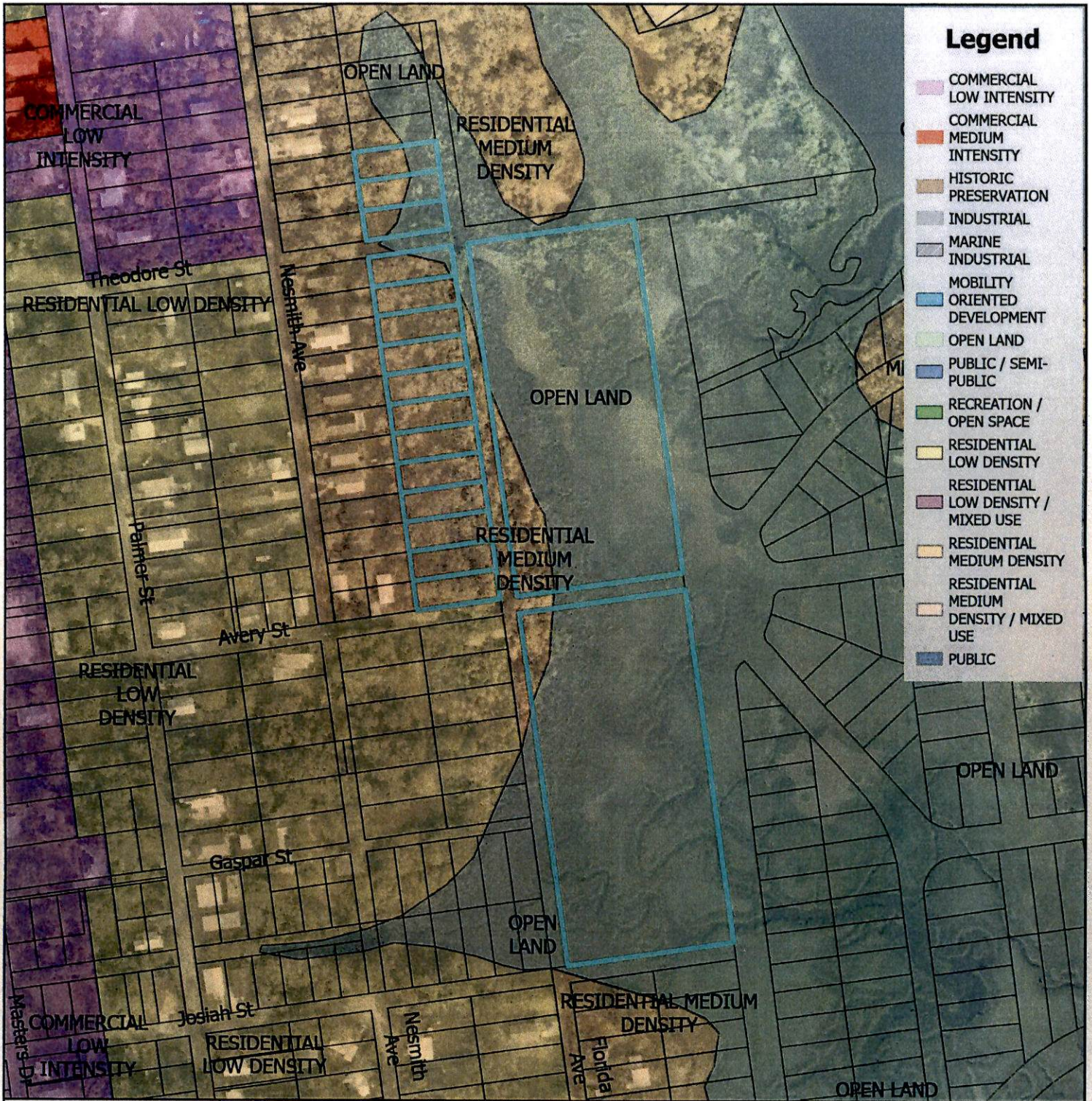
On August 5, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of these properties as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2025-23 on the City Commission August 11, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department

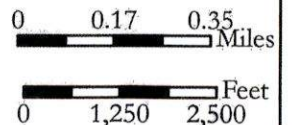


Future Land Use Map

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

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

2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 11.39 ACRES, LOCATED AT FLORIDA AVENUE AND 3 THEODORE STREET, EAST OF NESMITH AVENUE BETWEEN THEODORE STREET TO THE NORTH AND JOSIAH STREET TO THE SOUTH AS PORTIONS OF WHITNEY'S SUBDIVISION - PART OF RAVENSWOOD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 2.97 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 8.42 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the comprehensive plan future land use categories for property purchased by the city as part of its conservation program. The land uses must be changed to comply with a grant requirements.

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

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

None

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

None

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

This ordinance changes the land uses on the property to Recreation and Open Space and Open Land (Conservation) consistent with the city's conservation lands program.

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 11.39 ACRES; LOCATED AT FLORIDA AVENUE AND 3 THEODORE STREET; EAST OF NESMITH AVENUE BETWEEN THEODORE STREET TO THE NORTH AND JOSIAH STREET TO THE SOUTH AS PORTIONS OF WHITNEYS SUBDIVISION - PART OF RAVENSWOOD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 2.97 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 8.42 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel or parcels of property containing a total of approximately 11.39 acres of land, located at Florida Avenue and 3 Theodore Street; east of Nesmith Avenue between Theodore Street to the north and Josiah Street to the south as portions of Whitneys subdivision - part of Ravenswood more fully described herein, that approximately 2.97 upland acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Medium Density to City Recreation and Open Space and that approximately 8.42 waterward acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Open Land (Very Low Density) to City Open Land (Conservation);

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 11.39 acres in total commonly known as Florida Avenue and 3 Theodore Street; east of Nesmith Avenue between Theodore Street to the north and Josiah Street to the south as portions of Whitneys subdivision - part of Ravenswood, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Medium Density and Open Land (Very Low Density), is hereby amended to the city classifications of Recreation and Open Space and Open Land (Conservation). This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as Florida Avenue and 3 Theodore Street with Parcel ID #109390-0000, Parcel ID #110430-0000, and Parcel ID #110440-0000 within the City of St. Augustine, Florida:

**RAVENSWOOD SUBD ALL BLK 38 & BLK61-H LOTS
132 134 136 138 140 142 144 146 148 150 152 & 154 &
ALL BLK 62 OR6114/1951
PARCEL ID 109390-0000**

**RAVENSWOOD SUBD LOT 230 BLK 66-L
OR6114/1981
PARCEL ID 110430-0000**

**RAVENSWOOD SUBD LOT 232 & 234 OR6114/1981
PARCEL ID 110440-0000**

HERETO AND MADE A PART HEREOF.

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

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

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

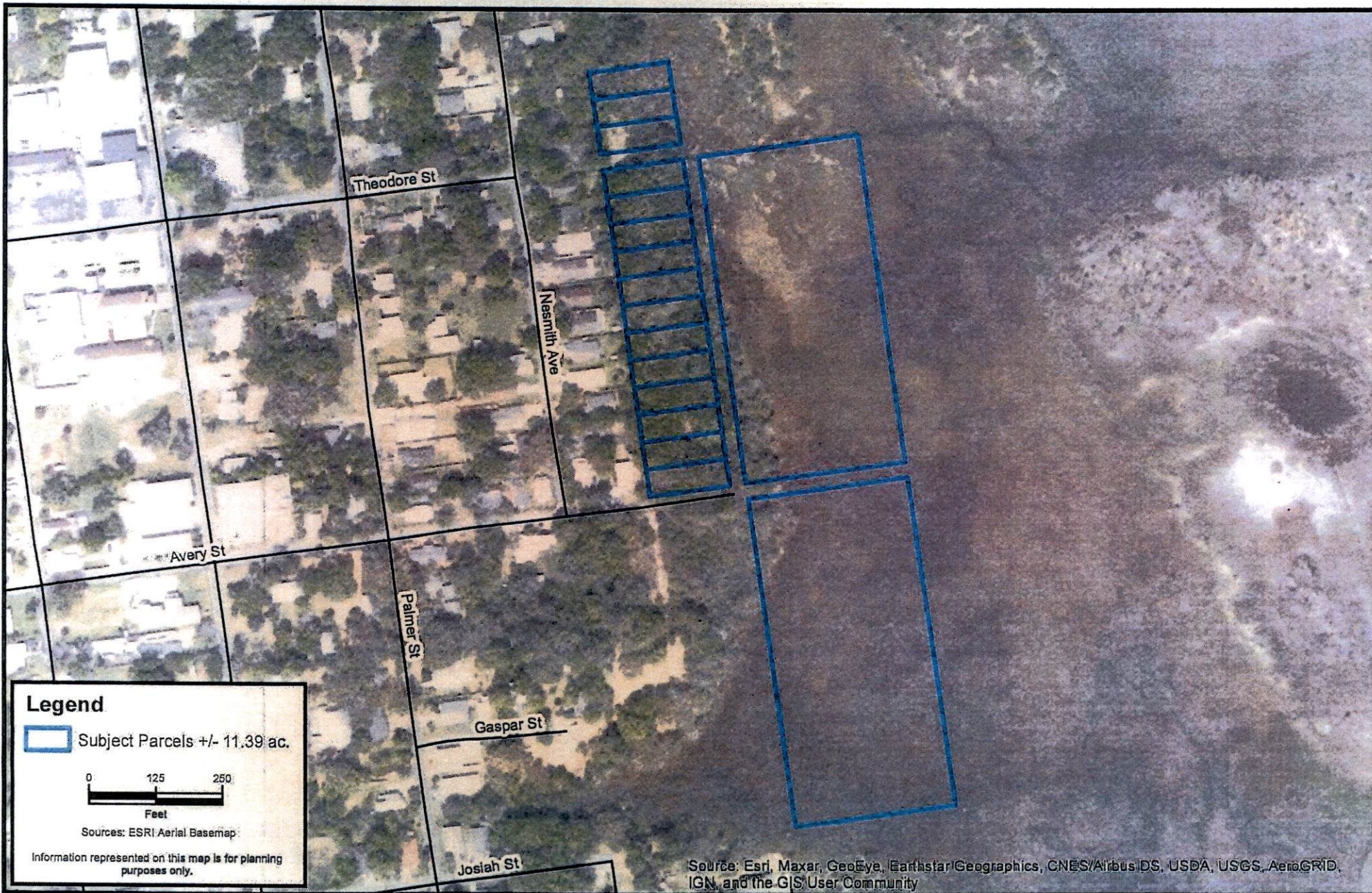
_____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



**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



SYMBOL LEGEND

LEGAL DESCRIPTION BY THIS FIRM:

[illegible]

BOUNDARY LINE
POST-CONCRETE LINE
POSSIBLE LINE
EASEMENT LINE
OVERHEAD WIRE
BENCH MARK
CONCRETE MONUMENT
IRON ROD - CAPPED
NAIL AND DISC
PIPE
WATER VALVE COVER
WATER METER
FIRE HYDRANT
POWER POLE
POWER POLE WITH TRANSFORMER
CITY WIRE
SHIELD POLE BOX
TREE, CROCODUS AND OTHERS
SLOPE ELEVATION - SOFT SURFACE
POLE ELEVATION - HARD SURFACE
COURT CURB LINE
SLOPE ELEVATION
CONCRETE MONUMENT

ABBREVIATIONS

PJ = SPEED
 PR = MEASURING
 CSN = COMPLETE MONUMENT
 ELEV = ELEVATION
 ID = IDENTIFICATION
 WIC = IRON ROD - GAPPED
 JUMP = ARROW IN PROFESSIONAL GROUP
 LB = LICENSED SURVEYOR
 LA = LICENSED SURVEYOR
 NAD83 = NORTH AMERICAN DATUM OF 1983
 P# = PLAT BOOK
 SZLE = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PLS = PROPERTY LINE SURVEYOR

TABLE:

BT = BENTHIC FOOD
 CE = CECIDIA
 LA = LARVAL OAK
 LV = LIVE OAK
 MA = MAMMILLA
 PI = PINE
 SB = SUBCUTICULAR
 SO = SOIL
 SP = SPIN
 TMA = TMA
 TMA = TMA
 TMA = TMA

Abg. A	Werktag	1898/9
11	1877/1878	1878
12	1878/1879	1879
13	1879/1880	1880
14	1880/1881	1881
15	1881/1882	1882
16	1882/1883	1883
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21	1887/1888	1888
22	1888/1889	1889
23	1889/1890	1890
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25	1891/1892	1892
26	1892/1893	1893
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36	1902/1903	1903
37	1903/1904	1904
38	1904/1905	1905
39	1905/1906	1906
40	1906/1907	1907
41	1907/1908	1908
42	1908/1909	1909
43	1909/1910	1910
44	1910/1911	1911
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118	1984/1985	1985
119	1985/1986	1986
120	1986/1987	1987
121	1987/1988	1988
122	1988/1989	1

SURVEYOR'S NOTES

[illegible]

FLORIDA AVENUE,
ST. AUGUSTINE FL. 32084

BOUNDARY & TOPOGRAPHIC SURVEY

[illegible]

[illegible]

01 = ICE
 02 = MANSION
 03 = MONUMENT
 04 = ELEVATION
 05 = INFORMATION
 06 = MISS SUP. COPIES
 AFTER A READING PROFESSIONAL BOOK
 10 = LITERATURE BOOK
 11 = LITERATURE BOOK
 12 = LITERATURE BOOK
 13 = LITERATURE BOOK
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CX - CHINA
 CY - CYPRUS
 LA - LAOS
 LY - LIBYAN
 MA - MOROCCO
 ME - MEXICO
 MI - MIDDLE
 MO - MONTENEGRO
 MU - MALTA
 MY - MALAYSIA
 NZ - NEW ZEALAND
 PA - PANAMA
 PE - PERU
 PK - PAKISTAN
 PL - POLAND
 PT - PORTUGAL
 RO - ROMANIA
 RU - RUSSIA
 SE - SWEDEN
 SI - SLOVENIA
 SK - SLOVAKIA
 SP - SPAIN
 ST - SAO TOME
 TH - THAILAND
 TR - TURKEY
 UA - UKRAINE
 US - UNITED STATES
 VE - VENEZUELA
 YU - YUGOSLAVIA
 ZR - ZAMBIA

[illegible][illegible][illegible]

1. What is the purpose of the document?
The purpose of this document is to provide information regarding the status of the project and to request your assistance in completing the necessary tasks.

2. What are the key findings or conclusions?
The key findings of the study indicate that there is a significant correlation between the variables being examined. The data suggests that the proposed solution is feasible and effective.

3. What actions are required or recommended?
Based on the findings, it is recommended that the following actions be taken:
a. Review the current status of the project.
b. Identify any potential risks or challenges.
c. Develop a detailed plan of action.
d. Implement the plan and monitor progress.

4. What is the timeline or schedule for completion?
The project is scheduled to be completed by the end of the fiscal year. Key milestones include the completion of the initial assessment by the end of the first quarter and the final report by the end of the third quarter.

5. Who is responsible for the implementation or follow-up?
The implementation of the project will be managed by the project manager, who will coordinate with the relevant departments to ensure timely completion.

6. What resources are available or needed?
The resources available for this project include the project budget, personnel, and equipment. Additional resources may be required for certain tasks, which will be identified as the project progresses.

7. What is the contact information for further inquiries?
For further inquiries or to provide feedback, please contact the project manager at [phone number] or [email address].

8. What is the date of the document?
The document was prepared on [date].

9. What is the signature or approval of the responsible party?
The document is approved by [signature] [name], [title].

10. What is the distribution or circulation of the document?
The document is being distributed to all relevant stakeholders and is available for review in the project folder.

LINE #	LINE PLACING	LENGTH
12	SECT 24.82	24.82
13	SECT 18.07	18.07
14	SECT 20.01	20.01
15	SECT 28.88	28.88
16	SECT 23.25	23.25
17	SECT 22.90	22.90
18	SECT 21.87	21.87
19	SECT 20.32	20.32
20	SECT 17.12	17.12

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ENGINEERING SERVICES, INC.

DONOR DESIGNATION:
CROSS H, MAJ
L #1009 C/PIN 63

SURVEY
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
preparing for
ALLISON G. TURNER

NAME	QJIM
DOB	GND
DOB	QJIM
DATE	6/22/2009
TIME	1401

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)

Comprehensive Plan - Future Land Use Element

Open Land Category Definitions

FLUE 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.

FLUE 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.

FLUE 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).

FLUE 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.

FLUE 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.

FLUE Policy 6.7.3.2

Recreational uses shall be allowed in other categories as support uses.

Planning and Zoning Board (PZB)

August 5, 2025, Staff Report



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

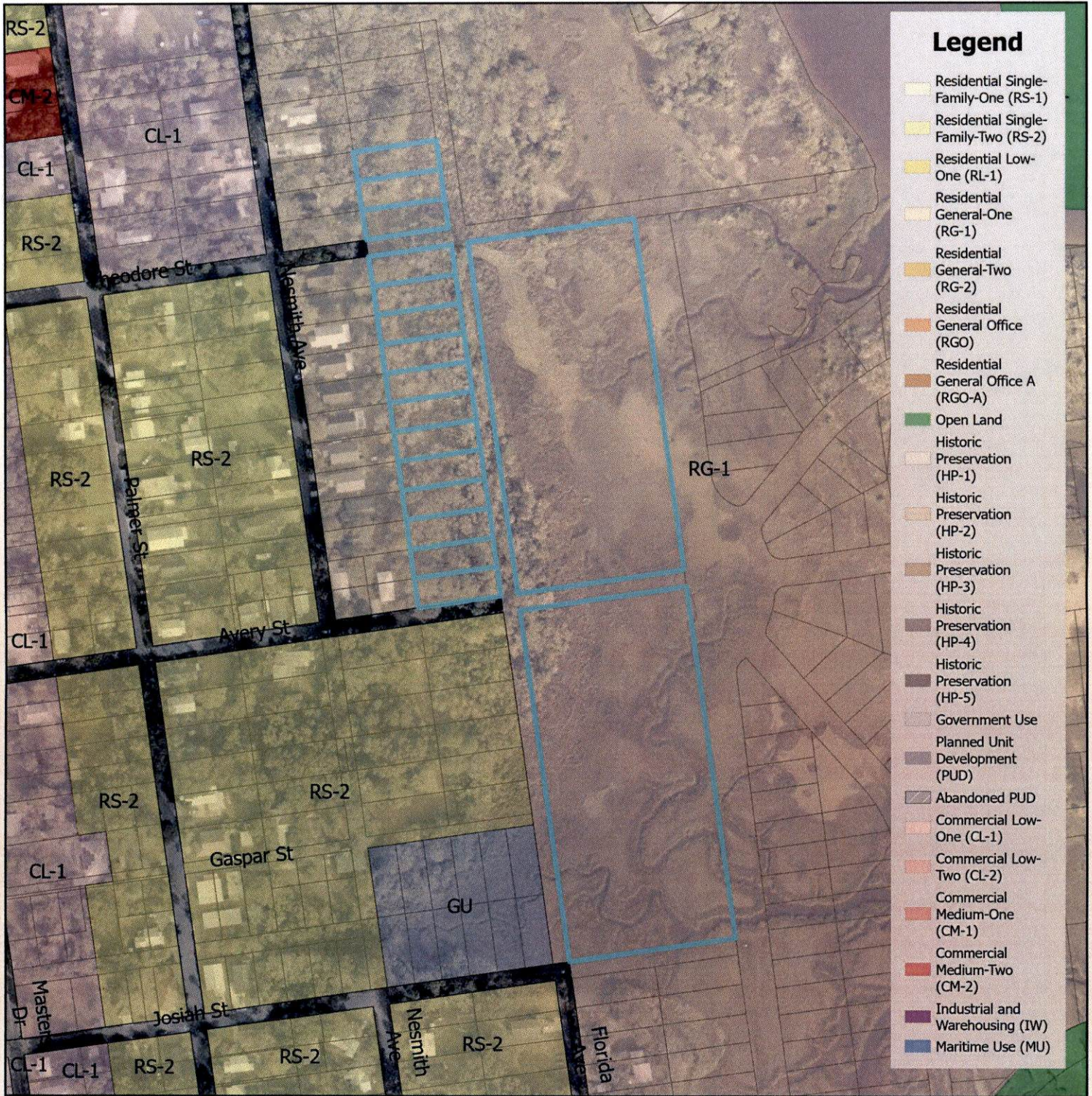
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supporting Documents

Staff Report prepared by:

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

Attachment 1:

Site Maps & Photos



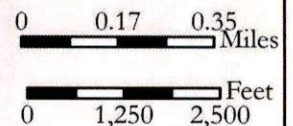
Zoning Map

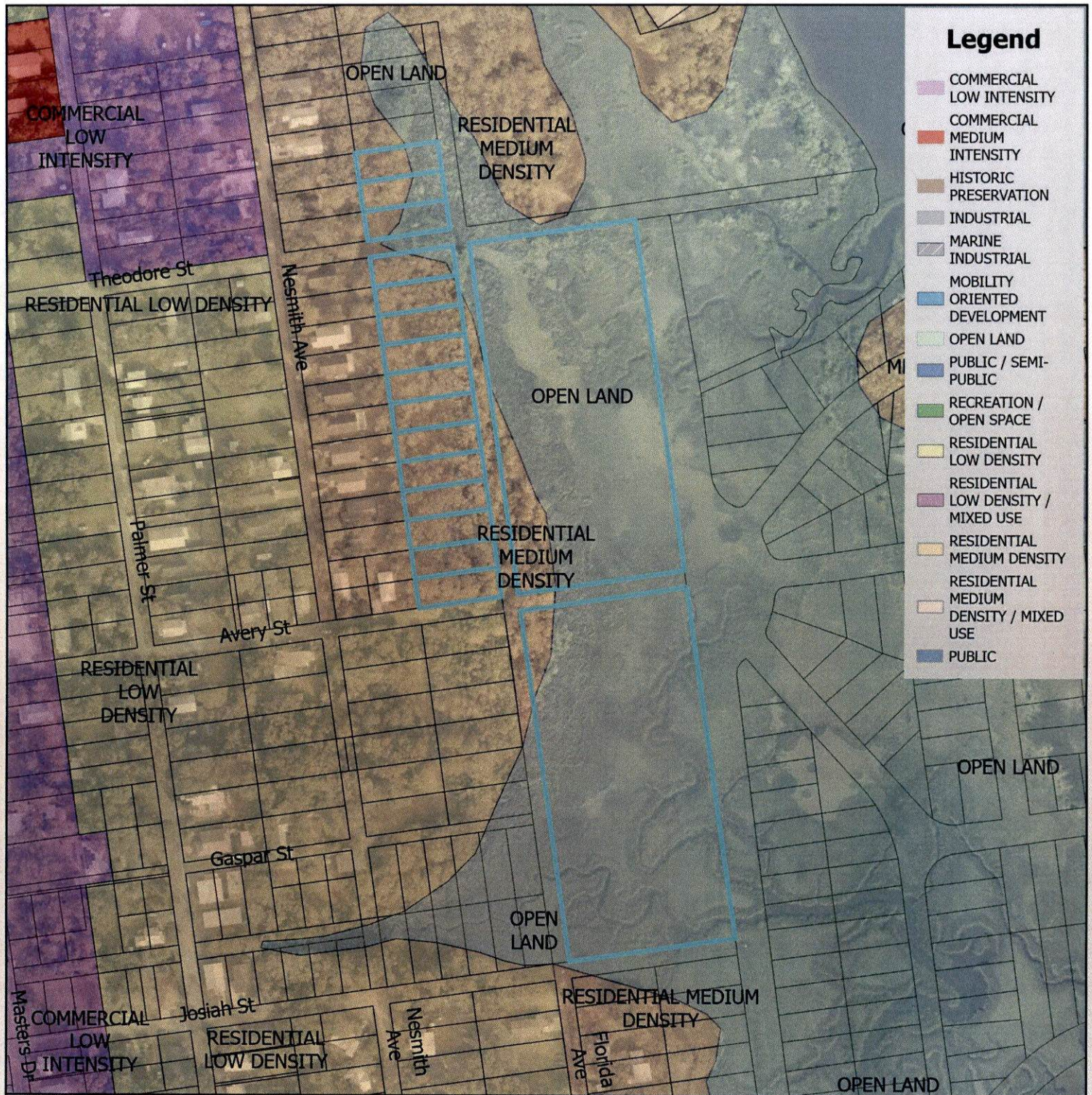
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

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0 1,250 2,500 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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



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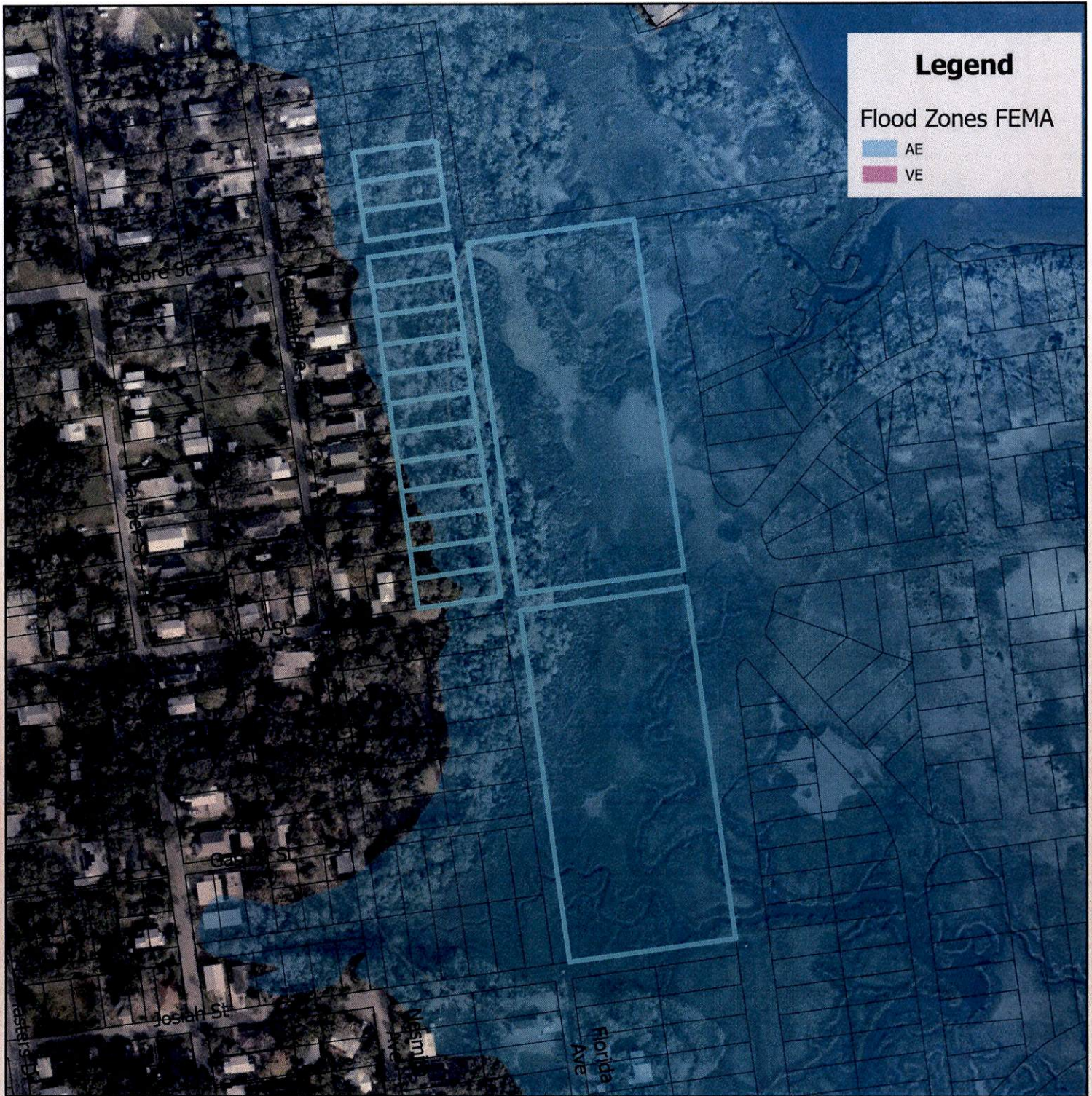
0 125 250 Feet

Florida Avenue & Theodore Street



© All EagleView Technology Corporation

12/08/2024



Legend

Flood Zones FEMA

AE

VE

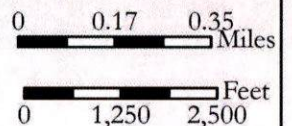


FEMA Flood Zone Map

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

DISCLAIMER
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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0 125 250 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 APPPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

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

Signature of Applicant

Date

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 OR 6114/1951
	*The Description above is not to be used on legal documents.
Property Use	Marshes, Wetlands, Waste Lands (9600)
Code	
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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Developed by



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

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	1104400000	No Image Available
Location Address	FLORIDA AVE	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Ravenswood (485)	
Tax Description*	1-116 RAVENSWOOD SUB LOTS 232 & 234 OR6114/1981	
	*The Description above is not to be used on legal documents.	
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.

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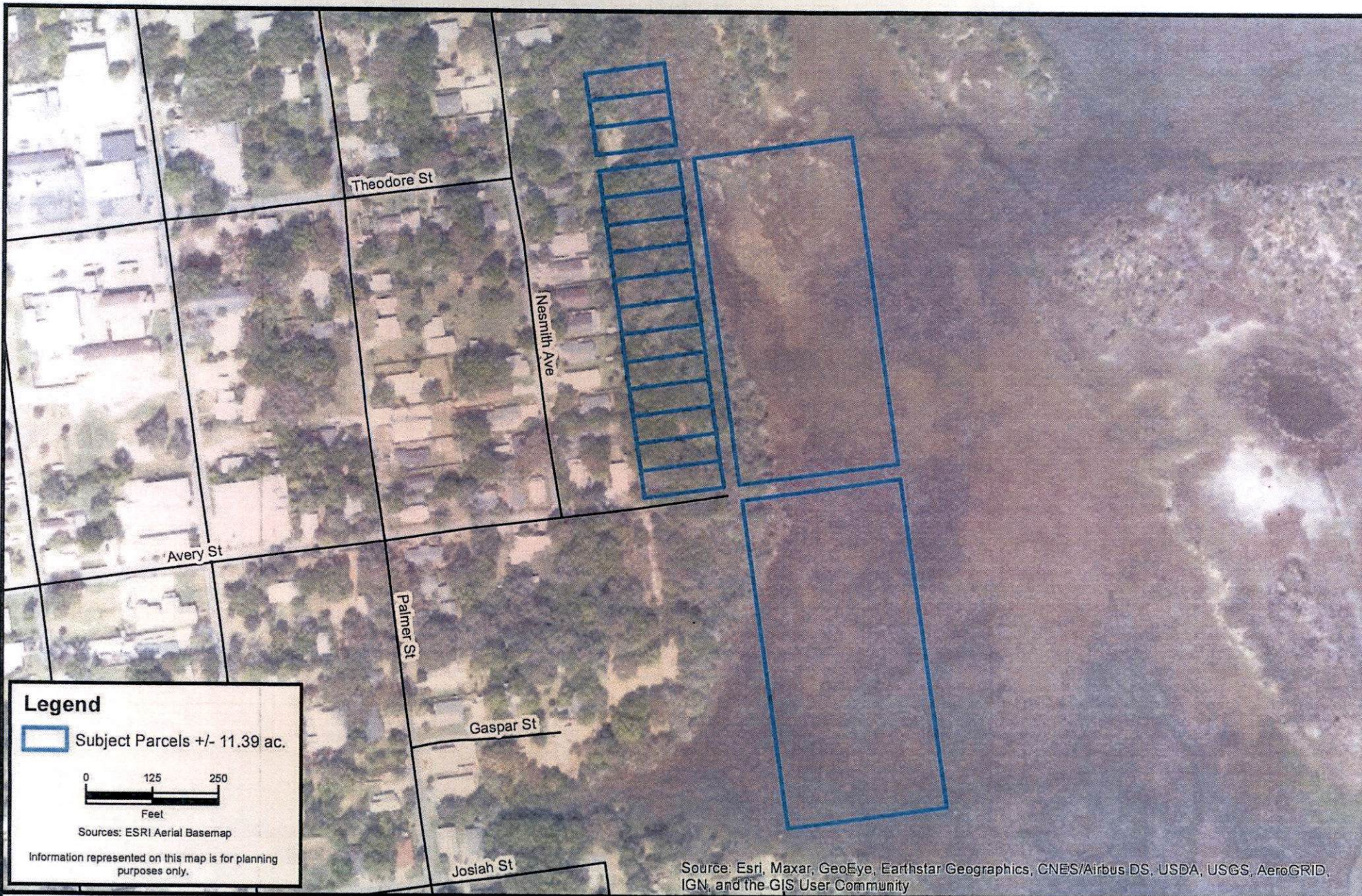
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Attachment 4:

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



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

LOTS 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 93

--- BOUNDARY LINE
 --- RIGHT-OF-WAY LINE
 --- FENCE LINE
 --- BASEMENT LINE
 --- OVERHEAD WIRE
 --- BENCHMARK
 --- CONCRETE MONUMENT
 --- IRON ROD - GAPPED
 --- NAIL AND DISK
 --- PIPE
 --- WATER VALVE COVER
 --- WATER METER
 --- FIVE HYDRANT
 --- POWER POLE
 --- POWER POLE WITH TRANSFORMER
 --- GUY
 --- SINGLE POLE SIGN
 --- TREE-EMERGENCY AND SPECIES
 --- POST ELEVATION - ROFT SURFACE
 --- POST ELEVATION - HARD SURFACE

(P) = DEED
 (M) = MEASURED
 CMON = CONCRETE MONUMENT
 ELEV = ELEVATION
 ID = IDENTIFICATION
 WIC = WIRE ROD - CAPPED
 JPROF = KNOWN PROFESSIONAL GROUP
 LB = LICENSED BUSINESS
 LS = LICENSED SURVEYOR
 NAD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
 P.B. = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PLS = PROFESSIONAL LAND SURVEYOR

Vegetables Table		
Line #	Use Description	Length
11	5827322W	59.70
12	54150353E	22.00
13	50091347E	21.87
14	52051154E	59.89
15	9291820E	34.55
16	50701507E	37.19
17	5061305W	28.86
18	5092324E	46.19
19	5392427E	53.33
20	50810343E	200.13
21	11781807W	10.77
22	5261093E	32.18
23	50803247E	27.61
24	5107071E	21.70
25	5170921W	23.81
26	51630531W	27.60
27	50758057E	69.22

[illegible]

JBPro
DYE, DYEING, DYEING PLANNING
DYEING, DYEING PLANNING

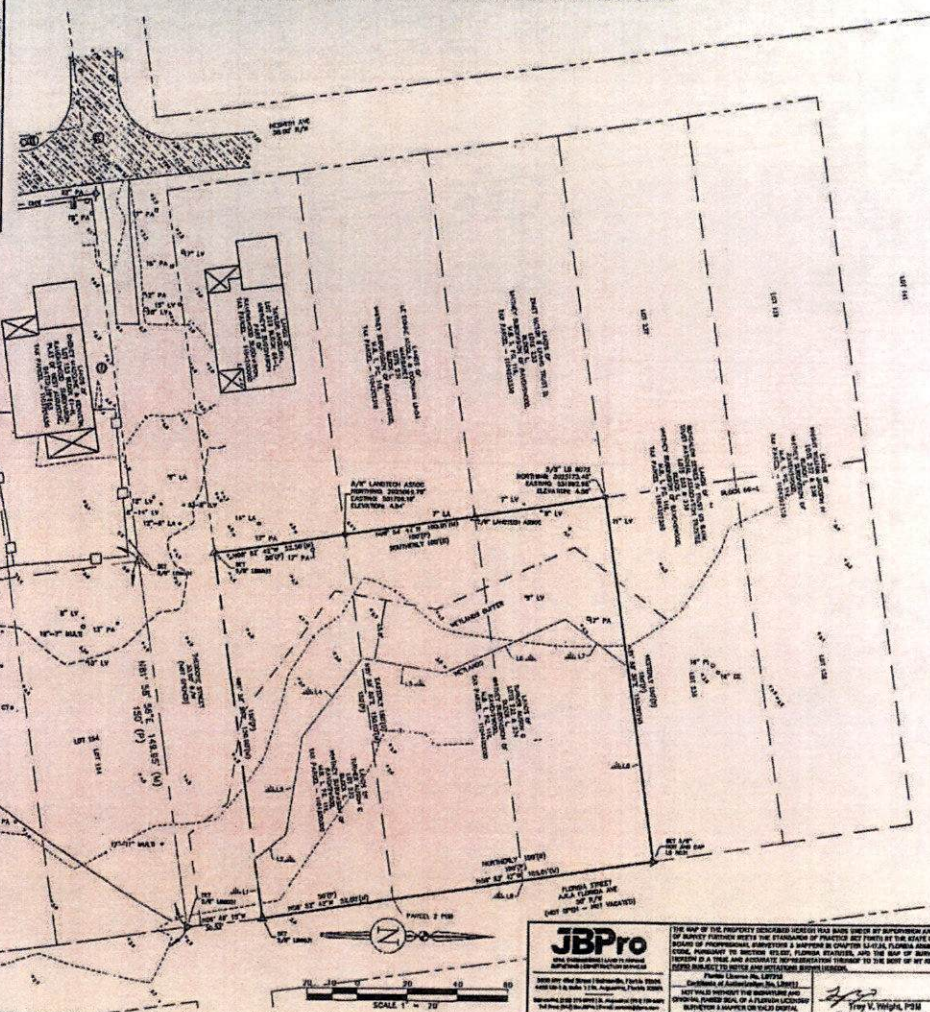
THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE IN
SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE &
BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHARTER
CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.
HEREON IS A TRUE AND ACCURATE REPRESENTATION THERE
BEING SUBJECT TO MISTAKES AND MODIFICATIONS SHOWN HEREON.

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

FLORIDA AVENUE,
ST. AUGUSTINE FL, 32084

BOUNDARY & TOPOGRAPHIC SURVEY	
CERTIFIED TO:	Sheet: Four
T. WATTS OF ENTERPRISES II, LLC	P.C.E. No. WA-20-VI
	Date: 11/26/98
	District: 1
	P.C.E. Name: WA-20-VI
	Proj. Title: UNBUILT
	Total Area: 0.00
	Project: 0000
	Sheet: 1 of 2

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



	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	FENCE LINE
	OVERHEAD WIRE
	ROAD MARK
	CONCRETE MONUMENT
	IRON ROD - CAPPED
	NAIL AND COIN
	PIPE
	WATER VALVE COVER
	WATER METER
	FIRE HYDRANT
	POWER POLE
	POWER POLE WITH TRANSFORMER
	OUT WIRE
	SINGLE POLE SIGN
	TRAIL-CROSSING AND SPECIES
	SPIN BLUNDER - SOFT SURFACE
	SPIN BLUNDER - HARD SURFACE
	CONTour ELEVATION
	ASPHALT SURFACE
	CONCRETE SURFACE

(D) = DOD
 (M) = MEASURED
 CMON = CONCRETE MONUMENT
 ELEV = ELEVATION
 ID = IDENTIFICATION
 IRG = IRON ROD - CAPPED
 JPRF = JEROME PROFESSIONAL GROUP
 LB = LICENSED BUSINESS
 LS = LICENSED SURVEYOR
 NAFS = NORTH AMERICAN VERTICAL DATUM OF 1988
 PLS = PLAT BOOK
 P.R. = PAGE
 PLS = PROFESSIONAL LAND SURVEYOR

TREE:

- BI = BIRCHWOOD
- CE = CEDAR
- CT = CHRISTNUT OAK
- LA = LAUREL OAK
- LV = LIVE OAK
- MA = MAGNOLIA
- PI = PINE
- SL = SUGARBERRY
- PA = PALM
- MP = MAPLE
- MULTI = MULTIPLE TREES

PAGE 4

LOT 10, 2ND IN BLOCK 84 OF WINDYBEE SUBDIVISION OF A PART OF AKEWOODS IN WEST PALM BEACHS ACCORDING TO THE OFFICIAL COUNTY MAP DATED JUNE 1, 1979 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA AND PLAT RECORDED IN MAP BOOK 5, PAGE 118 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

[illegible][illegible]

LINE #	LINE BEARING	LENGTH
L1	S83°58'48"W	24.05'
L2	N40°25'23"W	16.07'
L3	N81°29'45"W	40.01'
L4	N54°46'46"W	23.60'
L5	N69°29'02"E	33.31'
L6	N25°3'44"W	52.96'
L7	N37°4'03"E	31.87'
L8	N82°30'50"W	80.33'
L9	S08°52'42"E	157.51'

3 THEODORE STREET
TAX PARCEL - 1104400000 &
TAX PARCEL - 1104300000
ST. AUGUSTINE FL 32084

CERTIFIED TO: 1. ALISTON C. TURNER	Date: 7-27 File No. 88-2241 Subject: L. Turner Location: A-106 Date Rec'd: 88-21-41 Date Rec'd: 07/27/88 Date Rec'd: 88 Date Rec'd: 88-21 Sheet: 1 of 3
---------------------------------------	---

3310 US 1 SOUTH SUITE D
 ST. AUGUSTINE, FL 32088
 PHONE (904)794-1760
 FAX (904)794-1768
 qucc@mainengineer.com



MAI
ENGINEERING SERVICES, INC.

UNCLASSIFIED DIVISION
DUONG H. MAI
FL 884008 CANTON 62

SURVEY

THEODORE ST. EXTENSION

ST. AUGUSTINE, FLORIDA

DESIGNED FOR

ALLISON G. TURNER

WEEK 21	
MON 21	QHM
TUE 22	GMG
WED 23	QHM
THU 24	5/22/2023
FRI 25	1481
SAT 26	3

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)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 14, 2025

RE: **Ordinance 2025-24 – Amending the Zoning of Approximately 11.39 acres at Florida Avenue and 3 Theodore Street all East of Nesmith Avenue – Introduction and First Reading**

The property at Florida Avenue and 3 Theodore Street is approximately 11.39 acres and is located east of Nesmith Avenue between Theodore Street to the north and Josiah Street to the south. The property was recently purchased by the city as part of its Conservation Program. It is a vacant property with approximately 2.97 acres of upland area and approximately 8.42 acres of property waterward and adjacent to the San Sebastian Riverine environment. The area to the west is generally low density residential.

This property is now owned by the City of St. Augustine and will be incorporated into the city's conservation lands program including the development of a management plan.

The city's Future Land Use Map (FLUM) designates Residential Medium Density and Open Land (Very Low Density) as the land use categories for these properties. The city has also requested to change the land use to the consistent categories for these rezoning requests. The application is to rezone the upland portion of the property to Government Use (GU) and the waterward portion to Open Land (OL), which are consistent with the proposed land use categories.

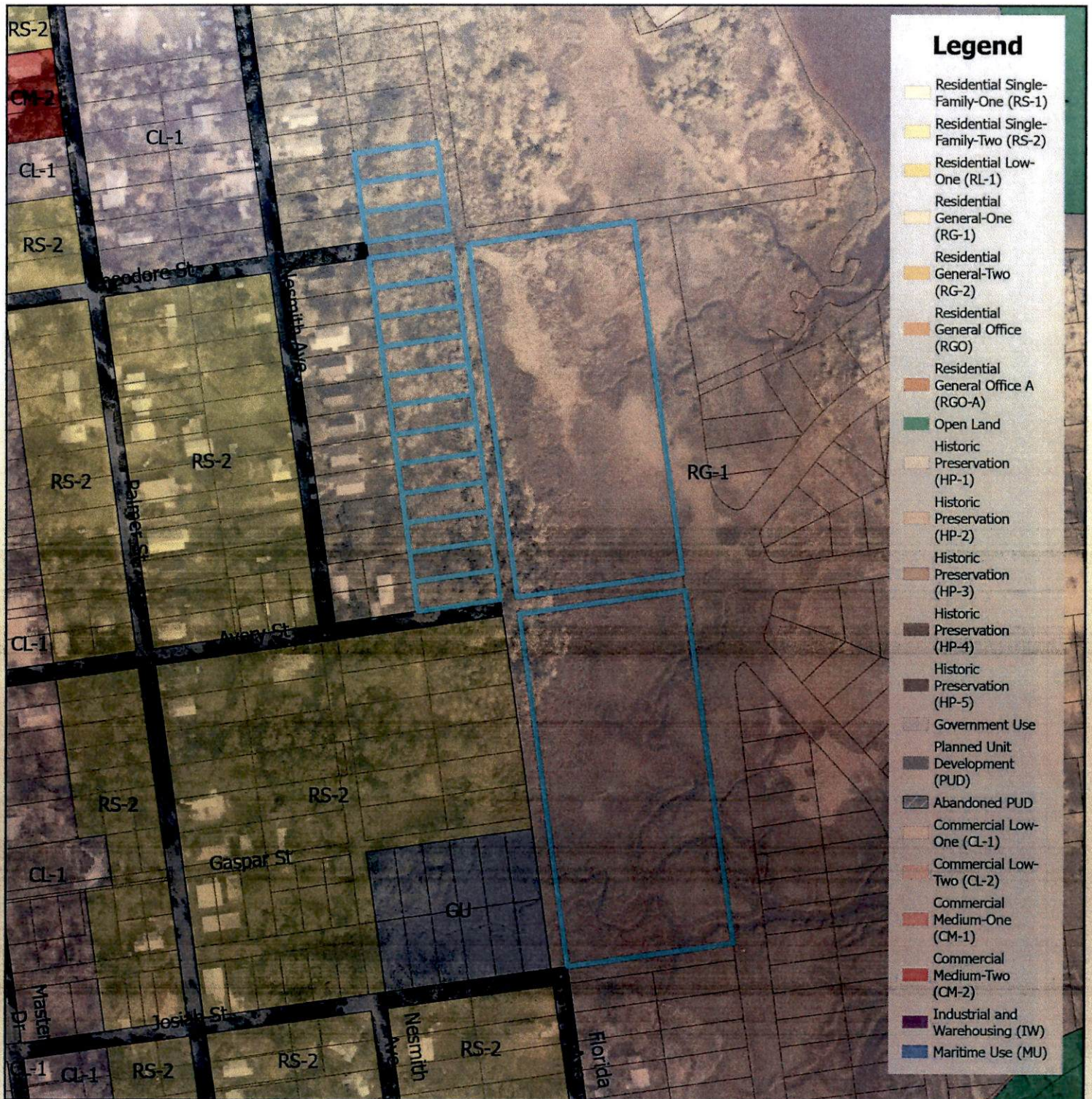
On August 5, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of these properties as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2025-24 on the City Commission August 11, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department



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

2025

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.



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 11.39 ACRES, LOCATED AT FLORIDA AVENUE AND 3 THEODORE STREET, EAST OF NESMITH AVENUE BETWEEN THEODORE STREET TO THE NORTH AND JOSIAH STREET TO THE SOUTH AS PORTIONS OF WHITNEYS SUBDIVISION - PART OF RAVENSWOOD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, REZONING APPROXIMATELY 2.97 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU) AND REZONING APPROXIMATELY 8.42 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERANCE OF INVALID PROVISIONS, AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the zoning categories for property purchased by the city as part of its conservation program. The land uses must be changed to comply with a grant requirements. The zoning categories are consistent with the required changes to the future land use designations.

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

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

None

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

None

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

This ordinance changes the zoning designations on the property to Government Use (GU) and Open Land (OL) consistent with the city's conservation lands program.

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 11.39 ACRES; LOCATED AT FLORIDA AVENUE AND 3 THEODORE STREET; EAST OF NESMITH AVENUE BETWEEN THEODORE STREET TO THE NORTH AND JOSIAH STREET TO THE SOUTH AS PORTIONS OF WHITNEYS SUBDIVISION - PART OF RAVENSWOOD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 2.97 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU) AND REZONING APPROXIMATELY 8.42 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 11.39 acres of land, located at Florida Avenue and 3 Theodore Street; east of Nesmith Avenue between Theodore Street to the north and Josiah Street to the south as portions of Whitneys subdivision - part of Ravenswood being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing a total of approximately 11.39 acres of land, located at Florida Avenue and 3 Theodore Street within the City of St. Augustine, and identified by the referenced legal description, is hereby

rezoned as described herein; rezoning approximately 2.97 upland acres from its current classification of Residential General-One (RG-1) to the city classification of Government Use (GU) and rezoning approximately 8.42 waterward acres from its current classification of Residential General-One (RG-1) to the city classification of Open Land (OL).

Section 2. Legal Description of Property. The following described property located at Florida Avenue and 3 Theodore Street and within the City of St. Augustine, Florida:

**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
PARCEL ID 109390-0000**

**RAVENSWOOD SUBD LOT 230 BLK 66-L
OR6114/1981
PARCEL ID 110430-0000**

**RAVENSWOOD SUBD LOT 232 & 234 OR6114/1981
PARCEL ID 110440-0000**

HERETO AND MADE A PART HEREOF.

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-23 or, if Ordinance No. 2025-23 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

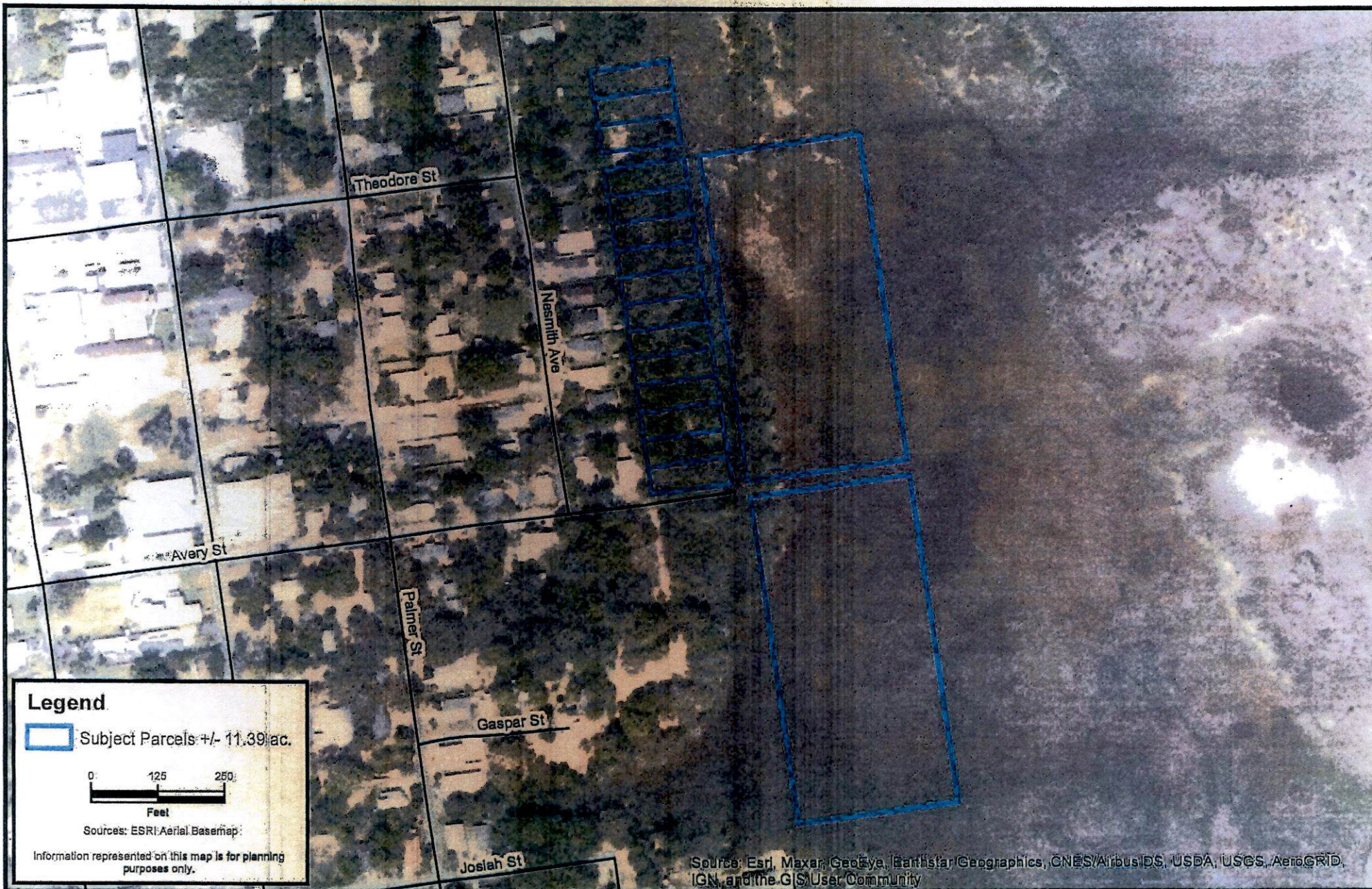
PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)



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



SYMBOL LEGEND

LEGAL DESCRIPTION BY THE FIRM

1. 凡在本行開辦之各項業務，均應遵守本行所定之規章及各項辦法，不得有違。

A photograph of the aforementioned individual, known by the name of [REDACTED], was taken on the 1st of March, 1944, at the residence of [REDACTED] in the city of [REDACTED]. The photograph was taken by [REDACTED] and is being submitted for your information.

[illegible]

ABBREVIATIONS

PT) = DEEZ
 M4) = MEASURE D
 CH4N = COMPOSITE MOUNTANT
 ELEV = ELEVATION
 ID = IDENTIFICATION
 NYC = HIGH NYC - CAPPED
 J4NYO = J4NYOIN PROFESSIONAL GROUP
 LC = LUCKWOLD SUBING DS
 LC = LUCKWOLD SUBING DS
 M4N = MONTH AMERICAN VERTICAL DATUM OF 1922
 P4 = PLAT BOOK
 C4LB = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P4LB = PROFESSIONAL LAND SURVEYING

THREE

BT - EAST TROOP
 NS - COCHISE
 LA - LAUREL OAK
 LV - LYND PARK
 AM - MARSHDALE
 PS - PINE
 SE - SEACAMBER
 PA - PALM
 MP - MAPLE
 MA - MOUNTAIN
 NO - NORTH OAK

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SURVEYOR'S NOTES

[illegible]

FLORIDA AVENUE,
ST. AUGUSTINE FL. 32084

BOUNDARY & TOPOGRAPHIC SURVEY

Copyright © 2003 by The McGraw-Hill Companies, Inc.

1. NAME OF EMPLOYEE: _____

100

1997

Lot 1	Lot 2
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-Page

At age

[illegible]

01 - NAME
 02 - LAST NAME
 03 - BIRTHDATE MONTH DAY
 04 - BIRTHPLACE
 05 - MARITAL STATUS
 06 - SEX
 07 - RACE
 08 - OCCUPATION
 09 - EDUCATION
 10 - RELIGION
 11 - POLITICAL AFFILIATION
 12 - CREDIT RATING
 13 - CREDIT HISTORY
 14 - CREDIT LIMIT
 15 - CREDIT TYPE
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IN = INDIANWOOD
 CI = CHINA
 CT = COLUMBIAN DRUG
 LA = LAMAR DRUG
 LV = LAMAR DRUG
 MA = MACDONALD
 PI = PINE
 SE = SEASIDE DRUG
 TR = TRINITY
 WY = WYOMING
 PA = PAINKILLER

[illegible][illegible]

LINE#	LINE DESCRIPTION	LENGTH
01	SEE PAGE 10	21.25
02	SEE PAGE 10	12.00
03	SEE PAGE 10	12.00
04	SEE PAGE 10	12.00
05	SEE PAGE 10	12.00
06	SEE PAGE 10	12.00
07	SEE PAGE 10	12.00
08	SEE PAGE 10	12.00
09	SEE PAGE 10	12.00

3 THEODORE STREET
TAX PARCEL - 1104100005 &
TAX PARCEL - 1104300000
ST. AUGUSTINE FL 32084

	CONFIDENTIAL L. ALBERT G. BARKER	NAME LAST FIRST MIDDLE SUFFIX GRADE TITLE ORGANIZATION ADDRESS CITY STATE ZIP COUNTRY
		Date (1 of 1)

ST. AUGUSTINE, FL 32084
 (904) 794-1700
 (904) 794-1700
 FAX
 Augustin@netnet.com

THOMAS DUNN
CUBO H. MA
FL 32104-0000

SURVEY
THEODORE ST. EXTENSION
ST. AUGUSTINE, FLORIDA
ALLISON G. TURNER
202-241-1704

NAME	QJLM
DOB	QJLM
DOB	QJLM
DOB	5/22/1963
DOB	1461
DOB	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)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 14, 2025

RE: **Ordinance 2025-25 – Amending the Future Land Use Designation of Approximately 6.57 acres at Florida Avenue and Julia Street all East of Florida Avenue – Introduction and First Reading**

The property at Florida Avenue and Julia Street is approximately 6.57 acres and is located east of Florida Avenue between Julia Street to the north and Evergreen Avenue to the south. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 4.26 acres of upland area and approximately 2.31 acres of property waterward and adjacent to the San Sebastian Riverine environment. The area to the west is generally low-density residential development.

This property is now owned by the City of St. Augustine and will be incorporated into the city's conservation lands program including the development of a management plan.

The city's Future Land Use Map (FLUM) identifies the property as Residential Medium Density and Open Land (Very Low Density) as the current land use categories for the property. The request is to change the existing land use on the upland portion to the city's Recreation and Open Space land use category and to change the existing land use on the waterward portion to the city's Open Land (Conservation) land use category.

The Open Land (Conservation) land use category was created and defined as part of the city's update to the Comprehensive Plan in 2020, however no properties were actually assigned this category until this request. This "conservation" category is different than the city's preexisting Open Land (Very Low Density) category. Included attached for your information are the Open Land Comprehensive Plan land use category definitions.

A companion application to rezone the property to Government Use (GU) for the uplands and Open Land (OL) for the waterward area which are consistent with the proposed land use categories has also been submitted.

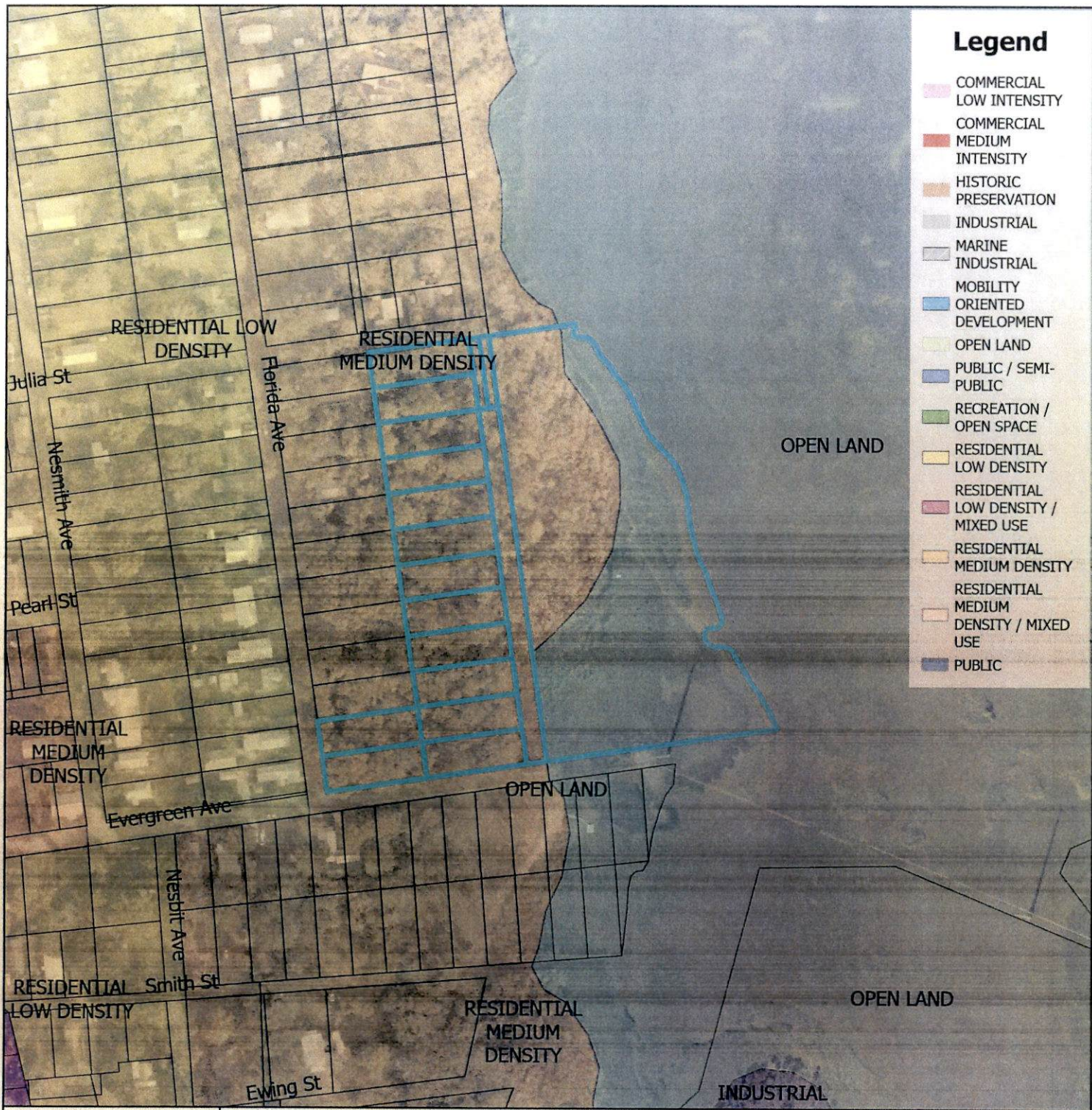
On August 5, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of these properties as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2025-25 on the City Commission August 11, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director,
Planning and Building Department



Future Land Use Map

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

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

2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 6.57 ACRES, LOCATED AT FLORIDA AVENUE AND JULIA STREET; EAST OF FLORIDA AVENUE BETWEEN JULIA STREET TO THE NORTH AND EVERGREEN AVENUE TO THE SOUTH AS PORTIONS OF RAVENSWOOD SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 4.26 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 2.31 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the future land use categories for property purchased by the city as part of its conservation program. The land uses must be changed to comply with a grant requirements.

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

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

None

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

None

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

This ordinance changes the land use designations on the property to Recreation and Open Space and Open Land (Conservation) consistent with the city's conservation lands program.

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 6.57 ACRES; LOCATED AT FLORIDA AVENUE AND JULIA STREET; EAST OF FLORIDA AVENUE BETWEEN JULIA STREET TO THE NORTH AND EVERGREEN AVENUE TO THE SOUTH AS PORTIONS OF RAVENSWOOD SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 4.26 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 2.31 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel or parcels of property containing a total of approximately 6.57 acres of land, located at Florida Avenue and Julia Street; east of Florida Avenue between Julia Street to the north and Evergreen Avenue to the south as portions of Ravenswood subdivision more fully described herein, that approximately 4.26 upland acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Medium Density to City Recreation and Open Space and that approximately 2.31 waterward acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Open Land (Very Low Density) to City Open Land (Conservation);

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 6.57 acres in total commonly known as Florida Avenue and Julia Street; east of Florida Avenue between Julia Street to the north and Evergreen Avenue to the south as portions of Ravenswood subdivision, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Medium Density and Open Land (Very Low Density), is hereby amended to the city classifications of Recreation and Open Space and Open Land (Conservation). This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as Florida Avenue and Julia Street with Parcel ID #107790-0010, and Parcel ID #107790-0110 within the City of St. Augustine, Florida:

**RAVENSWOOD SUB LOTS 1 THRU 10 & 23 & 24 BLK
16 & VACATED SEBASTIAN AVE IN OR312/543 &
MARSH TO CHANNEL OR5859/222 & 5859/230
PARCEL ID 1077900010**

**RAVENSWOOD SUB LOTS 11 & 12 BLK 16 & PT OF
VACATED SEBASTIAN AVE IN OR312/543
OR5859/222 & 5859/230
PARCEL ID 1077900110**

HERETO AND MADE A PART HEREOF.

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

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

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

_____ day of _____, 2025.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

BOUNDARY SURVEY

DESCRIPTION:

Lots 1 through 12, 23 and 24, Block 16, of the Ravenswood 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 plan of Sebastian Avenue being part of the Riverside 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 the City of St. Augustine, Florida, and the same was duly recorded in the Public Records of St. Johns County, Florida, and the same was recorded in the Public Records of St. Johns County, Florida, on July 12, 1976, a Certified Copy of which was recorded in Official Records Book 312, page 543, Public Records of St. Johns County, Florida.

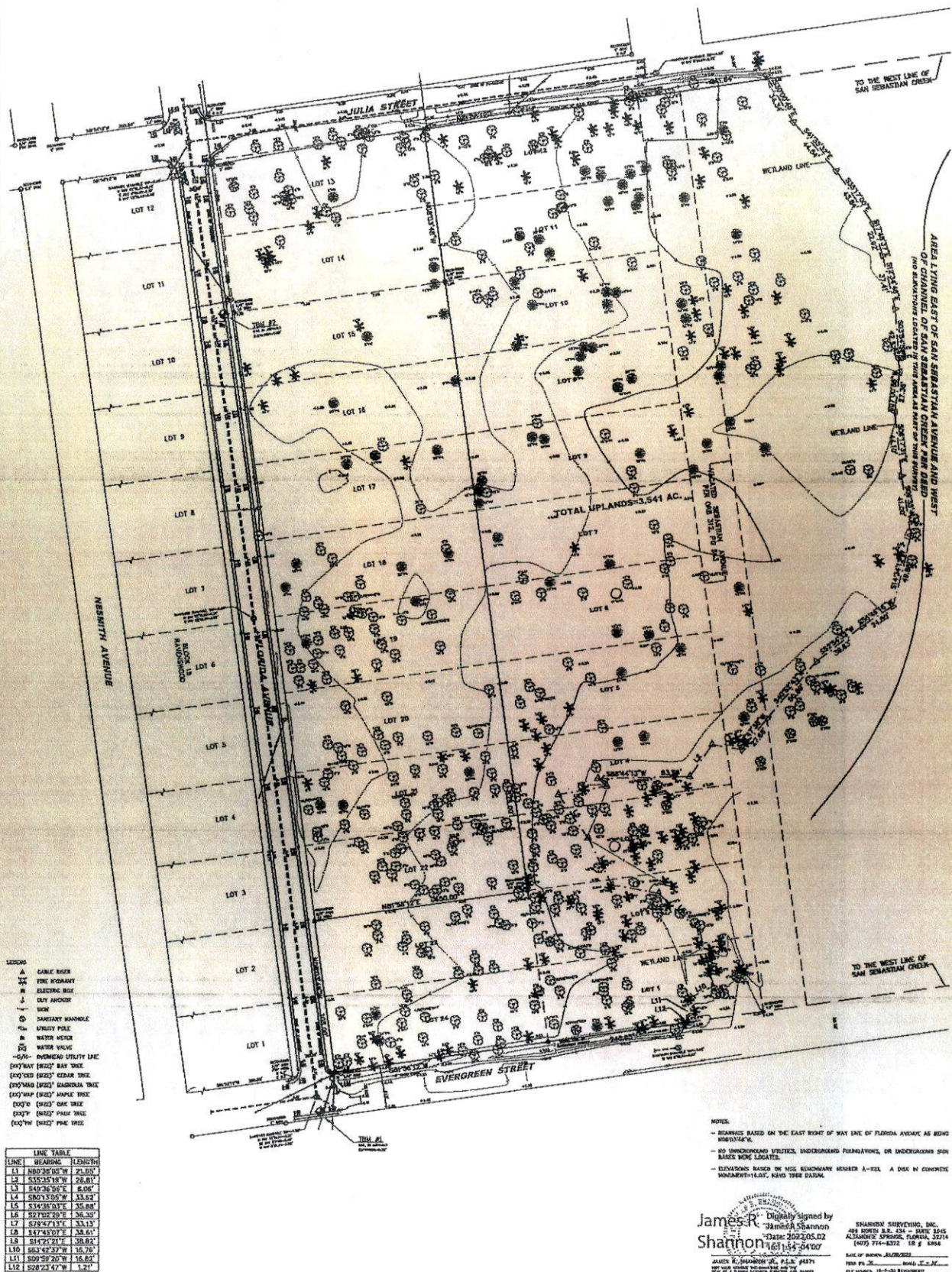
TOGETHER WITH that tract, piece or parcel of land lying East of that portion of Sebastian Avenue described next above which was vested by the City of St. Augustine, Florida, in the City of St. Augustine, Florida, by the City of St. Augustine, Florida, or River and between the North line of Evergreen (John) Street and the South line of Julia Street, both extended Easterly to the channel of said Sebastian Creek or River

TOGETHER WITH that tract, piece or parcel of land lying East of lot 1 of portion of Sebastian Avenue described next above which was voted 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 Julia Street, both extended Easterly to the channel of said San Sebastian Creek or River



GRAPHIC SCALE

(IN FEET)
1 inch = 25.4 mm



LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°35'05"W	21.65'
L2	S35°35'19"W	28.61'
L3	S49°36'58"E	6.06'
L4	S60°13'05"W	33.52'
L5	S34°36'03"E	35.88'
L6	S27°02'29"E	36.35'
L7	S78°47'13"E	33.13'
L8	S47°45'07"E	38.61'
L9	S14°21'21"E	38.82'
L10	S63°42'37"W	16.76'
L11	S09°59'20"W	16.82'
L12	S68°23'47"W	1.21'

NOTES

- REARFACE BASED ON THE EAST RIGHT OF WAY LINE OF FLORIDA AVENUE AS BEING 11860.524'N.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON NOS MEMORANDUM NUMBER A-122. A DISK IN CONCRETE MONUMENT=16.87, NAVD 1988 DATUM.

James R. Shannon
Digitally signed by James R. Shannon
Date: 2022.05.02 16:11:54 -04'00'

SHANNON SURVEYING, INC.
488 NORTH B.R. 434 - SUITE 1015
ALAMONTE SPRINGS, FLORIDA, 32714
(407) 714-8372 • L.R. # 6858

Date of purchase 11/28/2022
 Price for 36 month 12 = 432
 per month 12-1-22 11/28/2022

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)

Comprehensive Plan - Future Land Use Element

Open Land Category Definitions

FLUE 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.

FLUE 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.

FLUE 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).

FLUE 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.

FLUE 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.

FLUE Policy 6.7.3.2

Recreational uses shall be allowed in other categories as support uses.

Planning and Zoning Board (PZB)

August 5, 2025, Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

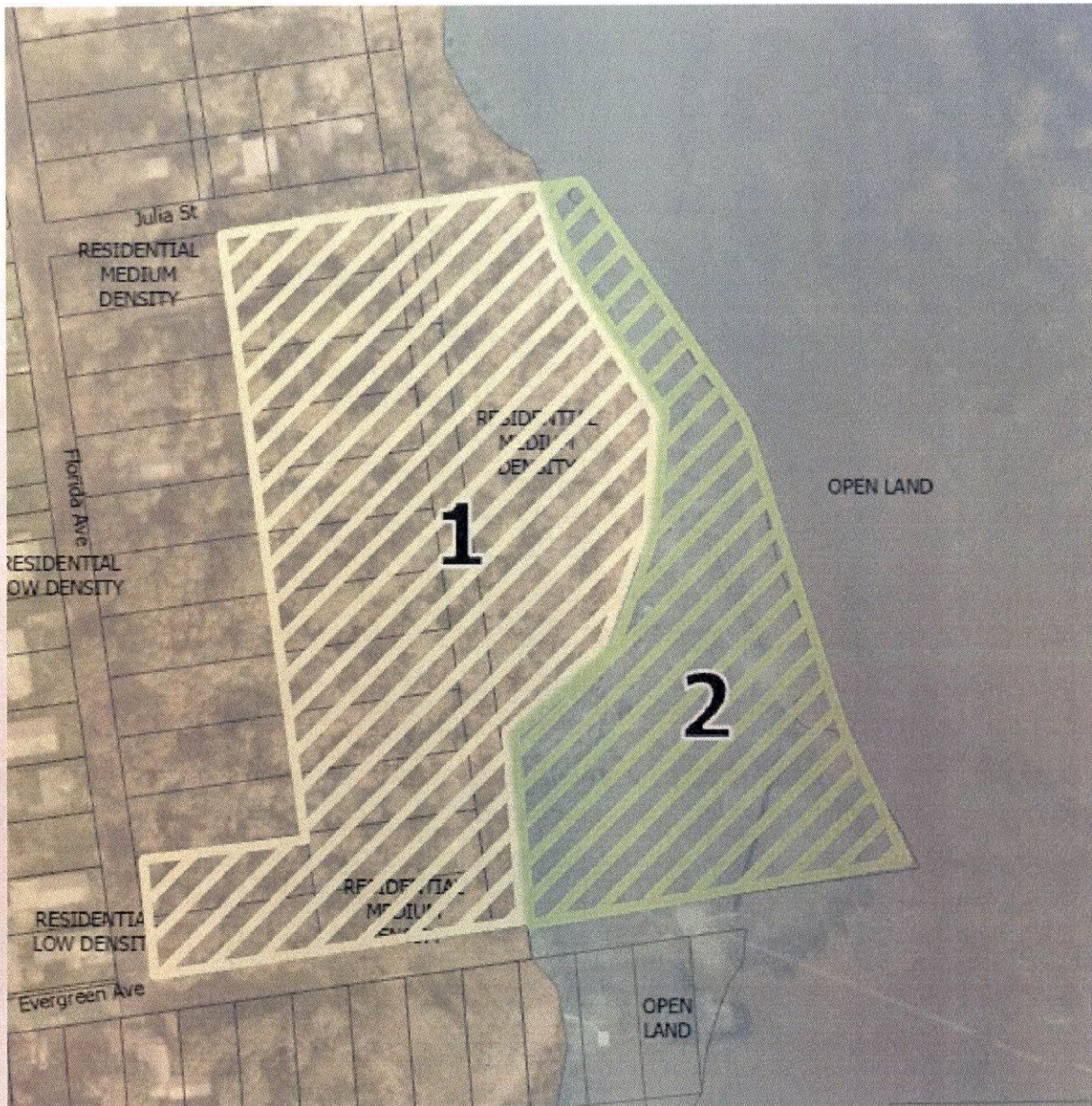
Public Hearing Date	Agenda Item	Application Number
August 5, 2025	8.d	PZB2025-0060
Request	Address	Parcel ID
Land Use Plan Map	Florida Avenue	107790-0010
Amendment & Rezoning	Julia Street	107790-0110
[HYPERLINKS TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

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

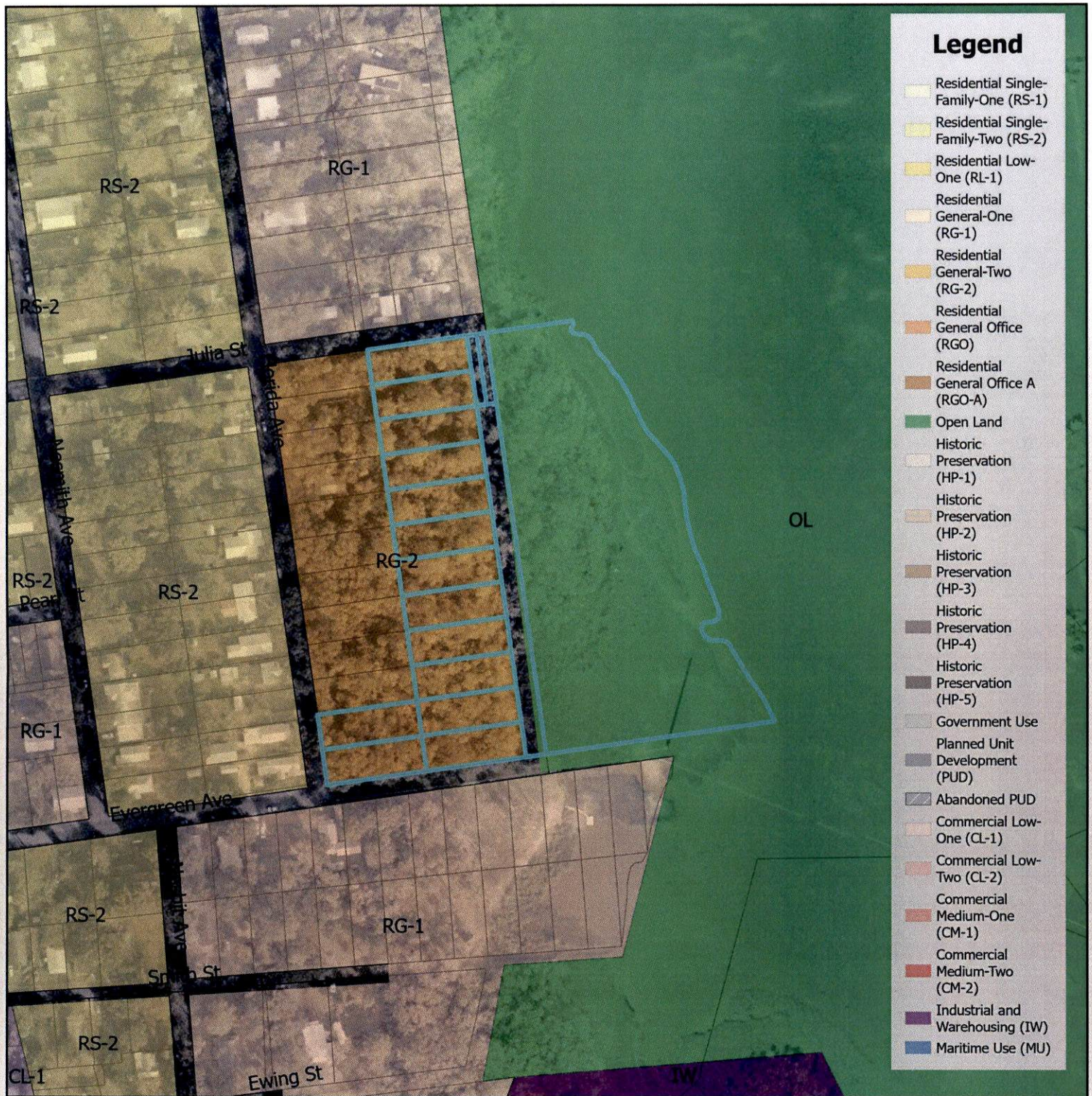
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supporting Documents

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.

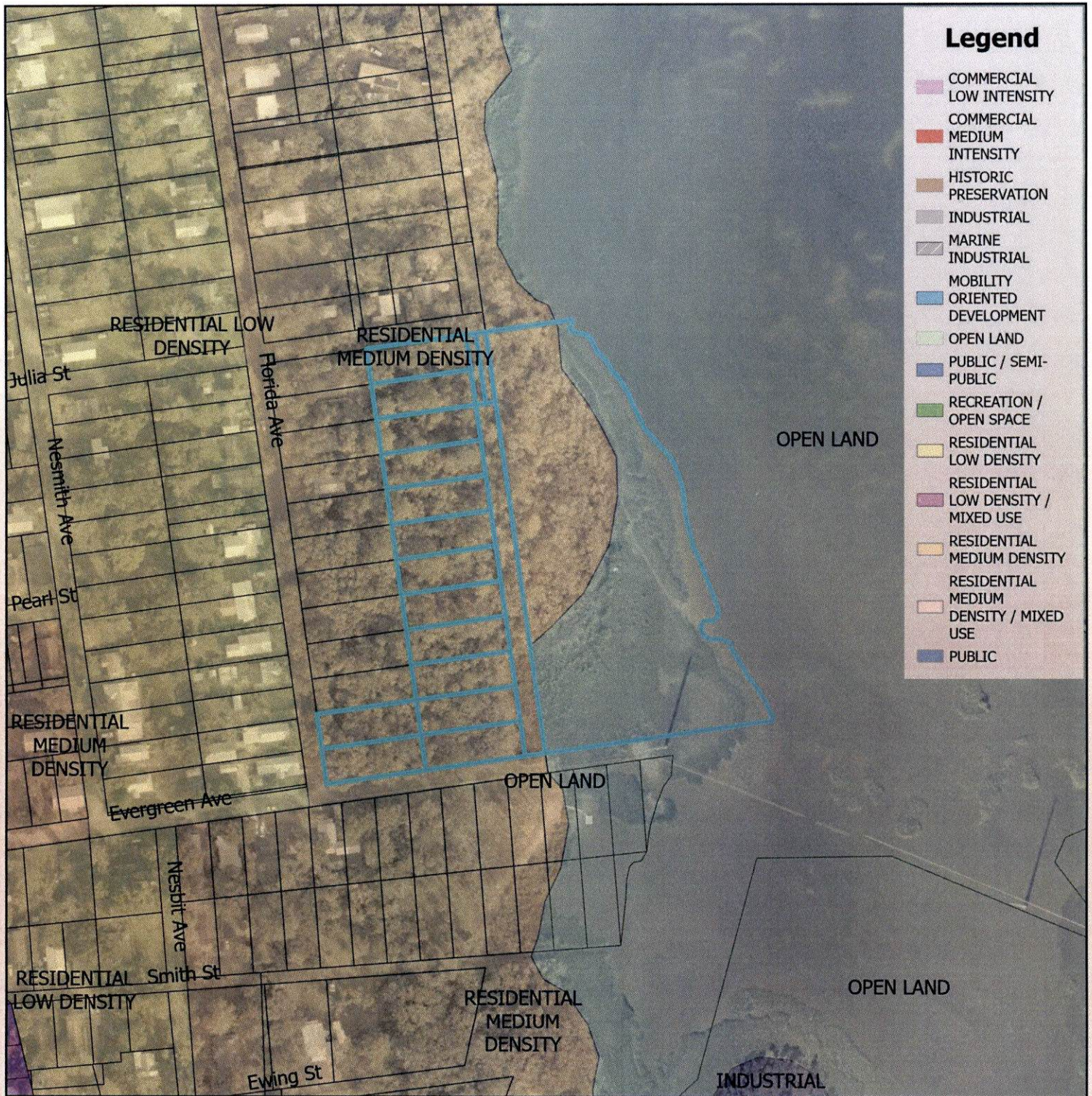
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

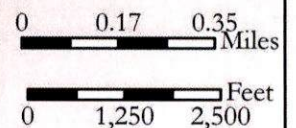


Future Land Use Map

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.01 0.03 Miles

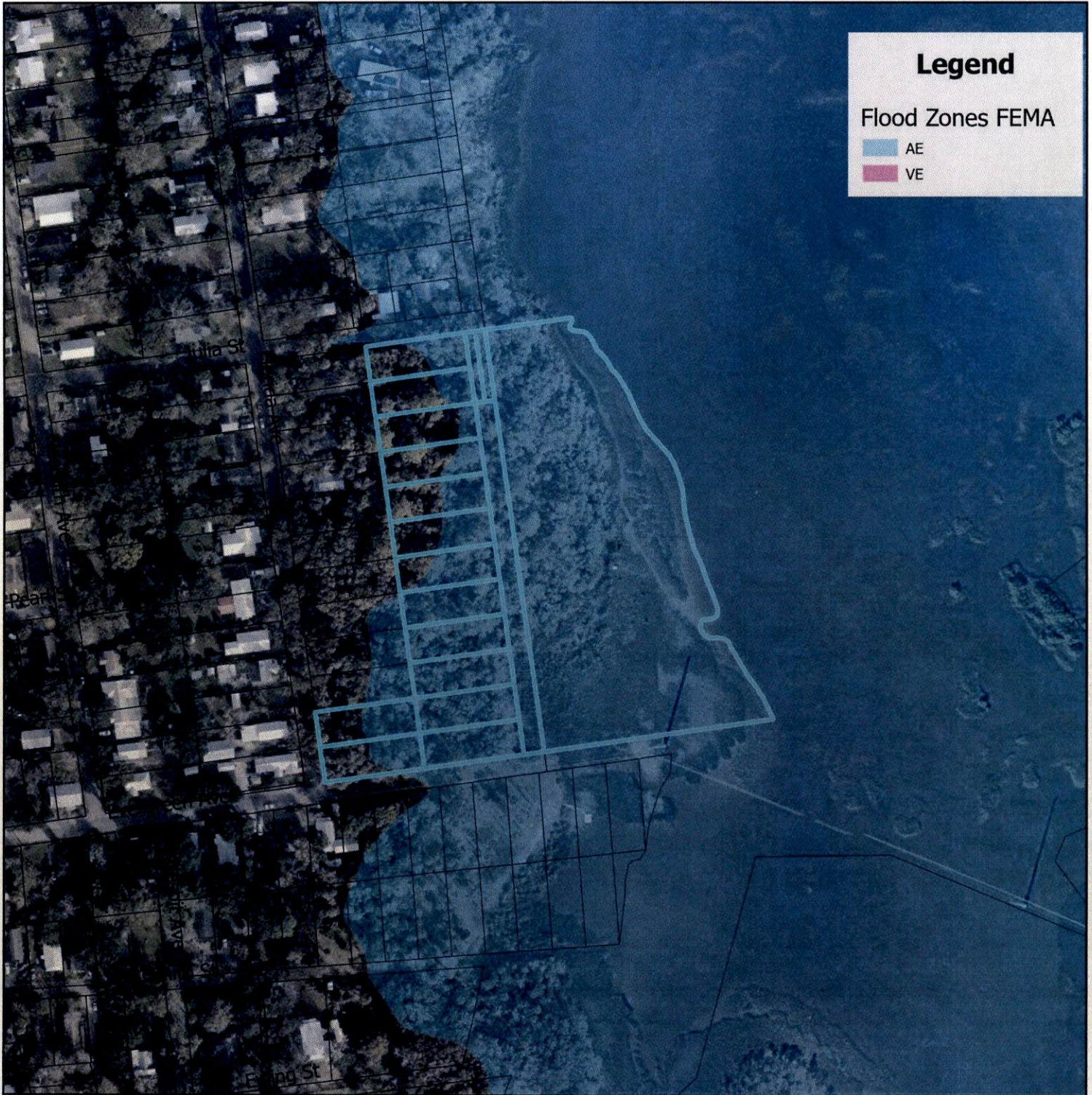
0 105 210 Feet

Florida Avenue & Julia Street



© All EagleView Technology Corporation

12/08/2024



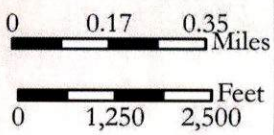
Legend

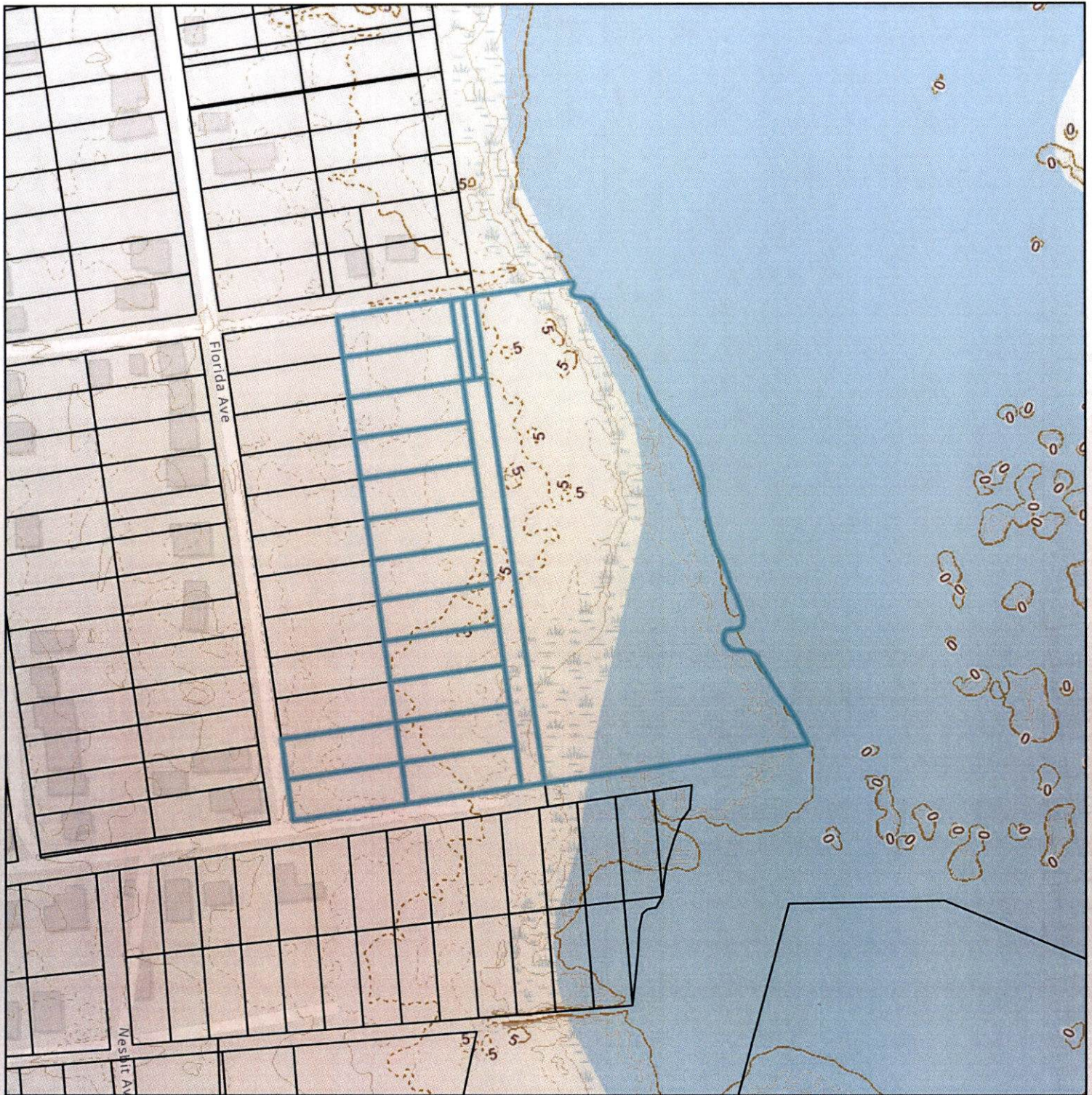
Flood Zones FEMA

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	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		





Elevation Map

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

DISCLAIMER
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2025



0 0.01 0.03 Miles

0 105 210 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: 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 APPPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

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

Signature of Applicant

Date

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

Vacant Residential (0000)

Ravenswood Subdivision

37-7-30

City of St Augustine (District 452)

18.72

6.170

N

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



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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/29/2025, 11:52:27 PM

Contact Us

Developed by



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 *The Description above is not to be used on legal documents.
Property Use	Vacant Residential (0000)
Code	
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 Information

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

Exemption Information

Exemption Type	Status	Amount
City		\$130,000

Map



Valuation Information

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

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	\$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

Land Information

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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 Last Data Upload: 7/29/2025, 11:52:27 PM

Contact Us

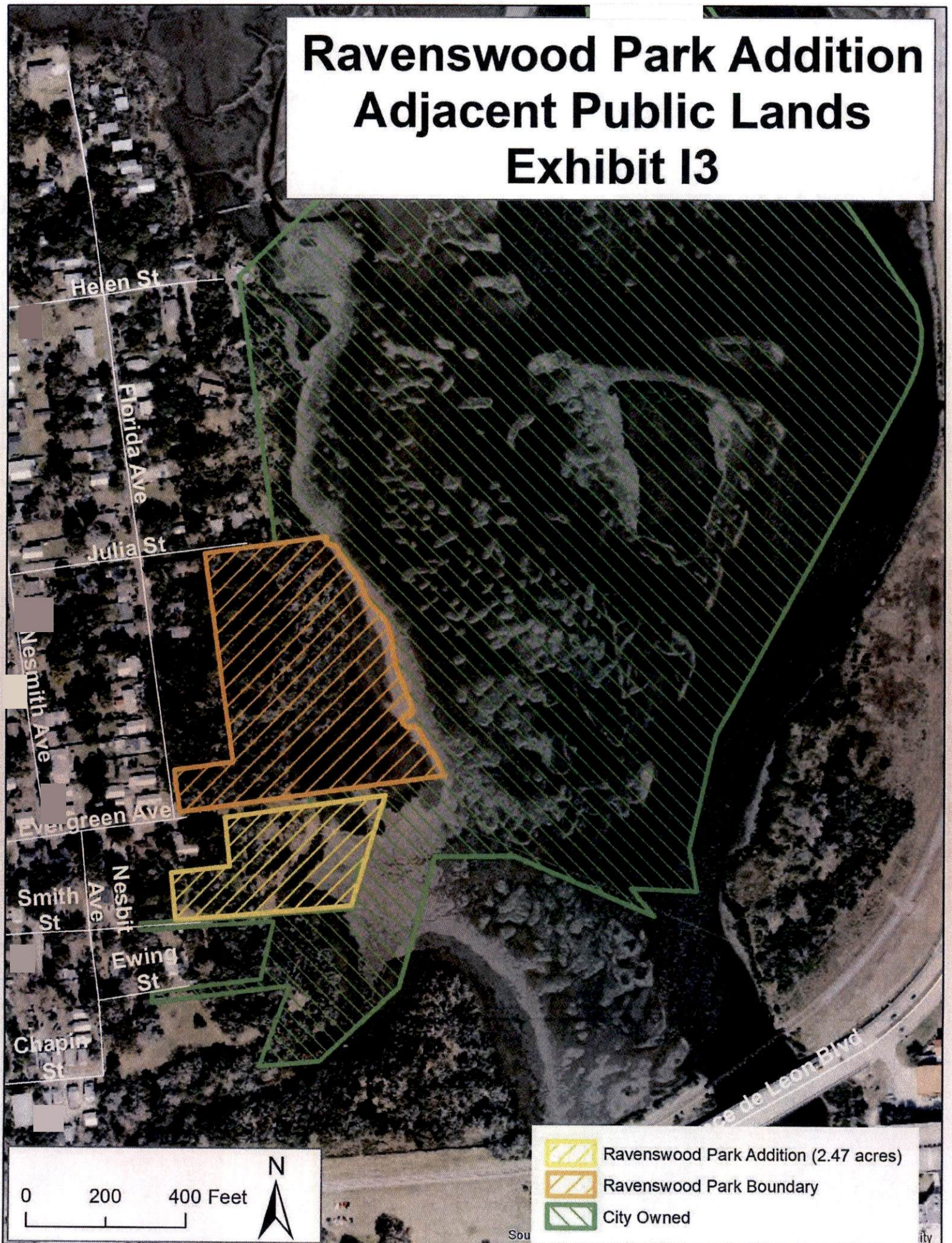
Developed by



Attachment 4:

Supporting Documents

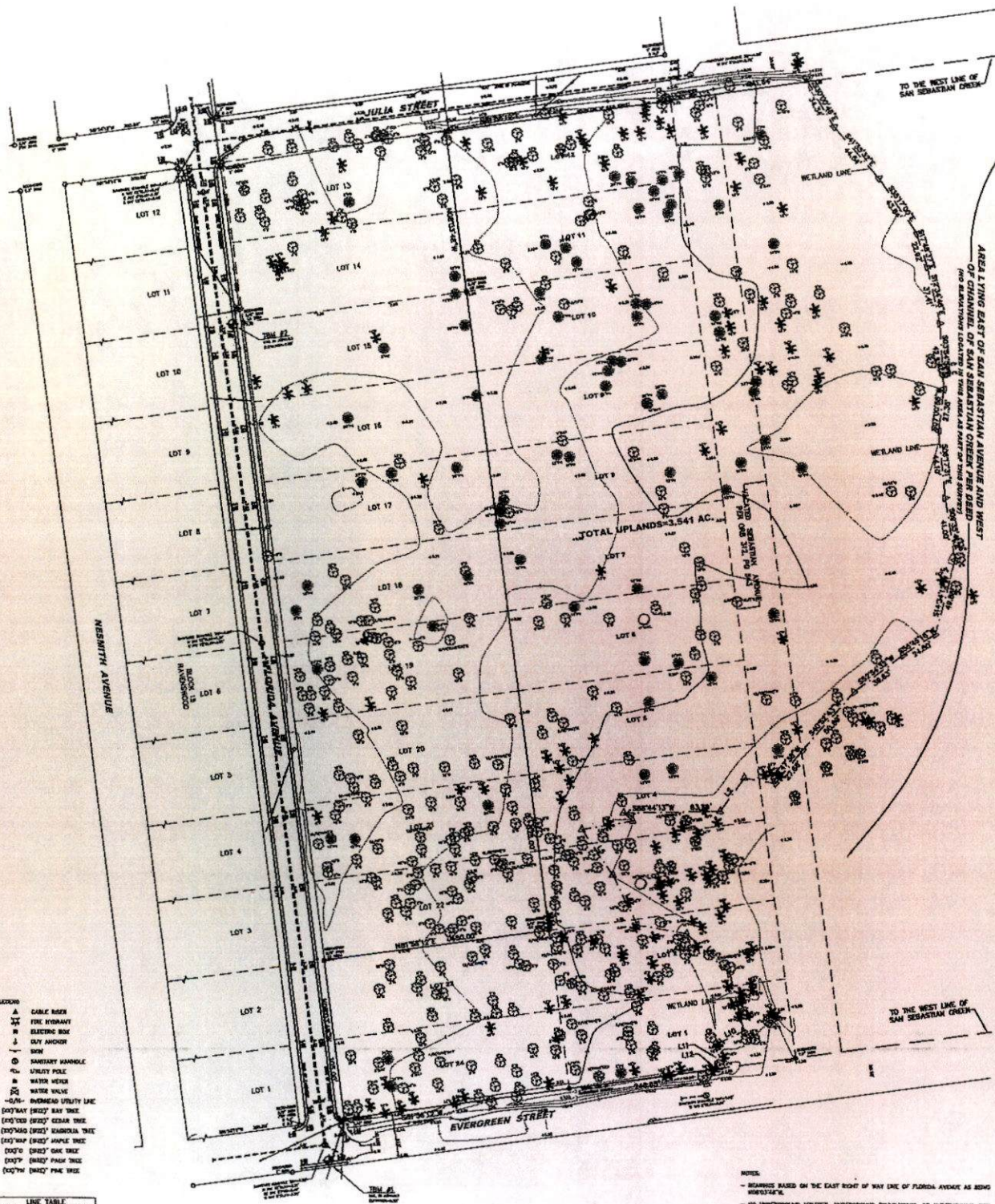
Ravenswood Park Addition Adjacent Public Lands Exhibit I3



BOUNDARY SURVEY

Lots 1 through 12, 23 and 24, Block 18, of the Ravenswood 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 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 Julia Street, both extended Easterly to the channel of said San Sebastian Creek or River



SECTION

A	CABLE RUN
B	FIRE HYDRANT
C	ELECTRIC BOX
D	CLAY ANCHOR
E	SIGN
F	SANITARY MANHOLE
G	UTILITY POLE
H	WATER METER
I	WATER VALVE
J	OVERHEAD UTILITY LINE
K	RAY
L	RAY TREE
M	CEGAR TREE
N	RAMBLA TREE
O	MAPLE TREE
P	OAK TREE
Q	PASH TREE
R	PASH TREE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°28'03"W	21.55'
L2	S35°35'19"W	28.81'
L3	S49°36'56"E	8.06'
L4	S80°13'05"W	33.62'
L5	S34°35'03"E	35.88'
L6	S27°02'29"E	38.35'
L7	S78°57'15"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°23'47"W	1.21'

NOTES:

- BEARING BASED ON THE EAST RIGHT OF WAY LINE OF FLORIDA AVENUE AS BEING 188953426.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON NGS BENCHMARK NUMBER A-22. A DISK IN CONCRETE MONUMENT=14.05', MAY 1988 DATUM.

James R. Shannon
Shannon

SHANNON SURVEYING, INC.
409 NORTH R.R. 434 - BOX 3045
ALTAHONT SPRINGS, FLORIDA, 32714
(407) 774-8372 - L & S 8888

DATE OF WORK: 04/28/2021
FROM PG. 26 TO PG. 27
ALTAHONT SPRINGS, FLORIDA

Florida Avenue #1 property

Parcel # 1077900110	Julia Street	0.40 acres
Parcel # 1077900010	Florida Avenue	<u>6.17</u> acres
		6.57Total 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)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 14, 2025

RE: **Ordinance 2025-26 – Amending the Zoning of Approximately 6.57 acres at Florida Avenue and Julia Street all East of Florida Avenue – Introduction and First Reading**

The property at Florida Avenue and Julia Street is approximately 6.57 acres and is located east of Florida Avenue between Julia Street to the north and Evergreen Avenue to the south. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 4.26 acres of upland area and approximately 2.31 acres of property waterward and adjacent to the San Sebastian Riverine environment. The area to the west is generally low density residential.

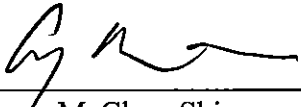
This property is now owned by the City of St. Augustine and will be incorporated into the city's conservation lands program including the development of a management plan.

The city's Future Land Use Map (FLUM) designates Residential Medium Density and Open Land (Very Low Density) as the land use categories for these properties. The city has also requested to change the land use to the consistent categories for these rezoning requests. The application is to rezone the upland portion of the property to Government Use (GU) and the waterward portion to Open Land (OL), which are consistent with the proposed land use categories. This also includes assigning upland portions of a vacated right-of-way a zoning designation of GU and a waterward portion of a vacated right-of-way to OL.

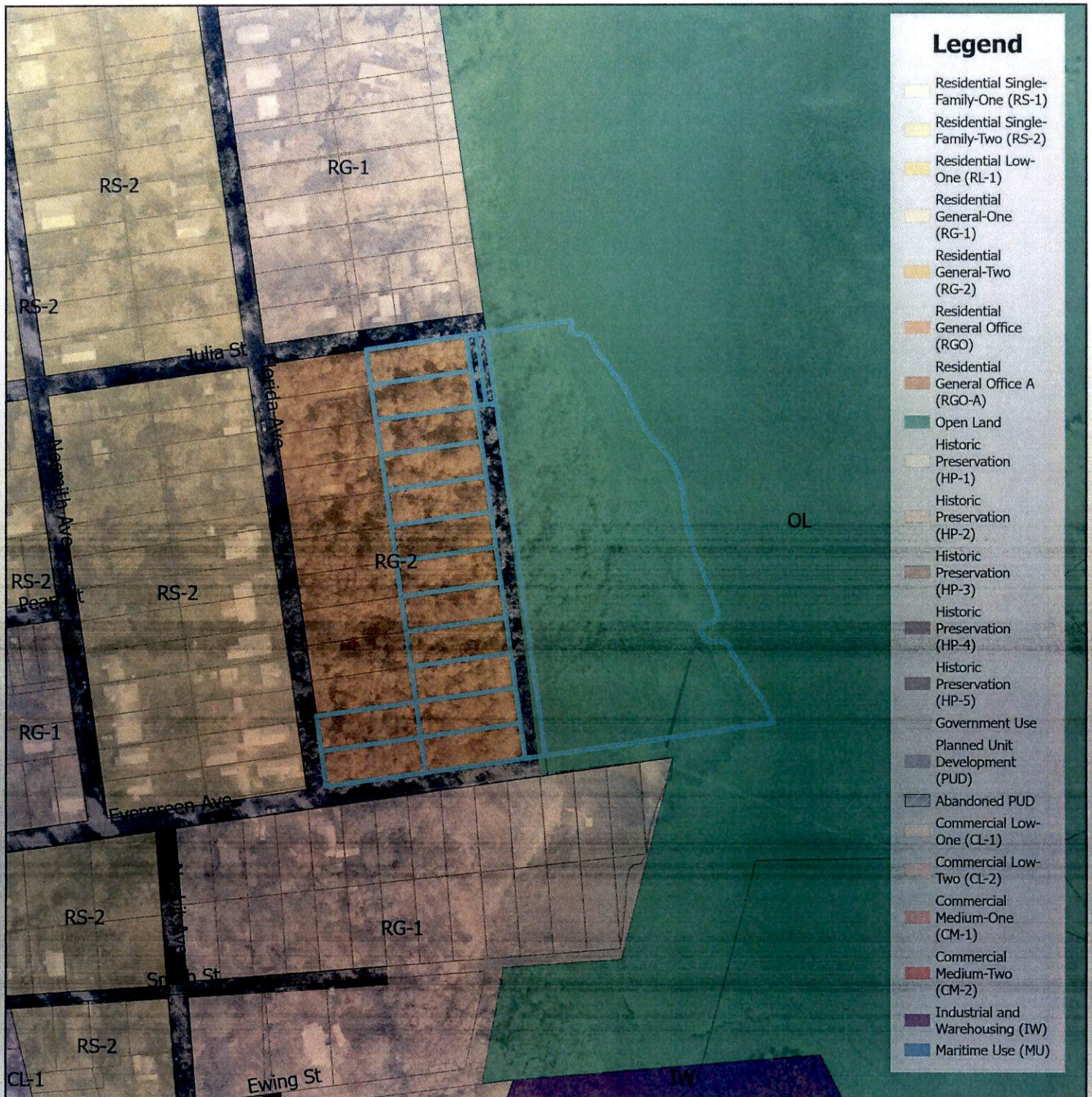
On August 5, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of these properties as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2025-26 on the City Commission August 11, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department



	Zoning Map	N  0 0.17 0.35 Miles  0 1,250 2,500 Feet 
City of St. Augustine Planning, Zoning, & Building Department P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065	DISCLAIMER This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.	2025
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet		



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 6.57 ACRES, LOCATED AT FLORIDA AVENUE AND JULIA STREET, EAST OF FLORIDA AVENUE BETWEEN JULIA STREET TO THE NORTH AND EVERGREEN AVENUE TO THE SOUTH AS PORTIONS OF THE RAVENSWOOD SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, REZONING APPROXIMATELY 2.53 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-TWO (RG-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), REZONING APPROXIMATELY 1.28 ACRES FROM ITS CURRENT CLASSIFICATION OF OPEN LAND (OL) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), REZONING APPROXIMATELY 0.33 ACRES OF FORMER CITY RIGHT-OF-WAY FROM UNDESIGNATED TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 0.12 ACRES OF FORMER CITY RIGHT-OF-WAY FROM UNDESIGNATED TO THE CITY CLASSIFICATION OF OPEN LAND (OL), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERANCE OF INVALID PROVISIONS, AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the zoning categories for property purchased by the city as part of its conservation program. The land uses must be changed to comply with a grant requirements. The zoning categories are consistent with the required changes to the future land use designations.

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

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

None

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

None

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

This ordinance changes the zoning designations on the property to Government Use (GU) and Open Land (OL) consistent with the city's conservation lands program.

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 6.57 ACRES; LOCATED AT FLORIDA AVENUE AND JULIA STREET; EAST OF FLORIDA AVENUE BETWEEN JULIA STREET TO THE NORTH AND EVERGREEN AVENUE TO THE SOUTH AS PORTIONS OF THE RAVENSWOOD SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 2.53 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-TWO (RG-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), REZONING APPROXIMATELY 1.28 ACRES FROM ITS CURRENT CLASSIFICATION OF OPEN LAND (OL) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), REZONING APPROXIMATELY 0.33 ACRES OF FORMER CITY RIGHT-OF-WAY FROM UNDESIGNATED TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 0.12 ACRES OF FORMER CITY RIGHT-OF-WAY FROM UNDESIGNATED TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 6.57 acres of land, located at Florida Avenue and Julia Street; east of Florida Avenue between Julia Street to the north and Evergreen Avenue to the south as portions of the Ravenswood subdivision being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing a total of approximately 6.57 acres of land, located at Florida Avenue and Julia Street within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 2.53 acres from its current classification of Residential General-Two (RG-2) to the city classification of Government Use (GU), rezoning approximately 1.28 acres from its current classification of Open Land (OL) to the city classification of Government Use (GU), rezoning approximately 0.33 acres of former city right-of-way from undesignated to the city classification of Government Use (GU), and rezoning approximately 0.12 acres of former city right-of-way from undesignated to the city classification of Open Land (OL).

Section 2. Legal Description of Property. The following described property located at Florida Avenue and Julia Street east of Florida Avenue between Julia Street to the north and Evergreen Avenue to the south and within the City of St. Augustine, Florida:

**RAVENSWOOD SUB LOTS 1 THRU 10 & 23 & 24 BLK
16 & VACATED SEBASTIAN AVE IN OR312/543 &
MARSH TO CHANNEL OR5859/222 & 5859/230
PARCEL ID 1077900010**

**RAVENSWOOD SUB LOTS 11 & 12 BLK 16 & PT OF
VACATED SEBASTIAN AVE IN OR312/543
OR5859/222 & 5859/230
PARCEL ID 1077900110**

HERETO AND MADE A PART HEREOF.

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-25 or, if Ordinance No. 2025-25 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

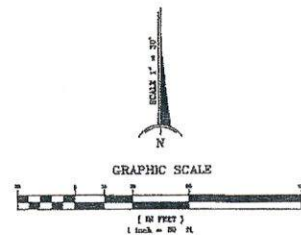
BOUNDARY SURVEY

DESCRIPTION:

Lots 1 Through 12, 23 and 24, Block 16, of the Ravenswood 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 sold 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 voted by Ordinance 67-27, passed by the City Commission of the City of St. Augustine, Florida, on July 12, 1976, 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, piece 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 Julia Street, both extended Easterly to the channel of said San Sebastian Creek or River



LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°35'05"W	21.05'
L2	S35°25'19"E	26.81'
L3	S49°36'56"E	8.06'
L4	S50°13'05"W	33.62'
L5	S44°36'03"E	35.88'
L6	S27°02'29"E	38.35'
L7	S78°47'13"E	33.13'
L8	S47°45'07"E	38.61'
L9	S14°25'21"E	38.82'
L10	S63°42'32"W	15.76'
L11	S09°59'20"W	16.82'
L12	S28°23'47"W	1.21'

- BENCHMARKS BASED ON THE EAST RIGHT OF WAY LINE OF FLORIDA AVERAGE AS BEING NORTH 52° 42' E.
- NO UNDERGROUND UTILITIES, UNDERGROUND FORMATIONS, OR UNDERGROUND STORAGE TANKS WERE LOCATED.
- ELEVATIONS BASED ON NGS BENCHMARK NUMBER A-722. A DISK IN CONCRETE MONUMENT=14.01, NAVD 83 DATUM.

James R Shannon
Shannon

SHANDON SURVEYING, INC.
400 NORTH B.R. 434 - SUITE 204
ALTAIR SPRINGS, FLORIDA, 32717
(407) 774-8372 - LR g K858

DATE OF BIRTH: 12/28/1952
PERS. FILE NO.: 6044, Y = NY
REMARKS: 11-2-20 RAYMOND

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)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 14, 2025

RE: **Ordinance 2025-27 – Amending the Future Land Use Designation of Approximately 2.47 acres at 10, 14, and 18 Smith Street and Evergreen Avenue all East of Nesbit Avenue – Introduction and First Reading**

The properties at 10, 14, and 18 Smith Street and Evergreen Avenue are approximately 2.47 acres and are located east of Nesbit Avenue between Evergreen Avenue to the north and Smith Street to the south. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 1.4 acres of upland area and approximately 1.07 acres of property waterward and adjacent to the San Sebastian Riverine environment. The area to the west is generally low-density residential development.

This property is now owned by the City of St. Augustine and will be incorporated into the city's conservation lands program including the development of a management plan.

The city's Future Land Use Map (FLUM) identifies the property as Residential Medium Density and Open Land (Very Low Density) as the current land use categories for the property. The request is to change the existing land use on the upland portion to the city's Recreation and Open Space land use category and to change the existing land use on the waterward portion to the city's Open Land (Conservation) land use category.

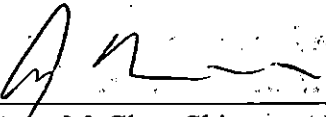
The Open Land (Conservation) land use category was created and defined as part of the city's update to the Comprehensive Plan in 2020, however no properties were actually assigned this category until this request. This "conservation" category is different than the city's preexisting Open Land (Very Low Density) category. Included attached for your information are the Open Land Comprehensive Plan land use category definitions.

A companion application to rezone the property to Government Use (GU) for the uplands and Open Land (OL) for the waterward area which are consistent with the proposed land use categories has also been submitted.

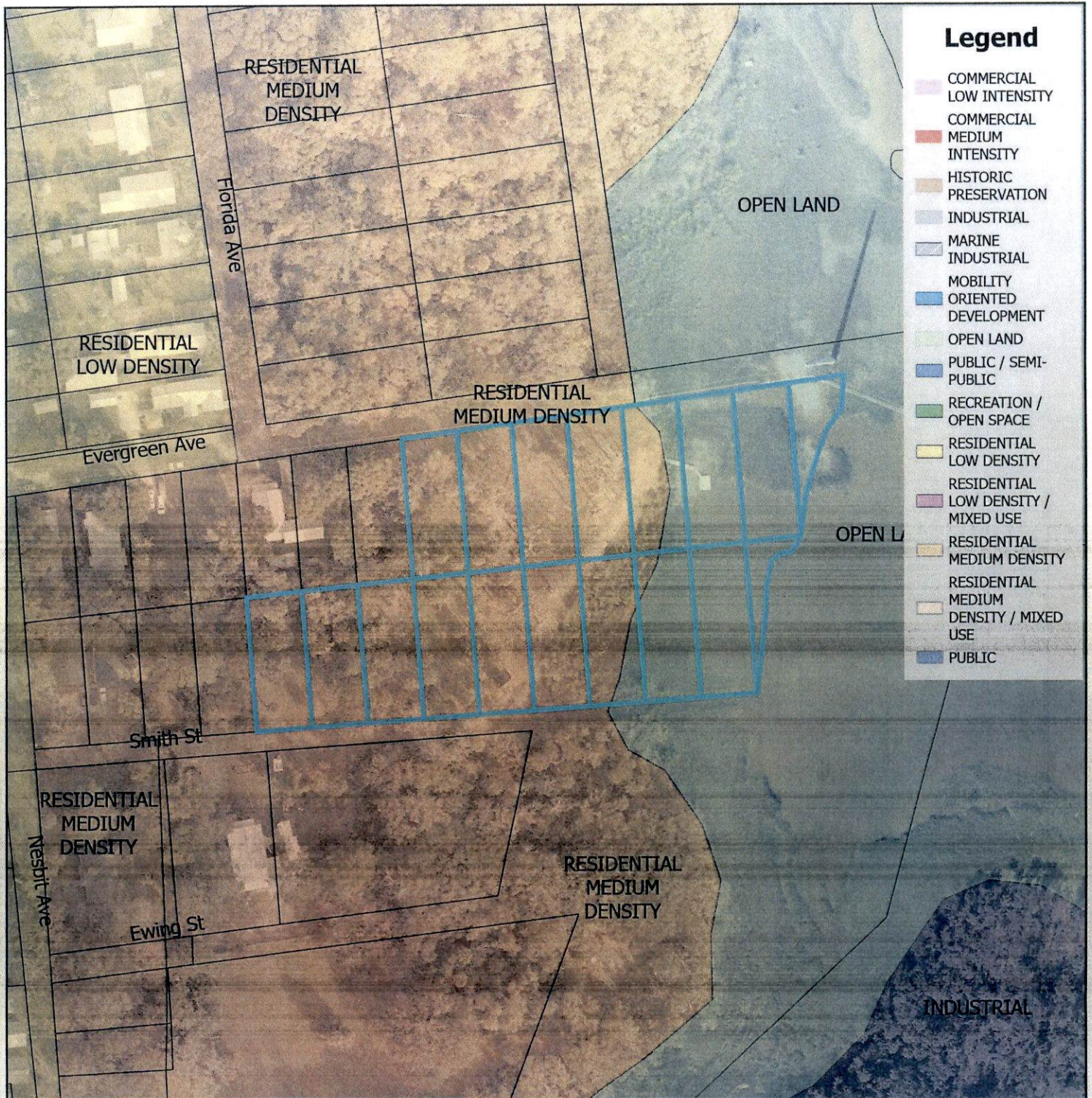
On August 5, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of these properties as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2025-27 on the City Commission August 11, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department



Future Land Use Map

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

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

2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 2.47 ACRES, LOCATED AT 10, 14, AND 18 SMITH STREET AND EVERGREEN AVENUE, EAST OF NESBIT AVENUE BETWEEN EVERGREEN AVENUE TO THE NORTH AND SMITH STREET TO THE SOUTH AS PORTIONS OF THE BOVEE PLAT SHOWING SUBDIVISION OF PROPE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, CHANGING APPROXIMATELY 1.4 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 1.07 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERANCE OF INVALID PROVISIONS, AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the future land use categories for property purchased by the city as part of its conservation program. The land uses must be changed to comply with a grant requirements.

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

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

None

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

None

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

This ordinance changes the future land use designations on the property to Recreation and Open Space and Open Land (Conservation) consistent with the city's conservation lands program.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 2.47 ACRES; LOCATED AT 10, 14, AND 18 SMITH STREET AND EVERGREEN AVENUE; EAST OF NESBIT AVENUE BETWEEN EVERGREEN AVENUE TO THE NORTH AND SMITH STREET TO THE SOUTH AS PORTIONS OF THE BOVEE PLAT SHOWING SUBDIVISION OF PROPE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 1.4 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 1.07 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF OPEN LAND (VERY LOW DENSITY) TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel or parcels of property containing a total of approximately 2.47 acres of land, located at 10, 14, and 18 Smith Street and Evergreen Avenue; east of Nesbit Avenue between Evergreen Avenue to the north and Smith Street to the south as portions of the Bovee plat showing subdivision of Prope more fully described herein, that approximately 1.4 upland acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Medium Density to City Recreation and Open Space and that approximately 1.07 waterward acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Open Land (Very Low Density) to City Open Land (Conservation);

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 2.47 acres in total commonly known as 10, 14, and 18 Smith Street and Evergreen Avenue; east of Nesbit Avenue between Evergreen Avenue to the north and Smith Street to the south as portions of the Bovee plat showing subdivision of Prope, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Medium Density and Open Land (Very Low Density), is hereby amended to the city classifications of Recreation and Open Space and Open Land (Conservation). This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as 10, 14, and 18 Smith Street and Evergreen Avenue with Parcel ID #103540-0000, Parcel ID #103530-0000, Parcel ID #103520-0000, Parcel ID #103470-0000, Parcel ID #103480-0000 and Parcel ID #103490-0000 within the City of St. Augustine, Florida:

**10 SMITH STREET - BOVEES SUBD LOTS 23 & 24
BLK B OR6081/276
PARCEL ID 103540-0000**

**14 SMITH STREET - BOVEES SUBD LOT 22 BLK B
OR6081/276
PARCEL ID 103530-0000**

**18 SMITH STREET - BOVEES SUBD LOTS 20 & 21
BLK B OR6081/276
PARCEL ID 103520-0000**

**EVERGREEN AVENUE - BOVEES SUBD LOT 8 BLK
B OR6067/830
PARCEL ID 103470-0000**

**EVERGREEN AVENUE - BOVEES SUBD LOT 9 BLK
B OR6067/830
PARCEL ID 103480-0000**

**EVERGREEN AVENUE - BOVEES SUBD LOTS 10
THRU 15 & 25 THRU 29 BLK B OR6067/830
PARCEL ID 103490-0000**

HERETO AND MADE A PART HEREOF.

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

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

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

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

"SOBENESDESME PARCELS"
(LOTS 8-15, AND 20-29 BOVEES SUBDIVISION, BLOCK "B")
ST. AUGUSTINE, FL 32084

[illegible]

Thomas F Ferguson

Digitally signed by Thomas F Ferguson
DN: c=US, o=Unaffiliated,
dnQualifier=A01410D00001904F3E16910007B9ED,
cn=Thomas F Ferguson
Date: 2024.11.11 09:58:56 -05'00'

THOMAS F. FENLSON, PSJ
Registered Land Surveyor
Number 0870

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
8541 Brydges Road, Suite 5
Jacksonville, Florida 32216
(904) 737-1990
info@seasmapping.com

[illegible]

Project	0 Kensington Avenue St. Augustine, FL 32084	
Plant Detail	Cover by	Owner

CITY OF
ST. AUGUSTINE

TRAINING NUMBER
71488002
STREET
NUMBER

1 OF 1

Page 161 of 227

Comprehensive Plan - Future Land Use Element

Open Land Category Definitions

FLUE 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.

FLUE 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.

FLUE 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).

FLUE 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.

FLUE 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.

FLUE Policy 6.7.3.2

Recreational uses shall be allowed in other categories as support uses.

Planning and Zoning Board (PZB)

August 5, 2025, Staff Report



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

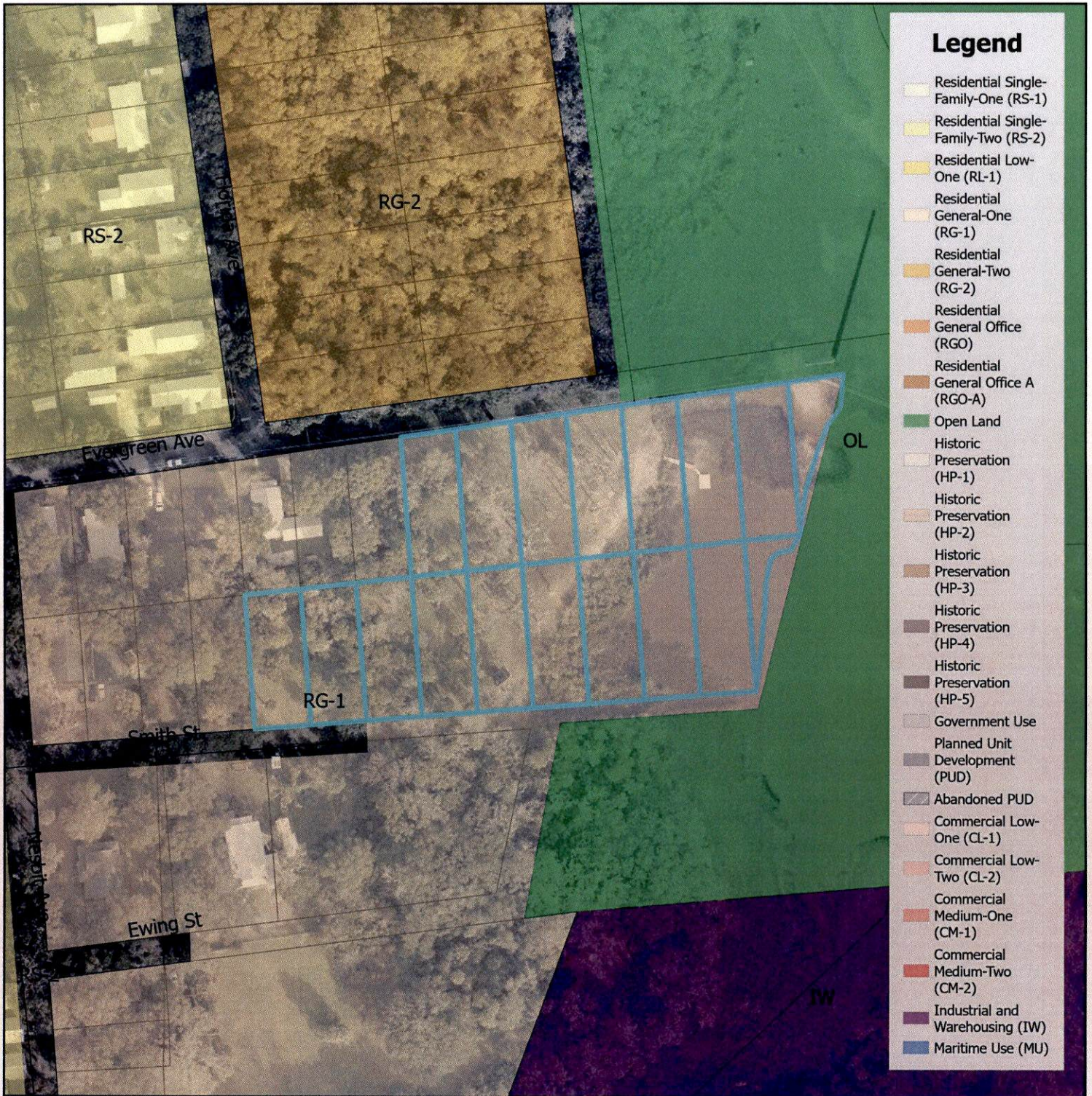
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Conceptual Site Plan
5. Conceptual Building Plans

Staff Report prepared by:

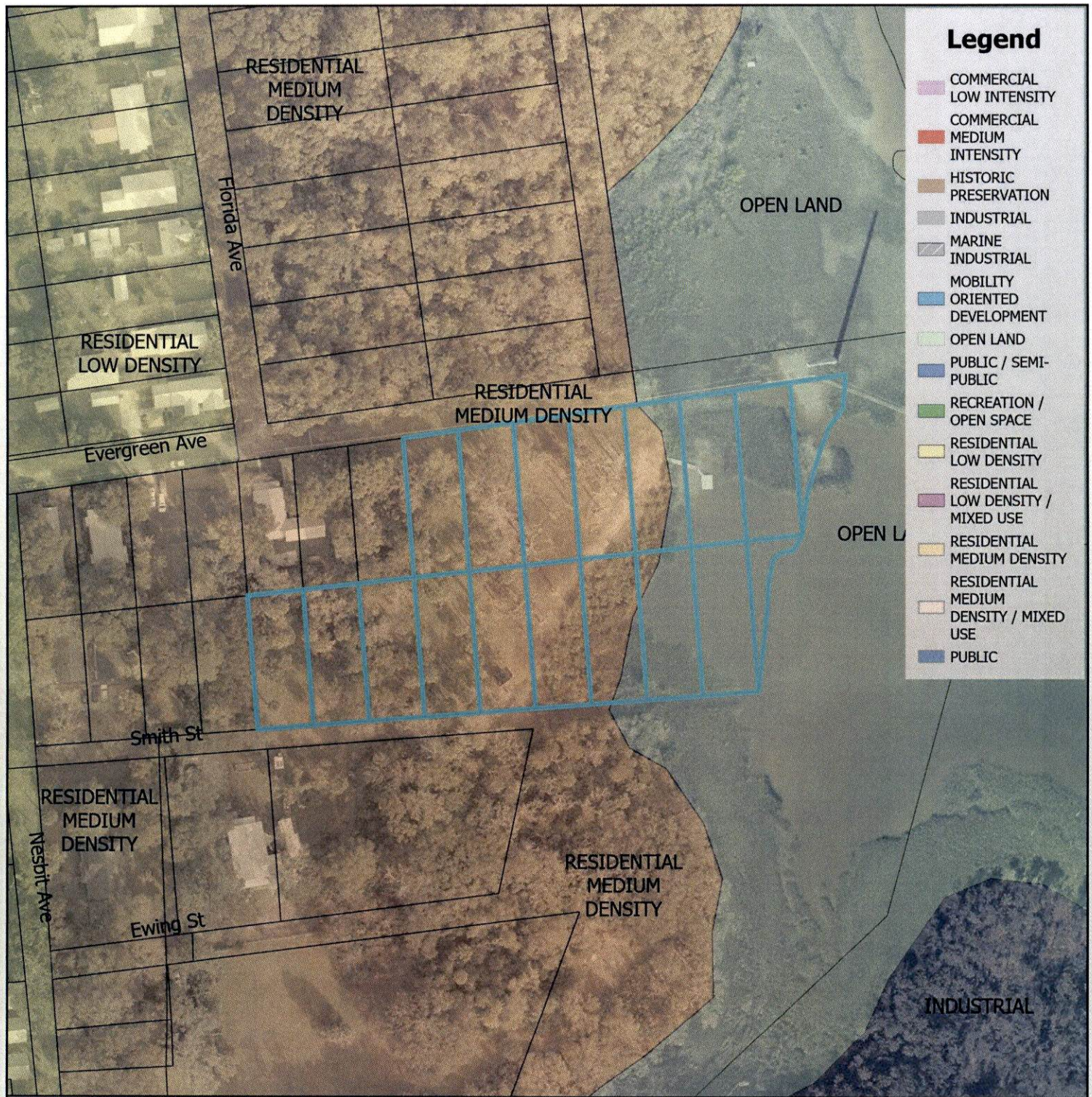
Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

Attachment 1:

Site Maps & Photos



	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

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



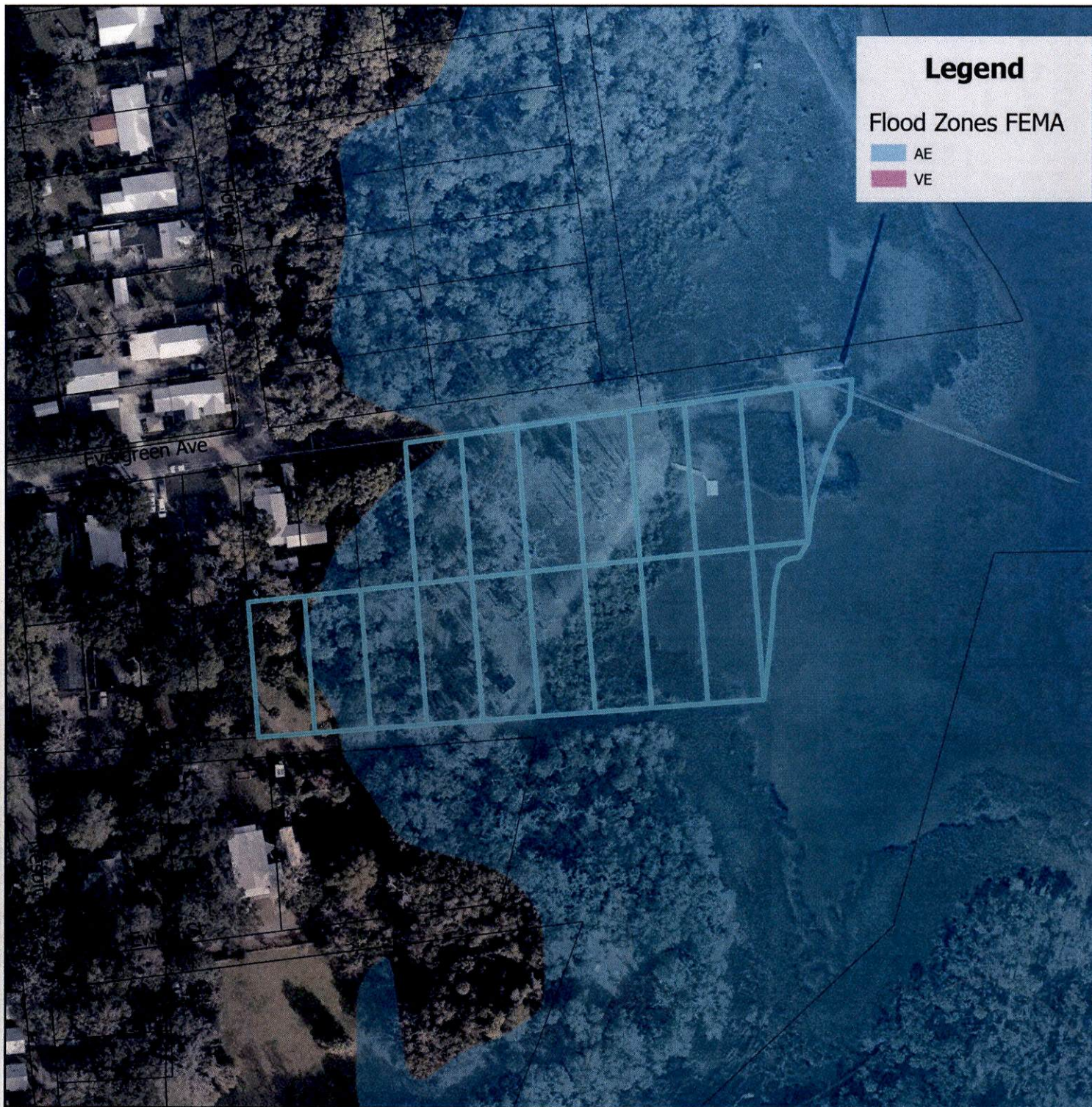
0 0.01 0.01 Miles

0 62.5 125 Feet

Smith Street & Evergreen Avenue



12/08/2024



FEMA Flood Zone Map

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

DISCLAIMER
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

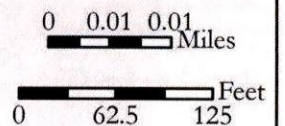


Elevation Map

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

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

2025



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.

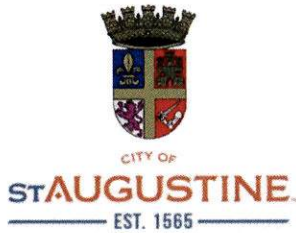
The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

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	
	*The Description above is not to be used on legal documents.	
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	<u>6081</u>	<u>276</u>	U	V	SOBENESDESME ALEJANDRO,RACHEL ANN	CITY OF ST AUGUSTINE
6/21/2016	6/1/2016	\$40,000.00	WARRANTY DEED	<u>4210</u>	<u>532</u>	Q	V	GIBSON JAMES,DEBRA	SOBENESDESME JORGE ALEJANDRO,RACHEL ANN
	4/1/1987	\$6,000.00		<u>740</u>	<u>1263</u>	Q	V		GIBSON JAMES,DEBRA
	6/1/1984	\$0.00		<u>648</u>	<u>1907</u>	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

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 1034700000
Location Address EVERGREEN AVE
Neighborhood SAINT AUGUSTINE 32084-0000
Tax Description* Bovee's (473)
2-56 BOVEES SUBD LOT 8 BLK B OR6067/830
**The Description above is not to be used on legal documents.*
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

No Image Available

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

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	1034800000	No Image Available
Location Address	EVERGREEN AVE	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUBD LOT 9 BLK B OR6067/830	
	*The Description above is not to be used on legal documents.	
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.

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 Last Data Upload: 7/15/2025, 11:51:53 PM

Contact Us

Developed by



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 1034900000
Location Address EVERGREEN AVE
SAINT AUGUSTINE 32084-0000
Neighborhood Bovee's (473)
Tax Description* 2-56 BOVEES SUB LOTS 10 THRU 15 & 25 THRU 29 BLK B
OR6067/830
*The Description above is not to be used on legal documents.
Property Use Vacant Residential (0000)
Code
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

No Image Available

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

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Homestead Compliance

Sales Questionnaire Form

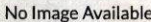
If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1035300000	
Location Address	14 SMITH ST	
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Bovee's (473)	
Tax Description*	2-56 BOVEES SUBD LOT 22 BLK B OR6081/276	
	*The Description above is not to be used on legal documents.	
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

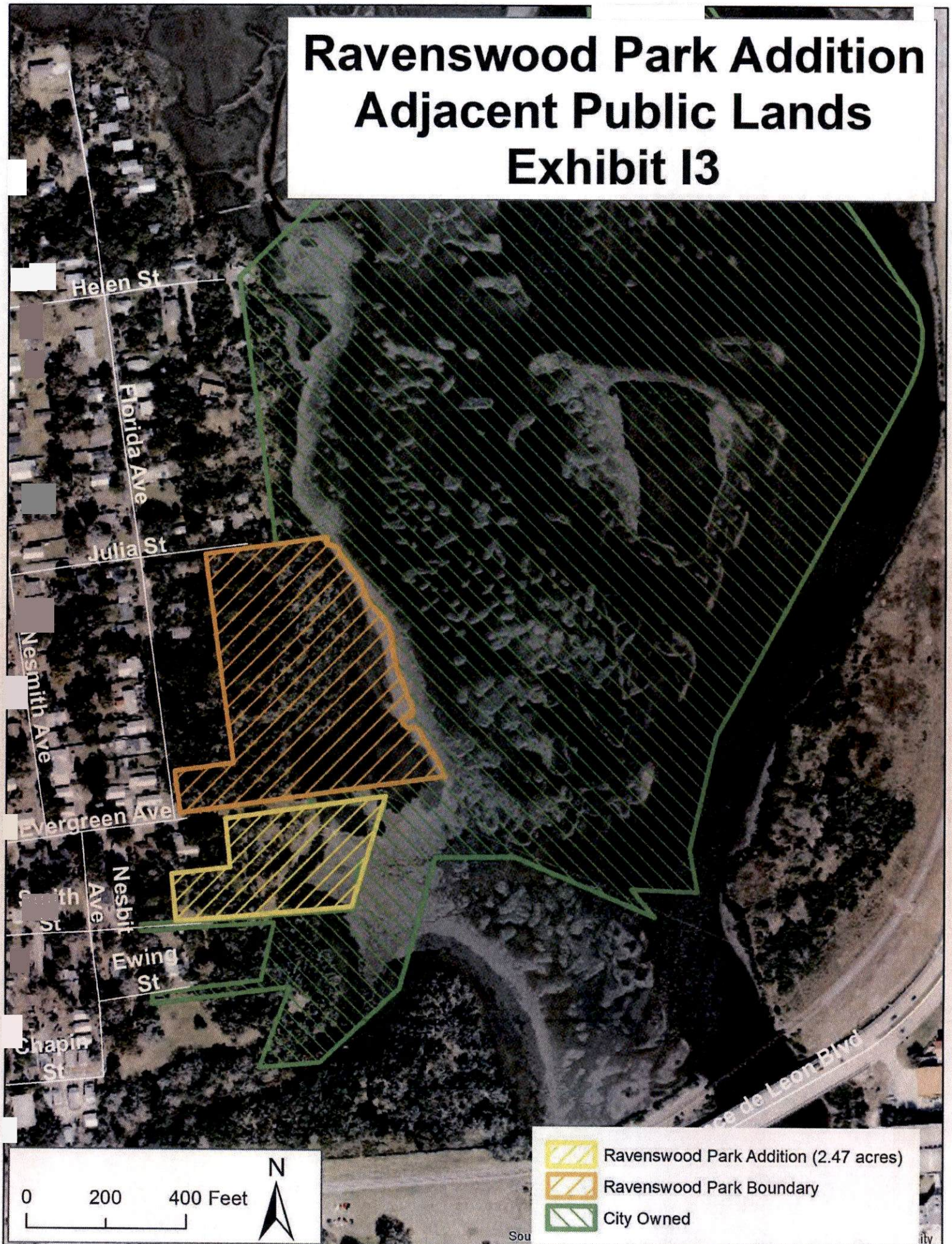
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/8/2025	1/6/2025	\$320,000.00	WARRANTY DEED	6081	276	U	V	SOBENESDESME ALEJANDRO,RACHEL ANN	CITY OF ST AUGUSTINE
6/21/2016	6/1/2016	\$40,000.00	WARRANTY DEED	4210	532	Q	V	GIBSON JAMES,DEBRA	SOBENESDESME 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.

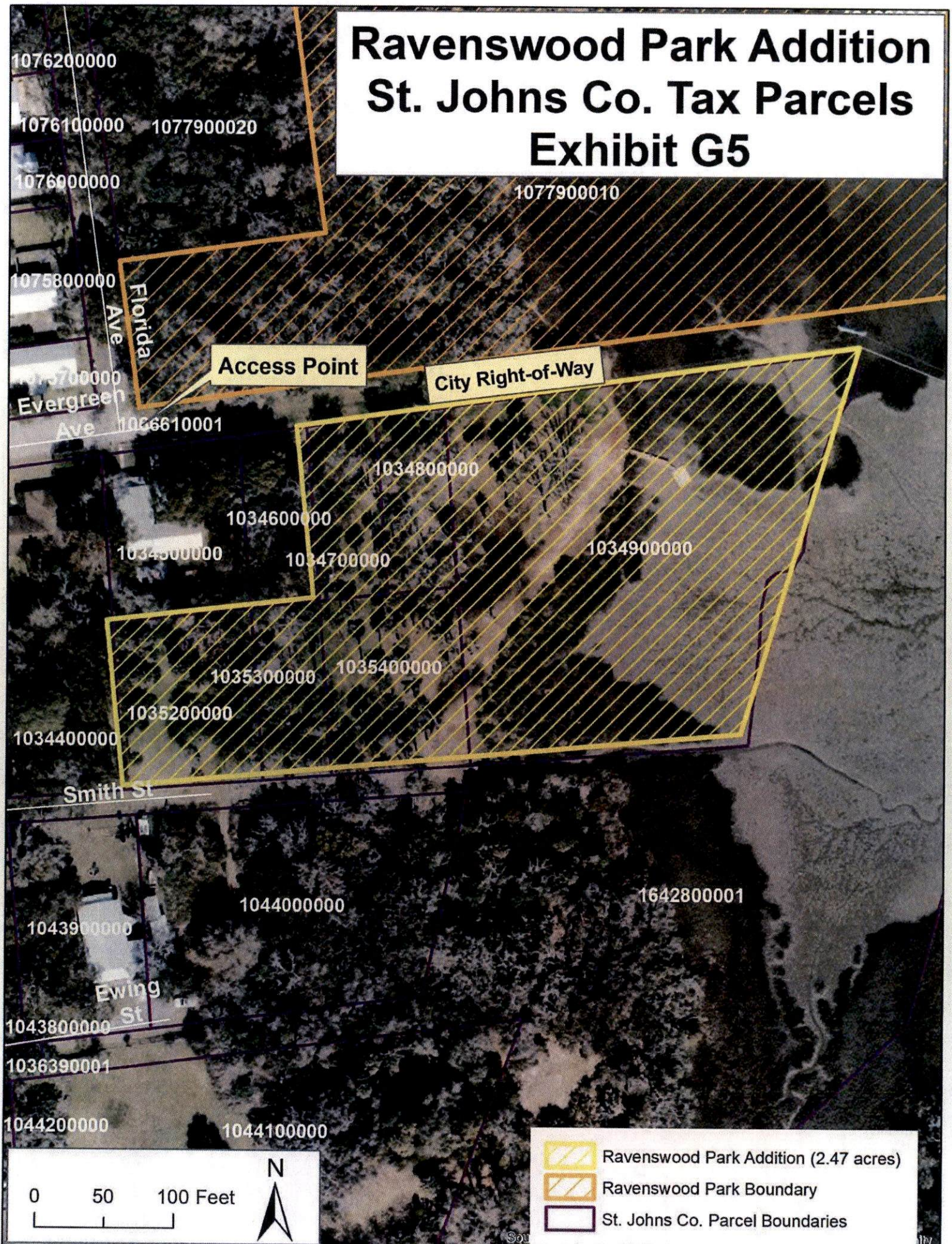
Attachment 4:

Supporting Documents

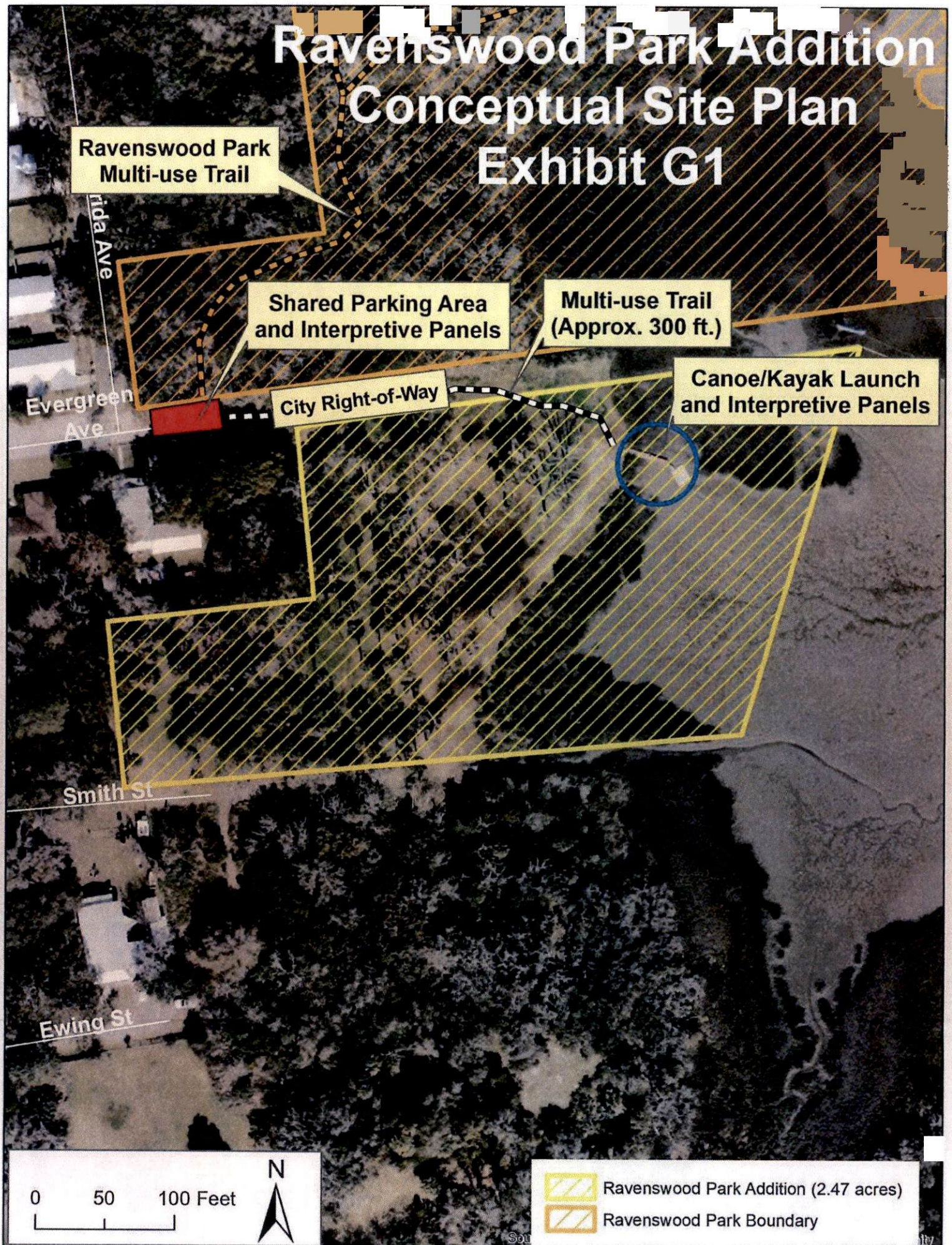
Ravenswood Park Addition Adjacent Public Lands Exhibit I3



Ravenswood Park Addition St. Johns Co. Tax Parcels Exhibit G5



Ravenswood Park Addition Conceptual Site Plan Exhibit G1



"SOBENESDESME PARCELS"
(LOTS 8-15, AND 20-29 BOVEES SUBDIVISION, BLOCK "B")
ST. AUGUSTINE, FL 32084



- [illegible]

[illegible]

This survey is certified by these individuals upon the face thereof. Any error, omissions or reliance by any other party is strictly prohibited and disallowed. Surveyor is responsible only to these certified and honest divisions and any liability and warranty releases the rights of any error indicated or from to use this survey, without express written consent of the surveyor.

Digitally signed by Thomas F Ferguson
dn: cn=US, o=Unaffiliated,
dnQualifier=A01412D000001904F3E169100078BED,
cn=Thomas F Ferguson
Date: 2024.11.11 09:58:56 -0500

KING NUMBER
 71485002
 SHEET
 NUMBER
 OF 1

Page 203 of 227

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 14, 2025

RE: **Ordinance 2025-28 – Amending the Zoning of Approximately 2.47 acres at 10, 14, and 18 Smith Street and Evergreen Avenue all East of Nesbit Avenue – Introduction and First Reading**

The properties at 10, 14, and 18 Smith Street and Evergreen Avenue are approximately 2.47 acres and are located east of Nesbit Avenue between Evergreen Avenue to the north and Smith Street to the south. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 1.4 acres of upland area and approximately 1.07 acres of property waterward and adjacent to the San Sebastian Riverine environment. The area to the west is generally low density residential.

This property is now owned by the City of St. Augustine and will be incorporated into the city's conservation lands program including the development of a management plan.

The city's Future Land Use Map (FLUM) designates Residential Medium Density and Open Land (Very Low Density) as the land use categories for these properties. The city has also requested to change the land use to the consistent categories for these rezoning requests. The application is to rezone the upland portion of the property to Government Use (GU) and the waterward portion to Open Land (OL), which are consistent with the proposed land use categories.

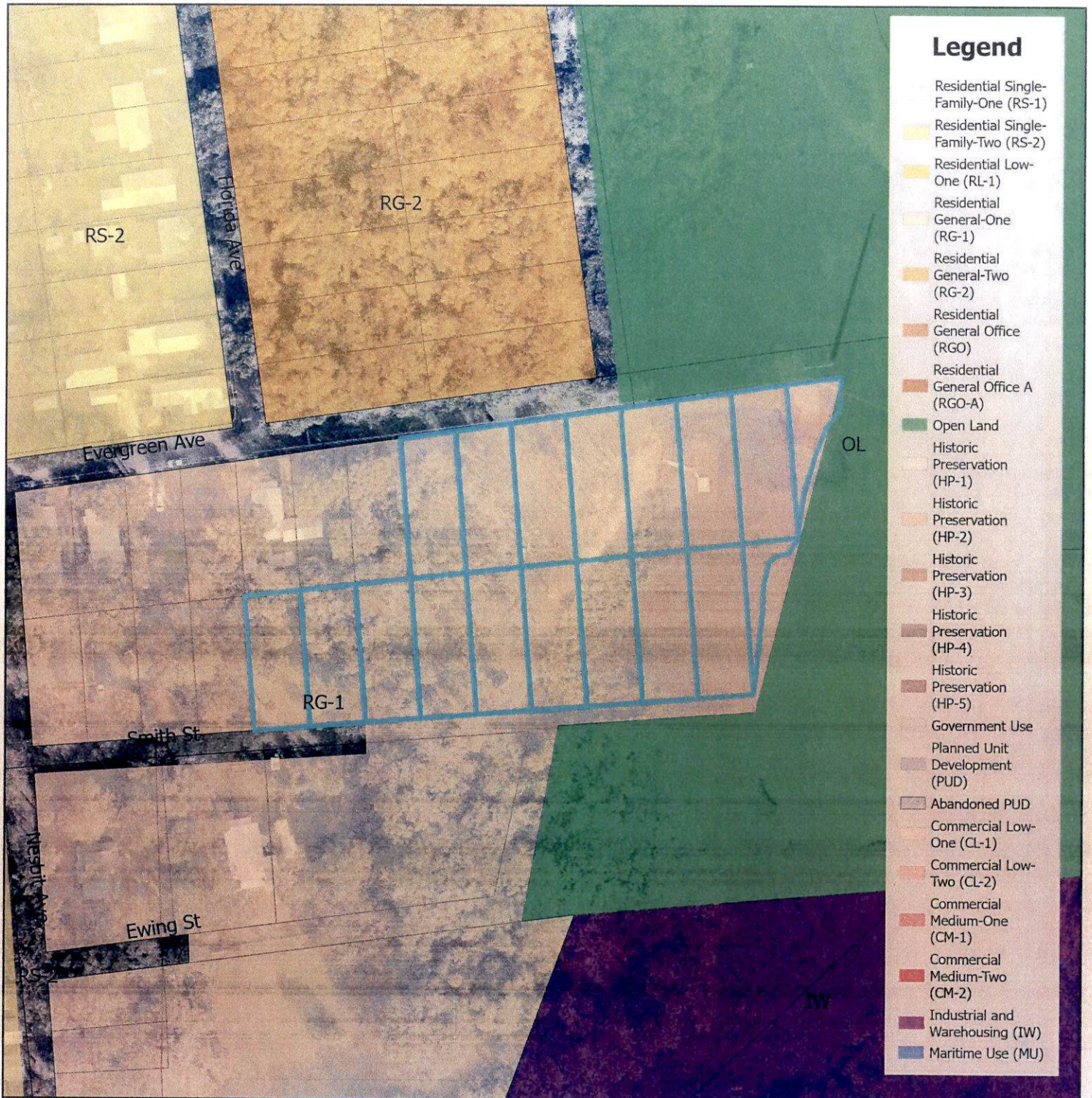
On August 5, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of these properties as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2025-28 on the City Commission August 11, 2025, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

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

Amy McClure Skinner, AICP
Director
Planning and Building Department



Zoning Map

2025

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.



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 2.47 ACRES, LOCATED AT 10, 14, AND 18 SMITH STREET AND EVERGREEN AVENUE, EAST OF NESBIT AVENUE BETWEEN EVERGREEN AVENUE TO THE NORTH AND SMITH STREET TO THE SOUTH AS PORTIONS OF THE BOVEE PLAT SHOWING SUBDIVISION OF PROPE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, REZONING APPROXIMATELY 1.4 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 1.07 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF OPEN LAND (OL), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERANCE OF INVALID PROVISIONS, AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the zoning categories for property purchased by the city as part of its conservation program. The land uses must be changed to comply with a grant requirements. The zoning categories are consistent with the required changes to the future land use designations.

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

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

None

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

None

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

This ordinance changes the zoning designations on the property to Government Use (GU) and Open Land (OL) consistent with the city's conservation lands program.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 2.47 ACRES; LOCATED AT 10, 14, AND 18 SMITH STREET AND EVERGREEN AVENUE; EAST OF NESBIT AVENUE BETWEEN EVERGREEN AVENUE TO THE NORTH AND SMITH STREET TO THE SOUTH AS PORTIONS OF THE BOVEE PLAT SHOWING SUBDIVISION OF PROPE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 1.4 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 1.07 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal descriptions as containing a total of approximately 2.47 acres of land, located at 10, 14, and 18 Smith Street and Evergreen Avenue; east of Nesbit Avenue between Evergreen Avenue to the north and Smith Street to the south as portions of the Bovee plat showing subdivision of Prope being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing a total of approximately 2.47 acres of land, located at 10, 14, and 18 Smith Street and Evergreen Avenue; east of Nesbit Avenue between Evergreen Avenue to the north and Smith Street

to the south as portions of the Bovee plat showing subdivision of Prope within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 1.4 upland acres from its current classification of Residential General-One (RG-1) to the city classification of Government Use (GU), and rezoning approximately 1.07 waterward acres from its current classification of Residential General-One (RG-1) to the city classification of Open Land (OL).

Section 2. Legal Description of Property. The following described property located at 10, 14, and 18 Smith Street and Evergreen Avenue within the City of St. Augustine, Florida:

**10 SMITH STREET - BOVEES SUBD LOTS 23 & 24
BLK B OR6081/276
PARCEL ID 103540-0000**

**14 SMITH STREET - BOVEES SUBD LOT 22 BLK B
OR6081/276
PARCEL ID 103530-0000**

**18 SMITH STREET - BOVEES SUBD LOTS 20 & 21
BLK B OR6081/276
PARCEL ID 103520-0000**

**EVERGREEN AVENUE - BOVEES SUBD LOT 8 BLK
B OR6067/830
PARCEL ID 103470-0000**

**EVERGREEN AVENUE - BOVEES SUBD LOT 9 BLK
B OR6067/830
PARCEL ID 103480-0000**

**EVERGREEN AVENUE - BOVEES SUBD LOTS 10
THRU 15 & 25 THRU 29 BLK B OR6067/830
PARCEL ID 103490-0000**

HERETO AND MADE A PART HEREOF.

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-27 or, if Ordinance No. 2025-27 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

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

ATTEST:

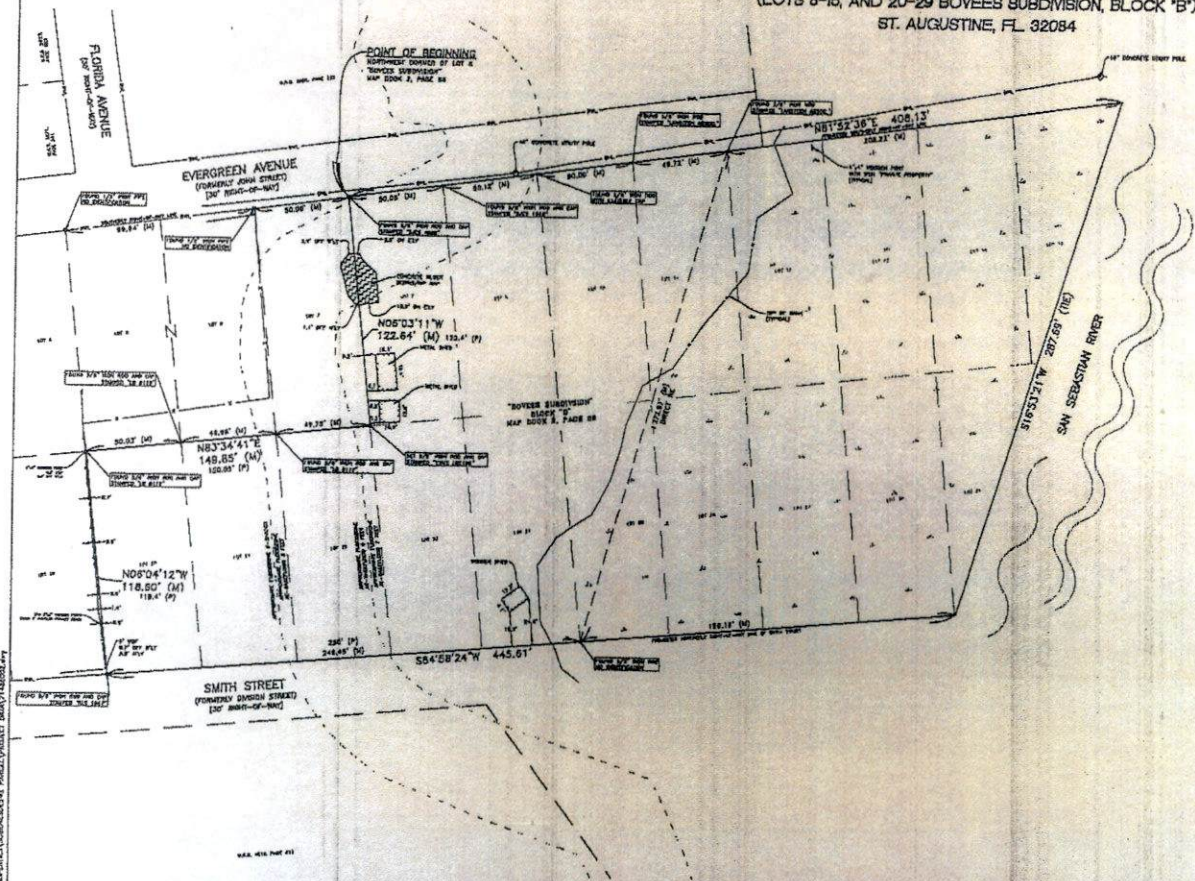
Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

BOUNDARY SURVEY

OF
"SOBENESDESME PARCELS"
(LOTS 8-15, AND 20-29 BOVEES SUBDIVISION, BLOCK "B")
ST. AUGUSTINE, FL 32084



- LEGEND & ABBREVIATIONS**
- R = IRON PIPE
 - B = IRON ROD
 - CG = 4" CONCRETE UTILITY POLE
 - W = 4"x4" WOODEN POST WITH SIGN "PRIVATE PROPERTY"
 - D = WOODEN POST
 - E = 4" CEMENT UTILITY POLE
 - CHL = OVERHEAD UTILITY LINE
 - TEL = RIGHT-OF-WAY LINE
 - CH = 6" WOODEN BOUNDARY FENCE (NOT)
 - LB = LICENSED BUSINESS NUMBER
 - AL = ALLEGED
 - HC = HATCHED
 - NLY = NORTH
 - O.A.B. = OFFICIAL RECORDS BOOK
 - PC = PAGE
 - RLB = REGISTERED LAND SURVEYOR
 - SLY = SOUTHERLY
 - SACB = ST. JAMES SURVEY COMPANY
 - SEMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
 - TD = TOP OF BANK
 - WLY = WESTERLY

DESCRIPTION
All of Lots 8-15, and Lots 20-29 of Block "B", SOBENESDESME PARCELS as described in Map No. 2, Page 56 of the Public Records of St. Johns County, Florida, and listed in Section 41, Municipality 1 South, Block 20 East, of said county, being more particularly described as follows:
For a POINT OF BEGINNING, BEGIN at the Northwest Corner of Lot 8, Block "B" of said SOBENESDESME PARCELS, represented by a 3/4" iron rod and set stamped "SOBENESDESME PARCELS" East, along the Southerly Right-of-Way line of Evergreen Avenue (Formerly John Street) to 20' Right of Way 1823711' East, a distance of 200.00 feet South 87°52'24" East, along the Southerly Right-of-Way line of Smith Street (Formerly Chapman Street) to 20' Right of Way as formerly established to a 3/4" iron rod and set stamped "S.E. 1827", a distance of 448.81 feet South 88°04'12" West, a distance of 182.65 feet South 88°04'12" West, a distance of 123.84 feet to the POINT OF BEGINNING.

- Containing 107,490 square feet or 2.47 acres, more or less.
- SURVEYOR'S REPORT:**
1. I certify that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 2. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 3. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 4. This survey was not done for the purpose of establishing a boundary line.
 5. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 6. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 7. The electronic signature shown herein is in compliance with Florida Administrative Code 64-12.002 and Florida Statute 412.003.
 8. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 9. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 10. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 11. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 12. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 13. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 14. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 15. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 16. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 17. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 18. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 19. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.
 20. I warrant that the location of the corners shown on this map is based on field location of monuments by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been located.



Digitally signed by Thomas F Ferguson
DN: cn=US, o=Unaffiliated,
dnQualifier=A01410D060001904F3E16910007B9ED,
c=Thomas F Ferguson
Date: 2024.11.11 09:58:56 -0500

THOMAS F. FERGUSON, PLS
Registered Land Surveyor
Number 5970



**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
www.ssmc-surveying.com

NO.	REVISION
1	ISSUED FOR RECORD

Project Name	Boundary Survey
Client	9 Avonlea Avenue St. Augustine, FL 32084
Survey No.	10/16/2024
Scale	1" = 30'
Sheet Number	1 OF 1

City of	ST. AUGUSTINE
Drawing Number	71485002
Sheet Number	1 OF 1

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: August 14, 2025

RE: Agenda Item for August 25, 2025, City Commission Meeting
Street Tree Advisory Committee Yard of the Year Award

The Utilities and Public Works Department wishes to propose a City of St. Augustine Yard of the Year Award. The Street Tree Advisory Committee (STAC) will judge submitted applications with regard to native plants, Florida and pollinator friendly landscaping, types of fertilizer used, water conservation and sustainability efforts, and curb appeal. The selected winner will receive an honorary sign and photo recognition of their accomplishments.

With Commission approval, this department will move forward with soliciting applications for the first annual Yard of the Year Award.

Please let me know if you have any questions regarding this agenda item.



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

Attachments: Application Form
Scoring Sheet

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

**City of St. Augustine
Street Tree Advisory Committee**

**Yard of the Year
Scoring Sheet**

STAC Member Name: _____

Applicant Address: _____

Site Visit Date: _____

Score 1-5

Native Plants & Trees (1 = low, 5 = high)	
Florida Friendly Landscaping (1 = low, 5 = high)	
Pollinator Friendly (1 = low, 5 = high)	
Fertilizer Use (1 = synthetic, 3 = organic, 5 = compost)	
Water Conservation (1= low, 5 = high)	
Sustainability Ex: Rain gardens, bioretention planters, rainwater harvesting (1 = low, 5 = high)	
Curb Appeal (1 = low, 5 = high)	
Total Score	

City of St. Augustine Yard of the Year Application

Before proceeding with this application, please verify address is located within the City of St. Augustine municipal boundary using this [address look-up tool](#).

Name*

Address*

Must be a residential property located within the City of St. Augustine municipal boundaries. Verify address [here](#).

Phone Number

Email Address

Percent of native trees and plants within your landscape:





Percent of Florida Friendly trees and plants:



Describe the pollinator friendly features of your landscape:

What types of fertilizer do you use?

Check all that apply.

☐ Synthetic

☐ Organic

☐ Compost

Tell us about your water conservation efforts:

What sustainability features does your landscape include?

☐ Rain gardens

☐ Bioretention planters

☐ Rainwater harvesting

☐ Other

Photo attachment

Please share current photos of your yard.

Drop image here or select image



Consent*

I reside at this address permanently and hereby consent to the use of my name, likeness and picture of subject property, and release all public and private entities from any and all claims, damage, causes of action, etc., relating to the use of such information and pictures on City of St. Augustine media.



Please sign above the line

Submit

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners
DATE: August 13, 2025
RE: Reminder: Open Positions on Boards and Committees

Below is a list of Boards and Committees indicating current vacancies or upcoming term expirations. Your assistance in identifying and encouraging qualified candidates to apply is greatly appreciated.

- **Planning and Zoning Board**
[Three (3) Terms Expiring 9/30/25]

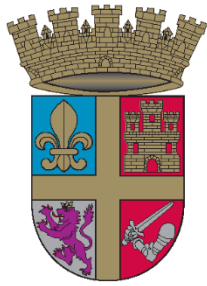
Advertisements requesting applications for the above-referenced vacancies were published in the St. Augustine Record and posted on the City's website.

Sincerely,



Darlene Galambos
City Clerk

xc: Clerk's Office



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, the City of St. Augustine along with the Florida National Guard honor September 16, 1565, as the First Muster of a colonial militia and the date on which Governor Don Pedro Menendez de Aviles led 500 regular troops in defense of Spain's claim to la Florida, and

WHEREAS since September 16, 1565, the residents of the new settlement stood ready to protect and defend their new home, and

WHEREAS, the colonists of St. Augustine regularly served the presidio during Florida's earliest years, when subjects volunteered their service to maintain the authorized strength of the garrison thereby demonstrating personal commitment to this community, and

WHEREAS, the Florida National Guard continues this service as the military arm of the Governor and the people of the great State of Florida, and

WHEREAS, in 2025, nearly 12,000 highly trained, skilled, and dedicated men and women currently serve as Soldiers and Airmen for the Florida National Guard continuing the tradition of being "Always Ready...Always There."

NOW, THEREFORE, the St. Augustine City Commission of the City of St. Augustine hereby proclaims September 16, 2025, the **460th anniversary of the First Muster of Florida's Militia**, and urges all citizens to give proper recognition to the Soldiers and Airmen of this organization for their dedicated service to this community, state, and nation in times of war and peace.

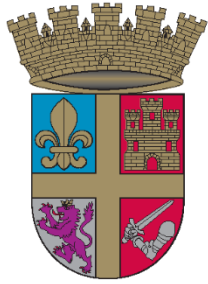
IN WITNESS WHEREOF, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 8th day of September in the year of our Lord two thousand twenty-three and the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.

2025-27

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS,** a spinal cory injury is an injury to an individual's spial cord resulting in temporary or permanent changes in the spinal cord's normal motor, sensory, or autonomic function; and*

***WHEREAS** those who sustain spinal cord injuries often face permanent and profound neurologic defects and accompanying paralysis; and*

***WHEREAS,** these injuries often result from car accidents, but they can also occur due to falls, acts of violence, sports injuries, and non-traumatic injuries such as a spinal disease. Regardless of the cause, spinal cord injuries can alter an individual's l life forever; and*

***WHEREAS,** currently, approximately 285,000 Americans are living with spinal cord injuries and roughly 17,500 new cases of spinal cord injuries occur each year. Each case is unique and affects each person's life in a different way; and*

***WHEREAS,** in September 2014, U.S. Senate Resolution 533 established September as National Spinal Injury Awareness Month; and*

***WHEREAS:** Spinal Cord Injury Awareness month provides for numerous organizations, including the United Spinal Association's Florida Chapter's, to generate greater awareness regarding the injury, educate the community at lard and promote research efforts to help those affected regain mobility.*

***NOW, THEREFORE,** the St. Augustine City Commission of the City of St. Augustine hereby proclaims September 2025, as **Spinal Cord Injury Awareness month**, and recognizes the achievements made and to continue these efforts by promoting the prevention and educating the public about the dangers of spinal cord injury.*

***IN WITNESS WHEREOF,** I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 8th day of September in the year of our Lord two thousand twenty-three and the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

2025-28

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"

Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: August 5, 2025

RE: **EMINENT DOMAIN: LAKE MARIA SANCHEZ– INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 07-2025-08-5814 dated August 3, 2025 from Cavendish Partners, P.A. for legal services rendered in the Lake Maria Sanchez eminent domain matter.

The amount due is **\$2,104.50**. We have reviewed the billing and submit same to you for placement on the consent agenda for the August 25, 2025 City Commission meeting.

*WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$43,046.40.*

Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk

CAVENDISH PARTNERS P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 08/03/2025

Invoice #: 07-2025-08-5814

Matter: Eminent Domain re Lake Maria Sanchez

File #: 5814

INVOICE TOTAL AND BALANCE DUE \$2,104.50

Bill To:

Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210

St Augustine, FL 32085

Due Date: 09/02/2025

Please Remit Payment To:

Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1300
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 08/03/2025 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

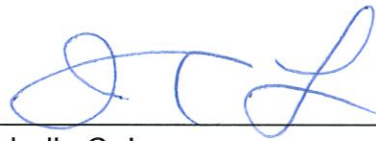
DATE: August 5, 2025

RE: **OPIOID LITIGATION SETTLEMENT PARTICIPATION FORM - PURDUE SACKLER**

Enclosed please find a Subdivision Settlement Participation Form regarding the settlement reached between the State of Florida and Purdue Sackler as part of the ongoing opioid litigation. The City's litigation counsel is recommending the City agree to this settlement. The City Manager is authorized to sign this form per Resolution 2021-22.

Please place this participation form on the consent agenda for review at the August 25, 2025 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Darlene Galambos, City Clerk

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity:	City of St. Augustine	State: FL
Authorized Signatory:	David Birchim, City Manager	
Address 1:	75 King Street	
Address 2:		
City, State, Zip:	St. Augustine, Florida 32086	
Phone:	(904) 825-1006	
Email:	cosa@citystaug.com	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to that certain Governmental Entity & Shareholder Direct Settlement Agreement accompanying this participation form (the “*Agreement*”)¹, and acting through the undersigned authorized official, hereby elects to participate in the Agreement, grant the releases set forth below, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Agreement, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Agreement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly after the Effective Date, and prior to the filing of the Consent Judgment, dismiss with prejudice any Shareholder Released Claims and Released Claims that it has filed. With respect to any Shareholder Released Claims and Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the Agreement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Agreement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning following the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Agreement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as and to the extent provided in, and for resolving disputes to the extent provided in, the

¹ Capitalized terms used in this Exhibit K but not otherwise defined in this Exhibit K have the meanings given to them in the Agreement or, if not defined in the Agreement, the Master Settlement Agreement.



Agreement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Agreement.

7. The Governmental Entity has the right to enforce the Agreement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Agreement, including without limitation all provisions of Article 10 (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Subdivision Releasor, to the maximum extent of its authority, for good and valuable consideration, the adequacy of which is hereby confirmed, the Shareholder Released Parties and Released Parties are, as of the Effective Date, hereby released and forever discharged by the Governmental Entity and its Subdivision Releasors from: any and all Causes of Action, including, without limitation, any Estate Cause of Action and any claims that the Governmental Entity or its Subdivision Releasors would have presently or in the future been legally entitled to assert in its own right (whether individually or collectively), notwithstanding section 1542 of the California Civil Code or any law of any jurisdiction that is similar, comparable or equivalent thereto (which shall conclusively be deemed waived), whether existing or hereinafter arising, in each case, (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor (each such release, as it pertains to the Shareholder Released Parties, the "Shareholder Released Claims", and as it pertains to the Released Parties other than the Shareholder Released Parties, the "Released Claims"). For the avoidance of doubt and without limiting the foregoing: the Shareholder Released Claims and Released Claims include any Cause of Action that has been or may be asserted against any Shareholder Released Party or Released Party by the Governmental Entity or its Subdivision Releasors (whether or not such party has brought such action or proceeding) in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor.
9. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Shareholder Released Claims or Released Claims against any Shareholder Released Party or Released Party in any forum whatsoever, subject in all respects to Section 9.02 of the Master Settlement Agreement. The releases provided for herein (including the term "Shareholder Released



Claims” and “Released Claims”) are intended by the Governmental Entity and its Subdivision Releasors to be broad and shall be interpreted so as to give the Shareholder Released Parties and Released Parties the broadest possible release of any liability relating in any way to Shareholder Released Claims and Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Agreement shall be a complete bar to any Shareholder Released Claim and Released Claims.

10. To the maximum extent of the Governmental Entity’s power, the Shareholder Released Parties and the Released Parties are, as of the Effective Date, hereby released and discharged from any and all Shareholder Released Claims and Released Claims of the Subdivision Releasors.
11. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Agreement.
12. In connection with the releases provided for in the Agreement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Shareholder Released Claims or such other Claims released pursuant to this release, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Shareholder Released Claims or such other Claims released pursuant to this release that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities’ decision to participate in the Agreement.

13. Nothing herein is intended to modify in any way the terms of the Agreement, to which Governmental Entity hereby agrees. To the extent any portion of this Participation and Release Form not relating to the release of, or bar against, liability is interpreted differently from the Agreement in any respect, the Agreement controls.
14. Notwithstanding anything to the contrary herein or in the Agreement, (x) nothing herein shall (A) release any Excluded Claims or (B) be construed to impair in any way the rights and obligations of any Person under the Agreement; and (y) the Releases set forth herein shall be subject to being deemed void to the extent set forth in Section 9.02 of the Master Settlement Agreement.



I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: **David Birchim**

Title: **City Manager**

Date: _____

